PRELIMINARY SITE INVESTIGATION

Prospective Child Care Centre
16 Terry Road Eastwood NSW

Prepared For:

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INTRODUCTION

Y&Z TRD Pty Ltd ATF Y&Z TRD Trust is evaluating a prospective childcare centre development at 16 Terry Road Eastwood, NSW. NG Child & Associates has undertaken a preliminary site investigation of the property, to inform further consideration of the project. This document presents the findings and recommendations of the preliminary site investigation undertaken.

APPROACH

The preliminary site investigation has been completed in accordance with relevant guidelines and protocols, including those provided by in the NSW EPA document *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines (May 2020)*, and included in particular:

- A review and consideration of the history and past uses of the site, based on a search of available title and ownership records; and
- A general physical inspection of the site and surrounding properties; and
- Physical inspection of soil samples from representative locations throughout the site.

SITE HISTORY

The review of site history undertaken has not identified any past uses of or activities at the site that indicate a significant risk of site pollution or contamination.

SITE INSPECTION

A general inspection of the site has been undertaken. This inspection did not indicate any environmental or contamination issues prejudicial to the childcare centre development proposed for the site.

SOIL INSPECTION

Soil bores were drilled by hand augur at four representative locations throughout the site.

Soil samples from the surface, 300 mm and 600 mm depths at each location were inspected for any physical indications of contamination.

Samples were also tested in the field with a portable photoionisation detector to identify any hydrocarbon residues that might be present.

No physical indications of soil contamination were noted. No requirement for further or more detailed testing and analysis to confirm soil quality was indicated.

OVERALL FINDINGS & RECOMMENDATIONS

FINDINGS

The overall findings of this preliminary site investigation indicate that the underlying soils at the site are not contaminated, and that soil quality at the 16 Terry Road site is appropriate for the childcare development contemplated.

A general review of the history and past uses of the site did not identify any issues that might have resulted in significant residual environmental or contamination risks or exposures.

A general inspection of the site did not identify any environmental issues, risks or exposures considered to be of significant concern.

Physical examination of soil samples from four locations at the site did not provide any indications of contamination.

CONCLUSION & RECOMMENDATIONS

On the basis of the findings presented in this report, and summarised above, it has been concluded that the general environmental condition of the 16 Terry Road, Eastwood site, including soil quality at the site, is appropriate for the child care land use proposed.:

This conclusion is made subject to the following recommendations:

1. That appropriate handling and disposal practices, in accordance with relevant hazardous material handling and disposal guidelines, are observed in relation to any asbestos based materials encountered during future demolition and clearance works undertaken at the site;

2. That appropriate care is taken in respect of any other potentially hazardous or dangerous materials unexpectedly identified during any future demolition or clearance works involving the three existing dwellings at the site; and

3. That an appropriate “Unexpected Finds Protocol” is established and implemented during future site preparation and development works.

Noel Child BSc Environmental (Hons), EIANZ
Principal, NG Child & Associates
23 October 2023

1 INTRODUCTION

1.1 INTRODUCTION

Y&Z TRD Pty Ltd ATF Y&Z TRD Trust is considering prospective development of a new childcare centre at 16 Terry Road Eastwood NSW.

The proposed development would involve the modification or replacement of an existing dwelling at the site.

The proposed childcare centre is subject to the regulatory control of Ryde City Council and relevant NSW Government departments and agencies.

Ryde City Council is the consent authority for the development.

Y&Z TRD Pty Ltd ATF Y&Z TRD Trust has engaged NG Child & Associates to undertake a preliminary investigation of the prospective development site with the aim of determining whether the site is:

- Suitable in general environmental and contamination terms for the childcare use being considered; and
- Whether more detailed investigation would be required to make that determination.

NG Child & Associates has considerable experience in the environmental assessment of childcare centre developments.

Noel Child of NG Child & Associates is an appropriately qualified and experienced consultant to undertake the preliminary site investigation assessment required.

He is a member of the Environmental Institute of Australia and New Zealand (EIANZ).

His experience and qualifications are summarised in Appendix G.

This document presents the findings of the preliminary site investigation undertaken in relation to the 16 Terry Road site.

1.2 PROPOSED DEVELOPMENT LOCATION

Recent (October 3rd, 2023) satellite view and street map showing the location of the proposed development are provided in Figures 1.1 and 1.2 respectively on the following pages.

The direction of north is towards the top of both diagrams.

The site area is shown shaded in blue in both diagrams.

The proposed development site is bounded by Terry Road to the north; and by existing low density residential land to the to the east, west and south, and opposite Terry Road to the north.

The closest major road is Marsden Road, to the west of the site.

The Strathfield/Hornsby rail corridor is to the east of the site.

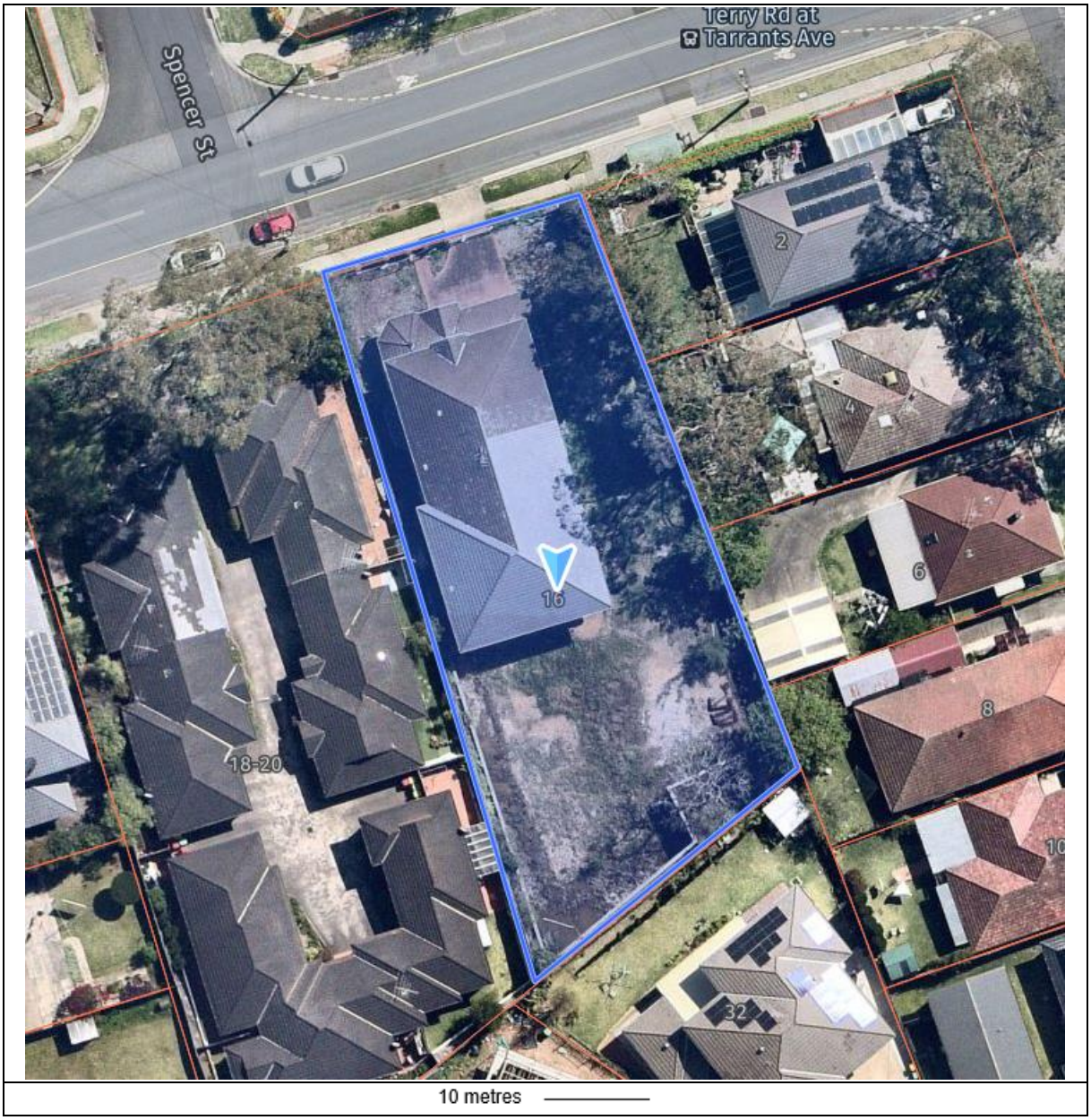


Figure 1.1 – Satellite View of the Proposed Development Site (June 20th, 2023)

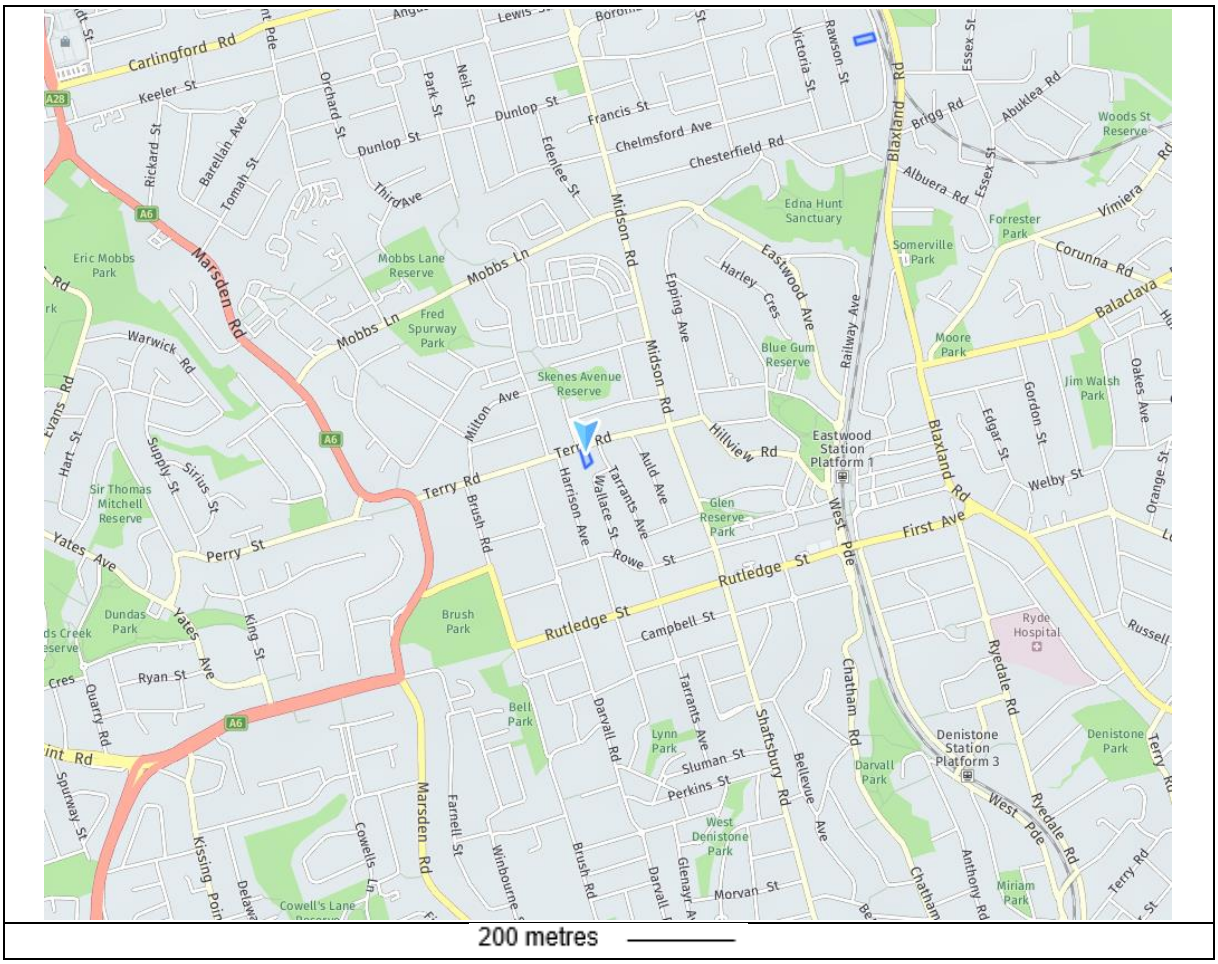


Figure 1.2 – Street Map Showing the Site Location

A view of the site and the existing residential dwelling present at the site, viewed from Terry Road, is provided in Figure 1.3, below.

Figure 1.3 – Site Viewed from Terry Road

1.3 ZONING

The zoning of the proposed development site, and surrounding properties, is shown in Figure 1.4, below.

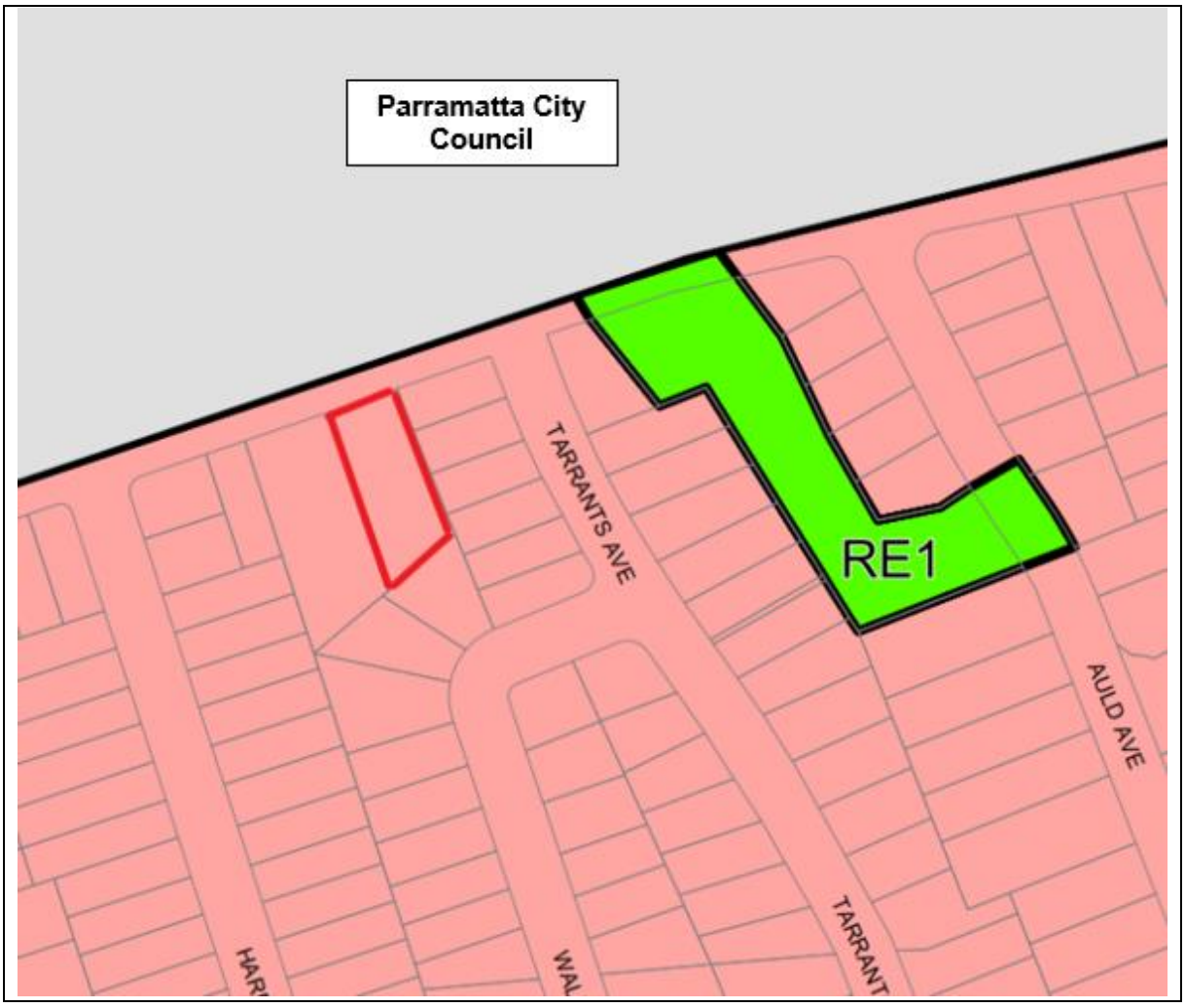


Figure 1.4 – Land Zoning Diagram

The diagram provided in Figure 1.4 is sourced from the latest (2014) Ryde Local Environment Plan.

The site is shown outlined in red at the upper left of Figure 1.4 and is zoned R2 Low Density Residential.

Surrounding land uses are also typically R2 Low Density Residential.

An area of land zoned RE1 Public Recreation is present to the east of the site, with accesses from both Terry Road and Auld Avenue.

It is noted that land on the opposite side of Terry road to the north, which is also typically zoned R2 Low Density Residential, falls within the Parramatta City Council LGA.

2 PROSPECTIVE DEVELOPMENT

This prospective development is a child care centre.

3 ASSESSMENT CONSIDERATIONS

3.1 SITE CONTAMINATION ASSESSMENT GUIDELINES

3.1.1 Introduction

Guidelines for the environmental and contamination assessment of land have been established by relevant NSW Government agencies and departments, and these guidelines inform the assessment requirements of local government.

The requirements of these guidelines have been taken into account, along with other relevant guidelines, in the assessment proposal presented in this document.

3.1.2 NSW Government Requirements

NSW Environment Protection Authority

The NSW Environment Protection Authority provides guidelines and protocols for the environmental assessment of land on both a preliminary and detailed assessment basis.

These guidelines and protocols are summarised in the guideline NSW EPA document *Guidelines for Consultants Reporting on Contaminated Sites (first published 1997; reprinted September 2000, reprinted with updated agency details and references August 2011),* and provide the appropriate basis for environmental site assessment undertaken in support of a Development Application to a local government authority in NSW.

The proposed assessment will be completed in strict accordance with those guidelines.

Planning NSW

Planning NSW's State Environmental Planning Policy 55 requires that an assessment of soil quality is required in cases where land previously used for non-residential purposes is proposed for residential development.

While the provisions of SEPP 55 typically apply to the use of former commercial or industrial land for residential purposes, it is appropriate that the requirements of the policy are considered in this case, as the proposed development involves a sensitive land use in the form of a childcare centre and will be located in close proximity to an active rail corridor.

3.1.3 Typical Local Government Investigation & Assessment Requirements

The following considerations typically apply to the approach of local government in NSW to environmental and contamination site investigations and assessments and are considered relevant to the proposal presented in this document, and to the level of investigation and assessment detail required.

Pursuant to the provisions of the Environmental Planning and Assessment Act 1979 (as amended), Councils have a duty of care, when considering rezoning, development and complying development certificate applications, to consider fully the possibility of land contamination and the implications it has for any proposed future use of land.

In recognition of this duty of care, Councils typically (and not unreasonably) adopt a precautionary approach to the consideration of applications involving contaminated or potentially contaminated land.

The object of this approach is to enable any land contamination issues to be identified and dealt with at an early stage in the planning process.

This approach can, as in this case, involve the requirement for a detailed environmental site investigation.

Councils will typically have regard for the sensitivity of a proposed land use in addition to any technical standards or requirements published by:

(a) The NSW Environment Protection Authority (EPA);

(b) The Australian and New Zealand Environment Conservation Council (ANZECC);

(c) The National Health and Medical Research Council (NH&MRC);

(d) The National Environment Protection Council (NEPC); and

(e) Any other relevant authority.

The processes of identifying, evaluating and remediating contaminated land are documented in the ANZECC and NH&MRC publication entitled "*Guidelines for the Assessment and Management of Contaminated Sites (January 1992)*". Councils typically consider these guidelines to be a mandatory reference for consultants assessing contamination levels and undertaking remediation works. Councils also generally require that consultants preparing contamination reports should also have a practical working knowledge of the various Environment Protection Authority and NEPC publications on contaminated land including:

(1) Environment Protection Authority (EPA), 1994, Contaminated Sites: Guidelines for Assessing Service Station Sites;

(2) EPA, 1995, Contaminated Sites: Sampling Design Guidelines;

(3) EPA, 1995, Contaminated Sites: Guidelines for the Vertical Mixing of Soil on Former Broad-Acre Agricultural Land;

(4) EPA, 1997, Guidelines for Consultants Reporting on Contaminated Sites;

(5) EPA, 1998, Guidelines for the NSW Auditor Scheme; and

(6) NEPC, 1999, Draft National Environmental Protection Measure - Assessment of Contaminated Sites.

Contaminated land is generally defined as land in, on or under which any substance is present at a concentration above that naturally present in, on or under the land and that poses, or is likely to pose, an immediate or long term risk to human health or the environment (Environmental Planning & Assessment Act 1979, as amended). Contamination can result from a number of past and/or present occurrences, such as:

(a) The controlled or uncontrolled disposal of wastes, including sewage;

(b) Accidental leakage;

(c) Leakage during plant operation, storage or transportation of raw materials, finished products or wastes;

(d) The corrosion of underground tanks;

(e) The emission of particulate matter into the atmosphere;

(f) The migration of contaminants into a site from neighbouring land, either as vapour, leachate or movement of liquids through the soil; and

(g) The use of agricultural chemicals.

In accordance with the NSW EPA guidelines included at Appendix A, four stages or levels of environmental or contamination assessment are identified, as follows:

- Stage 1 – Preliminary Investigation
- Stage 2 – Detailed Investigation
- Stage 3 – Site Remedial Action Plan

- Stage 4 – Validation and Monitoring

In this case, a limited Preliminary Site Investigation has been undertaken.

3.2 RYDE CITY COUNCIL

The general requirements described in 3.1 are consistent with the assessment requirements of Ryde City Council.

Council's requirements in relation to development are set out in its Local Environment and Development Control Plans (LEP and DCP).

3.3 HAZARDOUS MATERIALS CONSIDERATIONS

The handling, management and disposal of hazardous materials, including in particular materials containing asbestos, must be undertaken in accordance with protocols and guidelines established by SafeWork NSW, the NSW EPA, and other NSW government departments and agencies.

In this case, the proposed development site includes an existing dwelling, the relatively recent construction of which suggests that only minimal quantities of hazardous or potentially hazardous materials can be expected to have been included in its construction.

While the scope of this preliminary site investigation does not include consideration of the internal or external aspects of the building at the site, relevant comments have been provided in the site inspection reported in Section 6, and general advice regarding the safe handling and disposal of hazardous materials has been provided for convenient reference in Section 7 and at Appendix E.

3.4 ANY OTHER RELEVANT ENVIRONMENTAL ISSUES

In addition to the specific assessment tasks discussed in above, and in accordance with sound professional practice, any other matters of potential significance noted during the assessment process, that may be relevant to the proposed development of a childcare centre at the 16 Terry Road Eastwood site have been included in Section 5 of this report.

4 PURPOSE & SCOPE OF THE ASSESSMENT

4.1 OVERALL OBJECTIVE

The overall objective of this assessment has been to undertake a preliminary investigation and assessment of relevant general environmental, soil quality and potential contamination issues at the 16 Terry Road Eastwood site, to develop appropriate findings and recommendations, and to prepare a Preliminary Site Investigation Report.

4.2 GENERAL APPROACH TO THE ASSESSMENT

The general approach to this investigation and assessment has involved a careful review of the issues that, in our professional opinion, and in terms of all relevant assessment guidelines and protocols as summarised in Section 3 of this report, require observation, consideration and assessment in order to determine whether the general environmental condition of the site, including in particular soil quality, is appropriate for the residential land use proposed; whether it complies with relevant guidelines and criteria, and whether any further investigation and possible remedial actions may be required to achieve these outcomes. The assessment has taken into account regulatory approval, due diligence and any known or potential environmental and environmental health related issues, and has involved the following:

- Use of the best available data regarding the background environment at and in the vicinity of the proposed development site;
- Consideration of all other known and relevant information in relation to the various environmental issues involved in the assessment;
- Consideration of all known and identifiable sources of actual or potential environmental impact, and the effects of any such potential impacts;
- Detailed inspection of the site and its immediate environs; and
- Review and consideration of site history, including a detailed search of relevant property records..

4.3 SCOPE OF THIS ASSESSMENT

The three key areas of the assessment presented in this report are summarised in 4.3.1 to 4.3.5 below.

4.3.1 Review of Site History

Past activities and land uses can influence the environmental condition of land and can result in the contamination of soils. A review of past ownership and indicative land uses based on a detailed property search, has been undertaken to ensure that any potential implications for the environmental condition of the site have been considered. The results of this aspect of the site assessment are presented in Section 5.

4.3.2 General Site Inspection & Assessment

To ensure that all relevant environmental and contamination issues are dealt with in the assessment, a physical inspection of the site and surrounding areas has been undertaken. This type of site inspection forms an important part the environmental assessment process, and the guidelines and protocols for environmental assessment provided by the NSW EPA in its guideline document *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines (2020)*. A site inspection and general environmental assessment, describing the site and the location, and providing a review and consideration of all potential environmental risk and exposure issues, including consideration of nearby properties and activities, identifying any potential environmental impacts, including any potential hazardous risk issues, has been completed.

The findings of this inspection process are reported in Section 6 of this report.

4.3.3 Soil Investigation

Soil samples from the surface, 300 mm and 600 mm at four representative locations throughout the site have been physically examined for indications of contamination, and tested in the field using a portable photoionisation detector for indications of any hydrocarbon residues present. The results of these inspections are presented in Section 7 of this report.

4.3.4 Hazardous Materials Considerations

The residential dwelling present at the site is relatively new, but may contain minor quantities of hazardous or potentially hazardous materials.

The likelihood of the presence of any significant quantities of hazardous materials is considered to be low.

Hazardous material issues have been considered in the site inspection presented in Section 6, and general advice provided in Section 7 and Appendix E.

4.3.5 Any Other Relevant Environmental Issues

In addition to the specific assessment tasks discussed in 4.3.1, 4.3.2, 4.3.3 and 4.3.4 above, and in accordance with sound professional practice, any other matters of potential environmental relevance and significance noted during the assessment process have also been taken fully into account in the preliminary site investigation, assessment and reporting process.

5 SITE HISTORY & PAST USE

5.1 REGIONAL HISTORY

Prior to the European colonisation of Australia in 1788, the area now known as Eastwood , of which Eastwood is a suburb, formed part of the custodial lands of the first nations Wallumedegal aboriginal tribe.

The area was originally heavily timbered.

Following European colonization, the area now known as Eastwood was originally granted between the years of 1790 and 1803 to marines and the New South Wales Corps.

John Love, a private was granted 90 acres (36 ha) here in 1794, described as North Brush, in the Field of Mars Common.

The early Australian explorer Gregory Blaxland built Brush Farm House (relatively close to the 16 Terry Road following his purchase of the Brush Farm Estate in 1807.

Located in what is now Eastwood, the house survives, representing a nationally important site where some of the colony's initial land grants were made.

The suburb Eastwood gets its name from the Eastwood Estate and house, the original owner of which was William Rutledge who built a single storey house on the hill to the east of Brush Farm in 1840.

In 1886, the Main Northern railway line from Strathfield to Hornsby was opened, with a station originally called Dundas in the Eastwood area.

This was changed a year later to Eastwood, named after the Eastwood Estate.

Edward Terry, later the first mayor of Ryde, purchased the estate around 1871 and after his death, it was subdivided to emerge as Eastwood Village.

Modern day Terry Road is named after Edward Terry.

Marsfield Municipality seceded from Ryde in 1894 and was renamed Eastwood in 1907.

It was never an affluent council because of the small number of rate payers within its boundaries and it re-joined Ryde in 1948.

Multiculturalism had begun to take effect in the Eastwood area by the 1920's when many of the orchards and market gardens in the region were beginning to be owned by Italians – who, with the Greeks, were the first outsiders to settle in the area.

In the Eastwood Municipality the first Chinese market gardens appear in the Sands Directory by 1921; by the end of that decade fourteen such gardens listed in the Directory.

The end of the Second World War saw an influx of returned servicemen and post-war migrants that led to demand for homes and selling off of much vacant land for residential development.

Commercially the suburb expanded as well and by the 1960's, Eastwood had become a prominent retail shopping venue between Strathfield and Hornsby.

The 1990's saw the arrival of many people from Asia, particularly Hong Kong, China, Korea and south-east Asia.

Over two decades later, Eastwood is now a multicultural centre, with – according to the 2011 census – just over 30% of residents claiming Chinese ancestry.

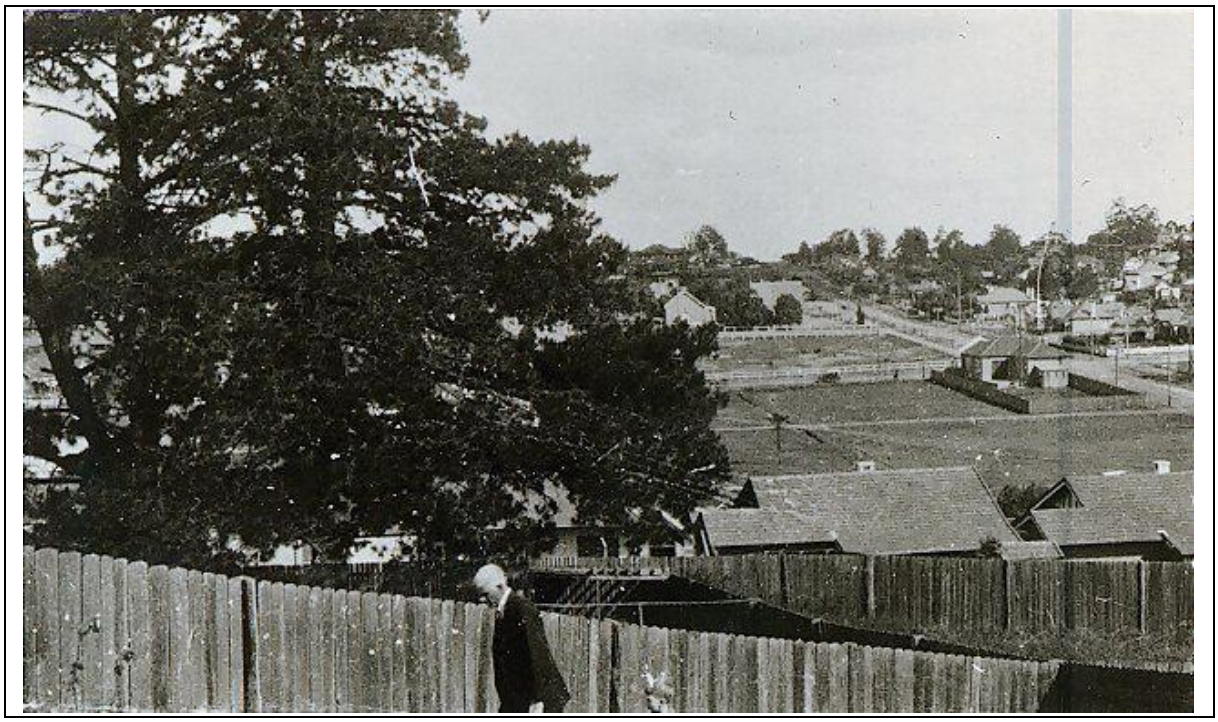


Figure 5.1 – Eastwood in in 1924

5.2 PROPERTY SEARCH

A detailed property and title search of the property known as 16 Terry Road Eastwood was undertaken as part of this assessment. A summary of past ownership details of the land making up the proposed development site is provided below.

Detailed information is provided for reference at Appendices B, C and D.

1929

What is now 16 Terry Road Eastwood was formed part from the subdivision of a larger portion of agricultural land on 19 December 1929.

The previous agricultural use of the land may been at least in part as a fruit orchard – which is known to have been a very widespread activity in the area at that time.

The area of the land formed in 1929 was 1 rood and 18¾ perches, or approximately xx square metres. The size of the portion remains the same almost 100 years later.

1929 - 1979

Between 1929 and 1969 the property was owned by members of the Cropper family.

The property was briefly owned by Peter and Carol Rowntree in 1969, before being sold to Lawrence and Margaret Bellantonio in the same year.

1979

In 1979 there was an administrative change in the registration details of the property title.

1979 – Present

The Bellantonio's continued to own the property until 2002, when it was sold to Shin Jae Lee and Hee Jeong Lee.

The current owner Dongliang Yang has owned the property since 2014.

5.3 THE SITE & SURROUNDS

Figures 5.2 to 5.8 on subsequent pages show the 16 Terry Road Eastwood site and surrounding properties between 2009 and 2023.

The information presented in 5.2 above indicates that the 16 Terry Road land portion has existing in its current form and area, and as a residential property, since 1929, a period of almost one hundred years.

The general area appears to have undertaken little significant change during this most recent 13 year period.

Figure 5.2 Site and Environs at 3 October 2023

Figure 5.3 Site and Environs at 31 May 2021

Figure 5.4 Site and Environs at 27 December, 2018

Figure 5.5 Site and Environs at 2 July, 2016

Figure 5.6 Site and Environs at 2 September, 2013

Figure 5.7 Site and Environs at 16 May, 2011

Figure 5.8 Site and Environs at 20 October, 2009

Figure 5.2 – Site and Environs at 3 October 2023

Figure 5.3 – Site and Environs at 31 May 2021

Figure 5.4 – Site and Environs at 27 December, 2018

Figure 5.5 – Site and Environs at 2 July, 2016

Figure 5.6 – Site and Environs at 2 September, 2013

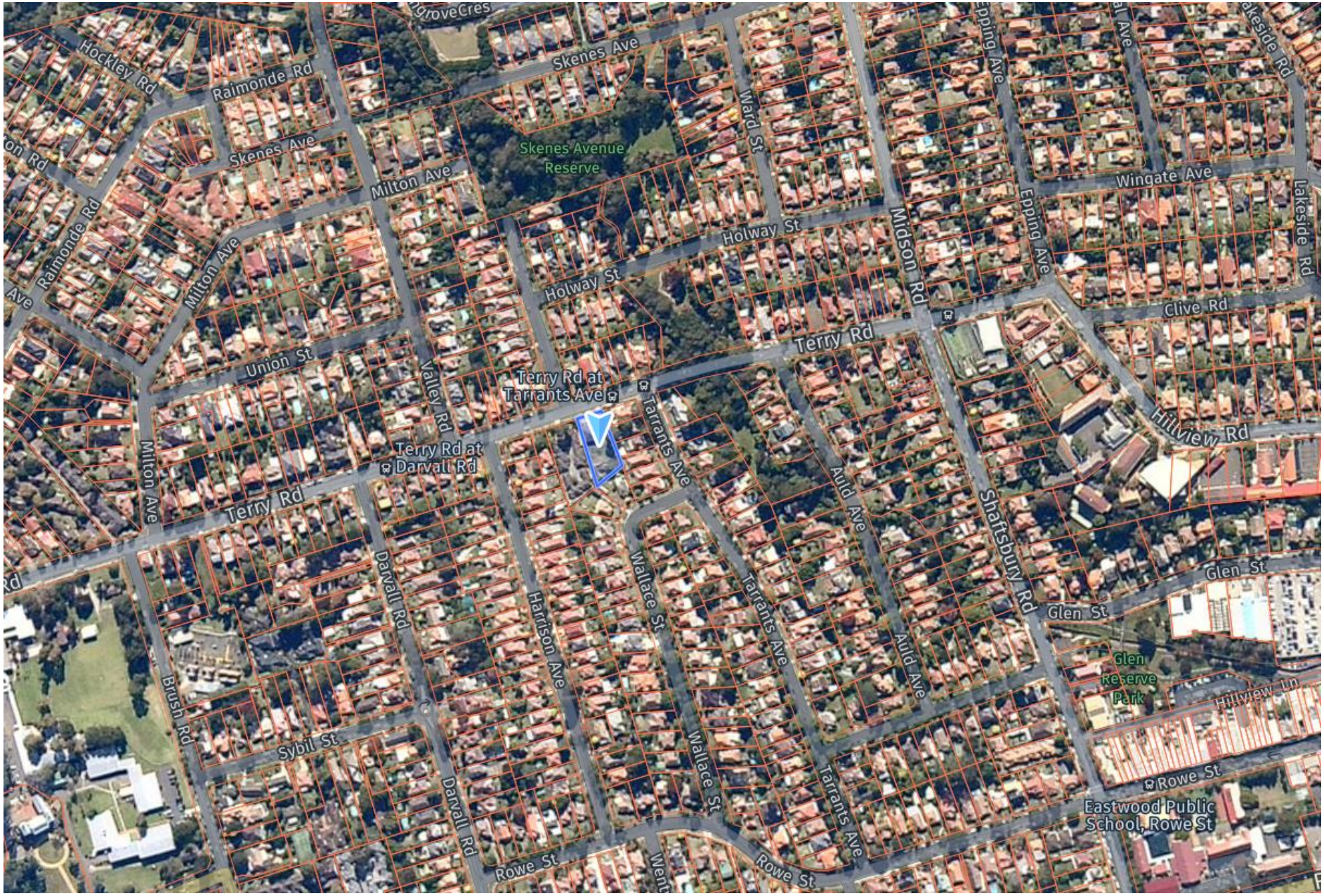


Figure 5.7 – Site and Environs at 16 May, 2011

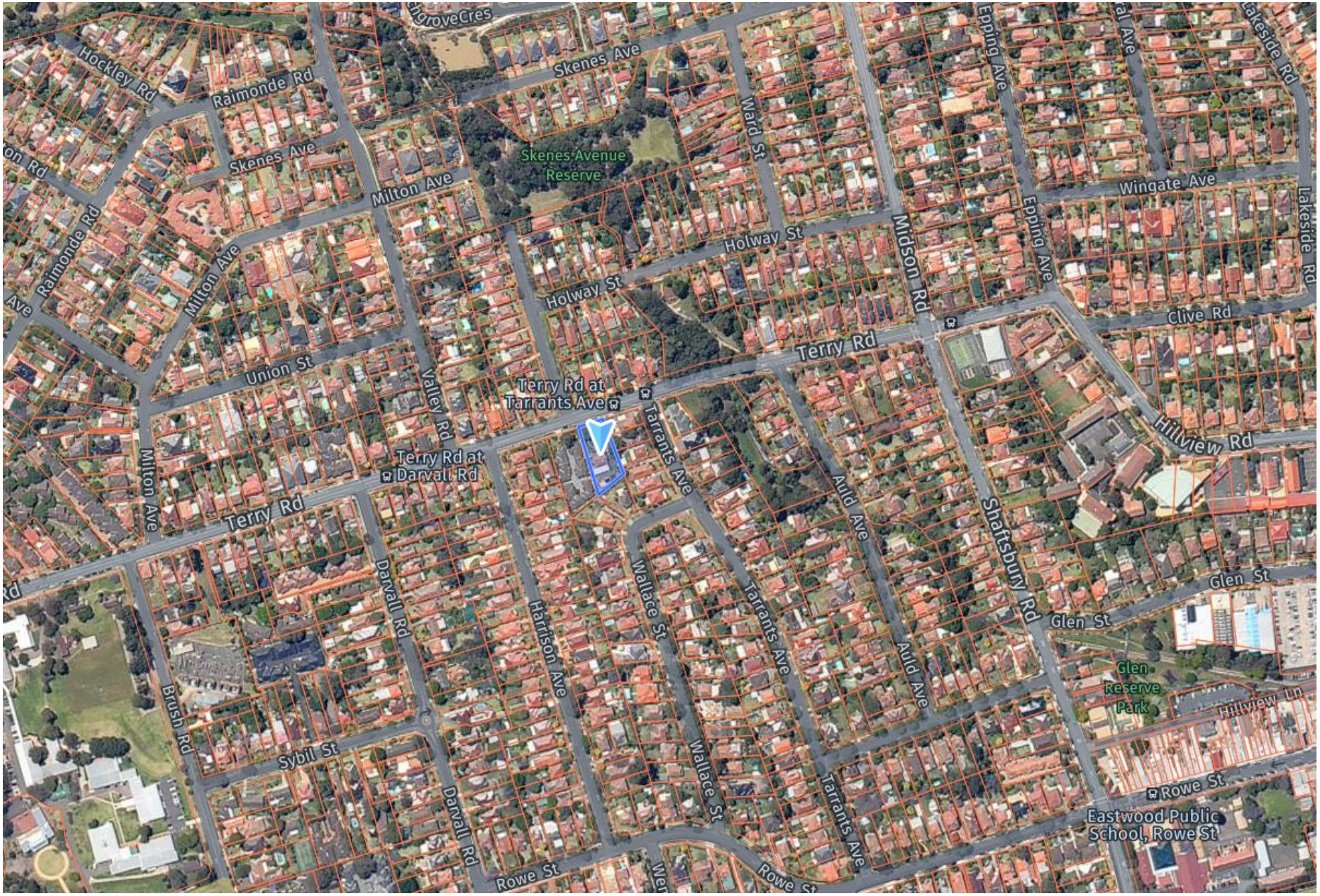


Figure 5.8 – Site and Environs at 20 October, 2009

5.4 IMPLICATIONS OF SITE HISTORY & PAST USE

Prior to the European colonisation of Australia, the current 16 Terry Road site formed part of the custodial lands of the first nations Wallumedegal aboriginal tribe.

On colonisation, the land became “Crown” land.

During the 1800’s the area now occupied by the 16 Terry Road Eastwood site formed was issued by land grant and owned and developed by several individual owners.

General low intensity agricultural and farming use is assumed during this period,

In the latter part of the 1800’s, and the early 1900’s, market gardens and orchards were developed in the area.

This is not a land use considered likley to have resulted in any significant or adverse soil contamination.

Since 1929, a period of almost one hundred years, the site has existing in its current form and area and appears to have been used exclusively for residential purposes.

Both the limited land area and ownership records provide no indication of any form of land use over this period likley to result in soil contamination.

Overall, the past uses of the land over an extensive period provide no indication operations, practices or activities considered likley to have caused any significant or harmful soil contamination.

6 SITE INSPECTION & ASSOCIATED ISSUES

6.1 INTRODUCTION

This assessment has included a general consideration of any identifiable environmental issues, risks and exposures associated with the proposed development site, or associated with properties and activities in the immediate vicinity of the 16 Terry Road Eastwood site.

This section of the assessment report deals with a number of important general environmental issues and takes into account those issues generally considered in what are frequently referred to as “Preliminary” or “Stage 1” Site Investigations.

This aspect of the assessment is based on a general inspection of the site and surrounding areas, and a review of available public information and resources, during September and October 2023.

6.2 PRELIMINARY (STAGE 1) SITE INVESTIGATION

The preliminary site investigation undertaken has involved a general inspection of the site and its immediate surroundings, taking into account the general environmental condition of the site, and including a review and assessment of past and current activities at the site; structural and engineering elements that may be relevant to the proposed development; nearby activities and operations, and any associated environmental risks, impacts or implications, and in accordance with relevant assessment guidelines. Issues considered included:

- **General Definition of the Site Boundaries**: A description of the proposed site, including the preparation of appropriate diagrams showing the location of the site in relation to existing streets and other relevant references (refer Section 2).
- **Site Photographs**: Representative photographs of the site, and nearby properties and civilities, illustrating relevant features, subject to access limitations described above (refer Section 6).
- **Site Activities:** A description of present activities and operations at and in the immediate vicinity of the site, noting any existing or potential environmental risks associated with these activities and operations.
- **Adjacent Activities**: A consideration and description of the general nature of nearby property activities, including relevant comment on existing or potential environmental risks or exposures associated with these activities and operations.
- **Site History**: A summary, to the extent that it can reasonably be obtained from local government and other sources, of the history of the past use of the proposed site, including appropriate consideration of any past operations or activities that may involve environmental risks or impacts.
- **Hazardous Goods & Materials**. An assessment of risks and potential risks associated with any hazardous goods or materials identified at or in the immediate vicinity the site, including residual constructions fragments from any activities previously undertaken at the site.
- **Possible Hazards Associated with Building and Construction Materials or Structural Elements.** Provision of general comments and relevant advice regarding any obvious or apparent issues in relation to building or construction materials, or structural elements, at or in the immediate vicinity of the proposed residential development.
- **Soil Contamination.** Physical inspection and assessment of soils for indications of contamination, including staining and odour;
- **Road Traffic Impacts.** A general assessment of the potential environmental impacts of road traffic activities in the immediate vicinity of the site (excluding acoustic impacts), taking into account any impacts that these activities might have on the site.
- **Equipment and Infrastructure**. A review of any plant, equipment, and infrastructure items at or in the immediate vicinity of the proposed site, and a review of any potential environmental risks or impacts.
- **Telephony, Power Distribution Infrastructure & other Potential EMF Sources**. A review of any significant items of mobile telephone, electrical power distribution infrastructure, or any other potential electromagnetic field sources at or in the immediate vicinity of the site, with a view to identifying any potential environmental impacts or possible health risk exposures.
- **Acoustic & Air Quality Issues**: General and preliminary consideration of acoustic and air quality issues, based on a physical inspection of the site and surrounding areas; and

- **Any Other Matters of Environmental Relevance:** Comment and advice on any other matters of an environmental nature considered relevant in terms of providing a thorough and complete environmental assessment of the proposed development.

This assessment presented in this report is intended to provide a concise, preliminary review of all general environmental issues, impacts and risks associated with the site.

6.3 SITE HISTORY

The general review of the history and past uses of the site undertaken and presented in Section 5 of this report has not identified any past uses of or activities at the site that indicate a significant risk of site pollution or contamination.

6.4 SURROUNDING PROPERTIES & ACTIVITIES

Refer Sections 1 and 2.

Photographs of the surrounding properties are provided in Figures 6.1 to 6.5, below and on subsequent pages.

Surrounding properties and activities are exclusively residential, and no environmental or contamination risks or exposures are indicated.

Figure 6.1 – 18-20 Terry Road (neighbour to the west)

Figure 6.2 – 2 Tarrants Avenue (neighbour to the east)

Figure 6.3 – 33 Terry Road (diagonally opposite)

Figure 6.4 – 31 Terry Road (opposite)

Figure 6.5 – 32 Wallace Street (at rear)

6.5 BUILDINGS & STRUCTURES

The existing residential dwelling located on the 16 Terry Road Eastwood site is shown in Figure 6.6.

Figure 6.6 – Existing Dwelling at 16 Terry Road

The dwelling at the site is of recent construction, and provides no indication of any issues likley to involve environmental or contamination hazards, risks or exposures.

6.6 PHYSICAL INDICATIONS OF CONTAMINATION OR POLLUTION

A general inspection of the overall site area was undertaken to identify any visible evidence of pollution or contamination. The results of this aspect of the site inspection are summarised below:

Site condition and general standards of housekeeping

The site was found to be in a generally clean and well-maintained condition, however a variety of residual materials assumed to have originated from previous site works were noted to present on the site surface.

Presence of fuel, lubricant, or chemical storage

No fuel, lubricant or chemical storage facilities were noted at or in the immediate vicinity of the site, and no bulk chemical, fuel or lubricant storage facilities were noted.

Visible staining on the ground, or in the vicinity of drainage systems

No significant staining of structural or surface areas was noted at or in the immediate vicinity of the site.

Evidence of waste disposal on or from the site

There was no indication of waste or waste disposal issues at or in the immediate vicinity of the property, other than for the residual materials assumed to have originated from previous site works were noted to present on the site surface as noted above, which will constitute wastes, and which will require classification and appropriate removal and disposal prior to development works proceeding at the site.

Odours

No unusual odours, or odours not typically associated with the current use of the property, were noted at or in the immediate vicinity of the site.

No odours were noted in or near any drains on or in the immediate vicinity of the site.

Likelihood of spillages associated with site practices

No practices or activities were noted at the site, or in its immediate vicinity, which could be considered likely to give rise to the possibility of significant spillages of fuels, chemicals or other potentially hazardous goods.

Summary

No physical indications of significant contamination or pollution were noted at or in the immediate vicinity of the 16 Terry Road site.

6.7 SURFACE WATER & DRAINAGE

No significant or atypical surface water drainage issues or potential problems or hazards were noted at or in the immediate vicinity of the site.

The site appears to be well drained to the front, or north.

6.8 HAZARDOUS MATERIALS

No hazardous or potentially hazardous materials were noted at or in the immediate vicinity of the site.

6.9 ACTIVITIES POSING POTENTIAL ENVIRONMENTAL RISK

General

No practices or activities representing potential environmental risks or hazards were noted at, or in the immediate vicinity of the site.

Plant, Equipment and Storerooms

No plant, equipment or other potentially hazardous storerooms or storage facilities were noted at or in the immediate vicinity of the site.

Operating Plant

No items of plant and equipment were noted in operation in the general area of the site at the time of the site inspections.

6.10 NSW EPA CONTAMINATED SITE RECORDS

A search of the NSW EPA Register of Contaminated Sites did not indicate any past or current contamination notice or advice in relation to the subject site.

The 16 Terry Road Eastwood site was not listed as contaminated or potentially contaminated, and no notices in this regard were noted.

6.11 SAFEWORK NSW RECORDS OF UNDERGROUND STORAGE TANKS

A search of SafeWork NSW records of underground storage tanks did not indicate the presence of any listed or notified underground fuel or chemical storage tanks at or in the immediate vicinity of the site.

While these SafeWork records are known to be incomplete, the site inspection undertaken did not indicate the presence of any such items at the site, and the general review of site history presented in Section 5 did not identify any past operations at the site that might be expected to involve underground storage tanks.

6.12 BUILDING & CONSTRUCTION MATERIALS

No building or construction materials were noted at or in the immediate vicinity of the site

6.13 ASBESTOS

No materials containing or suspected of containing asbestos were identified at the site.

However, the scope of this preliminary investigation did not include a detailed inspection of the dwelling at the site.

The relatively recent construction of the building at the site indicates that the risk of the presence of hazardous or potentially hazardous materials, including asbestos, is very low.

However it is possible that minor quantities of such materials may be present, and accordingly any future demolition or renovation works should be undertaken with appropriate care.

Future renovation, demolition and site works should be undertaken in accordance with an appropriate Unexpected Finds Protocol, including guidance for the identification and classification of any potentially hazardous materials that may be present at the site, and procedures for the safe handling, removal and disposal of any hazardous or potentially hazardous materials identified.

An indicative “Unexpected Finds Protocol” has been included for reference at Appendix F.

No physical indications of asbestos on the site surface or elsewhere were noted.

6.14 SOIL CONTAMINATION CONSIDERATIONS

The results of a physical inspection of soils from four representative location at the site are presented in Section 7.

6.15 NEARBY BUILDINGS AND ACTIVITIES

No significant environmental issues, exposures or risks of a general nature were noted in relation to any nearby buildings and activities.

Refer Section 6.4.

Nearby buildings are residential dwellings.

6.16 ROAD TRAFFIC IMPACTS

The site has a frontage to Terry Road, which appear to be moderately heavily trafficked local road.

No significant impacts on the subject site were noted.

Traffic issues are outside the scope of this preliminary site investigation.

Figure 6.7 – Terry Road Viewed to the East from the Site

Figure 6.8 – Terry Road Viewed to the West from the Site

6.17 AIR QUALITY

No obvious air quality or odour issues were apparent in the vicinity of the site, or within the existing building at the site.

The site area was noted to be open and subject to good natural air flow and ventilation. No air quality issues are indicated in relation to the proposed development.

6.18 ELECTROMAGNETIC FIELD

No significant sources of electromagnetic field were noted at or in the immediate vicinity of the site. No adverse electromagnetic field effects were identified at the site.

6.19 OTHER

No other significant environmental issues, exposures or impacts of a general nature were noted during the site inspection and assessment process.

6.20 FINDINGS & RECOMMENDATIONS

6.20.1 Findings

Based on the site inspections undertaken the general environmental condition of the 16 Terry Road site is considered to be sound, and a detailed physical inspection of the site has not indicated any significant environmental or contamination issues prejudicial to the childcare use proposed for the site.

However, the following issues are noted:

- Minor quantities of materials containing asbestos or other hazardous or potentially hazardous materials may be present within the existing dwelling at the site (refer Section 8); and

- It is possible, although considered unlikely, that other potentially hazardous or dangerous materials may be identified during any future demolition, renovation, clearing and construction works at the site.

6.20.2 Recommendations

Based on the inspection of the site reported in 6.1 to 6.19 above, and the findings summarised in 6.20.1 above, the following recommendations are made:

- That appropriate handling and disposal practices, in accordance with relevant asbestos handling and disposal and other guidelines as detailed in this report are observed as required during any future renovation, demolition, site clearing and construction operations undertaken at the site (refer Section 8);

- That appropriate care is taken in respect of the possible identification of any other potentially hazardous or dangerous materials that may unexpectedly be identified during future demolition and site clearing operations; and

- That an appropriate Unexpected Finds Protocol is developed and implemented during future works at the site (refer typical example at Appendix F).

7 SOIL INSPECTION & ASSESSMENT

7.1 INTRODUCTION

This section of the report presents the results of a limited assessment of soil quality at the 16 Terry Road Eastwood site, based on physical inspection and testing in the field of samples from four representative locations throughout the site.

7.2 SOIL CONTAMINATION CONSIDERATIONS

The presence of contaminated soils or land, typically as a consequence of prior industrial uses, and/or the past importation and use of contaminated fill materials to sites, presents a significant cause for potential concern when such sites are proposed for redevelopment for more sensitive uses.

State Environmental Planning Policy 55 (SEPP 55) specifically addresses the redevelopment of contaminated or potentially contaminated sites.

SEPP 55 requires that planning authorities consider, at the development approval and/or rezoning stages as applicable, the potential for contamination to adversely affect the suitability of a site for its proposed use.

The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed.

In this case, however, the past uses of the land to not appear to indicate any significant likelihood of contamination (refer Section 5), and the provisions of and requirements of SEPP 55 are not considered to apply.

7.3 SOIL SAMPLING & INSPECTION

In this case, as indicated in Section 5, land use since the early 1900's appears to have been exclusively residential.

Land use prior to 1900 is considered likley to have involved some general farming and agricultural activities, and possibly orchard and limited market gardening activities.

A general review of past land uses, together with a detailed site inspection, has indicated little likelihood of any residual contamination from past uses of the site.

However, to provide greater certainty in this regard, and given the sensitive nature of the child care land use now proposed, soil samples were collected, and physically examined from four soil bores drilled by hand augur at representative locations throughout the site.

The eight soil sampling locations are considered appropriate to provide the representative indication of soil quality required for this preliminary investigation, and to identify any requirement for further and more detailed investigation.

7.4 SAMPLING LOCATIONS

Soil bores were drilled by hand augur to a depth of 600 mm at four representative locations.

Representative samples from various depths at each of these eight locations were examined in the field for any physical indications of contamination, and tested using a portable photoionisation detector for the presence of hydrocarbon residues.

The four sampling locations are identified as BH-01 to BH-04 in Figure 7.1, on the following page.

Figure 7.1 – Soil Inspection Locations

The four sampling locations were selected to provide a sampling distribution considered to be practical and appropriate for a preliminary site investigation.

The soil sampling locations are described in Table 7.1, below.

Table 7.1 – Soil Sample Location Details

Bore Hole Location	Location	Description	Type
BH-01	1	Bore by hand augur – refer Figure 7.1	600 mm soil bore
BH-02	2	Bore by hand augur – refer Figure 7.1	600 mm soil bore
BH-03	3	Bore by hand augur – refer Figure 7.1	600 mm soil bore
BH-04	4	Bore by hand augur – refer Figure 7.1	600 mm soil bore

Soil samples were collected and inspected from the surface, and at depths of 500 mm and 1000 mm.

Soil samples were physically examined for any indications of possible contamination, including odour, staining and any other discoloration, and were field tested using a portable photoionisation detector for the possible presence of hydrocarbon vapours.

7.5 SAMPLING PROCEDURES

7.5.1 General

Sampling was undertaken in accordance with all relevant and applicable procedures and protocols, including:

- laboratory prepared, and approved sample jars and containers were used to collect samples;
- samples were collected as quickly as possible;
- once collected, the samples were immediately sealed and labelled with the following:
  - the name of the person who collected the sample
  - the date, time and place the sample was collected
  - the weather conditions at the time of collection
  - clear identification of the sample.
- sample containers were immediately placed in an insulated in a cooler below 4° C;
- sampling equipment was decontaminated before and between sampling events, using a phosphate free detergent solution, followed by a tap water rinse and a final rinse with distilled water;
- appropriate care was taken to ensure no cross contamination between sampling events; and
- appropriate care was taken to ensure that the decontamination process did not itself cause contamination of soils and groundwater systems, including those at the site.

7.5.2 Soil Sampling

Soil samples were collected during September and October 2023, in accordance with relevant and applicable procedures and protocols, including:

- digging and sampling equipment used was thoroughly cleaned before use, and again between each sampling event;
- appropriate care was taken to ensure no cross contamination between sampling events;
- appropriate care was taken to ensure that the decontamination process did not itself cause contamination of soils and groundwater systems, including those at the site; and
- safe work practices were followed.

7.5.3 Soil Samples

Soil samples were collected in accordance with the general procedures outlined in 7.5.1 and 7.5.2 above. In addition:

- Any indications of staining, unusual colours or odours were noted;
- Soil samples were collected from the surface, 500 mm, and 1000 mm at each location.

A total of 12 soil samples were collected and examined.

Sample identification is summarised in Table 7.2 on the following page.

.

Table 7.2 – Soil Sample Identification

Sample Location	Sample Depth		
	Surface	500 mm	1000 mm
1	TRD-1-Sur	TRD-1-300	TRD-1-600
2	TRD-2-Sur	TRD-2-300	TRD-2-600
3	TRD-3-Sur	TRD-3-300	TRD-3-600
4	TRD-4-Sur	TRD-4-300	TRD-4-600

7.6 PHYSICAL INSPECTION RESULTS

All 12 soil samples identified in Table 7.2 were physically inspected.

There was nothing in the physical appearance or odour of any of the soil samples to indicate the presence of chemical or other contamination.

All samples were tested at the time of sampling with a portable photoionisation detector for the presence of hydrocarbon vapours.

No samples indicated a positive response for hydrocarbon vapours.

The result of these physical examinations are summarised in Table 7.3, below.

Table 7.3 – Results of Physical Examination of Soil Samples

Location	Sample No:	Appearance	Odour	Photionisation Test
1	TRD-1-Sur	No obvious staining or extraneous material present	No unusual odour	Negative
1	TRD-1-300	No obvious staining or extraneous material present	No unusual odour	Negative
1	TRD-1-600	No obvious staining or extraneous material present	No unusual odour	Negative
2	TRD-2-Sur	No obvious staining or extraneous material present	No unusual odour	Negative
2	TRD-2-300	No obvious staining or extraneous material present	No unusual odour	Negative
2	TRD-2-600	No obvious staining or extraneous material present	No unusual odour	Negative
3	TRD-3-Sur	No obvious staining or extraneous material present	No unusual odour	Negative
3	TRD-3-300	No obvious staining or extraneous material present	No unusual odour	Negative
3	TRD-3-600	No obvious staining or extraneous material present	No unusual odour	Negative
4	TRD-4-Sur	No obvious staining or extraneous material present	No unusual odour	Negative
4	TRD-4-300	No obvious staining or extraneous material present	No unusual odour	Negative
4	TRD-4-600	No obvious staining or extraneous material present	No unusual odour	Negative

7.7 SUMMARY OF OVERALL FINDINGS

The key findings of this assessment of soil quality at the proposed development site are as follows.

- None of the 12 soil samples collected and inspected at the site provided any physical indication of contamination, either by discoloration, staining, odour or response to examination by a photoionisation detector;

- No significant indication of the significant introduction to or presence of contaminated fill was identified at the site;

- On this basis, the soils at the site are assessed as being free of contamination, and soil quality at the site is considered appropriate for the childcare use proposed; and

These results indicate that no further, more extensive or more detailed soil sampling and analysis is required to confirm the suitability of the site in soil contamination terms for the childcare use proposed.

8 HAZARDOUS MATERIALS CONSIDERATIONS

8.1 SURVEY

A preliminary consideration of any hazardous materials risk or exposures applicable at the 16 Terry Road site was undertaken as part of this preliminary site investigation.

This consideration of possible hazardous materials issues has based on the general external inspection of the site that was undertaken, and consideration of available reference information regarding the site

8.2 GENERAL GUIDANCE REGARDING HAZARDOUS MATERIALS

Notes providing general guidance regarding hazardous materials have been provided for general reference at Appendix E. A general summary of potential hazardous materials and hazardous material locations applicable to development sites involving renovation, demolition and site work activities is provided below:

Asbestos

Asbestos containing materials can be classified into the following main categories:

- Asbestos cement sheeting material (typically “fibro”);
- Sprayed or trowelled asbestos materials applied to ceilings, walls and other surfaces for fire-rating purposes. This material is commonly referred to as limpet asbestos;
- Asbestos paper products, millboard in electrical switchboards or underlaying lining for linoleum or vinyl floor coverings;
- Vinyl tiles, linoleum and vinyl flooring mastic and associated adhesives;
- Asbestos containing compounds, gaskets and mastic from mechanical fittings, and roofing membranes;
- Electrical switchboards containing compressed asbestos tar electrical boards, asbestos cement sheeting, asbestos rope to spark arresters and asbestos millboard from inside auxiliary switchboxes/fuse boards; and
- Roofing sealants, bituminous membranes, tar composites and similar materials were occasionally mixed with asbestos materials.

Management of Asbestos Hazards

The health effects associated with asbestos exposure are due to the inhalation of airborne respirable asbestos fibres. In general, the asbestos fibres cannot be released to become airborne in significant quantities unless the asbestos containing material is severely disrupted such as in the case of cutting asbestos cement products with power saws etc. A range of control measures are available for the abatement of asbestos hazards. The selection of the appropriate control measure is based on the assessment risk for each specific location. These measures include:

- Leave and maintain in existing condition;
- Repair and maintain in good condition;
- Enclose asbestos or synthetic mineral fibre material by providing a barrier such as a box enclosure or steel cladding;
- Remove by approved methods under controlled conditions; and
- Labelling of asbestos materials that are to remain in situ should be undertaken where practical to ensure that the asbestos materials are not damaged inadvertently by maintenance contractors etc.

Synthetic Mineral Fibre (SMF)

In the late 1980's the International Agency for Research on Cancer (IARC) evaluated certain SMF materials as being possibly carcinogenic to humans. The similarity in application and appearance to asbestos has resulted in some community concern regarding the health effects associated with exposure to SMF.

Current medical research indicates that the slightly increased risk of lung cancer for workers employed in the early days of rockwool and slagwool manufacture, and workers in the glasswool sector is not anticipated under present day working conditions. However, acute health effects such as eye, skin and upper respiratory tract irritation may occur with certain SMF products.

Caution is required when handling SMF products in order to minimise disturbance of the materials and subsequent airborne SMF fibre levels. Where SMF materials are to be installed or removed, then suitable controls and appropriate personal protection are to be provided.

It is recommended that the following Code of Practice be closely adhered to for appropriate procedures when handling such materials:

- National Code of Practice for the safe use of Synthetic Mineral Fibres [NOHSC: 2006(1990)] & National Standard for Synthetic Mineral Fibres [NOHSC: 2004(1990)].

Polychlorinated Biphenyls (PCB's)

PCBs are usually identified as a colourless to darker coloured oily liquid. PCBs are considered probable carcinogens. They can be absorbed through the skin, inhaled as a vapour or ingested; therefore, contact with them should be prevented. They are often found in old transformers and metallised capacitors of fluorescent light fittings.

These synthetic compounds are chemically stable, have good insulating properties and do not degrade appreciably over time or with exposure to high temperatures. It is these properties that made PCBs useful in electrical devices.

Paint Containing Lead

Lead paint, as defined by the Australian Standard AS4361.2 – 1998 Guide to Lead Paint Management – Part 2: Residential and Commercial Property's, is that which contains more than 1% Lead by weight.

Lead carbonate (white lead) was once the main white pigment in paints for houses and public properties. Paint with lead pigment was manufactured up until the late 1960's, and in 1969 the National Health and Medical Research Council's Uniform Paint Standard was amended to restrict lead content in domestic paint.

Material associated with older Australian homes and properties may still contain lead paint, even though it may be covered with layers of more recent paint.

Lead paint was used mainly on exterior surfaces, and to a lesser degree on interior doors plus door and window architraves, especially in undercoats and primers, where concentrations of up to 20% lead content were used. Interior walls were not commonly painted with paint containing white lead pigment, though some colours did contain red, orange and yellow lead pigments.

All paints manufactured for Australian dwellings from the 1970's onwards have been required to contain less than 1% lead, though higher lead-content industrial paints may have been applied since then to housing and commercial properties.

Lead in any form is toxic to humans when ingested or inhaled, with repeated transmission of particles cumulating in lead poisoning.

Lead paint removal poses two potential avenues of transmission. Firstly, by inhalation or ingestion by workers and public in the vicinity of the works, and secondly by the deposition of particles on nearby footpaths, streets or soil where they may be resuspended, tracked into houses or property's where it can be inhaled or ingested.

8.3 POSSIBLE HAZARDOUS MATERIAL LOCATIONS

Hazardous materials may be present in the following locations:

- In the form of asbestos cement sheeting possibly incorporated previous structures at the site;
- In the form of asbestos cement sheeting possibly used in the eaves of previous structures at the site;
- Electrical switchboards;
- In any older style vinyl floor tiles that may have been associated with previous structures at the site; and
- Beneath any residual ceramic floor tiles from previous structures that may still present at the site.

It is considered unlikely that any significant quantities of hazardous materials will be present at the site, but nonetheless a precautionary approach should be adopted in relation to future site works, including site clearance and excavation works.

Should future site clearance and excavation works identify the presence of asbestos or other hazardous materials at the site, further investigation and sampling of specific areas should be conducted as part of an asbestos management and abatement program as per AS 2601-2001 *'The Demolition of Structures'* prior to site clearance works proceeding.

Provision should be made, as part of any future demolition works, for the sampling and analysis of any additional hazardous or potentially hazardous materials encountered, and for the provision of appropriate advice regarding handling, removal, and disposal.

8.4 HANDLING & DISPOSAL GUIDELINES

8.4.1 Handling & Disposal

Any handling, removal and disposal of hazardous materials that may be required during future construction works must be undertaken in accordance with the following guidelines, codes of practice and standards:

- SafeWork NSW How to Safely Remove Asbestos Code of Practice December 2011
- SafeWork NSW, How to Manage and Control Asbestos in the Workplace Code of Practice, December 2011
- Australian Government, National Occupational Health and Safety Commission, Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)]
- Australian Government, National Occupational Health and Safety Commission, *Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC: 2006 (1990)]

8.4.2 Asbestos Licences

Asbestos removal, if it is required, must be undertaken by appropriately licensed contractors. There are two licences for asbestos removal, as well as a licence to be an asbestos assessor. They are:

Licence	Actions
Class A	To remove friable asbestos
Class B	To remove bonded asbestos
Asbestos Assessor	To conduct air monitoring, clearance inspections, issue clearance certificates

8.5 OVERALL RECOMMENDATIONS

This section of the report presents a consideration of possible hazardous materials issues in relation to a mixed use retail and residential development approved for 16 Terry Road Eastwood NSW.

The following recommendations are provided in case the handling, removal and disposal of hazardous materials is required during future site clearance and preparation works at the subject site:

Asbestos

- Handle, remove and dispose of all materials containing asbestos in accordance with all relevant guidelines, codes of practice and standards including but not limited to those identified in this document.

- Should site clearance and preparation works entail possible disturbance of asbestos materials, further investigation and sampling of specific areas should be conducted in accordance with the provisions of relevant guidelines, codes of practice and standards prior to such works proceeding.

Other Potentially Hazardous Materials

- Provision should be made, as part of site clearance and preparation works, for the sampling and analysis of any additional hazardous or suspected hazardous materials encountered, and for the provision of appropriate advice regarding safe handling removal and disposal procedures.

Unexpected Finds Protocol

- The preparation and implementation of an appropriate Unexpected Finds Protocol is recommended during any future preparation, clearance and excavation works at the site.

9 OVERALL FINDINGS & RECOMMENDATIONS

This report presents the results of a Preliminary or Stage 1 Site Investigation undertaken in relation to a prospective childcare centre development at 16 Terry Road Eastwood NSW.

9.1 FINDINGS

The overall findings of this assessment indicate that the underlying soils at the site are not contaminated, and that soil quality at the 16 Terry Road site is appropriate for the childcare development proposed.

A general review of the history and past uses of the site did not identify any issues that might have resulted in significant residual environmental or contamination risks or exposures.

A general inspection of the site did not identify any environmental issues, risks or exposures considered to be of significant concern.

Physical examination of soil samples from four locations at the site did not provide any indications of contamination.

9.2 OVERALL CONCLUSION & RECOMMENDATIONS

On the basis of the findings presented in this report, and summarised above, it has been concluded that the general environmental condition of the site, including soil quality at the site, is appropriate for the child care land use proposed.:

This conclusion is made subject to the following recommendations:

1. That appropriate handling and disposal practices, in accordance with relevant hazardous material handling and disposal guidelines, are observed in relation to any asbestos based materials encountered during future demolition and clearance works undertaken at the site;

2. That appropriate care is taken in respect of any other potentially hazardous or dangerous materials unexpectedly identified during any future demolition or clearance works involving the three existing dwellings at the site; and

3. That an appropriate “Unexpected Finds Protocol” is established and implemented during future site preparation and development works.

10 LIMITATIONS

NG Child & Associates has based this report on the data, methods and sources described herein.

Within the limitations of the agreed scope of services, this assessment has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by professionally trained and experienced environmental engineers.

No other warranty, expressed or implied, is made.

This report has been prepared in accordance with the agreement between Y&Z TRD Pty Ltd ATF Y&Z TRD Trust and NG Child & Associates and is solely for the use of Y&Z TRD Pty Ltd ATF Y&Z TRD Trust.

Any reliance of this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties or for other uses.

Whilst this report is accurate to the best of our knowledge and belief NG Child & Associates cannot guarantee completeness or accuracy of any descriptions or conclusions based on information supplied to it during site surveys, visits, and interviews.

Responsibility is disclaimed for any loss or damage, including but not limited to, any loss or damage suffered by Y&Z TRD Pty Ltd ATF Y&Z TRD Trust, arising from the use of this report, or suffered by any other person for any reason whatsoever.

Subject to the limitations described above, it is the professional opinion of NG Child & Associates that this report presents an accurate and reliable preliminary assessment of the general environmental and contamination condition of the prospective 16 Terry Road Eastwood NSW childcare development site.

11 AUTHORISATION

Noel Child BSc Environmental (Hons), EIANZ
Principal, NG Child & Associates

23 October 2023

REFERENCES

1. AS4361.2 – 1998 Guide to Lead Paint Management – Part 2: Residential and Commercial Buildings
2. Australian and New Zealand Environmental and Conservation Council (ANZECC) Identification of PCB containing capacitors information booklet (1997)
3. Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)].
4. *Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC: 2006 (1990)].
5. Managing asbestos in workplaces - Compliance Code
6. Occupational Health and Safety Act 2004
7. Occupational Health and Safety Regulations 2007
8. Removing asbestos in workplaces - Compliance Code

DEFINITIONS

Approved Asbestos Analyst:	A person trained to identify asbestos and complete asbestos fibre counts.
Approved Asbestos Analyst:	A person trained to identify asbestos and complete asbestos fibre counts.
Asbestos:	Fibrous forms of mineral silicates belonging to the serpentine and amphibole groups of rock-forming minerals.
Asbestos Licence Holder:	A person licensed to remove and dispose of asbestos.
Competent Person:	A person who has acquired through training, qualification or experience, or a combination of both the knowledge and skills required to safely conduct a task.
Friable Asbestos:	Asbestos-containing materials that can be crumbled or pulverized to a powder when dry.
Hazard:	Anything with the potential to cause harm, injury, illness or loss.
Hazardous Building Materials:	Materials, in addition to asbestos, including PCBs, SMFs and lead paint.
Lead Paint:	Lead paint is paint containing lead, which is a heavy metal that was once used to create pigment in paint. All paints manufactured prior to 1978 had lead as one of the ingredients.
Non-friable Asbestos:	Asbestos-containing materials that cannot be crumbled by hand pressure alone.
Polychlorinated Biphenyls (PCBs):	The main use of PCBs in building materials is as a plasticiser. They are found predominantly in paints, specialty coatings, caulking, sealants, and other materials as well. They were used in equipment such as fluorescent light fitting capacitors, electric motors, ceiling fans and dishwashers that generally predate 1980.
Synthetic Mineral Fibres (SMFs):	SMF is a general term used to describe a number of fibrous materials made from glass, rock, alumina and silica. SMF have been widely used as alternatives to asbestos in insulation and fire-rating products and as reinforcement in cement, plaster and plastic materials
OHS Risk:	A description of the likelihood and consequence of a hazard causing injury or illness.

APPENDIX A

NSW EPA
Consultants Reporting on Contaminated Land
Contaminated Land Guidelines

Table 2.1 Preliminary site investigation

Preliminary site investigation		
Report section	**Required information**	**Included**
Document control	Date, version number, author and reviewer (including certification details) and who commissioned the report	☐
Executive summary	Background	☐
	Objectives of the investigation	☐
	Scope of work	☐
	A summary of key findings, observations and sampling results (if available)	☐
	Summary of conclusions and recommendations	☐
Objectives	The objectives of the investigation/report and the broader objectives for the site/investigation	☐
Scope of work	Scope of work performed (and work not undertaken where relevant)	☐
Site identification	Site identification and detail items from ASC NEPM Field Checklist 'Site information' sheet	☐
Site history	Site history items from ASC NEPM Field Checklist 'Site information' sheet	☐
Site condition and surrounding environment	Site condition and surrounding environment items from ASC NEPM Field Checklist 'Site information' sheet	☐
Conceptual site model	See Table 2(a)	☐
Data quality objectives (if sampling is undertaken)	See Table 2(b)	☐
Sampling and analysis plan and sampling methodology (if sampling is undertaken)	See Table 2.2, and note and explain the rationale for any deviations from the plan	☐
Quality assurance/quality control data evaluation (if sampling is undertaken)	See Table 2(c)	☐
Field and analytical results	Summary of previous results, if applicable	☐

Preliminary site investigation		
Report section	**Required information**	**Included**
(if sampling is undertaken)	A table(s) of analytical results that:	
	• shows all essential details such as sample identification numbers and sampling depth	☐
	• shows assessment criteria	☐
	• highlights all results exceeding any assessment criteria	☐
	Summary/discussion of the analytical results table	☐
	Sample descriptions for all media where applicable (e.g. soil, sediment, surface water, groundwater, soil vapour, ground gas, indoor air and biota)	☐
	Test pit or bore logs (well construction details where appropriate for example groundwater level expressed in Australian height datum)	☐
	Site plan showing all sample locations	☐
	Site plan(s) showing the extent of soil and groundwater contamination (if known)	☐
	Refer to ASC NEPM Schedule B2 sections 13 and 14 for information regarding the data presentation	
Conclusions and recommendations	Summary of all findings and discussion of results	☐
	Conclusions addressing the stated objectives	☐
	Assumptions used in reaching the conclusions	☐
	Extent of uncertainties in the results (quantified where possible)	☐
	Recommendations for further work (if appropriate)	☐

APPENDIX B

Title Details

TITLE TREE

Lot 1 DP 324937

16 Terry Road Eastwood NSW

Lot 1 DP 324937
Folio Identifier 1/324937 (title attached)
DP 324937 (plan attached)
Dated 12th October, 2023
Registered Proprietor:
DONGLIANG YANG
Title Tree
Folio Identifier 1/324937
Certificate of Title Volume 4361 Folio 77

APPENDIX C

Summary of Proprietors

SUMMARY OF PROPRIETORS

Lot 1 DP 32493725

16 Terry Road Eastwood NSW

YEAR	PROPRIETOR	
(Lot 1 DP 324937)		
25 May 2014 todate	Dongliang Yang	T
21 Jan 2003	Shin Jae Lee Hee Jeong Lee	T
30 Nov 2002	Lawrence Rocco Bellantonio Margaret Mary Bellantonio	T
17 Aug 1994	Bev-Pak Australia Pty Ltd *(ACN 011 059 939)*	T
20 Apr 1990	Lawrence Rocco Bellantonio Margaret Mary Bellantonio	
(Lot 1 DP 324937 – Area 1 Rood 18 ¾ Perches – CTVol 4361 Fol 77)		
22 May 1979	Lawrence Rocco Bellantonio, accountant Margaret Mary Bellantonio, his wife	T
02 Dec 1969	Peter Douglas Rowntree, sales representative Carol Ann Rowntree, his wife	T
04 Feb 1969	Edna Mary Cropper, spinster William George Cropper, engineer	AA
20 Jan 1964	Eliza Cropper, widow	ND
19 Dec 1929	George Cropper, engineer Eliza Cropper, his wife	T

T – Transfer
AA – Section 94 Application
ND – Notice of Death

APPENDIX D

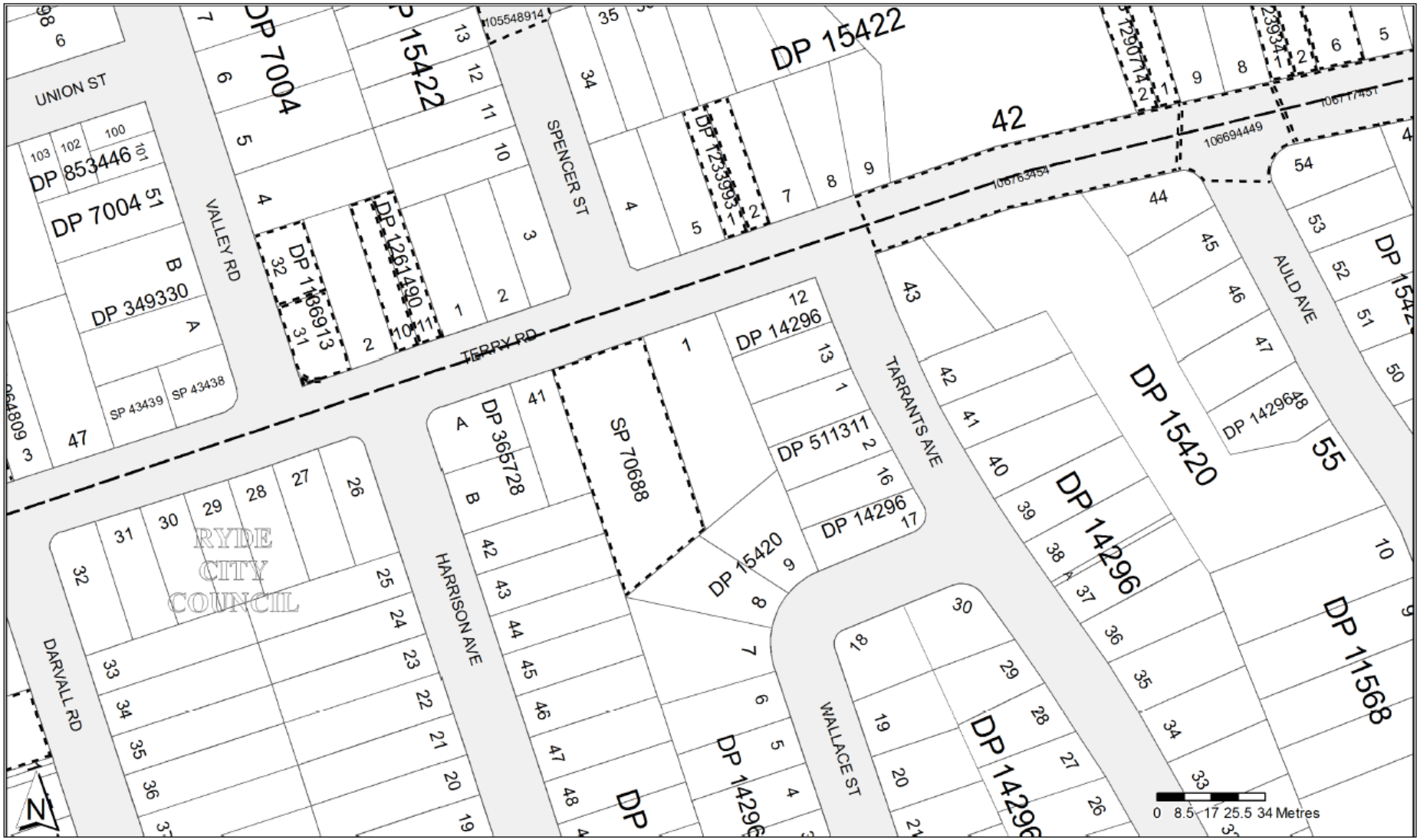
Deposited Plans

LAND REGISTRY SERVICES

Cadastral Records Enquiry Report : Lot 1 DP 324937

Ref : NOUSER

Locality : EASTWOOD
Parish : HUNTERS HILL
LGA : RYDE
County : CUMBERLAND



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

LAND REGISTRY SERVICES

Cadastral Records Enquiry Report : Lot 1 DP 324937

Ref : NOUSER

Locality : EASTWOOD
Parish : HUNTERS HILL
LGA : RYDE
County : CUMBERLAND

	Status	Surv/Comp	Purpose
DP16716			
Lot(s): 6			
DP1155421	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
DP1136913			
Lot(s): 31, 32, 33			
DP7004	HISTORICAL	SURVEY	UNRESEARCHED
DP1223934			
Lot(s): 1, 2			
DP16716	HISTORICAL	SURVEY	UNRESEARCHED
DP1233993			
Lot(s): 1, 2			
DP15422	HISTORICAL	SURVEY	UNRESEARCHED
DP1261490			
Lot(s): 10, 11			
DP7004	HISTORICAL	SURVEY	UNRESEARCHED
DP1290714			
Lot(s): 1, 2			
DP16716	HISTORICAL	SURVEY	UNRESEARCHED
SP61552			
DP218277	HISTORICAL	SURVEY	SUBDIVISION
DP1007619	HISTORICAL	SURVEY	CONSOLIDATION
SP65922			
DP7004	HISTORICAL	SURVEY	UNRESEARCHED
DP344940	HISTORICAL	COMPILATION	UNRESEARCHED
DP1010642	HISTORICAL	SURVEY	CONSOLIDATION
SP70688			
DP324937	HISTORICAL	COMPILATION	UNRESEARCHED
DP1046286	HISTORICAL	SURVEY	CONSOLIDATION
Road			
Polygon Id(s): 105548914			
EX-SUR 56/45 DP981046			
Polygon Id(s): 106694449, 106717451, 106763454			
EX-SUR 31/11 DP983335			

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

Report Generated 6:21:38 AM, 12 October, 2023
Page 2 of 3

LAND REGISTRY SERVICES

Cadastral Records Enquiry Report : Lot 1 DP 324937

Ref : NOUSER

Locality : EASTWOOD
Parish : HUNTERS HILL
LGA : RYDE
County : CUMBERLAND

Plan	Surv/Comp	Purpose
DP7004	SURVEY	UNRESEARCHED
DP11090	SURVEY	UNRESEARCHED
DP11161	SURVEY	UNRESEARCHED
DP11568	SURVEY	UNRESEARCHED
DP12598	SURVEY	UNRESEARCHED
DP14296	SURVEY	UNRESEARCHED
DP15420	SURVEY	UNRESEARCHED
DP15422	SURVEY	UNRESEARCHED
DP16716	SURVEY	UNRESEARCHED
DP18871	SURVEY	UNRESEARCHED
DP324937	COMPILATION	UNRESEARCHED
DP349330	COMPILATION	UNRESEARCHED
DP365728	SURVEY	UNRESEARCHED
DP511311	COMPILATION	SUBDIVISION
DP806501	COMPILATION	SUBDIVISION
DP842335	SURVEY	SUBDIVISION
DP853446	SURVEY	SUBDIVISION
DP964809	COMPILATION	UNRESEARCHED
DP1136913	SURVEY	SUBDIVISION
DP1223934	SURVEY	SUBDIVISION
DP1223934	UNRESEARCHED	SUBDIVISION
DP1233993	SURVEY	SUBDIVISION
DP1233993	UNRESEARCHED	SUBDIVISION
DP1261490	SURVEY	SUBDIVISION
DP1290714	SURVEY	SUBDIVISION
DP1290714	UNRESEARCHED	SUBDIVISION
SP43438	COMPILATION	STRATA PLAN
SP43439	COMPILATION	STRATA PLAN
SP53765	COMPILATION	STRATA PLAN
SP61552	COMPILATION	STRATA PLAN
SP65922	COMPILATION	STRATA PLAN
SP70688	COMPILATION	STRATA PLAN

Appn. No. 3249
Reference to last Certificate
Vol. 3114 Fol. 137
3372 - 56
No. of Deposited Plan 3249

S
CRY

New South Wales.

[CERTIFICATE OF TITLE]

Joint Tenancy
Caveat No. B. 608913

REGISTER BOOK.
VOL. 4361 FOL. 77

CANCELLED [W]
ON ISSUE OF NEW FOLIO 1/324937

George Cropper of Eastwood Engineer and Eliza Cropper the wife by virtue of the Certificate of Title Volume 3114 Folio 137 and Volume 3372 Folio 56 now surrendered are now the proprietors of an estate in fee simple as Joint Tenants

subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land situated at Eastwood

in the Municipality of Ryde Parish of Hamilton North, and County of Cumberland

containing One rood eighteen and three quarters perches or thereabouts,

as shown in the Plan hereon and therein edged red, being Lot 1 on plan lodged with Instrument of Transfer No B 507884 and being part of 30 acres dedicated in the Settlers Map of the Parish of Field in the Department of Lands originally granted to Sarah Pettit by Crown Grant dated the 15th day of September 1796

In witness whereof I have hereunto signed my name and affixed my Seal, this nineteenth day of December 1969

Signed in the presence of Hoegaard

K K Hayton
Registrar General.

SCALE: 60 ft to one inch

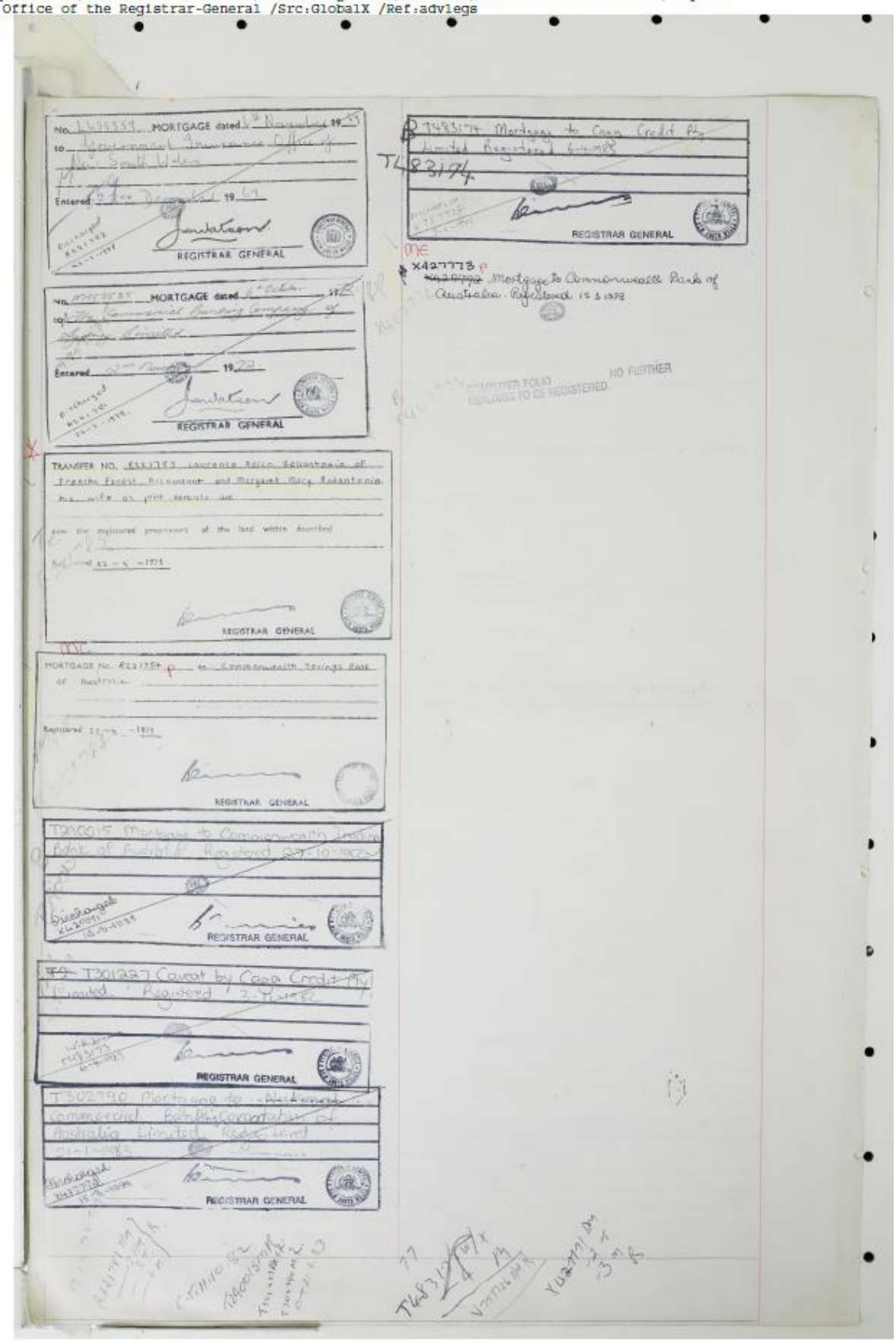
Edna Mary Cropper of Eastwood Married Woman and Arthur Edgar Cropper of Eastwood Engineer as to 1/2 part each now the registered proprietor of the land within described
See Section 94 Application No. B 507884
Entered 6th February 19 69
REGISTRAR GENERAL

No. B 507884 CAVEAT by the Registrar General.
Entered 6th February 19 69
REGISTRAR GENERAL

The within Caveat No. B 507884 is hereby withdrawn
Dated 2nd December 19 69
REGISTRAR GENERAL

REFERRED TO
Edgar Cropper of Eastwood Widow
the surviving joint tenant, is now registered sole proprietor of the land within described.
See Notice of Death (Section 101) No. 754H93
Entered 30th January 1970
REGISTRAR GENERAL

Peter Douglas Newsham of Epping Metal Fabricator and Cynda Ann Newsham his wife as joint tenants
now the registered proprietor of the land within described.
See TRANSFER No. L 69 1588 Dated 19th November 19 69
Entered 1st December 19 69
TRANSFER GENERAL



Form: 01T
Licence: 98M111
Edition: 0011

TRANSF

New South Wal
Real Property Act

itional

9308558C

PRIVACY NOTE: this information is legally required

STAMP DUTY Office of State Revenue use only

23-12-2002 3001230498-001
SECTION 18(2)
DUTY $ [illegible]2.00

(A) **TORRENS TITLE** If appropriate, specify the part transferred

FOLIO 1/324937

(B) **LODGED BY**

Delivery Box	Name, Address or DX and Telephone	CODES
252 25G	EDS BPA PTY LTD Reference (optional):	T TW (Sheriff)

(C) **TRANSFEROR** LAWRENCE ROCCO BELLANTONIO & MARGARET MARY BELLANTONIO

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 950,000.00 and as regards

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

(F) **SHARE TRANSFERRED** .....

.....

(G) Encumbrances (if applicable): 1. ..... 2. ..... 3. .....

(H) **TRANSFEREE** SHIN JAE LEE & HEE JEONG LEE

(I) **TENANCY:** JOINT TENANTS

DATE ..... / ..... / .....
dd mm yyyy

(J) I certify that the transferor, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

Signature of witness:

Name of witness: Ian Edward Duffield.

Address of witness: 160 Rose Street Eastwood.

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of transferor:

Margaret Bellantonio

I certify that the transferee, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

Signature of witness:

Name of witness:

Address of witness:

Certified correct for the purposes of the Real Property Act 1900 by the transferee.

Signature of transferee:

If signed on the transferee's behalf by a solicitor, licensed conveyancer or barrister, insert the signatory's full name and capacity below:

PAUL S KWON : Solicitor

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

Page 1 of ..... number additional pages sequentially

A set of notes on this form (01T-2) is available from Land and Property Information NSW.

97-01T

[redacted]

TRANSFER

Real Property Act, 1900

U
538569 M

Office of State Revenue use only

$2.00 09089A 2822 04 20083370903

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Folio Identifier 1/324937

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
265K	PROCTOR SERVICES C/- DUNHILL MADDEN BUTLER REFERENCE (max. 15 characters): GAP 296203

(C) **TRANSFEROR** LAWRENCE ROCCO BELLANTONIO and MARGARET MARY BELLANTONIO

(D) acknowledges receipt of the consideration of $525,000.00

and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. ..... 2. ..... 3. .....

(F) **TRANSFEREE**

T	BEV-PAK AUSTRALIA PTY. LIMITED ACN 011 059 939
(G)	**TENANCY:**

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 11-8-94

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

Signature of Witness

PETER VINCENT SHELLSHEAR
JUSTICE OF THE PEACE FOR NSW
Name of Witness (BLOCK LETTERS)

102 KALIMNA DRIVE
BAULKHAM HILLS
Address of Witness

Margaret Bellantonio
Signature of Transferor

Signed in my presence by the Transferee who is personally known to

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Solicitor for ~~Signature of~~ Transferee
MARIO BELLANTONIO

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
11/10/2023 9:55PM

FOLIO: 1/324937

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 4361 FOL 77

Recorded	Number	Type of Instrument	C.T. Issue
18/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
20/4/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/9/1990	Z196918	CAVEAT	
17/5/1994	U270483	WITHDRAWAL OF CAVEAT	
17/8/1994	U538567	DISCHARGE OF MORTGAGE	
17/8/1994	U538568	DISCHARGE OF MORTGAGE	
17/8/1994	U538569	TRANSFER	
17/8/1994	U538570	MORTGAGE	EDITION 1
30/11/2002	9179281	DISCHARGE OF MORTGAGE	
30/11/2002	9179282	TRANSFER	
30/11/2002	9179283	MORTGAGE	EDITION 2
9/1/2003	9278313	DISCHARGE OF MORTGAGE	
9/1/2003	9278314	MORTGAGE	EDITION 3
21/1/2003	9308557	DISCHARGE OF MORTGAGE	
21/1/2003	9308558	TRANSFER	
21/1/2003	9308559	MORTGAGE	EDITION 4
22/8/2003	9905162	DISCHARGE OF MORTGAGE	EDITION 5
2/11/2005	AB880473	MORTGAGE	EDITION 6
24/6/2006	AC402078	DISCHARGE OF MORTGAGE	
24/6/2006	AC402079	MORTGAGE	EDITION 7
24/5/2014	AI603134	DISCHARGE OF MORTGAGE	
24/5/2014	AI603135	TRANSFER	
24/5/2014	AI603136	MORTGAGE	EDITION 8
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 9 CORD ISSUED

*** END OF SEARCH ***

advlegs PRINTED ON 11/10/2023

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/324937

SEARCH DATE	TIME	EDITION NO	DATE
11/10/2023	9:55 PM	9	8/9/2018

LAND

LOT 1 IN DEPOSITED PLAN 324937
AT EASTWOOD
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP324937

FIRST SCHEDULE

DONGLIANG YANG (T AI603135)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AI603136 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

advlegs PRINTED ON 11/10/2023

APPENDIX E

Information on Common Hazardous Materials

INFORMATION ON COMMON HAZARDOUS MATERIALS

Asbestos containing materials can be classified into the following main categories:

- Sprayed or trowelled asbestos materials applied to ceilings, walls, and other surfaces for fire-rating purposes. This material is commonly referred to as limpet asbestos.
- Asbestos containing insulation on pipes, boilers, tanks, ducts etc. which is often referred to as asbestos lagging.
- Asbestos cement products, Cementitious or concrete like products.
- Asbestos paper products, millboard in electrical switchboards or underlaying lining for linoleum or vinyl floor coverings.
- Asbestos textiles, braided asbestos, rope, tape, gaskets etc (note that rope and millboard are potentially friable).
- Vinyl tiles, linoleum and vinyl flooring mastic and associated adhesives.
- Asbestos containing compounds, gaskets and mastic from mechanical fittings, and roofing membranes.
- Electrical switchboards containing compressed asbestos tar electrical boards, asbestos cement sheeting, asbestos rope to spark arresters and asbestos millboard from inside auxiliary switchboxes/fuse boards.
- Roofing sealants, bituminous membranes, tar composites and similar materials were occasionally mixed with asbestos materials.
- Some office furnishings such as wall partitions may contain an asbestos cement internal lining inside plaster or “Stramit” type panelling. Certain types of older vinyl covered desktops and workbenches may contain an underlying asbestos millboard lining.

Sprayed Asbestos Materials

Sprayed asbestos or limpet asbestos is most often found on structural steel members to provide a fire-rating. Limpet asbestos is a friable material. Friable materials are those which can easily be crumbled, pulverised, or reduced to powder by hand pressure. Limpet asbestos tends to be the most friable of all asbestos containing materials and can contain relatively high percentage of asbestos (30% - 90%).

Limpet asbestos can slowly release fibres as the materials age, i.e., as its friability increases.

Direct mechanical damage or excessive machinery vibration can lead to more significant release of airborne asbestos fibres.

Asbestos containing Lagging Materials

Insulation such as lagging usually contains a smaller percentage of asbestos (usually 20% - 50%). Protective jackets on the insulation materials (such as metal jacketing or calico on pipe lagging) prevent asbestos fibre release. Physical damage to the protective jacket, however, may lead to the release of respirable fibres. The binding material in the insulation can deteriorate with age rendering it more friable.

Asbestos Cement Sheeting Materials

Asbestos cement products and asbestos gaskets generally do not present a significant health risk unless they are cut, sanded, or otherwise disturbed so as to release asbestos dust. Fibre release due to occasional damage is negligible and thus not a significant health risk. Care must be taken therefore in the removal of asbestos cement products to avoid the release of airborne fibres. Unless analysis of “fibro” cement products indicates otherwise, these materials should be considered as containing asbestos. External asbestos cement claddings become weathered after many years by the gradual loss of cement from the exposed surface. This leaves loosely bound layers enriched with asbestos fibres. In other words, the material becomes more friable through the weathering process.

Asbestos containing Vinyl Products

Vinyl tiles and linoleum flooring manufactured before 1984 may contain asbestos in various quantities in a well-bound cohesive matrix. Asbestos containing vinyl floor and wall coverings generally do not present a significant health risk unless they are sanded or otherwise mechanically abraded so as to release asbestos dust.

Fibre release due to occasional damage is negligible and thus not a significant health risk. Care must be taken therefore, in the removal of asbestos containing vinyl tiles to avoid the release of airborne fibres. Unless analysis of vinyl tiles and linoleum flooring indicates otherwise, these materials should be considered as containing asbestos. Older bituminous adhesives may also contain asbestos and must be removed as an asbestos process in circumstance where the floor is to be renewed and re-levelled by floor sanding or grinding.

Asbestos containing Gaskets

Gaskets and sealing compounds in equipment, duct work and re-heat air conditioning boxes may contain asbestos. These should be replaced with non-asbestos equivalents during routine maintenance. In addition, asbestos containing mastic and seals in air handling duct work joints. These usually do not pose a hazard as the asbestos fibres are firmly held within the plastic resinous compound and should be replaced as part of routine maintenance or removed during the demolition of the plant equipment.

Asbestos Insulation to Re-Heat Boxes

Insulation to internal lining of ductwork sections and electrical re-heat air conditioning boxes generally contain asbestos millboard. These should be replaced with non-asbestos equivalents during routine maintenance.

Asbestos containing Mastics and Sealants

Many mastic and sealant products contain Chrysotile asbestos within the pliable, resinous matrix. The nature of the substrate is such that it does not readily dry out in situ, and therefore the fibres are well bound and pose a minimal risk.

Management of Asbestos Hazards

The health effects associated with asbestos exposure are due to the inhalation of airborne respirable asbestos fibres. In general, the asbestos fibres cannot be released to become airborne in significant quantities unless the asbestos containing material is severely disrupted such as in the case of cutting asbestos cement products with power saws etc.

A range of control measures are available for the abatement of asbestos hazards. The selection of the appropriate control measure is based on the assessment risk for each specific location. These measures include:

- **Leave and maintain** in existing condition.
- **Repair and maintain** in good condition.
- **Enclose** asbestos or synthetic mineral fibre material by providing a barrier such as a box enclosure or steel cladding.
- **Remove** by approved methods under controlled conditions.
- **Labelling** of asbestos materials that are to remain in situ should be undertaken where practical to ensure that the asbestos materials are not damaged inadvertently by maintenance contractors etc.

SYNTHETIC MINERAL FIBRE (SMF)

General

In the late 1980's the International Agency for Research on Cancer (IARC) evaluated certain SMF materials as being possibly carcinogenic to humans. The similarity in application and appearance to asbestos has resulted in some community concern regarding the health effects associated with exposure to SMF.

Current medical research indicates that the slightly increased risk of lung cancer for workers employed in the early days of rockwool and slagwool manufacture, and workers in the glasswool sector is not anticipated under present day working conditions. However, acute health effects such as eye, skin and upper respiratory tract irritation may occur with certain SMF products.

Caution is required when handling SMF products in order to minimise disturbance of the materials and subsequent airborne SMF fibre levels. Where SMF materials are to be installed or removed, then suitable controls and appropriate personal protection are to be provided.

It is recommended that the following Code of Practice be closely adhered to for appropriate procedures when handling such materials:

- *National Code of Practice for the safe use of Synthetic Mineral Fibres [NOHSC: 2006(1990)] & National Standard for Synthetic Mineral Fibres [NOHSC: 2004(1990)].*

POLYCHLORINATED BIPHENYLS (PCBS)

General

PCBs are usually identified as a colourless to darker coloured oily liquid. PCBs are considered probable carcinogens. They can be absorbed through the skin, inhaled as a vapour, or ingested; therefore, contact with them should be prevented. They are often found in old transformers and metallised capacitors of fluorescent light fittings. These synthetic compounds are chemically stable, have good insulating properties and do not degrade appreciably over time or with exposure to high temperatures. It is these properties that made PCBs useful in electrical devices.

LEAD CONTAINING PAINT

General

Lead paint, as defined by the Australian Standard *AS4361.2 – 1998 Guide to Lead Paint Management – Part 2: Residential and Commercial Property's,* is that which contains more than 1% Lead by weight.

Lead carbonate (white lead) was once the main white pigment in paints for houses and public properties. Paint with lead pigment was manufactured up until the late 1960's, and in 1969 the National Health and Medical Research Council's Uniform Paint Standard was amended to restrict lead content in domestic paint.

Many older Australian homes and properties still contain lead paint, even though it may be covered with layers of more recent paint. Lead paint was used mainly on exterior surfaces, and to a lesser degree on interior doors plus door and window architraves, especially in undercoats and primers, where concentrations of up to 20% lead content were used. Interior walls were not commonly painted with paint containing white lead pigment, though some colours did contain red, orange, and yellow lead pigments.

All paints manufactured for Australian dwellings from the 1970's onwards have been required to contain less than 1% lead, though higher lead-content industrial paints may have been applied since then to housing and commercial properties.

Lead in any form is toxic to humans when ingested or inhaled, with repeated transmission of particles cumulating in lead poisoning. Lead paint removal poses two potential avenues of transmission. Firstly, by inhalation or ingestion by workers and public in the vicinity of the works, and secondly by the deposition of particles on nearby footpaths, streets, or soil where they may be resuspended, tracked into houses or property's where it can be inhaled or ingested.

APPENDIX F

Unexpected Finds Protocol

CONTINGENCIES & UNEXPECTED FINDS

F-1 UNEXPECTED FINDS PROTOCOL (UFP)

During the course of proposed development works at the 16 Terry Road Eastwood site, it is possible that unexpected finds involving items or materials of potential or actual environmental and contamination concern may be encountered.

In this case, it is anticipated that such finds might primarily involve fragments of asbestos cement (AC) sheeting material, but other unexpected finds, though less likely, are also possible

Accordingly, all site personnel and contractors will be inducted into their responsibilities under this Unexpected Finds Protocol (UFP).

All site personnel and contractors are required to report the following to Y&Z TRD Pty Ltd ATF Y&Z TRD Trust's appointed Site Supervisor or Site Safety Officer if any of the following indications of unexpected environmental concern are observed during the course of their works:

- presence of unexpected fibre cement or suspected fibre cement materials;
- chemical or other unusual odours;
- unnatural or unexpected staining of soil surfaces;
- any other potential contamination sources (such as buried drums or tanks);
- chemical spills; or
- any other unexpected find or circumstance of potential concern.

Should signs of concern be observed, the Site Supervisor or Site Safety Officer will, as soon as practical:

- place barricades around the affected area (the potential area of environmental concern – PAEC)
- cease work in that area;
- notify authorities needed to obtain emergency response for any health or environmental concerns (e.g. fire brigade);
- notify Y&Z TRD Pty Ltd ATF Y&Z TRD Trust Representative of the occurrence;
- Y&Z TRD Pty Ltd ATF Y&Z TRD Trust representative will notify the Environmental Consultant; and
- Y&Z TRD Pty Ltd ATF Y&Z TRD Trust Representative will notify any of the authorities which the Principal is legally required to notify (e.g. EPA, Council).

If during future development works at the site suspected asbestos containing material or any other potential contaminant materials are observed, then the procedure described above should be followed.

F-2 ASBESTOS FRAGMENTS

One possible unexpected find involves the possible presence of "stray" fragments of material containing asbestos (typically ACM material in the form of "fibro" fragments) on the site surface.

Such material can be present on former small farm sites due to the presence in the past of sheds and structures incorporating such material.

F-3 CONTINGENCY PLAN

Following the immediate response described in the UFP summarised in F-1 above, the following contingency plan will be implemented.

- The Environmental Consultant will inspect the potential area of environmental concern (PAEC) and determine the nature of the issue, whether it in fact comprises an area of environmental concern (AEC), and the appropriate approach to assessing or (if appropriate) managing the issue;
- The nominated Whitestone Group Representative will be informed of the PAEC/AEC and the proposed assessment and/or management approach, so that appropriate actions can be developed, approved and implemented;
- The Environmental Consultant will undertake an assessment considered necessary to determine the management strategy for the AEC;
- If contamination is found and remediation action is considered necessary, a remediation strategy for the AEC will be identified.

C-4 FURTHER ADVICE

Further specialist advice should be obtained as required in relation to any individual unexpected events and finds, based on the nature of any such events and finds.

Y&Z TRD Pty Ltd ATF Y&Z TRD Trust Project Manager will be responsible to coordinate the provision of any such advice, and appropriate follow up actions.

APPENDIX G

Noel Child
Summary of Qualifications, Capability & Experience

1 PERSONAL DETAILS

Full Name: Noel George CHILD
Profession: Consultant in Environmental Assessment and Management
Date of Birth: 6th December 1946
Nationality: Australian
Experience: > 30 Years
Address: 22 Britannia Road, Castle Hill, NSW, 2154
Contact: **Phone**: 61 2 9899 1968 **Fax**: 61 2 9899 1797 **Mobile:** 0409 393024

2 CAPABILITY AND EXPERIENCE - SHORT SUMMARY

Noel Child is a successful and experienced commercial and technical professional with over 30 years' experience in a variety of senior level appointments and assignments, within both the corporate and private sectors, with a particular focus on strategic, infrastructure and environmental applications.

Noel's experience includes senior management at both the State and National levels in the Australian petroleum industry, and a number of senior consultancies for both government and corporate clients. His record reflects the ability to develop and achieve positive commercial outcomes through effective planning and communication; critical and objective analysis; and quality task completion and delivery at both the personal and team level.

His management responsibilities have included transport, environmental, safety, and general operational activities at a national level, while his formal professional training includes strategic management, environmental, engineering and business disciplines. He has undertaken a number of senior corporate appointments with distinction and been successfully involved in the ownership and operation of a major petroleum distribution and marketing company in regional Australia. More recently, working through his own businesses Environment Australia and NG Child & Associates, he has applied his knowledge and experience in the areas of strategic management, infrastructure development, energy and the environment on a consultancy and contractual basis to a number of private and public-sector clients, both nationally and internationally.

Noel has had post-graduate training in several technical and commercial disciplines, and provides specialised teaching input, by invitation, to post graduate engineering and business management courses conducted by the Faculties of Business and Engineering at Sydney's University of Technology. He has strong affiliations with a number of international corporations and agencies and has worked closely with both the regulators and the regulated in a number of aspects of environmental management, assessment and performance. He has also been recognised as an independent expert on engineering, and environmental issues by the Land and Environment Court of NSW.

Noel has a detailed understanding of environmental engineering and associated processes and has specific experience and expertise in the fields of acoustics, air quality, electromagnetic field assessment, electrolysis and stray current assessment, contaminated site assessment, and liquid and solid waste management. He also provides post graduate teaching input on environmental engineering issues to post graduate courses at the University of Technology, Sydney, and La Trobe and Monash Universities in Melbourne.

3 EDUCATION, QUALIFICATIONS AND AFFILIATIONS

BE, PhD (Chemical Engineering), UNSW, Sydney
Master of Business Studies, University of New South Wales, Sydney
B.Sc. (Hons) Applied Chemistry (Environmental), University of Technology, Sydney
Graduate Diploma (Environmental Engineering and Management), UNSW, Sydney
Qualified Environmental Auditor, Standards Australia
Member, Royal Australian Chemical Institute, 1972/2023
Member, Institution of Engineers, Australia, 1972/2023
Member, Clean Air Society of Australia and New Zealand, 1992/2023
Member, Australian Natural Gas Vehicle Council, 1996/2004
Executive Director, Australasian Natural Gas Vehicles Council, 2003/2004
Visiting Fellow, Institute for Sustainable Futures, UTS, 1995/2002
Research Fellow, Faculty of Civil & Environmental Engineering, UTS, 1996/2023
Research Associate, New York Academy of Sciences, 2000/2023

4 RECENT ASSIGNMENTS & EXPERIENCE

Mostyn Copper (2016 – Current) – Assessment of air quality, acoustic, electromagnetic field and site contamination issues associated with a number of childcare centre projects undertaken by the Mostyn Copper Group and clients throughout the Sydney metropolitan area.

Mostyn Copper & the ATC (2017 – Current) – Environmental assessment of various aspects of the Coopers Paddock site near the ATC racecourse at Warwick Farm.

Boskovitz Lawyers & Ceerose Construction (2019 - Current) – Independent assessment of acoustic, air quality and electromagnetic field issues associated with a proposed childcare centre development at Willoughby Road Willoughby for submission to the NSW Land and Environment Court,

Lodestone HQ (1998 - Current) – Environmental assessment of proposed childcare centre development at the Princes Highway Kirrawee NSW, and several previous childcare centre developments over a twenty year period, including acoustic, electromagnetic field, air quality and site contamination considerations.

Government of the PRC & Thyssen Transrapid Australia (2004 - Current) – Adviser on technical and operational issues associated with the development and construction of a high-speed magnetic levitation train systems within the People's Republic of China, and elsewhere, including electrolysis, electromagnetic and stray field effects.

Liskowski Architects (2014 - Current) – Environmental assessment of a number of residential development projects for submission to local government consent authorities, or the NSW Land and Environment Court, including acoustic, air quality, site contamination and environmental management issues.

Trumen Corporation (2006 - Current) – Environmental assessment, including electromagnetic field, acoustic and contamination assessment and certification, of mixed use, childcare centre and industrial unit and self-storage development projects throughout the Sydney metropolitan area.

Montessori Academy (2012 - Current) – Independent audit and assessment of acoustic, air quality and electromagnetic field issues associated with a range of childcare centre and early learning developments throughout the Sydney area, and in the ACT.

Archidrome Architects (2003 - Current) – Environmental assessment of a range of proposed childcare centre developments throughout NSW, including general environmental, acoustic assessment, air quality and electromagnetic field assessment.

Dr James Smith SC (2018 – Current) – Provision of specialist advice and delivery of expert evidence regarding a number of cases, including acoustic, electromagnetic and site contamination issues.

Futurespace/Renascent (2008 - 2018) – Environmental assessment of proposed childcare centre developments at Waterloo Road Macquarie Park and Cleveland Street Strawberry Hills, including general environmental, acoustic assessment, air quality and electromagnetic field assessment.

Commonwealth Bank (2016 – Current) – Environmental assessment, including general, acoustic, air quality, electromagnetic field and wind impact assessment, of a childcare centre development to be located on Level 2 of Darling Park Power 2, Sussex Street, Sydney.

LEDA Holdings – Environmental Assessment of a proposed childcare centre at 32 Cawarra Road Caringbah NSW, including general environmental, acoustic, air quality and electromagnetic field assessments.

Universal Property Group (Current) – Environmental assessment of a proposed multi building, multi-level residential development at Garfield Street, Wentworthville NSW, including general environmental, acoustic, site and soil contamination and preliminary geotechnical assessments.

Gundagai Meat Processors (Current) – Review and enhancement of solid and liquid waste processing and management systems at GMP's Gundagai abattoir, including the on-site treatment of waste streams from meat processing and other operations.

Campbelltown City Council (Current) – Peer review of acoustic assessments submitted to Campbelltown City Council regarding assessment of the acoustic impacts of developments including a major truck maintenance facility and the expansion of Macarthur Square shopping centre, including the conduct of noise measurements.

Brenchley Architects (2009 - Current) – Acoustic assessments of proposed residential and commercial developments at Elizabeth Street Sydney; Spit Road Mosman, Botany Road Waterloo, Cranbrook Street, Botany and Bellevue Hill Road, Bellevue Hill NSW.

Bovis Lend Lease (20010 -2017) – Environmental assessment of a major development site at Darling Walk, Darling Harbour NSW, including a detailed review of air quality, electromagnetic field and acoustic issues for review by the NSW Department of Planning.

Penrith City Council (2012 - 2016) – Preparation of the ongoing Penrith City Council response to the NSW Government Long Term Transport Plan, including consideration of transport and associated environmental issues affecting the Penrith Local Government Area.

Western Sydney Mayoral Forum (1998- 2015) – Environmental assessment and review of the development of a second Sydney airport at Badgerys Creek, including assessment of acoustic and electromagnetic field impacts.

Michael Bell Architects & Clients (2004 to Current) – Assessment of the environmental impacts, including acoustic impacts, associated with various childcare centre applications in suburban Sydney, and the Sydney CBD, including the development of plans for the management and control of such impacts.

NSW Roads & Traffic Authority (2004 to 2018) – Review of international technologies, systems & applications in relation to the treatment of motor vehicle exhaust emissions and associated air pollution within and discharged from road tunnels, in accordance with the conditions of approval for the M5 East Motorway

Federal Airports Corporation (1995 - 2017) – Environmental studies for the Sydney West Airport, including consideration of air quality, acoustic and electromagnetic and radio-frequency issues.

Isuzu-GM (2003 to 2018) – Representations to Environment Australia and the Department of Transport and regional Services regarding the emission performance standards of Japanese sourced medium and heavy natural gas trucks, with the aim of having the current Japanese emission standard accepted within the Australian design Rule 80 series of vehicle emission standards.

City of Sydney (2005 - 2007) – Assessment of air quality and odour issues associated with a proposed redevelopment of craft studios and associated facilities at Fox Studios, Moore Park, Sydney, and review of air quality monitoring stations in the Sydney CBD area, in part as a basis for monitoring the air quality and potential health cost impacts of transport congestion and modes.

Warren Centre for Advanced Engineering, University of Sydney (2000 to 2003) – Contribution to the report "Sustainable Transport for Sustainable Cities", a major government and private enterprise funded study into the future sustainability of transport in Sydney and adjoining regions, including in particular a review of associated environmental issues. Study received the 2003 Bradfield Award for Engineering Excellence from the Australian Institute of Engineers.

United Kingdom Department of the Environment (1994) – Contribution to the development of revised environmental guidelines for air, soil and groundwater water quality.

United States Environmental Protection Agency (1994) - Contribution to an international team developing strategies for the control and management of air pollution in seven major US cities.

5 CORPORATE EXPERIENCE

NG Child & Associates

- **1992--Present**, Managing Principal - Responsible for all aspects of the conduct of a specialist private engineering and environmental consultancy, including administration, marketing, team coordination and technical and professional delivery.

Western Fuel Distributions Pty Limited, Australia

- **1984-92** Managing Principal. - Responsible for all aspects of the management and development of one of the largest private petroleum distributorships then operating in Australia, with a peak annual sales volume of 70 million litres, turnover of $30 million per annum, a direct staff of thirty, and a network of some 40 retail and wholesale agency outlets. This position included direct personal accountabilities for all aspects of storage, distribution and environmental performance.

Caltex Oil Australia Limited

- **1982-84** General Manager, Marketing and Operations. Responsible for the management and operation of Caltex Australia's marketing, storage, warehousing, distribution, environmental and safety functions, including seaboard terminal and marine operations.
- **1980-82** National Consumer Marketing Manager. Responsible for Caltex Australia's national consumer, industrial and distributor marketing activities.

Golden Fleece Petroleum Limited

- **1977 - 1980** Manager Operations, NSW. Responsible for the overall management of the distribution, warehousing, seaboard terminal and lubricant production activities of Golden Fleece Petroleum in New South Wales, including environmental, occupational health and safety matters.

Esso Australia Limited

- **1976-77** SA Manager, Marketing and Operations. Responsible for all aspects of the management of Esso's petroleum, lubricant and LPG storage, distribution and marketing throughout South Australia.
- **1975-76** Refinery Manager. Responsible for all engineering, operational and environmental aspects of the joint Esso/Mobil refinery at Port Stanvac in South Australia.
- **1975** Manager, Process Operations, Port Dixon Refinery, Malaysia. Six-month special assignment at the Esso Petroleum Refinery, Port Dixon, Malaysia.
- **1971-75** Senior Analyst, Logistics and Corporate Strategy Departments, Esso Sydney Head office.

6 SOME REPORTS & PUBLICATIONS

- **High Speed Rail – Benefits for the Nation,** Keynote address at the UNSW Institute of Environmental and Urban Studies International High-Speed Rail Seminar, August 2018.
- **Electromagnetic Impact of Magnetic Levitation Trains,** Report to the Shanghai Municipal Transport Commission detailing constraints associated with electromagnetic field impacts, September 2017)
- **The M5 East Road Tunnel: Implications for Ventilation, Air Quality and Emission Treatment Systems**, International Road Transport and Tunneling Forum, Graz Austria, May 2016.
- **Sydney's High Residential Growth Areas: Averting the Risk of a Transportation Underclass**, World Transport & Environmental Forum, Reims France, June 2014.
- **Review of Options for the Treatment or "Filtration" of Tunnel Gases and Stack Emissions**, City of Sydney. January 2014
- **M5 East Freeway: A Review of Emission Treatment Technologies, Systems and Applications**, NSW RTA and NSW Department of Planning, April 2004; June 2008; September 2010)
- **High Speed Trains in Australia: Connecting Cities and Energising Regions**; with the Hon Peter Nixon AO, October 2010.
- **Transport Fuels in Australia: The Folly of Australia's Increasing Reliance on Imported Crude Oil**, Submission to the Australian Senate Rural and Regional Affairs and Transport Committee Inquiry into Australia's Future Oil Supply and Alternative Transport Fuels, February 2006.
- **The Japan 2003 CNG Emission Standard & the Emission Performance of the Isuzu 4HF-1-CNG: The Case for Acceptance under ADR80**. Submission on behalf of Isuzu GM Australia to the Commonwealth Department of Transport and Regional Services, June 2004.
- **Sustainable Transport for Sustainable Cities**, Warren Centre for Advanced Engineering, Sydney University, January 2003
- **Future Directions: Challenges & Opportunities in the Australian CNG Vehicle Industry**, ANGVC, December 2002
- **Engineering and Environmental Aspects of Enclosing the Cahill Expressway Cutting**, City of Sydney, May 2001.
- **High Speed Rail in Australia: Beyond 2000** (with the Hon Peter Nixon), November 2000
- **M5 East Motorway: Proposed Single Emission Stack at Turrella – Review of Air Quality Impacts and Consideration of Alternative Strategies**, Canterbury City Council, February 1999

7 PERSONAL & PROFESSIONAL REFERENCES

- The Hon Peter Nixon AO, Former Federal Transport Minister
- John Black, Professor Emeritus of Civil & Transport Engineering, University of NSW
- The Hon Frank Sartor, former Lord Mayor of Sydney; Former NSW Government Minister.
- Mr Stephen Lye, Development Manager, Trumen Corporation, Sydney.
- Mr Peter Han, Project Director, Commonwealth Bank, Sydney
- Mr Michael Bell, Principal, Michael Bell Architects, Sydney.
- Mr Graeme Allen, Director, Liskowski Architects
- Mr Luke Johnson, General Manager, Wollondilly Shire Council
- Mr Bernie Clark, Chief Executive, Thyssen Australia
- Alex Mitchell, Journalist

Noel G Child
23 October 2023

ATTACHMENT A
Client Reference List

Acre Woods Childcare Pty Ltd
Australian Commonwealth Environmental Protection Agency
Australian Consulting Architects
Australian Federal Airports Corporation
Australian Federal Department of Transport and Regional Development
Bovis Lend Lease
Brenchley Architects
Campbelltown City Council
Canterbury City Council, Sydney, NSW
Commonwealth Banking Corporation
Environment Protection Authority of NSW
Exxon Chemical
Wingecarribee Shire Council, Sydney, NSW
First Impressions Property
FreightCorp, Sydney, NSW
Futurespace
GM - Isuzu
Guangxi Environment Protection Bureau
Gundagai Meat Processors
Hong Kong Department of the Environment
Hornsby and Ku-ring-gai Councils, Sydney, NSW
John McCormack
Kaunitz Yeung Architecture
LEDA Holdings
Michael Bell Architects
Minter Ellison
Mobil Oil Australia Associated
NSW Roads & Traffic Authority
Ove Arup & Partners
Qantas Airways
Queensland Ports Corporation
Renascent
Salibeau Pty Ltd
Shell Australia
Sinclair Knight Merz
Skouras and Mabrokardatos
Southern Sydney Regional Organisation of Councils (SSROC)
State Rail Authority of NSW
Stephen Davidson Property Investments
Sydney Skips & Galaxy Waste
The City of Sydney
The Western Sydney Alliance of Mayors
Thyssen Krup Transrapid Australia
Tom Howard QC
Trumen Corporation
UK Department of the Environment
United States Environment Protection Agency
University of Technology, Sydney
Warren Centre for Advanced Engineering, University of Sydney
Waverley Council, Sydney, NSW
Western Sydney Parklands