



Stage 1 Environmental Site Assessment

MProjects

Riverwood North Residential Renewal Project
Washington Avenue and Vermont Crescent
Riverwood, NSW

October 2010
JBS 41131-15874
JBS Environmental Pty Ltd

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List of Abbreviations

A list of the common abbreviations used throughout this report is provided below.

AHD	Australian Height Datum
As	Arsenic
bgs	below ground surface
Cd	Cadmium
CSM	Conceptual site model
Cr	Chromium
Cu	Copper
BTEX	Benzene, toluene, ethylbenzene and xylenes
B(a)P	Benzo(a)pyrene
DECCW	NSW Department of Environment, Climate Change and Water
DQOs	Data Quality Objectives
EMP	Environmental Management Plan
EPA	NSW Environment Protection Authority
GILs	Groundwater Investigation levels
Ha	Hectare
Hg	Mercury
HIL	Health based investigation level
JBS	JBS Environmental
LOR	Limit of Reporting
Mn	Manganese
Ni	Nickel
OoW	NSW Office of Water
PAHs	Polycyclic aromatic hydrocarbons
Pb	Lead
PBIL	Phytotoxicity based investigation level
PQL	Practical Quantitation Limit
QA/QC	Quality Assurance/Quality Control
RAP	Remedial Action Plan
RPD	Relative Percentage Difference
SAQP	Sampling, Analysis and Quality Plan
SPLP	Synthetic Precipitation Leaching Procedure
TCLP	Toxic Characteristic Leaching Potential
TPH	Total Petroleum Hydrocarbons
WQOs	Water Quality Objectives
Zn	Zinc

Executive Summary

JBS Environmental Pty Ltd was engaged by MProjects to conduct a Stage 1 Environmental Site Assessment (ESA) of the area of the Riverwood North Urban Renewal Project, located on Washington Avenue, Riverwood, NSW (the site). The site is identified as Lots 445, 446, 450, 458, 459 and 460, in Deposited Plan (DP) 243672, and has an approximate area of 3.55 hectares (Ha).

The site is currently registered to the Housing Commission of NSW, currently the Department of Housing NSW, and is occupied by several free standing residential apartment buildings and vegetated open space land. Approval is currently being sought for development of the site into new public housing apartments, private dwellings and recreational areas. The Stage 1 ESA is required to assess the contamination status of the site and the suitability of the site for continued residential and recreational land use.

The objective of the investigation was to thoroughly document the site history, assess potential on and off-site sources of contamination and draw preliminary conclusions about the potential contamination status of the site.

Scope of Work

The scope of the work comprised: review of historical documentation to identify potential areas of environmental concern and chemicals of concern; a detailed inspection of the site and immediate surrounds; and preparation of a preliminary site investigation report.

Site Description and History

At the time of inspection the site was primarily occupied by several free standing multi-storey residential apartment buildings. The areas between apartment buildings were covered in grass or vegetation and appeared to be used as communal open space areas by the apartment tenants. Each of the eleven property lots comprising the site had frontage onto Washington Avenue, Vermont Crescent and/or Kentucky Avenue.

The site has been owned by the Housing Commission of NSW since 1946. Prior to 1946 the site was owned by private citizens and used as rural/residential land and also a wartime hospital.

Conclusions

Based on the results of this investigation, and subject to the limitations outlined in **Section 7**, it is concluded that the site was once part of a wartime hospital facility. While hospital activities may not have directly impacted the site, it is likely that the hospital buildings, constructed and demolished on the site, contained asbestos. It is therefore likely that the material present on the site may be impacted with asbestos. Furthermore there is a minor potential for other, shallow imported fill to be present on the site, and it is also possible that this material may also be impacted by contamination.

Given the proposal for continued residential and recreational use of the site, it is recommended that a Phase 2 intrusive investigation is completed in accordance with DECCW guidelines, to assess the suitability of the site for this purpose and determine the potential presence of contaminated media or residual asbestos in soils.

1 Introduction

1.1 Background

JBS Environmental Pty Ltd was engaged by MProjects to conduct a Stage 1 Environmental Site Assessment (ESA) of the area of the Riverwood North Urban Renewal Project, located on Washington Avenue, Riverwood, NSW (the site). The site is identified as Lots 445, 446, 450, 458, 459 and 460, in Deposited Plan (DP) 243672, and has an approximate area of 3.55 hectares (Ha).

It is understood that the site is currently owned by the Department of Housing NSW and is currently occupied by several free standing residential apartment buildings and vegetated open space land. Approval is currently being sought for development of the site into new public housing apartments, private dwellings and recreational areas. The Stage 1 ESA is required to assess the contamination status of the site and the suitability of the site for continued residential and recreational land use.

The investigation will be conducted in general accordance with relevant NSW Department of Environment, Climate Change and Water (DECCW) guidelines.

1.2 Objective

The objective of the investigation is to assess the suitability of the site from an environmental perspective for continued residential and recreational use, or identify the areas which require further investigation to determine the necessary remediation.

1.3 Scope of Work

The scope of work to prepare this Stage 1 ESA report comprised:

- Identification of the location and extent of the site;
- Review of site history and site conditions to identify areas of environmental concern (AECs) and associated contaminants of potential concern (COPCs);
- A detailed inspection of the site and immediate surrounds to identify any additional AECs or COPCs; and
- Preparation of a Stage 1 ESA Report documenting the findings of the works including a statement on the suitability of the site for continued residential use, or recommendations for further investigation.

1.4 Previous Investigations

During completion of the Stage 1 ESA, JBS was provided with a copy of the following report previously completed on the site: *'Preliminary Geotechnical, Contamination and Hazardous Building Materials Assessment, Urban Renewal Project, Riverwood'* Douglas Partners Pty Ltd, November 2008 Reference 47588 (DP 2008).

2 Site Condition & Surrounding Environment

2.1 Site Identification

The location of the site is shown in **Figure 1**, and current site layout is shown in **Figure 2**. The site details are summarised in **Table 2.1** and described in detail in the following sections.

Table 2.1 Summary Site Details

Lot/DP	Lots 445, 446, 450, 458, 459 and 460 in DP 243672 (6 in total)
Address	9-11 Washington Avenue, Riverwood, 2-4 Vermont Crescent, Riverwood 45-51 Kentucky Avenue and 70-76 Kentucky Avenue, Riverwood
Local Government Authority	Canterbury City Council
MGA Coordinates (MGA 56) of approximate centre of the site	E: 1430655 N: 6198070
Site Zoning	Residential
Previous use	Agricultural prior to 1943 then a wartime hospital and emergency housing until the 1950s when the site was acquired for development of public housing.
Current Use	Public housing apartments
Proposed Use	Mixed public housing apartments and private dwellings
Site Area	Approximately 3.55 Ha

2.2 Site Description

The site comprises six irregular parcels of land occupying an area of approximately 3.55 Ha. Vermont Crescent and a section of Kentucky Road intersect the site. With the exception of Lot 450, all other property lots are currently occupied by free standing multi-storey residential apartment blocks. Lot 450, comprising the roughly semi-circular parcel of land encircled by Vermont Crescent and Kentucky Avenue is a Council reserve and parkland area. On all other property lots, the areas between the residential buildings in both property lots were covered in grass or vegetation and appeared to be used as communal open space areas by the apartment tenants. The site was unsecured at the time of the site inspection.

There were minor amounts of general debris and rubbish across the site, however, overall the site appeared to be generally well maintained. Fill material was observed on the ground surface in and around areas of vegetation on the site. No significant staining indicative of surface spills and contamination was observed on the surface during the site visit and no unusual odours were noted. No signs indicative of underground storage tanks (UST) were noted at the site such as fill points or breather pipes. It is noted, however, that there are a number of service pits, consistent in design with stormwater pits (particularly along the north-eastern boundary of the site). Based on the condition of the pits they did not appear to be in use.

2.3 Surrounding Landuse

The current landuse of adjacent properties or properties across adjacent roads is shown in **Figure 2** and summarised below.

The site is bound to the north and north east by the Salt Pan Reserve which comprises public open space land including an arm of Salt Pan Creek which is understood to currently be used as a wetland area/bird habitat. To the west the site is bound by more residential apartment buildings which are similar in appearance and layout to those currently occupying the site. To the south the site is bound by Washington Avenue, and more residential apartment blocks further south.

Based on review of the surrounding land uses, no major off site sources of potential contamination are present in the vicinity of the site.

2.4 Topography

Review of the topography of the general area (LPMA website 2010¹) indicated that the elevation of the site is approximately 17 metres above Australian Height Datum (m AHD). The site slopes down gently to the north to northeast towards Salt Pan Creek.

2.5 Hydrology

An arm of Salt Pan Creek is located approximately 10 m northeast of the site.

External to the existing apartment buildings the ground surface on site is predominantly unsealed and precipitation falling on these areas is expected to infiltrate the subsurface. As such, surface runoff would only be expected following extended periods of heavy rainfall, where it would be expected to flow in accordance with local topography to the northeast.

Rainfall would otherwise be collected by the stormwater systems of the buildings and directed to the municipal systems in the streets. The fate of the collected stormwater was not determined but is expected to ultimately discharge to the nearby arm of Salt Pan Creek.

2.6 Geology

A review of the regional geological map (BMR 1966²) indicated that the site is underlain by Ashfield Shale comprising black to dark grey shale and laminite from the Wiannamatta Group of the Middle Triassic Period.

Review of the regional soil map (DLWC 2002³) indicated that the soil in the area is of the Birrong Group, and is alluvial in origin. The landscape typical of the Birrong Group is characterised by level to gently undulating alluvial floodplain landscapes draining Wiannamatta Group shales. Local relief is typically up to 3 m high with slopes of up to 3 %. The typical soils of the group include deep (>250 cm) yellow podzolic soils and yellow solodic soils on older alluvial terraces and deep (>250 cm) solodic and yellow solonetzic soils on current flood plains. The soil landscape is also prone to localised flooding, high erodability, saline subsoils and seasonal waterlogging and very low soil fertility.

Review of the Acid Sulphate Soil Risk Map (DLWC 1997⁴) indicated that there are no known occurrences of acid sulphate soils within the vicinity of the site. It is however noted that the area to the north of the site is mapped as disturbed terrain.

2.7 Hydrogeology

A review of the registered groundwater bores in the area (NRAtlas website 2010⁵) indicated there are 2 bores within 1 km of the site. Registered groundwater bore information obtained from the NRAtlas website is included in **Appendix A**.

¹ Land and Property Management Authority website <http://imagery.maps.nsw.gov.au/#> accessed 16 July 2010 (LPMA website 2010)

² Sydney Geological Series Sheet S1 56-5 (3rd Edition). Bureau of Mineral Resources 1966 (BMR 1966)

³ Sydney Soil Landscape Series Sheet 9130 (2nd Edition). Department of Land and Water Conservation 2002 (DLWC 2002)

⁴ Prospect/Parramatta River Acid Sulphate Soil Risk Map (2nd Edition). Department of Land and Water Conservation 1997 (DLWC 1997)

Relevant attributes of the bores are summarised below:

- Bore GW103657 is located approximately 0.8 km west of the site, and is noted as being installed as for monitoring purposes. The depth of the bore is 3.3 m in depth and installed through clay and weathered shale. No details regarding standing water level were recorded on the corresponding summary sheet.
- Bore GW109275 is located approximately 0.95 km west of the site and is noted as being installed for industrial purposes. A standing water level of 6 m below ground level was reported in this bore.

It is noted that both of these bores are located on the western side of Salt Pan Creek.

Based on local topography, the direction of groundwater flow is anticipated to be north east towards the wetlands of the tributary of Salt Pan Creek located in Salt Pan Reserve.

Based on the relative elevation of the site to nearby registered bores, and the depth to groundwater within those bores, groundwater at the site is likely to be greater than 5 m within deep clay soil and weathered shale beneath the site. The regional groundwater is likely to be recharged by infiltration through the soils in the area.

2.7 Proposed Development

The site forms an area identified for redevelopment and known as the Riverwood North Residential Renewal Project (RNRRP). Concept Plan approval is being sought for the residential renewal of Riverwood North, which comprises 3.55 hectares of land accommodating residential flat building under the management of Housing NSW. The Concept Plan application seeks an increase in the existing residential density and building height to accommodate 150 social housing units and up to 500 dwellings to be made available for private purchase. The development will be staged and is anticipated to be undertaken within nine years. A Project Application for the construction of the Phase 1 development will be lodged in the near future, including the 150 social housing units and public domain improvements. Demolition works are to be undertaken by Housing NSW as development without consent in accordance with the provisions of the Affordable Housing SEPP.

Based on the draft concept plan provided to JBS for review, it appears that the residential units/dwellings will be constructed in free standing blocks with landscaped open space areas shown between the proposed building footprints.

⁵ *NSW Natural Resource Atlas website*, <http://www.nratlas.nsw.gov.au/> accessed 27 October 2010

3 Site History

3.1 Aerial Photographs

Aerial photographs from 1930, 1951, 1970, 1986 and 2002 were obtained from the Land and Property Management Authority. Copies of the aerial photographs are included in **Appendix B**. An aerial image from 1943 was also reviewed online on the SIX website⁶ and an image from 2007 was viewed on Google Earth and the latest readily available image (16 September 2010) was viewed on the NearMap.com website⁷

The aerial photograph review identified the following features in relation to the history of the site:

- The 1930 image shows the area of the site was vacant and undeveloped with scattered trees present. The area surrounding the site appeared to be occupied by small size property lots occupied by single buildings, which were presumed to be residential property lots. It is noted that the tributary of Salt Pan Creek, which is currently present northwest of the site is not distinguishable in the 1930s image of the area, however this may be due to the poor quality of the image from this time;
- The 1943 image shows the site area cleared of vegetation and rows of interconnected small to medium sized buildings present. Little change in the surrounding area is evident since the 1930s image. It is noted that a small creek is visible just beyond the north-eastern boundary of the site which is consistent with the current location of the tributary of Salt Pan Creek;
- The 1951 image shows the area of the site to have undergone little to no change since the previous image.;
- In the 1970 image, the buildings present on the site in the 1943 and 1951 are no longer visible, suggesting demolition of these buildings may have occurred. The area of the site is generally cleared and appears to be covered in grass and some scattered tree vegetation. Streets are visible bordering and running through the site consistent with the current positions of Kentucky Avenue, Vermont Crescent and Washington Avenue. The number of small property lots in the surrounding areas has increased compared to the previous aerial image suggesting an increase in development in the surrounding area;
- The 1986 image shows that the area of the site has been developed and several large size freestanding buildings are visible surrounded by grassed and vegetated areas consistent with current site layout. Lot 150 in the central western portion of the site appears to be grassed and the only undeveloped Lot of the site. Little change is evident in the surrounding area, although it is noted that the creek line present just beyond the north-east boundary of the site appears as a constructed channel compared to the previous image and may have been upgraded in the intervening period;
- The 2002 image shows little change over the area of the site and over the surrounding area. The area of the tributary of Salt Pan Creek had been developed

⁶ Land and Property Management Authority, Spatial Information Exchange website (<http://imagery.maps.nsw.gov.au/>) (SIX website) accessed 28 October 2010

⁷ Nearmap.com (<http://www.nearmap.com/>) accessed 28 October 2010.

into Salt Pan Reserve and the currently present wetland area had been constructed;

- The 2007 and 2010 images show no significant change over the area of the site and the surrounding area.

3.2 Title Details

A historic title search was conducted for Lots 446 and 460 of the site and results are included in **Appendix C**. It is noted that title deeds were not obtained for each of the six lots comprising the site, rather the results for Lots 446 and 460 were selected as representative of the greater site area.

According to the title deed records Lots 446 and 460 were part of an area owned by a series of private citizens from 1881 to 1946, and appear to have remained in the ownership of the one family.

In 1946 the ownership of Lots 446 and 460 was transferred to The Commonwealth of Australia and in 1957 to the Housing Commission of New South Wales. Both lots have remained registered to the Housing Commission of New South Wales since that time. Given the progress of development of the site evident in historical aerial photographs it is reasonable to assume that the history of ownership of the rest of the lots in the site is the same.

3.3 Council Records

A planning certificate under Section 149 (2&5) of the *Environmental Planning and Assessment Act, 1979* was obtained for Lots 446 and 460. It is noted that title deeds were not obtained for each of the six lots comprising the site, rather the results for Lots 446 and 460 were selected as representative of the greater site area.

The site is located within the local government area of the City of Canterbury and is zoned as Residential 2(c4). The S149(2) Certificate states that matters arising under the *Contaminated Land Management Act, 1997* in the certificate are '*Not Applicable*' indicating that no matters exist. The Section 149 Certificate also notes that the site is not affected by a policy restriction relating to acid sulphate soils.

A copy of the Section 149 (2 & 5) Planning Certificate for Lot 460, which considered representative of the certificates for the remainder of Lots in the site, is provided in **Appendix D**.

3.4 DECCW Records

A search of the DECCW's public register under the *Protection of the Environment Operations Act 1997* was undertaken, and results are included in **Appendix E**. The search identified that, for the site, there were:

- No prevention, clean-up or prohibition notices;
- No transfer, variation, suspension, surrender or revocation of an environment protection licence.

A search was also undertaken through the DECCW's public contaminated land register (**Appendix D**). The search identified that there have been no notices issued under the *Contaminated Land Management Act 1997* for the site.

It is however noted that the search of the register identified the presence of a landfill facility licensed to Canterbury City Council on Kentucky Road. The location of this facility is 300 to 500 m north-west of the site and is considered unlikely to be a source of contamination at the site.

3.5 Australian and NSW Heritage Register

A search of the Australian Heritage Trust database and the NSW Heritage Inventory for the suburb of Riverwood did not identify any Heritage listed items at the site (**Appendix F**).

3.6 Work Cover Records

A search request for the site was submitted to WorkCover NSW for the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover. The results of the search were not received at the time of writing and will be provided as a separate letter report once received by JBS.

3.7 Other Sources

Published information relating to the site was reviewed from the following book *"Herne Bay Sydney's Wartime Hospitals at Riverwood"* (Brian Madden 2001, Canterbury and District Historical Society).

The information provided in the book pertinent to the site is summarised as follows:

- The site was part of an area acquired by Robert Livingston in 1863 and later passed on to his son James. The Livingston family were known as farmers;
- The site formed part of a larger area which was leased by James Livingston from 14 December 1942 to March 1946 for the construction of a wartime hospital.
- Operation of the hospital commenced in early 1943 by the US Army as the 118th General Hospital and the facility was later occupied by the Royal Navy until mid 1946;
- The larger property was acquired by the Commonwealth of Australia in 1946.
- The site included part of the land purchased by the Commonwealth in March 1946 and handed over to the Housing Commission of NSW for emergency housing after it was vacated by the Royal Navy;
- The Housing Commission converted the wartime buildings into independent units with one, two, three or four bedrooms, kitchen/living rooms, bathroom and toilet. These included communal laundries;
- The majority of the wartime buildings were demolished in the mid to late 1950s, with the last remaining wartime building being demolished in the mid 1970s; and
- Construction of the new home units began in the 1960s and was completed in 1976.

3.8 Previous Reports

The DP (2008) report was conducted on a larger parcel of land which included the current site area. Results for the historical review provided in DP (2008) were consistent with the findings reported in **Sections 3.1 to 3.7** of this report.

Review of historical title deeds and Section 149 Certificate reviews for the entire RNRRP area as provided in this report indicated the following:

- The remainder of the RNRRP area was reported to be Residential 2(c4) based on the S149 Certificates obtained in 2008. The S149 (2) Certificates provided in DP (2008) for the site, reported that matters arising under the *Contaminated Land Management Act, 1997* are '*Not Applicable*'. The Section 149 Certificates in DP (2008) also noted that the site is not affected by a policy restriction relating to acid sulphate soils;
- The historical title deeds provided indicated that all lots comprising the site were owned by members of the Livingston Family until 1946, and then registered to the Commonwealth of Australia until 1957;
- The historical title deeds provided in DP (2008) report that with the exception of Lot 450, all other lots comprising the site, have remained registered to the Housing Commission of New South Wales since 1957; and
- The historical title deeds provided in DP (2008) report that in 1978, Lot 450 was transferred to the ownership of the Council of the Municipality of Canterbury, which is the current registered owner of this lot.

Based on the JBS review of historical aerial photographs reported in **Section 3.1**, it appears that despite the transfer of Lot 450 ownership in 1978, this parcel of land has remained as parkland since at least 1970.

4 Site History Summary

A summary of the site history is provided in **Table 4.2**.

Table 4.2 Summary Site History

Period	Activity	Source
1881	The site was acquired by the James Livingston Family and primarily used for farming	Title documentation, Madden (2001)
1930	Site comprised of partially cleared vacant land	Aerial photograph (1930)
1943	Multiple structures were present on the site, presumably used as part of the wartime hospital	Aerial photograph (1943), Madden (2001)
1951	The site remained similar to the previous photograph and was in use as emergency housing.	Aerial photograph (1951), Madden (2001)
1970	Structures present in the previous images were cleared and the site was covered in vegetation only, the wartime hospital buildings had been demolished	Aerial photograph (1970), Madden (2001)
1986	Several large U- and T- shaped buildings were present on the site used for public housing	Aerial photograph (1986), Madden (2001)
2002	The site remained similar to the previous photograph.	Aerial photograph (2005)
2007	The site remained similar to the previous photograph.	Aerial photograph (2007)
2010 (present)	The site remains similar to the previous photograph and is occupied residential blocks of flats in use as public housing	Aerial Photograph (2010), Site inspection.

4.1 Integrity Assessment

The information obtained from the historical sources reviewed has been found to be in general agreement. It is therefore considered that the information provided in this historical assessment has an acceptable level of accuracy.

5 Potential Contamination Issues

5.1 Potential Areas of Environmental Concern

Based on the site history review and the site inspection, areas of environmental concern have been identified and are presented in **Table 5.1**.

Table 5.1 Areas of Environmental Concern and associated Contaminants of Potential Concern

Area of Environmental Concern (AEC)	Contaminants of Potential Concern (COPCs)
Footprint of former buildings	Heavy metals, asbestos
Weed control	organochlorine pesticides (OCPs), organophosphorus pesticides (OPPs)
Fill material present across the entire site	Heavy metals, Total Petroleum Hydrocarbons (TPH), benzene, toluene, ethyl benzene and xylene (BTEX), polycyclic aromatic hydrocarbons (PAHs), organochlorine pesticides (OCPs), organophosphorus pesticides (OPPs), polychlorinated biphenyls (PCBs), asbestos

5.2 Potentially Contaminated Media

Potentially contaminated media present at the site may include:

- Fill material;
- Natural soils.

Fill material was identified during the site inspection. The source of fill material used at the site is unknown, and therefore has the potential to be contaminated. Based on this, fill material at the site is a potentially contaminated medium. Further, given the age of the buildings comprising the former wartime hospital it is likely that the building materials contained asbestos containing materials. Demolition and waste disposal practices during the 1950s and '60s were not as stringent as current practices and there is the potential for demolition waste to have been retained onsite.

Based on the potential leachability of contaminants in the fill and the historical uses of the site, vertical migration of possible contaminants through the fill into the underlying natural soils may occur. Consequently, natural soils underlying fill are considered potentially contaminated media.

Groundwater at the site is not a potentially contaminated medium based on the likely depth to groundwater (>5 m) and the absence of any significant potential contamination sources at or near the site (**Section 2.7**). However, the potential for groundwater to be contaminated is dependant upon the potential mobility of any soil contamination identified at the site.

Surface water is not identified as a potentially contaminated medium based on the absence of any surface water bodies which intersect the site.

5.3 Potential for Migration

Contaminants generally migrate from site via a combination of windblown dusts, rainwater infiltration, groundwater migration and surface water runoff. The potential for contaminants to migrate is a combination of:

- The nature of the contaminants (solid/liquid and mobility characteristics);
- The extent of the contaminants (isolated or widespread);
- The location of the contaminants (surface soils or at depth); and

- The site topography, geology, hydrology and hydrogeology.

The potential contaminants identified as part of the site history review and site inspection are generally in solid form (e.g. asbestos, lead in flaking paint).

The site is predominantly either sealed with concrete (slabs beneath existing residences) or covered maintained landscaped areas. The potential for migration of contaminants via wind blown dust is low as a result of minimal amounts of exposed soils within the site.

The potential for migration via surface water may be limited should the surface soils present be permeable in nature and may result in limited lateral surface water movement in all but high volume rainfall events. The permeability of the surface soils may result in a potential migration pathway via groundwater movement, in the event that impacted soils are encountered at the site.

Rainfall infiltration at the site is expected to be significant and this indicates a potential for vertical contaminant migration through the surface soils. However, given the likely depth to groundwater and the absence of significantly impacting historical site activities, it is unlikely that any contaminants generated from historical site activities would have migrated to groundwater.

6 Conclusions

Based on the results of this investigation, and subject to the limitations outlined in **Section 7**, it is concluded that the site was once part of a wartime hospital facility. While hospital activities may not have directly impacted the site, it is likely that the hospital buildings, constructed and demolished on the site, contained asbestos. It is, therefore, likely that the fill material present on the site may be impacted with asbestos. Furthermore there is a minor potential for other, shallow imported fill to be present on the site, and it is also possible that this material may also be impacted by contamination.

Given the proposal for continued residential and recreational use of the site, it is recommended that Phase 2 intrusive investigation is completed in accordance with DECCW guidelines, to assess the suitability of the site for this purpose and determine the potential presence of contaminated media or residual asbestos in soils.

7 Limitations

This report has been prepared for use by the client who commissioned the works in accordance with the project brief only and has been based in part on information obtained from other parties. The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS Environmental Pty Ltd accepts no liability for use or interpretation by any person or body other than the client. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS Environmental Pty Ltd, and should not be relied upon by other parties, who should make their own enquires.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS Environmental Pty Ltd reserves the right to review the report in the context of the additional information.

Figures



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Legend

 Approximate site location

0 2000m
Approximate scale



Figure 1 Site Location

Client: Mprojects

Job Number: 41131

Site Address: Washington Avenue
Riverwood, NSW

File: 4113101.cdr



Legend

--- Approximate site boundary

0 100m

Approximate scale



Figure 2 Detailed Site Layout

Client: Mprojects

Job Number: 41131

Site Address: Riverwood North
Residential Renewal Project

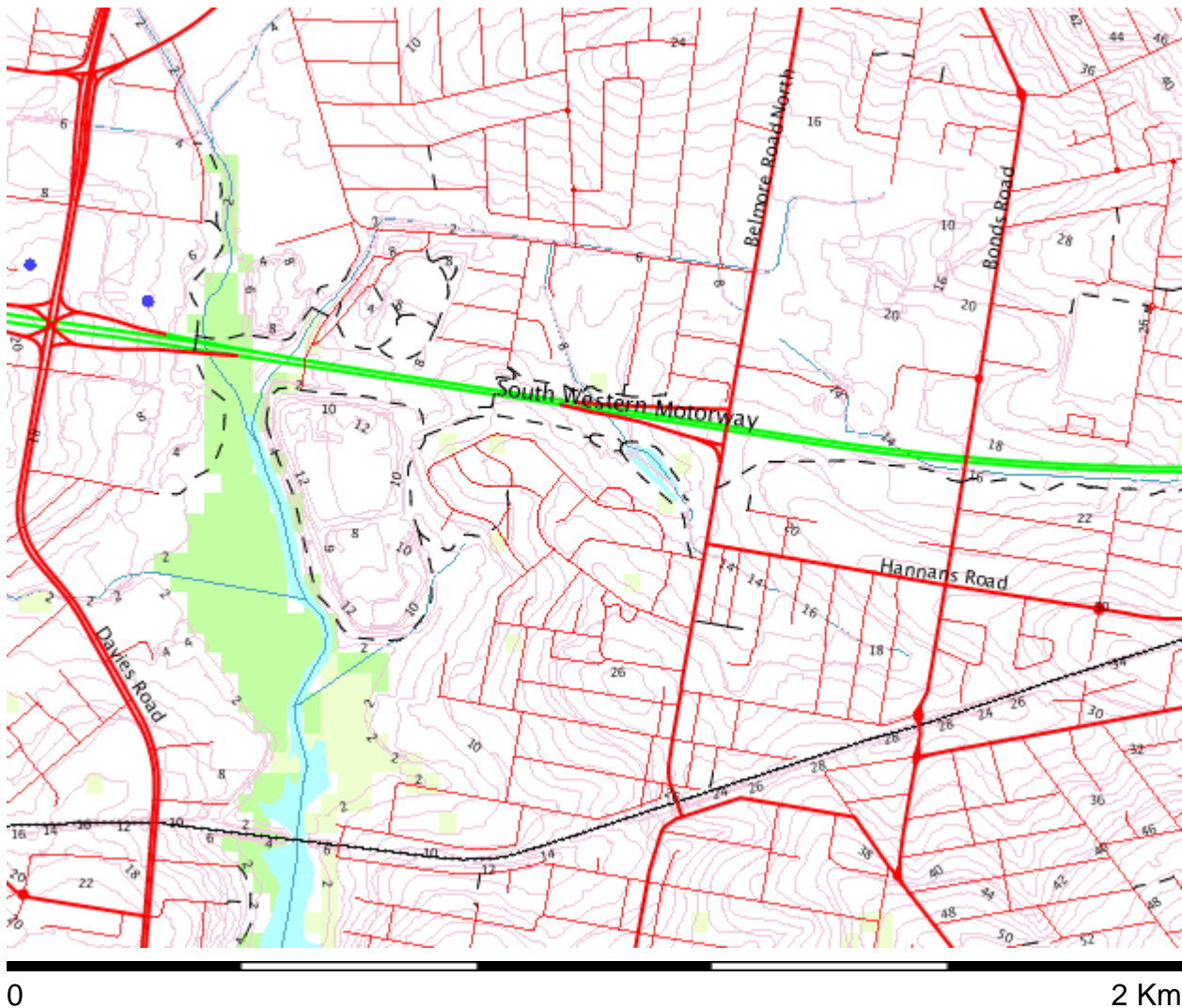
File: 41131_01.cdr

Appendix A
Groundwater Bore Search

Phase 1 Area Riverwood North Urban Renewal Project

Map created with NSW Natural Resource Atlas - <http://nratlas.nsw.gov.au>

Wednesday, October 27, 2010



Legend

Symbol	Layer	Custodian
	Cities and large towns	renderImage: Cannot build image from features
	Populated places	renderImage: Cannot build image from features
	Towns	
	Groundwater Bores	
	Catchment Management Authority boundaries	
	Major rivers	
	Topographic base map	

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

Document Generated on Wednesday, October 27, 2010

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW109275

Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW109275
LIC-NUM	10BL602504
AUTHORISED-PURPOSES	INDUSTRIAL
INTENDED-PURPOSES	INDUSTRIAL
WORK-TYPE	Spear
WORK-STATUS	
CONSTRUCTION-METHOD	
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2008-08-27
FINAL-DEPTH (metres)	7.00
DRILLED-DEPTH (metres)	
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	TRICO METAL INDUSTRIES PTY LTD
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	6.00
SALINITY	
YIELD	1.00

Site Details [\(top\)](#)

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6242974.00
EASTING	318388.00
LATITUDE	33 56' 17"
LONGITUDE	151 2' 6"
GS-MAP	

AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH BANKSTOWN
PORTION-LOT-DP 41 1098183

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH BANKSTOWN
PORTION-LOT-DP 41 1098183

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	7.00				
1	1	Casing	P.V.C.	0.00	0.00	50			

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

no details

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

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

Document Generated on Wednesday, October 27, 2010

Print Report

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW103657

Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW103657
LIC-NUM	10BL160057
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Bore
WORK-STATUS	(Unknown)
CONSTRUCTION-METHOD	
OWNER-TYPE	
COMMENCE-DATE	
COMPLETION-DATE	2000-11-06
FINAL-DEPTH (metres)	3.30
DRILLED-DEPTH (metres)	3.30
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	N/A
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	
SALINITY	
YIELD	

Site Details [\(top\)](#)

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6242870.00
EASTING	318687.00
LATITUDE	33 56' 21"
LONGITUDE	151 2' 17"
GS-MAP	

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
 PARISH BANKSTOWN
 PORTION-LOT-DP 100//1011185

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH BANKSTOWN
 PORTION-LOT-DP 100 1011185

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	3.30	54			
1	1	Casing	P.V.C.	0.00	0.00				

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

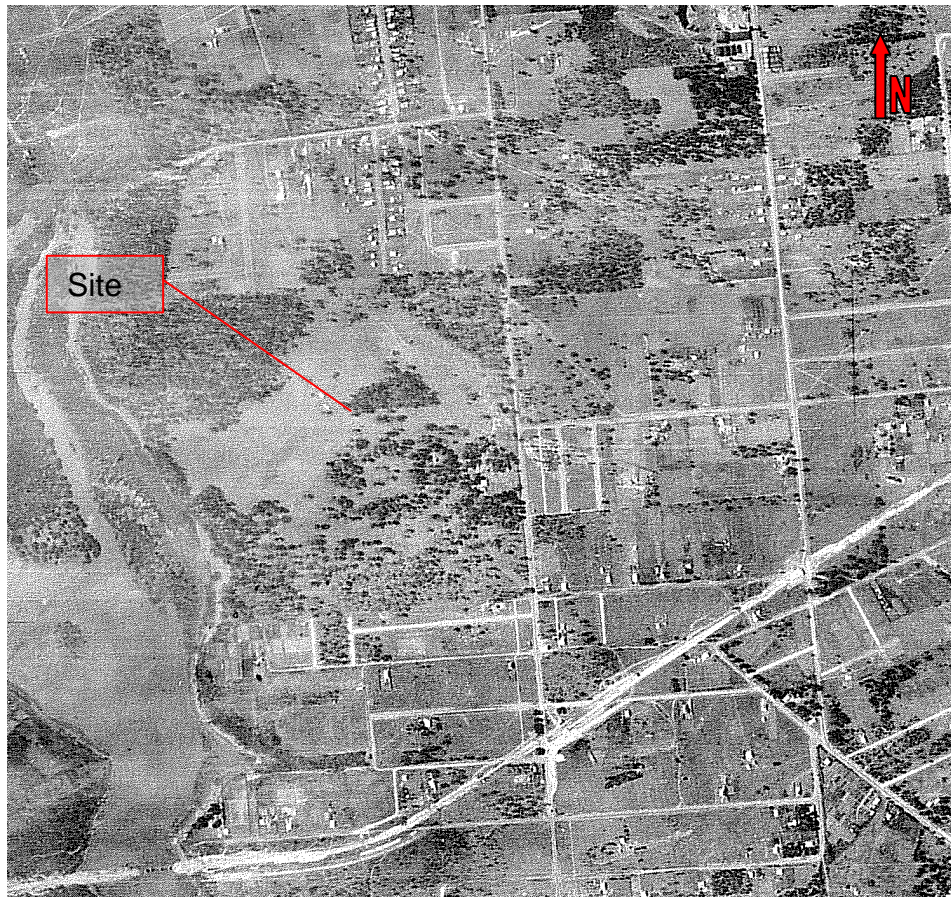
FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	1.00	1.00	CONCRETE SURFACE,DRY GREY CLAY		
1.00	2.70	1.70	CLAY SILT:DRY,FINE GREY SILT		
2.70	3.30	0.60	SHALE:WEATHERED,CLAY		

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

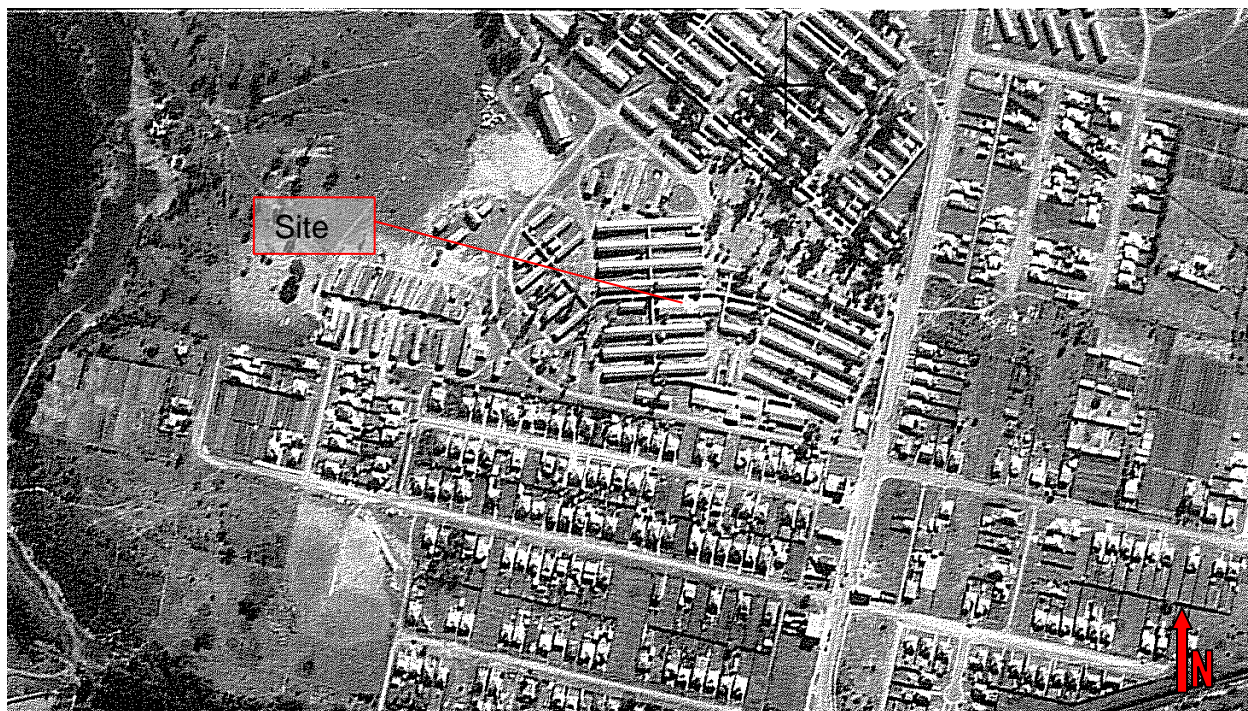


Copyright © 2010 New South Wales Government. Map has been compiled from various sources and may contain errors or omissions. No representation is made as to its accuracy or suitability.

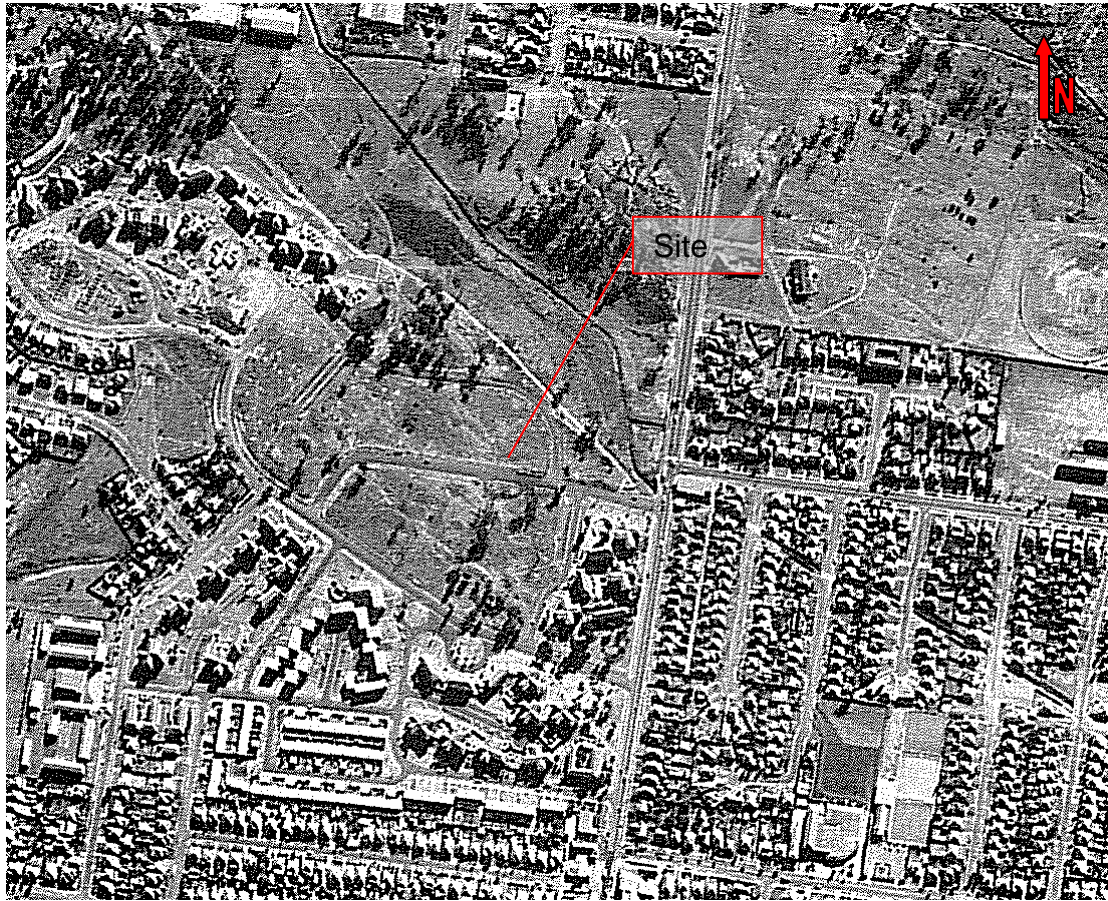
Appendix B
Aerial Photographs



Aerial Photo 1 –1930



Aerial Photo 2 –1951



Aerial Photo 3 – 1970



Aerial Photo 4 – 1986



Aerial Photo 6 – 2002

Appendix C
Title Documentation

ACN: 093 398 611
ABN: 61 093 412 474

Peter S. Hopley Pty Limited
Legal Searchers

1 Boronia Avenue
Mount Annan, NSW, 2567
Mobile: 0412 199 304
Fax 9233 4590 (Attn Box 29)

SUMMARY AS TO OWNERS.

Property: - Belmore Road, Riverwood

Description: Lots 445 to 447, 449, 450, 458 to 460 and 462 to 464 D.P. 243672

03.09.1891	James Livingston (<i>Farmer</i>)	Vol 916 Fol 240 (<u>parts marked (A)</u> <u>on attached</u> <u>cadastre</u>)
23.11.1886	Francis Livingston (<i>Farmer</i>) John Livingston (<i>Farmer</i>)	Vol 669 Fol 25 (<u>parts marked (B)</u> <u>on attached</u> <u>cadastre</u>)
25.06.1946	Commonwealth of Australia	Vol 6333 Fol 191 (<u>whole</u>)

Search continued as regards Lots 445, 446, 449, 458 and 460

04.03.1957	# Housing Commission of New South Wales	445-446/243672, 449/243672, 458/243672, 460/243672
------------	---	---

Current Registered Proprietor

ACN: 093 398 611
ABN: 61 093 412 474

Peter S. Hopley Pty Limited
Legal Searchers

1 Boronia Avenue
Mount Annan, NSW, 2567
Mobile: 0412 199 304
Fax 9233 4590 (Attn Box 29)

Search continued as regards Lots 447, 450, 459, 462 & 463 D.P. 243672

04.03.1957	# Housing Commission of New South Wales	Vol 12085 Fol 47, Vol 12085 Fol 50, Vol 12085 Fol 59, Vol 12085 Fol 62, Vol 12085 Fol 63
1975	# Council of the Municipality of Canterbury	447/243672
1978	# Council of the Municipality of Canterbury	450/243672, 459/243672, 462/243672 & 463/243672

Current Registered Proprietor

Search continued as regards Lot 464 D.P. 243672

It would appear that this parcel of land was acquired from the Housing Commission of New South Wales between 1973 and 1984. No additional searches have been conducted for this intervening period.

04.03.1957	# Housing Commission of New South Wales	Vol 12085 Fol 64
	# Energy Australia	464/243672

Current Registered Proprietor

Cadastral Records Enquiry Report

Ref : surv.scim-grollm

Requested Parcel : Lot 450 DP 243672

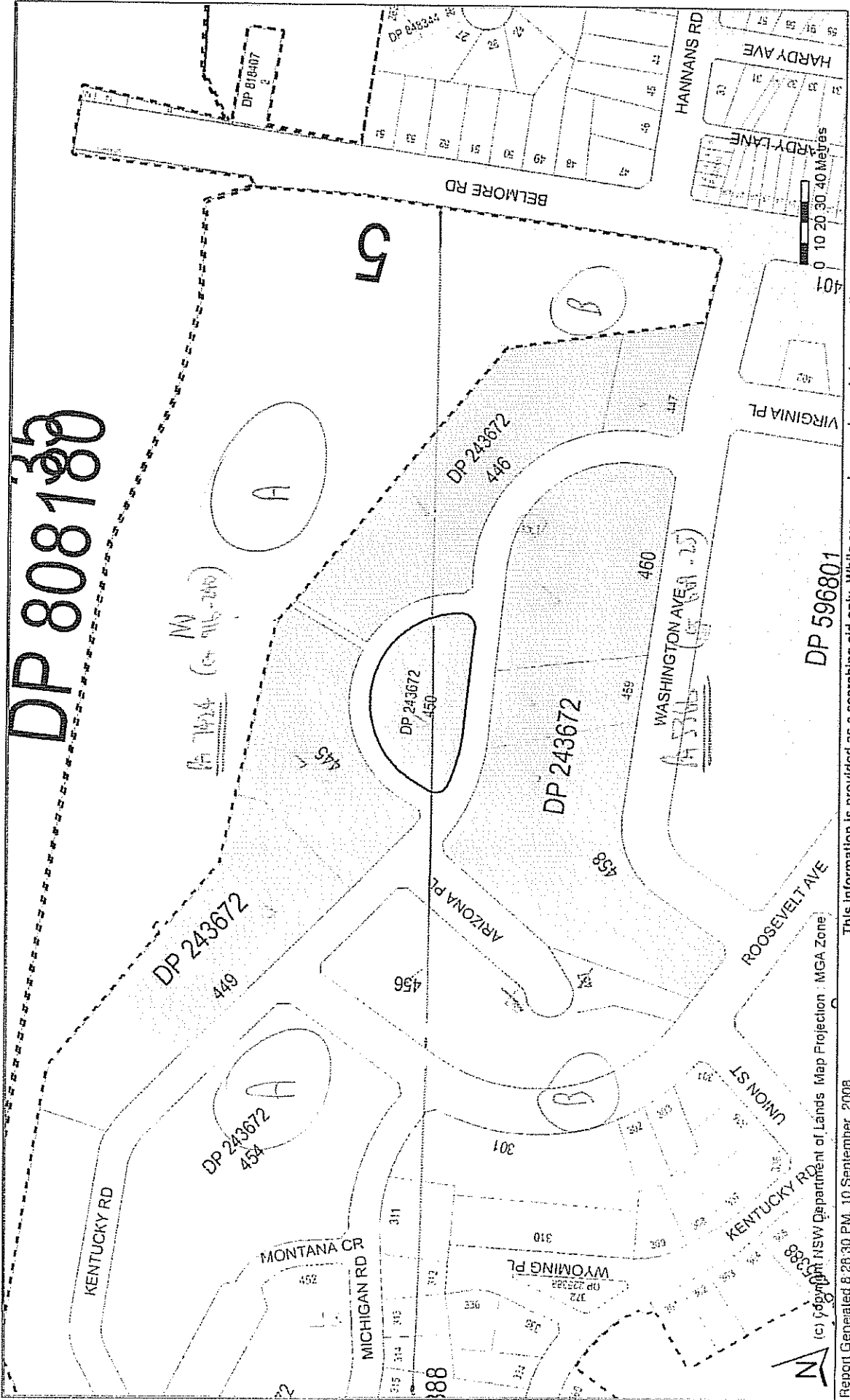
Identified Parcel : Lot 450 DP 243672

Locality : RIVERWOOD

LGA : CANTERBURY

Parish : ST GEORGE

County : CUMBERLAND

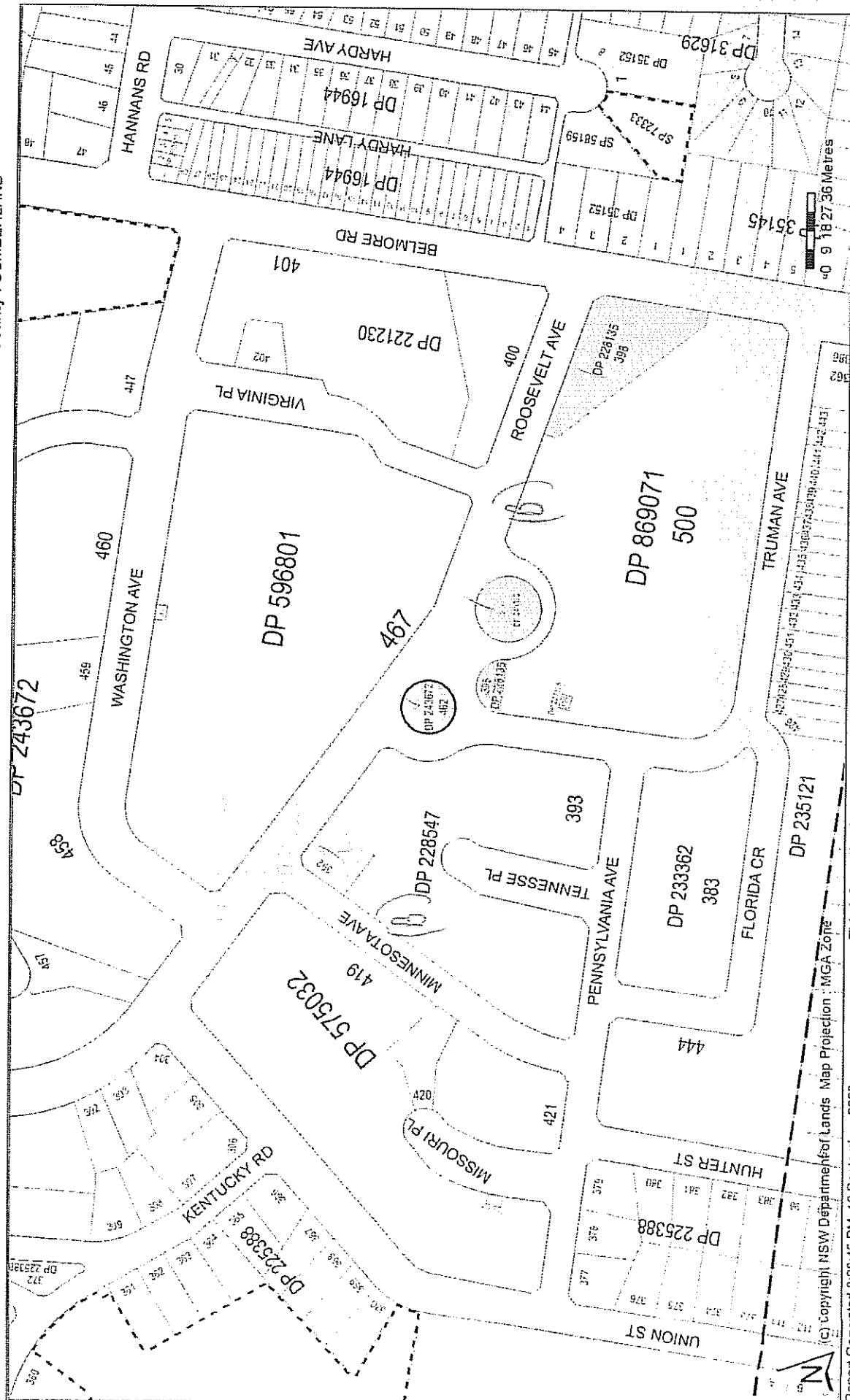


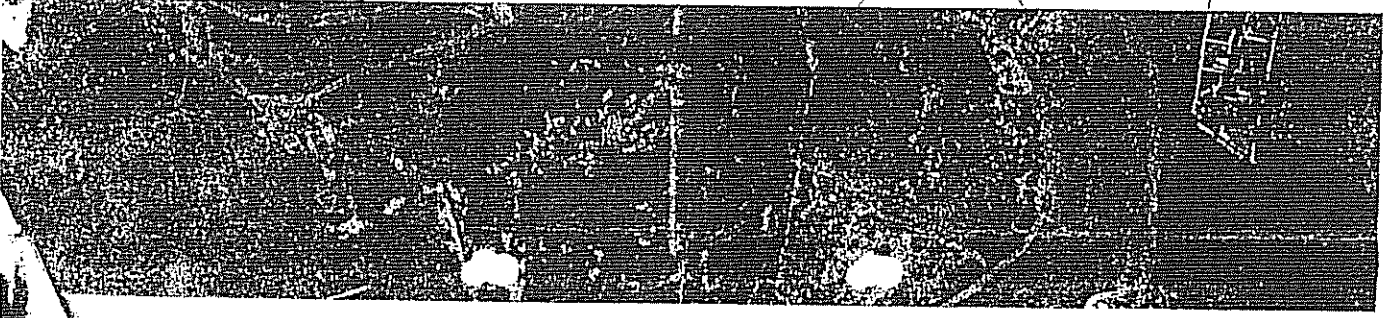
Identified Parcel : Lot 462 DP 243672

Parish : ST GEORGE

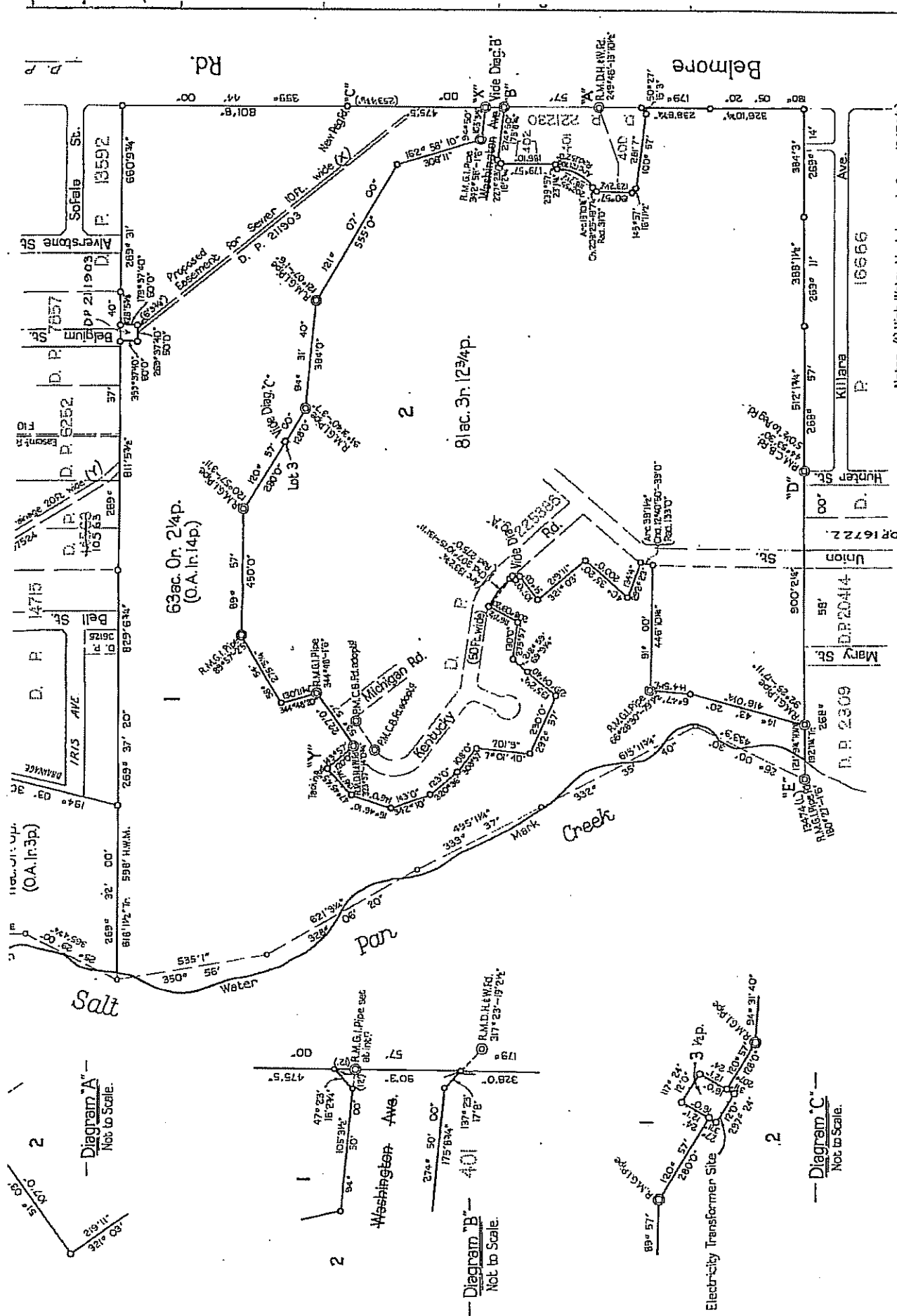
County : CUMBERLAND

Locality : RIVERWOOD





WARNING. Plan Drawing only to appear in this space.

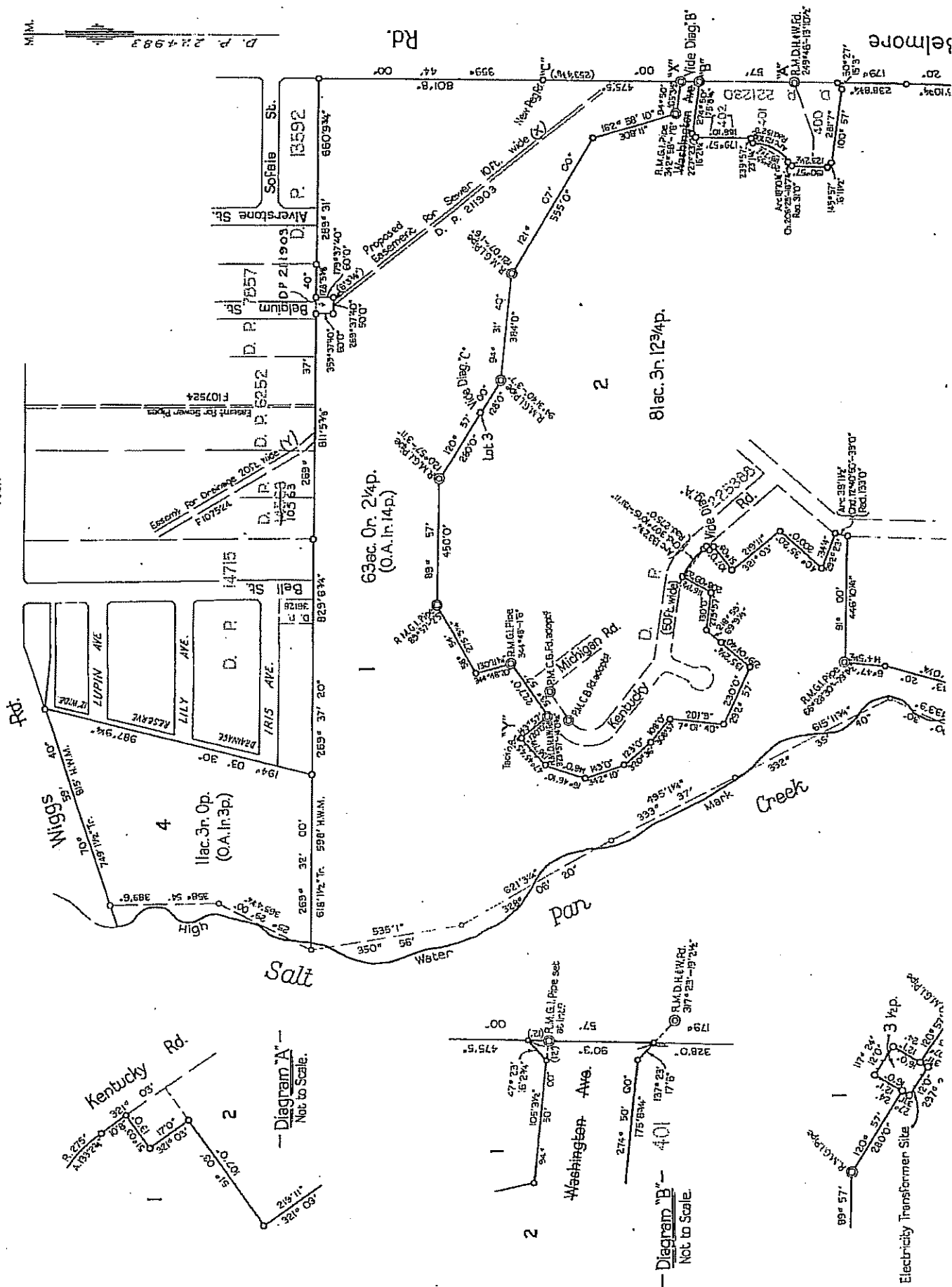


D.P. 224983 (E)

WARNING. Plan Drawing only to appear in this space.

Notes: (1) High Water Mark by scale from 13474(L)
(2) Pt. survey at SW corner & Subd. Line between points X & Y
(3) Compiled from information in 13474(L), D.P. 211903
D.P. 2212304, D.P. 225368

Req:H871049 /Doc:DP 02249B3 P /Rev:20-Mar-1996 /Sfs:OK,OK /Prc:12-Sep-2008 19:52 /Pg:ATL /Seq:3 of 4
Ref:PLM /Src:B



REGISTRATION DEPARTMENT

CONVERSION TABLE ADDED BY

DP 224983

FEET INCHES

1	0.437
2	0.707
3	1.092
4	1.274
5	1.207
6	1.113
7	1.007
8	0.948
9	0.898
10	0.848
11	0.798
12	0.748
13	0.698
14	0.648
15	0.598
16	0.548
17	0.498
18	0.448
19	0.398
20	0.348
21	0.298
22	0.248
23	0.198
24	0.148
25	0.098
26	0.048
27	0.000
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REGISTRATION DEPARTMENT

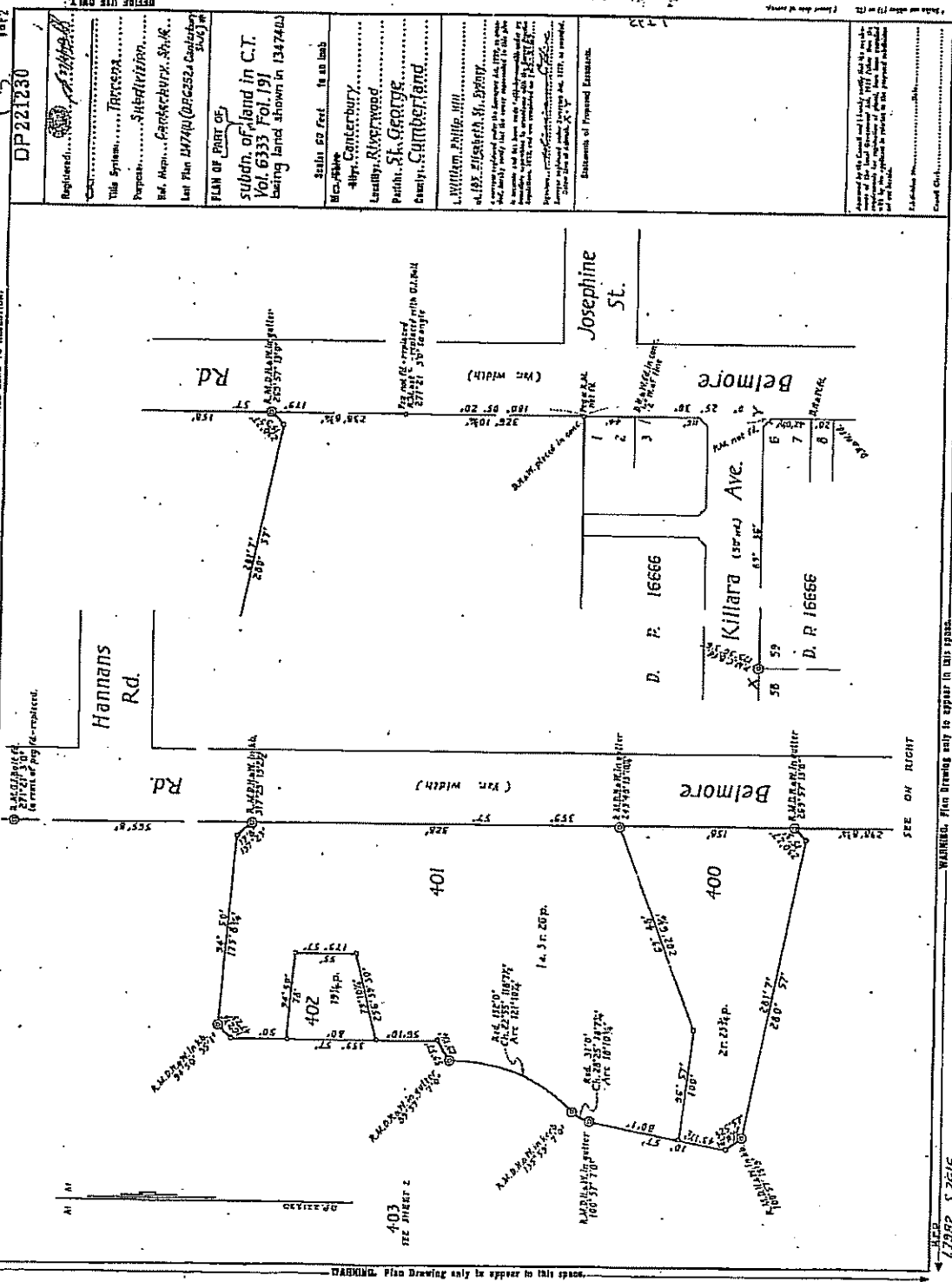
CONVERSION TABLE ADDED BY

DP 224983

FEET INCHES

0.437	1
0.707	2
1.092	3
1.274	4
1.207	5
1.113	6
1.007	7
0.948	8
0.898	9
0.848	10
0.798	11
0.748	12
0.698	13
0.648	14
0.598	15
0.548	16
0.498	17
0.448	18
0.398	19
0.348	20
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0.000	99
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Form 2—This form must NOT be used where any Dedication, Drainage, Easement or Public Rights or Burial Space is provided—See Form 3. WARNING: CHECKING ON FOLDING WILL LEAD TO REJECTION.



DP 221230

Registered...

Title System...

Particulars...

Ref. Map...

Let Plan 14740 (QPC 2522, Canterbury)

PLAN OF PART OF

subdiv. of land in C.T.

Vol. 6333, Fol. 191

being land shown in 134740

Scale: 50 feet to an inch

Metres

400

401

402

403

SEE SHEET 2

SEE SHEET 2

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DP 221230

Registered...

Title System...

Particulars...

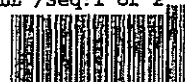
Ref. Map...

Let Plan 14740 (QPC 2522, Canterbury)

PLAN OF PART OF

subdiv. of land in C.T.

CERTIFICATE OF TITLE



1000005

(C)

New South Wales.

[Appⁿ No. 5366]



REGISTER BOOK
Vol. 669 Folio 25

CANCELLED

Robert Livingston of Salt Pan Creek, Farmer, is now the proprietor of an Estate in the Simple Subject nevertheless to the reservations and conditions, if any, contained in the Grant heretofore referred to. And also Subject to such encumbrances, liens and interests as are notified herein in that piece of Land situated in Salt Pan Creek in the Parish of St. George and County of Cumberland containing Twenty seven acres two rods five perches or thereabouts commencing on the left bank of Salt Pan Creek at the North western corner of land of John Munro and bounded thence on the South by that land bearing Easterly thirty four chains thirty six links two rods one chain wide on the East by that road being lines bearing Easterly four chains thirty five links and seventeen chains thirty links to land of Robert Livingston on the North by that land bearing Westerly forty chains fifty eight links to Salt Pan Creek as per said and on the South east and on the North west by that Creek bearing South westerly and North westerly to the point of commencement as shown on the plan heron and thereon edged red and delineated in the Public Map of the said Parish deposited in the Office of the Surveyor General originally granted as eighty acres to George Fishery by Crown Grant dated the First day of January one thousand eight hundred and ten.

In witness whereof, I have hereunto signed my name and affixed my Seal, this

Fourth

day of

October one thousand eight hundred and eighty three

Signed the 4th day of

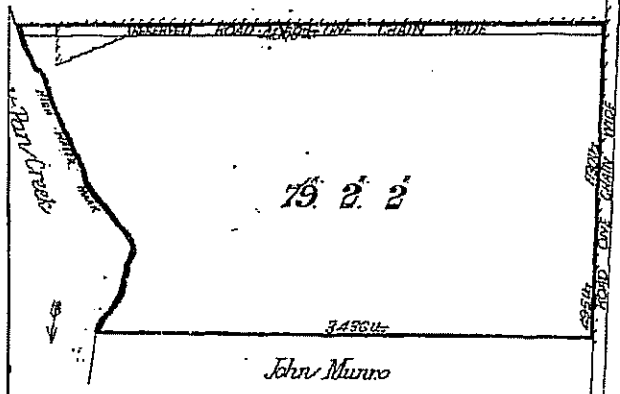
October 1883

in the presence of

C. H. Hargreaves

By howe m. l.
C. P. Registrar General.

Robert Livingston



NOTIFICATION REFERRED TO.

Reserving thereon a road one chain wide and bounded by plan
Subject to clause if any in map of H. H. H. Hargreaves and James H. Hargreaves respectively

NO 16138 TRANSFER DATED 23rd November 1883
FROM THE above named Robert Livingston
TO George Livingston and John Livingston both of Salt Pan Creek Farmers in the Parish of St. George and County of Cumberland
REGISTERED 21st December 1883
Sole Agent for the Registrar General

Reg. 2511331

10679267X

No. 107524 NOTIFICATION OF ACQUISITION
The Commonwealth of Australia is the proprietor of
of the land within described freed
from all other interests.
produced 25th June 1946, and entered
25th February 1951, at 12
o'clock in the noon day.
The land in this notice
which is cancelled
and new certificate issued
Vol. 6333 Fol. 191
Registrar General.

LegalStream Australia Pty Ltd

ABN: 80 002 801 498
Level 15, 115 Pitt Street, SYDNEY NSW 2000, AUSTRALIA * DX654, SYDNEY
Tel: (02) 9231 0122 Fax: (02) 9233 6411 www.legalstream.com.au

An Approved
LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 445/243672

SEARCH DATE	TIME	EDITION NO	DATE
21/9/2008	12:09 PM	-	-

VOL 12085 FOL 45 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 445 IN DEPOSITED PLAN 243672
AT RIVERWOOD
LOCAL GOVERNMENT AREA CANTERBURY
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP243672

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 F107524 EASEMENT FOR SEWER PIPES APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND 12 FEET WIDE SHOWN ON THE PLAN WITH ACQUISITION NO.F107524
- 2 F107524 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND 20 FEET WIDE SHOWN ON THE PLAN WITH ACQUISITION NO.F107524

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

plambeck

PRINTED ON 21/9/2008

LegalStream Australia Pty Ltd

ABN: 80 002 801 498
Level 15, 115 Pitt Street, SYDNEY NSW 2000, AUSTRALIA * DX654, SYDNEY
Tel: (02) 9231 0122 Fax: (02) 9233 6411 www.legalstream.com.au

An Approved
LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 446/243672

SEARCH DATE	TIME	EDITION NO	DATE
21/9/2008	12:09 PM	-	-

VOL 12085 FOL 46 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 446 IN DEPOSITED PLAN 243672
AT RIVERWOOD
LOCAL GOVERNMENT AREA CANTERBURY
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP243672

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 F107524 EASEMENT FOR SEWER PIPES APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND 12 FEET WIDE SHOWN ON THE PLAN WITH ACQUISITION NO.F107524
- 2 F107524 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND 20 FEET WIDE SHOWN ON THE PLAN WITH ACQUISITION NO.F107524
- 3 Q313685 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

plambeck

PRINTED ON 21/9/2008

LegalStream Australia Pty Ltd

ABN: 80 002 801 498
Level 15, 115 Pitt Street, SYDNEY NSW 2000, AUSTRALIA * DX654, SYDNEY
Tel: (02) 9231 0122 Fax: (02) 9233 6411 www.legalstream.com.au

An Approved
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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 449/243672

SEARCH DATE	TIME	EDITION NO	DATE
21/9/2008	12:09 PM	-	-

VOL 12085 FOL 49 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 449 IN DEPOSITED PLAN 243672
AT RIVERWOOD
LOCAL GOVERNMENT AREA CANTERBURY
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP243672

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 F107524 EASEMENT FOR SEWER PIPE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND 12 FEET WIDE SHOWN ON PLAN WITH ACQUISITION NO.F107524
- 2 F107524 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND 20 FEET WIDE SHOWN ON PLAN WITH ACQUISITION NO.F107524

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 458/243672

SEARCH DATE	TIME	EDITION NO	DATE
21/9/2008	12:09 PM	-	-

VOL 12085 FOL 58 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 458 IN DEPOSITED PLAN 243672
AT RIVERWOOD
LOCAL GOVERNMENT AREA CANTERBURY
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP243672

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES

SECOND SCHEDULE (0 NOTIFICATIONS)

NIL

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 460/243672

SEARCH DATE	TIME	EDITION NO	DATE
21/9/2008	12:09 PM	-	-

VOL 12085 FOL 60 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 460 IN DEPOSITED PLAN 243672
AT RIVERWOOD
LOCAL GOVERNMENT AREA CANTERBURY
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP243672

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES

SECOND SCHEDULE (0 NOTIFICATIONS)

NIL

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 21/9/2008

Appendix D
Section 149 Certificate



JBS Environmental Pty Ltd
PO Box 940
MASCOT NSW 1460

PLANNING CERTIFICATE

Section 149 of the Environmental Planning and Assessment Act, 1979.

Certificate No: 17759
20 October 2010

Land which Certificate is issued for:

Lot 460 DP 243672

9-11 Washington Avenue, RIVERWOOD NSW 2210



**INFORMATION PROVIDED UNDER SECTION 149 (2)
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.**

Land which Certificate is issued for:

Lot 460 DP 243672

9-11 Washington Avenue, RIVERWOOD NSW 2210

**PART 1:
ENVIRONMENTAL PLANNING INSTRUMENTS**

1.1 Principal Environmental Planning Instrument

Canterbury Planning Scheme Ordinance

Gazetted

28 August 1970

Land Use Zone

RESIDENTIAL 2(c4)

Purposes for which development may be carried out without consent:

Resident commercial vehicle parking

Purposes for which development may be carried out subject to such conditions as may be imposed by the council:

Nil.

Purposes for which development may be carried out only with consent:

Boarding houses; child care centres; drainage; dual occupancies; dwelling houses; educational establishments; home businesses; home occupations; hospitals; multiple unit housing; open space; places of public worship; professional consulting rooms; public buildings; roads; town houses; utility installations other than gas holders or generating works; villa homes.

Purposes for which development is prohibited:

Any other purpose



1.2 State Environmental Planning Policies

Note:

The following information indicates those State Environmental Planning Policies (SEPP) which may apply to the subject land. A summary explanation of each SEPP can be sourced from the Department of Planning (DoP) website at www.planning.nsw.gov.au. The full wording of each SEPP can also be accessed via the DoP website.

State Environmental Planning Policies:

- No. 1 - Development Standards.
- No. 4 - Development Without Consent and Miscellaneous Exempt and Complying Development
- No. 4 - Development Without Consent (Amendment No.7) – Bushfire Reduction
- No. 6 - Number of Storeys in a Building
- No. 19 - Bushland in Urban Areas
- No. 21 - Caravan Parks
- No. 22 - Shops and Commercial Premises
- No. 30 - Intensive Agriculture
- No. 32 - Urban Consolidation (Redevelopment of Urban Land)
- No. 33 - Hazardous and Offensive Development
- No. 50 - Canal Estates
- No. 53 - Metropolitan Residential Development
- No. 55 - Remediation of Land
- No. 60 - Exempt and Complying Development
- No. 64 - Advertising and Signage
- No. 65 - Design Quality of Residential Flat Development
- No. 71 - Coastal Protection
- State Environmental Planning Policy - (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy - Building Sustainability Index: BASIX 2004
- State Environmental Planning Policy - (Repeal of Concurrence and Referral Provisions) 2004.
- State Environmental Planning Policy - (Major Projects) 2005
- State Environmental Planning Policy - (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy - (Temporary Structures and Places of Public Entertainment) 2007
- State Environmental Planning Policy - (Infrastructure) 2007
- State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Affordable Rental Housing) 2009

Greater Metropolitan Regional Environmental Plan Georges River Catchment

Aims to protect the water quality of the Georges River and its tributaries and the environmental quality of the whole catchment. The objectives of the plan are to be achieved through coordinated land use planning and development control. The plan establishes the framework within which local, State and Federal agencies will consult so that there is a consistent approach to planning and development within the catchment.

Draft State Environmental Planning Policies

- Draft State Environmental Planning Policy No. 66 - Integration of Land Use and Transport
- Draft State Environmental Planning Policy (Application of Development Standards) 2004



- 1.3 **Proposed Environmental Planning Instruments (including any Planning Proposals) that are or have been the subject of community consultation or on public exhibition under the Act**
Not applicable.

1.4 **Development Control Plans.**

Development Control Plan 20 - CAR PARKING

Requirements for provision of on-site parking. Design of parking areas. Loading and unloading requirements.

Development Control Plan 24 - ADVERTISING SIGNS

Guidelines and controls for outdoor advertising.

Development Control Plan 29 - CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Strategies to improve community safety through design and development processes.

Development Control Plan 33 - TELECOMMUNICATION & RADIOCOMMUNICATION FACILITIES

Establishes controls for the siting, design and installation of telecommunication and radiocommunication facilities that require development consent and guidelines for those facilities that do not require development consent.

Development Control Plan 9 - NON RESIDENTIAL BUILDINGS ADJ RESIDENTIAL ZONES

Building height plane controls for all non-residential development adjoining land within a residential zone.

Development Control Plan 37 - ENERGY SMART HOMES.

Establishes standards and requirements for energy efficiency in residential development, including the residential component of mixed use developments.

Development Control Plan 13 - MULTIPLE UNIT DEVELOPMENT

Guidelines and controls for multiple unit development in Residential 2(c) zones.

Development Control Plan 30 - SUBDIVISION OF LAND

Standards for the subdivision of land in residential zones.

Development Control Plan 14 - DUAL OCCUPANCY DEVELOPMENT

Guidelines and controls for dual occupancy development in residential zones.

Development Control Plan 25 - CHILD CARE CENTRES

Guidelines and controls for the establishment of child care centres.

Development Control Plan 31 - EXEMPT AND COMPLYING DEVELOPMENT

Establishes requirements for the carrying out of Exempt Development and Complying Development, as defined in the EP & A Act 1979.

Development Control Plan 32 - NOTIFICATION POLICY

Establishes requirements for the notification and advertising of development applications in Canterbury City.

Development Control Plan 45 - LANDSCAPE

Provides a common set of landscape design, construction and management principles for all development applications within Canterbury City.

Development Control Plan 48 - WASTE MANAGEMENT

Establishes requirements for the handling, storage, collection and disposal of waste associated with new development.

Development Control Plan 49 - SINGLE DWELLING CODE.

Guidelines and controls for new single dwelling development and alterations and additions to existing single dwellings.



1.5 Contribution Plans.

Council has in place a Section 94 Contributions Plan prepared and adopted under Section 94 of the Environmental Planning and Assessment Act, 1979.

**PART 2:
RESTRICTIONS ON DEVELOPMENT**

2.1 Heritage

Not applicable.

2.2 Coastal Protection

There is no notification that the subject property is affected by the provisions of Section 38 or 39 of the Coastal Protection Act, 1979.

2.3 Mine Subsidence

The subject land is not within a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961.

2.4 Road Widening and Road Realignment

Whether or not the land is affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993 or an environmental planning instrument;

The land is not affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993, or an environmental planning instrument.

Whether or not the land is affected by a road widening or road realignment proposal under any resolution of Council.

The land is not affected by a road widening or road realignment proposal under any resolution of Council.

2.5 Council and Other Public Authority Policies on Hazard Risk Restrictions

Whether or not the land is affected by a policy adopted by Council or adopted by any other public authority (and notified to the Council for the express purpose of its adoption by that authority being referred to) that restricts the development of the land because of the likelihood of:

- **Land Slip**
The land is not affected by a policy restriction relating to landslip
- **Bushfire**
The land is not bushfire prone land (as defined in the Act).
- **Tidal Inundation**
The land is not affected by a policy restriction relating to tidal inundation
- **Subsidence**
The land is not affected by a policy restriction relating to subsidence
- **Acid Sulfate Soils**
The land is not affected by a policy restriction relating to acid sulfate soils.
- **Unhealthy Building Land**
The land is not affected by a policy restriction relating to Unhealthy Building Land.
- **Any Other Risk**
Not applicable.



2.6 Flooding

Development on the land, or part of the land, for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is not subject to any flood related development controls.

Development on the land, or part of the land, for any other purpose is not subject to flood related development controls.

2.7 Matters arising under the Contaminated Land Management Act, 1997.

Not applicable.

2.8 Land Reserved For Acquisition

There is no environmental planning instrument, or proposed environmental planning instrument, applying to the land that makes provision for the acquisition of the land (or any part thereof) by a public authority, as referred to in Section 27 of the Act.

2.9 Property Vegetation Plans

Not applicable

2.10 Orders under Trees (Disputes Between Neighbours) Act 2006

Not applicable

2.11 Directions under Part 3A

Not applicable

2.12 Site Compatibility Certificates and Conditions for Seniors Housing

Not applicable

2.13 Site Compatibility Certificates for Infrastructure

Not applicable

2.14 Site Compatibility Certificates and Conditions for Affordable Rental Housing

Not applicable

2.15 Complying Development

Whether or not the land is land on which complying development may be carried out under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and, if no complying development may be carried out on that land under that Policy, the reason why complying development may not be carried out on that land.

The land is land on which Complying Development can be carried out under the General Housing Code (if in a residential zone), the Housing Internal Alterations Code, the General Commercial and Industrial Code or the Subdivisions Code.

Important Disclaimer: This clause of the Certificate only contains information in respect of that required by clause 3 of Schedule 4 of the Environmental Planning and Assessment Regulation 2000, in relation to Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Other provisions contained in the SEPP, including but not limited to, minimum allotment size requirements, specified development standards or any other general exclusions, may preclude Complying Development under the SEPP from being able to be carried out. You will need to refer to the SEPP for complete details. It is your responsibility to ensure that you comply with all other general requirements of the SEPP. Failure to comply with these provisions may mean that any Complying Development Certificate issued under the provisions of the SEPP is invalid.



PART 3

INFORMATION PROVIDED UNDER SECTION 149 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.

Note: When information pursuant to Section 149(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 149(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this Certificate.

3.1 Amending Local Environmental Plans

Site specific and, where relevant, general amendments to the principal planning instrument are identified below:

Local Environmental Plan 183

Gazette Date: 19 June 1998

Permitted dual occupancy development in residential zones.

Required a minimum lot frontage of 7.5 metres for each lot for any subdivision of dual occupancy development.

Local Environmental Plan 194

Gazette Date: 6 July 2001

Introduced standard definitions for residential land uses.

Local Environmental Plan 188

Gazette Date: 10 December 1999

Introduced provisions for Exempt and Complying Development.

3.2 Tree Preservation Order

A tree preservation order applies to the whole of the City of Canterbury.

3.3 Council Policy on Contaminated Land

On the 10 June 1999 Council adopted a policy on contaminated land. This policy will restrict development of land:

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

3.4 General Advice Regarding Use of Property

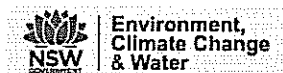
Persons considering commencing a use of or purchasing a property are advised to seek confirmation that the current, or intended, use (as the case may be) has been approved by Council, or does not require Council approval. It is pointed out that the question of "existing use rights" within the meaning of the Environmental Planning and Assessment Act, 1979, is a complex matter, and that the commencement of a use without Council approval (where required) is unlawful and may be subject to enforcement action.

3.5 Other Matters

Not applicable.

JIM MONTAGUE
GENERAL MANAGER

Appendix E
DECCW Documentation



You are here: [Home](#) > [Contaminated land](#) > [Record of EPA notices](#)



Search results

Your search for: LGA: Canterbury City Council

Matched 8 notices relating to 5 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Campsie	403 Canterbury Road	Cheapa Petrol, Campsie	1 current
Campsie	60 Charlotte Street	Sunbeam Factory	3 former
Canterbury	13-19 Canterbury Road	Metro Petroleum Service Station	2 current
Hurlstone Park	618 New Canterbury Road	Speedway Fuels	1 current
Marrickville	Thornley Street/Wanstead Avenue	Sewer Aqueduct - Cooks River	1 former

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27 October 2010



You are here: [Home](#) > [Environment protection licences](#) > [POEO Public Register](#) > [Search for licences, applications and notices](#)



Search Results

Your search for: **Suburb - Riverwood**

matched

3 licences (with applications or notices matching your search)

plus 5 notices (where no licence is available online. [See faq.](#))

[Search again](#)

[Return to previous page](#)

Document number	Name	Address	Status/Notice type
10636	CANTERBURY CITY COUNCIL licence summary	Kentucky Road RIVERWOOD 2210	Issued
7116	PERFECTION PLATE HOLDINGS PTY LTD licence summary	19 SKINNER AVE RIVERWOOD 2210	Surrendered
4619	POLLUTION AND LABORATORY SERVICES PTY. LIMITED licence summary	12 SCHOFIELDS STREET RIVERWOOD 2210	Issued
008380	ABC CASTINGS PTY LTD notice summary	1 JINDALEE PLACE RIVERWOOD 2210	S 80 Surrender Licence
1005569	AUTOMATIC SPRING INDUSTRIES PTY LIMITED notice summary	PO BOX 168 RIVERWOOD 2210	S 80 Surrender Licence
008437	FERRO FINISHING PTY LTD notice summary	3 LARKIN STREET RIVERWOOD 2210	S 80 Surrender Licence
1011029	KABA BOYD PTY LIMITED notice summary	PO BOX 133 RIVERWOOD 2210	S 80 Surrender Licence
011109	SPICERS PAPER LIMITED notice summary	82-90 BELMORE ROAD RIVERWOOD 2210	S 80 Surrender Licence

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Appendix F
Heritage Records


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Click on the BACK button of your browser to return to the search.

Statutory Listed Items

Information and items listed in the State Heritage Inventory come from a number of sources. This means that there may be several entries for the same heritage item in the database. For clarity, the search results have been divided into two sections.

- Section 1. contains items listed by the **Heritage Council** under the NSW Heritage Act. This includes listing on the State Heritage Register, an Interim Heritage Order or protected under section 136 of the NSW Heritage Act. This information is provided by the Heritage Branch.
- Section 2. contains items listed by **Local Councils & Shires and State Government Agencies**. This section may also contain additional information on some of the items listed in the first section.

Section 1. Items listed under the NSW Heritage Act.

Click on an item name to view the full details.

The search results can be re-sorted by clicking on the **(sort)** option at the top of each column.

Item Name (sort)	Address (sort)	Suburb (sort)	LGA (sort)	Listed Under Heritage Act
-------------------------	-----------------------	----------------------	-------------------	----------------------------------

There were no records in this section matching your search criteria.

Section 2. Items listed by Local Government and State agencies.

Item Name (sort)	Address (sort)	Suburb (sort)	LGA (sort)	Information Source (sort)
Riverwood Railway Station Group	Phillip Street	Riverwood	Canterbury	SGOV
Salt Pan Creek Sewage Aqueduct	Clarendon Road	Riverwood	Bankstown	SGOV
Salt Pan Creek Sewage Aqueduct	Clarendon Road	Riverwood	Hurstville	SGOV

There were **3** records in this section matching your search criteria.

There was a total of **3** records matching your search criteria.

Key:

LGA = Local Government Area

GAZ= NSW Government Gazette (statutory listings prior to 1997), HGA = Heritage Grant Application, HS = Heritage Study, LGOV = Local Government, SGOV = State Government Agency.

Note: The Heritage Branch seeks to keep the State Heritage Inventory (SHI) up to date, however the latest listings in Local and Regional Environmental Plans (LEPs and REPs) may not yet be included. Always check with the relevant Local Council or Shire for the most recent listings.

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Working with the community to know, value and care for our heritage



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Document Status

Rev No.	Author	Reviewer	Approved for Issue		
		Name	Name	Signature	Date
0	Sumi Dorairaj	Charlie Furr	Internal review		28/10/10
A	Sumi Dorairaj	Charlie Furr	Charlie Furr		29/10/10



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