

---

# Appendix I.5

Preliminary site investigation

---

# **Kurri Kurri Integrated Resource Recovery Centre**

## **Preliminary site investigation**

---

Prepared for Central Waste Station Pty Ltd

August 2025

# Kurri Kurri Integrated Resource Recovery Centre

## Preliminary site investigation

Central Waste Station Pty Ltd

E230029 RP15

August 2025

Version	Date	Prepared by	Reviewed by	Comments
1	26 February 2024	Amy Hughes	Jessica Byrne	Draft
2	3 February 2025	Amy Hughes	Jessica Byrne	Final

Approved by

*J. Byrne*

**Jessica Byrne**

Associate Environmental Engineer

1 August 2025

Level 3 175 Scott Street

Newcastle NSW 2300

ABN: 28 141 736 558

This report has been prepared in accordance with the brief provided by Central Waste Station Pty Ltd and, in its preparation, EMM has relied upon the information collected at the times and under the conditions specified in this report. All findings, conclusions or recommendations contained in this report are based on those aforementioned circumstances. This report is to only be used for the purpose for which it has been provided. Except as permitted by the Copyright Act 1968 (Cth) and only to the extent incapable of exclusion, any other use (including use or reproduction of this report for resale or other commercial purposes) is prohibited without EMM's prior written consent. Except where expressly agreed to by EMM in writing, and to the extent permitted by law, EMM will have no liability (and assumes no duty of care) to any person in relation to this document, other than to Central Waste Station Pty Ltd (and subject to the terms of EMM's agreement with Central Waste Station Pty Ltd).

© EMM Consulting Pty Ltd, Level 10, 201 Pacific Highway, St Leonards NSW 2065. 2025.

ABN: 28 141 736 558

# Executive Summary

This Contamination Preliminary Site Investigation (PSI) supports the Environmental Impact Statement (EIS) for the proposed development works at the Kurri Kurri resource recovery facility (RRF), operated by Central Waste Station Pty Ltd (CWS) at 8 Styles Street in Kurri Kurri, NSW.

The existing RRF has a permitted throughput of 90,000 tonnes per annum (tpa) but has capacity to process waste at a significantly higher rate than is currently approved. Therefore, it is proposed to increase the approved throughput to 450,000 tpa. The RRF operational processes will remain generally the same; however, some changes to the site layout are proposed to optimise operations. The revised site will occupy five neighbouring lots and would be accessed directly from Mitchell Avenue. The larger site and higher waste throughput are referred to as the Integrated Resource Recovery Centre (IRRC, 'the project').

The IRRC would be located at 1, 8 and 10 Styles Street and 145 and 147 Mitchell Avenue (the project site). A PSI has previously been undertaken at 1 and 8 Styles Street and as such, this PSI is for 10 Styles Street and 145 and 147 Mitchell Avenue (the study area). The purpose of the PSI is to identify contamination risks that may require further assessment or management associated with the intended expansion of the RRF.

The specific objectives of the PSI are to:

- evaluate contamination risks associated with previous and current study area uses
- provide recommendations for further investigations or suitable management measures to mitigate any contamination risk associated with the study area.

To achieve the objectives, EMM completed a site inspection and a desktop review of available information relating to the study area to assess current and historical potential contamination sources. Based on the information obtained as part of the PSI, a preliminary conceptual site model was developed to further understand the contamination risk in the study area.

Based on the available data, EMM concludes that the study area is generally suitable for continued industrial land use. It is noted that:

- the potential for former and current activities to contaminate soil and/or groundwater is considered to be low
- recycled aggregate covers the majority of the study area surface. Recycled aggregate can contain trace amounts of asbestos however, CWS implements control measures to mitigate the potential
- fill material may be present beneath the recycled aggregate at 10 Styles Street as a result of previous soil stockpiling activities. Whilst not confirmed, the stockpiles may have been related to the construction of the RRF at 8 Styles Street and/or the construction of Styles Street. The risk of the presence of significant and widespread contamination is considered to be low.

The following management procedures are recommended:

- Characterisation sampling of the recycled aggregate to assess whether there is a risk of exposure to asbestos by construction workers during construction works or future intrusive maintenance workers.
- Assess for the presence of fill material at 10 Styles Street and if identified, undertake sampling and analysis to better evaluate the risk.
- If contamination is identified, a construction phase environmental management plan (CEMP) should be implemented for the refurbishment works. In the event that residual contamination is present at the completion of refurbishment works, a long-term environmental management plan may be required.
- Surplus soil requiring off-site disposal should be assessed, classified and appropriately disposed to an EPA approved facility.

# TABLE OF CONTENTS

---

<b>Executive Summary</b>	<b>ES.1</b>
<b>Abbreviations</b>	<b>iii</b>
<b>1 Introduction</b>	<b>1</b>
1.1 Purpose and objectives	1
1.2 Scope of work	1
1.3 Proposed development	2
<b>2 Regulatory framework</b>	<b>3</b>
<b>3 Environmental setting</b>	<b>4</b>
3.1 Study area identification	4
3.2 Database search results	8
<b>4 Study area history</b>	<b>10</b>
4.1 Aerial review	10
4.2 Certificates of land title	11
4.3 Cessnock City Council Section 10.7 (2) and (5) Planning Certificates	14
4.4 Previous Development Applications	14
4.5 Previous Investigations	15
<b>5 Potential regulatory contamination issues</b>	<b>17</b>
<b>6 Study area inspection and surrounding lands</b>	<b>20</b>
6.1 Study area observations	20
6.2 Surrounding lands	22
<b>7 Preliminary conceptual site model</b>	<b>24</b>
7.1 Potential for contamination	24
7.2 Contaminants of potential concern	24
7.3 Potential sources	25
7.4 Potential pathways	25
7.5 Potential receptors	25
<b>8 Conclusion and recommendations</b>	<b>26</b>
<b>References</b>	<b>27</b>

## Annexures

Annexure A	Previous investigation reports	A.1
Annexure B	Database search results	B.1
Annexure C	Environmental mapping	C.1
Annexure D	Historical aerials	D.1
Annexure E	Historical certificates of titles	E.1
Annexure F	Photography log	F.1
Annexure G	Above ground storage tank certification of compliance	G.1

## Tables

Table 1.1	Summary of proposed development	2
Table 3.1	Study area description	4
Table 3.2	Summary of the environmental setting	8
Table 4.1	Aerial photograph review	10
Table 4.2	Historical titles	11
Table 4.3	Site history and context	14
Table 5.1	Summary of potential regulatory contamination issues	17
Table 6.1	Chemicals stored within workshops	22

## Figures

Figure 3.1	Study area	6
Figure 3.2	Surrounding environment	7
Figure 6.1	Existing site features	23

# Abbreviations

Abbreviation	Term
ASC NEPM	National Environment Protection (Assessment of Site Contamination) Measure 2013
bgl	below ground level
BTEX	benzene, toluene, ethylbenzene, xylene
BTEXN	benzene, toluene, ethylbenzene, xylene, naphthalene
CWS	Central Waste Station Pty Ltd
DA	Development Application
EIS	Environmental Impact Statement
EMM	EMM Consulting Pty Limited
EMP	Environmental Management Plan
EP&A Act	<i>NSW Environmental Planning and Assessment Act 1979</i>
EPA	NSW Environment Protection Authority
EPL	Environmental Protection Licence
ha	hectare
IBC	Intermediate Bulk Container
L	litre
LOR	limit of reporting
m	metre
NEPC	National Environment Protection Council
NSW	New South Wales
OCPs/OPP	Organochlorine Pesticides/Organophosphate Pesticides
PAHs	polynuclear aromatic hydrocarbons
PCBs	polychlorinated biphenyls
PFAS	per- and polyfluoroalkyl substances
PHCs	Petroleum Hydrocarbons
PMF	Probably Maximum Flood
POEO Act	<i>NSW Protection of the Environment Operations Act 1997</i>
POL	petroleum, oil and lubricant
PSI	Preliminary Site Investigation
RRF	resource recovery facility
SEPP	State Environmental Planning Policy
S-P-R	source, pathway and receptor
TRH	total recoverable hydrocarbons
UST	underground storage tank

# 1 Introduction

## 1.1 Purpose and objectives

This Contamination Preliminary Site Investigation (PSI) supports the environmental impact statement (EIS) for the proposed expansion of the Central Waste Station resource recovery facility (RRF) in Kurri Kurri, to develop the 'Integrated Resource Recovery Centre'.

The existing RRF, which is operated by Central Waste Station Pty Ltd (CWS), is capable of a significantly higher throughput than is permitted under the existing development approval. As such, Central Waste Plant Pty Ltd (CWP), the owner of the RRF, is seeking approval to expand the RRF operations to allow an increased material throughput with an associated increase in storage quantity and operating hours. The RRF operational processes will remain generally the same. However, some changes to the site layout are proposed to optimise the RRF operations. The revised site will occupy 1, 8 and 10 Styles Street and 145 and 147 Mitchell Avenue (the project site). The larger site and higher waste throughput is referred to as the Integrated Resource Recovery Centre (IRRC, 'the project'). PSI's have previously been undertaken at 1 and 8 Styles Street and as such, this PSI is for 10 Styles Street and 145 and 147 Mitchell Avenue (the study area). The purpose of the PSI is to identify contamination risks that may require further assessment or management associated with the intended expansion of the RRF.

The specific objectives of the PSI are to:

- evaluate contamination risks associated with previous and current site uses
- provide recommendations for further investigations or suitable management measures to mitigate any contamination risk associated with the study area.

The previous PSIs for 1 and 8 Styles Street are provided in Annexure A and summarised in Section 4.5.

## 1.2 Scope of work

To achieve the objectives, EMM Consulting Pty Ltd (EMM) conducted a site inspection and completed a desktop review of available information relating to the study area to assess current and historical potential contamination sources. The methodology for the desktop review included:

- a summary of relevant contamination related background information relating to the study area and surrounds, including:
  - available drawings/plans/reports relating to the study area, including any information provided to EMM directly by CWS
  - the NSW Environment Protection Authority (EPA) Contaminated Land Record register
  - current or historical contaminating land uses located at and in the vicinity of the study area that may have caused contamination
  - historical aerial imagery to assess land use changes
  - historical titles and local council records (Section 10.7 planning certificate)
  - published maps and database search results of the area to gain an understanding of potential contamination sources (e.g. historical records and business directories), surface and subsurface conditions (e.g. geology, hydrogeology, soil and topography)

- other relevant information available (e.g. heritage and ecological listings), including WaterNSW registered groundwater bore database
- development of a preliminary conceptual site model and qualitative risk assessment to assess potential contamination liabilities and evaluate whether further targeted or detailed site investigation is required to inform the development of the study area.

### 1.3 Proposed development

A summary of the proposed works is provided in Table 1.1.

**Table 1.1 Summary of proposed development**

Parcel of land	Description
8 Styles Street	<ul style="list-style-type: none"> <li>• Remove demountable offices and weighbridge.</li> <li>• Close off the entry/exit onto 8 Styles Street.</li> <li>• Add additional material storage bays and extend awnings.</li> </ul>
1 and 10 Styles Street, 145 and 147 Mitchell Avenue	<ul style="list-style-type: none"> <li>• Remove existing sheds and demountable offices.</li> <li>• Install fire and stormwater infrastructure and provide concrete hardstand. Stormwater infrastructure is likely to include an underground tank.</li> <li>• Construct incoming and outgoing weighbridges and associated offices.</li> <li>• Repurpose the existing workshop for use as a metals processing area.</li> <li>• Construct residual waste recovery plant.</li> <li>• Delineate car and truck parking.</li> <li>• Erect perimeter walls/fencing.</li> <li>• Establish a new access for heavy vehicles into 147 Mitchell Avenue.</li> <li>• Construct a new footpath and provide landscaping along Mitchell Avenue.</li> </ul>

## 2 Regulatory framework

Applicable legislation and environmental planning instruments informing this assessment includes:

- NSW *Contaminated Land Management Act 1997*
- NSW *Protection of the Environment Operations Act 1997* (POEO Act)
- NSW *Environmental Planning and Assessment Act 1979* (EP&A Act)
- NSW State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021 (formerly SEPP no.55 – Remediation of Land).

Applicable guidelines supporting this assessment include:

- NHMRC (National Health and Medical Research Council) & NRMCC (National Resource Management Ministerial Council) 2011 (as amended 2022), *Australian Drinking Water Guidelines Paper 6 National Water Quality Management Strategy*
- NEPC (National Environment Protection Council) 1999 (as amended 2013), National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM)
- NSW EPA (New South Wales Environment Protection Agency) 2017 *Guidelines for the NSW Site Auditor Scheme (3<sup>rd</sup> Edition)*
- NSW EPA 2020, *Guidelines for Consultants Reporting on Contaminated Sites*.

## 3 Environmental setting

### 3.1 Study area identification

Study area identification details are presented in Table 3.1. As described in Chapter 1, the study area assessed as part of this PSI excludes 1 and 8 Styles Street, as separate PSI's have previously been completed for those lots (provided in Annexure A).

**Table 3.1 Study area description**

<b>Study area location</b>	<ul style="list-style-type: none"><li>• 10 Styles Street</li><li>• 145 Mitchell Avenue</li><li>• 147 Mitchell Avenue</li></ul> Refer to Figure 3.1.
<b>Title identification details</b>	<ul style="list-style-type: none"><li>• Lot 6 DP 1231190 (10 Styles Street)</li><li>• Lot 4 DP 586741 (145 Mitchell Street)</li><li>• Lot 3 DP 586741 (147 Mitchell Street)</li></ul>
<b>Current owner</b>	Central Waste Property Pty Limited
<b>Area</b>	Approximately 1.78 hectares (ha)
<b>Study area features</b>	<p>The following features were observed by EMM during an inspection on 10 August 2023.</p> <p>145 Mitchell Ave:</p> <ul style="list-style-type: none"><li>• Covered storage area.</li><li>• Three demountable office buildings with deck.</li><li>• Truck parking area.</li><li>• Storage area for skip bins, electrical machinery, building supplies.</li><li>• Double bunded diesel above ground storage tank.</li></ul> <p>147 Mitchell Ave:</p> <ul style="list-style-type: none"><li>• Two pre-existing workshops for welding, grinding and painting.</li><li>• Truck parking area.</li><li>• Storage area for skip bins, Intermediate Bulk Containers (IBCs), chemicals and building supplies.</li></ul> <p>10 Styles Street:</p> <ul style="list-style-type: none"><li>• Workshop for vehicle and equipment repair and maintenance.</li><li>• Truck parking area.</li><li>• New building supply storage area.</li><li>• Storage containers with tools for demolition business.</li></ul>
<b>Local government area</b>	Cessnock City Council
<b>Current land use and zoning</b>	Zoning: E5 Heavy Industrial; RE1 Public Recreation; RU2 Rural Landscape
<b>Surrounding area zoning</b>	R2 Low Density Residential (west), E4 General Industrial (south), R5 Large Lot Residential (west), E3 Productivity Support (north). Refer to Figure 3.2.
<b>Proposed land use</b>	Industrial land (Central Waste Property).

---

**Surrounding land**

North: On the northern boundary is Swamp Creek, a tributary of the Hunter River. Approximately 200 metres (m) north-west of the site are five residential dwellings.

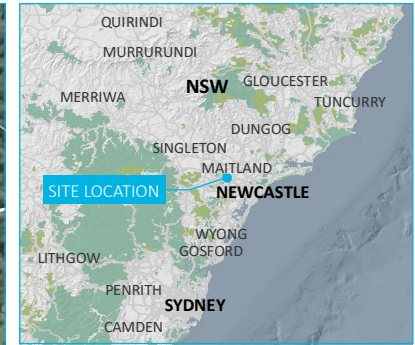
East: Immediately to the east of Styles Street is a landscape supplier, Australian Native Landscape

South: Approximately 3.5 kilometres (km) south-east of the site is the Werakata State Conservation Area and 2 km south-west is the Hebburn Dam.

West: Immediately to the west is industrial buildings. Further west is the nearest residentially zoned area approximately 350 m away across Government Road. The Werakata National Park is approximately 4 km west of the site.

---

\\lemm.local\ydrive\2023\12\30029 - CWS Kurri Kurri Integrated Resource Recovery Centre\GIS\02 Maps\ P5\G001 ProjectSite\_20250204\_04.mxd 5/02/2025



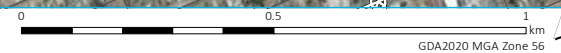
- KEY**
- Site boundary
  - Study area
  - Lot area
  - Existing environment
  - Rail line
  - Major road
  - Minor road
  - Vehicular track
  - Named watercourse
  - Transmission line
- INSET KEY**
- Major road
  - NPWS reserve
  - State forest

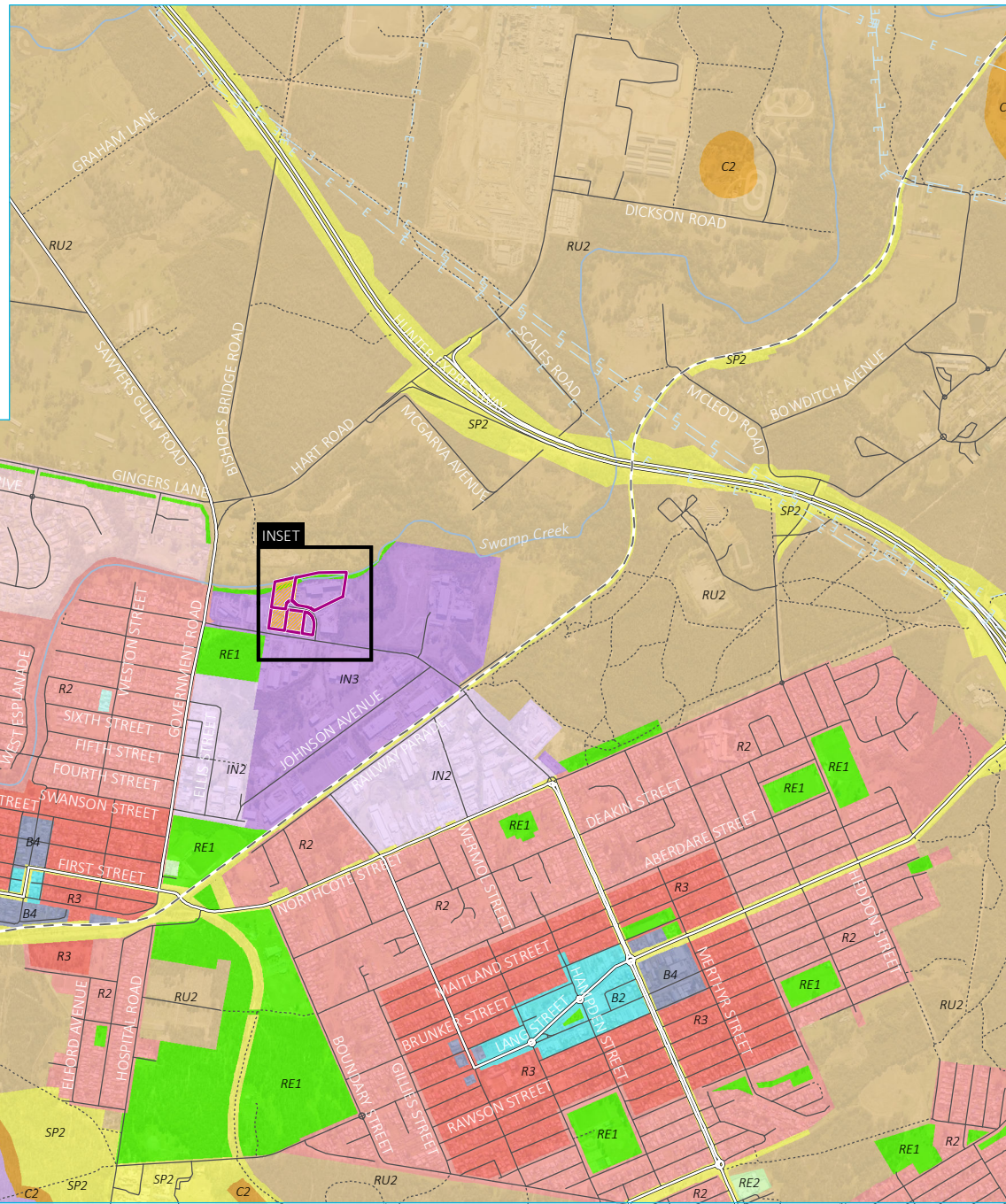
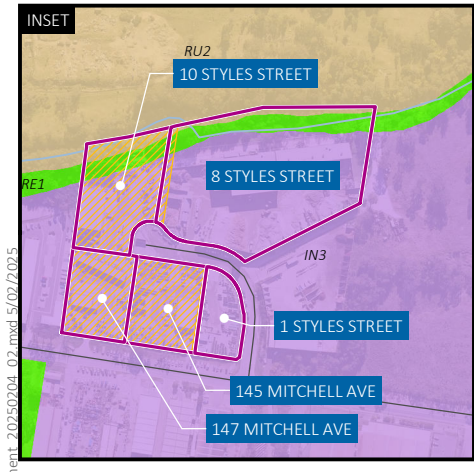
Study area

CWS Kurri Kurri Integrated  
Resource Recovery Centre  
Preliminary Site Investigation  
Figure 3.1



Source: EMM (2025); ABS (2021); DCSSS (2024); GA (2009); ESRI (2025)





- KEY**
- Proposed site boundary
  - Study area
  - Lot area
  - Existing environment
  - Rail line
  - Major road
  - Minor road
  - Vehicular track
  - Named watercourse
  - Transmission line
  - Land zone
  - B1 | Neighbourhood Centre
  - B2 | Local Centre
  - B4 | Mixed Use
  - C2 | Environmental Conservation
  - IN1 | General Industrial
  - IN2 | Light Industrial
  - IN3 | Heavy Industrial
  - R2 | Low Density Residential
  - R3 | Medium Density Residential
  - R5 | Large Lot Residential
  - RE1 | Public Recreation
  - RE2 | Private Recreation
  - RU2 | Rural Landscape
  - SP2 | Infrastructure

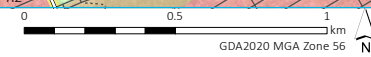
Surrounding environment

CWS Kurri Kurri Integrated Resource Recovery Centre Preliminary Site Investigation Figure 3.2



\\lemm.local\ydrive\2023\1E2 30029 - CWS Kurri Kurri Integrated Resource Recovery Centre\GIS\02 Maps\PS\G002\_SurroundingEnvironment\_20230204\_02.mxd 5/02/2025

Source: EMM (2024); DPIE (2022); DCSSS (2023); GA (2009); MetroMap (2024)



## 3.2 Database search results

A review of publicly available data was undertaken by Land Insight Pty Ltd (Land Insight) and is summarised in Table 3.2. The Land Insight report is provided in Annexure B and accompanying maps are provided in Annexure C.

**Table 3.2 Summary of the environmental setting**

Aspect	Summary details
<b>Geology and soils</b>	
Soil and geology	<p>The Neath soil landscape is expected at the study area, which is associated with gently undulating rises and melaleuca swamps to the east of Cessnock. Soils are expected to comprise alluvial valley deposits of silt, clay, sand and gravel.</p> <p>Bedrock is expected to comprise the Farley Formation, comprising micaceous sandy siltstone, silty sandstone, mudstone and shale.</p>
Topography	Elevation is approximately 12 metres Australian Height Datum (mAHD) in the south-western corner of the study area and 10 m AHD in the north-eastern corner. A slight depression is evident in the central portion of the study area.
Acid sulfate soils	The State and Local Acid sulfate soil Register has no identified Acid sulfate soil for the study area. The Atlas of Australia Acid sulfate soils classify the study area as generally having an extremely low probability of occurrence.
Salinity	There is a high salinity hazard or risk for the study area according to the Australian Dryland Salinity Assessment 2001.
Naturally occurring asbestos	The State of NSW and Department of Planning and Environment database indicate that there is no potential naturally occurring asbestos at the study area or within the surrounding area.
<b>Hydrology and hydrogeology</b>	
Surface water features	Swamp Creek runs along the northern boundary of the site, which is a tributary of the Hunter River, approximately 30 km north-east.
Aquifer	The area features fractured and fissured, extensive aquifers of low to moderate productivity.
Groundwater protection areas	There were no groundwater protection areas identified at the study area or in the surrounding areas.
Groundwater dependant ecosystems	<p>High potential terrestrial (subsurface) groundwater dependant ecosystems exist on the study area along Swamp Creek. There are areas of moderate -low potential terrestrial groundwater dependant ecosystems in the surrounding areas.</p> <p>No potential aquatic groundwater dependant ecosystems exist in the study area or in the surrounding areas.</p>
Groundwater bores	There is one registered groundwater bore approximately 1.3 km to the north-east of the site. The purpose, construction details and groundwater standing level of the bore are unknown. EMM (2019) noted that based on review of a geotechnical investigation by Hunter Civilab in 2017, groundwater at 8 Styles Street was at approximately 3 m below ground level within natural alluvium.
Groundwater restricted use zones	None reported.
Groundwater salinity	The NSW Office of Water database indicates that the groundwater salinity value for the study area is greater than 5,000 milligrams per litre (mg/L), indicating saline conditions.
Borehole investigations	The database indicated six borehole locations within 2 km of the study area. Two boreholes were for geotechnical investigations and four boreholes were for mineral exploration. No information on subsurface conditions were provided.

Aspect	Summary details
<b>Ecology and natural hazards</b>	
Sensitive receptors	Swamp Creek is located on the northern boundary of the study area and parklands 31.6 m south-west of the study area.
Wetlands	Hebburn Dam is located 1,833.4 m south-west of the study area and a sewage treatment pond is located 1,481.5 m to the east.
Bushfire prone land	A Vegetation Buffer and Vegetation Category 2 (lower bush fire risk) were identified in the northern portion of the study area, along the creek.
Bushfire history	Two wildfires have occurred within the surrounding area, one to the north in 2016–2017 and one to the west in 2001–2002.
Flood planning area	The study area is within the mapped flood planning area of the Cessnock Local Environmental Plan 2011.
<b>Heritage information</b>	
Heritage	There are no reported State and Local Heritage sites or Australian Heritage sites located within a 2 km radius of the study area.

## 4 Study area history

A review of historical aerial imagery is summarised in Table 4.1. The historical aerials are provided in Annexure D.

### 4.1 Aerial review

**Table 4.1 Aerial photograph review**

Year / image type	Study area (8 Style Street, 145 and 147 Mitchell Avenue)	Surrounding area
1954 Black and white	Cleared agricultural land with sparse vegetation occurring across the study area. A dam is visible in the central/south-eastern portion of the study area and the creek is present.	The surrounding lands consist of agricultural land (paddocks) and scrubland/bushland. Mitchell Avenue is present. The property across the creek to the north of the study area has some buildings. A residential development is located to the south-west of the study area.
1961 Black and white	Generally consistent with the previous aerial however the dam appears to contain less water.	Generally consistent with the previous aerial.
1966 Black and white	Generally consistent with the previous aerial.	Generally consistent with the previous aerial apart from land to the south-east. The land has been cleared and a building has been developed. Johnson Avenue has been constructed.
1971 Black and white	Generally consistent with the previous aerial however the dam in the southeastern corner has filled with water.	Generally consistent with the previous aerial, with some clearing of vegetation to the south of the study area and buildings have been constructed, opposite the study area.
1975 Black and white	Generally consistent with the previous aerial, with a small building now located in the south-western corner of the study area.	Generally consistent with previous imagery however, some minor development (possible residential) has occurred to the west of the study area, along Mitchell Avenue.
1984 Black and white	The small building to the southwest has increased in size and some areas of vegetation have appeared within the study area.	A large building has been constructed to the west of the study area. More development has occurred within the residential block to the southwest. All other areas are generally consistent with the previous aerial.
1987 Black and white	Generally consistent with the previous aerial.	Generally consistent with the previous aerial.
1990 Colour	Generally consistent with the previous aerial however, a concrete or gravel driveway is visible around the building.	Generally consistent with the previous aerial.
1994 Colour	Generally consistent with the previous aerial, with more vegetation apparent at the study area.	Generally consistent with the previous aerial.
1998 Colour	Generally consistent with the previous aerial although a new building has been constructed within 147 Mitchell Avenue.	Generally consistent with the previous aerial. An industrial building has been constructed on the southern side of Mitchell Avenue.
2001 Colour	Generally consistent with the previous aerial.	Blocks of land to the north have been cleared. A large industrial building has been developed to the south-east of the study area.

Year / image type	Study area (8 Style Street, 145 and 147 Mitchell Avenue)	Surrounding area
2004 Colour	145 Mitchell Avenue has been cleared of vegetation. A small, cleared area is present at 10 Styles Street. 147 Mitchell Avenue appears unchanged apart from an eastward extension of the workshop.	Land directly to the east has been cleared of vegetation. Two new buildings have been constructed to the south of the study area.
2010 Colour	The area of cleared land at 10 Styles Street occupies the majority of the Lot and may be utilised for soil stockpiling, possibly associated with the development of 8 Styles Street and/or construction of Styles Street. 145 Mitchell Avenue appears to be mostly grass-covered. 147 Mitchell Avenue generally as per the previous imagery.	Styles Street is visible. Development of 8 Styles Street appears to be in progress.
2014 Colour	Generally consistent with the previous aerial although the stockpiling area at 10 Styles Street appears to be revegetating and four small rectangular structures (possible shipping containers) are present in the northern central portion of 145 Mitchell Avenue.	Generally consistent with the previous aerial, with expansion of the facility at 8 Styles Street.
2017 Colour	Generally consistent with the previous aerial; however, 10 Styles Street appears to be utilised for laydown and storage activities.	Generally consistent with the previous aerial.
2020 Colour	Sheds and a building are present along the eastern boundary of 145 Mitchell Avenue and the remainder of this Lot being utilised for vehicle parking. Laydown and storage activities visible at 10 Styles Street.	Construction and clearing has occurred directly to the west and east of the study area.
2023 Colour	Generally consistent with the previous aerial apart from the construction of a large shed (workshop) in the south-western portion of 10 Styles Street.	Generally consistent with the previous aerial.

## 4.2 Certificates of land title

Historical title documents are provided in Annexure E and are summarised in Table 4.2 below.

**Table 4.2 Historical titles**

Status	Date of acquisition (term held)	Registered proprietors (occupation)
<b>Lot 6 DP1251190 (10 Styles Street)</b>		
Historical	10 July 1944 (1944 to 1951)	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 1948 No 164)</b> Andrew Hardy, miner Ann Hunter Hardy, his wife
Historical	04 June 1951 (1951 to 1954)	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 2176 No 343)</b> William Higson, poultry farmer
Historical	03 December 1954 (1954 to 1962)	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 2318 No 778)</b> Maria Francisca Kaal, wife of Ainthonus Kaal, farmer
Historical	26 January 1962 (1962 to 1972)	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 2601 No 979)</b> James Alfred Ayerst, retired Dorothy May Ayerst, his wife
Historical	02 February 1972 (1972 to 1973)	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 3038 No 727)</b> Squire Investments Pty Limited

Status	Date of acquisition (term held)	Registered proprietors (occupation)
Historical	06 July 1973 (1973 to 1976)	<b>(Lot 4 DP 560471 – CTVol 12148 Fol 175)</b> Squire Investments Pty Limited
Historical	08 December 1976 (1976 to 1988)	<b>(Lots 1 and 2 DP 5874 – CTVol 13200 Fol's 125 &amp; 126)</b> Squire Investments Pty Limited
Historical	19 August 1988 (1988 to 2002)	<b>(Lots 1 and 2 DP 586741)</b> Squire Investments Pty Limited (ACN 000 214 406)
Historical	17 May 2002	Squire Investments Pty Limited (ACN 000 214 406)
Historical	26 August 2002 (2002 to 2003)	<b>(Lot 101 DP 1039497)</b> Jukar Pty Limited (ACN 090 653 875)
Historical	18 December 2003 (2003 to 2008)	<b>(Lot 1001 DP 1062120)</b> Jukar Pty Limited (ACN 090 653 875)
Historical	01 July 2008 (2008 to 2011)	Jukar Pty Limited (ACN 090 653 875)
Historical	12 July 2011 (2011 to 2016)	Mark Francis Woodbury Karen Elizabeth Woodbury
Historical	11 April 2016 (2016 to 2019)	<b>(Lot 6 DP 1128108)</b> Central Waste Property Pty Limited (ACN 604 931 080634 123 872)
Current	09 August 2019 (2019 to date)	<b>(Lot 6 DP 1128108)</b> Central Waste Property Pty Limited (ACN 604 931 080634 123 872)
<b>Lot 4 DP 586741 (145 Mitchell Street)</b>		
Historical	10 July 1944 (1944 to 1951)	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 1948 No 164)</b> Andrew Hardy, miner Ann Hunter Hardy, his wife
Historical	04 June 1951 (1951 to 1954)	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 2176 No 343)</b> William Higson, poultry farmer
Historical	03 December 1954 (1954 to 1962)	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 2318 No 778)</b> Maria Francisca Kaal, wife of Ainthonus Kaal, farmer
Historical	26 January 1962 (1962 to 1972)	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 2601 No 979)</b> James Alfred Ayerst, retired Dorothy May Ayerst, his wife
Historical	02 February 1972 (1972 to 1973)	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 3038 No 727)</b> Squire Investments Pty Limited
Historical	06 July 1973 (1973 to 1976)	<b>(Lot 4 DP 560471 – CTVol 12148 Fol 175)</b> Squire Investments Pty Limited
Historical	08 December 1976 (1976 to 1981)	Squire Investments Pty Limited
Historical	20 March 1981 (1981 to 1988)	<b>(Lot 4 DP 586741 – CTVol 13200 Fol 128)</b> Streitberger Homes Pty Ltd
Historical	19 August 1988 (1988 to 2001)	Streitberger Homes Pty Ltd (ACN 001 574 321)

Status	Date of acquisition (term held)	Registered proprietors (occupation)
Historical	17 July 2001 (2001 to 2004)	Jukar Pty Limited (ACN 090 653 875)
Historical	02 August 2004 (2004 to 2017)	Gary Robert Frank Alchin
Historical	19 October 2017 (2017 to 2024)	<b>(Lot 4 DP 586741)</b> Taylor Made Nest Egg Pty Ltd (ACN 619 787 101)
Current	31 July 2024 (2024 to date)	<b>(Lot 3 DP 586741)</b> Central Waste Property Pty Limited (ACN 604 931 080)
<b>Lot 3 DP 586741 (147 Mitchell Street)</b>		
Historical	10 July 1944 (1944 to 1951)	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 1948 No 164)</b> Andrew Hardy, miner Ann Hunter Hardy, his wife
Historical	04 June 1951 (1951 to 1954)	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 2176 No 343)</b> William Higson, poultry farmer
Historical	03 December 1954 (1954 to 1962)	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 2318 No 778)</b> Maria Francisca Kaal, wife of Ainthonus Kaal, farmer
Historical	26 January 1962 (1962 to 1972)	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 2601 No 979)</b> James Alfred Ayerst, retired Dorothy May Ayerst, his wife
Historical	02 February 1972 (1972 to 1973)	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 3038 No 727)</b> Squire Investments Pty Limited
Historical	06 July 1973 (1973 to 1976)	<b>(Lot 4 DP 560471 – CTVol 12148 Fol 175)</b> Squire Investments Pty Limited
Historical	08 December 1976 (1976 to 1979)	Squire Investments Pty Limited
Historical	17 October 1979 (1979 to 1983)	Allyn Ivan Hopson, distributor Lorraine Ethel Hopson, his wife
Historical	05 September 1983 (1983 to 1988)	<b>(Lot 3 DP 586741 – CTVol 13200 Fol 127)</b> Neil Robert Aspinall Lorraine Aspinall
Historical	19 August 1988 (1988 to 2014)	Neil Robert Aspinall Lorraine Aspinall
Historical	10 December 2014 (2014 to 2022)	BWALT Pty Ltd (ACN 601 350 770)
Current	13 January 2022 (2022 to date)	<b>(Lot 3 DP 586741)</b> Central Waste Property Pty Limited (ACN 604 931 080)

### 4.3 Cessnock City Council Section 10.7 (2) and (5) Planning Certificates

Planning certificates were obtained from Cessnock City Council for Lots 3 and 4 DP 586741 and Lot 6 DP 1251190 which are provided in Annexure E.

The certificates did not identify any matters prescribed under section 59 (2) of the *Contaminated Land Management Act 1997*, including:

- the land has not been identified to Council as significantly contaminated
- the land is not subject to a management order
- the land is not subject to a voluntary management proposal
- the land is not subject to an ongoing maintenance order
- the land is not the subject of a site audit statement.

It is noted that Council has adopted a policy for managing contaminated land and consideration of this policy and SEPP (Resilience and Hazards) 2021 is required when development is proposed.

### 4.4 Previous Development Applications

The Styles Street heavy industrial estate subdivision was approved in 2005 under Development Application (DA) 8/2005/362. Central Waste Property own 1, 8 and 10 Styles Street and CWS has been operating the existing RRF on 8 Styles Street since 2015.

CWP submitted a State Significant Development (SSD) application in 2021 (SSD-10435) to expand operations at 8 Styles Street and incorporate ancillary facilities at 1 Styles Street. The SSD-10435 application was withdrawn in February 2023 due to two neighboring properties becoming available for acquisition (145 and 147 Mitchell Avenue), with resultant proposed alterations to the expansion design.

The current proposal for the IRRC seeks to expand the existing operations beyond what was proposed in 2021, to incorporate five lots in Styles Street and Mitchell Avenue.

An overview of the study area history and existing conditions for the five lots comprising the IRRC is provided in Table 4.3.

**Table 4.3 Site history and context**

Lot	History and context
8 Styles Street	<p>This lot encompasses the existing RRF operated by CWS. The facility and land were purchased by CSW in 2015 to continue the approved use as an inert waste recycling facility. Subsequent development approvals granted by Council for the Lot include:</p> <ul style="list-style-type: none"><li>• DA 8/2016/539 granted in October 2016 for screen wall and landscaping</li><li>• DA 8/2018/892/1 granted in April 2019 for shed extensions, plant upgrades and yard environmental improvements</li><li>• DA 8/2019/568 granted by the Regional Planning Panel in September 2020 for an increase in throughput to 90,000 tpa.</li></ul> <p>Central Waste Plant have an existing Environment Protection Licence (EPL 13013) for resource recovery and waste storage at this premises. Concrete hardstand is present across the majority of the Lot and includes sheds, processing plant and equipment, storage bays, demountable offices, a weighbridge and a water treatment basin. There are a range of environmental controls in place for the existing operations.</p>

Lot	History and context
1 Styles Street	<p>A DA was granted by Cessnock City Council in October 2009 for an industrial workshop (DA 8/2009/348/1); however, the workshop was not constructed and the lot was undeveloped prior to purchase by Central Waste Property in 2019.</p> <p>1 Styles Street currently consists of gravel hardstand utilised for general storage and parking.</p>
10 Styles Street	<p>Approval was granted by Cessnock City Council in February 2013 for an industrial workshop (DA 8/2012/571/1). The Lot has since had multiple minor development applications including boundary adjustments and building layout modifications to office, workshop and parking.</p> <p>The office and workshop are in the final phases of construction. The lot is currently used for general storage.</p>
147 Mitchell Avenue	<p>A number of development applications have been granted by Cessnock City Council for 147 Mitchell Avenue, comprising:</p> <ul style="list-style-type: none"> <li>• DA 8/2001/954/1: soil stockpile (September 2001)</li> <li>• DA 8/2001/802/1: road transport terminal, bulk store and ancillary offices (February 2002)</li> <li>• DA 8/2005/220/1: two industrial buildings (ten-unit complex) (December 2005)</li> <li>• DA 8/2018/186/1: crane depot with existing wash bay (January 2009)</li> <li>• DA 8/2019/582/1: crane depot and continued use of existing structures (wash bay &amp; office buildings) (May 2020).</li> </ul> <p>Central Waste Property acquired the Lot in 2022 and it comprises two sheds and a gravel hardstand area, utilised for parking and storage by CWS.</p>
145 Mitchell Avenue	<p>This Lot was previously utilised as a storage shed (DA 8/2001/541/1) since approval was granted in July 2001 and has been leased by Central Waste since 2022. It has since been purchased by Central Waste in 2024. The lot is currently used for vehicle and equipment storage, with some demountable buildings utilised as temporary offices.</p>

## 4.5 Previous Investigations

### 4.5.1 1 Styles Street – Preliminary Site Investigation

A contamination assessment of 1 Styles Street was completed by Hunter Civilab (HC) in 2020 to support the application for the expansion of CWS's operational throughput, which was subsequently withdrawn (SSD-10435). The full report can be found in Annexure A.

The key findings were:

- potential contamination sources at the lot are limited based on historical land use
- visible signs of gross contamination were not observed during the inspection.

The assessment indicated there was no gross contamination which would constrain the development of 1 Styles Street for its proposed land use as Commercial/Industrial development.

### 4.5.2 EMM Consulting Preliminary Contamination Assessment, Central Waste Recovery Facility

EMM undertook a preliminary contamination assessment as part of an EIS for 8 Styles Street, Kurri Kurri in 2019. The primary objective of the contamination assessment was to investigate the potential for contamination as a result of past or present activities undertaken at the lot, and to determine whether the lot was suitable for continued industrial use. The full report can be found in Annexure A.

The key findings were:

- the lot was developed around 2005 when it was filled and levelled to a maximum depth of approximately 2.5 m

- soil and aggregate screening and storage occurs across most of the lot with a weighbridge, mechanic shop and associated offices on the western side of the lot which is sealed with a concrete slab
- there was no evidence that the lot has been used for any other activities and no registered contaminated sites were identified in the immediate surrounding area. All industrial sites in the vicinity are located hydraulically up-gradient of 8 Styles Street, but do not present an obvious contamination risk to the lot
- potential pathways for contamination were the unlined surface water sedimentation basin, concrete stockpiles with obvious pooling at the base located on unsealed operation areas, trucks and vehicles creating subsurface hydrocarbon and heavy metal contamination and seepage of rainwater through temporary stockpiles that could migrate
- since the report, some management strategies have been put in place such as no concrete and cement wash are accepted at the RRF, concrete waste is crushed as soon as possible and stockpiling of concrete is done on sealed portions of the lot. The eastern portion has been sealed with concrete and the sedimentation basin has been lined
- it was presumed a low risk to nearby environmental receptors and contractors during construction works.

Management procedures were recommended such as soil sampling in proposed disturbance areas, the preparation of a construction environmental management plan, the inclusion of contamination prevention measures during construction to protect environmental receptors and if contamination is suspected during construction, stop work and consult a qualified environmental consultant.

## 5 Potential regulatory contamination issues

A review of publicly available data is summarised in Table 5.1, with Land Insight report data provided in Annexure B and Annexure C. A search of publicly available NSW EPA records was conducted on 3 February 2025 to supplement the Land Insight report data.

**Table 5.1 Summary of potential regulatory contamination issues**

Aspect	Summary details					
NSW EPA records	<p>The following NSW EPA records/databases for locations within a 500 m radius of the study area were searched:</p> <ul style="list-style-type: none"> <li>List of NSW contaminated sites notified to EPA.</li> <li>Contaminated Land Records of Notice.</li> <li>Licensed Activities under the POEO Act.</li> <li>Delicensed POEO Activities still regulated by the EPA.</li> <li>Former POEO Licensed Activities now revoked or surrendered.</li> <li>EPA Other Sites with Contamination Issues.</li> </ul> <p>NSW EPA records identified from these searches are listed below.</p>					
Contaminated sites	<p>The EPA Notified Contaminated Sites registry identified one contaminated site, Kurri Kurri Wastewater Treatment Plant, 672.3 m east of the study area on McLeod Road, Loxford. Given this is located down topographic gradient, it is unlikely to affect the study area.</p>					
Licences, approvals & assessments	<b>Licence No.</b>	<b>Type</b>	<b>Licence holder</b>	<b>Activity</b>	<b>Distance (m)</b>	<b>Direction</b>
	13013	Issued	Central Waste Plant	Recovery of general waste	4.3	East
	13013	Issued	Central Waste Plant	Waste storage – other types of waste	4.3	East
	20908	Issued	Australian Native Landscapes	Recovery of general waste	41.9	East
	20908	Issued	Australian Native Landscapes	Waste storage – other types of waste	41.9	East
	6423	Issued	Weston Aluminium	Aluminium production (scrap metal)	442.4	East
	6423	Issued	Weston Aluminium	Recovery of hazardous and other waste	442.4	East
	6423	Issued	Weston Aluminium	Scrap metal processing	442.4	East
	6423	Issued	Weston Aluminium	Thermal treatment of general waste	442.4	East
	6423	Issued	Weston Aluminium	Thermal treatment of hazardous and other waste	442.4	East
	6423	Issued	Weston Aluminium	Waste storage – hazardous restricted solid liquid, clinical and related waste and asbestos waste	442.4	East

Aspect	Summary details					
	2071	Delicensed	Boral Resources (Country)	Concrete works	513.7	South
	13421	Issued	Ugl Regional Linx	Railway infrastructure operations	574.0	North-west
	20676	Surrendered	Cleanaway Co	Waste storage – hazardous restricted solid liquid, clinical and related waste and asbestos waste	652.7	South-east
	1767	Issued	Hunter Water Corporation	Sewage treatment processing by small plants	672.3	East
	11234	Surrendered	Nationwide Oil	Hazardous industrial or group A waste generation or storage	750	South-east
	13352	Surrendered	Acciona Infrastructure Projects	Road construction	-	-
	3957	No longer in force	Forestry Corporation of NSW	Logging operations within the Lower North East Region	-	-
	4017	No longer in force	Forestry Corporation of NSW	Logging operations with the Upper North East Region	-	-
Audits	None reported.					
Clean up notice	Within a 750 m radius there have been fifteen clean up notices. Alfabs Engineering, Industrial Ecology Australia, Worth Recycling & Forestry Corporation of NSW all received s.91 clean up notices.					
Penalty notice	<p>8 Styles Street has received one penalty notice, no. 1582570, for contravene condition of licence – corporation.</p> <p>Within a 750 m radius there have been nine other penalty notices. Worth Recycling received a penalty notice for operating without a licence and non-compliance before transporting waste. Forest Corporation of NSW received six penalty notices for water pollution and one for contravene condition of licence.</p>					
Other potentially contaminating activities	<p>The following datasets from various sources containing other potential regulatory contamination issues within a 500 m radius of the study area were searched:</p> <ul style="list-style-type: none"> <li>• per- and poly-fluoroalkyl substances (PFAS) Site investigations or management programs</li> <li>• Department of Defence sites</li> <li>• Airservices Australia</li> <li>• gasworks</li> <li>• waste management and liquid fuel facilities (depots/terminals)</li> <li>• mining/exploration titles</li> <li>• dry cleaners, motor garages and service stations.</li> </ul> <p>The records identified from these searches are listed below.</p>					
Contaminated Legacy Areas	None reported.					
Defence, military sites and unexploded ordnance (UXO) areas	None reported.					
Former gasworks sites	None reported.					

Aspect	Summary details																																																						
PFAS sites	None reported.																																																						
Mines and quarries (current and historical)	Land adjacent to the study area was formerly named Noelybo and was (presumably) a supplier of soil and loam sourced from quaternary alluvium.																																																						
National Pollutant Inventory (NPI)	There is one NPI 442.1 m east of the study area called Weston Aluminium. The primary Australian and New Zealand Standard Industrial Classification (ANZSIC) class is secondary aluminium gross processing and the latest report was 2020/2021. This property is located down topographic gradient and is unlikely to affect the study area.																																																						
Landfills (current and historical)	None reported.																																																						
Liquid fuel facilities	None reported.																																																						
Waste management facilities and recycling centres	The only waste facility identified in the area is Central Waste Station, the site.																																																						
Historical business directories	<table border="1"> <thead> <tr> <th>Year</th> <th>Activity</th> <th>Name</th> <th>Address</th> <th>Distance (m)</th> <th>Direction</th> </tr> </thead> <tbody> <tr> <td>1990</td> <td>Armoured car services</td> <td>Amalgamated Cash Services</td> <td>Mitchell Avenue, Weston NSW 2326</td> <td>-</td> <td>West</td> </tr> <tr> <td>2010</td> <td>Recyclers</td> <td>Central Waste Station</td> <td>8 Styles St, Weston NSW 2611</td> <td>46.4</td> <td>East</td> </tr> <tr> <td>2005</td> <td>Excavating &amp; earth moving contractors</td> <td>Linral Ground Services</td> <td>Mitchell Ave, Weston NSW 2326</td> <td>-</td> <td>West</td> </tr> <tr> <td>2015</td> <td>Recyclers</td> <td>Central Waste Station</td> <td>8 Styles St, Weston NSW 2611</td> <td>46.4</td> <td>East</td> </tr> <tr> <td>2015</td> <td>Concrete – pre-cast panels and moulds</td> <td>Simply Pre-Cast Pty Ltd</td> <td>Gate 1/152 Mitchell Ave, Kurri Kurri NSW 2327</td> <td>129.3</td> <td>South</td> </tr> <tr> <td>2015</td> <td>Fibreglass repairs and products</td> <td>E-Tanks Fibreglass Pty Ltd</td> <td>152 Mitchell Ave, Kurri Kurri NSW 2327</td> <td>129.3</td> <td>South</td> </tr> <tr> <td>2015</td> <td>Conveying and elevating equipment and systems</td> <td>Mato Australia Pty. Ltd.</td> <td>Unit 2/152 Mitchell Ave, Kurri Kurri NSW 2327</td> <td>129.3</td> <td>South</td> </tr> <tr> <td>2015</td> <td>Steel fabrication and M/Factors</td> <td>Alfabs Engineers</td> <td>146 Mitchell Ave, Kurri Kurri NSW 2327</td> <td>185.2</td> <td>South</td> </tr> </tbody> </table>	Year	Activity	Name	Address	Distance (m)	Direction	1990	Armoured car services	Amalgamated Cash Services	Mitchell Avenue, Weston NSW 2326	-	West	2010	Recyclers	Central Waste Station	8 Styles St, Weston NSW 2611	46.4	East	2005	Excavating & earth moving contractors	Linral Ground Services	Mitchell Ave, Weston NSW 2326	-	West	2015	Recyclers	Central Waste Station	8 Styles St, Weston NSW 2611	46.4	East	2015	Concrete – pre-cast panels and moulds	Simply Pre-Cast Pty Ltd	Gate 1/152 Mitchell Ave, Kurri Kurri NSW 2327	129.3	South	2015	Fibreglass repairs and products	E-Tanks Fibreglass Pty Ltd	152 Mitchell Ave, Kurri Kurri NSW 2327	129.3	South	2015	Conveying and elevating equipment and systems	Mato Australia Pty. Ltd.	Unit 2/152 Mitchell Ave, Kurri Kurri NSW 2327	129.3	South	2015	Steel fabrication and M/Factors	Alfabs Engineers	146 Mitchell Ave, Kurri Kurri NSW 2327	185.2	South
Year	Activity	Name	Address	Distance (m)	Direction																																																		
1990	Armoured car services	Amalgamated Cash Services	Mitchell Avenue, Weston NSW 2326	-	West																																																		
2010	Recyclers	Central Waste Station	8 Styles St, Weston NSW 2611	46.4	East																																																		
2005	Excavating & earth moving contractors	Linral Ground Services	Mitchell Ave, Weston NSW 2326	-	West																																																		
2015	Recyclers	Central Waste Station	8 Styles St, Weston NSW 2611	46.4	East																																																		
2015	Concrete – pre-cast panels and moulds	Simply Pre-Cast Pty Ltd	Gate 1/152 Mitchell Ave, Kurri Kurri NSW 2327	129.3	South																																																		
2015	Fibreglass repairs and products	E-Tanks Fibreglass Pty Ltd	152 Mitchell Ave, Kurri Kurri NSW 2327	129.3	South																																																		
2015	Conveying and elevating equipment and systems	Mato Australia Pty. Ltd.	Unit 2/152 Mitchell Ave, Kurri Kurri NSW 2327	129.3	South																																																		
2015	Steel fabrication and M/Factors	Alfabs Engineers	146 Mitchell Ave, Kurri Kurri NSW 2327	185.2	South																																																		

## 6 Study area inspection and surrounding lands

### 6.1 Study area observations

A walkover of the study area was undertaken by an EMM environmental scientist on 10 August 2023 accompanied by Jack Roxburgh from CWS. Key features are presented on Figure 6.1. There were no obvious spills or stains observed during the inspection. A 20 mm diameter recycled aggregate has been placed over the three lots. The aggregate was sourced from the RRF. CWS advised that the following management controls are applied to the production of the recycled aggregate:

- The facility does not accept hazardous waste. The waste receipt process includes the inspection of waste for unpermitted items. Any load with unpermitted items (including suspected asbestos) is rejected.
- Identification of waste transporter/client and waste stream.
- Inspection of loads, including for the presence of asbestos or any other unpermitted waste stream. Loads that appear to be free of unpermitted waste are directed to the tipping area.
- Transporter is directed to tip the load in the specified area and to wait while the operators spread and turn the load to allow a thorough inspection of the materials. If unpermitted material is found, the material is rejected and is reloaded.

No obvious fragments of potential asbestos containing material were observed on the surface of the recycled aggregate. It is noted that a detailed inspection of the aggregate surface was not undertaken.

Hazardous building materials were not observed during the inspection, nor are they suspected to be present within on-site structures, given all facilities were constructed after 2001.

A photographic record is included in Annexure F with the key observations summarised below and illustrated on Figure 3.1. The following features were observed:

145 Mitchell Avenue:

- Primarily used as a storage area. Most storage sits on a recovered aggregate hardstand however the storage under the dome structure is on a concrete floor. Items currently being stored are:
  - skip bins
  - building supplies such as steel and aluminium
  - electrical machinery
  - empty IBCs and storage drums
  - double bunded diesel above ground storage tank.
- Covered dome structure currently used as a storage area formerly used to store and maintain cranes. Concrete floor present. Concrete lined in-ground inspection/maintenance pits present. No obvious leaks or spills noted on concrete floor or within inspection pits.
- Three demountable office buildings and deck that is currently under construction.
- Truck parking area.

#### 147 Mitchell Ave:

- Two workshops from previous owner, currently used for welding, grinding and painting. Both workshops had concrete floors. The concrete hardstand was in good condition within both workshops. No staining or evidence of spills were observed. Some minor cracks near the entrance of the southern workshop were observed.
- Small office area at the back of the southern workshop. A former oil storage area was present in the back of the workshop. No obvious leaks or spills were observed.
- A stormwater drain was located at the entrance to the southern workshop.
- Chemical storage area within the northern workshop is on a concrete floor. Various plastic containers of labelled chemicals were positioned internal to buildings (on shelves or concrete floor). Engine and hydraulic oils are within the drums. See Table 6.1 below for details.
- Gas tanks for oxy cutting are present however these are not considered to represent a ground contamination risk.
- The lot is also used as a storage area. Items currently being stored are:
  - skip bins and flat pack skip bins
  - bunded IBC with Adblue chemical (additive for diesel fuel)
  - building supplies such as metal sheets and beams, timber and water IBC
  - excavator buckets and some old engine parts. No obvious fuel or oil spills observed
  - empty IBCs.

#### 10 Styles Street:

- Vehicle and equipment maintenance and repairs workshop. The workshop had a concrete floor with in-ground inspection pits, noted to be in good condition. No obvious leaks or spills observed.
- Chemical storage area on concrete floor with one bunded IBC containing used oil.
- Stormwater drain near the boundary of 10 Styles Street and 147 Mitchell Avenue.
- Truck parking area.
- The lot is also used as a storage area, including:
  - building materials such as roof sheeting, purlins, brand new equipment for plant upgrades
  - storage containers full of tools for CWS demolition business.
- Swamp creek present on the northern boundary of the study area. Vegetation along the creek appeared to be in a healthy condition.

**Table 6.1**      **Chemicals stored within workshops**

SDS Name	Date of Issue
VPS_Brake_Parts_Cleaner-SDS	30/04/2019
Ultramax_Hydraulic_Oil_100-SDS	10/05/2023
Scania_Coolant_Ready_mix_50_50	10/08/2013
Brake_Fluid_Dot_4_sds_vs6_Dec21	2/12/2021
Motortech Spray Enamel	26/05/2015
Valvoline-Gear-Oil 80-90	28/09/2016
WD_Spray_Lube_Multispray_-_Aerosol-SDS	3/12/2018
Nulon Coolant Concentrate	22/07/2020
Volvo Coolant VCS Concentrated	22/10/2018
OIL-LPTEP2-MSDS	2/11/2021
PS_192-Wax-Grease-Remover	20/08/2021
PS_Lacnam-102-Enamel-Thinner-1	20/08/2021
PS-720-Iso-Free-Part-A	20/08/2021
PS-720-Iso-Free-Part-B-Hardener	20/08/2021
PS-Valspar-IME.AU500	16/12/2022

## 6.2 Surrounding lands

The following features of the surrounding lands were observed:

- 8 Styles Street: Resource recycling facility operated by CWS since 2015 directly east of 10 Styles Street.
- 1 Styles Street: Hardstand utilised for general storage and parking directly east of 145 Mitchell Avenue.
- Australian Native Landscapes further to the east.
- Farmland to the north on the other side of Swamp Creek.
- ALFABS Group and Simply Pre-Cast businesses are located to the south across Mitchell Avenue.
- Directly west was reported to be used as a skip bin storage area.

In summary, the potential for the neighbouring properties to contaminate the study area is considered to be low.



- KEY**
- Site boundary
  - Study area
  - Site feature
- Site feature**
- (A) Storage area
  - (B) Workshop
  - (C) Chemical storage
  - (D) Chemical storage
  - (E) Stormwater drain inlet
  - (F) Demountable buildings
  - (G) Sewage raiser
  - (H) Truck parking area
- Existing environment**
- Named watercourse
  - Cadastral boundary

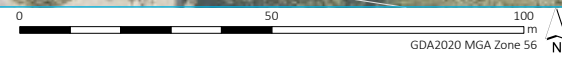
Existing site features

CWS Kurri Kurri Integrated Resource Recovery Centre Preliminary Site Investigation Figure 6.1



\\emm.local\drive\2023\E230029 - CWS Kurri Kurri Integrated Resource Recovery Centre\GIS\02\_Maps\PS\G003\_ExistingSiteFeatures\_2025\0204\_G003\_ExistingSiteFeatures\_2025\0204\_02.aprx;5/02/2025

Source: EMM (2024); DCSSS (2023); ESRI (2023); MetroMap (2024)



## 7 Preliminary conceptual site model

### 7.1 Potential for contamination

Based on the background data and inspection observations:

- The potential for former and current site activities to contaminate soil and/or groundwater is considered to be low.
- Fill materials may be present beneath the recycled aggregate at 10 Styles Street as a result of previous soil stockpiling activities. Whilst not confirmed, the stockpiles may have been related to the construction of the RRF at 8 Styles Street and/or the construction of Styles Street. The risk of the presence of significant and widespread contamination is considered to be low.
- Recycled aggregate covers much of the study area. Based on EMM experience, recycled aggregate can contain trace amounts of asbestos containing material (i.e. typically below ASC NEPM endorsed assessment criteria for commercial/industrial land use). CWS advised that management controls are applied to the production of the recycled aggregate to minimise the likelihood of inclusion of asbestos containing material.

### 7.2 Contaminants of potential concern

Based on the data reviewed, contaminants of potential concern (CoPC) are considered to include:

- Metals: can be present in fill material. Common metal contaminants include arsenic, cadmium, copper, lead, mercury, nickel and zinc.
- Total recoverable hydrocarbons (TRH): occur in petrol, diesel and oils. Can be present in fill materials.
- Benzene, toluene, ethylbenzene, xylenes and naphthalene (BTEXN): typically associated with petrol and to a lesser extent, diesel. Can occur in fill materials. Given the volatility of these compounds and available data, the potential for significant BTEXN impact in soil and/or groundwater is considered to be low.
- Polycyclic aromatic hydrocarbons (PAH): can be present in petrol, diesel, oils, bitumen/asphalt and fill material.
- Organochlorine pesticides (OCP): can be present in fill material. Typically related to insect control (e.g. termiticides sprayed directly beneath building slabs and/or timber structures in contact with the ground).
- Organophosphorus pesticides (OPP): can be present in fill material. OPP are typically less persistent in the environment than OCP.
- Polychlorinated biphenyls (PCB): historically present in electrical equipment. Can be present in fill material.
- Asbestos: can be present in fill material and can be associated with the demolition and/or weathering/deterioration/damage of asbestos containing building materials.

There has been no known or documented use of PFAS containing products on the study area since the commencement of RRF operations. No potential off-site sources of PFAS have been identified in proximity to the study area. Consequently, PFAS is not considered a contaminant of potential concern at the study area.

### 7.3 Potential sources

No obvious current point sources likely to result in significant contamination were identified. Potential sources are considered to be related to fill material and recycled aggregate.

### 7.4 Potential pathways

The primary potential pathways of concern at the study area are considered to include:

- inhalation of contaminated dust
- dermal contact with contaminated soil
- incidental ingestion of contaminated soil
- transport of contamination by soil disturbance (without application of appropriate control measures).

### 7.5 Potential receptors

The key receptors are considered to include:

- workers carrying out construction works, particularly in recycled aggregate (short term). In the event fill materials are present below the aggregate at 10 Styles Street, exposure to contaminants of potential concern (if present) is considered unlikely
- future intrusive maintenance workers
- users of adjacent properties during construction works.

## 8 Conclusion and recommendations

Based on the available data, EMM concludes that the study area is generally suitable for continued industrial land use. It is noted that:

- the potential for former and current site activities to contaminate soil and/or groundwater is considered to be low
- recycled aggregate covers the majority of the study area surface. Recycled aggregate can contain trace amounts of asbestos however, CWS implements control measures to mitigate the potential
- fill material may be present beneath the recycled aggregate at 10 Styles Street as a result of previous soil stockpiling activities. Whilst not confirmed, the stockpiles may have been related to the construction of the RRF at 8 Styles Street and/or the construction of Styles Street. The risk of the presence of significant and widespread contamination is considered to be low.

The following management procedures are recommended:

- Characterisation sampling of the recycled aggregate prior to commencement of ground disturbing work to assess whether there is a risk of exposure to asbestos by construction workers during site improvement works or future intrusive maintenance workers.
- Assess for the presence of fill material at 10 Styles Street prior to commencement of ground disturbing work and if identified, undertake sampling and analysis to assess whether there is potential risk of exposure to contamination for construction workers during site improvement works or potential future instructive maintenances works.
- If contamination is identified, a construction phase environmental management plan (CEMP) should be implemented for the works. In the event that residual contamination is present at the completion of the works, a long-term environmental management plan may be required.
- Surplus soil requiring off-site disposal should be assessed and classified and appropriately disposed to an EPA approved facility.

## References

EMM. (2019). *Preliminary Contamination Assessment, Central Waste Recovery Facility, 8 Styles Street, Kurri Kurri, NSW.*

National Environment Protection Council (NEPC) 1999, National Environment Protection (Assessment of Site Contamination) Measure 2013 (ASC NEPM 2013)

*NSW Contaminated Land Management Act 1997*

NSW EPA 2014, Waste Classification Guidelines – Part 1: Classifying Waste

NSW EPA 2017, Guidelines for the NSW Site Auditor Scheme (3rd edition)

NSW EPA 2020, Guidelines for consultants reporting on contaminated land

*NSW Environmental Planning and Assessment Act 1979 (EP&A Act)*

NSW Protection of the Environment Operations Act 1997 (POEO Act)

---

# Annexure A

Previous investigation reports

---

## 1 Styles Street – Preliminary Site Investigation

---

**19 October 2020****Prepared for****Central Waste Station**

8 Styles Street

Kurri Kurri NSW 2327

Ph: 0477 887 765

Email: [ray@centralwaste.com.au](mailto:ray@centralwaste.com.au)Web: [centralwaste.com.au](http://centralwaste.com.au)**Prepared by****Hunter Civilab**

ABN 50 103 355 531

3/62 Sandringham Avenue

PO Box 3127

Thornton NSW 2322

Ph: (02) 4966 1844

Email: [office@huntercivilab.com.au](mailto:office@huntercivilab.com.au)Web: [huntercivilab.com.au](http://huntercivilab.com.au)**Attention: Ray****Re: Summary of Contamination Assessments and Environmental Improvements  
8 Styles Street Kurri Kurri  
HC Ref: P20116-LR-001-Rev0**

## 1 Introduction

At the request of Central Waste Station, Hunter Civilab (HC) have undertaken a review of previous contamination assessments and operational upgrades at Central Waste Station located at 8 Styles Street Kurri Kurri. The purpose of the review was to provide a summary of the contamination assessments and upgrades to the Site to support an application for modification of Central Waste Stations operational throughput.

## 2 Background

Central Waste Station is a licensed (EPL 13013) recycling facility which can accept a wide variety of General Solid Waste (Non-putrescible) from construction and demolition (C & D) waste, commercial and industrial (C&I) waste, garden waste and wood waste. The facility accepts the following types of waste;

- glass, plastic, rubber, plasterboard, ceramics, bricks, concrete or metal,
- (b) paper or cardboard,
- (c) household waste from municipal clean-up that does not contain food waste,
- (d) waste collected by or on behalf of local councils from street sweeping,
- (e) grit, sediment, litter and gross pollutants collected in, and removed from, stormwater treatment devices or stormwater management systems, that has been dewatered so that it does not contain free liquids,
- (f) grit and screenings from potable water and water reticulation plants that have been dewatered so that it does not contain free liquids,
- (g) garden waste,

- (h) wood waste,
- (i) waste contaminated with lead (including lead paint waste) from residential premises or educational or childcare institutions,
- (j) containers, having previously contained dangerous goods, from which residues have been removed by washing or vacuuming,
- (k) drained oil filters (mechanically crushed), rags and oil absorbent materials that only contain non-volatile petroleum hydrocarbons and do not contain free liquids,
- (l) drained motor oil containers that do not contain free liquids,
- (m) non-putrescible vegetative waste from agriculture, silviculture or horticulture,
- (n) building cavity dust waste removed from residential premises, or educational or child care institutions, being waste that is packaged securely to prevent dust emissions and direct contact,
- (o) synthetic fibre waste (from materials such as fibreglass, polyesters and other plastics) being waste that is packaged securely to prevent dust emissions, but excluding asbestos waste,
- (p) virgin excavated natural material,
- (q) building and demolition waste,
- (r) asphalt waste (including asphalt resulting from road construction and waterproofing works),
- (s) biosolids categorised as unrestricted use, or as restricted use 1, 2 or 3, in accordance with the criteria set out in the Biosolids Guidelines,
- (t) cured concrete waste from a batch plant,
- (u) fully cured and set thermosetting polymers and fibre reinforcing resins,
- (v) fully cured and dried residues of resins, glues, paints, coatings and inks,
- (w) anything that is classified as general solid waste (non-putrescible) pursuant to an EPA Gazettal notice,
- (x) anything that is classified as general solid waste (non-putrescible) pursuant to the Waste Classification Guidelines,
- (y) any mixture of anything referred to in paragraphs (a)–(x).

The site has been operated by the current owners since it was purchased in 2014. The site was already operating as a waste receiving and processing facility prior to its acquisition by the current owners, however, significant improvements were made to the infrastructure and operating processes

The facility is currently licensed to accept a total volume of 90,000 tonnes per annum. The facility is seeking approval from the Department of Primary Industry & Environment to increase its throughput to 300,000 tonnes per annum.

To support this application for an increase in the waste volume, CWS has completed two separate Preliminary Site Investigation reports for contamination purposes and conducted a number of improvements to the waste processing facility to mitigate impacts to the surrounding neighbours and environment.

## 2.1 Site Improvements

The following controls have been implemented across the site for controls of noise, dust, water management and general waste processing;

- Concrete hardstand – The site has been covered with a concrete hardstand to reduce the generation of dust, control surface water flows and to assist with the smooth transfer of various waste materials as they are sorted across the site. External concreted surfaces will be wet down by sprays and water cart and routinely swept with a bobcat–mounted broom.
- Dedicated sorting bays for waste – The wastes accepted are segregated and processed into categories and stored in dedicated bays with covered roofs to prevent water ingress and reduce dust generation. With the exception of concrete, metal and timber loads, all incoming trucks are unloaded directly into the processing shed;
- The processing shed is fitted with misting nozzles distributed along the roof trusses, fog curtains at any open doorways and misting nozzles at the feed hopper of the shredder and in the bays where produced fines materials fall to the bay floor;
- Processing line emission sources features ducting to a filter for dust capture, gantry mounted sprays and tarping of conveyors;
- Water management – Water is collected on-site and funnelled into a settlement pond which is treated and used for dust suppression across the Site. The water is treated with a coagulant to attract heavy metals which are dropped out by suspension and the system has an electronically controlled dosing system to balance pH levels.
- Boundary fencing – The Mitchell St and Styles St frontage has 9m high walls to reduce noise, dust and visibility of operations to the surrounding area. The fencing also provides a windbreak to reduce dust emissions in addition to the bulk of processing which is done within enclosed areas.

A photographic log of the site during the inspection conducted on the 14<sup>th</sup> October is included at the rear of this letter report in Annex A.

## 2.2 Contamination Assessments 1 & 8 Styles St Kurri Kurri

**Preliminary Contamination Assessment, Central Waste Recovery Facility 8 Styles St Kurri Kurri NSW – EMM Sydney (EMM Ref: H180033) 9<sup>th</sup> January 2019.**

A Preliminary Contamination Assessment was conducted by EMM in January 2019 at the primary address of the waste processing facility. The assessment included the following aspects;

- A site history assessment and data review to identify historical activities that may have had the potential to cause contamination of the site including a review of historical aerial photographs, land titles, site plans and previous investigations;
- An assessment of the environmental setting of the site and surrounding areas;
- A site inspection to identify potential sources and area of site contamination;
- The preparation of a report detailing the investigations undertaken, the findings of the assessment and a discussion of the findings including an outline of further investigation and/or remedial options, where warranted.

In conclusion, this preliminary contamination assessment identified potentially contaminating activities associated with the historic and current use as a waste and transfer facility, and with surrounding land uses comprising industrial activity. However, with appropriate management measures, none of the potential contamination issues identified would preclude the site from continue being used as a waste recycling and transfer facility.

### **Preliminary Site Investigation, 1 Styles St Kurri Kurri NSW – Hunter Civilab**

Hunter Civilab (HC) was engaged by Central Waste Station to undertake a Preliminary Site Investigation (PSI) at the site located at 8 Styles Street Kurri Kurri (herein referred to as the site).

It is understood that plans for the site are to convert a current parking area into a hardstand car park with a cafe building and truck waiting bay. The Preliminary Site Investigation is required for due diligence purposes as part of the development application.

This PSI includes the following elements:

- Review of historical aerial images of the site and surrounding area;
- Compilation of a historical title summary;
- Review of a Section 10.7 Planning Certificate;
- Review of publicly available environmental databases and legislative instruments;
- Site inspection and interview with knowledgeable site representative (if available);
- A preliminary Conceptual Site Model (CSM) with an assessment of source-pathway-receptor linkages; and
- Recommendations for further investigation, any management requirements and/or any ongoing management, monitoring or remedial works that may be required.

The detailed desktop review of available information has enabled the development of a preliminary conceptual site model allowing assessment of potential health and environmental issues relating to the site. Key findings were:

1. Potential contamination sources at the site are limited based on historical land use; and
2. Visible signs of gross contamination were not observed during site inspection.

In summary, based on the desktop study conducted on the Site, no indication of gross contamination has been identified which would constrain the development of the Site for its proposed land use as Commercial/Industrial development.

## **3 Conclusion**

The Central Waste Station processing facility has undertaken desktop contamination assessments for both the 8 Styles Street processing facility and the 1 Styles Street property which is currently used for storage of empty waste bins and parking. The 1 Styles Street property is intended to be developed with a café/lunch bar and a secure storage area (non-waste) with a ground floor and mezzanine. Various upgrades to the 8 Styles Street processing facility have already been implemented with several more proposed in conjunction with the approval of increased throughput of waste volume.

A number of supporting assessments have been completed with regard to environmental and operational impacts to the surrounding area and environment.

The results of the contamination assessments have found no historical contamination which would preclude the use of the site for its current or future proposed use. A number of separate supporting impact assessments have been completed with regard to environmental and operational impacts to the surrounding area and environment which will be provided separately to this summary report.

### **Limitations**

The environmental data and recommendations within this letter report are subjected to the specific testing that was undertaken at the time of the investigation. It should be noted that underlying site soil conditions can vary significantly across a site and the environment can change overtime. If conditions encountered during and construction are different to those contained in this report Hunter Civilab should be contacted immediately for site reassessment.

If you have further questions or queries regarding the attached report, please contact the signatory below.

For and on behalf of,

Valley Civilab Pty Ltd, trading as Hunter Civilab,

Reported by:



**Malcolm Adrien**

*Environmental Services Manager*

Bachelor of Environmental Science and Management

### **Attachments:**

- Photographic Log



# Annex A

### Photographic Log



**Photograph 1** – (1 Styles St) View from Styles Street Entrance.



**Photograph 2** – (1 Styles St) Empty skip bins stored on the site. No Waste was observed within any stored bins.



**Photograph 3** – (8 Styles St) Workshop area of CWS main processing plant. A larger workshop was under construction at the time of the Site inspection 14<sup>th</sup> October 2020.



**Photograph 4** – (8 Styles St) Timber storage bays where various timber types are segregated prior to processing.



**Photograph 5** – (8 Styles St) Recycled concrete and brick aggregate stockpiles. Material is periodically wet down to reduce dust generation potential.



**Photograph 6** – (8 Styles St) Entry point conveyor for waste processing line. Raw waste enters covered area where it is separated by mechanical processes with some hand processing. Bays are situated below where various sorted products are dropped out from the processing line.



**Photograph 7** – (8 Styles St) Storage bays for processed waste located under the processing conveyor.



**Photograph 8** – (8 Styles St) Dedicated water storage dam which collects surface flows. Picture taken from dosage and pump station located above the dam.



**Photograph 9** – (8 Styles St) Dosage unit for water treatment of collected water stored in dam.



# Preliminary Site Investigation

## 1 Styles Street, Kurri Kurri

Project: P20116

Written by: Jake Duck (Environmental Scientist)

Reviewed by: Malcolm Adrien (Environmental Services Manager)

Email: [office@huntercivilab.com.au](mailto:office@huntercivilab.com.au)

Client: Central Waste Station



11 August 2020

**Prepared for**

**Central Waste Station**

8 Styles Street,  
Kurri Kurri, NSW 2327  
PO Box 149,  
Kurri Kurri, NSW 2327  
Ph: 1800 180 180  
Email: [info@centralwaste.com.au](mailto:info@centralwaste.com.au)  
Web: <https://www.centralwaste.com.au/>

**Prepared by**

**Hunter Civilab**

ABN 50 103 355 531  
3/62 Sandringham Avenue  
PO Box 3127  
Thornton NSW 2322  
Ph: (02) 4966 1844  
Email: [office@huntercivilab.com.au](mailto:office@huntercivilab.com.au)  
Web: [huntercivilab.com.au](http://huntercivilab.com.au)

**Project Details**

<b>Site Address:</b>	1 Styles Street, Kurri Kurri	
<b>Project Type:</b>	Preliminary Site Investigation	
<b>Project no</b>	<b>Report type</b>	<b>Report no</b>
P20116	PSI	001

**Report Register**

Revision Number	Reported By	Reviewed By	Date
Rev0	JD	MA	11/8/2020

We confirm that the following report has been produced for Central Waste Station, based on the described methods and conditions within.

For and on behalf of **Hunter Civilab**,

**Malcolm Adrien**

Environmental Services Manager

---

## Executive Summary

Hunter Civilab (HC) was engaged by Central Waste Station to undertake a Preliminary Site Investigation (PSI) at the site located at 1 Styles Street, Kurri Kurri (herein referred to as the site).

It is understood that plans for the site are to convert a current parking area into a hardstand car park with a cafe building and truck waiting bay. The Preliminary Site Investigation is required for due diligence purposes as part of the development application.

This PSI includes the following elements:

- Review of historical aerial images of the site and surrounding area;
- Compilation of a historical title summary;
- Review of a Section 10.7 Planning Certificate;
- Review of publicly available environmental databases and legislative instruments;
- Site inspection and interview with knowledgeable site representative (if available);
- A preliminary Conceptual Site Model (CSM) with an assessment of source-pathway-receptor linkages; and
- Recommendations for further investigation, any management requirements and/or any ongoing management, monitoring or remedial works that may be required.

The detailed desktop review of available information has enabled the development of a preliminary conceptual site model allowing assessment of potential health and environmental issues relating to the site. Key findings were:

1. Potential contamination sources at the site are limited based on historical land use; and
2. Visible signs of gross contamination were not observed during site inspection.

In summary, based on the desktop study conducted on the Site, no indication of gross contamination has been identified which would constrain the development of the Site for its proposed land use as Commercial/Industrial development.

## Table of Contents

1	Introduction .....	1
1.1	Background .....	1
1.2	Objectives.....	1
1.3	Scope of Works.....	1
1.3.1	Preliminary Site Investigation.....	1
2	Site Description.....	1
2.1	Site and Lot identification.....	1
2.2	Surrounding Land Use .....	2
3	Background Data Review and Database Searches.....	3
3.1	Summary of ownership and site use .....	3
3.2	Historical Photographs .....	4
3.3	Site Setting .....	5
3.4	Topography and hydrology.....	5
3.4.1	Lithology and Geology .....	5
3.4.2	Hydrogeology.....	6
3.4.3	Dryland Salinity .....	6
3.5	Chemical storage and waste production/disposal.....	6
3.6	Environmental incident history/register .....	6
3.7	Online Database Searches .....	6
3.7.1	Current and Former Environmental Protection Licenses.....	6
3.7.2	Heritage .....	8
3.7.3	Contaminated Land Records.....	8
3.7.4	Naturally Occurring Asbestos.....	8
4	Site Inspection .....	8
5	Preliminary Conceptual Site Model .....	9
5.1	Potential Sources and Associated Contaminants of Concern.....	9
5.2	Potential Receptors and Pathways .....	9
5.3	SPR Linkage Assessment .....	9



---

6	Conclusions.....	9
---	------------------	---

**Annex List:**

**Annex A** – Figure

**Annex B** – S10.7 Planning Certificate

**Annex C** – Historical Title Documents

**Annex D** – Lotsearch Report

**Annex E** – Photographic Log

## **1 Introduction**

### **1.1 Background**

Hunter Civilab (HC) was engaged by Central Waste Station to undertake a Preliminary Site Investigation (PSI) at 1 Styles Street, Kurri Kurri (herein referred to as the site).

It is understood that plans for the site are to convert a current parking area into a hardstand car park with cafe building and truck waiting bay. The Preliminary Site Investigation is required for due diligence purposes as part of the development application.

A Site Features Plan is presented in **Figure 1 of Annex A**.

### **1.2 Objectives**

The objectives of this PSI were to investigate potential contaminant sources, pathways and receptors in relation to the site as well as inform preliminary consideration of potential risks to human health and/or the environment within the context of the most sensitive potential land use. The Site is intended to have a commercial/industrial land use.

All information collected informed the development of the preliminary conceptual site model which provides a representation of potential contamination sources, receptors and exposure pathways between these sources and receptors.

### **1.3 Scope of Works**

#### **1.3.1 Preliminary Site Investigation**

This PSI includes the following elements:

- Review of historical aerial images of the site and surrounding area;
- Compilation of a historical title summary;
- Review of a Section 10.7 Planning Certificate;
- Review of publicly available environmental databases and legislative instruments;
- Site inspection and interview with knowledgeable site representative (if available);
- A preliminary Conceptual Site Model (CSM) with an assessment of source-pathway-receptor linkages; and
- Recommendations for further investigation, any management requirements and/or any ongoing management, monitoring or remedial works that may be required.

## **2 Site Description**

### **2.1 Site and Lot identification**

The site is located at 1 Styles Street, Kurri Kurri, legally identified as Lot 1 on Deposited Plan (DP) 1128108. The site forms an irregular shaped block of approximately 2900m<sup>2</sup> adjacent to Styles Street along the Eastern boundary of the site (NearMap, 2020).

---

A summary of site information is provided in **Table 1** below.

**Table 1** - Site Identification

Item	Description
Current Site Owner	Central Waste Property Pty Limited
Site Address	1 Styles Street, Kurri Kurri
Current Zoning	IN3 Heavy Industrial
Proposed Land Use	Commercial/Industrial
Legal Description	Lot 1 (DP) 1128108
Local Government Authority	Maitland City Council
Site Area	Approximately 2900m <sup>2</sup>
Elevation	17m Above Sea Level (ASL)
Geographical Location (GDA94-MGA56)	E 1482489.92 N 6321267.756

Review of Maitland Council Local Environmental Plan (LEP) 2011 together with the Planning Certificate under Section 10.7 Part 2 and 5 of the Environmental Planning and Assessment Act 1979 (attached as **Annex B**) provides the following information:

1. The site is not affected by heritage items;
2. The site and/or adjacent lots are not affected by land reserved for acquisition;
3. The site is not affected by environmentally sensitive land or critical habitat;
4. Development on the land for purposes other than dwelling houses, dual occupancies, multi-dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood-related controls; and
5. There are no prescribed matters under section 59(2) of the Contaminated Land Management Act 1997 to be disclosed.

Review of the CSIRO Acid Sulfate Resource Information Service (ASRIS, 2008) identifies the site as being within an area of no known acid sulfate occurrence.

## 2.2 Surrounding Land Use

The site is located predominantly within a commercial/industrial area of Kurri Kurri. Review of satellite imagery identified surrounding land uses as summarised in **Table 2** below.

**Table 2** - Summary of surrounding land uses

Direction	Land Use	Distance
North	Central Waste Recycling Centre	20m
East	Vacant Land Commercial Premises	Adjacent 450m
South	Commercial Premises	30m
West	Commercial Premises	Adjacent

### 3 Background Data Review and Database Searches

#### 3.1 Summary of ownership and site use

Historical title searches completed for the site provide a summary of ownership as described in **Table 3** below.

**Table 3** - Summary of site ownership

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
11.03.1922 (1922 to 1924)	Harold Tennyson McKinnon (or MacKinnon) (Dairyman now Horsebreaker)	Book 1254 No. 125 (Mortgage)
10.07.1944 (1944 to 1951)	Andrew Hardy (Miner) Ann Hunter Hardy (Married Woman)	Book 1948 No. 164
04.06.1951 (1951 to 1954)	William Higson (Poultry Farmer)	Book 2176 No. 343
03.12.1954 (1954 to 1962)	Maria Francisca Kaal (Married Woman)	Book 2318 No. 778
26.01.1962 (1962 to 1972)	James Alfred Ayerst (Retired) Dorothy May Ayerst (Married Woman)	Book 2601 No. 979
02.02.1972	Squire Investments Pty Limited	Book 3038 No .727

(1972 to 2002)		Now 101/1039497
26.08.2002 (2002 to 2008)	Jukar Pty Limited	101/1039497 Now 1001/1062120
31.07.2008 (2008 to 2019)	Cynthia Ann Johnston	1001/1062120
13.03.2019 (2019 to date)	# Central Waste Property Pty Limited	1001/1062120

Easements & Leases: - NIL

Historical title documents sourced as part of this assessment are presented as **Annex C**.

### 3.2 Historical Photographs

Historical aerials and satellite images dating 1954-2019 provide a summary of development at the site and within the surrounding area. Historical images are presented as part of **Annex D** and a summary of the review in **Table 4** below.

**Table 4** - Historical Aerial Review

Date	Summary
1954	The 1954 aerial image is a low resolution black and white image. At this time the site and surrounding land are undeveloped. The now Mitchell Avenue can be identified adjacent south.
1961	The 1961 aerial image is a low resolution black and white image. The site and surrounding areas remain consistent with the previous image.
1971	The 1971 aerial is a low resolution black and white image. The site and surrounding areas remain consistent with the previous image with some minor commercial development to the south-west.

Date	Summary
1977	The 1977 aerial image is a low-resolution colour image. The site remains consistent with the previous image with some further clearing to the south and a small dwelling depicted to the area east of the site.
1984	The 1984 aerial is a low resolution black and white image. The site remains consistent with the previous image with some further commercial development to areas west and south-west of the site.
1994	The 1994 aerial image is a low-resolution colour image. The site remains consistent with the previous image with some further commercial development to areas west and south-west of the site. A small unidentifiable item can be depicted immediately south of the site area but is no longer visible in later images.
2004	The 2004 aerial image is a low-resolution colour image. The site remains consistent with the previous image with major commercial development to the south and southeastern areas surrounding the site.
2010	The 2010 aerial image is a low-resolution colour image. The site remains consistent with the previous image with the early development of Central Waste station to the north, northwest and northeast areas immediately surrounding the site.
2019	The 2019 aerial image is a high-resolution colour image. The site remains consistent with the previous image with minor use and evidence of a car parking area/ container storage area. The land immediately west of the site has been developed commercially with light and heavy vehicle storage/parking. Development of Central Waste station on surrounding lots appears to be completed in this image.

### 3.3 Site Setting

### 3.4 Topography and hydrology

The landscape is characterized by gently undulating rises and melaleuca swamps to the east of Cessnock. Undulating low rises and swamps with elevations of 40 – 80 m. Local relief is under 30 m. Review of Google Earth Pro (2019) indicates the site slightly slopes from 9m Above Sea Level (ASL) in the northeast to 12m ASL in the southwest. The closest surface water body identified is a tributary to Swamp Creek located approximately 100m to the East of site.

#### 3.4.1 Lithology and Geology

Review of the NSW Office of Environment and Heritage soil-landscape database– indicates that the site falls within the Neath Soil Landscape. The main soils are Grey Solodic Soils in the poorly drained areas

associated with exposed coal seams. There are Yellow Solodic Soils on the better drained lower slopes. Severe sheet and rill erosion on cleared areas.

Review of the NSW Department of Industry, Resources & Energy database; 1:250,000 Geological Sheet indicates that the site lies on the Farley Formation unit.

### 3.4.2 Hydrogeology

Review of the NSW Department of Primary Industries – Office of Water / Water Administration Ministerial Corporation database identified 1 registered bore within 1.5km of the site. Bore details are presented in **Table 5** below.

**Table 5** - Groundwater Bore Details

Bore ID	Construction Date	Location	Depth (mbgl)	Purpose
210053	-	1360m North East	-	UNK

Groundwater data for the identified bores were not available for review at the time of this report.

### 3.4.3 Dryland Salinity

Review of the Dryland Salinity Data Source: National Land and Water Resources Audit– indicates that the site falls within a high hazard/risk area for dryland salinity.

## 3.5 Chemical storage and waste production/disposal

The results of the SafeWork Dangerous Goods Search were not considered necessary due to the undeveloped history and current use of the site.

## 3.6 Environmental incident history/register

Sources to inform consideration of potential environment incidents at the site were not identified as part of this investigation.

## 3.7 Online Database Searches

### 3.7.1 Current and Former Environmental Protection Licenses

A review of the licenced activities under the Protection of the Environment Operations Act 1997 was completed on the 21<sup>st</sup> of July, 2020.

Several NSW EPA licensed activities have been conducted within proximity to the Site. The tables below list both former and current licensed activities and the type of licensed activity conducted.

**Table 6 - Current Licensed EPA Activities**

<b>EPL</b>	<b>Organisation</b>	<b>Activity</b>	<b>Approximate Distance from Site</b>
20908	Australian Native Landscapes Pty Ltd	Waste Recovery/Storage.	20m East
13013	Central Waste Plant Pty Ltd	Waste Storage, non-thermal waste treatment.	20m North
4708	Cessnock City Council	Other Activities	25m North
6423	Weston Aluminium Pty Ltd	Aluminium production, hazardous and other waste recovery, Metal processing, Waste Storage (RSW, Clinical, ASB)	401m East
1767	Hunter Water Corp	Sewage treatment processing	632m East

**Table 7 – Delicensed activities and Former Licensed EPA Activities**

<b>License Number</b>	<b>Organisation</b>	<b>Activity</b>	<b>Approximate Distance from Site</b>
2071	Boral Resources (Country) Pty Ltd	Concrete works (still regulated by the EPA)	514m South
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	Other Activities / Non scheduled Activity - Application of Herbicides	29m
4838	Robert Orchard	Other Activities / Non Scheduled Activity - Application of Herbicides	29m
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	Other Activities / Non Scheduled Activity - Application of Herbicides	29m
20676	CLEANAWAY CO PTY LTD	Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste	614m South East
11234	NATIONWIDE OIL PTY LTD	Hazardous, Industrial or Group A Waste Generation or Storage	717m South East

### 3.7.2 Heritage

Review of the Heritage Data Source - Planning & Environment, indicates the site is not affected by heritage items. The closest registered heritage item is the EPI Heritage item "South Maitland Railway System" situated 478m South West of the Site. Registered heritage items within the area are described in **Table 8** below.

**Table 8** - Heritage Item Summary

Heritage Item Number	Description	Approximate Distance from Site
L212	South Maitland Railway System	478m South West
L189	Weston Public School	802m South West

A figure detailing locations of heritage items listed above is presented within Lotsearch Report in **Annex D**.

### 3.7.3 Contaminated Land Records

A review of the NSW EPA Contaminated Land Record of Notices was completed on 21<sup>st</sup> of July, 2020. This review identified that the site is not subject to regulation by the NSW EPA under Section 60 of the *Contaminated Land Management (CLM) Act 1997* and similarly that there are no sites within the surrounding area subject to regulation under the *CLM Act 1997*.

A review of the NSW EPA List of Contaminated Sites was completed 21<sup>st</sup> of July, 2020. This review identified that the site has not been notified to the EPA as a contaminated site and similarly that there are no sites within the surrounding area that have been notified. The findings of these reviews indicate that the site is unlikely to be impacted by contamination known to the EPA.

### 3.7.4 Naturally Occurring Asbestos

NSW Department of Industry, Resources & Energy (2016) identifies that the site does not fall in an area known to contain naturally occurring asbestos.

## 4 Site Inspection

Hunter Civilab attended the site on the 27<sup>th</sup> of July 2020 to consolidate the desktop review described in the sections above. The site visit included a detailed visual inspection of the site surface and infrastructure. Key findings are presented below:

The site consists of a flat gravel hardstand which is imported recovered aggregate produced by Central Waste Station on the adjacent site at 8 Styles Street. The Site is primarily used for parking of heavy vehicles and storage of empty skip bins. The site was well organized and no indication of staining or any

contamination was observed during the inspection. Photographs taken during the Site inspection are contained in **Annex E**.

## 5 Preliminary Conceptual Site Model

A CSM is a representation of site-related information regarding contaminant sources, exposure pathways and receptors. A CSM facilitates consideration of risks to human health and the environment associated with site contamination through assessment of source – pathway – receptor linkages. A preliminary CSM based on the understanding of site history and the environmental setting is presented in the following sections.

### 5.1 Potential Sources and Associated Contaminants of Concern

Off-site sources of contamination with the potential to affect the site were considered unlikely taking into consideration historical aerial photographs inferring a historically undisturbed and undeveloped site and information discussed in **Section 2.2** of this report.

### 5.2 Potential Receptors and Pathways

The following receptors have been identified based on current site setting and proposed future development:

1. Construction workers associated with the proposed development;
2. Current and future site users (including secondary students and workers);
3. Future on-site intrusive maintenance workers; and
4. Terrestrial flora and fauna.

Pathways by which the contamination may affect the receptors presented above includes:

1. Direct contact (dermal contact, incidental ingestion and dust inhalation); and
2. Ecological uptake.

### 5.3 SPR Linkage Assessment

A source-pathway-receptor (SPR) linkage is present when a pathway links a source with a receptor. These linkages are considered complete where the risk to the identified receptors may exist, now or in the future. This SPR linkage is incomplete. Therefore, a potential exposure risk is considered unlikely.

## 6 Conclusions

The detailed desktop review of available information has enabled the development of a preliminary conceptual site model allowing assessment of potential health and environmental issues relating to the site. Key findings were:

1. Potential contamination sources at the site are limited based on historical land use;
2. Visible signs of gross contamination were not observed during the site inspection.

In summary, based on the desktop study conducted on the Site, no indication of gross contamination has been identified which would constrain the development of the Site for its proposed land use as a Commercial/Industrial development.

If you have any further questions about this report, please contact the undersigned.

For and on behalf of

Valley Civilab Pty Ltd, trading as Hunter Civilab

Reported by:



**Jake Duck**

Environmental Scientist

Reviewed by:



**Malcolm Adrien**

Environmental Services Manager

References:

Australian Standard AS 4482.1-2005 (2005) *Guide to the Sampling and Investigation of Potentially Contaminated Soil. Part 1 – Non-volatile and Semi-Volatile Compounds.*

National Environment Protection Council (NEPC), (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999, NEPM, Canberra. Schedule B2: Guideline On-site Characterisation.*

NSW EPA (1997) *Guidelines for Consultants Reporting on Contaminated Sites.*

NSW EPA (1997). *Contaminated Land Management Act 1997.*

NSW EPA (2017) *Naturally Occurring Asbestos in NSW*

<https://trade.maps.arcgis.com/apps/PublicInformation/index.html?appid=87434b6ec7dd4aba8cb664d8e646fb06> accessed 16/7/20.

Lotsearch (2020) Enviro Professional, *Reference: LS013592 EP – 21 July 2020*




# Annex A

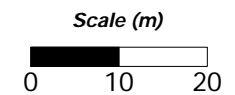


Note:  
(1) Base layer sourced from NearMap (2020).  
(2) Scale bar is approximate.

**Figure 1: Site Locality**

**LEGEND**

 Lot Boundary





# Annex B



**PLANNING CERTIFICATE**  
**ISSUED UNDER SECTION 10.7(2) and (5)**  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
**and associated**  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000**

Jack Rawsthorne  
Level 3/68 Alfred Street  
Milsons Point 2061

Applicants Reference  
LS013592\_EP

**CERTIFICATE DETAILS**

CERTIFICATE NUMBER: 1893  
DATE OF CERTIFICATE: 17/07/2020

**PROPERTY DETAILS**

ADDRESS: 1 Styles Street KURRI KURRI NSW 2327  
TITLE: LOT: 1 DP: 1128108  
PARCEL NO.: 506898

**BACKGROUND INFORMATION**

This certificate provides information on how the relevant parcel of land may be developed, including the planning restrictions that apply to development of the land, as at the date the certificate is issued. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

TELEPHONE: (02) 4993 4100. FAX (02) 4993 2500  
POSTAL ADDRESS: PO BOX 152, CESSNOCK, 2325 or DX 21502 CESSNOCK  
EMAIL ADDRESS: [council@cessnock.nsw.gov.au](mailto:council@cessnock.nsw.gov.au) Visit us at: <http://www.cessnock.nsw.gov.au>  
ABN 60 919 148 928



**PLANNING CERTIFICATE**  
**ISSUED UNDER SECTION 10.7(2) and (5)**  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
**and associated**  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000**

**1. Name of relevant planning instruments and DCPs**

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

[Cessnock Local Environmental Plan 2011](#)

[Hunter Regional Plan 2036](#)

[State Environmental Planning Policy No 1—Development Standards](#)

[State Environmental Planning Policy No 19—Bushland in Urban Areas](#)

[State Environmental Planning Policy No 21—Caravan Parks](#)

[State Environmental Planning Policy No 33—Hazardous and Offensive Development](#)

[State Environmental Planning Policy No 36—Manufactured Home Estates](#)

[State Environmental Planning Policy No 55—Remediation of Land](#)

[State Environmental Planning Policy No 64—Advertising and Signage](#)

[State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development](#)

[State Environmental Planning Policy No 70—Affordable Housing \(Revised Schemes\)](#)

[State Environmental Planning Policy \(Aboriginal Land\) 2019](#)

[State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#)

[State Environmental Planning Policy \(Building Sustainability Index: BASIX\) 2004](#)

[State Environmental Planning Policy \(Coastal Management\) 2018](#)

[State Environmental Planning Policy \(Concurrences\) 2018](#)

[State Environmental Planning Policy \(Educational Establishments and Child Care Facilities\) 2017](#)

[State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#)

[State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#)

[State Environmental Planning Policy \(Infrastructure\) 2007](#)

[State Environmental Planning Policy \(Mining, Petroleum Production and Extractive Industries\) 2007](#)

[State Environmental Planning Policy \(Miscellaneous Consent Provisions\) 2007](#)

[State Environmental Planning Policy \(Primary Production and Rural Development\) 2019](#)

[State Environmental Planning Policy \(State and Regional Development\) 2011](#)

[State Environmental Planning Policy \(State Significant Precincts\) 2005](#)

[State Environmental Planning Policy \(Sydney Drinking Water Catchment\) 2011](#)

[State Environmental Planning Policy \(Sydney Region Growth Centres\) 2006](#)

[State Environmental Planning Policy \(Urban Renewal\) 2010](#)

[State Environmental Planning Policy \(Vegetation in Non-Rural Areas\) 2017](#)



**PLANNING CERTIFICATE**  
**ISSUED UNDER SECTION 10.7(2) and (5)**  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
**and associated**  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000**

- (2) **The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved):**

There are no Draft Local Environmental Plan/s affecting this land.

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

Cessnock Development Control Plan 2010

**2. Zoning and land use under relevant LEPs**

- (a) **The land is identified as being in:**

IN3 Heavy Industrial under the Cessnock Local Environmental Plan 2011.

- (b) **The purpose for which development may be carried out without consent within the zone;**  
(c) **The purposes for which development may not be carried out within the zone except with development consent; and**  
(d) **The purpose for which development is prohibited within the zone.**

IN3 Heavy Industrial

2) Permitted without consent

Nil

3 Permitted with consent

Depots; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industries; Neighbourhood shops; Offensive storage establishments; Oyster aquaculture; Roads; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Function centres; Health services facilities; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Pond-based aquaculture Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Service stations; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Wharf or boating facilities; Wholesale supplies



**PLANNING CERTIFICATE**  
**ISSUED UNDER SECTION 10.7(2) and (5)**  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
**and associated**  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000**

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

No

(f) **Whether the land includes or comprises critical habitat:**

The land is not land that includes or comprises critical habitat declared to be critical habitat under Part 3 of the Threatened Species Conservation Act 1995.

(g) **Whether the land is a conservation area (however described):**

The land is not a conservation area under the Cessnock Local Environmental Plan 2011.

(h) **Whether an item of environmental heritage (however described) is situated on the land:**

An item of environmental heritage identified in Cessnock Local Environmental Plan 2011 is not situated on the land.

**3. Complying Development**

(1) **Complying development may be carried out on the land under each of the following codes for complying development, to the extent stated, because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.**

(2) **Complying development may not be carried out on the land under each of the following codes for complying development, to the extent and for the reasons stated under clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.**

<b>Housing Code</b>	Complying Development may not be carried out under the Housing Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.
<b>Rural housing code</b>	Complying Development may not be carried out under the Rural Housing Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.
<b>Low Rise Housing Diversity Code</b>	Complying Development may not be carried out under the Low Rise Housing Diversity Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.
<b>Greenfield Housing Code</b>	Complying Development may not be carried out under the Greenfield Housing Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7(2) and (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
 and associated

**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000**

<b>Housing Alterations Code</b>	Complying Development may be carried out on the land under the Housing Alterations Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>General Development Code</b>	Complying Development may be carried out on the land under the General Development Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Commercial and Industrial Alterations Code</b>	Complying Development may be carried out on the land under the Commercial and Industrial Alterations Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Commercial and Industrial (New Buildings and Additions) Code</b>	Complying Development may be carried out under the Commercial & Industrial (New Buildings and Additions) Code where it meets the requirements of Clause 3.5 Complying development on flood control lots contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Container Recycling Facilities Code</b>	Complying Development may be carried out on the land under the Container Recycling Facilities Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Subdivisions Code</b>	Complying Development may be carried out on the land under the Subdivision Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Demolition Code</b>	Complying Development may be carried out on the land under the Demolition Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Fire Safety Code</b>	Complying Development may be carried out on the land under the Fire Safety Code, subject to the development complying with the relevant standards



**PLANNING CERTIFICATE**  
**ISSUED UNDER SECTION 10.7(2) and (5)**  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
**and associated**  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000**

	contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
--	---

**5. Mine subsidence**

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

No

**6. Road widening and road alignment**

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

- (a) Division 2 of Part 3 of the *Roads Act 1993*, or
- (b) any environmental planning instrument, or
- (c) any resolution of the council.

The land is not affected by a road widening or road realignment proposal under:

- (a) Division 2 of Part 3 of the *Roads Act 1993*, or
- (b) any environmental planning instrument, or
- (c) any resolution of the council.

**7. Council and other public authority hazard risk restrictions**

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

That restricts the development of the land because of the likelihood of:

- (1) Landslip

No

- (2) Bushfire

No

- (3) Tidal inundation

No

- (4) Subsidence

No



**PLANNING CERTIFICATE**  
**ISSUED UNDER SECTION 10.7(2) and (5)**  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
**and associated**  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000**

**(5) Acid Sulphate Soils**

No

**(6) Any other risk (other than flooding)**

No

**7A. Flood related development controls information**

**(1) Whether or not 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 subject to flood related development controls.**

No

**(2) Whether or not development on the land or part of the land for any other purpose subject to flood related development controls.**

Yes

**Note: Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.**

**8. Land reserved for acquisition**

**Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 (above) makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the *Environmental Planning & Assessment Act 1979*.**

No

**9. Contributions plans**

**The name of each contributions plan/s applying to the land.**

Cessnock Section 7.12 Levy Contributions Plan 2017.

Cessnock City Wide Local Infrastructure Contributions Plan 2020.

**9A. Biodiversity certified land**

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

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

**10. Biodiversity stewardship sites**



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7(2) and (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000**

The land is not a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, but only insofar as the Council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage.

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

## 10A. Native vegetation clearing set asides

The land is not a set aside area under section 60ZC of the Local Land Services Act 2013, but only insofar as the Council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section.

## 11. Bush fire prone land

None of the land is bushfire prone land as defined in the Environmental Planning & Assessment Act 1979.

## 12. Property vegetation plans

The land is not land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies, only insofar as the Council has been notified of the existence of the plan by the person or body that approved the plan under the Act.

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

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

No

## 14. Directions under Part 3A

There is not a direction by the Minister in force under Section 75P(2)(c1) of the Environmental Planning & Assessment Act 1979 that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project of the land under Part 4 of that Act does not have effect.

## 15. Site compatibility certificates and conditions for seniors housing

- (1) The land is land to which the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.

There is no current site compatibility certificate (senior's housing) of which Council is aware, in respect of proposed development on the land.

- (2) There are no terms of a kind referred to in clause 18(2) of that policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.



**PLANNING CERTIFICATE**  
**ISSUED UNDER SECTION 10.7(2) and (5)**  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
**and associated**  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000**

**16. Site compatibility certificates for infrastructure**

There is not a valid site compatibility certificate (infrastructure) of which Council is aware, in respect of proposed development on the land.

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

- (1) There is not a current site compatibility certificate (affordable rental housing), of which the Council is aware, in respect of proposed development on the land.
- (2) There are no terms of a kind referred to in clause 17(1) or 38(1) of the State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

**18. Paper subdivision information**

- (1) **There is no development plan adopted by a relevant authority that applies to the land of that is proposed to be subject to a consent ballot.**
- (2) **There is no subdivision order that applies to the land**

**Note: words and expressions in this clause have the same meaning as they have in Part 16C of the *Environmental Planning and Assessment Regulation 2000*.**

**19. Site verification certificates**

There is not a current site verification certificate, of which Council is aware, in respect of the land.

**21. Affected building notices and building product rectification orders**

- (1) There is not an affected building notice, as defined by the Building Products (Safety) Act 2017, in force in respect to the land.
- (2)(a) There is not an outstanding building product rectification order, as defined by the Building Products (Safety) Act 2017, in force in respect to the land.
- (2)(b) A notice of intent to make a building product rectification order, as defined by the Building Products (Safety) Act 2017, has not been served in respect to the land.

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

- (a) The land or part of the land is not significantly contaminated land within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.
- (b) The land is not subject to a management order within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.
- (c) The land is not the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.



**PLANNING CERTIFICATE**  
**ISSUED UNDER SECTION 10.7(2) and (5)**  
***ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979***  
**and associated**  
***ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000***

- (d) The land is not the subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.
- (e) The land is not the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 (if a copy of such a statement has been provided at any time) to the local authority issuing the certificate.



**PLANNING CERTIFICATE**  
**ISSUED UNDER SECTION 10.7(2) and (5)**  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
**and associated**  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000**

Jack Rawsthorne  
Level 3/68 Alfred Street  
Milsons Point 2061

Applicants Reference  
LS013592\_EP

**CERTIFICATE DETAILS**

CERTIFICATE NUMBER: 1893  
DATE OF CERTIFICATE: 17/07/2020

**PROPERTY DETAILS**

ADDRESS: 1 Styles Street KURRI KURRI NSW 2327  
TITLE: LOT: 1 DP: 1128108  
PARCEL NO.: 506898

**BACKGROUND INFORMATION**

This certificate provides information on how the relevant parcel of land may be developed, including the planning restrictions that apply to development of the land, as at the date the certificate is issued. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

TELEPHONE: (02) 4993 4100. FAX (02) 4993 2500  
POSTAL ADDRESS: PO BOX 152, CESSNOCK, 2325 or DX 21502 CESSNOCK  
EMAIL ADDRESS: [council@cessnock.nsw.gov.au](mailto:council@cessnock.nsw.gov.au) Visit us at: <http://www.cessnock.nsw.gov.au>  
ABN 60 919 148 928



**PLANNING CERTIFICATE**  
**ISSUED UNDER SECTION 10.7(2) and (5)**  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
**and associated**  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000**

**Additional information pursuant to Section 10.7(5) of the *Environmental Planning & Assessment Act 1979***

**(5) A council may, in a planning certificate, include advice on such other relevant matters affecting the land of which it may be aware.**

Council's records do not indicate that the land the subject of this Certificate is subject to Noise Exposure.

**For further information, please contact Council's Strategic Land Use Planning unit, of the Planning & Environment directorate on 02 4993 4183.**

A handwritten signature in black ink, appearing to read "MJ", with a long, sweeping horizontal line extending to the right.

Martin Johnson  
**Acting Director Planning & Environment**



# Annex C

SURVEYING REGULATION 2006 : CLAUSE 35(1)(b) & CLAUSE 61(2)							
M.G.A. COORDINATES							
MARK	EASTING	NORTHING	ZONE	CLASS	ORDER	METHOD	ORIGIN
SSM 134835	356705.66	6369277.67	56	N/A	N/A	SURVEY	SCMS
SSM 134831	356799.67	6369251.86	56	N/A	N/A	SURVEY	SCMS
SSM 80941	356439.271	6369190.164	56	A	1		SCMS
SSM 18827	356365.989	6369203.889	56	B	2		SCMS
SSM 110605	356775.066	6369138.663	56	B	2		SCMS
COMBINED SEA LEVEL AND SCALE FACTOR 0.999851							
SOURCE: S.C.I.M.S. ON 06/09/07							

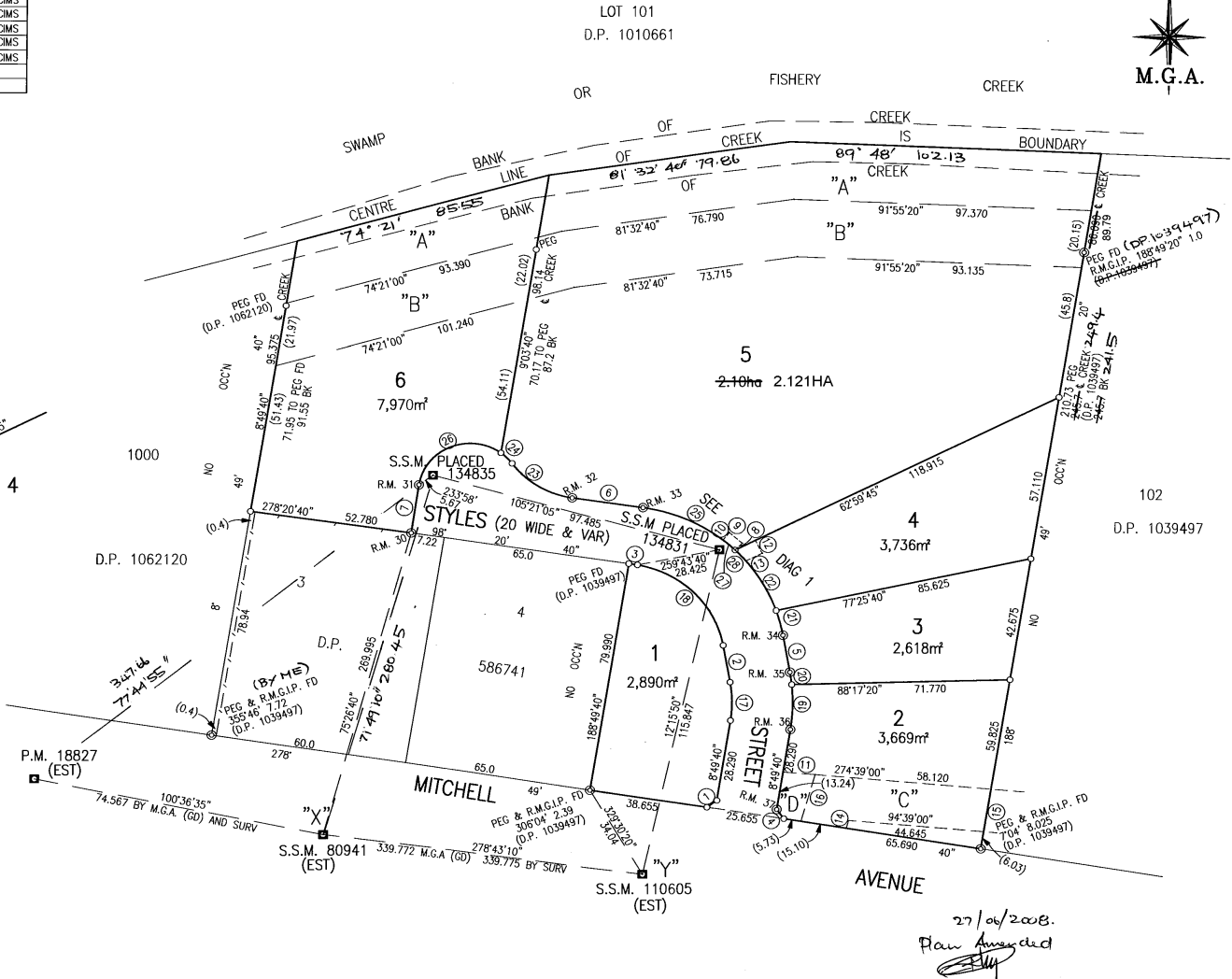
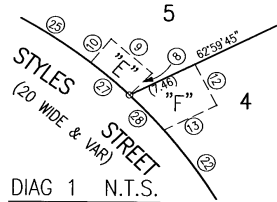


- "A" RESTRICTION AS TO USER
- "B" RESTRICTION AS TO USER
- "C" EASEMENT TO DRAIN WATER 15 WIDE (D.P. 1039447)
- "D" EASEMENT TO DRAIN WATER VARIABLE WIDTH
- "E" EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 3.3 WIDE
- "F" EASEMENT TO DRAIN WATER 5.0 WIDE

TABLE OF REFERENCE MARKS		
No.	BEARING	DISTANCE
R.M.30	233°16'	4.872
R.M.31	283°57'	3.385
R.M.32	8°20'40"	3.32, 16.545
R.M.33	8°20'40"	3.34, 16.59
R.M.34	79°35'30"	3.35, 16.505
R.M.35	79°35'30"	3.16, 16.54
R.M.36	98°49'40"	3.44, 16.54
R.M.37	98°49'40"	3.41, 16.525

SHORT BOUNDARIES		
NO.	BEARING	DISTANCE
1.	53°49'30"	4.000
2.	349°35'30"	12.960
3.	278°20'30"	1.650
4.	323°49'40"	4.000
5.	349°35'30"	12.960
6.	278°20'40"	23.400
7.	188°20'30"	17.000
8.	43°56'30"	3.300
9.	311°11'00"	5.615
10.	218°25'30"	3.300
11.	94°39'00"	10.580
12.	152°59'30"	5.000
13.	242°59'30"	6.000
14.	183°55'00"	2.800
15.	8°49'30"	(15.040) EMT
16.	195°35'00"	16.955

CURVED BOUNDARIES				
NO.	BEARING	DISTANCE	ARC LENGTH	RADIUS
17.	359°15'00"	13.370	13.430	40.000
18.	313°58'00"	40.770	43.520	35.000
19.	1°20'30"	15.710	15.755	60.000
20.	351°41'00"	4.390	4.390	60.000
21.	344°57'00"	8.890	8.900	55.000
22.	327°08'00"	25.095	25.320	55.000
23.	301°02'40"	23.160	23.775	30.000
24.	314°59'00"	5.180	5.200	17.000
25.	296°08'40"	33.625	34.170	55.000
26.	247°17'00"	29.125	34.975	17.000
27.	131°11'00"	(5.300)	(5.300)	55.000 EMT
28.	316°39'30"	(5.210)	(5.210)	55.000 EMT



Req:R380977 /Doc:DP 1128108 P /Rev:17-Oct-2008 /NSW IRS /Pgs:ALL /Prt:23-Jul-2020 07:47 /Seq:1 of 3  
 © Office of the Registrar-General /Src:INFOTRACK /Ref:Kurri Kurri 1 Styles St

Surveyor: RAY DILLEY Date of Survey: 25/09/07 Surveyor's Ref: 10542DP	PLAN OF SUBDIVISION OF LOT 1001, D.P. 1062120	LGA: CESSNOCK Locality: WESTON Subdivision No: Lengths are in metres. Reduction Ratio 1: 1000	Registered 1.7.2008 DP1128108 (E)
---	---	--	---

00 10 20 30 40 50 1 Table of mm 90 100 110 120 130 140 150

16.10.2008 EAST B'DY DIST 4 AREA OF LOT 5 AMENDED WIDE 2008/1675

**DEPOSITED PLAN ADMINISTRATION SHEET**


Sheet 1 of 2 sheet(s)

\* OFFICE USE ONLY

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

**DP1128108**

PURSUANT TO SEC 88B OF THE CONVEYANCING ACT 1919 - 64 AS AMENDED IT IS INTENDED TO CREATE:-

Registered:  1.7.2008  
 Title System: TORRENS  
 Purpose: SUBDIVISION

1. RESTRICTION AS TO USER (A)
2. RESTRICTION AS TO USER (B)
3. RESTRICITON AS TO USER
4. EASEMENT TO DRAIN WATER VARIABLE WIDTH (D)
5. EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 3.3 WIDE (E)
6. EASEMENT TO DRAIN WATER 5.0 WIDE (F)

**PLAN OF SUBDIVISION OF LOT 1001, D.P. 1062120**

IT IS INTENDED TO RELEASE:-

1. EASEMENT FOR DRAINAGE OF WATER 2.0 WIDE (D.P. 1062120)

LGA: CESSNOCK  
 Locality: WESTON  
 Parish: HEDDON  
 County: NOTHUMBERLAND

IT IS INTENDED TO DEDICATE STYLES STREET TO THE PUBLIC AS ROAD

**Surveying Regulation, 2006**

Use PLAN FORM 6A for additional certificates, signatures, seals and statements

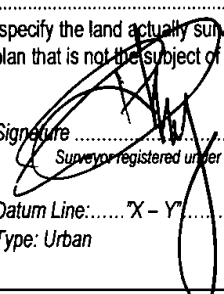
I, .....RAY DILLEY..... of .....SCOTT CRISP & DILLEY..... a surveyor registered under the *Surveying Act, 2002*, certify that the survey represented in this plan is accurate, has been made in accordance with the *Surveying Regulation, 2006* and was completed on: .....25.9.2007.....

**Crown Lands NSW/Western Lands Office Approval**

.....in approving this plan certify (Authorised Officer) that all necessary approvals in regard to the allocation of the land shown herein have been given

The survey relates to .....LOT 1 - 6..... & CONNECTIONS..... (specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)


Signature:.....  
 Date:.....  
 File Number:.....  
 Office:.....

Signature  Dated: 15/10/2007  
 Surveyor registered under the *Surveying Act, 2002*  
 Datum Line:....."X - Y".....  
 Type: Urban

**Subdivision Certificate**  
 I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed subdivision..... set out herein (insert 'subdivision' or 'new road')

**Plans used in the preparation of survey/compilation**

  
 \* Authorised Person/General Manager/Accredited Certifier  
 Consent Authority: CESSNOCK CITY COUNCIL  
 Date of Endorsement: DECEMBER 10, 2007  
 Accreditation no: .....  
 Subdivision Certificate no: 14/2007/362/1  
 File no: 8/2007/362/1

- D.P. 1062120
- D.P. 1010661
- D.P. 1039497
- D.P. 586741

(if insufficient space use Plan Form 6A annexure sheet)

\* Delete whichever is inapplicable.

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

PLAN OF  
SUBDIVISION OF LOT 1001,  
D.P. 1062120

DP1128108

Registered:  Jul 1.7.2008

\* OFFICE USE ONLY

Subdivision Certificate No:

Date of Endorsement:

*M. Woodbury*  
Director Juker P/L ACN 090 653 875  
**MARK WOODBURY**

*Paul Harcheck*  
Juker P/L ACN 090 653 875  
Director/Secretary  
**PAUL HARCHECK**

*Neil Robert Aspinall*  
**Neil Robert Aspinall**

*Lorraine Aspinall*  
**Lorraine Aspinall**

*Gary Robert Frank Aldin*  
**Gary Robert Frank Aldin**

Mortgagee under Mortgage No. 8921354  
Signed at Sydney this 30th day of  
MAY 200 for National  
Australia Bank Limited ABN 12 004 044 937  
by AMY CHU  
its duly appointed Attorney under Power of  
Attorney No. 39 Book 4512

*Amy Chu*  
Level 2 Attorney

Witness/Bank Officer **GERALDINE MIGUEL**  
255 George Street, Sydney NSW

# CERTIFICATE OF TITLE

PROPERTY ACT, 1900



12148175

NEW SOUTH WALES  
IVA No. 119-17

Vol. **12148** Fol. **175**  
Edition issued 6-7-1973



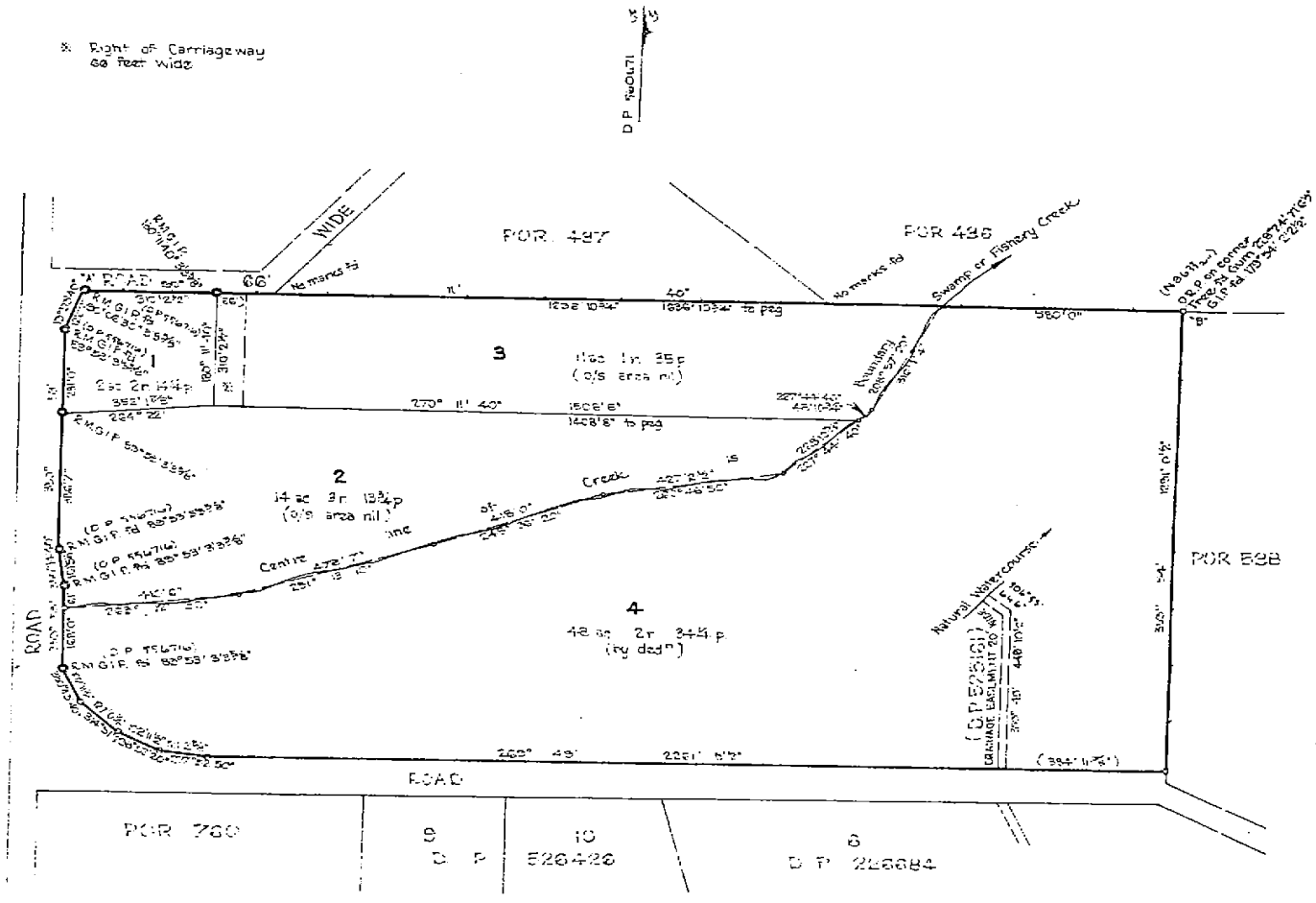
RECORDED

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

*Jawatson*  
Registrar General.



### PLAN SHOWING LOCATION OF LAND



#### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 560471 at Kurri Kurri in the City of Greater Cessnock Parish of Heddon and County of Northumberland being part of Portion 57 granted to Thomas Joseph Callaghan on 3-4-1858.

#### FIRST SCHEDULE

SQUIRE INVESTMENTS PTY. LIMITED.

#### SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easements for Drainage created by Deed Book 2910 No.917 affecting the part of the land above described shown as "Drainage Easement 20' Wide" in the plan hereon.
3. CAUTION No.N306034 pursuant to Section 28J Real Property Act, 1900.

*Jawatson*  
Registrar General.

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

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

(Page 1) Vol. 12148 Fol. 175

*1/448217*  
*1/448217*  
*1/448217*  
*N 845965*  
*N 894295*  
*6*  
*R*  
*CT 13-10*  
*NP 586741*  
*8/12/17*  
*1986270 P/P*

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT  
 NATURE NUMBER DATE ENTERED Signature of Registrar General

NEW CERTIFICATE(S) OF TITLE ISSUED ON 21/5/86741  
 NO DRAWING TO BE REGISTERED WITHOUT REFERENCE TO SURVEY BRANCH

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
	NUMBER	DATE					
Caveat	N845965	10-5-1974		23-5-1974	<i>Jonathan</i>	Withdrawn	N894295
Mortgage	N894296	22-8-1973	to The Commercial Bank of Australia Limited.	28-6-1974	<i>Jonathan</i>		
<p>This deed is cancelled as to <u>the whole</u>            New Certificate of Title have issued on <u>8-12-1976</u>            for lot in DEPOSITED Plan No. <u>586741</u> as follows:-            Lots <u>1-4</u> Vol. <u>13200</u> Fols. <u>125-128</u> respectively.</p> <p><i>Jonathan</i>            REGISTRAR GENERAL</p>							

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

# CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13200125

NEW SOUTH WALES

IVA No.11947

Prior Title Vol.12148 Fol.175

Vol. 13200 Fol. 125

EDITION ISSUED

8 12 1976



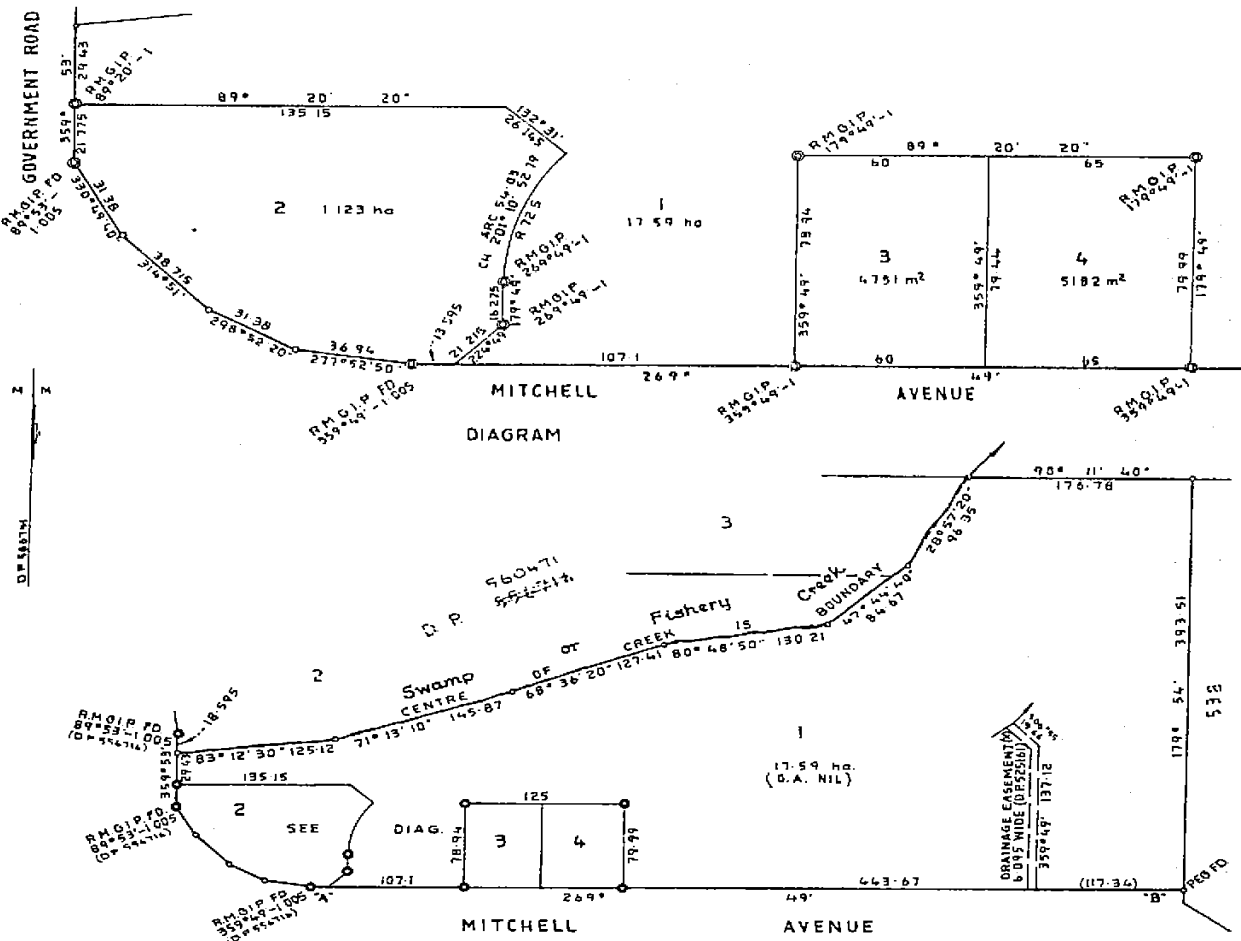
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

*Cancelled*  
SEE AUTO FOLD



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 586741 at Kurri Kurri in the City of Greater Cessnock Parish of Heddon and County of Northumberland being part of Portion 57 granted to Thomas Joseph Callaghan on 8-4-1858.

### FIRST SCHEDULE

SQUIRE INVESTMENTS PTY. LIMITED.

### SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grant above referred to.
- Cautions No.N306034 Pursuant to section 28J Real Property Act, 1900. Registered 6-7-1973.
- Easement for Drainage created by Deed Book 2910 No.9176 affecting the part of the land designated (X) in the plan hereon. *DP 586741*
- Mortgage No.N894296 to The Commercial Bank of Australia Limited. Registered 28-6-1974. *DISCHARGED p98620*

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

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





SEARCH DATE

23/7/2020 7:51AM

FOLIO: 1/586741

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 13200 FOL 125

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
19/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
31/5/1991	Z680086	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
31/5/1991	Z680087	DISCHARGE OF MORTGAGE	EDITION 1
6/8/1991	Z827686	MORTGAGE	EDITION 2
21/11/1994	U801468	DISCHARGE OF MORTGAGE	EDITION 3
11/12/1995	O754706	MORTGAGE	EDITION 4
25/6/2001	7715686	DEPARTMENTAL DEALING	
25/2/2002	8383847	CAVEAT	
17/5/2002	DP1039497	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*



SEARCH DATE

23/7/2020 7:49AM

FOLIO: 101/1039497

First Title(s): OLD SYSTEM  
Prior Title(s): 1-2/586741

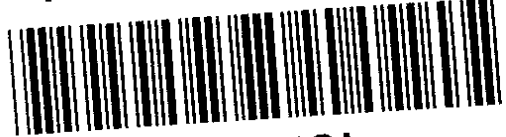
Recorded	Number	Type of Instrument	C.T. Issue
17/5/2002	DP1039497	DEPOSITED PLAN	FOLIO CREATED
17/5/2002	8607612	DEPARTMENTAL DEALING	EDITION 1
26/8/2002	8821348	WITHDRAWAL OF CAVEAT	EDITION 2
26/8/2002	8821349	SURRENDER OF LEASE	
26/8/2002	8821350	DISCHARGE OF MORTGAGE	
26/8/2002	8821351	DISCHARGE OF MORTGAGE	
26/8/2002	8821352	TRANSFER	
26/8/2002	8821353	TRANSFER	
26/8/2002	8821354	MORTGAGE	EDITION 3
18/12/2003	DP1062120	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*

Form: 01T  
Release: 2.1  
www.lpi.nsw.gov.au

# TRANSFER

New South Wales  
Real Property Act 1900



## 8821352L

**PRIVACY NOTE: this information is legally required and will become part of the public record**

**STAMP DUTY**

Office of State Revenue use only

NEW SOUTH WALES DUTY  
24-05-2002 0000991497-001  
SECTION 18(2)  
DUTY \$ \*\*\*\*\*2.00

**(A) TORRENS TITLE**

Part Folio Identifier 101/1039497 being the part formerly comprised in Folio Identifier 1/586741

**(B) LODGED BY**

Delivery Box	Name, Address or DX and Telephone <b>National Australia Bank Limited</b>  <b>Box 45A</b>	Reference: <b>02TMC865</b>	CODES <b>T</b> <b>TW</b> (Sheriff)
--------------	---	----------------------------	---

**(C) TRANSFEROR**

SQUIRE INVESTMENTS PTY LIMITED ACN 000 214 406

**(D) CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 170,000.00 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):

**(H) TRANSFEREE**

JUKAR PTY LIMITED ACN 090 653 875

**(I)**

TENANCY:

**(J) DATE**

6.6.02

Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

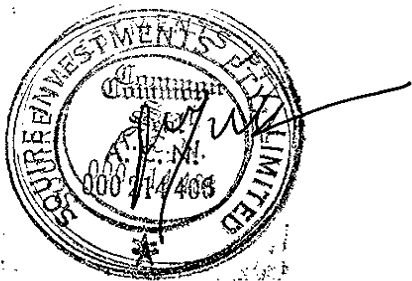
Corporation: SQUIRE INVESTMENTS PTY LIMITED  
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: X

Name of authorised person: Anthony Yeldham  
Office held: Sole Director

Signature of authorised person:

Name of authorised person: Manasing Dinosor  
Office held: MANAGING DIRECTOR



Certified for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name: Michelle Reindler  
Signatory's capacity: transferee's solicitor

Form: 01T  
Release: 2.1  
www.lpi.nsw.gov.au

# TRANSFER

New South Wales  
Real Property Act 1900



## 8821353J

PRIVACY NOTE: this information is legally required and will become part of the public record

### STAMP DUTY

Office of State Revenue use only	TRANSFER - AGT FOR SALE OF LAND DUTIABLE AMOUNT \$ *****3,300.00 DUTY \$ *****41.25
----------------------------------	---

### (A) TORRENS TITLE

Part Folio Identifier 101/1039497 being the part formerly comprised in Folio Identifier 2/586741

### (B) LODGED BY

Delivery Box National Australia Bank Limited Box 45A Reference:	Name, Address or DX and Telephone   021 M 866	CODES T TW (Sheriff)
---	--	-------------------------------

### (C) TRANSFEROR

PETER RICHARD HUGHES AND TODD GREGORY HUGHES

### (D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 1.00 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):

### (H) TRANSFEE

JUKAR PTY LIMITED [ABN 17 090 653 875]  
**TENANCY:**

### (I)

### (J) DATE

06-06-2002

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness:

Name of witness:  
Address of witness:

BESS WHITELAW  
Solicitor, Kotara.

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

Signature of transferor:

Certified for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name:  
Signatory's capacity:

MICHELLE REINDLER  
Brett Bancroft  
transferee's solicitor



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

23/7/2020 7:49AM

FOLIO: 1001/1062120

First Title(s): OLD SYSTEM  
Prior Title(s): 101/1039497

Recorded	Number	Type of Instrument	C.T. Issue
18/12/2003	DP1062120	DEPOSITED PLAN	FOLIO CREATED EDITION 1
1/7/2008	DP1128108	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

\*\*\* END OF SEARCH \*\*\*



SEARCH DATE

-----  
23/7/2020 7:47AM

FOLIO: 1/1128108

-----  
First Title(s): OLD SYSTEM  
Prior Title(s): 1001/1062120

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
1/7/2008	DP1128108	DEPOSITED PLAN	FOLIO CREATED EDITION 1
31/7/2008	AE121498	DISCHARGE OF MORTGAGE	
31/7/2008	AE121499	TRANSFER	
31/7/2008	AE121500	MORTGAGE	EDITION 2
22/9/2018	AN730145	DEPARTMENTAL DEALING	EDITION 3 CORD ISSUED
13/3/2019	AP116942	DISCHARGE OF MORTGAGE	
13/3/2019	AP116943	TRANSFER	
13/3/2019	AP116944	MORTGAGE	EDITION 4 CORD ISSUED

\*\*\* END OF SEARCH \*\*\*

Form: 01T  
Licence: 05-11-638  
Licensee: Softdocs  
Mason Lawyers

# TRANSFER

New South Wales  
Real Property Act 1900



## AE121499G

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee.

STAMP DUTY

Office of State Revenue use only	<b>Office of State Revenue</b> <b>NSW Treasury</b> Client No: 100390610      2362 Duty: \$ 2:00      Trans No: 4782264 Asst details: _____
----------------------------------	--

(A) FOLIO OF THE REGISTER

FOLIO IDENTIFIER 1/1128108	<b>OFFICE OF STATE REVENUE</b> <b>(N.S.W. TREASURY)</b> 100390610      2362 ALTERATION NOTED
----------------------------	---

(B) LODGED BY

<b>Delivery Box</b> <b>124E</b>	<b>Name, Address or DX and Telephone</b> Legalink Pty Ltd Sydney Office L8, 170 Phillip St., Sydney NSW 2000 PO Box A250 Sydney South NSW 1201 Ph: 02 9230 6900 <b>MORAN:139144</b>	<b>CODE</b> <b>T</b> <b>TW</b> (Sheriff)
------------------------------------	--	---

(C) TRANSFEROR

JUKAR PTY LIMITED A.C.N. 090 653 875
--------------------------------------

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 365,585.00 and as regards the folio

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

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEREE

CYNTHIA ANN JOHNSTON
TENANCY:

(I) DATE ...18... / ...07... / ...2008...

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.  
Corporation: JUKAR PTY LIMITED A.C.N. 090 653 875  
Authority: Section 127 of the Corporations Act 2001

*See Annexure*

Signature of authorised person:  
Name of authorised person:  
Office held:

Signature of authorised person:  
Name of authorised person:  
Office held:

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature: *Julia Maree Cousins*  
Signatory's name: JULIA MAREE COUSINS  
Signatory's capacity: Licensed Conveyancer for the transferee

Annexure A to Transfer

Parties:

Jukar Pty Limited ACN 090 653 875 and Cynthia Ann Johnston

Dated 18 July 2008

Certified correct for the purposes of the Real Property Act 1900 and executed by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: Jukar Pty Limited ACN 090 653 875  
Authority: Section 127 of the Corporations Act 2001

*M. Woodbury*  
.....  
Signature of authorised person

*Paul Hatcher*  
.....  
Signature of authorised person

MARK WOODBURY  
.....  
Print Name

PAUL HATCHER  
.....  
Print Name

DIRECTOR  
.....  
Office Held

DIRECTOR  
.....  
Office Held



FOLIO: 1/1128108

-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
23/7/2020	7:47 AM	4	13/3/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.  
CONTROL OF THE RIGHT TO DEAL IS HELD BY WESTPAC BANKING CORPORATION.

LAND

-----

LOT 1 IN DEPOSITED PLAN 1128108  
AT WESTON  
LOCAL GOVERNMENT AREA CESSNOCK  
PARISH OF HEDDON COUNTY OF NORTHUMBERLAND  
TITLE DIAGRAM DP1128108

FIRST SCHEDULE

-----

CENTRAL WASTE PROPERTY PTY LIMITED (T AP116943)

SECOND SCHEDULE (2 NOTIFICATIONS)

-----

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
2 AP116944 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



# Annex D



# LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

**Date: 21 Jul 2020 09:43:18**

**Reference: LS013592 EP**

**Address: 1 Styles Street, Kurri Kurri, NSW 2327**

**Disclaimer:**

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

# Dataset Listing

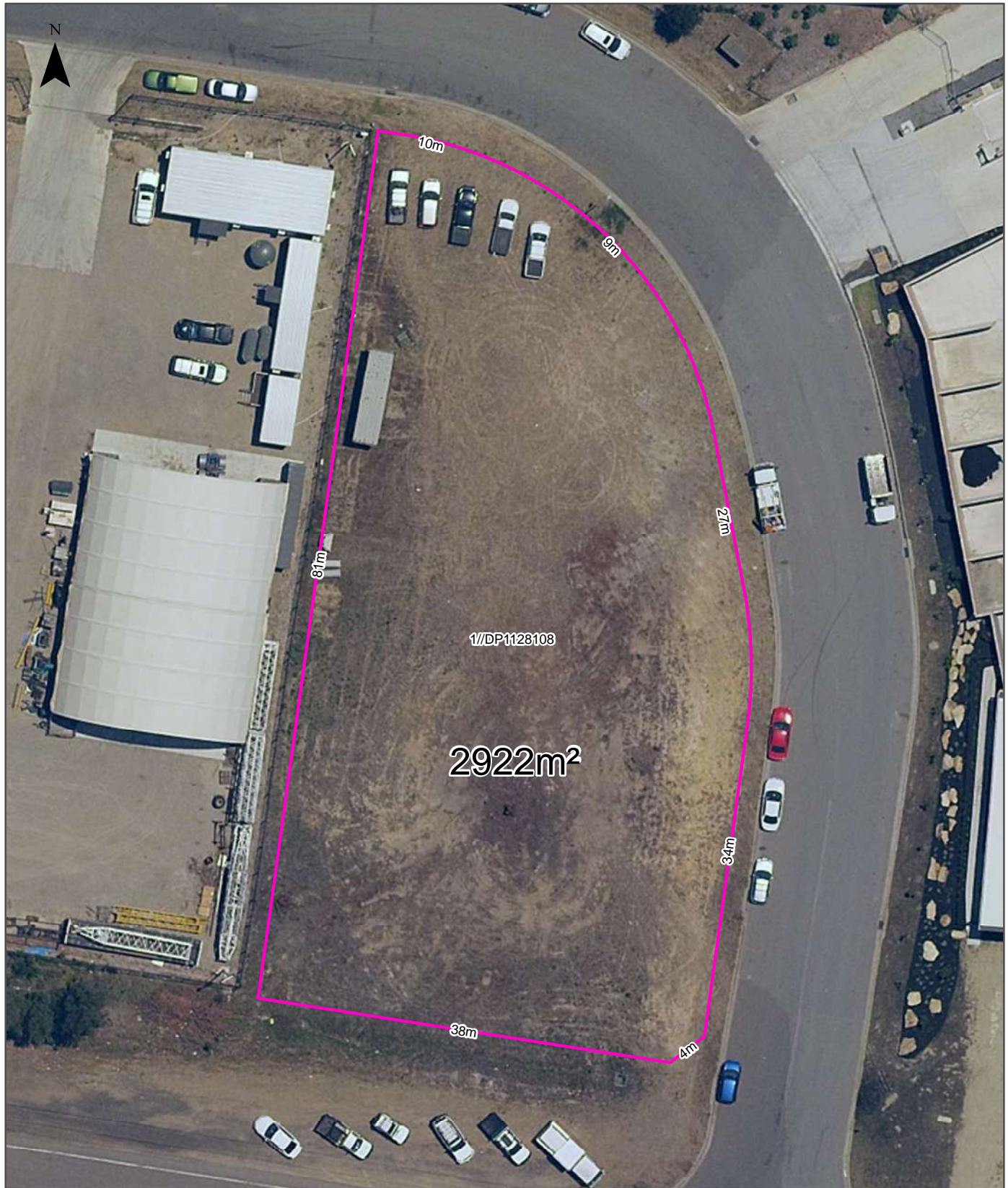
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Finance, Services & Innovation	20/04/2020	20/04/2020	Quarterly	-	-	-	-
Topographic Data	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	13/07/2020	13/07/2020	Monthly	1000	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority	25/06/2020	25/06/2020	Monthly	1000	0	0	0
Former Gasworks	Environment Protection Authority	22/06/2020	11/10/2017	Monthly	1000	0	0	0
National Waste Management Facilities Database	Geoscience Australia	15/05/2020	07/03/2017	Quarterly	1000	0	1	2
National Liquid Fuel Facilities	Geoscience Australia	05/02/2020	13/07/2012	Quarterly	1000	0	0	1
EPA PFAS Investigation Program	Environment Protection Authority	01/07/2020	01/07/2020	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	12/02/2020	12/02/2020	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	12/02/2020	12/02/2020	Monthly	2000	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	29/06/2020	29/06/2020	Monthly	2000	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	14/07/2020	14/07/2020	Monthly	2000	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	04/02/2020	13/12/2018	Annually	1000	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	15/07/2020	15/07/2020	Monthly	1000	0	4	9
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	15/07/2020	15/07/2020	Monthly	1000	0	0	1
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	15/07/2020	15/07/2020	Monthly	1000	0	3	5
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150	-	47	47
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500	-	0	0
Points of Interest	NSW Department of Finance, Services & Innovation	30/03/2020	30/03/2020	Quarterly	1000	0	0	5
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	30/03/2020	30/03/2020	Quarterly	1000	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	30/03/2020	30/03/2020	Quarterly	1000	0	0	0
Major Easements	NSW Department of Finance, Services & Innovation	30/03/2020	30/03/2020	Quarterly	1000	0	0	1
State Forest	Forestry Corporation of NSW	18/01/2018	18/01/2018	As required	1000	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	21/01/2020	30/09/2019	Annually	1000	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000	1	1	1
Botany Groundwater Management Zones	NSW Department of Planning, Industry and Environment	15/03/2018	01/10/2005	As required	1000	0	0	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Groundwater Boreholes	NSW Dept. of Primary Industries - Water NSW; Commonwealth of Australia (Bureau of Meteorology)	24/07/2018	23/07/2018	Annually	2000	0	0	1
Geological Units 1:250,000	NSW Department of Planning, Industry and Environment	20/08/2014		None planned	1000	1	-	1
Geological Structures 1:250,000	NSW Department of Planning, Industry and Environment	20/08/2014		None planned	1000	0	-	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000	1	1	1
Soil Landscapes	NSW Department of Planning, Industry and Environment	12/08/2014		None planned	1000	1	-	2
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	15/07/2020	01/05/2020	Monthly	500	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000	1	1	1
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000	1	1	1
Dryland Salinity Potential of Western Sydney	NSW Department of Planning, Industry and Environment	12/05/2017	01/01/2002	None planned	1000	-	-	-
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	30/03/2020	30/03/2020	Quarterly	1000	0	0	0
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	15/07/2020	07/12/2018	Monthly	1000	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	15/07/2020	05/06/2020	Monthly	1000	1	1	24
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	18/05/2020	20/11/2019	Quarterly	1000	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	18/05/2020	20/11/2019	Quarterly	1000	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	12/02/2020	09/11/2018	Quarterly	1000	0	0	0
Environmental Planning Instrument Heritage	NSW Department of Planning, Industry and Environment	15/07/2020	05/06/2020	Monthly	1000	0	0	2
Bush Fire Prone Land	NSW Rural Fire Service	04/02/2020	14/12/2019	Quarterly	1000	0	2	4
Lower Hunter and Central Coast Regional Vegetation Survey	NSW Office of Environment & Heritage	28/02/2015	16/11/2009	As required	1000	0	1	6
Ramsar Wetlands of Australia	Department of the Agriculture, Water and the Environment	08/10/2014	24/06/2011	As required	1000	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	0	1	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	0	2	6
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	21/07/2020	21/07/2020	Weekly	10000	-	-	-

# Site Diagram

1 Styles Street, Kurri Kurri, NSW 2327



<b>Legend</b> Site Boundary Internal Parcel Boundaries	<b>Total Area:</b> 2922m <sup>2</sup> <b>Total Perimeter:</b> 225m	<b>Scale:</b> 
	Disclaimers: Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	<b>Coordinate System:</b> GDA 1994 MGA Zone 56

# Contaminated Land

1 Styles Street, Kurri Kurri, NSW 2327

## List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist (m)	Direction
N/A	No records in buffer								

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority  
 © State of New South Wales through the Environment Protection Authority

# Contaminated Land

1 Styles Street, Kurri Kurri, NSW 2327

## Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
N/A	No records in buffer							

Contaminated Land Records of Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit

<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

## Former Gasworks

Former Gasworks within the dataset buffer:

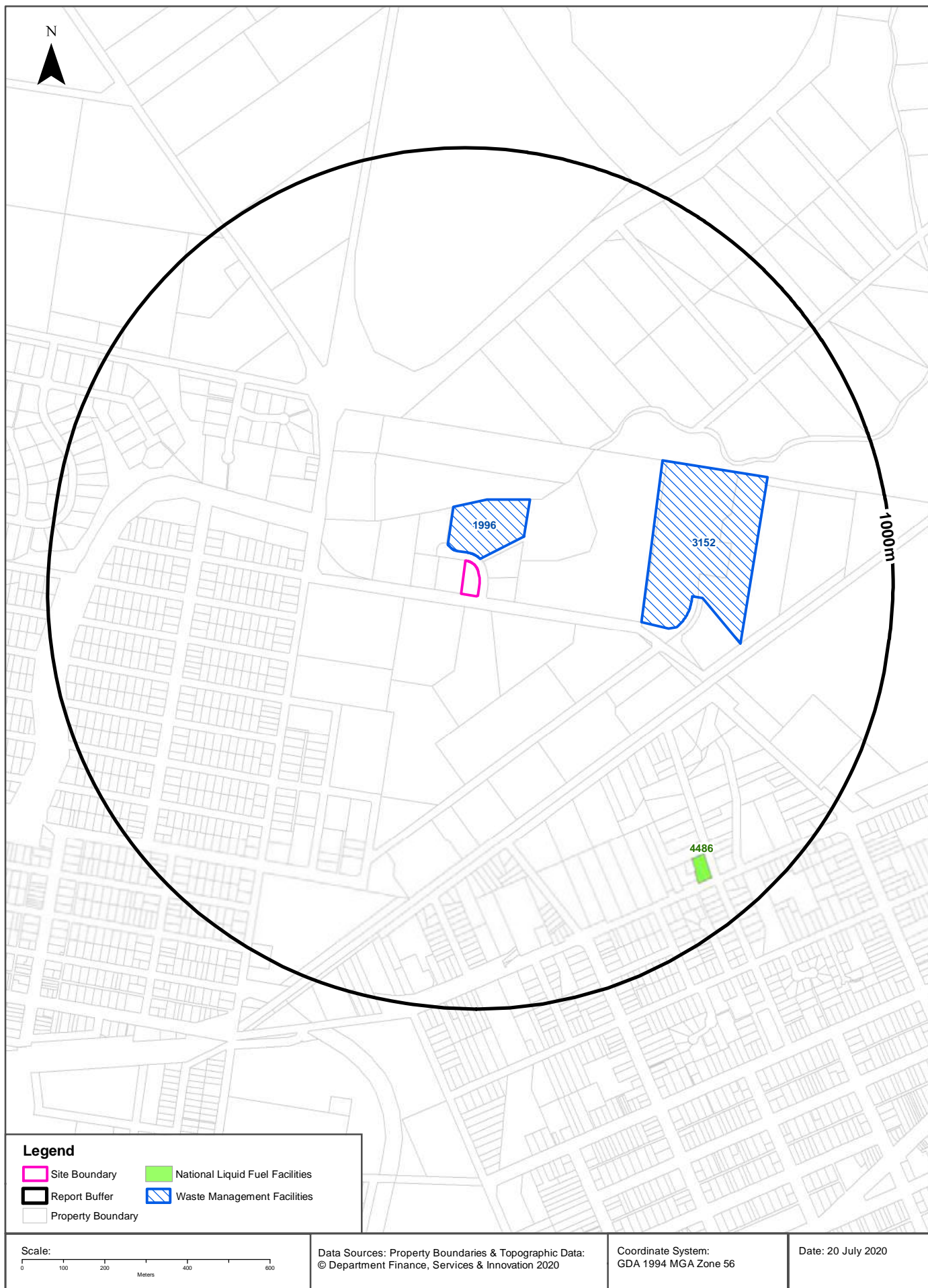
Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

# Waste Management & Liquid Fuel Facilities

1 Styles Street, Kurri Kurri, NSW 2327



# Waste Management & Liquid Fuel Facilities

1 Styles Street, Kurri Kurri, NSW 2327

## National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Landfill	Reprocess	Transfer	Comments	Loc Conf	Dist (m)	Direction
1996	Central Recycling Station Pty Ltd	Central Waste Station Pty Limited	8 Styles Street	Kurri Kurri	Multi-Purpose		Operational	Operational		Premise Match	20m	North
3152	Weston Aluminium Pty Ltd	Weston Aluminium Plant (Kurri Kurri)	129 Mitchell Avenue	Weston	Reprocessing		Operational		Spent Pot Lining and Al Dross Processing Facility.	Premise Match	401m	East

Waste Management Facilities Data Source: Geoscience Australia  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

## National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist (m)	Direction
4486	Caltex	Caltex Kurri Kurri	89 Northcote Street	Kurri Kurri	Petrol Station	Operational		25/07/2011	Premise Match	823m	South East

National Liquid Fuel Facilities Data Source: Geoscience Australia  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# PFAS Investigation & Management Programs

1 Styles Street, Kurri Kurri, NSW 2327

## EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Id	Site	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

EPA PFAS Investigation Program: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

## Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

## Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

## Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

## Defence Sites

1 Styles Street, Kurri Kurri, NSW 2327

### Defence 3 Year Regional Contamination Investigation Program

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

# EPA Other Sites with Contamination Issues

1 Styles Street, Kurri Kurri, NSW 2327

## EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasmenco Lead Abatement Strategy Area

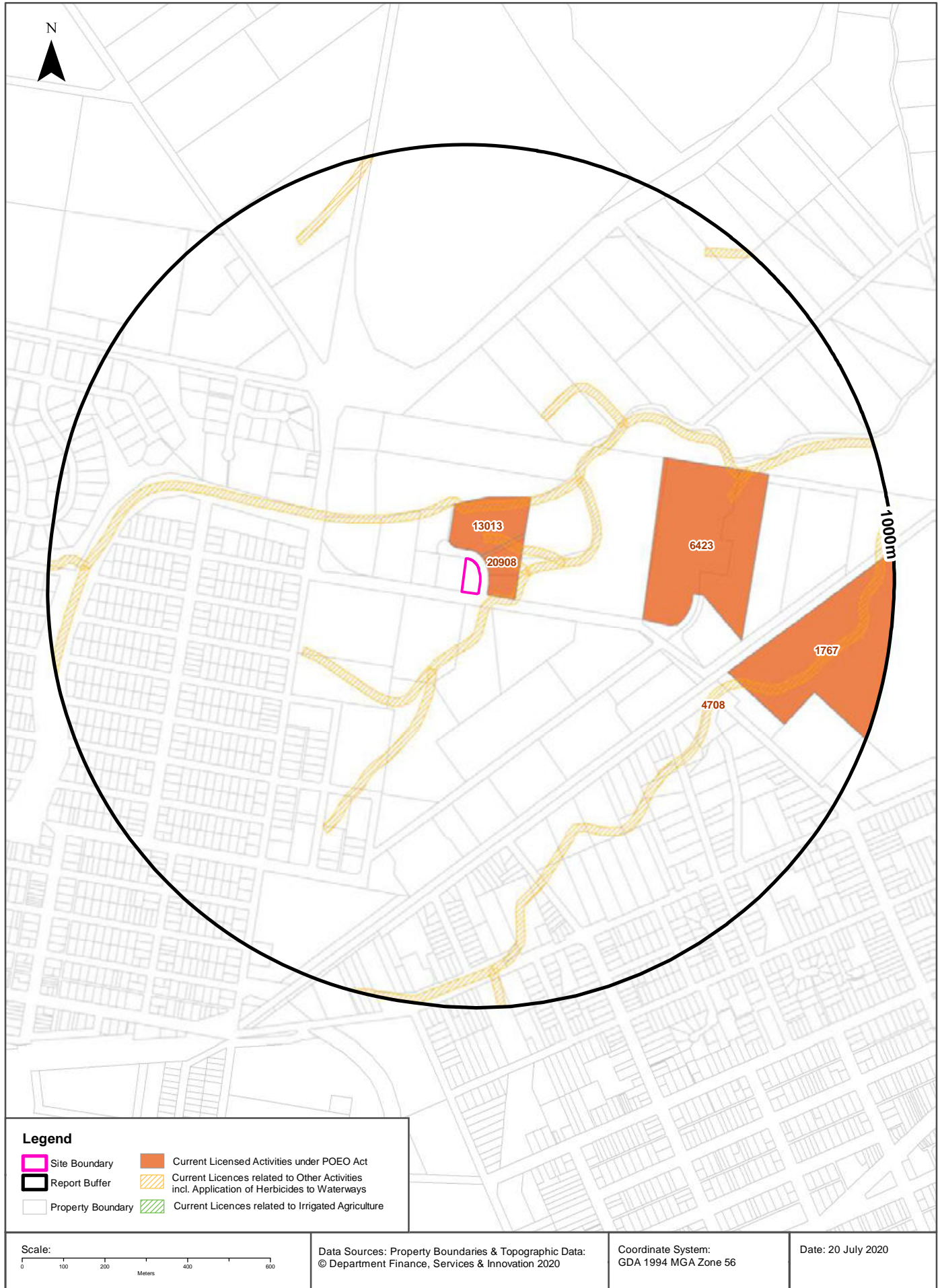
Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

# Current EPA Licensed Activities

1 Styles Street, Kurri Kurri, NSW 2327



# EPA Activities

1 Styles Street, Kurri Kurri, NSW 2327

## Licensed Activities under the POEO Act 1997

Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

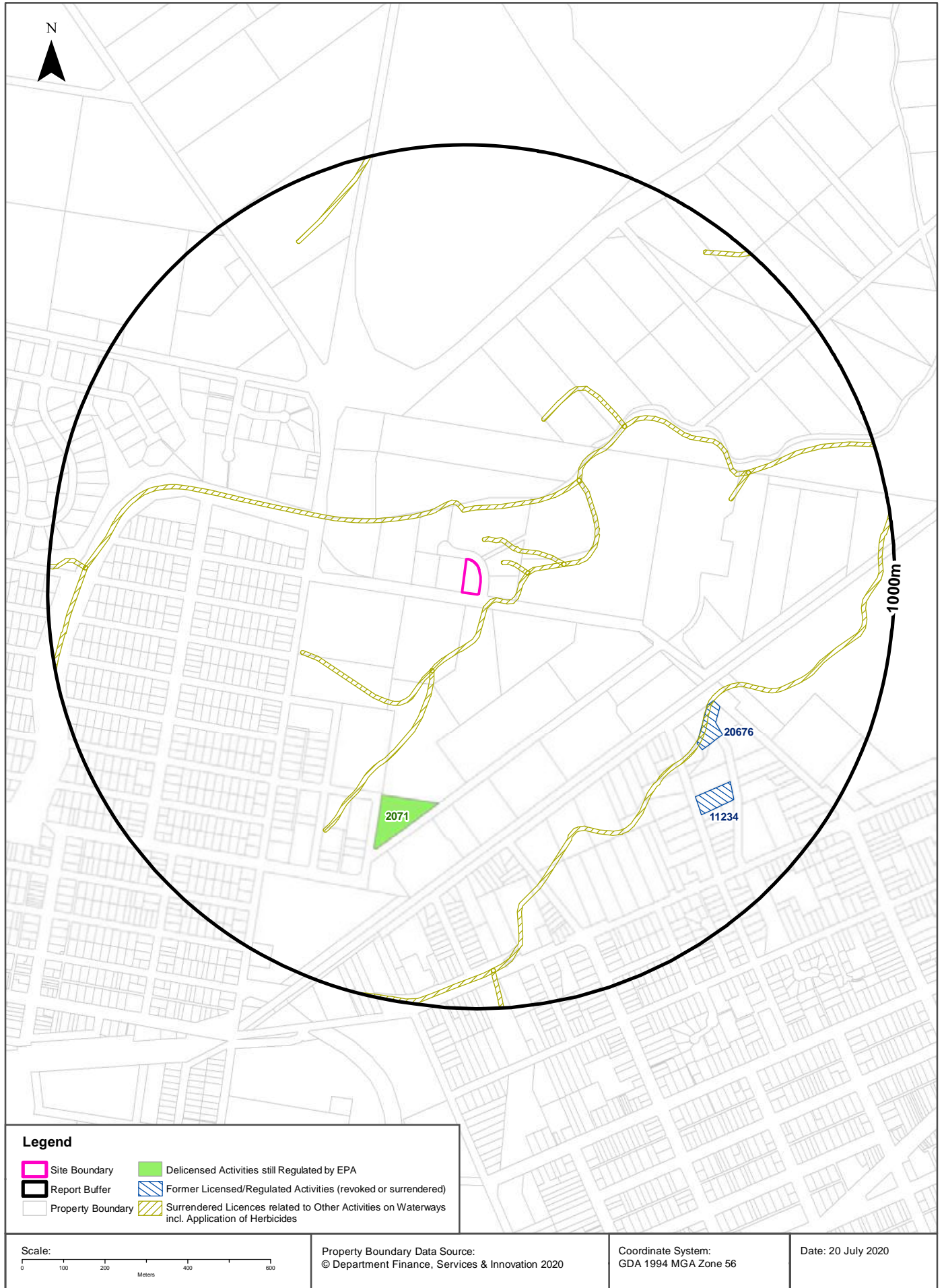
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
20908	AUSTRALIAN NATIVE LANDSCAPES PTY LTD		2-6 Styles St, WESTON, NSW 2326		Recovery of general waste; Waste storage - other types of waste	Premise Match	20m	East
13013	CENTRAL WASTE PLANT PTY LTD	Central Waste Station Pty Limited	8 Styles Street	KURRI KURRI	Non-thermal treatment of general waste	Premise Match	20m	North
13013	CENTRAL WASTE PLANT PTY LTD	Central Waste Station Pty Limited	8 Styles Street	KURRI KURRI	Waste storage - other types of waste	Premise Match	20m	North
4708	CESSNOCK CITY COUNCIL	-	-	CESSNOCK	Other activities	Network of Features	25m	South
6423	WESTON ALUMINIUM PTY LIMITED	WESTON ALUMINIUM PTY LTD	129 MITCHELL AVENUE	KURRI KURRI	Aluminium production (scrap metal)	Premise Match	401m	East
6423	WESTON ALUMINIUM PTY LIMITED	WESTON ALUMINIUM PTY LTD	129 MITCHELL AVENUE	KURRI KURRI	Recovery of hazardous and other waste	Premise Match	401m	East
6423	WESTON ALUMINIUM PTY LIMITED	WESTON ALUMINIUM PTY LTD	129 MITCHELL AVENUE	KURRI KURRI	Scrap metal processing	Premise Match	401m	East
6423	WESTON ALUMINIUM PTY LIMITED	WESTON ALUMINIUM PTY LTD	129 MITCHELL AVENUE	KURRI KURRI	Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste	Premise Match	401m	East
1767	HUNTER WATER CORPORATION	KURRI KURRI WASTEWATER TREATMENT WORKS	OFF MCLEOD ROAD	KURRI KURRI	Sewage treatment processing by small plants	Premise Match	632m	East

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

# Delicensed & Former Licensed EPA Activities

1 Styles Street, Kurri Kurri, NSW 2327



# EPA Activities

1 Styles Street, Kurri Kurri, NSW 2327

## Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
2071	BORAL RESOURCES (COUNTRY) PTY. LIMITED	BORAL COUNTRY - CONCRETE & QUARRIES	JOHNSON AVE	WESTON	Concrete works	Premise Match	514m	South

Delicensed Activities Data Source: Environment Protection Authority  
 © State of New South Wales through the Environment Protection Authority

## Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

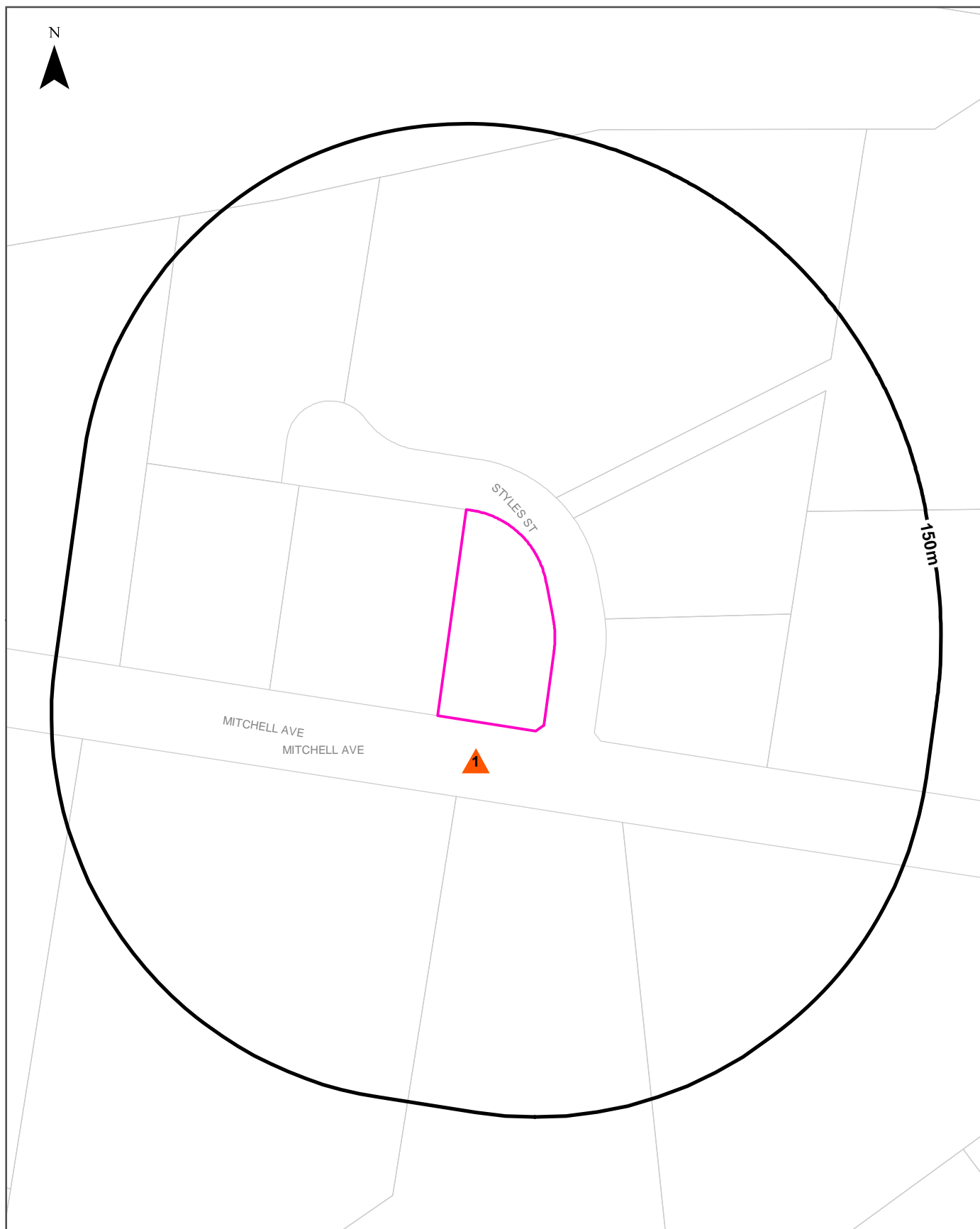
Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	29m	-
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	29m	-
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	29m	-
20676	CLEANAWAY CO PTY LTD	, 126 MITCHELL AVENUE, KURRI KURRI, NSW 2327,	Surrendered	23/11/2015	Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste	Premise Match	614m	South East
11234	NATIONWIDE OIL PTY LTD	47 Wermol Street, KURRI KURRI, NSW 2327	Surrendered	13/12/2000	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	717m	South East

Former Licensed Activities Data Source: Environment Protection Authority  
 © State of New South Wales through the Environment Protection Authority

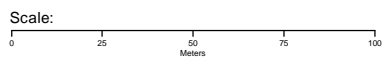
# Historical Business Directories

1 Styles Street, Kurri Kurri, NSW 2327



## Legend

- Site Boundary
- Buffer 150m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area



Coordinate System:  
GDA 1994 MGA Zone 56

Date: 20 July 2020

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018  
Property Boundaries © NSW Department Finance, Services & Innovation 2020

# Historical Business Directories

1 Styles Street, Kurri Kurri, NSW 2327

## Business Directory Records 1950-1991 Premise or Road Intersection Matches

Universal Business Directory records from years 1991, 1982, 1970, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
	No records in buffer						

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

## Business Directory Records 1950-1991 Road or Area Matches

Universal Business Directory records from years 1991, 1982, 1970, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	STAINLESS STEEL FABRICATORS, TANNER STAINLESS	Fabricating Pty Limited., Mitchell Av Kurri Kurri, Kurri Kurri	77228	1991	Road Match	0m
	ENGINEERS- GENERAL	Handle Australia Pty Ltd., Mitchell Av, Kurri Kurri	76939	1991	Road Match	0m
	MACHINERY &/OR PARTS MFRS. &/OR DISTS.	Handle Australia Pty Ltd., Mitchell Av, Kurri Kurri	77041	1991	Road Match	0m
	STEEL FABRICATORS.	Handle Australia Pty Ltd., Mitchell Av, Kurri Kurri	77235	1991	Road Match	0m
	BARBECUES &/OR ACCESSORIES-RETAIL &/OR HIRE	Hunter Gas & Welding Supplies., Lot 3 Mitchell Av, Kurri Kurri	76838	1991	Road Match	0m
	GAS - INDUSTRIAL &/OR MEDICAL - MFRS. &/OR DISTS.	Hunter Gas & Welding Supplies., Lot 3 Mitchell Av, Kurri Kurri	76966	1991	Road Match	0m
	GAS BURNERS - INDUSTRIAL MFRS. &/OR DISTS.	Hunter Gas & Welding Supplies., Lot 3 Mitchell Av, Kurri Kurri	76967	1991	Road Match	0m
	GAS CYLINDER SERVICE.	Hunter Gas & Welding Supplies., Lot 3 Mitchell Av, Kurri Kurri	76968	1991	Road Match	0m
	HOT WATER SYSTEMS &/OR FITTINGS MFRS. &/OR DISTS.	Hunter Gas & Welding Supplies., Lot 3 Mitchell Av, Kurri Kurri	77009	1991	Road Match	0m
	SAFETY EQUIPMENT MFRS. &/OR DISTS.	Hunter Gas & Welding Supplies., Lot 3 Mitchell Av, Kurri Kurri	77202	1991	Road Match	0m
	WELDING EQUIPMENT &/OR SUPPLIES MFRS. &/OR DISTS.	Hunter Gas & Welding Supplies., Lot 3 Mitchell Av, Kurri Kurri	77295	1991	Road Match	0m
	STEEL FABRICATORS.	Kurri Fabrications & Seivices Pty Ltd., Mitchell Av, Kurri Kurri	77238	1991	Road Match	0m
	ENGINEERS - FABRICATING.	Kurri Fabrications & Services Pty Ltd., Mitchell Av, Kurri Kurri	76927	1991	Road Match	0m
	ALUMINIUM FABRICATORS.	Kurri Steel Pty Ltd., Mitchell Av, Kurri Kurri	76817	1991	Road Match	0m
	ENGINEERS - REPETITION	Kurri Steel Pty Ltd., Mitchell Av, Kurri Kurri	76935	1991	Road Match	0m
	ENGINEERS-STRUCTURAL	Kurri Steel Pty Ltd., Mitchell Av, Kurri Kurri	76947	1991	Road Match	0m
	STEEL FABRICATORS.	Kurri Steel Pty Ltd., Mitchell Av, Kurri Kurri	77239	1991	Road Match	0m
	BUILDERS SUPPLIES	Kurri Used Building Supplies., Mitehell Av, Kurri Kurri	76855	1991	Road Match	0m
	Stainless Steel Fabricators	Tanner Stainless Fabricating Pty Limited, P.O. Box 97 Kurri Kurri, Mitchell Avenue, Kurri Kurri 2327	63081	1991	Road Match	0m
	ALUMINIUM FABRICATORS.	Tanner Stainless Fabricating Pty Limited., Mitchell Av, Kurri Kurri	76819	1991	Road Match	0m
	STAINLESS STEEL FABRICATORS, TANNER STAINLESS	Tanner Stainless Fabricating Pty Limited., Mitchell Av, Kurri Kurri	77230	1991	Road Match	0m
	NOT LISTED	A. & L Distributors, Indstrl Gas., 3 Mitchell Ave Weston	182061	1982	Road Match	0m
	NOT LISTED	A. & L. Distributors, Indstrl.Gas., 3 Mitchell Ave Kurri Kurri	167598	1982	Road Match	0m
	NOT LISTED	Carrington Equipment Sales Pty. Ltd., Earth Mining Eqpmnt., Mitchell Ave Kurri Kurri	167617	1982	Road Match	0m
	NOT LISTED	Carrington Steel Fabrication Pty. Ltd., Mitchell Ave Kurri Kurri	167618	1982	Road Match	0m
	NOT LISTED	Cobden Jones Mining Pty. Limited, Mitchell Ave Kurri Kurri	167627	1982	Road Match	0m
	NOT LISTED	Handle, Kart Australia Pty. Ltd., GentEngr., Mitchell Ave Kurri Kurri	167645	1982	Road Match	0m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	NOT LISTED	Kurri Fabrications & Services Pty. Ltd., Mitchell Ave Kurri Kurri	167664	1982	Road Match	0m
	NOT LISTED	Kurri Kurri Bus Co. Pty. Ltd., Mitchell Ave Kurri Kurri	167666	1982	Road Match	0m
	NOT LISTED	Kurri Steel Pty. Ltd., Mitchell Ave, Kurri Kurri	167679	1982	Road Match	0m
	STAINLESS STEEL FABRICATORS.	Tanner Stainless Fabricating Pty. Limited Mitchell Avenue, Kurri Kurri Newcastle	179548	1982	Road Match	0m
	NOT LISTED	Tanner Stainless Fabricating Pty. Ltd., Mitchell Ave Kurri Kurri	167720	1982	Road Match	0m
	ENGINEERS-FABRICATING	Cobden Jones Mining Pty. Ltd., Mitchell Ave., Kurri Kurri	640180	1970	Road Match	0m
	ENGINEERS-GENERAL, MFRG. & MECHANICAL	Cobden Jones Mining Pty. Ltd., Mitchell Ave., Kurri Kurri	640184	1970	Road Match	0m
	CONVEYOR CARRYING EQUIPMENT - MFRS./DISTS.	G.E.C. Australia Pty. Ltd., 11 Mitchell Ave., Kurri Kurri	640158	1970	Road Match	0m
	STEEL FABRICATORS	G.E.C. Australia Pty. Ltd., 11 Mitchell St., Kurri Kurri	640322	1970	Road Match	0m
	MILK-RECEIVING & CHILLING DEPOTS	Oaks Milk Co-op. Ltd., Mitchell Ave., Kurri Kurri	640255	1970	Road Match	0m
	ENGINEERS-FABRICATING	Wardrope & Carroll Fabrications Pty Ltd Mitchell Ave, Kurri Kurri	640179	1970	Road Match	0m
	ENGINEERS-FABRICATING	Wardrope & Carroll Fabrications Pty Ltd Mitchell Ave., Kurri Kurri., Newcastle	627976	1970	Road Match	0m
	BOILERMAKERS	Wardrope & Carroll Fabrications Pty. Ltd., Mitchell Ave., Kurri Kurri	640132	1970	Road Match	0m
	ENGINEERS-FABRICATING	Wardrope & Carroll Fabrications Pty. Ltd., Mitchell Ave., Kurri Kurri	640183	1970	Road Match	0m
	PRESSURE VESSEL MANUFACTURERS	Wardrope & Carroll Fabrications Pty. Ltd., Mitchell Ave., Kurri Kurri	640299	1970	Road Match	0m
	STEEL FABRICATORS	Wardrope & Carroll Fabrications Pty. Ltd., Mitchell Ave., Kurri Kurri	640324	1970	Road Match	0m
	TANK & TANK STAND MANUFACTURERS	Wardrope & Carroll Fabrications Pty. Ltd., Mitchell Ave., Kurri Kurri	640328	1970	Road Match	0m
	ENGINEERS-GENERAL, MFRG. & MECHANICAL	Wardrope & Carroll Fabrications. Pty. Ltd., Mitchell Ave., Kurri Kurri	640187	1970	Road Match	0m
	MINING MACHINERY &/OR EQUIPMENT IMPS. &/OR DISTS. &/OR MFRS.	Wickman (Aust.) Pty. Ltd., Mitchell Ave., Kurri Kurri	640256	1970	Road Match	0m
	GROCERS & GENERAL STOREKEEPERS	Eras, A. G., Mitchell Ave. Kurri Kurri	201850	1950	Road Match	0m

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

# Historical Business Directories

1 Styles Street, Kurri Kurri, NSW 2327

## Dry Cleaners, Motor Garages & Service Stations Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
	No records in buffer						

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

## Dry Cleaners, Motor Garages & Service Stations Road or Area Matches

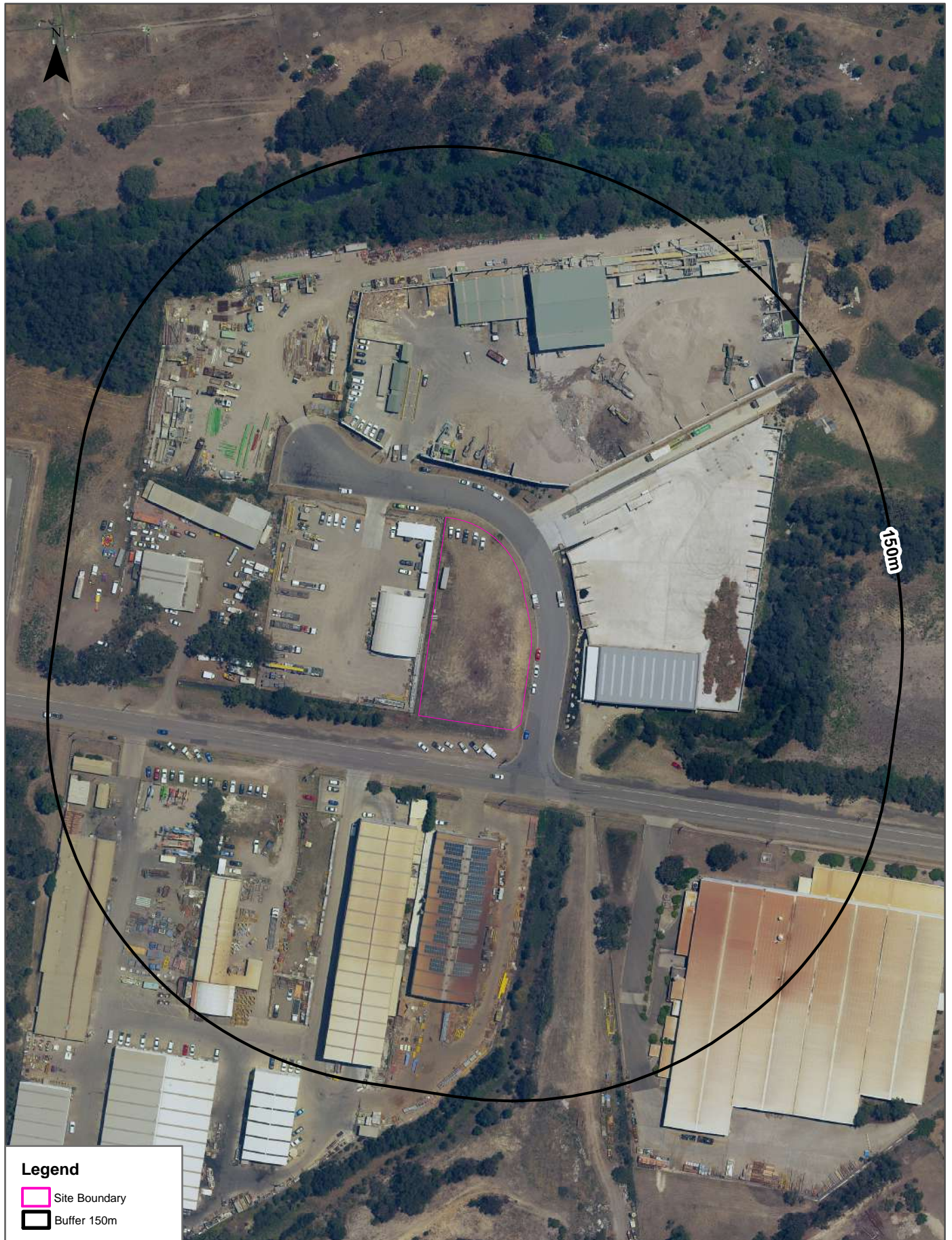
Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
	No records in buffer					



Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

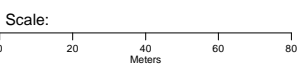
# Aerial Imagery 2019

1 Styles Street, Kurri Kurri, NSW 2327



## Legend

-  Site Boundary
-  Buffer 150m



Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:  
GDA 1994 MGA Zone 56



Date: 20 July 2020

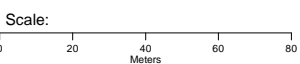
# Aerial Imagery 2010

1 Styles Street, Kurri Kurri, NSW 2327



### Legend

-  Site Boundary
-  Buffer 150m



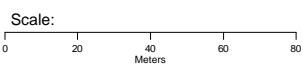
Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 20 July 2020

# Aerial Imagery 2004

1 Styles Street, Kurri Kurri, NSW 2327



Data Source Aerial Imagery: © 2020 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

Coordinate System: GDA 1994 MGA Zone 56



Date: 20 July 2020

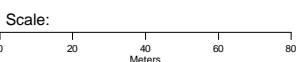
# Aerial Imagery 1994

1 Styles Street, Kurri Kurri, NSW 2327



### Legend

-  Site Boundary
-  Buffer150m



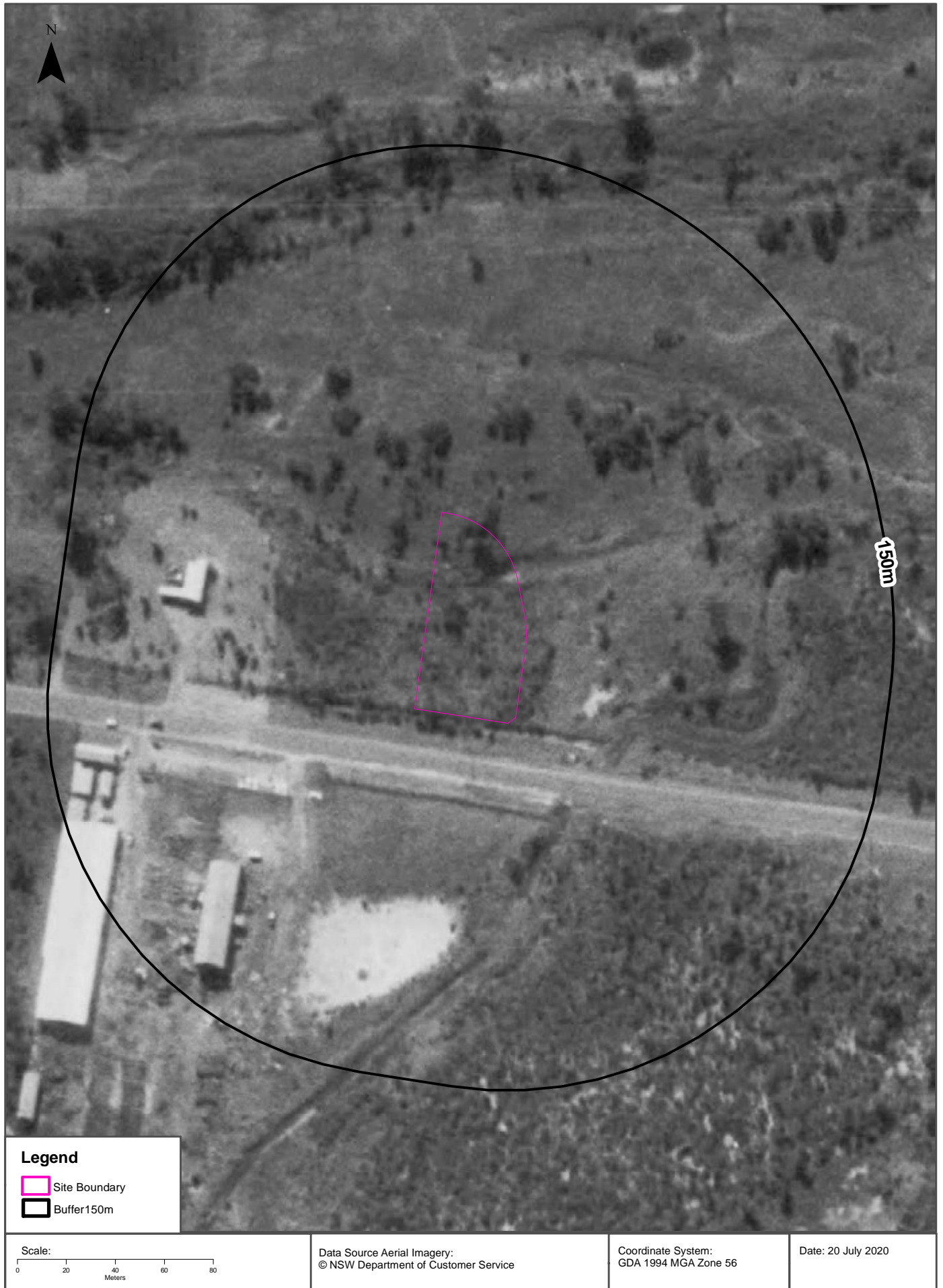
Data Source Aerial Imagery:  
© NSW Department of Customer Service

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 20 July 2020

# Aerial Imagery 1984

1 Styles Street, Kurri Kurri, NSW 2327





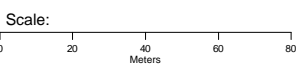
# Aerial Imagery 1977

1 Styles Street, Kurri Kurri, NSW 2327



### Legend

-  Site Boundary
-  Buffer150m



Data Source Aerial Imagery:  
© NSW Department of Customer Service

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 20 July 2020

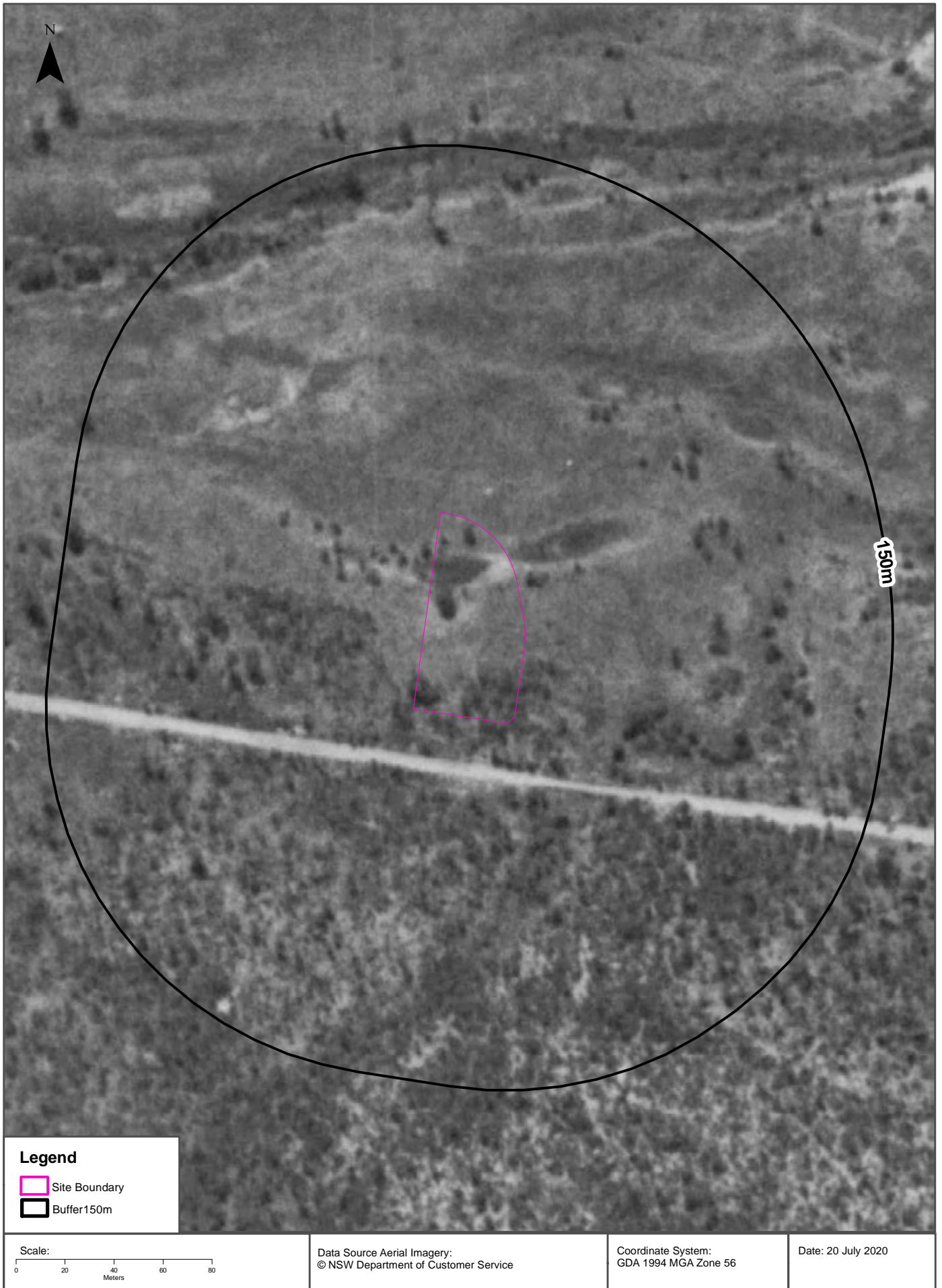
# Aerial Imagery 1971

1 Styles Street, Kurri Kurri, NSW 2327



# Aerial Imagery 1961

1 Styles Street, Kurri Kurri, NSW 2327



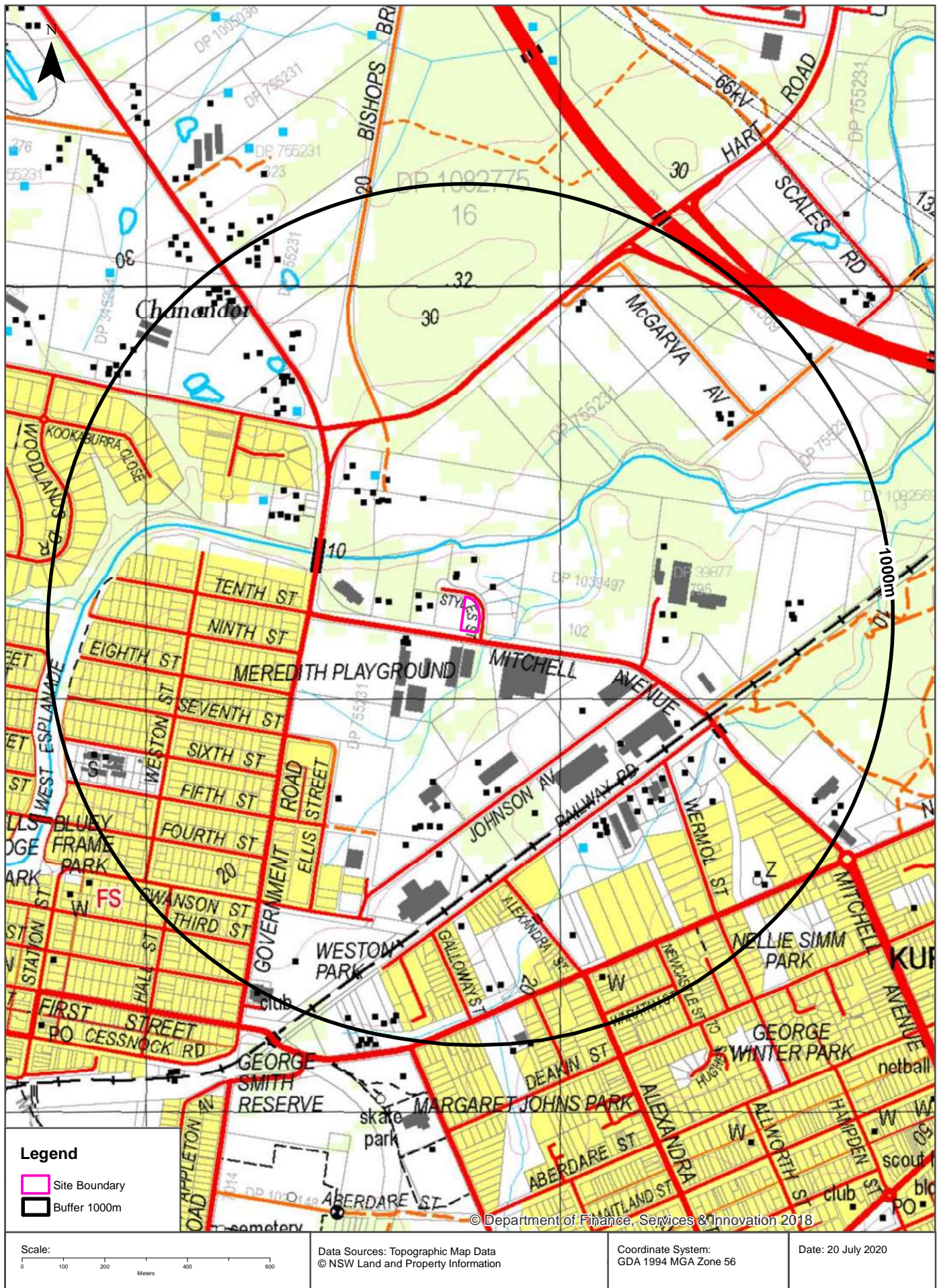
# Aerial Imagery 1954

1 Styles Street, Kurri Kurri, NSW 2327



# Topographic Map 2015

1 Styles Street, Kurri Kurri, NSW 2327



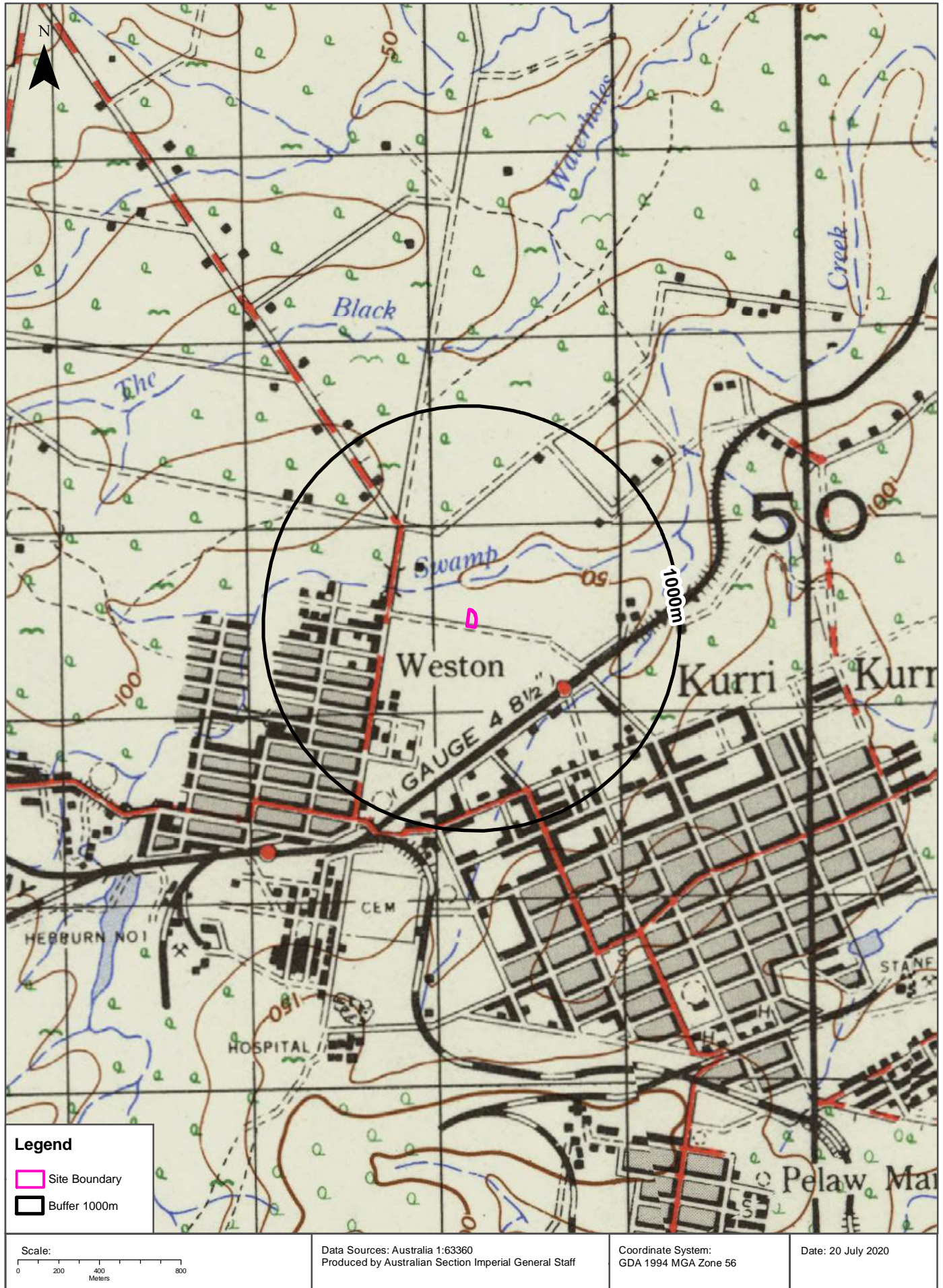
# Historical Map 1982

1 Styles Street, Kurri Kurri, NSW 2327



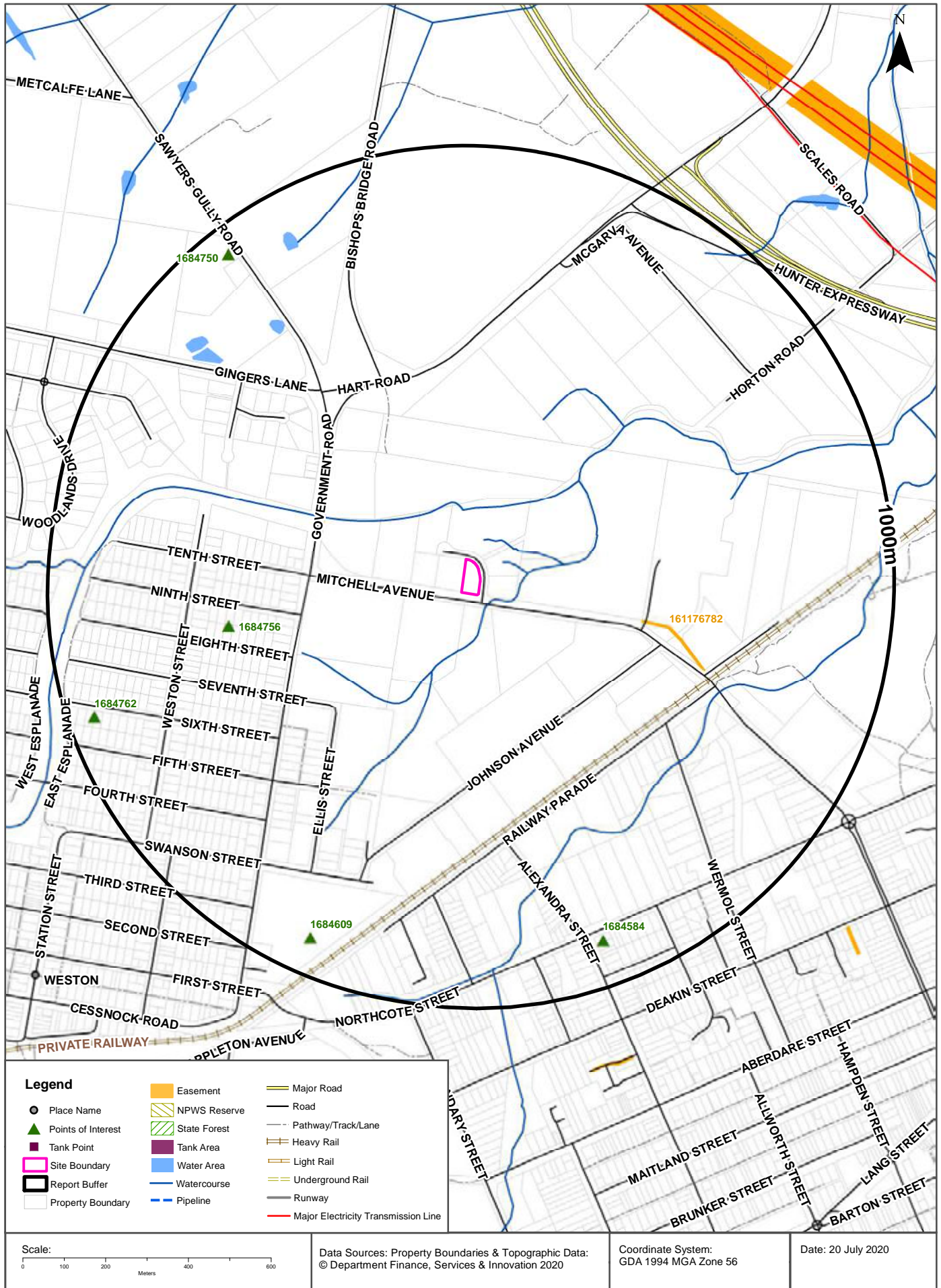
# Historical Map c.1954

1 Styles Street, Kurri Kurri, NSW 2327



# Topographic Features

1 Styles Street, Kurri Kurri, NSW 2327



# Topographic Features

1 Styles Street, Kurri Kurri, NSW 2327

## Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
1684756	Park	MEREDITH PLAYGROUND	568m	West
1684584	Place Of Worship	JEHOVAHS WITNESSES CHURCH	889m	South
1684609	Park	WESTON PARK	911m	South West
1684750	Homestead	CHANANDOR	934m	North West
1684762	Primary School	WESTON PUBLIC SCHOOL	936m	West

Topographic Data Source: © Land and Property Information (2015)

Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Topographic Features

1 Styles Street, Kurri Kurri, NSW 2327

## Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
	No records in buffer					

## Tanks (Points)

What are the Tank Points located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
	No records in buffer					

Tanks Data Source: © Land and Property Information (2015)

Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

## Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
161176782	Primary	Easement for Access	4m	401m	East

Easements Data Source: © Land and Property Information (2015)

Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Topographic Features

1 Styles Street, Kurri Kurri, NSW 2327

## State Forest

What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

## National Parks and Wildlife Service Reserves

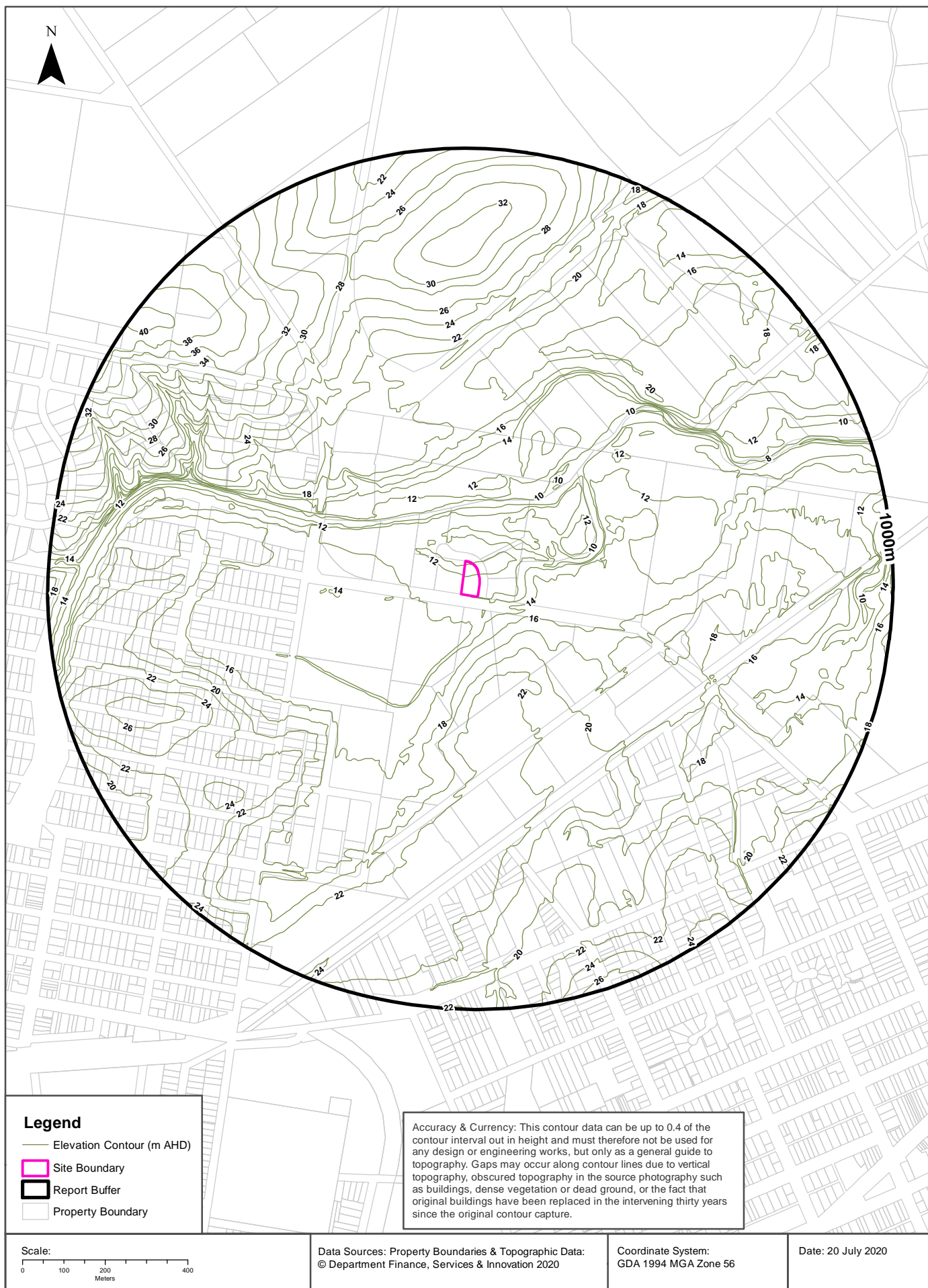
What NPWS Reserves exist within the dataset buffer?

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N/A	No records in buffer				

NPWS Data Source: © NSW Department of Finance, Services & Innovation (2018)  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Elevation Contours (m AHD)

1 Styles Street, Kurri Kurri, NSW 2327



# Hydrogeology & Groundwater

1 Styles Street, Kurri Kurri, NSW 2327

## Hydrogeology

Description of aquifers on-site:

Description
Fractured or fissured, extensive aquifers of low to moderate productivity

Description of aquifers within the dataset buffer:

Description
Fractured or fissured, extensive aquifers of low to moderate productivity

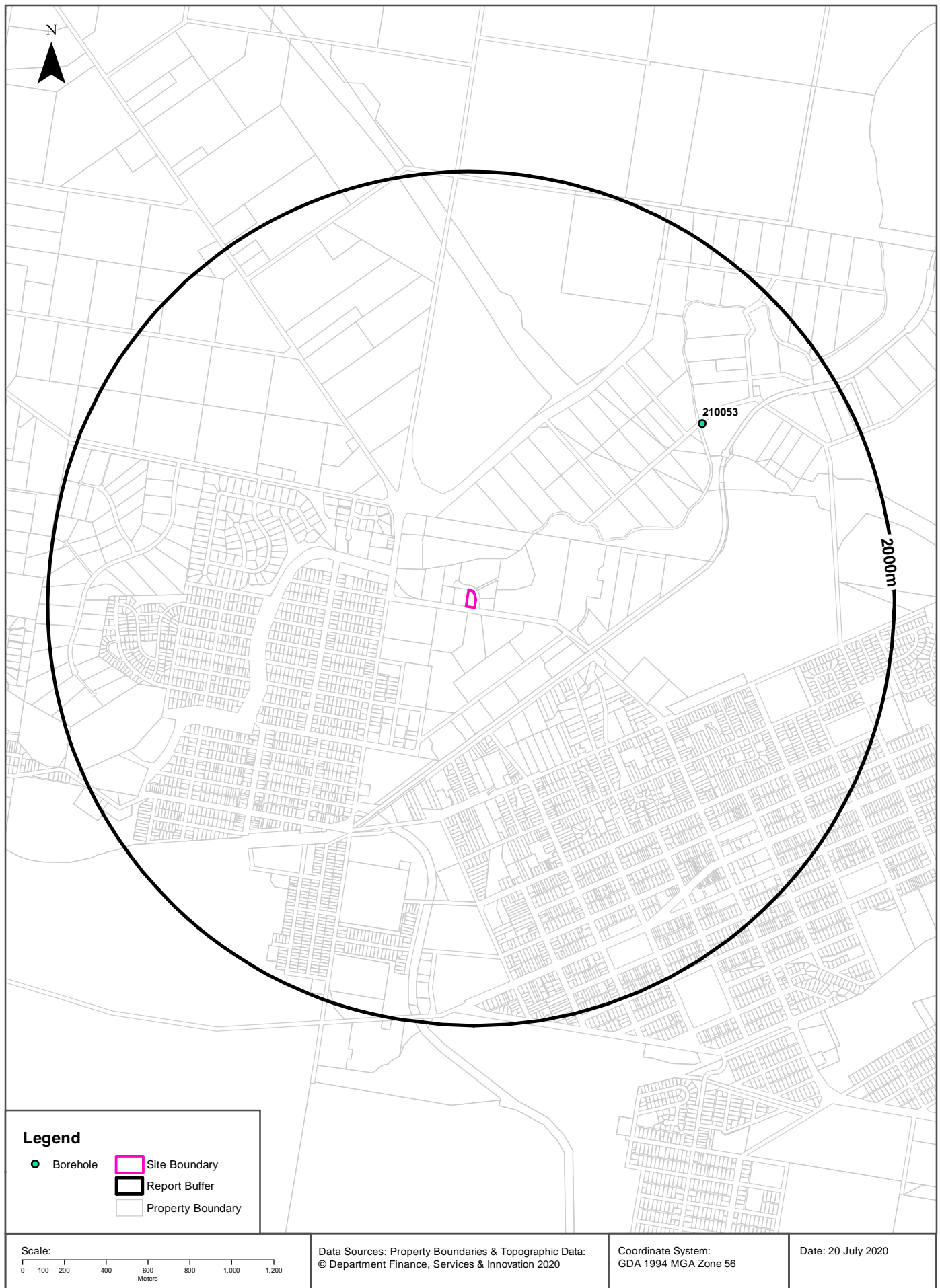
Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

## Botany Groundwater Management Zones

Groundwater management zones relating to the Botany Sand Beds aquifer within the dataset buffer:

Management Zone No.	Restriction	Distance	Direction
N/A	No records in buffer		

Botany Groundwater Management Zones Data Source : NSW Department of Primary Industries



# Hydrogeology & Groundwater

1 Styles Street, Kurri Kurri, NSW 2327

## Groundwater Boreholes

Boreholes within the dataset buffer:

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m bgl)	Yield (L/s)	Elev (AHD)	Dist	Dir
210053					UNK								10.87	1360m	North East

Borehole Data Source : NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation for all bores prefixed with GW. All other bores © Commonwealth of Australia (Bureau of Meteorology) 2015. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Hydrogeology & Groundwater

1 Styles Street, Kurri Kurri, NSW 2327

## Driller's Logs

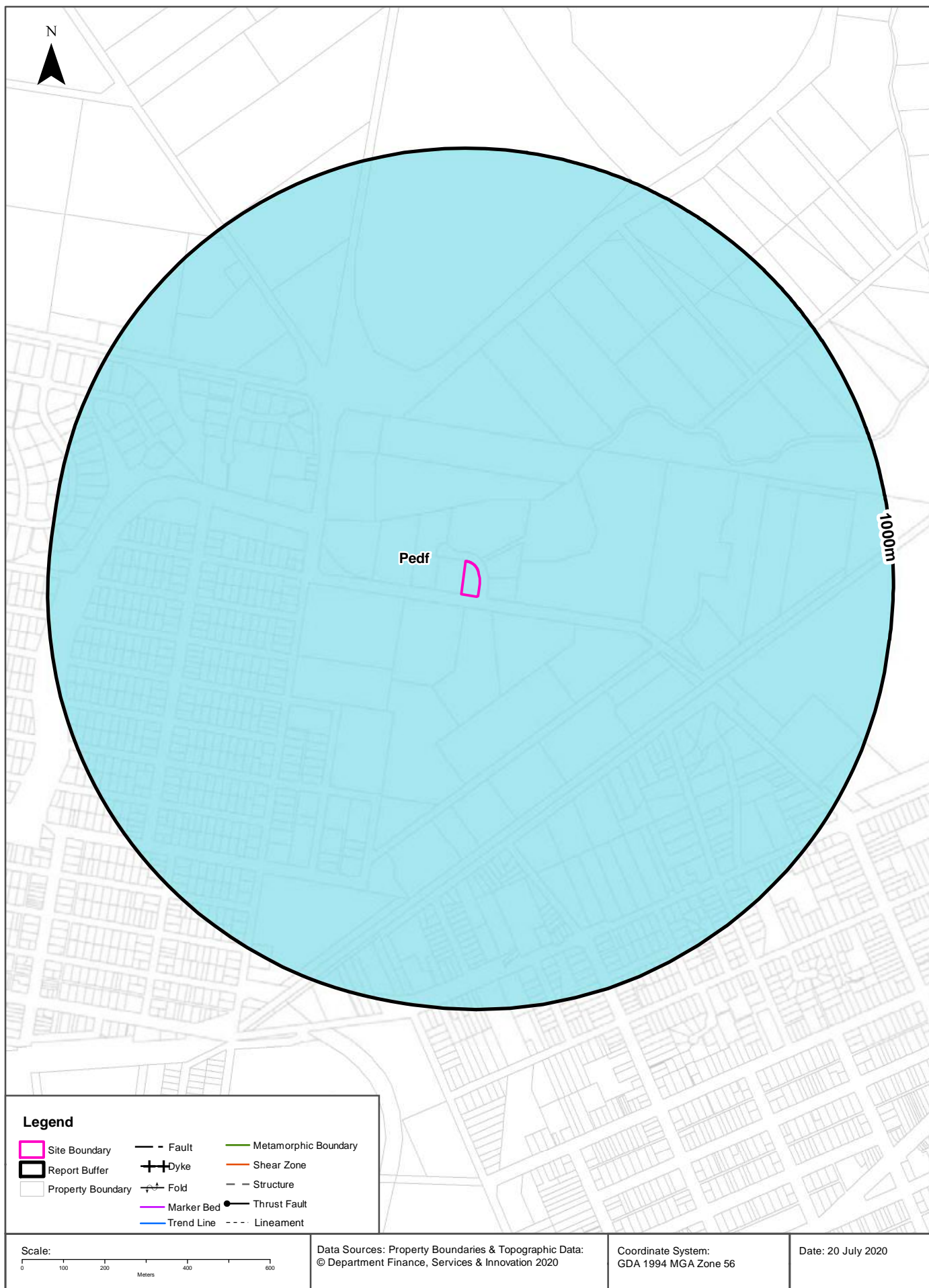
Drill log data relevant to the boreholes within the dataset buffer:

Groundwater No	Drillers Log	Distance	Direction
No related drill log data			

Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Geology 1:250,000

1 Styles Street, Kurri Kurri, NSW 2327



# Geology

1 Styles Street, Kurri Kurri, NSW 2327

## Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Pedf	Silty sandstone	Farley Formation	Dalwood Group		Palaeozoic			1:250,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Pedf	Silty sandstone	Farley Formation	Dalwood Group		Palaeozoic			1:250,000

## Geological Structures

What are the Geological Structures onsite?

Feature	Name	Description	Map Sheet	Dataset
No features				1:250,000

What are the Geological Structures within the dataset buffer?

Feature	Name	Description	Map Sheet	Dataset
No features				1:250,000

Geological Data Source : NSW Department of Industry, Resources & Energy

© State of New South Wales through the NSW Department of Industry, Resources & Energy

# Naturally Occurring Asbestos Potential

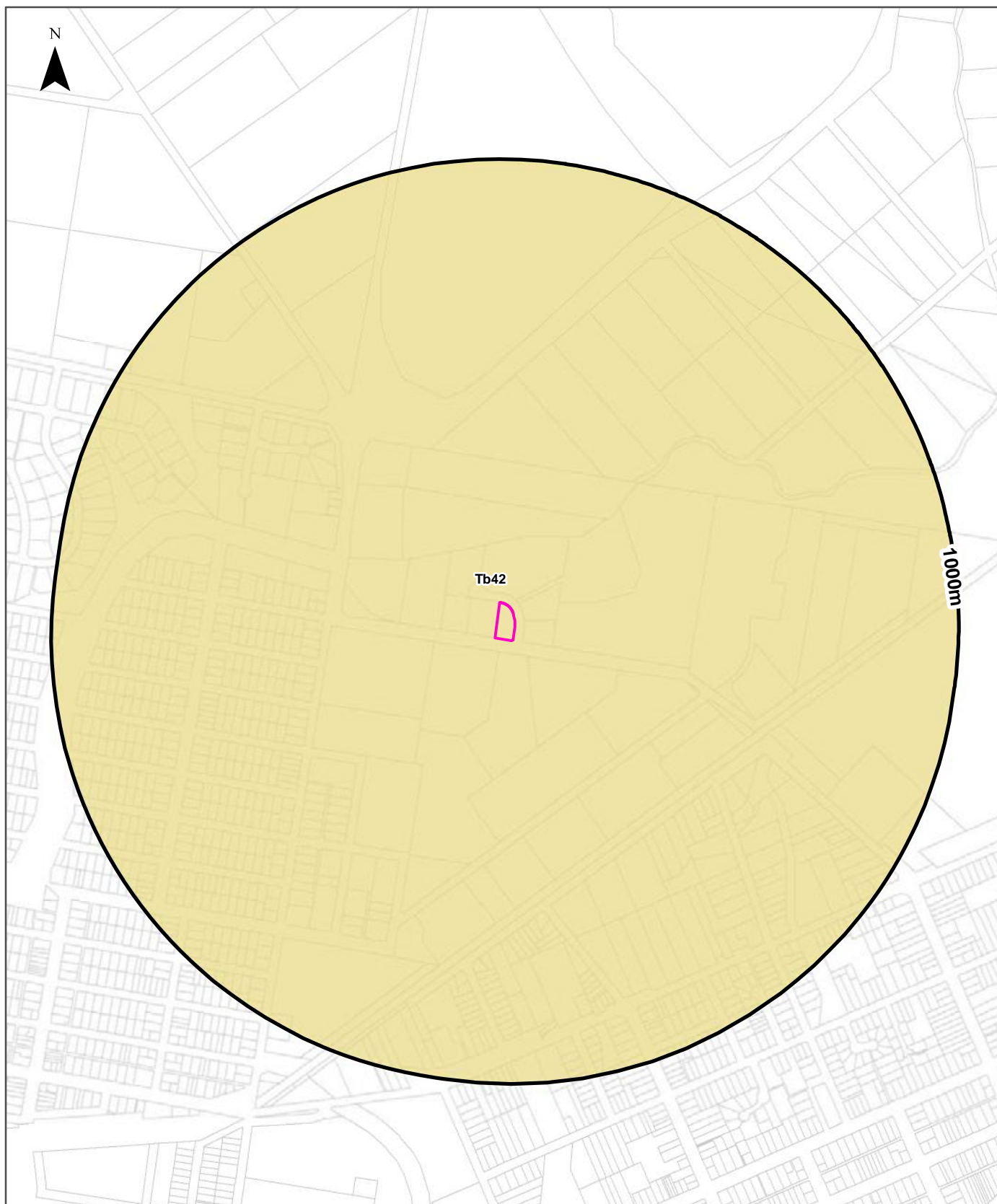
1 Styles Street, Kurri Kurri, NSW 2327

## Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Mining Subsidence District Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy



<b>Legend</b>		<b>Australian Soil Classification Orders</b>				
Site Boundary	Anthrosol	Dermosol	Kandosol	Podosol	Tenosol	No Data
Report Buffer	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol	
Property Boundary	Chromosol	Hydrosol	Organosol	Sodosol	Lake	
<b>Scale:</b> 		Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2020		Coordinate System: GDA 1994 MGA Zone 56		Date: 20 July 2020

# Soils

1 Styles Street, Kurri Kurri, NSW 2327

## Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

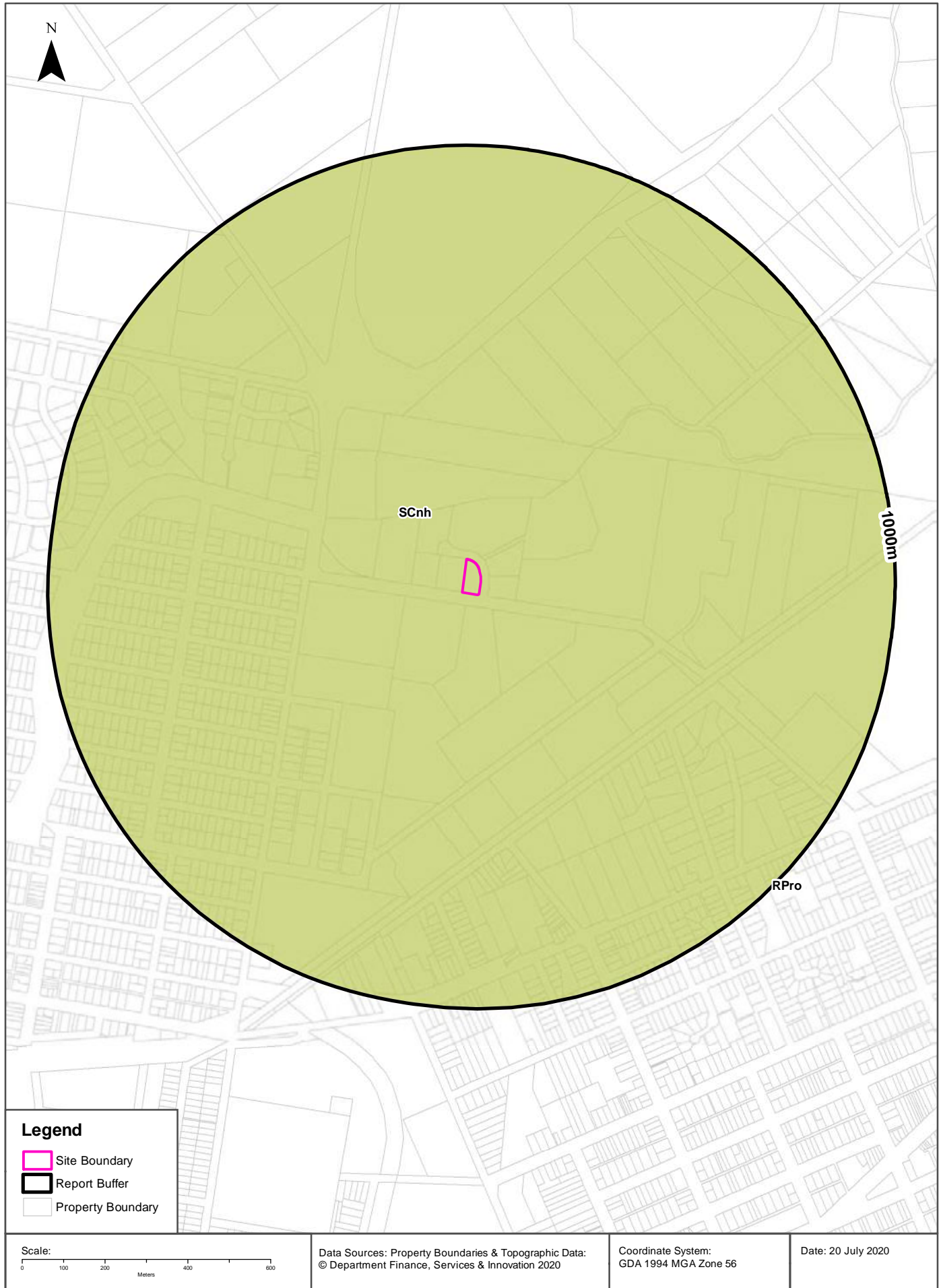
Map Unit Code	Soil Order	Map Unit Description	Distance
Tb42	Kurosol	Undulating to hilly with a general ridge, slope, and valley sequence throughout; some outcropping sandstone or conglomerate on the ridges, occasionally some escarpments: chief soils are hard acidic yellow mottled soils (Dy3.41), possibly with (Dy3.42). Associated are: narrow ridges of shallow (Dy3.41) and (Dr3.41) soils, both often containing ironstone gravel; (Dr2.41) soils on broader ridges some broad sandy flats of (Dy5.81) soils containing ironstone gravels; dunes of (Uc1.2) soils on local sand deposits; and various undescribed soils along the streams where salinity is a common local feature.	0m

Atlas of Australian Soils Data Source: CSIRO

Creative Commons 4.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/4.0/au/deed.en>

# Soil Landscapes

1 Styles Street, Kurri Kurri, NSW 2327



## Soils

1 Styles Street, Kurri Kurri, NSW 2327

## Soil Landscapes

What are the onsite Soil Landscapes?

Soil Code	Name	Group	Process	Map Sheet	Scale
SCnh	NEATH	SOLODIC SOILS		Singleton	1:250,000

What are the Soil Landscapes within the dataset buffer?

Soil Code	Name	Group	Process	Map Sheet	Scale
RPro	ROTHBURY	RED PODZOLIC SOILS		Singleton	1:250,000
SCnh	NEATH	SOLODIC SOILS		Singleton	1:250,000

Soils Landscapes Data Source : NSW Office of Environment and Heritage

Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

## Acid Sulfate Soils

1 Styles Street, Kurri Kurri, NSW 2327

### Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

Soil Class	Description	EPI Name
N/A		

If the on-site Soil Class is 5, what other soil classes exist within 500m?

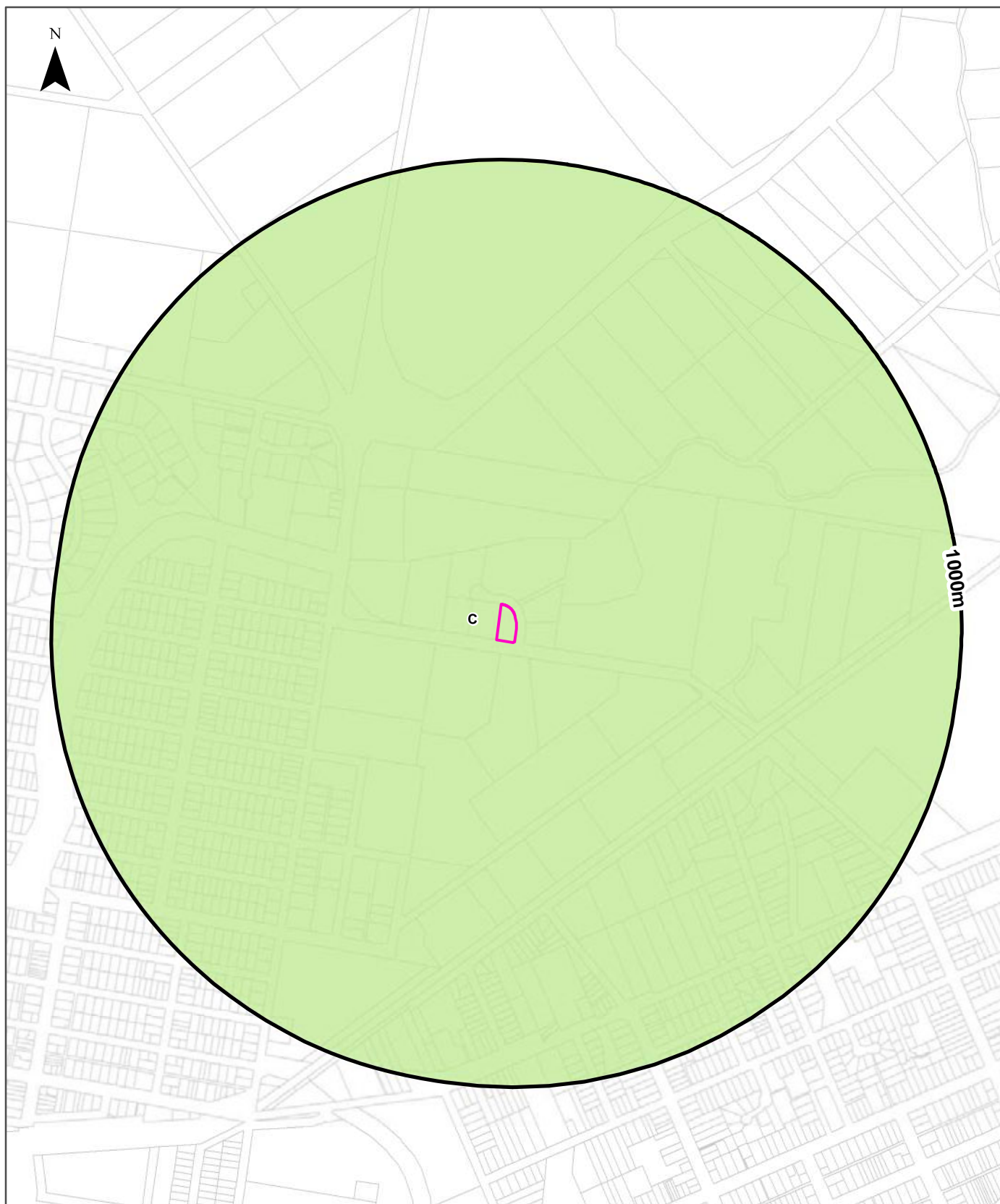
Soil Class	Description	EPI Name	Distance	Direction
N/A				

NSW Crown Copyright - Planning and Environment

Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

# Atlas of Australian Acid Sulfate Soils

1 Styles Street, Kurri Kurri, NSW 2327



<b>Legend</b>			
Site Boundary	<b>Probability of occurrence of Acid Sulfate Soils</b>		
Report Buffer	A. High (>70%)	C. Extremely Low (1-5%)	No Data
Property Boundary	B. Low (6-70%)	D. No Chance (0%)	
<b>Scale:</b> 0 100 200 400 600 Meters	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2020	Coordinate System: GDA 1994 MGA Zone 56	Date: 20 July 2020

# Acid Sulfate Soils

1 Styles Street, Kurri Kurri, NSW 2327

## Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

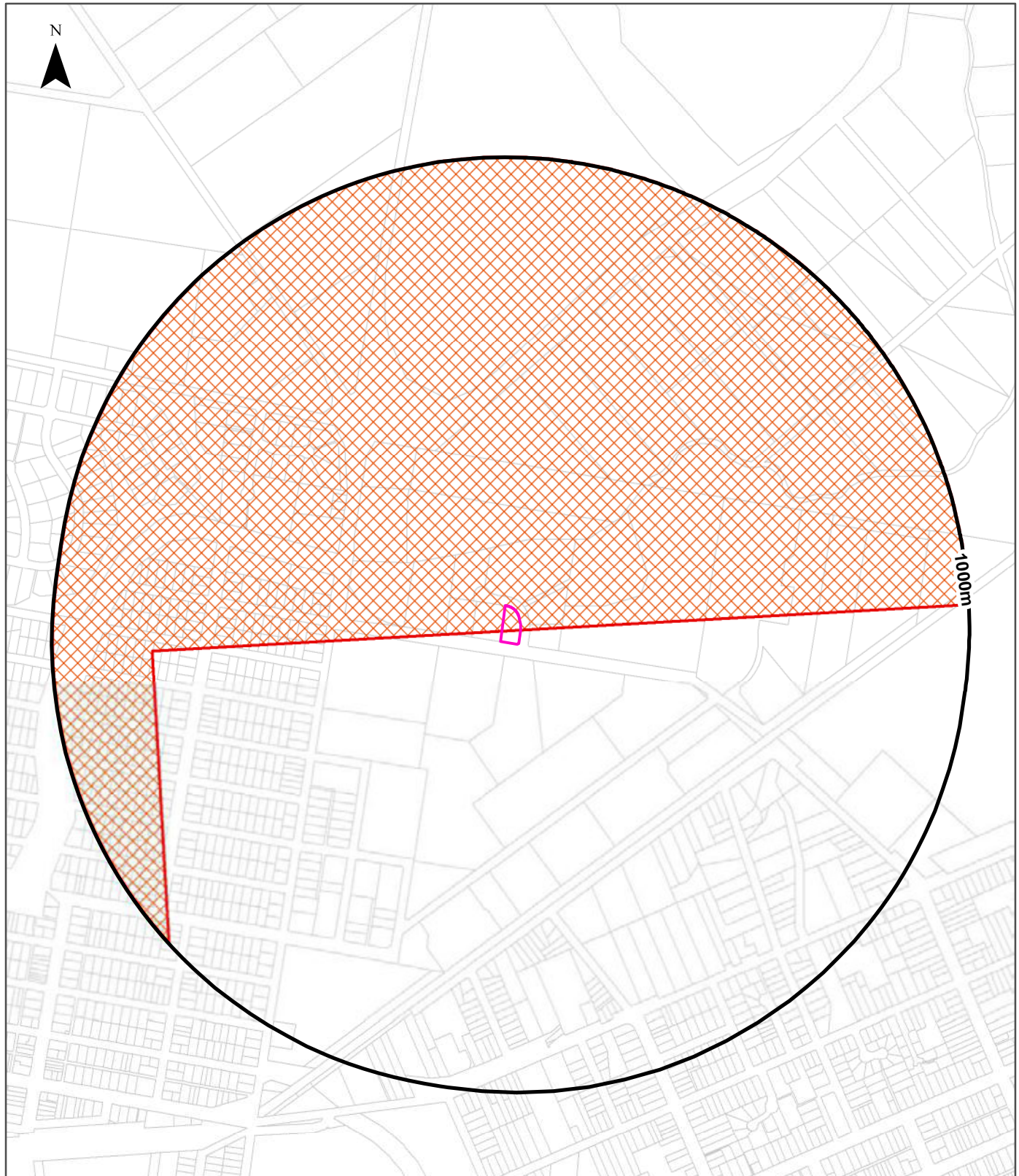
Class	Description	Distance
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Dryland Salinity

1 Styles Street, Kurri Kurri, NSW 2327



Legend	Dryland Salinity - National Assessment	Salinity Potential of Western Sydney
Site Boundary	Delineated risk area but no high hazard or risk rating for either 2000, 2020, 2050	Area of Known Salinity
Report Buffer	High hazard or risk in 2050 only	Area of High Salinity Potential
Property Boundary	High hazard or risk in 2000 and 2050. 2020 not defined as high hazard	Area of Moderate Salinity Potential
	High hazard or risk defined for 2050, but no assessment made for 2000 or 2020	Area of Very Low Salinity Potential
	High hazard or risk defined for all years: 2000, 2020, 2050	Area of Water

<b>Scale:</b> 	<b>Data Sources:</b> Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2020	<b>Coordinate System:</b> GDA 1994 MGA Zone 56	<b>Date:</b> 20 July 2020
-------------------	--	---	---------------------------

## Dryland Salinity

1 Styles Street, Kurri Kurri, NSW 2327

### Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

**Yes**

Is there Dryland Salinity - National Assessment data within the dataset buffer?

**Yes**

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
High hazard or risk	High hazard or risk	High hazard or risk	0m	Onsite

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

### Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

Feature Id	Classification	Description	Distance	Direction
N/A	Outside Data Coverage			

Dryland Salinity Potential of Western Sydney Data Source : NSW Office of Environment and Heritage

Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Mining Subsidence Districts

1 Styles Street, Kurri Kurri, NSW 2327

## Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016)  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# State Environmental Planning Policy

1 Styles Street, Kurri Kurri, NSW 2327

## State Significant Precincts

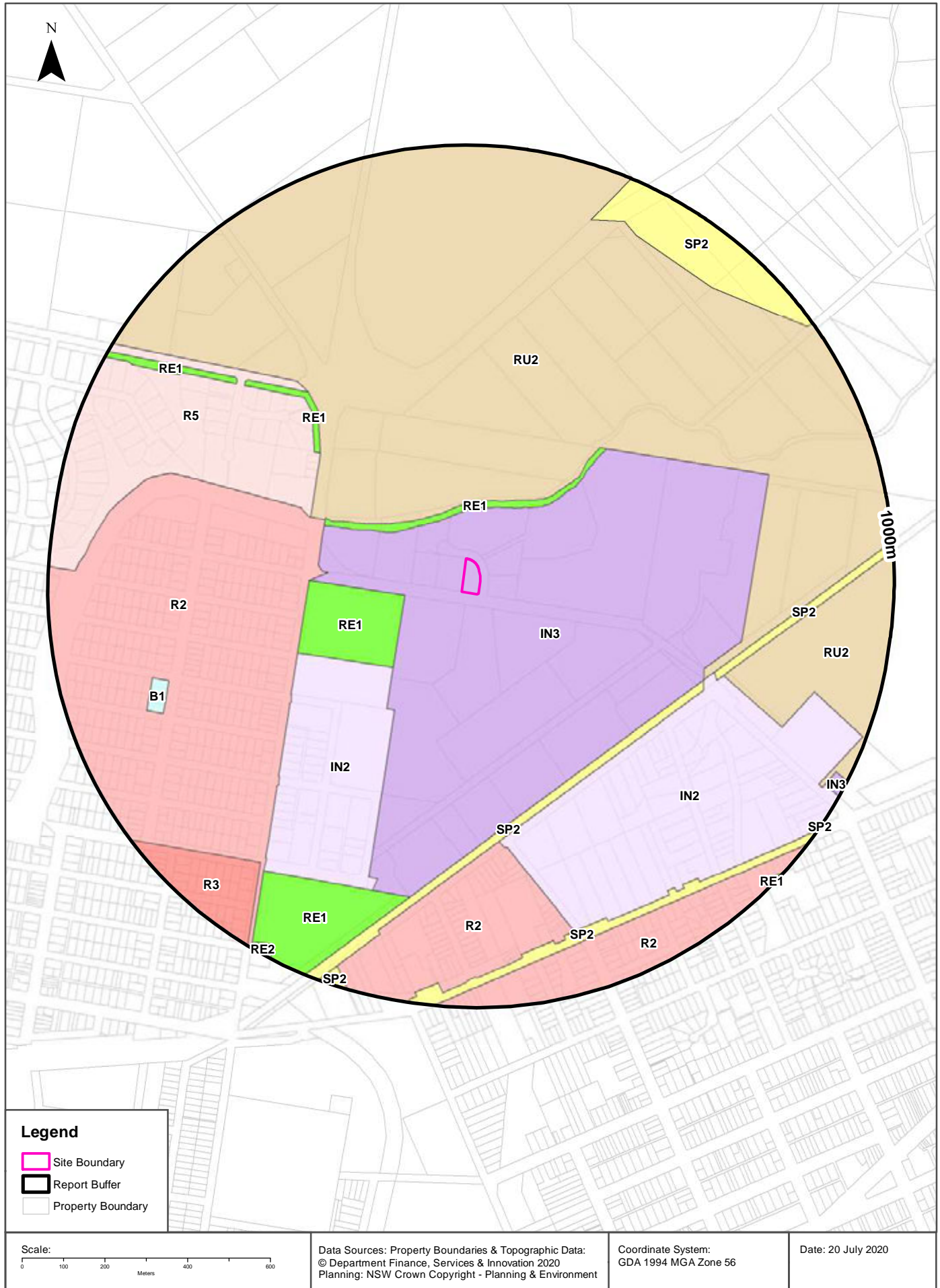
What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
N/A	No Records in Buffer							

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment  
Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

# EPI Planning Zones

1 Styles Street, Kurri Kurri, NSW 2327



# Environmental Planning Instrument

1 Styles Street, Kurri Kurri, NSW 2327

## Land Zoning

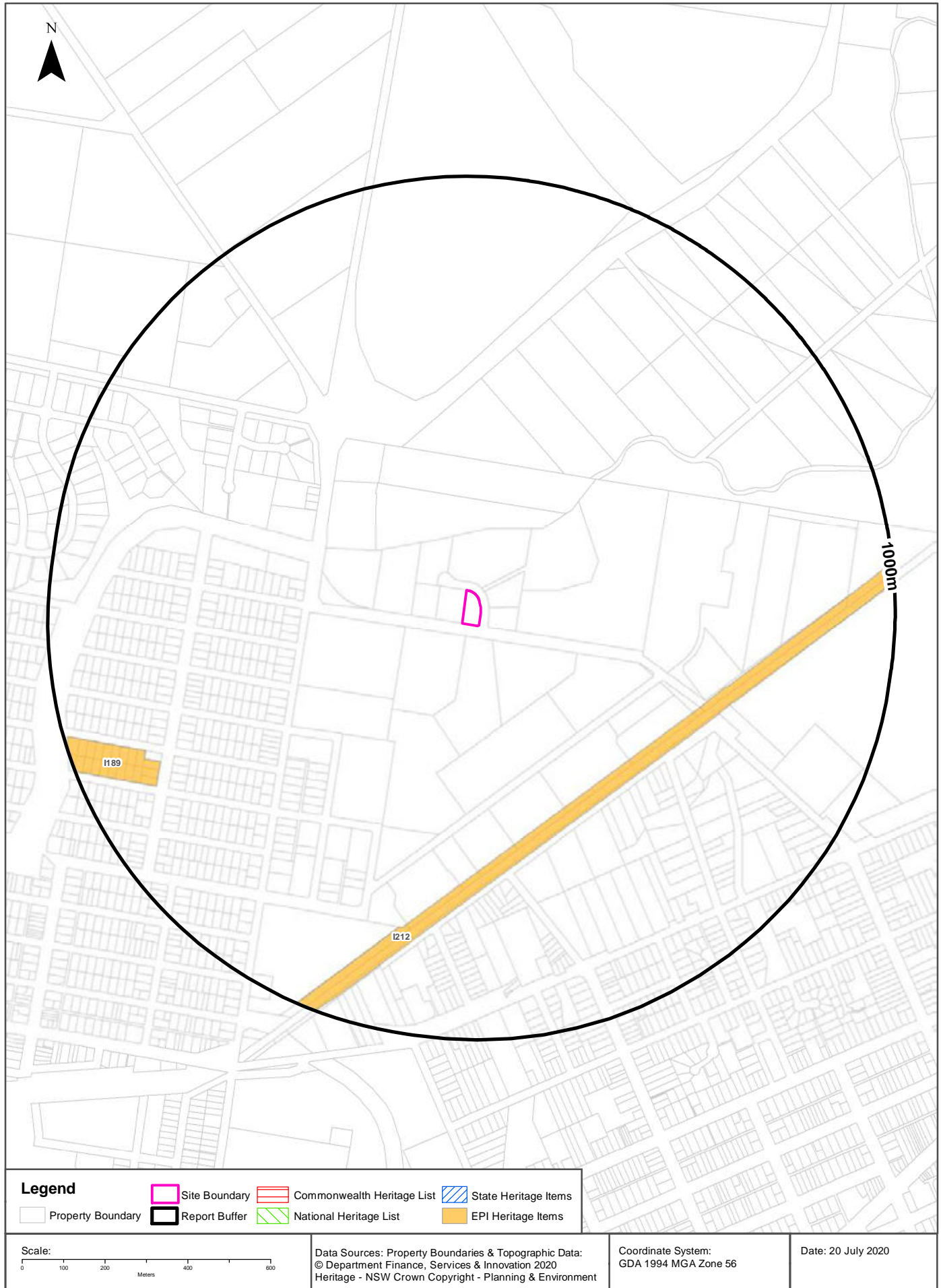
What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
IN3	Heavy Industrial		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		0m	Onsite
RE1	Public Recreation		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		108m	North
RU2	Rural Landscape		Cessnock Local Environmental Plan 2011	07/02/2020	07/02/2020	07/02/2020	Amendment No 32	123m	North West
RE1	Public Recreation		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		138m	West
IN2	Light Industrial		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		248m	South West
R2	Low Density Residential		Cessnock Local Environmental Plan 2011	07/02/2020	07/02/2020	07/02/2020	Amendment No 32	327m	West
R5	Large Lot Residential		Cessnock Local Environmental Plan 2011	07/02/2020	07/02/2020	07/02/2020	Amendment No 32	390m	West
RE1	Public Recreation		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		435m	North West
SP2	Infrastructure	Railway	Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		492m	South West
IN2	Light Industrial		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		512m	South East
R2	Low Density Residential		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		601m	South
SP2	Infrastructure	Railway	Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		601m	East
RU2	Rural Landscape		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		624m	East
RE1	Public Recreation		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		698m	North West
B1	Neighbourhood Centre		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		741m	West
RE1	Public Recreation		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		749m	South West
R3	Medium Density Residential		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		816m	South West
SP2	Infrastructure	Classified Road	Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		843m	South East
R2	Low Density Residential		Cessnock Local Environmental Plan 2011	07/02/2020	07/02/2020	07/02/2020	Amendment No 32	871m	South
SP2	Infrastructure	Classified Road	Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		871m	North West
IN3	Heavy Industrial		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		956m	South East
RE2	Private Recreation		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		968m	South West
RE1	Public Recreation		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		980m	South East
RE1	Public Recreation		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		997m	South

Environmental Planning Instrument Data Source: NSW Crown Copyright - Planning & Environment  
Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

# Heritage Items

1 Styles Street, Kurri Kurri, NSW 2327



## Heritage

1 Styles Street, Kurri Kurri, NSW 2327

### Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch  
Creative Commons 3.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/3.0/au/deed.en>

### National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch  
Creative Commons 3.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/3.0/au/deed.en>

### State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage  
Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

### Environmental Planning Instrument - Heritage

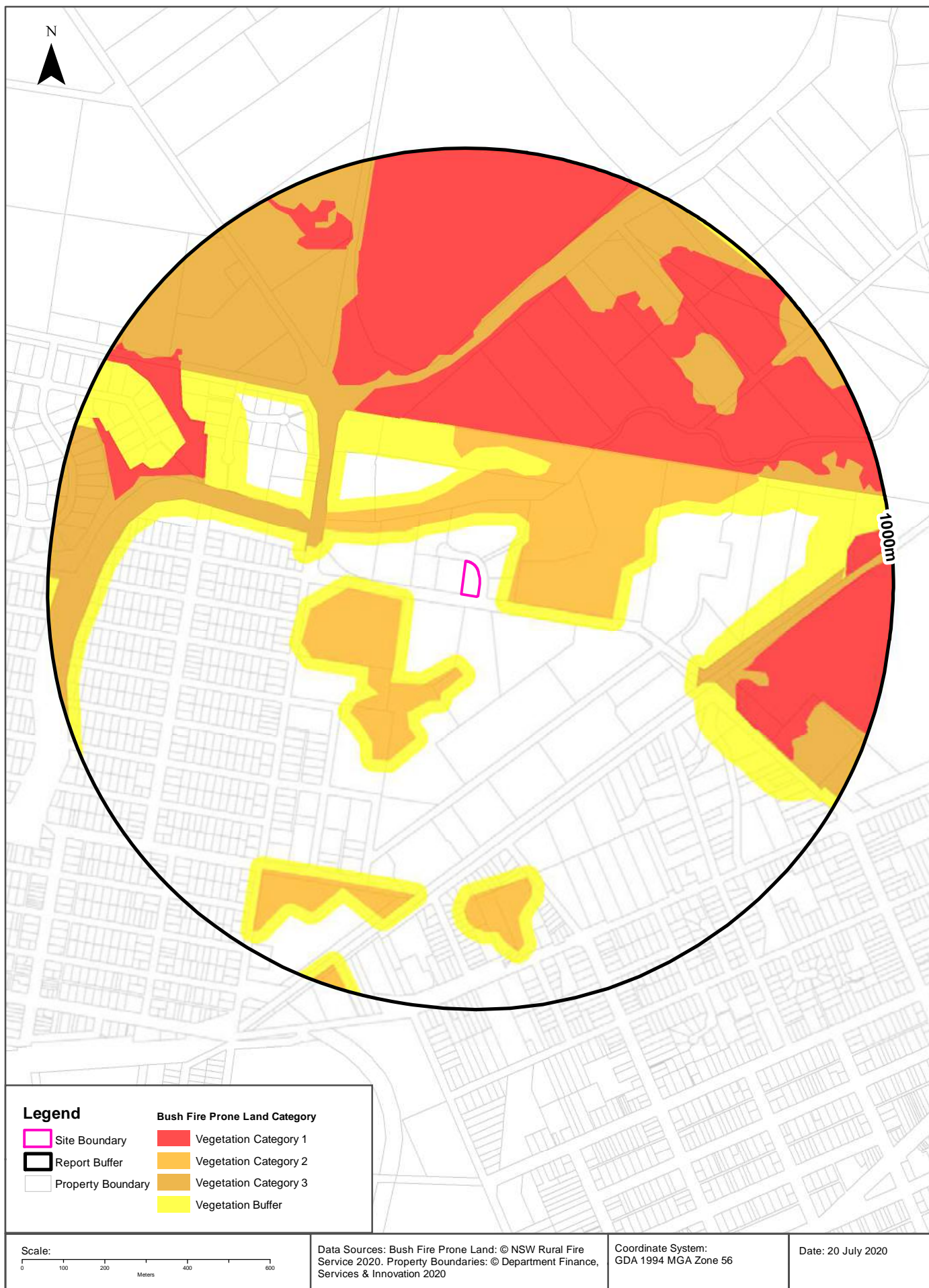
What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I212	South Maitland Railway System	Item - Landscape	Local	Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	03/05/2019	478m	South West
I189	Weston Public School	Item - General	Local	Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	03/05/2019	802m	South West

Heritage Data Source: NSW Crown Copyright - Planning & Environment  
Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

# Natural Hazards - Bush Fire Prone Land

1 Styles Street, Kurri Kurri, NSW 2327



## Natural Hazards

1 Styles Street, Kurri Kurri, NSW 2327

### Bush Fire Prone Land

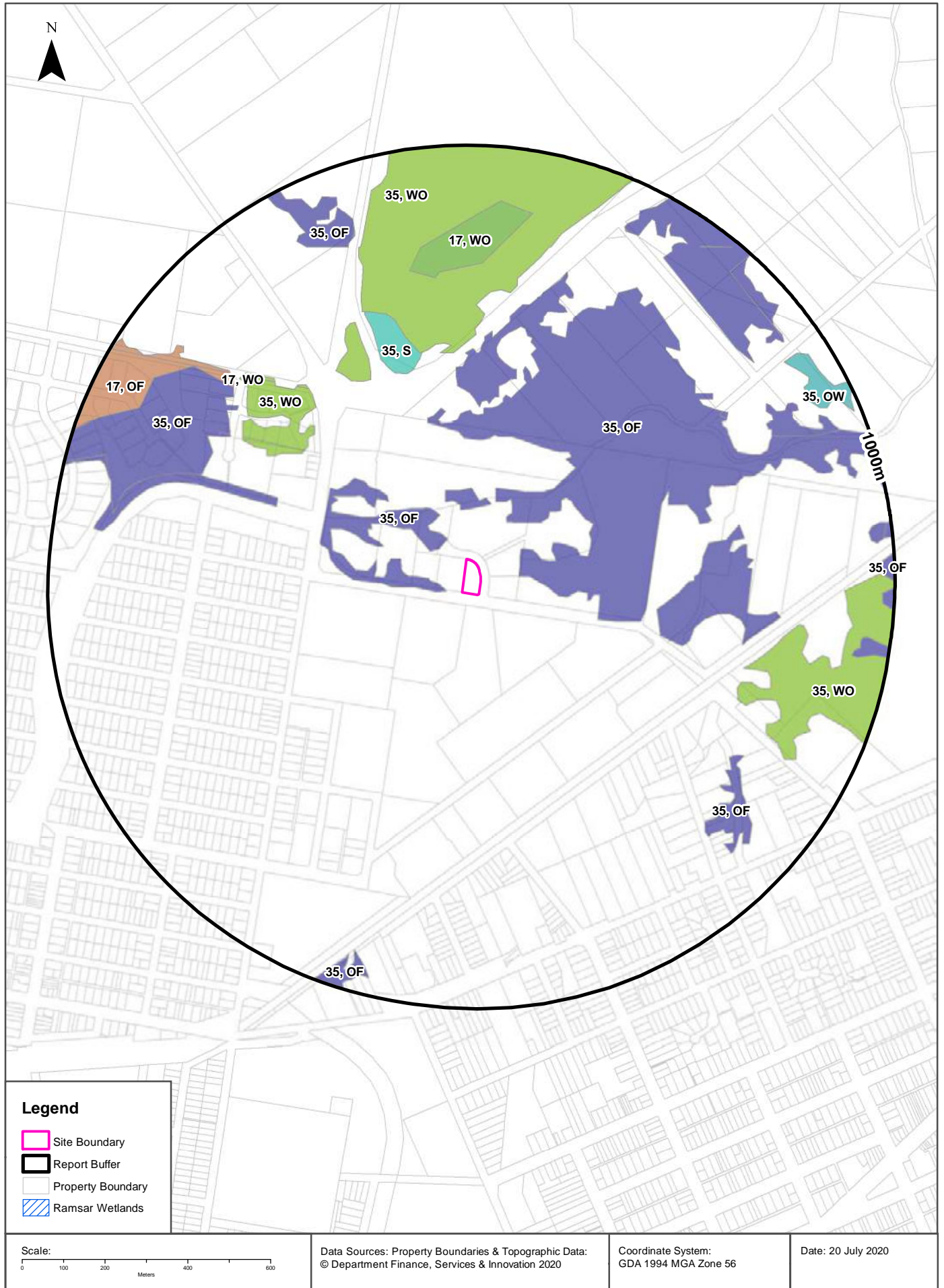
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	40m	South West
Vegetation Category 2	70m	North East
Vegetation Category 1	317m	North East
Vegetation Category 3	350m	North West

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence

# Ecological Constraints - Vegetation & Ramsar Wetlands

1 Styles Street, Kurri Kurri, NSW 2327



## Ecological Constraints

1 Styles Street, Kurri Kurri, NSW 2327

### Lower Hunter and Central Coast Regional Vegetation Survey

What vegetation from the Lower Hunter and Central Coast Regional Survey exists within the dataset buffer?

Map Id	Unit Desc	Canopy Code	Canopy Cover	Species	Distance	Direction
35	Kurri Sand Swamp Woodland	OF	Mid Dense (Open Forest) 50- <100% cover	E. parramattensis subsp decadens / A. bakeri /Melaleuca nodosa	38m	North West
35	Kurri Sand Swamp Woodland	S	Scrub	E. parramattensis subsp decadens / A. bakeri /Melaleuca nodosa	469m	North
35	Kurri Sand Swamp Woodland	WO	Sparse (Woodland) 20-<50% cover	E. parramattensis subsp decadens / A. bakeri /Melaleuca nodosa	469m	North West
17	Lower Hunter Spotted Gum - Ironbark Forest	WO	Sparse (Woodland) 20-<50% cover	C. maculata / E. fibrosa / E. punctata	677m	North West
17	Lower Hunter Spotted Gum - Ironbark Forest	OF	Mid Dense (Open Forest) 50- <100% cover	C. maculata / E. fibrosa / E. punctata	699m	West
35	Kurri Sand Swamp Woodland	OW	Very Sparse (Open Woodland) 10-20% cover	E. parramattensis subsp decadens / A. bakeri /Melaleuca nodosa	887m	North East

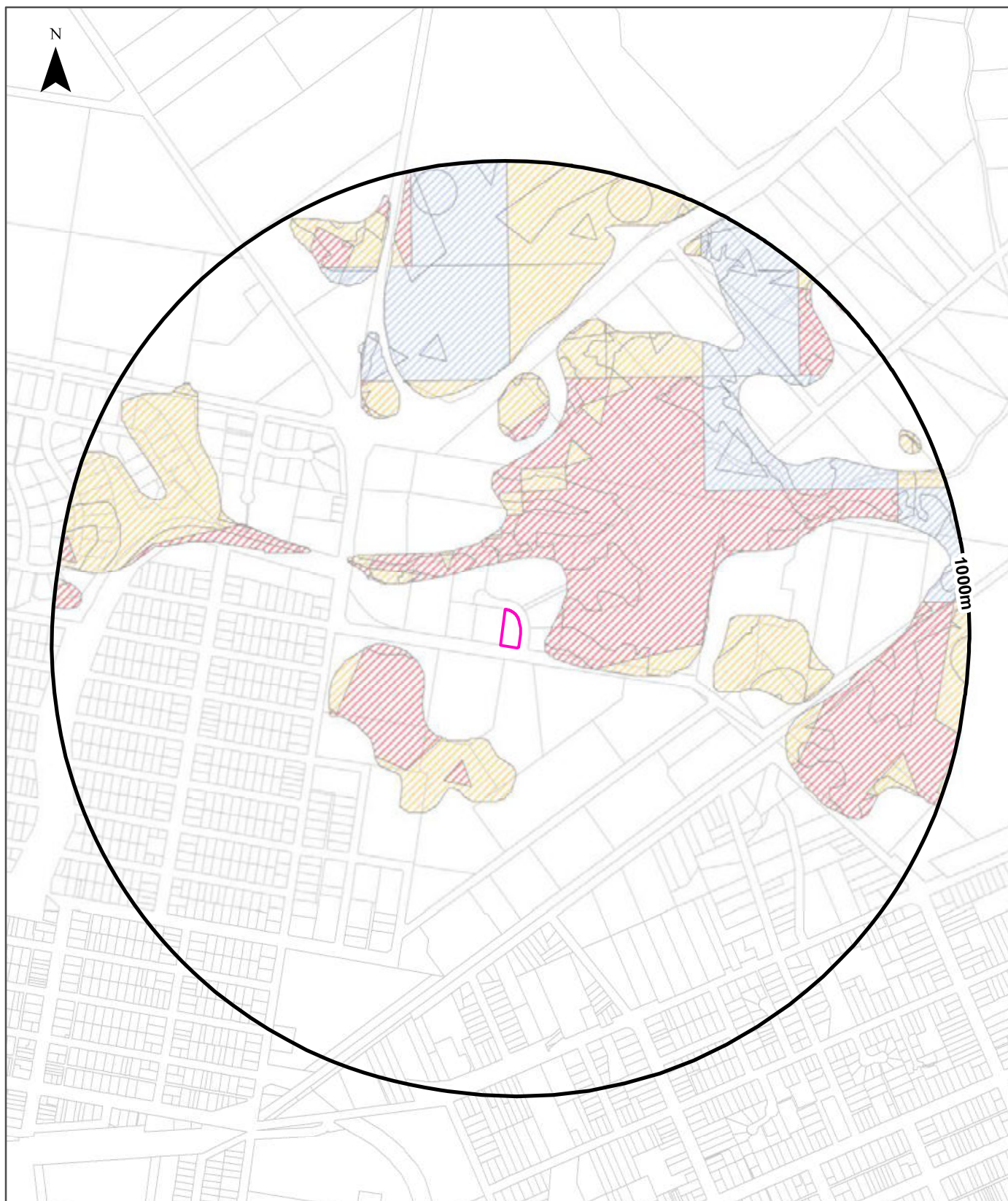
Lower Hunter and Central Coast Regional Vegetation Survey: NSW Office of Environment and Heritage

### Ramsar Wetlands

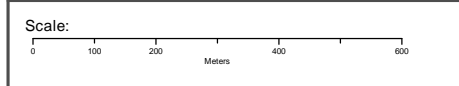
What Ramsar Wetland areas exist within the dataset buffer?

Map Id	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Environment



Legend			
	Site Boundary		High potential GDE - from national assessment
	Report Buffer		High potential GDE - from regional studies
	Property Boundaries		Moderate potential GDE - from national assessment
			Moderate potential GDE - from regional studies
			Low potential GDE - from national assessment
			Low potential GDE - from regional studies
			Known GDE - from regional studies
			Unclassified potential GDE - from national assessment
			Unclassified potential GDE - from regional studies



Data Sources: Property Boundaries & Topographic Data:  
© Department Finance, Services & Innovation 2020

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 20 July 2020

# Ecological Constraints

1 Styles Street, Kurri Kurri, NSW 2327

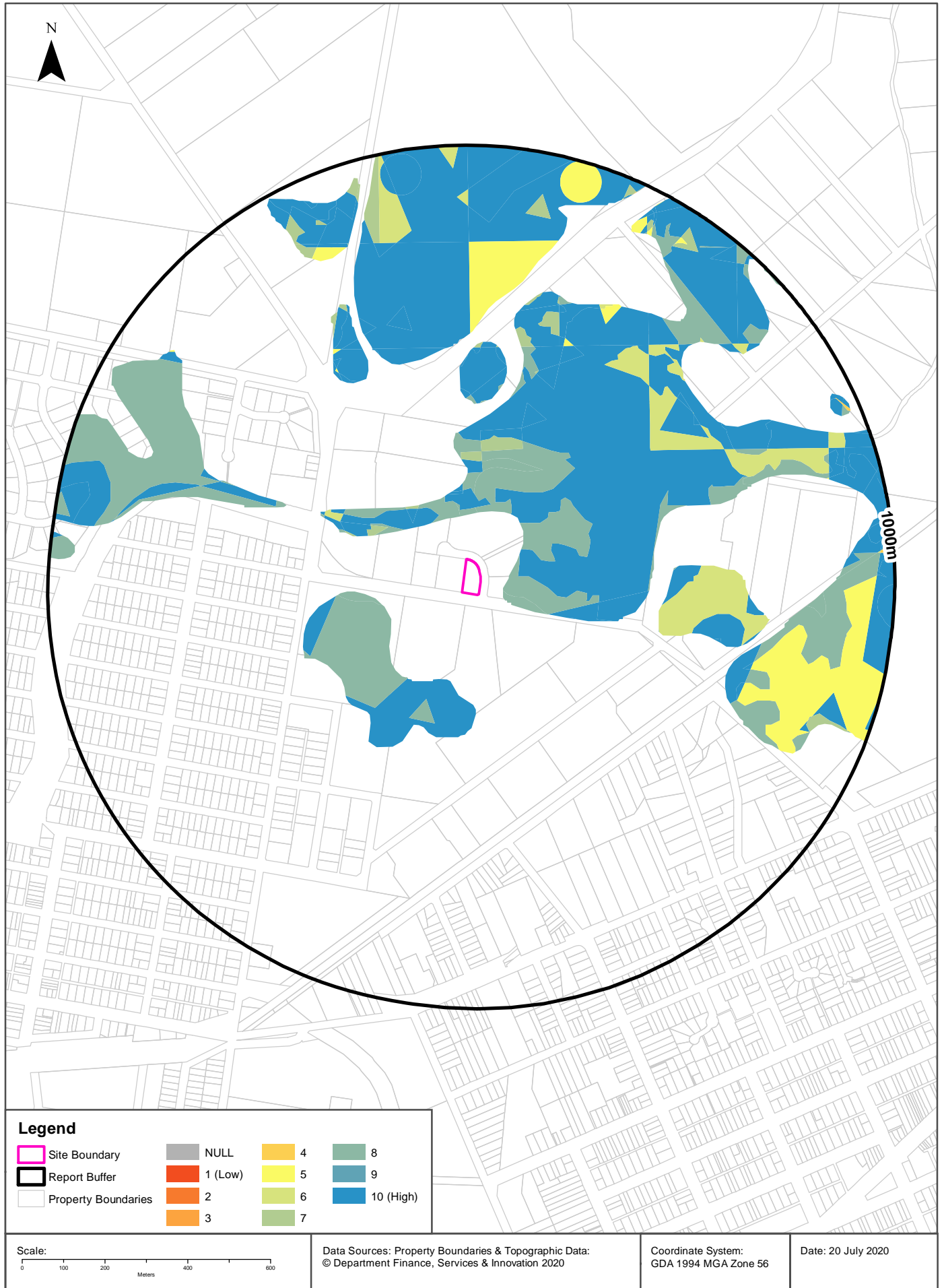
## Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	High potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		55m
Terrestrial	Moderate potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		155m
Terrestrial	Low potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		501m

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Ecological Constraints - Inflow Dependent Ecosystems Likelihood

1 Styles Street, Kurri Kurri, NSW 2327



# Ecological Constraints

1 Styles Street, Kurri Kurri, NSW 2327

## Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	8	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		55m
Terrestrial	10	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		89m
Terrestrial	7	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		169m
Terrestrial	6	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		316m
Terrestrial	5	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		545m
Terrestrial	4	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		953m

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology  
 Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Ecological Constraints

1 Styles Street, Kurri Kurri, NSW 2327

## NSW BioNet Atlas

Species on the NSW BioNet Atlas that have a NSW or federal conservation status, a NSW sensitivity status, or are listed under a migratory species agreement, and are within 10km of the site?

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria brevipalmata	Green-thighed Frog	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Ardenna pacifica	Wedge-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Calidris melanotos	Pectoral Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Calyptrorhynchus lathamii	Glossy Black-Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Chthonicola sagittata	Speckled Warbler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Circus assimilis	Spotted Harrier	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Falco subniger	Black Falcon	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hamirostra melanosternon	Black-breasted Buzzard	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Irediparra gallinacea	Comb-crested Jacana	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Category 3	Critically Endangered	
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Melanodryas cucullata cucullata	Hooded Robin (south-eastern form)	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Numenius minutus	Little Curlew	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Pachycephala pectoralis contempta	Golden Whistler (Lord Howe Is. subsp.)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pomatostomus temporalis temporalis	Grey-crowned Babbler (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Rostratula australis	Australian Painted Snipe	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Sternula albinfrons	Little Tern	Endangered	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa stagnatilis	Marsh Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petauroides volans	Greater Glider	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascogale cinerea	Koala	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pseudomys novaehollandiae	New Holland Mouse	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Vespertilio troughtoni	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia bakeri	Marblewood	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Vulnerable	Category 3	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	<i>Cymbidium canaliculatum</i>	Tiger Orchid	Endangered Population	Category 2	Not Listed	
Plantae	Flora	<i>Diuris pedunculata</i>	Small Snake Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	<i>Eucalyptus glaucina</i>	Slaty Red Gum	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus parramattensis</i> subsp. <i>decadens</i>		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Grevillea parviflora</i> subsp. <i>parviflora</i>	Small-flower Grevillea	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Pterostylis gibbosa</i>	Illawarra Greenhood	Endangered	Category 2	Endangered	
Plantae	Flora	<i>Rutidosia heterogama</i>	Heath Wrinklewort	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Tetradlea juncea</i>	Black-eyed Susan	Vulnerable	Not Sensitive	Vulnerable	

Data does not include NSW category 1 sensitive species.

NSW BioNet: © State of NSW and Office of Environment and Heritage

## Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading "LC" or "LocConf". These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise match	Georeferenced to the site location / premise or part of site
General area or suburb match	Georeferenced with the confidence of the general/approximate area
Road match	Georeferenced to the road or rail
Road intersection	Georeferenced to the road intersection
Feature is a buffered point	Feature is a buffered point
Land adjacent to geocoded site	Land adjacent to Georeferenced Site
Network of features	Georeferenced to a network of features

## USE OF REPORT - APPLICABLE TERMS

The following terms apply to any person (End User) who is given the Report by the person who purchased the Report from Lotsearch Pty Ltd (ABN: 89 600 168 018) (Lotsearch) or who otherwise has access to the Report (Terms). The contract terms that apply between Lotsearch and the purchaser of the Report are specified in the order form pursuant to which the Report was ordered and the terms set out below are of no effect as between Lotsearch and the purchaser of the Report.

1. End User acknowledges and agrees that:
  - (a) the Report is compiled from or using content (**Third Party Content**) which is comprised of:
    - (i) content provided to Lotsearch by third party content suppliers with whom Lotsearch has contractual arrangements or content which is freely available or methodologies licensed to Lotsearch by third parties with whom Lotsearch has contractual arrangements (**Third Party Content Suppliers**); and
    - (ii) content which is derived from content described in paragraph (i);
  - (b) Neither Lotsearch nor Third Party Content Suppliers takes any responsibility for or give any warranty in relation to the accuracy or completeness of any Third Party Content included in the Report including any contaminated land assessment or other assessment included as part of a Report;
  - (c) the Third Party Content Suppliers do not constitute an exhaustive set of all repositories or sources of information available in relation to the property which is the subject of the Report (**Property**) and accordingly neither Lotsearch nor Third Party Content Suppliers gives any warranty in relation to the accuracy or completeness of the Third Party Content incorporated into the report including any contaminated land assessment or other assessment included as part of a Report;
  - (d) Reports are generated at a point in time (as specified by the date/time stamp appearing on the Report) and accordingly the Report is based on the information available at that point in time and Lotsearch is not obliged to undertake any additional reporting to take into consideration any information that may become available between the point in time specified by the date/time stamp and the date on which the Report was provided by Lotsearch to the purchaser of the Report;
  - (e) Reports must be used or reproduced in their entirety and End User must not reproduce or make available to other persons only parts of the Report;
  - (f) Lotsearch has not undertaken any physical inspection of the property;
  - (g) neither Lotsearch nor Third Party Content Suppliers warrants that all land uses or features whether past or current are identified in the Report;
  - (h) the Report does not include any information relating to the actual state or condition of the Property;
  - (i) the Report should not be used or taken to indicate or exclude actual fitness or unfitness of Land or Property for any particular purpose
  - (j) the Report should not be relied upon for determining saleability or value or making any other decisions in relation to the Property and in particular should not be taken to be a rating or assessment of the desirability or market value of the property or its features; and
  - (k) the End User should undertake its own inspections of the Land or Property to satisfy itself that there are no defects or failures
2. The End User may not make the Report or any copies or extracts of the report or any part of it available to any other person. If End User wishes to provide the Report to any other person or make extracts or copies of the Report, it must contact the purchaser of the Report before doing so to ensure the proposed use is consistent with the contract terms between Lotsearch and the purchaser.
3. Neither Lotsearch (nor any of its officers, employees or agents) nor any of its Third Party Content Suppliers will have any liability to End User or any person to whom End User provides the Report and End User must not represent that Lotsearch or any of its Third Party Content Suppliers accepts liability to any such person or make any other representation to any such person on behalf of Lotsearch or any Third Party Content Supplier.
4. The End User hereby to the maximum extent permitted by law:
  - (a) acknowledges that the Lotsearch (nor any of its officers, employees or agents), nor any

- of its Third Party Content Supplier have any liability to it under or in connection with the Report or these Terms;
- (b) waives any right it may have to claim against Third Party Content Supplier in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms; and
  - (c) releases each Third Party Content Supplier from any claim it may have otherwise had in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms.
5. The End User acknowledges that any Third Party Supplier shall be entitled to plead the benefits conferred on it under clause 4, despite not being a party to these terms.
  6. End User must not remove any copyright notices, trade marks, digital rights management information, other embedded information, disclaimers or limitations from the Report or authorise any person to do so.
  7. End User acknowledges and agrees that Lotsearch and Third Party Content Suppliers retain ownership of all copyright, patent, design right (registered or unregistered), trade marks (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right in any Report or any other item, information or data included in or provided as part of a Report.
  8. To the extent permitted by law and subject to paragraph 9, all implied terms, representations and warranties whether statutory or otherwise relating to the subject matter of these Terms other than as expressly set out in these Terms are excluded.
  9. Subject to paragraph 6, Lotsearch excludes liability to End User for loss or damage of any kind, however caused, due to Lotsearch's negligence, breach of contract, breach of any law, in equity, under indemnities or otherwise, arising out of all acts, omissions and events whenever occurring.
  10. Lotsearch acknowledges that if, under applicable State, Territory or Commonwealth law, End User is a consumer certain rights may be conferred on End User which cannot be excluded, restricted or modified. If so, and if that law applies to Lotsearch, then, Lotsearch's liability is limited to the greater of an amount equal to the cost of resupplying the Report and the maximum extent permitted under applicable laws.
  11. Subject to paragraph 9, neither Lotsearch nor the End User is liable to the other for:
    - (a) any indirect, incidental, consequential, special or exemplary damages arising out of or in relation to the Report or these Terms; or
    - (b) any loss of profit, loss of revenue, loss of interest, loss of data, loss of goodwill or loss of business opportunities, business interruption arising directly or indirectly out of or in relation to the Report or these Terms,irrespective of how that liability arises including in contract or tort, liability under indemnity or for any other common law, equitable or statutory cause of action or otherwise.
  12. These Terms are subject to New South Wales law.



# Annex E

**Photographic Log**



**Photograph 1** – View from Styles Street Entrance.



**Photograph 2** – Stored vehicle storage tank which appears to have bitumen store within previously. No staining was evident on the ground surrounding or beneath the tank.



**Photograph 3** – Empty skip bins stored on the site. No Waste was observed within any stored bins.



**Photograph 4** – Concrete pipe and inert materials stored around perimeter. The site was well sorted and organized. No visible staining or waste materials were observed during the Site inspection.



**Photograph 5** – Imported recovered aggregate generated by CWS which was used as a hardstand cover for the site. Surplus material was stored in a minor quantity in 2 locations.



**Photograph 6** – Excess recovered aggregate stored around perimeter of Site.

## 8 Styles Street – Preliminary Contamination Assessment



# Preliminary Contamination Assessment

Central Waste Recovery Facility, 8 Styles Street, Kurri Kurri, NSW

Prepared for Central Waste Property Pty Ltd  
January 2019





# Servicing projects throughout Australia and internationally

## SYDNEY

Ground floor, 20 Chandos Street  
St Leonards NSW 2065  
T 02 9493 9500

## NEWCASTLE

Level 1, 146 Hunter Street  
Newcastle NSW 2300  
T 02 4907 4800

## BRISBANE

Level 10, 87 Wickham Terrace  
Spring Hill QLD 4000  
T 07 3648 1200

## ADELAIDE

Level 1, 70 Pirie Street  
Adelaide SA 5000  
T 08 8232 2253

## PERTH

PO Box 8155  
Fremantle WA 6160

## CANBERRA

PO Box 9148  
Deakin ACT 2600

# Preliminary Contamination Assessment

Central Waste Recovery Facility, 8 Styles Street, Kurri Kurri, NSW

## Report Number

---

H180033 RP#1

## Client

---

Central Waste Property Pty Ltd

## Date

---

9 January 2019

## Version

---

v2 Final

## Prepared by

## Approved by

---



### Sarah Silver

Senior Hydrogeologist

9 January 2019

### James Duggleby

Principal Hydrogeologist

9 January 2019

This report has been prepared in accordance with the brief provided by the client and has relied upon the information collected at the time and under the conditions specified in the report. All findings, conclusions or recommendations contained in the report are based on the aforementioned circumstances. The report is for the use of the client and no responsibility will be taken for its use by other parties. The client may, at its discretion, use the report to inform regulators and the public.

© Reproduction of this report for educational or other non-commercial purposes is authorised without prior written permission from EMM provided the source is fully acknowledged. Reproduction of this report for resale or other commercial purposes is prohibited without EMM's prior written permission.

# Table of Contents

1	Introduction	1
1.1	Legislation	1
1.1.1	State Environmental Planning Policy No. 55 – Remediation of Land	1
1.1.2	Secretary’s Environmental Assessment Requirements (SEARs)	4
1.2	Objectives and scope of this assessment	5
2	Site location and description	6
2.1	Site location	6
2.2	Land zoning	6
2.3	Former and current land use	9
2.4	Historical aerial imagery	9
3	Environmental setting and surrounding environment	11
3.1	Environmental setting	11
3.1.1	Topography	11
3.1.2	Geology	11
3.1.3	Soils	11
3.1.4	Hydrology and hydrogeology	11
3.1.5	Adjacent land use	12
4	Desktop assessment of contamination	14
4.1	Planning certificates	14
4.2	NSW EPA contaminated land record of notices	15
4.3	NSW EPA contaminated land sites notified	15
4.4	NSW EPA environmental protection licences	16
4.5	Contamination of the surrounding land uses	16
5	Site inspection	17
6	Discussion and recommendations	19
7	References	21
<b>Appendices</b>		
	Appendix A Historical aerial imagery	A.1
	Appendix B Site photos	B.1

## Tables

Table 2.1	Site details	6
Table 2.2	Review of historical aerial imagery	9
Table 3.1	Surrounding land use	12
Table 5.1	Site observations	17

## Figures

Figure 1.1	Project location	2
Figure 1.2	Proposed development	3
Figure 2.1	Land zoning	8
Figure 3.1	Surrounding land use	13

# 1 Introduction

Central Waste Properties Pty Ltd (Central Waste) engaged EMM Consulting Pty Ltd (EMM) to undertake a preliminary contamination assessment of 8 Styles Street, Kurri Kurri (the site).

The site is located within an industrial area of Kurri Kurri, approximately 40 km northwest of Newcastle, NSW (Figure 1.1). The site comprises of Lot 5 DP1128108 and is operated as a commercial/industrial construction and demolition waste receipt and transfer facility. Central Waste is seeking approval to increase the throughput of the facility from the currently approved 29,500 tonnes per annum (tpa) to 90,000 tpa (the project).

The site is currently used as a waste receipt and transfer site and holds an existing environment protection license (EPL 13013) allowing the non-thermal treatment of general waste and waste storage. Soil and aggregate screening occurs in the eastern side of the property and has a weighbridge, mechanic shop and associated offices on the western side of the property.

The site is to be re-developed from a large open yard with one processing shed to a fully automated and enclosed processing plant. The process is a dry process that does not use water or generate liquid waste. Sorting activities will take place under cover in a facility with a leachate collection system. Finished products are to be stored in fire rated covered bunkers. A schematic of the proposed development is presented in Figure 1.2.

The increase of throughput to 90,000 tpa is classified as being a designated development under the provisions of the NSW Environmental Planning and Assessment Act 1979 (EP&A Act) given it exceeds the thresholds for designated development under Schedule 3 of the NSW Environmental Planning and Assessment Regulation 2000 (EP&A Regulation). As such, an EIS is required to accompany a development application (DA) to Cessnock City Council (CCC) for the project.

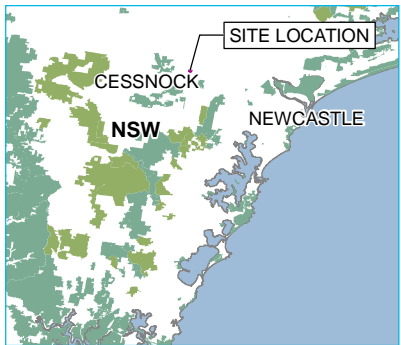
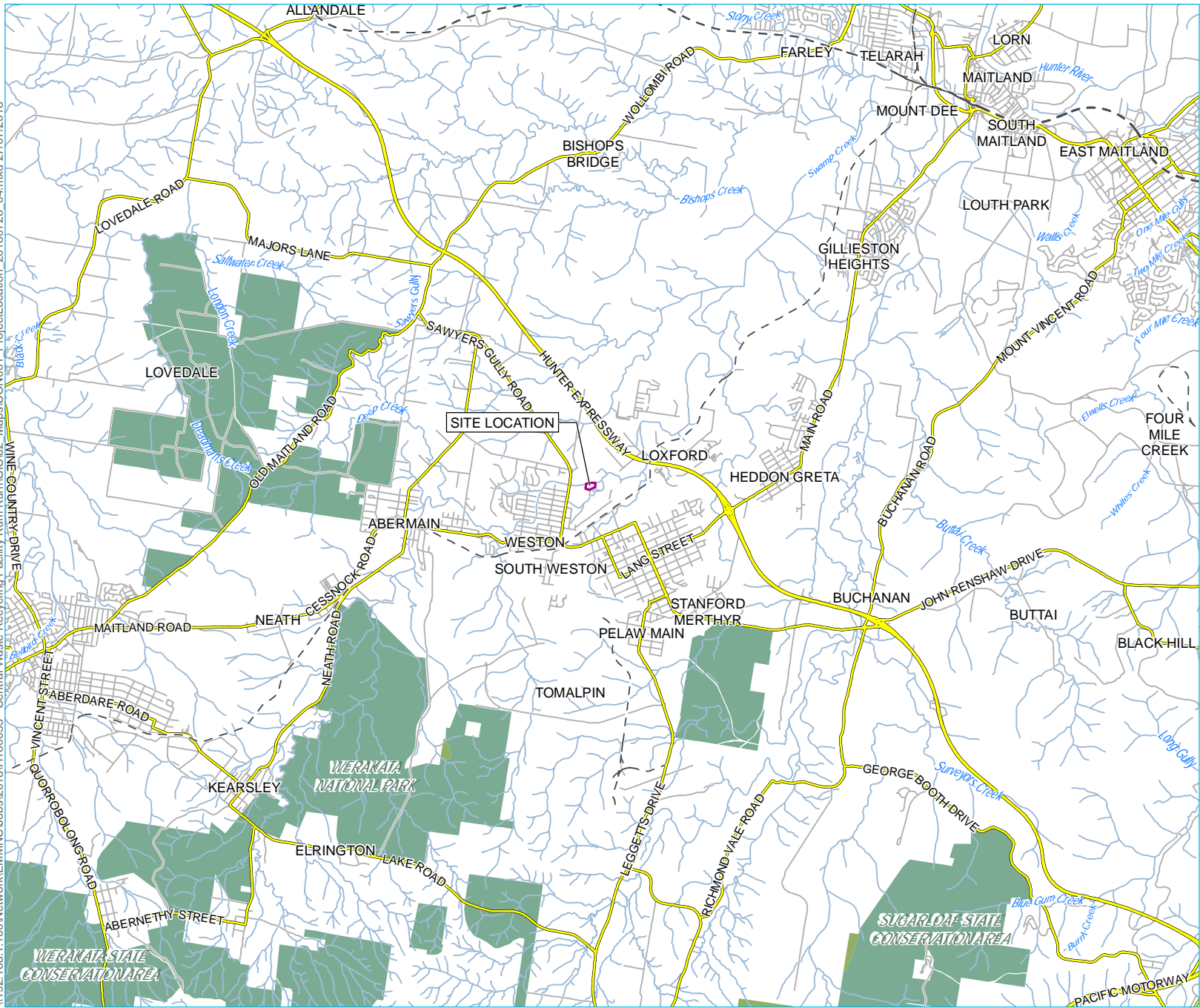
## 1.1 Legislation

### 1.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) provides a state wide planning approach to the remediation of contaminated land, and aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human and environmental health. Clause 7 of SEPP 55 states that:

1. A consent authority must not consent to the carrying out of any development on land unless:
  - a) it has considered whether the land is contaminated, and
  - b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
  - c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

\\192.168.1.100\Network\EMMNC\Jobs\2018\H180033 - Central Waste Recycling Facility Kurri Kurri\GIS\02\_Maps\CON001\_Project\Location\_20180726\_04.mxd 27/07/2018



- KEY**
- Site boundary
  - Rail line
  - Main road
  - Local road
  - Watercourse / drainage line
  - NPWS reserve
  - State forest

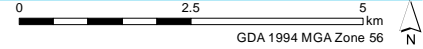
Proposed location

Central waste recycling facility  
Preliminary contamination assessment

Figure 1.1



Source: EMM (2018); DFSI (2017); GA (2015)



\\192.168.1.100\Network\EMM\C\Jobs\2018\H1800033 - Central Waste Recycling Facility Kurri Kurri\GIS\02\_Maps\CON002\_ProposedDevelopment\_20190109\_05.mxd 9/01/2019



- KEY**
- Site boundary
  - Site layout
  - Concrete area
  - Concrete stockpile
  - Detention area
  - Material bays
  - Material receival shed
  - New concrete hardstand area
  - Office
  - Proposed extension
  - Restriction A
  - Restriction B
  - Site office & amenities
  - Unsealed area
  - Weighbridge
  - Yard control room

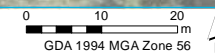
Proposed development

Central waste recycling facility  
Preliminary contamination assessment

Figure 1.2



Source: EMM (2018); DFSI (2017)



2. Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.
3. The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.
4. The land concerned is:
  - a) land that is within an investigation area;
  - b) land on which development for a purpose referred to in Table 1 [of SEPP 55] to the contaminated land planning guidelines is being, or is known to have been, carried out;
  - c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:
    - i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 [of SEPP 55] to the contaminated land planning guidelines has been carried out; and
    - ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).

The SEPP 55 contaminated land planning guidelines lists 'scrap yards' and 'waste storage and treatment' as purposes (or activities) that potentially cause contamination. Accordingly, given that the site is currently used for waste receipt and transfer station, clause 7 of SEPP 55 requires that a report specifying the findings of a preliminary investigation of the site, carried out in accordance with the contaminated land planning guidelines, be prepared to accompany Central Waste's application.

This assessment, which details the results of the preliminary contamination investigation, provides the consent authority with the information it needs to carry out its planning functions under SEPP 55.

### 1.1.2 Secretary's Environmental Assessment Requirements (SEARs)

The Secretary's Environmental Assessment Requirements (SEARs) specify that the EIS characterise the nature and extent of any contamination on the site and provide a description of proposed management measures. Furthermore, the appendices to the SEARs additionally request that, with respect to soil contamination issues, the EIS should:

- Provide details of site history (if earthworks are proposed, this needs to be considered with regard to possible soil contamination, for example if the site was previously a landfill site or if irrigation of effluent has occurred).
- Provide any details that are needed to describe the existing situation in terms of soil types and properties and soil contamination

## 1.2 Objectives and scope of this assessment

To address the requirements of the SEARs and SEPP 55, the primary objective of this contamination assessment is to investigate the potential for contamination as a result of past or present activities undertaken at the site, and to determine whether the site is suitable for continued industrial use.

The preliminary contamination assessment comprises:

- a site history assessment and data review to identify historical activities that may have had the potential to cause contamination of the site. This task included a review of historical aerial photographs, land titles, site plans and previous investigations;
- an assessment of the environmental setting of the site and surrounding areas;
- a site inspection to identify potential sources and areas of site contamination;
- the preparation of a report detailing the investigations undertaken, the findings of the assessment and a discussion of the findings including an outline of further investigation and /or remediation options, where warranted.

No intrusive soil or groundwater sampling or surface water sampling were conducted as part of this investigation.

This assessment was completed in general accordance with the following guidelines made or approved by the NSW Environment Protection Authority (EPA) under the NSW Contaminated Land Management Act 1997 (CLM Act), including:

- Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP/EPA 1998);
- Guidelines for consultants reporting on contaminated sites (Office of Environment and Heritage (OEH) 2011); and
- National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 2013.

## 2 Site location and description

### 2.1 Site location

The site is approximately 3.1 hectares (ha) in size and comprises predominantly disturbed land used for waste above ground equipment storage. Approximately 1.1 ha of the site is undeveloped, incorporating the 40 m buffer, or avoidance area, between the operations of the site and either side of Swamp Creek, forming the northern boundary of the site.

The western half of the waste facility (approximately 1.3 ha) is covered by a concrete slab. The eastern part of the facility (0.6 ha) is primarily used for soil and aggregate screening and is unsealed. The site detention basin (0.1 ha) is located on the eastern boundary of the site.

The project area details are outlined in Table 2.1.

**Table 2.1** Site details

Item	Site Details
Site address	8 Styles Street, Kurri Kurri, NSW 2327
Lot and DP	Lot 5 DP1128108
Area	3.1 ha
Local Council	Cessnock City Council
Parish, County	Heddon, Northumberland
Coordinates (approx, centre of site)	Easting: 356815.5 Northing: 6369305.3 (GDA94 Zone 56)
Owner	Central Waste Plant Pty Ltd
Occupier	Central Waste Plant Pty Ltd
Current zoning	IN3 Heavy Industrial under Cessnock LEP
Current land use	Disturbed, primarily developed for waste storage and distribution 40 m avoidance area either side of Swamp Creek, undeveloped land at northern boundary
Previous land use	Waste storage facility (circa 2005), vacant land

### 2.2 Land zoning

Under the Cessnock Local Environmental plan (2011), the site is zoned for IN3 Heavy Industrial use (Figure 2.1). The objectives of this zoning zone are:

- to provide suitable areas for those industries that need to be separated from other land uses;
- to encourage employment opportunities;
- to minimise any adverse effect of heavy industry on other land uses; and
- to support and protect industrial land for industrial uses.

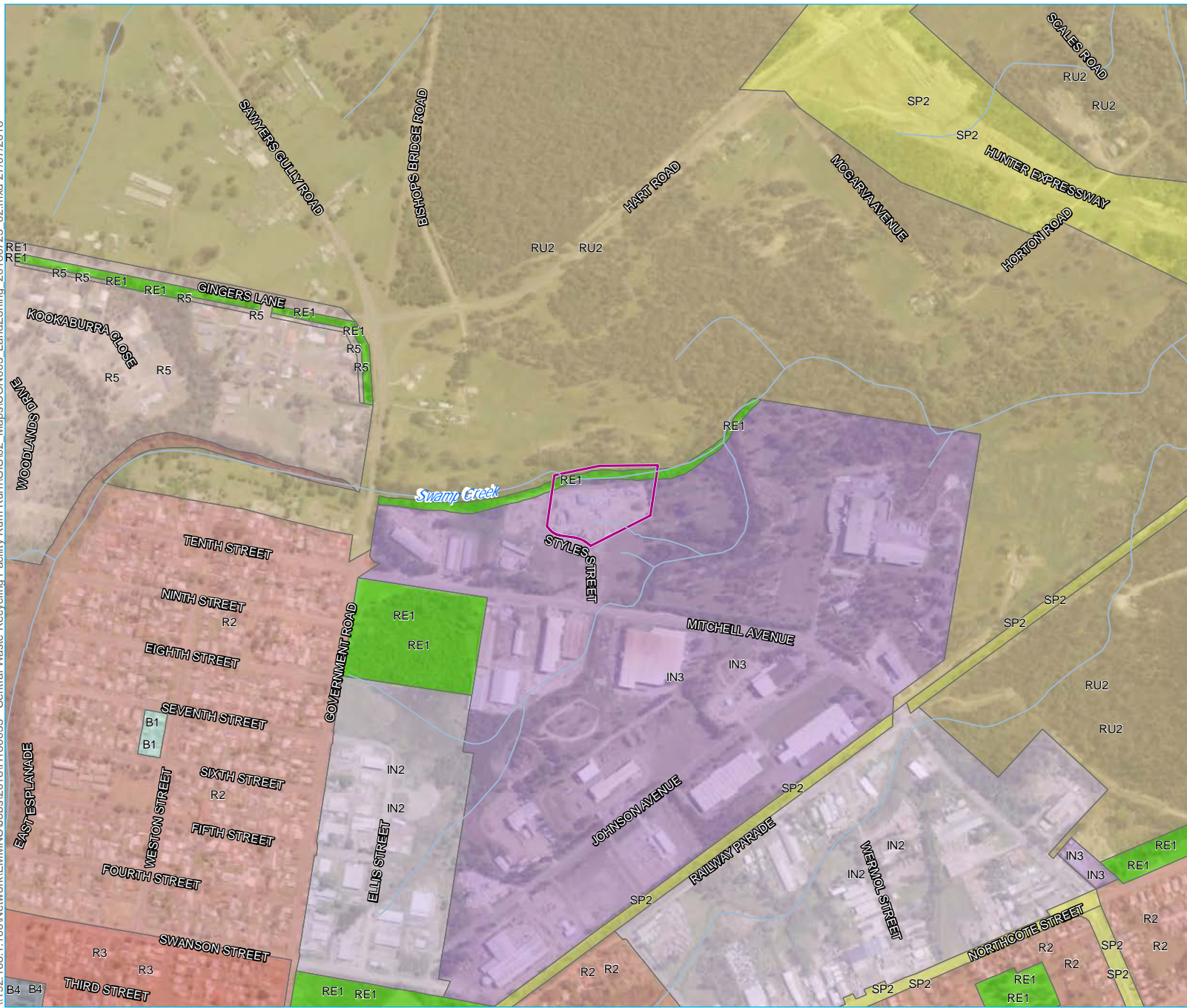
The IN3 Heavy Industrial zone allows for a range of heavy industrial uses with the consent of the consent authority, including heavy industries and storage establishments deemed to be hazardous and offensive. The LEP lists the following works permitted with consent:

Depots; freight transport facilities; general industries; hazardous storage establishments; heavy industries; neighbourhood shops; offensive storage establishments; roads; timber yards; warehouse or distribution centres; any other development not specified in item 2 or 4.

There are no land uses permitted without consent.

The area surrounding Swamp Creek, which forms the northern boundary of the site, is zoned for RE1 Public Recreation use. This zone is considered to be an 'avoidance area' for all site activities.

\\192.168.1.100\Network\EMM\Jobs\2018\H1800033 - Central Waste Recycling Facility Kurri Kurri\GIS\02\_Maps\CON003\_LandZoning\_20180723\_02.mxd 27/07/2018



- KEY**
- Site boundary
  - Land zone
    - B1 Neighbourhood Centre
    - B4 Mixed Use
    - IN2 Light Industrial
    - IN3 Heavy Industrial
    - R2 Low Density Residential
    - R3 Medium Density Residential
    - R5 Large Lot Residential
    - RE1 Public Recreation
    - RU2 Rural Landscape
    - SP2 Infrastructure

Land zoning

Central waste recycling facility  
Preliminary contamination assessment

Figure 2.1



Source: EMM (2018); DFSI (2017)

GDA 1994 MGA Zone 56

## 2.3 Former and current land use

Prior to 2005 the site was vacant. Approvals for a waste and recovery facility were received in 2005, and the current buildings and site layout was constructed prior to January 2014.

The facility and land was purchased by the current owners in 2015 to continue the process of waste. The site currently undertakes waste processing and waste storage, which includes the receipt, processing and storage of inert waste, including building and demolition waste and virgin excavated natural material (VENM) in accordance with DA 8/2005/1088/1. Additional wastes generated or received, which are not licensed to be stored and processed on site, are transported to an appropriate licensed facility.

All wastes are transported to the site by truck where they are weighed and recorded through the weighbridge system. These wastes are unloaded in the unprocessed material stockpile area where the loads are tested and inspected to confirm their contents and to confirm the absence of contaminants, such as asbestos. The wastes are sorted and processed to separate the re-usable materials such as cardboard, recovered aggregates, plastics and metals. The recovered materials may be used in construction activities such as road making, building, landscaping and construction works. Non-recoverable wastes are transported to a suitable facility with appropriate licensing.

## 2.4 Historical aerial imagery

Historical aerial imagery was obtained from NSW Department of Finance, Services and Innovation. An overview is provided in Table 2.2 and images are included as Appendix A.

**Table 2.2** Review of historical aerial imagery

Year	On-site Description	Off-site Description
1961	The site is undeveloped, comprising native vegetation.	The immediate area surrounding the site is undeveloped. Farmland exists across the creek to the north and industrial developments are observed to the east of the site. Residential properties exist on the land to the further south and west.
1974	The site remains undeveloped.	As above, with increased industrial development on the parcel of land south of Mitchell Ave.
1984	The site remains undeveloped.	As above.
1994	The site remains undeveloped. Vehicle /bike tracks are observed across the property.	The use of the surrounding area remains relatively unchanged. Tracks are observed on the property to the east of the site, linking to the tracks on the subject site. Portions of the land south of Mitchell Ave appear to have undergone clearing.
2004	The southern portion of the site has been cleared.	Industrial development has increased in the area surrounding the site to the south, east and west. The property immediately east remains undeveloped, however additional tracks are observed on the property to the east, small stockpiles are observed on the northern portion. The clearing on the site extends to the south and small stockpiles are observed. Farmland remains unchanged immediately north of the creek.

**Table 2.2      Review of historical aerial imagery**

<b>Year</b>	<b>On-site Description</b>	<b>Off-site Description</b>
2010 (Image not presented)	The site has been developed. Stockpiling of materials is observed across the entire site. The current sediment basin structure is observed on the eastern border. Style Street has been constructed.	Further industrial development is observed in the areas surrounding the site. Portions of the properties to the immediate west, east and south have been cleared, and raked or tilled.
2015 (Image not presented)	The site appears similar to as it does today, with the administration building to the west at the site entrance, the maintenance shed and sorting shed. Stockpiles exist in the eastern portion of the site and within bays along the north east portion of the site.	Further industrial development is observed in the areas surrounding the site. Materials are stored on the adjacent property, along the south-eastern boundary of the site.
2017	The site appears as it does today, the southern wall has been constructed and the storage bays in the north east portion of the site have been developed with smaller bays and construction of the sorting equipment.	Further industrial development is observed. The property to the east of the site remains undeveloped. The property to the west is being used for equipment storage. The property to the southeast has been cleared and development is underway, stockpiles are observed.

Notes:      Sources: NSW Department of Finance, Services and Innovation

# 3 Environmental setting and surrounding environment

## 3.1 Environmental setting

### 3.1.1 Topography

The site is relatively flat, at elevations between approximately 12 to 12.5 metres (m) Australia Height Datum (AHD). The site slopes down to Swamp Creek at 8 m AHD to the north, which forms the northern boundary of the site. The entire area is cleared and is dominated by industrial facilities and storage.

### 3.1.2 Geology

The project area is located within the Permo-Triassic Sydney Geological Basin, comprising Permian and Triassic sedimentary units, overlain by Quaternary alluvium associated with watercourses. Reference to the 1:100,000 Newcastle Coalfield Regional Geology map sheet (Hawley et al. 1995) confirms Quaternary alluvial soils and unconsolidated sands are deposited adjacent to Swamp Creek. The Quaternary deposits are underlain by Early Permian, Dalwood Group, comprising silty sandstone and siltstone. Weathering of this unit produces sandy, silty clay and the depth to competent rock is 7 m below ground level (BGL).

### 3.1.3 Soils

The 1:250,000 Singleton Soil Landscape Map indicates that the natural soil conditions at the site is the Neath soil landscape. The Neath is characterised by Permian siltstone, sandstone and coal in gently undulating rises and swamps with a relief up to 30 m and shallow slopes (3% gradient). It is characterised by grey solodic soils in poorly drained areas, with yellow solodic soils on better drained slopes.

The geotechnical investigation completed at the site (Valley Civilab 2017) identified sandy silt or gravel fill above the alluvium. The fill was measured to depths between 0.5 to 2.5 m.

There is no reportable presence of acid sulfate soils (potential or actual) at the project area or in the surrounding area (CCC LEP (2011); Section 10.7 planning certificate).

### 3.1.4 Hydrology and hydrogeology

Swamp Creek flows to the north-east and rains into Wentworth Swamps located approximately 3 km northeast of the site. Umwelt (2016) report that the developed portion of the site is approximately 35 to 45 m from the centre of the creek channel and approximately 20 to 30 m from the lower top of bank of the creek, with a vegetated buffer zone (the avoidance area) between the developed portion of the site and the creek.

The site is relatively flat and has been constructed so that site runoff is directed to stormwater pits located on the site. The existing stormwater system collects runoff and diverts it to a stormwater retention basin located on the north eastern boundary of the site.

Shallow groundwater is assumed to flow towards the north, following the natural topography of the area. Some shallow groundwater is expected to discharge into Swamp Creek, along with any water that migrates through the unsaturated zone. The depth to groundwater is estimated at approximately 3 mbgl and within the natural alluvium, based on observations made during geotechnical investigation (Valley Civilab 2017).

There are no registered bores within 500 m of the site. The closest registered groundwater bores are located approximately 2.5 km to the northeast of the site (NSW Government PINNEENA Database), associated with the Hydro Aluminium Smelter. No information on water bearing zones, standing water levels or geology is provided in the bore summaries.

There are no actual or potential groundwater dependent ecosystems in the project area or surrounds listed in the Water Sharing Plan for the Hunter Unregulated and Alluvial Water Sources 2009 or in the Bureau of Meteorology's Groundwater Dependent Ecosystem Atlas.

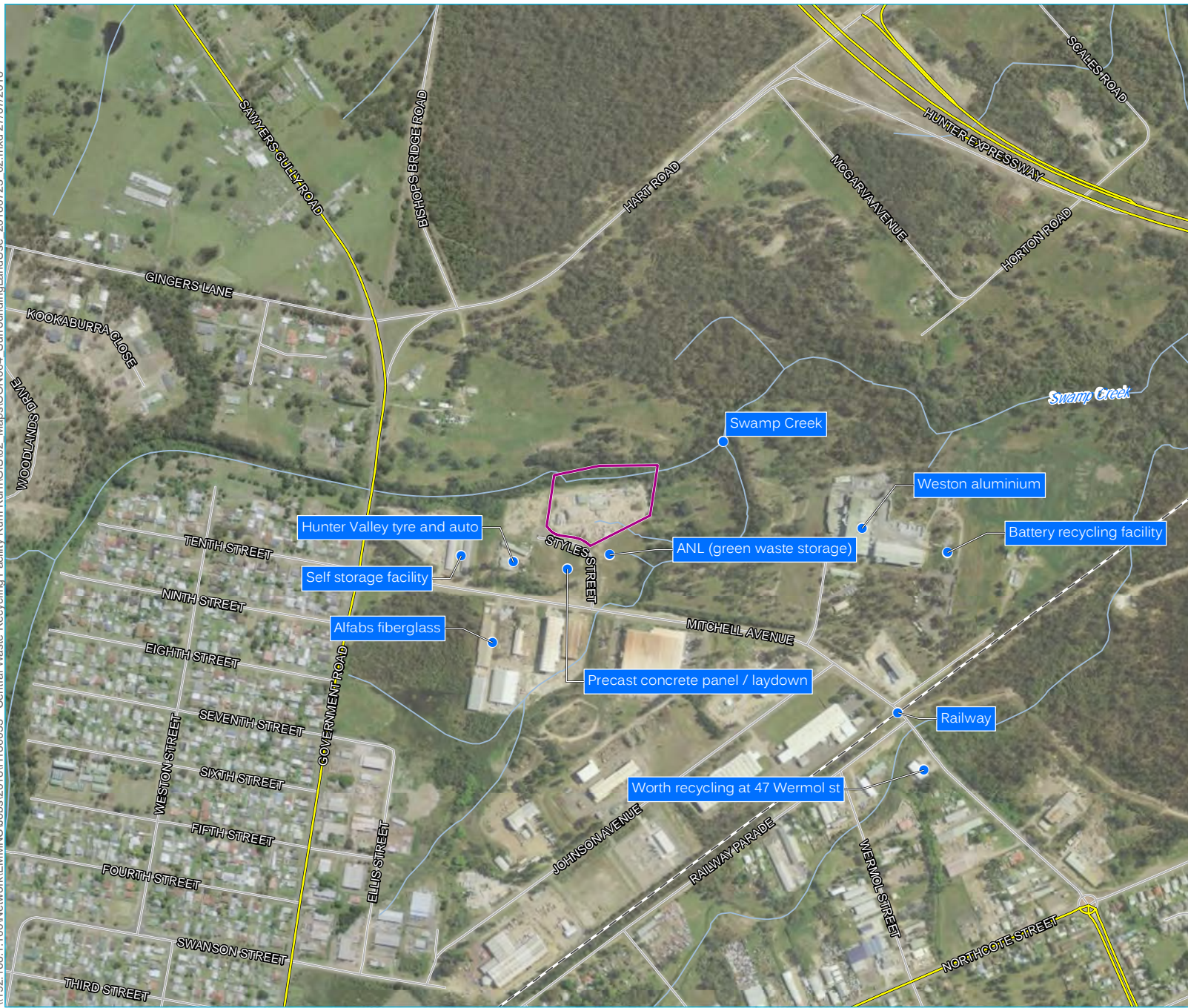
### 3.1.5 Adjacent land use

The land use of the properties adjacent to the site is identified in Figure 3.1 and is described in Table 3.1. As described in Chapter 2.2, the site is located within a heavy industrial zone (IN3). The closest residential area is located approximately 350 m west of the site, beyond Government Road. A residence is located 250 m northwest of the site, beyond Swamp Creek in an area zoned for as Rural Landscape (CCC LEP 2011).

**Table 3.1** Surrounding land use

Direction	Description
North	The site is bounded to the north by Swamp Creek and native bushland, with pastoral and open space beyond. The newly constructed Hunter Expressway exists approximately 800 m northeast of the site.
East	Approximately 11 ha of native bushland exists directly east of the site. Approximately 300 m to the east lays the aluminium recycling facility (129 Mitchell Ave). The plant recovers aluminium from dross, a by-product of the aluminium smelting process, and also recycles scrap aluminium metal products for use in various industries. The plant has approval to process up to 40,000 t of aluminium dross and 35,000 t of scrap aluminium – portions of this site was a formerly used for night soil deposits.
South	The site is bounded by Styles Street to the south. Vehicle access into the site is limited by the gates on Styles Street to the weigh bridge or site car park. Further south is a newly constructed hangar for a precast concrete panel lay down yard (145 Mitchell Avenue). Approximately 12 months prior to the site visit (conducted in June 2018), this property was used for crane storage. Hunter Valley Tyre and Auto facility (147 Mitchell Avenue) is situated to the west of this property and a small block of land is situated to the east (1 Styles Street). Mitchell Avenue lies beyond with more industrial facilities existing further south.  At the time of the site visit, an ANL green and food waste storage facility was being constructed at the south-eastern boundary of the site (2-4 Styles Street). A paved access way to Lot 12 DP1234688 (open space west of site) separates the site from the ANL facility.
West	The site immediately west of the site is used as a laydown and storage yard for the proposed development. A self storage facility and open space yard exists beyond.

\\192.168.1.100\Network\EMMNC\Jobs\2018\H180033 - Central Waste Recycling Facility Kurri Kurri\GIS\02 Maps\CON004\_SurroundingLandUse\_20180723\_02.mxd 27/07/2018



- KEY**
- Surrounding land use
  - ▭ Site boundary
  - Main road
  - Local road
  - - Rail line

Surrounding land use

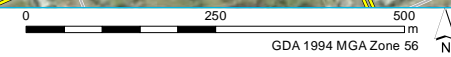
Central waste recycling facility

Preliminary contamination assessment

Figure 3.1



Source: EMM (2018); DFSI (2017)



# 4 Desktop assessment of contamination

## 4.1 Planning certificates

Section 59(1) of the CLM Act states that

The EPA must, as soon as practicable after the occurrence of any of the following in relation to land, inform the local authority for the area in which land is situated of that matter:

- a) the land being declared to be significantly contaminated land or ceasing to be significantly contaminated land,
- b) a management order in relation to the land being served on a person or being revoked,
- c) the EPA giving its approval or withdrawing its approval for a voluntary management proposal in relation to the land or a voluntary management proposal in relation to the land being completed to the satisfaction of the EPA,
- d) an ongoing maintenance order in relation to the land being served on a person or being revoked.

Section 53(2) of the CLM Act states:

For the purposes of section 149 of the *Environmental Planning and Assessment Act 1979*, the following matters are prescribed in addition to any other matters, prescribed by the regulations under that section, to be specified in a certificate under that section:

- a) that the land to which the certificate relates is significantly contaminated land—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
- b) that the land to which the certificate relates is subject to a management order—if it is subject to such an order at the date when the certificate is issued,
- c) that the land to which the certificate relates is the subject of an approved voluntary management proposal—if it is the subject of such an approved proposal at the date when the certificate is issued,
- d) that the land to which the certificate relates is subject to an ongoing maintenance order—if it is subject to such an order at the date when the certificate is issued,
- e) that the land to which the certificate relates is the subject of a site audit statement—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

As such, section 149 certificates must prescribe whether, in the EPA's knowledge, a site is significantly contaminated, is subject to a contamination management order, or has been contaminated and subsequently remediated to the satisfaction of an EPA accredited site auditor. As of 1 March 2018, the changes to the EPA Act have modified that the former certificates issued under Section 149 will now be referred to under Section 10.7(2) and (5).

The Section 10.7 planning certificate related to the site (Lot 5 DP DP1128108, dated 8 June 2018) reports that the site:

- a) Is not significantly contaminated land within the meaning of the *Contaminated Land Management Act 1997*;
- b) Is not subject to a management order within the meaning of the *Contaminated Land Management Act 1997*;
- c) Is not the subject of an approved voluntary management proposal within the meaning of the *Contaminated Land Management Act 1997*;
- d) Is not the subject of an ongoing maintenance order within the meaning of the *Contaminated Land Management Act 1997*; and
- e) Is not the subject of a site audit statement within the meaning of the *Contaminated Land Management Act 1997*.

Accordingly, in the EPA's knowledge, the site is not significantly contaminated, is not subject to a contamination management order, and has not been contaminated and required to be subsequently remediated to the satisfaction of an EPA accredited site auditor.

## 4.2 NSW EPA contaminated land record of notices

NSW EPA's contaminated land public record of notices contains a publicly available list of sites for which the EPA has issued regulatory notices under section 58 of the CLM Act, and includes the details of current and former regulatory notices issued. A site will only be listed on the contaminated land record of notices if the EPA has issued a regulatory notice under the CLM Act.

An online search of the NSW EPA Contaminated Land Records Database<sup>1</sup> was conducted on 20 July 2018.

No active notice records or management notices were identified in the vicinity of the site.

A service station in Lang Street, Kurri Kurri is listed with a record of notice within Kurri Kurri. The service station is approximately 2 km to the south of the site. This property is not located in close proximity to the project area and is not considered to pose a contamination risk.

## 4.3 NSW EPA contaminated land sites notified

NSW EPA's list of sites notified to the EPA under section 60 of the CLM Act provides an indication of the management status of that particular site. Properties are required to be notified to the EPA under section 60 of the CLM Act if there is reason to suspect the land is contaminated, and one or more of the notification triggers in the Duty to Report guidelines exist at the site. Upon receipt of a section 60 notification, the EPA will assess the contamination status of the site to determine whether the contamination is significant enough to warrant regulation by the EPA (ie under section 58 of the CLM Act).

A search of this public register<sup>2</sup> (accessed on 20 July 2018) did not return any information on reported contamination or any regulatory notices within the project area).

<sup>1</sup> <http://app.epa.nsw.gov.au/prclmapp/searchregister.aspx>

<sup>2</sup> <http://www.epa.nsw.gov.au/your-environment/contaminated-land/notification-policy/contaminated-sites-list>

The service station in Lang Street, Kurri Kurri is listed as *'contamination currently regulated under the Contaminated Lands Management (CLM) Act.'* The Hydro Aluminium smelter (2.5 km north of the site) is listed as *'regulation under the CLM Act not required.'* These properties are not located in close proximity to the project area and are not considered to pose a contamination risk.

#### 4.4 NSW EPA environmental protection licences

The NSW EPA's public register, under section 308 of the *NSW Protection of the Environment Operations Act 1997* (POEO Act), contains information on environmental protection licences (EPLs). These licences are issued by the EPA to owners or operators of various industrial premises where the site activities are indicated as potential polluting activities under Schedule 1 of the POEO Act. An EPL typically includes conditions that relate to pollution prevention, monitoring and reporting.

A search of the *Protection of the Environment Operations Act 1997* (POEO Act) Public register was conducted for the project area<sup>3</sup> (accessed on 20 July 2018). The following active EPLs are current for Kurri Kurri:

- Central Waste Plant Pty Ltd. EPL 13013: this licence is the site's active license, and is listed with the following allowable activities: transport of waste, waste storage (other types of waste) and non-thermal treatment of general waste. The EPL was issued in March 2010.
- Weston Aluminium EPL 6423: located 500 m east of the site has the following allowable activities: aluminium production (from scrap metal), recovery of hazardous and other wastes, scrap metal processing and waste storage (hazardous, restricted solid, liquid, clinical and related waste and asbestos waste).
- Tox Free Australia Pty Ltd EPL 20676: located 650 m southeast of the site has the following allowable activities: waste storage including hazardous, restricted solid, liquid, clinical and related waste and asbestos waste. This includes waste oil/hydrocarbon mixtures and emulsions in water, soils contaminated with a controlled waste, industrial waste treatment and disposal residues, waste mineral oil unfit for their original intended use and lead acid batteries. Other activities include drill mud storage, scrap metal and storage of contaminated stormwater collected from other facilities.
- Hunter Water Corporation EPL 1767: the Kurri Kurri Wastewater Treatment Works is located 1.2 km to the east of the site and comprises sewage treatment processing by small plants.

Also of note, Worth Recycling Pty Ltd located 800 m southeast of the site was issued with two clean up notices in 2015 following an explosion and fire of an oily waste storage tank.

#### 4.5 Contamination of the surrounding land uses

There are no reported contamination issues on site; however, there are potentially contaminating activities in the vicinity of the site. One property within a 2 km radius of the site is listed as *'contamination currently regulated under the CLM Act'*. The Hydro Aluminium smelter (1.5 km north of the project area) is listed as *'regulation by the CLM Act is not required'*.

Given the site is located within an industrial zone of Kurri Kurri, contamination from the surrounding land could potentially be mobilised via groundwater, however, the majority of the potentially contaminating activities in the nearby region are above ground and contained within buildings. The exception is land immediately to the east of Weston Aluminium, which was used to dispose of night soil by CCC from the 1950s to 2001; however, groundwater flow is expected to be to the north towards Swamp Creek, and not towards the project area.

<sup>3</sup> <http://app.epa.nsw.gov.au/prpoeoapp/>

## 5 Site inspection

A site inspection of the waste receipt and transfer site was undertaken on 6 June 2018. Soil and aggregate screening occurs on the eastern side of the property and the weighbridge, mechanic shop and associated, and storage takes place on the western side of the property.

A large proportion of the site (approximately 6,800 m<sup>2</sup>) is capped with concrete, with the exception of the following areas:

- the northern laydown area bordering the creek avoidance area;
- the eastern stockpile and storage gravel areas – this area will be capped with new concrete as part of development;
- the stormwater detention basin at the north-eastern boundary of the site; and
- the landscaped area along the southern boundary fence line.

Stockpiles were observed to generally consist of timber, treated wood, crushed concrete, bricks, asphalt, natural rock or ceramics. General solid waste (GSW) was located in the covered sorting shed, with the intention to transport this waste to a licensed facility. General rubbish was observed in and behind the sorting shed however, given the use, the site was considered to be well kept.

Table 5.1 presents a summary of the site observations.

**Table 5.1 Site observations**

Issue or Concern	Detail of site observation
Topography and drainage	The site is relatively flat. All runoff over sealed areas is directed into three concrete lined drains and directed to the sediment basin on the eastern end of the site. The site representative indicated that these basins are truck vacuumed periodically to remove accumulating sediment. Excess precipitation in the unsealed areas is lost to ground, or towards the north undeveloped area. Surface water ponds were observed at the base of the stockpiles on the unsealed areas following a recent rain event.
Spills	The site representative indicated that there were no spills known or recorded.
Underground Storage Tanks / Above ground Storage Tanks	A bunded diesel above ground storage tank (AST) was located next to the mechanics shed, used to fuel on-site mobile machinery and loading vehicles. The site representative informed that the AST would be moved off site prior to development of the new works. The site representative indicated there were no USTs at the site.
Condition of buildings and roadways	Buildings, driveways and roads were observed to be in good condition.
Equipment and storage areas	Stockpiles, a maximum of 3 m in height, of various reclaimable materials were present. Timber and treated wood stockpiles were located in the northwest, concrete and other waste stockpiles were located in the central and eastern (unsealed) portions of the site. Unused machinery and equipment was being stored along the northern track, alongside but not within, the creek avoidance area.
Freshwater channels or streams	Swamp Creek forms the northern boundary of the site. An unlined sedimentation basin is located on the northern eastern corner of the site. The sediment basin was filled with water following recent rains. The site representative indicated that the sediment basin is typically empty most of the time.

**Table 5.1 Site observations**

Issue or Concern	Detail of site observation
Sewer/utilities	Based on information provided by the site representative, there are no sewer mains or gas mains underlying the site.
Presence of drums, wastes and fill material	Drums of hydraulic oils and lubricants were observed within the mechanic shed on the concrete slab. The slab was clean and in sound condition. No stains or cracks were observed. Empty tanks, used for dust suppression, were observed on the northern track. General windblown waste was observed in and around the sorting shed. Fill material underlies a majority of the site, identified to 2.5 m (Valley Civilab 2017) on the southern boundary of the site. Excavation trenches were visible during the site inspection to the north of the mechanics shed. Fill was observed to a maximum of 1 m. Documentation provided indicates that the fill materials on site were sourced for the DA and operational certificates were provided.
Flood potential	The site is located in an area with flooding potential. The current design meets the 1 in 100 year flood level as per the DA 8/2005/1088.
Storage / use of ACM	Asbestos is not accepted nor stored at the facility. No asbestos was observed during the site walkover. The site representative noted that truckloads are scanned with a handheld asbestos analyser. If detected, the load is sent to an appropriately licensed waste facility.
Plant stress	Vegetation was not observed in the central operational or stockpile areas. No visible plant stress was noted on the peripheries, or near the creek avoidance area.
Staining	Due to recent rains, staining of the concrete slabs and unsealed areas could not be assessed or observed. The floor slab within and around the maintenance shed was in very good condition with no stains observed.
Odours	No strong odours were noted during the site walkover, with the exception of the covered sorting shed where GSW was temporarily stored, to be transported off-site.
Boundary conditions	The site is bounded to the south by Styles Street. The site is bounded by a chain link fence or concrete walls on the west, east and south boundaries. There is no barrier between the storage area along the northern boundary of the site and the creek avoidance area. The northern track of the property is accessible from the neighbouring site to the west.

Site photographs taken during the site inspection (6 June 2018) are presented in Appendix D.

## 6 Discussion and recommendations

Central Waste Properties Pty Ltd (Central Waste) proposes to increase their throughput at the construction and demolition waste receipt and transfer facility located at 8 Styles Street, Kurri Kurri, NSW. This preliminary contamination assessment forms part of the development application and identifies potential site contamination issues that could preclude the intended land use. Potential contaminants of concern, potentially affected media and potential areas of contamination were assessed by reviewing publicly available information relating to the site's history, the current physical setting and condition of the site, and the surrounding land uses.

The site is in an active industrial zone of Cessnock City Council. Soil and aggregate screening and storage occurs across most of the site with a weighbridge, mechanic shop and associated offices on the western side of the property. The site was developed circa 2005 when the site was filled and levelled to a maximum depth of approximately 2.5 m. Prior to this, the site was vacant. The western portion of the site is currently sealed with a concrete slab and the rest remains unsealed. The client proposes to seal the remaining operational areas with a concrete hardstand as part of the development and all sorting will be undertaken undercover in a facility with a leachate collection system.

The review of land titles and aerial photographs did not show evidence that the site has been used for any activities other than a waste transfer and storage facility. No registered contaminated sites (both notified and under assessment) were identified in the immediate surrounding area of the site. Other industrial sites are located hydraulically up-gradient of the site, but do not present an obvious contamination risk to the site.

At the time of the site inspection (6 June 2018), the base of existing surface water sedimentation basin was unlined which could be a potential pathway for contaminants, if present in site runoff, to seep into the groundwater system. Ponding was observed at the base of the concrete stockpiles on the unsealed portion of the operations area following a recent rain event. Trucks and vehicles also operate in this area, which could create a potential pathway for subsurface hydrocarbon and/or heavy metal contamination in stormwater runoff. Seepage of rainwater through the temporary stockpiles could migrate to the alluvium beneath the fill, which could potentially mobilise contaminants from the site.

Since the time of the site inspection, concrete and cement wash is no longer accepted at the site. Concrete waste accepted at the facility is crushed as soon as possible to lower the need for stockpiling and limit any associated run off issues. Any stockpiling of concrete is done on sealed portions of the site. Sealing of the eastern portion of the site with a concrete slab had progressed at the end of 2018 and the lining of the sedimentation basin is to commence early in 2019, which will prevent seepage and infiltration, and thus prevent exposure to potentially impacted soils. As such, the potential for impacts to nearby environmental receptors (ie the creek) is presumed to be low.

During the construction phase, while the planned ground disturbance works for the proposal are minimal, there is the potential for interaction by contractors with impacted soil, if present. Minor and temporary ground disturbance works (excavation) are proposed in the vicinity of the maintenance shed for a leachate collection system. This work could expose contractors to potentially contaminated soil, groundwater and/or soil vapour. However, given this is an area that is currently capped and that the ground disturbance works are not expected to extend to depths greater than 2 m BGL, the likelihood of interaction with potentially contaminated soil or groundwater is low.

The following management procedures are recommended:

- Sampling of soils in the proposed disturbance areas could be completed to characterise the existing condition of the soils and fill prior to construction phase of the development to confirm whether there is a potential risk to contractors during excavation works.

- A construction environmental management plan should be prepared prior to commencement of further construction. This will include an unexpected finds protocol to ensure that if contamination is encountered during construction it can be appropriately managed. This plan will inform contractors of the potential for subsurface soil contamination and will be required to look out for staining and odours when excavating. Contractors will also use a photoionization detector during excavations so volatile organic compounds (petroleum hydrocarbons) can be assessed.
- If subsurface contamination is suspected during construction, works in the immediate area should be stopped and a qualified environmental consultant should be contracted to collect soil samples for laboratory analysis of the suspected contaminant (ie, asbestos, petroleum hydrocarbons or heavy metals). The results of the soil testing would determine whether further action is required. Any contaminated material transported from the site must be classified in line with the NSW EPA Waste Classification Guidelines (2014).
- Given the site's proximity to Swamp Creek, construction management efforts must include contamination prevention measures to protect this environmental receptor.

In conclusion, this preliminary contamination assessment identified potentially contaminating activities associated with the historic and current use as a waste and transfer facility, and with surrounding land uses comprising industrial activity. However, with appropriate management measures, none of the potential contamination issues identified would preclude the site from continue being used as a waste recycling and transfer facility.

## 7 References

Cessnock City Council, 2011, Cessnock Local Environmental Plan 2011, 23 December 2011.

Department of Urban Affairs and Planning/Environment Protection Authority (DUAP/EPA) 1998, *Managing Land Contamination: Planning Guidelines SEPP 55, Remediation of Land*.

Environment Protection Authority (EPA) 2014, Waste Classification Guidelines - Part 1: Classification of Waste.

Hawley S P, Glen R A and Baker CJ 1995, 1:100 000 Newcastle Coalfield Regional Geology map sheet, Department of Mineral Resources.

Kovac M and Lawrie JM 1991, Soil Landscapes of the Singleton 1:250,000 Sheet, Soil Conservation Service of NSW, Sydney.

National Environment Protection Council (NEPC) (Assessment of Site Contamination) Measure 1999 (as amended in 2013a), *Schedule B1 Guideline on Investigation Levels for Soil and Groundwater*.

National Environment Protection Council (NEPC) (Assessment of Site Contamination) Measure 1999 (as amended in 2013a), *Schedule B2 Guideline on Site Characterisation*.

NSW Office of Environment and Heritage (OEH) 2011, *Guidelines for Consultants Reporting on Contaminated Sites*. NSW Government PINNEENA Database, viewed 6 July 2018, <http://waterinfo.nsw.gov.au/pinneena/>

Office of Environment and Heritage acid sulfate soil database, viewed 16 July 2018, [https://geo.seed.nsw.gov.au/Public\\_Viewers/index.html?viewer=Public\\_Viewers&locale=en-AU](https://geo.seed.nsw.gov.au/Public_Viewers/index.html?viewer=Public_Viewers&locale=en-AU)

Valley Civilab Pty Ltd, 2017. Geotechnical Site Classification 8 Styles Street, Kurri Kurri NSW. (Ref P1172-R-001-Rev.0)

Umwelt Australia Pty Ltd, 2016. Stormwater Assessment and report for 8 Styles Street, Kurri Kurri (Ref 3727/CP/280616)

Appendix A

# Historical aerial imagery

---

\\192.168.1.100\Network\EMMNC\Jobs\2018\H180033 - Central Waste Recycling Facility Kurri Kurri\GIS\02\_Maps\CON006\_H12017\_20180719\_01.mxd 27/07/2018



KEY  
[Pink Polygon] Site boundary

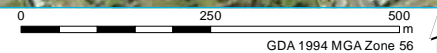
Historical imagery - 2017

Central waste recycling facility  
Preliminary contamination assessment

Figure A.1



Source: EMM (2018); DFSI (2017)



\\192.168.1.100\Network\EMM\Jobs\2018\H180033 - Central Waste Recycling Facility Kurri Kurri\GIS\02\_Maps\CON007\_H12004\_20180719\_01.mxd 30/07/2018



KEY  
 Site boundary

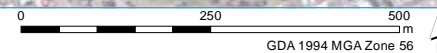
Historical imagery - 2004

Central waste recycling facility  
Preliminary contamination assessment

Figure A.2



Source: EMM (2018); DFSI (2017)



\\192.168.1.100\Network\EMM\Jobs\2018\H180033 - Central Waste Recycling Facility Kurri Kurri\GIS\02\_Maps\CON008\_H11994\_20180719\_01.mxd 30/07/2018



KEY  
[Pink Polygon] Site boundary

Historical imagery - 1994

Central waste recycling facility  
Preliminary contamination assessment

Figure A.3



Source: EMM (2018); DFSI (2017)



\\192.168.1.100\Network\EMM\Jobs\2018\H180033 - Central Waste Recycling Facility Kurri Kurri\GIS\02\_Maps\CON009\_H11984\_20180720\_01.mxd 27/07/2018



KEY  
[Pink outline] Site boundary

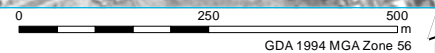
Historical imagery - 1984

Central waste recycling facility  
Preliminary contamination assessment

Figure A.4



Source: EMM (2018); DFSI (2017)



\\192.168.1.100\Network\EMM\Jobs\2018\H180033 - Central Waste Recycling Facility Kurri Kurri\GIS\02\_Maps\CON010\_H11974\_20180720\_01.mxd 27/07/2018



KEY  
[Pink outline] Site boundary

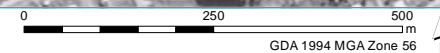
Historical imagery - 1974

Central waste recycling facility  
Preliminary contamination assessment

Figure A.5



Source: EMM (2018); DFSI (2017)



\\192.168.1.100\Network\EMM\Jobs\2018\H180033 - Central Waste Recycling Facility Kurri Kurri\GIS\02\_Maps\CON011\_H11961\_20180720\_01.mxd 27/07/2018



KEY  
[Pink outline] Site boundary

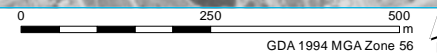
Historical imagery - 1961

Central waste recycling facility  
Preliminary contamination assessment

Figure A.6



Source: EMM (2018); DFSI (2017)



Appendix B

## Site photos

---



**Photograph B.1** Wood storage on concrete in the northwest corner of site (June 2018)



Photograph B.2 Storage and truck waiting and loading area (June 2018)



Photograph B.3 Bunded diesel above ground storage unit on slab (June 2018)



Photograph B.4 Bundled diesel above ground storage unit (June 2018)



Photograph B.5 Drums and storage in mechanics building (June 2018)



Photograph B.6 Storage along site boundary -facing west (June 2018)



**Photograph B.7** Sedimentation basin at eastern boundary of the site - facing east (June 2018).  
Construction works to line the area to commence in January 2019



**Photograph B.8** Trench behind current mechanics shed (June 2018)



**Photograph B.9** Sealed and unsealed boundary in front of sorting shed (June 2018)



**Photograph B.10** Concrete storage on unsealed area in central east portion of site (June 2018).



**Photograph B.11** Concrete slab laid in previously unsealed area. Temporary concrete storage now on sealed areas of the site (December 2018)



**Photograph B.12** Water detention area looking north on eastern boundary of site (June 2018). Construction works to line the area to commence in January 2019.





## Borehole investigation results – 8 Styles Street



# Environmental Site Assessment

## 8 Styles Street, Kurri Kurri

Report Ref: P21402-ESA-001-Rev1

Written by: Jake Duck (Environmental Scientist)

Reviewed by: Malcolm Adrien (Environmental Services Manager)

Email: [office@huntercivilab.com.au](mailto:office@huntercivilab.com.au)

Client: Central Waste Station



10 February 2021

**Prepared for**

**Central Waste Station**  
8 Styles Street, Kurri Kurri  
Ph: 0477 887 765  
Email: [ray@centralwaste.com.au](mailto:ray@centralwaste.com.au)

**Prepared by**

**Hunter Civilab**  
ABN 50 103 355 531  
3/62 Sandringham Avenue  
PO Box 3127  
Thornton NSW 2322  
Ph: (02) 4966 1844  
Email: [office@huntercivilab.com.au](mailto:office@huntercivilab.com.au)  
Web: [huntercivilab.com.au](http://huntercivilab.com.au)

**Project Details**

<b>Site Address:</b>	8 Styles Street, Kurri Kurri	
<b>Project Type:</b>	Environmental Site Assessment	
<b>Project no</b>	<b>Report type</b>	<b>Report no</b>
P21402	ESA	001

**Report Register**

<b>Revision Number</b>	<b>Reported By</b>	<b>Reviewed By</b>	<b>Date</b>
Rev1	JD	MA	10/2/2021

We confirm that the following report has been produced for Central Waste Station, based on the described methods and conditions within.

For and on behalf of Hunter Civilab,

**Malcolm Adrien**  
Environmental Services Manager



## Table of Contents

1	Introduction .....	1
1.1	Background .....	1
2	Site works.....	1
2.1	Intrusive Investigation Observations .....	1
3	Subsurface Conditions.....	1
3.1	Soil Sampling and Contaminants of Concern.....	2
4	Quality Assurance .....	2
5	Results .....	3
5.1	Assessment Criteria .....	3
5.2	Targeted sampling results and interpretation .....	3
6	Discussion & Conclusion.....	3

### Annex List:

**Annex A** – Site Features Plan

**Annex B** – Borehole Logs

**Annex C** – Soil Tables

**Annex D** – Laboratory Reports

## 1 Introduction

### 1.1 Background

Hunter Civilab (HC) were engaged by Central Waste Station to complete an Environmental Site Assessment (ESA) in regard to proposed underground water storage tanks at 8 Styles Street, Kurri Kurri (here-in referred to as the site). It is understood this contamination assessment is required to investigate sub-surface soil profile in areas undergoing excavations for the development.

## 2 Site works

### 2.1 Intrusive Investigation Observations

Hunter Civilab attended the Site 3<sup>rd</sup> of February 2021. The intrusive investigation identified the following key points:

1. Fill material within the car park investigation to a maximum depth of approximately 1.8m, followed by alluvial sands and silts.
2. Fill material along the northern access road to a maximum depth of approximately 3.0m to the northeastern corner of the site.

A site features plan including sampling locations is presented as **Figure 1, Annex A**.

## 3 Subsurface Conditions

The subsurface soil conditions encountered at the site have been summarised into the following units:

### UNIT 1 – FILL:

#### (Northern Access Road (BH1-BH4))

- Recycled Concrete Aggregate
- Sandy GRAVEL, medium to coarse-grained, dark brown with brick inclusions
- Sandy GRAVEL, medium-grained, light brown, coarse angular gravel
- Sandy Gravelly CLAY, fine to medium-grained, medium plasticity, black with green streaks / mottled red/yellow, coarse angular gravel

#### (Carpark (BH5-BH8))

- Gravelly SILT, fine to medium-grained, brown, coarse angular gravel
- Sandy SILT, fine to medium-grained, low plasticity silt
- Silty CLAY, fine to medium, medium plasticity, dark brown mottled orange / red
- Silty SAND, fine to medium-grained, light brown/yellow, trace rounded gravel, low plasticity silt
- Gravelly Clayey SILT, fine to medium-grained, low to medium plasticity, dark brown

### UNIT 2 – Alluvium:

- Sandy SILT, fine to medium-grained, dark to light brown, trace fine rounded gravel
- Sandy SILT, fine to medium-grained, low plasticity, brown

- Sandy SILT, fine-grained, low plasticity, dark brown mottled red

A summary of the soil unit depths encountered in each borehole is presented below in **Table 3.1**.

**Table 3.1** - Summary of the soil unit depths encounter.

Borehole	Depth (m)	Depth (m)	
		UNIT 1	UNIT 2
BH1	5.0	0.0-3.0	3.0-5.0
BH2	4.2	0.0-2.5	2.5-4.2
BH3	4.3	0.0-2.5	2.5-4.3
BH4	4.2	0.0-1.8	1.8-4.2
BH5	4.5	0.0-1.8	1.8-4.5
BH6	3.8	0.0-1.9	1.9-3.8
BH7	3.5	0.0-1.0	1.0-3.5
BH8	3.5	0.0-1.0	1.0-3.5

### 3.1 Soil Sampling and Contaminants of Concern

Limited sampling was conducted targeting potential contamination concerning fill and natural material at the site.

Collection of a total of six (6) soil samples from various depths across two (2) boreholes for determining its suitability for the proposed commercial industrial land use or if required, likely waste classification for export of surplus material. Samples were analysed for the presence of the following analytes;

- Benzene, Toluene, Ethyl Benzene & Xylene (BTEX);
- Total Recoverable Hydrocarbons (TRH);
- Polycyclic Aromatic Hydrocarbons (PAH); and
- Heavy metals (As, Cd, Cr, Cu, Ni, Pb, Zn, Hg).

A site features plan including sampling locations is presented as **Figure 1, Annex A**.

## 4 Quality Assurance

Soil sampling was completed by suitably qualified scientists experienced in contaminated site assessments. All field equipment was decontaminated between sampling locations using a triple rinse procedure by washing with an approximately 5% solution of DeCon 90 phosphate-free detergent, followed by tap water and finally rinsed with deionized water between sampling locations. Disposable nitrile gloves were worn during sampling and changed between locations. Samples were stored in jars provided by the NATA accredited laboratory sub-contracted to complete analysis (SGS) and were specific to targeted analytes. Samples were labelled with unique identifiers referencing the sampling location, depth and date of sampling then stored on ice during delivery to the Laboratory. Samples were

transported under chain of custody to the laboratory and then analysed according to NATA accredited test methods

The analytical data is considered sufficiently complete, representative, comparable, accurate and precise to serve as an adequate basis for interpretation for the purposes of this project.

## 5 Results

### 5.1 Assessment Criteria

Analytical data were screened against relevant Tier 1 Trigger Values as defined or referenced within the NEPM 2013 Schedule B1 for Commercial/Industrial land use. Specifically:

1. Health Investigation Levels for Commercial/Industrial land use (HIL-D for heavy metals, PAHs and PCBs were derived from **Table 1A (1)**); and
2. Health Screening Levels were derived from CRC Care Technical Report 10 – Health screening levels for petroleum hydrocarbons in soil and groundwater – Summary (Friebel and Nadebaum 2011) for silt/clay-based soils in a Commercial/Industrial land use (HSL-D) for TRH, BTEX and Naphthalene.

HIL and HSL assessment criteria address potential health risks to receptors associated with potential contamination.

### 5.2 Targeted sampling results and interpretation

A tabulated assessment of analytical results against assessment criteria is presented in **Tables 1-2** within **Annex C** with laboratory reports presented in **Annex D**.

Results of laboratory analysis are summarised below:

- Heavy metal concentrations returned acceptable under HIL-D;
- TRH, BTEX and PAH returned concentrations below the limit of reporting (LOR) and acceptable under HSL/HIL-D.
- One sample returned concentrations of Chromium above the NSW Waste Classification Guidelines CT1 limit for General Solid Waste (GSW). The material could potentially meet GSW SCC1 criteria with TCLP analysis.

## 6 Discussion & Conclusion

Hunter Civilab (HC) were engaged by Central Waste Station to complete an Environmental Site Assessment (ESA) targetting soils in an area with proposed underground water storage tanks at 8 Styles Street, Kurri Kurri. Fill material was encountered along the rear access track along the northern boundary to a maximum depth of 3 metres. Fill material was encountered to a maximum depth of 1.8 metres within the car park area adjacent to the office.

Laboratory results returned concentrations of contaminants of concern below commercial/industrial site criteria for all analytes. One sample returned concentrations of Chromium above the CT1 Criteria for

---

General Solid Waste specified in the NSW Waste Classification Guidelines. Remaining samples concentrations were below the CT1 criterion for General Solid Waste.

If you have any further questions about this report, please contact the undersigned.

For and on behalf of

Valley Civilab Pty Ltd, trading as Hunter Civilab

Reported by:



**Jake Duck**  
Environmental Scientist

Reviewed by:



**Malcolm Adrien**  
Environmental Services Manager



### **Limitations**

Hunter Civilab (HC) considers that the objectives of the original scope as presented in quote Q2021\_032 of the investigation have been achieved.

The analytical data and recommendations within the above report are subjected to the specific sampling and testing that was undertaken at the time of the current investigation. It should be noted that underlying site soil conditions can vary significantly across a site and the environment can change overtime. If conditions encountered during intrusive works are different to those contained in this report Hunter Civilab should be contacted immediately for site reassessment.




# Annex A

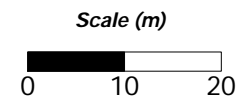


Note:  
(1) Base layer sourced from NearMap (2021).  
(2) Scale bar is approximate.

**Figure 1: Site Plan**

**LEGEND**

 Borehole Location





# Annex B



# BOREHOLE LOG REPORT

**HOLE NO:** BH1  
**FILE / JOB NO:** P21402  
**SHEET:** 1 OF 1

**CLIENT:** Central Waste Station  
**PROJECT:** Proposed Development  
**LOCATION:** 8 Styles Street, Kurri Kurri

POSITION:	SURFACE ELEVATION:	INCLINATION: 90°
DRILLING METHOD: Drill Rig	CONTRACTOR:	DRILLER: SH
DATE LOGGED: 03/02/2021	DATE SAMPLED: 03/02/2021	LOGGED BY: JD
		CHECKED BY: MA

TESTING & SAMPLING				MATERIAL						
Water	Penetrometer Testing		Field Tests	Samples	Depth (m)	Graphic Log Classification Symbol	MATERIAL DESCRIPTION Soil Type, Plasticity or Particle Characteristic, Colour, Secondary and Minor Components	Moisture Condition	Consistency/Relative Density	STRUCTURE & Other Observations
	Depth (m)	Blows								
					0.5		FILL: Recycled Concrete	D	D	FILL
					1.0		FILL: Sandy GRAVEL, medium to coarse grained, dark brown, coarse angular gravel. Brick inclusions			
					1.5			D	D	
					2.0					
					2.5					
					3.0		Sandy SILT, fine to medium grained, dark brown, trace rounded fine gravel. Low plasticity at 4.2m			ALLUVIUM
					3.5					
					4.0			D becoming M	S	
					4.5					
					5.0		Terminated at 5.00 m			

<b>Additional Comments</b>	<b>CLASSIFICATION SYMBOLS &amp; SOIL DESCRIPTION</b> Based on Unified Classification System  <div style="text-align: center;">               Water table                 Water inflow         </div>	<b>SAMPLES &amp; FIELD TESTS</b> U - Undisturbed Sample D - Disturbed Sample ES - Environmental Sample B - Bulk Disturbed Sample  MC - Moisture Content PP - Pocket Penetrometer SPT - Standard Penetration Test VS - Vane Shear	<b>MOISTURE</b> D - Dry M - Moist W - Wet <PL - Moist, below PL ~PL - Moist, approx. PL >PL - Moist, above PL ~LL - Wet, approx. LL >LL - Wet, above LL  PL - Plastic Limit LL - Liquid Limit	<b>CONSISTENCY/RELATIVE DENSITY</b> VS - Very Soft S - Soft F - Firm St - Stiff VSt - Very Stiff H - Hard VL - Very Loose L - Loose MD - Medium Dense D - Dense VD - Very Dense
----------------------------	---	---	--	--

VCL 3.03 LIBRARY\GIB \VCL - BOREHOLE AND TESTPIT LOG \LOGS.GPJ | 03/02/2021 | JD



# BOREHOLE LOG REPORT

**HOLE NO: BH2**  
 FILE / JOB NO: P21402  
 SHEET: 1 OF 1

CLIENT: Central Waste Station  
 PROJECT: Proposed Development  
 LOCATION: 8 Styles Street, Kurri Kurri

POSITION:	SURFACE ELEVATION:	INCLINATION: 90°
DRILLING METHOD: Drill Rig	CONTRACTOR:	DRILLER: SH
DATE LOGGED: 03/02/2021	DATE SAMPLED: 03/02/2021	LOGGED BY: JD
		CHECKED BY: MA

TESTING & SAMPLING				MATERIAL							
Water	Penetrometer Testing		Field Tests	Samples	Depth (m)	Graphic Log	Classification Symbol	MATERIAL DESCRIPTION Soil Type, Plasticity or Particle Characteristic, Colour, Secondary and Minor Components	Moisture Condition	Consistency/Relative Density	STRUCTURE & Other Observations
	Depth (m)	Blows									
					0.5			FILL: Recycled Concrete	D	D	FILL
				ES 1.00-1.10	1.0			FILL: Sandy GRAVEL, medium to coarse grained, dark brown, coarse angular gravel. Brick inclusions			
					1.5				D	D	
					2.0						
				ES 2.50-2.60	2.5			Sandy SILT, fine to medium grained, dark brown, trace rounded fine gravel. Low plasticity at 4.2m	D becoming M	S	ALLUVIUM
					3.0						
					3.5						
					4.0						
					4.20			Terminated at 4.20 m			
					4.5						

<b>Additional Comments</b>	<b>CLASSIFICATION SYMBOLS &amp; SOIL DESCRIPTION</b> Based on Unified Classification System  <div style="text-align: center;">             Water table               Water inflow         </div>	<b>SAMPLES &amp; FIELD TESTS</b> U - Undisturbed Sample D - Disturbed Sample ES - Environmental Sample B - Bulk Disturbed Sample  MC - Moisture Content PP - Pocket Penetrometer SPT - Standard Penetration Test VS - Vane Shear	<b>MOISTURE</b> D - Dry M - Moist W - Wet <PL - Moist, below PL ~PL - Moist, approx. PL >PL - Moist, above PL ~LL - Wet, approx. LL >LL - Wet, above LL  PL - Plastic Limit LL - Liquid Limit	<b>CONSISTENCY/RELATIVE DENSITY</b> VS - Very Soft S - Soft F - Firm St - Stiff VSt - Very Stiff H - Hard VL - Very Loose L - Loose MD - Medium Dense D - Dense VD - Very Dense
----------------------------	---	---	--	--

VCL 3.03 LIBRARY.GLB | VCL - BOREHOLE AND TESTPIT LOG | LOGS.GPJ | 03/02/2021 | JD



# BOREHOLE LOG REPORT

**HOLE NO:** BH3  
**FILE / JOB NO:** P21402  
**SHEET:** 1 OF 1

**CLIENT:** Central Waste Station  
**PROJECT:** Proposed Development  
**LOCATION:** 8 Styles Street, Kurri Kurri

POSITION:	SURFACE ELEVATION:	INCLINATION: 90°
DRILLING METHOD: Drill Rig	CONTRACTOR:	DRILLER: SH
DATE LOGGED: 03/02/2021	DATE SAMPLED: 03/02/2021	LOGGED BY: JD
		CHECKED BY: MA

TESTING & SAMPLING				MATERIAL						
Water	Penetrometer Testing		Field Tests	Samples	Depth (m)	Graphic Log Classification Symbol	MATERIAL DESCRIPTION Soil Type, Plasticity or Particle Characteristic, Colour, Secondary and Minor Components	Moisture Condition	Consistency/Relative Density	STRUCTURE & Other Observations
	Depth (m)	Blows								
					0.5		FILL: Sandy Gravel, medium grained, light brown, coarse angular gravel			FILL
					1.0			D	D	
					1.5					
				ES 1.90-2.00	2.0					
				ES 2.20-2.30	2.5		FILL: Sandy Gravelly CLAY, fine to medium grained, medium plasticity, black / green streaks, coarse gravel	D	D	
					2.5		FILL: Sandy Gravel, medium grained, light brown, coarse angular gravel	<PL	F	
					3.0		Sandy SILT, fine to medium grained, dark brown, trace rounded fine gravel. Low plasticity at 4.2m			ALLUVIUM
					3.5			D becoming M	D	
					4.0					
					4.5		Terminated at 4.30 m			

<b>Additional Comments</b>	<b>CLASSIFICATION SYMBOLS &amp; SOIL DESCRIPTION</b> Based on Unified Classification System  <div style="text-align: center;"> <b>WATER</b>   Water table   Water inflow         </div>	<b>SAMPLES &amp; FIELD TESTS</b> U - Undisturbed Sample D - Disturbed Sample ES - Environmental Sample B - Bulk Disturbed Sample  MC - Moisture Content PP - Pocket Penetrometer SPT - Standard Penetration Test VS - Vane Shear	<b>MOISTURE</b> D - Dry M - Moist W - Wet <PL - Moist, below PL ~PL - Moist, approx. PL >PL - Moist, above PL ~LL - Wet, approx. LL >LL - Wet, above LL  PL - Plastic Limit LL - Liquid Limit	<b>CONSISTENCY/RELATIVE DENSITY</b> VS - Very Soft S - Soft F - Firm St - Stiff VSt - Very Stiff H - Hard VL - Very Loose L - Loose MD - Medium Dense D - Dense VD - Very Dense
----------------------------	--	---	--	--



# BOREHOLE LOG REPORT

**HOLE NO: BH4**  
 FILE / JOB NO: P21402  
 SHEET: 1 OF 1

CLIENT: Central Waste Station  
 PROJECT: Proposed Development  
 LOCATION: 8 Styles Street, Kurri Kurri

POSITION:	SURFACE ELEVATION:	INCLINATION: 90°
DRILLING METHOD: Drill Rig	CONTRACTOR:	DRILLER: SH
DATE LOGGED: 03/02/2021	DATE SAMPLED: 03/02/2021	LOGGED BY: JD
		CHECKED BY: MA

TESTING & SAMPLING				MATERIAL							
Water	Penetrometer Testing		Field Tests	Samples	Depth (m)	Graphic Log	Classification Symbol	MATERIAL DESCRIPTION Soil Type, Plasticity or Particle Characteristic, Colour, Secondary and Minor Components	Moisture Condition	Consistency/Relative Density	STRUCTURE & Other Observations
	Depth (m)	Blows									
					0.5			FILL: Sandy Gravel, medium grained, light brown, coarse angular gravel	D	D	FILL
					1.0			FILL: Sandy Gravelly CLAY, fine to medium grained, medium plasticity, black mottled red / yellow with green streaks, coarse gravel FILL: Sandy Gravel, medium grained, light brown, coarse angular gravel	D	D	
				ES 1.40-1.50	1.5				<PL	F	
					2.0			Sandy SILT, fine to medium grained, dark brown. Low plasticity silt with moisture at 3.6m			ALLUVIUM
				ES 3.00-3.10	3.0				D becoming M	D	
					4.0						
					4.5			Terminated at 4.20 m			

<b>Additional Comments</b>	<b>CLASSIFICATION SYMBOLS &amp; SOIL DESCRIPTION</b> Based on Unified Classification System  <div style="text-align: center;"> <b>WATER</b>   Water table   Water inflow         </div>	<b>SAMPLES &amp; FIELD TESTS</b> U - Undisturbed Sample D - Disturbed Sample ES - Environmental Sample B - Bulk Disturbed Sample  MC - Moisture Content PP - Pocket Penetrometer SPT - Standard Penetration Test VS - Vane Shear	<b>MOISTURE</b> D - Dry M - Moist W - Wet <PL - Moist, below PL ~PL - Moist, approx. PL >PL - Moist, above PL ~LL - Wet, approx. LL >LL - Wet, above LL  PL - Plastic Limit LL - Liquid Limit	<b>CONSISTENCY/RELATIVE DENSITY</b> VS - Very Soft S - Soft F - Firm St - Stiff VSt - Very Stiff H - Hard VL - Very Loose L - Loose MD - Medium Dense D - Dense VD - Very Dense
----------------------------	--	---	--	--

VCL 3.03 LIBRARY.GLB | VCL - BOREHOLE AND TESTPIT LOG | LOGS.GPJ | 03/02/2021 | JD



# BOREHOLE LOG REPORT

**HOLE NO: BH5**  
FILE / JOB NO: P21402  
SHEET: 1 OF 1

CLIENT: Central Waste Station  
PROJECT: Proposed Development  
LOCATION: 8 Styles Street, Kurri Kurri

POSITION:	SURFACE ELEVATION:	INCLINATION: 90°
DRILLING METHOD: Drill Rig	CONTRACTOR:	DRILLER: SH
DATE LOGGED: 03/02/2021	DATE SAMPLED: 03/02/2021	LOGGED BY: JD
		CHECKED BY: MA

TESTING & SAMPLING				MATERIAL						
Water	Penetrometer Testing		Field Tests	Samples	Depth (m)	Graphic Log Classification Symbol	MATERIAL DESCRIPTION Soil Type, Plasticity or Particle Characteristic, Colour, Secondary and Minor Components	Moisture Condition	Consistency/Relative Density	STRUCTURE & Other Observations
	Depth (m)	Blows								
					0.5		FILL: Gravelly SILT, fine to medium grained, brown, coarse angular gravel	D	MD	FILL
							FILL: Sandy SILT, fine to medium grained, brown, low plasticity silt	D	MD	
							FILL: Silty CLAY, fine to medium, medium plasticity, dark brown mottled orange / red			
					1.0			D	F	
					1.5					
					2.0		Sandy SILT, fine grained, dark brown becoming light brown at 2.5m, becoming moist at 2.8m, low plasticity silt. Wet at 4.0m.			ALLUVIUM
					2.5					
					3.0			D becoming W	MD	
					3.5					
					4.0					
					4.5		Terminated at 4.50 m			

<b>Additional Comments</b>	<b>CLASSIFICATION SYMBOLS &amp; SOIL DESCRIPTION</b> Based on Unified Classification System  <div style="text-align: center;">  Water table   Water inflow         </div>	<b>SAMPLES &amp; FIELD TESTS</b> U - Undisturbed Sample D - Disturbed Sample ES - Environmental Sample B - Bulk Disturbed Sample  MC - Moisture Content PP - Pocket Penetrometer SPT - Standard Penetration Test VS - Vane Shear	<b>MOISTURE</b> D - Dry M - Moist W - Wet <PL - Moist, below PL ~PL - Moist, approx. PL >PL - Moist, above PL ~LL - Wet, approx. LL >LL - Wet, above LL  PL - Plastic Limit LL - Liquid Limit	<b>CONSISTENCY/RELATIVE DENSITY</b> VS - Very Soft S - Soft F - Firm St - Stiff VSt - Very Stiff H - Hard VL - Very Loose L - Loose MD - Medium Dense D - Dense VD - Very Dense
----------------------------	--	---	--	--

VCL 3.03 LIBRARY\GIB \VCL - BOREHOLE AND TESTPIT LOG | LOGS.GPJ | 03/02/2021 | JD



# BOREHOLE LOG REPORT

**HOLE NO: BH6**  
 FILE / JOB NO: P21402  
 SHEET: 1 OF 1

CLIENT: Central Waste Station  
 PROJECT: Proposed Development  
 LOCATION: 8 Styles Street, Kurri Kurri

POSITION:	SURFACE ELEVATION:	INCLINATION: 90°
DRILLING METHOD: Drill Rig	CONTRACTOR:	DRILLER: SH
DATE LOGGED: 03/02/2021	DATE SAMPLED: 03/02/2021	LOGGED BY: JD
		CHECKED BY: MA

TESTING & SAMPLING				MATERIAL							
Water	Penetrometer Testing		Field Tests	Samples	Depth (m)	Graphic Log	Classification Symbol	MATERIAL DESCRIPTION Soil Type, Plasticity or Particle Characteristic, Colour, Secondary and Minor Components	Moisture Condition	Consistency/Relative Density	STRUCTURE & Other Observations
	Depth (m)	Blows									
				ES 0.10-0.20				FILL: Gravelly SILT, fine to medium grained, brown, coarse angular gravel	D	MD	FILL
				ES 0.40-0.50	0.5			FILL: Sandy SILT, fine to medium grained, brown, low plasticity silt FILL: Silty CLAY, fine to medium, medium plasticity, dark brown mottled orange / red	D	MD	
					1.0					F	
					1.5			FILL: Clayey Gravelly SAND, fine to medium grained, low plasticity, brown / yellow, fine rounded gravel			
					2.0				D	F	
				ES 2.20-2.30	2.5			Sandy SILT, fine grained, dark brown becoming light brown at 2.3m, becoming moist at 2.7m, low plasticity silt.			ALLUVIUM
					3.0				D becoming M	MD	
					3.5						
					4.0			Terminated at 3.80 m			
					4.5						

<b>Additional Comments</b>	<b>CLASSIFICATION SYMBOLS &amp; SOIL DESCRIPTION</b> Based on Unified Classification System  <div style="text-align: center;"> <b>WATER</b>   Water table   Water inflow         </div>	<b>SAMPLES &amp; FIELD TESTS</b> U - Undisturbed Sample D - Disturbed Sample ES - Environmental Sample B - Bulk Disturbed Sample  MC - Moisture Content PP - Pocket Penetrometer SPT - Standard Penetration Test VS - Vane Shear	<b>MOISTURE</b> D - Dry M - Moist W - Wet <PL - Moist, below PL ~PL - Moist, approx. PL >PL - Moist, above PL ~LL - Wet, approx. LL >LL - Wet, above LL  PL - Plastic Limit LL - Liquid Limit	<b>CONSISTENCY/RELATIVE DENSITY</b> VS - Very Soft S - Soft F - Firm St - Stiff VSt - Very Stiff H - Hard VL - Very Loose L - Loose MD - Medium Dense D - Dense VD - Very Dense
----------------------------	--	---	--	--



# BOREHOLE LOG REPORT

**HOLE NO: BH7**  
 FILE / JOB NO: P21402  
 SHEET: 1 OF 1

CLIENT : Central Waste Station  
 PROJECT : Proposed Development  
 LOCATION : 8 Styles Street, Kurri Kurri

POSITION:	SURFACE ELEVATION:	INCLINATION: 90°
DRILLING METHOD: Drill Rig	CONTRACTOR:	DRILLER: SH
DATE LOGGED: 03/02/2021	DATE SAMPLED: 03/02/2021	LOGGED BY: JD
		CHECKED BY: MA

TESTING & SAMPLING				MATERIAL						
Water	Penetrometer Testing		Field Tests	Samples	Depth (m)	Graphic Log Classification Symbol	MATERIAL DESCRIPTION Soil Type, Plasticity or Particle Characteristic, Colour, Secondary and Minor Components	Moisture Condition	Consistency/Relative Density	STRUCTURE & Other Observations
	Depth (m)	Blows								
					0.5		FILL: Gravelly SILT, medium to coarse grained, brown, low plasticity Silt	D	MD	FILL
					1.0		FILL: Silty SAND, fine to medium grained, light brown / yellow, trace rounded gravel, low plasticity silt	D	MD	
					1.5		Sandy SILT, fine grained, dark brown with mottled red at 1.5m, becoming light brown at 2.0m. Becoming moist at 2.5, low plasticity silt.	D becoming M	MD	ALLUVIUM
				2.0						
				2.5						
					3.0					
					3.5		Terminated at 3.50 m			
					4.0					
					4.5					

<b>Additional Comments</b>	<b>CLASSIFICATION SYMBOLS &amp; SOIL DESCRIPTION</b> Based on Unified Classification System  <div style="text-align: center;"> <b>WATER</b>   Water table   Water inflow         </div>	<b>SAMPLES &amp; FIELD TESTS</b> U - Undisturbed Sample D - Disturbed Sample ES - Environmental Sample B - Bulk Disturbed Sample  MC - Moisture Content PP - Pocket Penetrometer SPT - Standard Penetration Test VS - Vane Shear	<b>MOISTURE</b> D - Dry M - Moist W - Wet <PL - Moist, below PL ~PL - Moist, approx. PL >PL - Moist, above PL ~LL - Wet, approx. LL >LL - Wet, above LL  PL - Plastic Limit LL - Liquid Limit	<b>CONSISTENCY/RELATIVE DENSITY</b> VS - Very Soft S - Soft F - Firm St - Stiff VSt - Very Stiff H - Hard VL - Very Loose L - Loose MD - Medium Dense D - Dense VD - Very Dense
----------------------------	--	---	--	--

VCL 3.03 LIBRARY\GIB \VCL - BOREHOLE AND TESTPIT LOG | LOGS.GPJ | 03/02/2021 | JD



# BOREHOLE LOG REPORT

**HOLE NO:** BH8  
**FILE / JOB NO:** P21402  
**SHEET:** 1 OF 1

**CLIENT:** Central Waste Station  
**PROJECT:** Proposed Development  
**LOCATION:** 8 Styles Street, Kurri Kurri

POSITION:	SURFACE ELEVATION:	INCLINATION: 90°
DRILLING METHOD: Drill Rig	CONTRACTOR:	DRILLER: SH
DATE LOGGED: 03/02/2021	DATE SAMPLED: 03/02/2021	LOGGED BY: JD
		CHECKED BY: MA

TESTING & SAMPLING				MATERIAL						
Water	Penetrometer Testing		Field Tests	Samples	Depth (m)	Graphic Log Classification Symbol	MATERIAL DESCRIPTION Soil Type, Plasticity or Particle Characteristic, Colour, Secondary and Minor Components	Moisture Condition	Consistency/Relative Density	STRUCTURE & Other Observations
	Depth (m)	Blows								
				ES 0.20-0.30	0.5		FILL: Gravelly SILT, medium to coarse grained, brown, low plasticity Silt	D	MD	FILL
				ES 0.50-0.60			FILL: Gravelly Clayey SILT, fine to medium grained, dark brown	D	D	
				ES 1.50-1.60	1.5		Sandy SILT, fine grained, dark brown becoming light brown at 1.6m, Becoming moist at 2.6, low plasticity silt.			ALLUVIUM
					2.0					
					2.5					
					3.0					
					3.5		Terminated at 3.50 m			
					4.0					
					4.5					

<b>Additional Comments</b>	<b>CLASSIFICATION SYMBOLS &amp; SOIL DESCRIPTION</b> Based on Unified Classification System  <div style="text-align: center;"> <b>WATER</b>   Water table   Water inflow         </div>	<b>SAMPLES &amp; FIELD TESTS</b> U - Undisturbed Sample D - Disturbed Sample ES - Environmental Sample B - Bulk Disturbed Sample  MC - Moisture Content PP - Pocket Penetrometer SPT - Standard Penetration Test VS - Vane Shear	<b>MOISTURE</b> D - Dry M - Moist W - Wet <PL - Moist, below PL ~PL - Moist, approx. PL >PL - Moist, above PL ~LL - Wet, approx. LL >LL - Wet, above LL  PL - Plastic Limit LL - Liquid Limit	<b>CONSISTENCY/RELATIVE DENSITY</b> VS - Very Soft S - Soft F - Firm St - Stiff VSt - Very Stiff H - Hard VL - Very Loose L - Loose MD - Medium Dense D - Dense VD - Very Dense
----------------------------	--	---	--	--

VCL 3.03 LIBRARY\GIB \VCL - BOREHOLE AND TESTPIT LOG | LOGS.GPJ | 03/02/2021 | JD




# Annex C



	Metals								TRH NEPM (2013)							BTEX			
	Arsenic	Cadmium	Chromium	Copper	Lead	Nickel	Zinc	Mercury	TRH C6-C10 Fraction	TRH C6-C10 minus BTEX (F1)	TRH >C10-C16 Fraction	TRH >C10-C16 - Naphthalene (F2)	TRH >C16-C34 (F3)	TRH >C34-C40 (F4)	Naphthalene	Benzene	Toluene	Ethylbenzene	Xylene Total
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Limit of Reporting	1	0.3	0.5	0.5	1	0.5	2	0.05	25	25	25	25	90	120	0.1	0.1	0.1	0.1	0.3
EILs (NEPM 2013)	160				1800										370				
ESLs - Fine (NEPM 2013)										215		170	2500	6600		95	135	185	180
ESLs - Coarse (NEPM 2013)										215		170	1700	3300		75	135	165	95
HIL D (NEPM 2013)	3000	900	3600	240000	1500	6000	400000	730											
HSL D - Soil Vapour Sand 0 - <1m (NEPM 2013)										260		NL			NL	3	NL	NL	230
HSL D - Soil Vapour Sand 1 - <2m (NEPM 2013)										370		NL			NL	3	NL	NL	NL
HSL D - Soil Vapour Sand 2 - <4m (NEPM 2013)										630		NL			NL	3	NL	NL	NL
HSL D - Soil Vapour Sand 4m+ (NEPM 2013)										NL		NL			NL	3	NL	NL	NL
HSL D - Soil Vapour Silt 0 - <1m (NEPM 2013)										250		NL			NL	4	NL	NL	NL
HSL D - Soil Vapour Silt 1 - <2m (NEPM 2013)										360		NL			NL	4	NL	NL	NL
HSL D - Soil Vapour Silt 2 - <4m (NEPM 2013)										590		NL			NL	6	NL	NL	NL
HSL D - Soil Vapour Silt 4m+ (NEPM 2013)										NL		NL			NL	10	NL	NL	NL
HSL D - Soil Vapour Clay 0 - <1m (NEPM 2013)										310		NL			NL	4	NL	NL	NL
HSL D - Soil Vapour Clay 1 - <2m (NEPM 2013)										480		NL			NL	6	NL	NL	NL
HSL D - Soil Vapour Clay 2 - <4m (NEPM 2013)										NL		NL			NL	9	NL	NL	NL
HSL D - Soil Vapour Clay 4m+ (NEPM 2013)										NL		NL			NL	20	NL	NL	NL
Management Limits - Fine Soil (NEPM 2013)									800		1,000		5,000	10,000					
Management Limits - Coarse Soil (NEPM 2013)									700		1,000		3,500	10,000					
HSL D - Direct Contact (CRC Care 2011)									26,000		20,000		27,000	38,000	11,000	430	99,000	27,000	81,000

Sample ID	Sampled Date	Arsenic	Cadmium	Chromium	Copper	Lead	Nickel	Zinc	Mercury	TRH C6-C10 Fraction	TRH C6-C10 minus BTEX (F1)	TRH >C10-C16 Fraction	TRH >C10-C16 - Naphthalene (F2)	TRH >C16-C34 (F3)	TRH >C34-C40 (F4)	Naphthalene	Benzene	Toluene	Ethylbenzene	Xylene Total
BH2 1.0-1.1	3/2/2021	4	<0.3	37	13	16	8.0	75	<0.05	<25	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.1	<0.3
BH2 2.5-2.6	3/2/2021	3	<0.3	8.3	6.9	10	6.0	30	<0.05	<25	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.1	<0.3
BH3 2.2-2.3	3/2/2021	5	<0.3	11	6.9	17	4.6	33	<0.05	<25	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.1	<0.3
BH8 0.2-0.3	3/2/2021	4	<0.3	16	18	42	9.4	59	<0.05	<25	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.1	<0.3
BH8 0.5-0.6	3/2/2021	3	<0.3	4.9	4.4	11	6.2	21	<0.05	<25	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.1	<0.3
BH8 1.5-1.6	3/2/2021	1	<0.3	140	7.1	19	6.0	49	<0.05	<25	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.1	<0.3

Statistical Summary		Arsenic	Cadmium	Chromium	Copper	Lead	Nickel	Zinc	Mercury	TRH C6-C10 Fraction	TRH C6-C10 minus BTEX (F1)	TRH >C10-C16 Fraction	TRH >C10-C16 - Naphthalene (F2)	TRH >C16-C34 (F3)	TRH >C34-C40 (F4)	Naphthalene	Benzene	Toluene	Ethylbenzene	Xylene Total
Number of Results		5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Number of Detects		5	0	5	5	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Detect		3	0	4.9	4.4	10	4.6	21	0	0	0	0	0	0	0	0	0	0	0	0
Maximum Detect		5	0	37	18	42	9.4	75	0	0	0	0	0	0	0	0	0	0	0	0
Average Concentration		3.8	-	15.44	9.84	19.2	6.84	43.6	-	-	-	-	-	-	-	-	-	-	-	-
Number of Guideline Exceedances		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	PAH					
	Naphthalene	Benzo(a)pyrene	Carcinogenic PAHs, BaP TEQ <LOR=0	Carcinogenic PAHs, BaP TEQ <LOR=LOR	Carcinogenic PAHs, BaP TEQ <LOR=LOR/2	Total PAH
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Limit of Reporting	0.1	0.1	0.2	0.3	0.2	0.8
EILs (NEPM 2013)	370					
ESLs - Coarse/Fine (NEPM 2013)		0.7				
HIL D (NEPM 2013)			40	40	40	4000
<b>HSL B - Direct Contact (CRC Care 2011)</b>	<b>11,000</b>					

Sample ID	Sampled Date						
BH2 1.0-1.1	3/2/2021	<0.1	<0.1	<0.2	<0.3	<0.2	<0.8
BH2 2.5-2.6	3/2/2021	<0.1	<0.1	<0.2	<0.3	<0.2	<0.8
BH3 2.2-2.3	3/2/2021	<0.1	<0.1	<0.2	<0.3	<0.2	<0.8
BH8 0.2-0.3	3/2/2021	<0.1	<0.1	<0.2	<0.3	<0.2	<0.8
BH8 0.5-0.6	3/2/2021	<0.1	<0.1	<0.2	<0.3	<0.2	<0.8
BH8 1.5-1.6	3/2/2021	<0.1	<0.1	<0.2	<0.3	<0.2	<0.8

Statistical Summary							
Number of Results	6	6	6	6	6	6	6
Number of Detects	0	0	0	0	0	0	0
Minimum Detect	0	0	0	0	0	0	0
Maximum Detect	0	0	0	0	0	0	0
Average Concentration	-	-	-	-	-	-	-
Number of Guideline Exceedances	0	0	0	0	0	0	0

Note:



# Annex D

CLIENT DETAILS

Contact **Jake Duck**  
 Client **VALLEY CIVILAB PTY LTD**  
 Address **PO BOX 3127  
 THORNTON NSW 2322**

Telephone **61 2 4966 1844**  
 Facsimile **(Not specified)**  
 Email **jake.duck@huntercivilab.com.au**

Project **P21402 (Kurri)**  
 Order Number **626**  
 Samples **6**

LABORATORY DETAILS

Manager **Huong Crawford**  
 Laboratory **SGS Alexandria Environmental**  
 Address **Unit 16, 33 Maddox St  
 Alexandria NSW 2015**

Telephone **+61 2 8594 0400**  
 Facsimile **+61 2 8594 0499**  
 Email **au.environmental.sydney@sgs.com**

SGS Reference **SE216190 R0**  
 Date Received **05 Feb 2021**  
 Date Reported **09 Feb 2021**

COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

SIGNATORIES



Dong LIANG  
 Metals/Inorganics Team Leader



Huong CRAWFORD  
 Production Manager



Kamrul AHSAN  
 Senior Chemist



Ly Kim HA  
 Organic Section Head

Parameter	Units	LOR	SE216190.001	SE216190.002	SE216190.003	SE216190.004
Sample Number			SE216190.001	SE216190.002	SE216190.003	SE216190.004
Sample Matrix			Soil	Soil	Soil	Soil
Sample Date			03 Feb 2021	03 Feb 2021	03 Feb 2021	03 Feb 2021
Sample Name			BH2 1.0-1.1	BH2 2.5-2.6	BH3 2.2-2.3	BH8 0.2-0.3

**VOC's in Soil Method: AN433 Tested: 5/2/2021**

Monocyclic Aromatic Hydrocarbons

Parameter	Units	LOR	SE216190.001	SE216190.002	SE216190.003	SE216190.004
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1

Polycyclic VOCs

Parameter	Units	LOR	SE216190.001	SE216190.002	SE216190.003	SE216190.004
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1

Surrogates

Parameter	Units	LOR	SE216190.001	SE216190.002	SE216190.003	SE216190.004
d4-1,2-dichloroethane (Surrogate)	%	-	104	94	106	106
d8-toluene (Surrogate)	%	-	100	89	100	99
Bromofluorobenzene (Surrogate)	%	-	105	92	105	100

Totals

Parameter	Units	LOR	SE216190.001	SE216190.002	SE216190.003	SE216190.004
Total Xylenes	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6	<0.6	<0.6

**Volatile Petroleum Hydrocarbons in Soil Method: AN433 Tested: 5/2/2021**

Parameter	Units	LOR	SE216190.001	SE216190.002	SE216190.003	SE216190.004
TRH C6-C10	mg/kg	25	<25	<25	<25	<25
TRH C6-C9	mg/kg	20	<20	<20	<20	<20

Surrogates

Parameter	Units	LOR	SE216190.001	SE216190.002	SE216190.003	SE216190.004
d4-1,2-dichloroethane (Surrogate)	%	-	104	94	106	106
d8-toluene (Surrogate)	%	-	100	89	100	99
Bromofluorobenzene (Surrogate)	%	-	105	92	105	100

VPH F Bands

Parameter	Units	LOR	SE216190.001	SE216190.002	SE216190.003	SE216190.004
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25	<25

Parameter	Units	LOR	Sample Number	SE216190.001	SE216190.002	SE216190.003	SE216190.004
			Sample Matrix	Soil	Soil	Soil	Soil
			Sample Date	03 Feb 2021	03 Feb 2021	03 Feb 2021	03 Feb 2021
			Sample Name	BH2 1.0-1.1	BH2 2.5-2.6	BH3 2.2-2.3	BH8 0.2-0.3

**TRH (Total Recoverable Hydrocarbons) in Soil Method: AN403 Tested: 5/2/2021**

Parameter	Units	LOR	SE216190.001	SE216190.002	SE216190.003	SE216190.004
TRH C10-C14	mg/kg	20	<20	<20	<20	<20
TRH C15-C28	mg/kg	45	<45	<45	<45	<45
TRH C29-C36	mg/kg	45	<45	<45	<45	<45
TRH C37-C40	mg/kg	100	<100	<100	<100	<100
TRH C10-C36 Total	mg/kg	110	<110	<110	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	<210	<210

TRH F Bands

Parameter	Units	LOR	SE216190.001	SE216190.002	SE216190.003	SE216190.004
TRH >C10-C16	mg/kg	25	<25	<25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<90	<90	<90	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	<120	<120	<120

**PAH (Polynuclear Aromatic Hydrocarbons) in Soil Method: AN420 Tested: 5/2/2021**

Parameter	Units	LOR	SE216190.001	SE216190.002	SE216190.003	SE216190.004
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
2-methylnaphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
1-methylnaphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Fluorene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Phenanthrene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Anthracene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Fluoranthene	mg/kg	0.1	<b>0.1</b>	<0.1	<b>0.1</b>	<b>0.1</b>
Pyrene	mg/kg	0.1	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>
Benzo(a)anthracene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Chrysene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Benzo(b&j)fluoranthene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Benzo(k)fluoranthene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Benzo(a)pyrene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Indeno(1,2,3-cd)pyrene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Dibenzo(ah)anthracene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Benzo(ghi)perylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Carcinogenic PAHs, BaP TEQ <LOR=0	TEQ (mg/kg)	0.2	<0.2	<0.2	<0.2	<0.2
Carcinogenic PAHs, BaP TEQ <LOR=LOR	TEQ (mg/kg)	0.3	<0.3	<0.3	<0.3	<0.3
Carcinogenic PAHs, BaP TEQ <LOR=LOR/2	TEQ (mg/kg)	0.2	<0.2	<0.2	<0.2	<0.2
Total PAH (18)	mg/kg	0.8	<0.8	<0.8	<0.8	<0.8
Total PAH (NEPM/WHO 16)	mg/kg	0.8	<0.8	<0.8	<0.8	<0.8

Surrogates

Parameter	Units	LOR	SE216190.001	SE216190.002	SE216190.003	SE216190.004
d5-nitrobenzene (Surrogate)	%	-	<b>92</b>	<b>90</b>	<b>92</b>	<b>92</b>
2-fluorobiphenyl (Surrogate)	%	-	<b>86</b>	<b>90</b>	<b>88</b>	<b>92</b>
d14-p-terphenyl (Surrogate)	%	-	<b>88</b>	<b>92</b>	<b>90</b>	<b>90</b>

**Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES Method: AN040/AN320 Tested: 8/2/2021**

Parameter	Units	LOR	SE216190.001	SE216190.002	SE216190.003	SE216190.004
Arsenic, As	mg/kg	1	<b>4</b>	<b>3</b>	<b>5</b>	<b>4</b>
Cadmium, Cd	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	<b>37</b>	<b>8.3</b>	<b>11</b>	<b>16</b>
Copper, Cu	mg/kg	0.5	<b>13</b>	<b>6.9</b>	<b>6.9</b>	<b>18</b>
Nickel, Ni	mg/kg	0.5	<b>8.0</b>	<b>6.0</b>	<b>4.6</b>	<b>9.4</b>
Lead, Pb	mg/kg	1	<b>16</b>	<b>10</b>	<b>17</b>	<b>42</b>
Zinc, Zn	mg/kg	2	<b>75</b>	<b>30</b>	<b>33</b>	<b>59</b>

**Mercury in Soil Method: AN312 Tested: 8/2/2021**

Parameter	Units	LOR	SE216190.001	SE216190.002	SE216190.003	SE216190.004
Mercury	mg/kg	0.05	<0.05	<0.05	<0.05	<0.05



# ANALYTICAL REPORT

SE216190 R0

	Sample Number	SE216190.001	SE216190.002	SE216190.003	SE216190.004
	Sample Matrix	Soil	Soil	Soil	Soil
	Sample Date	03 Feb 2021	03 Feb 2021	03 Feb 2021	03 Feb 2021
	Sample Name	BH2 1.0-1.1	BH2 2.5-2.6	BH3 2.2-2.3	BH8 0.2-0.3
Parameter	Units	LOR			

Moisture Content Method: AN002 Tested: 5/2/2021

% Moisture	%w/w	1	12.3	7.1	12.7	11.8
------------	------	---	------	-----	------	------

	Sample Number	SE216190.005	SE216190.006
	Sample Matrix	Soil	Soil
	Sample Date	03 Feb 2021	03 Feb 2021
	Sample Name	BH8 0.5-0.6	BH8 1.5-1.6
Parameter	Units	LOR	

**VOC's in Soil Method: AN433 Tested: 5/2/2021**

Monocyclic Aromatic Hydrocarbons

Benzene	mg/kg	0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1

Polycyclic VOCs

Naphthalene	mg/kg	0.1	<0.1	<0.1
-------------	-------	-----	------	------

Surrogates

d4-1,2-dichloroethane (Surrogate)	%	-	<b>109</b>	<b>108</b>
d8-toluene (Surrogate)	%	-	<b>103</b>	<b>100</b>
Bromofluorobenzene (Surrogate)	%	-	<b>107</b>	<b>104</b>

Totals

Total Xylenes	mg/kg	0.3	<0.3	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6

**Volatile Petroleum Hydrocarbons in Soil Method: AN433 Tested: 5/2/2021**

TRH C6-C10	mg/kg	25	<25	<25
TRH C6-C9	mg/kg	20	<20	<20

Surrogates

d4-1,2-dichloroethane (Surrogate)	%	-	<b>109</b>	<b>108</b>
d8-toluene (Surrogate)	%	-	<b>103</b>	<b>100</b>
Bromofluorobenzene (Surrogate)	%	-	<b>107</b>	<b>104</b>

VPH F Bands

Benzene (F0)	mg/kg	0.1	<0.1	<0.1
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25

Sample Number	SE216190.005	SE216190.006
Sample Matrix	Soil	Soil
Sample Date	03 Feb 2021	03 Feb 2021
Sample Name	BH8 0.5-0.6	BH8 1.5-1.6
Parameter	Units	LOR

**TRH (Total Recoverable Hydrocarbons) in Soil Method: AN403 Tested: 5/2/2021**

TRH C10-C14	mg/kg	20	<20	<20
TRH C15-C28	mg/kg	45	<45	<45
TRH C29-C36	mg/kg	45	<45	<45
TRH C37-C40	mg/kg	100	<100	<100
TRH C10-C36 Total	mg/kg	110	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210

TRH F Bands

TRH >C10-C16	mg/kg	25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<90	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	<120

**PAH (Polynuclear Aromatic Hydrocarbons) in Soil Method: AN420 Tested: 5/2/2021**

Naphthalene	mg/kg	0.1	<0.1	<0.1
2-methylnaphthalene	mg/kg	0.1	<0.1	<0.1
1-methylnaphthalene	mg/kg	0.1	<0.1	<0.1
Acenaphthylene	mg/kg	0.1	<0.1	<0.1
Acenaphthene	mg/kg	0.1	<0.1	<0.1
Fluorene	mg/kg	0.1	<0.1	<0.1
Phenanthrene	mg/kg	0.1	<0.1	<0.1
Anthracene	mg/kg	0.1	<0.1	<0.1
Fluoranthene	mg/kg	0.1	<0.1	<b>0.1</b>
Pyrene	mg/kg	0.1	<0.1	<b>0.1</b>
Benzo(a)anthracene	mg/kg	0.1	<0.1	<0.1
Chrysene	mg/kg	0.1	<0.1	<0.1
Benzo(b&j)fluoranthene	mg/kg	0.1	<0.1	<0.1
Benzo(k)fluoranthene	mg/kg	0.1	<0.1	<0.1
Benzo(a)pyrene	mg/kg	0.1	<0.1	<0.1
Indeno(1,2,3-cd)pyrene	mg/kg	0.1	<0.1	<0.1
Dibenzo(ah)anthracene	mg/kg	0.1	<0.1	<0.1
Benzo(ghi)perylene	mg/kg	0.1	<0.1	<0.1
Carcinogenic PAHs, BaP TEQ <LOR=0	TEQ (mg/kg)	0.2	<0.2	<0.2
Carcinogenic PAHs, BaP TEQ <LOR=LOR	TEQ (mg/kg)	0.3	<0.3	<0.3
Carcinogenic PAHs, BaP TEQ <LOR=LOR/2	TEQ (mg/kg)	0.2	<0.2	<0.2
Total PAH (18)	mg/kg	0.8	<0.8	<0.8
Total PAH (NEPM/WHO 16)	mg/kg	0.8	<0.8	<0.8

Surrogates

d5-nitrobenzene (Surrogate)	%	-	<b>94</b>	<b>92</b>
2-fluorobiphenyl (Surrogate)	%	-	<b>86</b>	<b>86</b>
d14-p-terphenyl (Surrogate)	%	-	<b>90</b>	<b>90</b>

**Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES Method: AN040/AN320 Tested: 8/2/2021**

Arsenic, As	mg/kg	1	<b>3</b>	<b>1</b>
Cadmium, Cd	mg/kg	0.3	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	<b>4.9</b>	<b>140</b>
Copper, Cu	mg/kg	0.5	<b>4.4</b>	<b>7.1</b>
Nickel, Ni	mg/kg	0.5	<b>6.2</b>	<b>6.0</b>
Lead, Pb	mg/kg	1	<b>11</b>	<b>19</b>
Zinc, Zn	mg/kg	2	<b>21</b>	<b>49</b>



# ANALYTICAL REPORT

SE216190 R0

	Sample Number	SE216190.005	SE216190.006
	Sample Matrix	Soil	Soil
	Sample Date	03 Feb 2021	03 Feb 2021
	Sample Name	BH8 0.5-0.6	BH8 1.5-1.6
Parameter	Units	LOR	

**Mercury in Soil Method: AN312 Tested: 8/2/2021**

Mercury	mg/kg	0.05	<0.05	<0.05
---------	-------	------	-------	-------

**Moisture Content Method: AN002 Tested: 5/2/2021**

% Moisture	%w/w	1	<b>12.3</b>	<b>13.9</b>
------------	------	---	-------------	-------------

MB blank results are compared to the Limit of Reporting

LCS and MS spike recoveries are measured as the percentage of analyte recovered from the sample compared the the amount of analyte spiked into the sample.

DUP and MSD relative percent differences are measured against their original counterpart samples according to the formula : *the absolute difference of the two results divided by the average of the two results as a percentage*. Where the DUP RPD is 'NA' , the results are less than the LOR and thus the RPD is not applicable.

**Mercury in Soil Method: ME-(AU)-[ENV]AN312**

Parameter	QC Reference	Units	LOR	MB	DUP %RPD	LCS %Recovery	MS %Recovery
Mercury	LB218154	mg/kg	0.05	<0.05	0 - 22%	108%	98%

**Moisture Content Method: ME-(AU)-[ENV]AN002**

Parameter	QC Reference	Units	LOR	DUP %RPD
% Moisture	LB218070	%w/w	1	10 - 21%

**PAH (Polynuclear Aromatic Hydrocarbons) in Soil Method: ME-(AU)-[ENV]AN420**

Parameter	QC Reference	Units	LOR	MB	DUP %RPD	LCS %Recovery	MS %Recovery
Naphthalene	LB218069	mg/kg	0.1	<0.1	0%	97%	99%
2-methylnaphthalene	LB218069	mg/kg	0.1	<0.1	0%	NA	NA
1-methylnaphthalene	LB218069	mg/kg	0.1	<0.1	0%	NA	NA
Acenaphthylene	LB218069	mg/kg	0.1	<0.1	0%	98%	98%
Acenaphthene	LB218069	mg/kg	0.1	<0.1	0%	100%	101%
Fluorene	LB218069	mg/kg	0.1	<0.1	0%	NA	NA
Phenanthrene	LB218069	mg/kg	0.1	<0.1	0%	95%	95%
Anthracene	LB218069	mg/kg	0.1	<0.1	0%	95%	94%
Fluoranthene	LB218069	mg/kg	0.1	<0.1	0%	89%	92%
Pyrene	LB218069	mg/kg	0.1	<0.1	0%	97%	100%
Benzo(a)anthracene	LB218069	mg/kg	0.1	<0.1	0%	NA	NA
Chrysene	LB218069	mg/kg	0.1	<0.1	0%	NA	NA
Benzo(b&j)fluoranthene	LB218069	mg/kg	0.1	<0.1	0%	NA	NA
Benzo(k)fluoranthene	LB218069	mg/kg	0.1	<0.1	0%	NA	NA
Benzo(a)pyrene	LB218069	mg/kg	0.1	<0.1	0%	106%	105%
Indeno(1,2,3-cd)pyrene	LB218069	mg/kg	0.1	<0.1	0%	NA	NA
Dibenzo(ah)anthracene	LB218069	mg/kg	0.1	<0.1	0%	NA	NA
Benzo(ghi)perylene	LB218069	mg/kg	0.1	<0.1	0%	NA	NA
Carcinogenic PAHs, BaP TEQ <LOR=0	LB218069	TEQ (mg/kg)	0.2	<0.2	0%	NA	NA
Carcinogenic PAHs, BaP TEQ <LOR=LOR	LB218069	TEQ (mg/kg)	0.3	<0.3	0%	NA	NA
Carcinogenic PAHs, BaP TEQ <LOR=LOR/2	LB218069	TEQ (mg/kg)	0.2	<0.2	0%	NA	NA
Total PAH (18)	LB218069	mg/kg	0.8	<0.8	0%	NA	NA
Total PAH (NEPM/WHO 16)	LB218069	mg/kg	0.8	<0.8			

Surrogates

Parameter	QC Reference	Units	LOR	MB	DUP %RPD	LCS %Recovery	MS %Recovery
d5-nitrobenzene (Surrogate)	LB218069	%	-	102%	2%	96%	94%
2-fluorobiphenyl (Surrogate)	LB218069	%	-	92%	2%	88%	88%
d14-p-terphenyl (Surrogate)	LB218069	%	-	98%	0%	80%	78%

MB blank results are compared to the Limit of Reporting

LCS and MS spike recoveries are measured as the percentage of analyte recovered from the sample compared the the amount of analyte spiked into the sample.

DUP and MSD relative percent differences are measured against their original counterpart samples according to the formula : *the absolute difference of the two results divided by the average of the two results as a percentage*. Where the DUP RPD is 'NA' , the results are less than the LOR and thus the RPD is not applicable.

**Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES Method: ME-(AU)-[ENV]AN040/AN320**

Parameter	QC Reference	Units	LOR	MB	DUP %RPD	LCS %Recovery	MS %Recovery
Arsenic, As	LB218152	mg/kg	1	<1	35%	106%	95%
Cadmium, Cd	LB218152	mg/kg	0.3	<0.3	139%	81%	89%
Chromium, Cr	LB218152	mg/kg	0.5	<0.5	6%	102%	95%
Copper, Cu	LB218152	mg/kg	0.5	<0.5	42%	105%	97%
Nickel, Ni	LB218152	mg/kg	0.5	<0.5	20%	102%	96%
Lead, Pb	LB218152	mg/kg	1	<1	39%	103%	92%
Zinc, Zn	LB218152	mg/kg	2	<2.0		101%	92%

**TRH (Total Recoverable Hydrocarbons) in Soil Method: ME-(AU)-[ENV]AN403**

Parameter	QC Reference	Units	LOR	MB	DUP %RPD	LCS %Recovery	MS %Recovery
TRH C10-C14	LB218069	mg/kg	20	<20	0%	120%	95%
TRH C15-C28	LB218069	mg/kg	45	<45	7%	103%	93%
TRH C29-C36	LB218069	mg/kg	45	<45	10%	73%	100%
TRH C37-C40	LB218069	mg/kg	100	<100	42%	NA	NA
TRH C10-C36 Total	LB218069	mg/kg	110	<110	3%	NA	NA
TRH >C10-C40 Total (F bands)	LB218069	mg/kg	210	<210	9%	NA	NA

TRH F Bands

Parameter	QC Reference	Units	LOR	MB	DUP %RPD	LCS %Recovery	MS %Recovery
TRH >C10-C16	LB218069	mg/kg	25	<25	0%	118%	93%
TRH >C10-C16 - Naphthalene (F2)	LB218069	mg/kg	25	<25	0%	NA	NA
TRH >C16-C34 (F3)	LB218069	mg/kg	90	<90	1%	85%	100%
TRH >C34-C40 (F4)	LB218069	mg/kg	120	<120	32%	75%	NA

**VOC's in Soil Method: ME-(AU)-[ENV]AN433**

Monocyclic Aromatic Hydrocarbons

Parameter	QC Reference	Units	LOR	MB	DUP %RPD	LCS %Recovery	MS %Recovery
Benzene	LB218067	mg/kg	0.1	<0.1	0%	74%	99%
Toluene	LB218067	mg/kg	0.1	<0.1	0%	73%	81%
Ethylbenzene	LB218067	mg/kg	0.1	<0.1	0%	80%	102%
m/p-xylene	LB218067	mg/kg	0.2	<0.2	0%	81%	101%
o-xylene	LB218067	mg/kg	0.1	<0.1	0%	82%	99%

Polycyclic VOCs

Parameter	QC Reference	Units	LOR	MB	DUP %RPD	LCS %Recovery	MS %Recovery
Naphthalene	LB218067	mg/kg	0.1	<0.1	0%	NA	NA

Surrogates

Parameter	QC Reference	Units	LOR	MB	DUP %RPD	LCS %Recovery	MS %Recovery
d4-1,2-dichloroethane (Surrogate)	LB218067	%	-	115%	4 - 17%	89%	103%
d8-toluene (Surrogate)	LB218067	%	-	113%	10 - 20%	88%	98%
Bromofluorobenzene (Surrogate)	LB218067	%	-	116%	2 - 7%	72%	102%

Totals

Parameter	QC Reference	Units	LOR	MB	DUP %RPD	LCS %Recovery	MS %Recovery
Total Xylenes	LB218067	mg/kg	0.3	<0.3	0%	NA	NA
Total BTEX	LB218067	mg/kg	0.6	<0.6	0%	NA	NA

MB blank results are compared to the Limit of Reporting

LCS and MS spike recoveries are measured as the percentage of analyte recovered from the sample compared the the amount of analyte spiked into the sample.

DUP and MSD relative percent differences are measured against their original counterpart samples according to the formula : *the absolute difference of the two results divided by the average of the two results as a percentage*. Where the DUP RPD is 'NA' , the results are less than the LOR and thus the RPD is not applicable.

**Volatile Petroleum Hydrocarbons in Soil Method: ME-(AU)-[ENV]AN433**

Parameter	QC Reference	Units	LOR	MB	DUP %RPD	LCS %Recovery	MS %Recovery
TRH C6-C10	LB218067	mg/kg	25	<25	0%	78%	88%
TRH C6-C9	LB218067	mg/kg	20	<20	0%	79%	87%

Surrogates

Parameter	QC Reference	Units	LOR	MB	DUP %RPD	LCS %Recovery	MS %Recovery
d4-1,2-dichloroethane (Surrogate)	LB218067	%	-	115%	4 - 17%	89%	103%
d8-toluene (Surrogate)	LB218067	%	-	113%	10 - 20%	88%	98%
Bromofluorobenzene (Surrogate)	LB218067	%	-	116%	2 - 7%	72%	102%

VPH F Bands

Parameter	QC Reference	Units	LOR	MB	DUP %RPD	LCS %Recovery	MS %Recovery
Benzene (F0)	LB218067	mg/kg	0.1	<0.1	0%	NA	NA
TRH C6-C10 minus BTEX (F1)	LB218067	mg/kg	25	<25	0%	78%	84%

METHOD

METHODOLOGY SUMMARY

AN002	The test is carried out by drying (at either 40°C or 105°C) a known mass of sample in a weighed evaporating basin. After fully dry the sample is re-weighed. Samples such as sludge and sediment having high percentages of moisture will take some time in a drying oven for complete removal of water.
AN040	A portion of sample is digested with Nitric acid to decompose organic matter and Hydrochloric acid to complete the digestion of metals and then filtered for analysis by ASS or ICP as per USEPA Method 200.8.
AN040/AN320	A portion of sample is digested with nitric acid to decompose organic matter and hydrochloric acid to complete the digestion of metals. The digest is then analysed by ICP OES with metals results reported on the dried sample basis. Based on USEPA method 200.8 and 6010C.
AN312	Mercury by Cold Vapour AAS in Soils: After digestion with nitric acid, hydrogen peroxide and hydrochloric acid, mercury ions are reduced by stannous chloride reagent in acidic solution to elemental mercury. This mercury vapour is purged by nitrogen into a cold cell in an atomic absorption spectrometer or mercury analyser. Quantification is made by comparing absorbances to those of the calibration standards. Reference APHA 3112/3500
AN403	Total Recoverable Hydrocarbons: Determination of Hydrocarbons by gas chromatography after a solvent extraction. Detection is by flame ionisation detector (FID) that produces an electronic signal in proportion to the combustible matter passing through it. Total Recoverable Hydrocarbons (TRH) are routinely reported as four alkane groupings based on the carbon chain length of the compounds: C6-C9, C10-C14, C15-C28 and C29-C36 and in recognition of the NEPM 1999 (2013), >C10-C16 (F2), >C16-C34 (F3) and >C34-C40 (F4). F2 is reported directly and also corrected by subtracting Naphthalene (from VOC method AN433) where available.
AN403	Additionally, the volatile C6-C9 fraction may be determined by a purge and trap technique and GC/MS because of the potential for volatiles loss. Total Recoverable Hydrocarbons - Silica (TRH-Si) follows the same method of analysis after silica gel cleanup of the solvent extract. Aliphatic/Aromatic Speciation follows the same method of analysis after fractionation of the solvent extract over silica with differential polarity of the eluent solvents.
AN403	The GC/FID method is not well suited to the analysis of refined high boiling point materials (ie lubricating oils or greases) but is particularly suited for measuring diesel, kerosene and petrol if care to control volatility is taken. This method will detect naturally occurring hydrocarbons, lipids, animal fats, phenols and PAHs if they are present at sufficient levels, dependent on the use of specific cleanup/fractionation techniques. Reference USEPA 3510B, 8015B.
AN420	(SVOCs) including OC, OP, PCB, Herbicides, PAH, Phthalates and Speciated Phenols (etc) in soils, sediments and waters are determined by GCMS/ECD technique following appropriate solvent extraction process (Based on USEPA 3500C and 8270D).
AN420	Carcinogenic PAHs may be expressed as Benzo(a)pyrene equivalents by applying the BaP toxicity equivalence factor (NEPM 1999, June 2013, B7). These can be reported as the individual PAHs and as a sum of carcinogenic PAHs. The sum is reported three ways, the first assuming all <LOR results are zero, the second assuming all <LOR results are half the LOR and the third assuming all <LOR results are the LOR.
AN433	VOCs and C6-C9 Hydrocarbons by GC-MS P&T: VOC's are volatile organic compounds. The sample is presented to a gas chromatograph via a purge and trap (P&T) concentrator and autosampler and is detected with a Mass Spectrometer (MSD). Solid samples are initially extracted with methanol whilst liquid samples are processed directly. References: USEPA 5030B, 8020A, 8260.

FOOTNOTES

IS	Insufficient sample for analysis.	LOR	Limit of Reporting
LNR	Sample listed, but not received.	↑↓	Raised or Lowered Limit of Reporting
*	NATA accreditation does not cover the performance of this service.	QFH	QC result is above the upper tolerance
**	Indicative data, theoretical holding time exceeded.	QFL	QC result is below the lower tolerance
***	Indicates that both * and ** apply.	-	The sample was not analysed for this analyte
		NVL	Not Validated

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received.  
Solid samples expressed on a dry weight basis.

Where "Total" analyte groups are reported (for example, Total PAHs, Total OC Pesticides) the total will be calculated as the sum of the individual analytes, with those analytes that are reported as <LOR being assumed to be zero. The summed (Total) limit of reporting is calculated by summing the individual analyte LORs and dividing by two. For example, where 16 individual analytes are being summed and each has an LOR of 0.1 mg/kg, the "Totals" LOR will be 1.6 / 2 (0.8 mg/kg). Where only 2 analytes are being summed, the "Total" LOR will be the sum of those two LORs.

Some totals may not appear to add up because the total is rounded after adding up the raw values.

If reported, measurement uncertainty follow the ± sign after the analytical result and is expressed as the expanded uncertainty calculated using a coverage factor of 2, providing a level of confidence of approximately 95%, unless stated otherwise in the comments section of this report.

Results reported for samples tested under test methods with codes starting with ARS-SOP, radionuclide or gross radioactivity concentrations are expressed in becquerel (Bq) per unit of mass or volume or per wipe as stated on the report. Becquerel is the SI unit for activity and equals one nuclear transformation per second.

Note that in terms of units of radioactivity:

- a. 1 Bq is equivalent to 27 pCi
- b. 37 MBq is equivalent to 1 mCi

For results reported for samples tested under test methods with codes starting with ARS-SOP, less than (<) values indicate the detection limit for each radionuclide or parameter for the measurement system used. The respective detection limits have been calculated in accordance with ISO 11929.

The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: [www.sgs.com.au/en-gb/environment-health-and-safety](http://www.sgs.com.au/en-gb/environment-health-and-safety).

This document is issued by the Company under its General Conditions of Service accessible at [www.sgs.com/en/Terms-and-Conditions.aspx](http://www.sgs.com/en/Terms-and-Conditions.aspx). Attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein.

Any holder of this document is advised that information contained hereon reflects the Company's findings at the time of its intervention only and within the limits of Client's instructions, if any. The Company's sole responsibility is to its Client only. Any unauthorized alteration, forgery or falsification of the content or appearance of this document is unlawful and offenders may be prosecuted to the fullest extent of the law .

This report must not be reproduced, except in full.



## STATEMENT OF QA/QC PERFORMANCE

SE216190 R0

### CLIENT DETAILS

Contact **Jake Duck**  
Client **VALLEY CIVILAB PTY LTD**  
Address **PO BOX 3127  
THORNTON NSW 2322**

Telephone **61 2 4966 1844**  
Facsimile **(Not specified)**  
Email **jake.duck@huntercivilab.com.au**

Project **P21402 (Kurri)**  
Order Number **626**  
Samples **6**

### LABORATORY DETAILS

Manager **Huong Crawford**  
Laboratory **SGS Alexandria Environmental**  
Address **Unit 16, 33 Maddox St  
Alexandria NSW 2015**

Telephone **+61 2 8594 0400**  
Facsimile **+61 2 8594 0499**  
Email **au.environmental.sydney@sgs.com**

SGS Reference **SE216190 R0**  
Date Received **05 Feb 2021**  
Date Reported **09 Feb 2021**

### COMMENTS

All the laboratory data for each environmental matrix was compared to SGS' stated Data Quality Objectives (DQO). Comments arising from the comparison were made and are reported below.

The data relating to sampling was taken from the Chain of Custody document.  
This QA/QC Statement must be read in conjunction with the referenced Analytical Report.  
The Statement and the Analytical Report must not be reproduced except in full.

All Data Quality Objectives were met with the exception of the following:

Duplicate	Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES	3 items
-----------	---	---------

### SAMPLE SUMMARY

SGS holding time criteria are drawn from current regulations and are highly dependent on sample container preservation as specified in the SGS "Field Sampling Guide for Containers and Holding Time" (ref: GU-(AU)-ENV.001). Soil samples guidelines are derived from NEPM "Schedule B(3) Guideline on Laboratory Analysis of Potentially Contaminated Soils". Water sample guidelines are derived from "AS/NZS 5667.1 : 1998 Water Quality - sampling part 1" and APHA "Standard Methods for the Examination of Water and Wastewater" 21st edition 2005.

Extraction and analysis holding time due dates listed are calculated from the date sampled, although holding times may be extended after laboratory extraction for some analytes. The due dates are the suggested dates that samples may be held before extraction or analysis and still be considered valid.

Extraction and analysis dates are shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria. If the sampled date is not supplied then compliance with criteria cannot be determined. If the received date is after one or both due dates then holding time will fail by default.

### Mercury in Soil

Method: ME-(AU)-[ENV]AN312

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH2 1.0-1.1	SE216190.001	LB218154	03 Feb 2021	05 Feb 2021	03 Mar 2021	08 Feb 2021	03 Mar 2021	09 Feb 2021
BH2 2.5-2.6	SE216190.002	LB218154	03 Feb 2021	05 Feb 2021	03 Mar 2021	08 Feb 2021	03 Mar 2021	09 Feb 2021
BH3 2.2-2.3	SE216190.003	LB218154	03 Feb 2021	05 Feb 2021	03 Mar 2021	08 Feb 2021	03 Mar 2021	09 Feb 2021
BH8 0.2-0.3	SE216190.004	LB218154	03 Feb 2021	05 Feb 2021	03 Mar 2021	08 Feb 2021	03 Mar 2021	09 Feb 2021
BH8 0.5-0.6	SE216190.005	LB218154	03 Feb 2021	05 Feb 2021	03 Mar 2021	08 Feb 2021	03 Mar 2021	09 Feb 2021
BH8 1.5-1.6	SE216190.006	LB218154	03 Feb 2021	05 Feb 2021	03 Mar 2021	08 Feb 2021	03 Mar 2021	09 Feb 2021

### Moisture Content

Method: ME-(AU)-[ENV]AN002

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH2 1.0-1.1	SE216190.001	LB218070	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	10 Feb 2021	09 Feb 2021
BH2 2.5-2.6	SE216190.002	LB218070	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	10 Feb 2021	09 Feb 2021
BH3 2.2-2.3	SE216190.003	LB218070	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	10 Feb 2021	09 Feb 2021
BH8 0.2-0.3	SE216190.004	LB218070	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	10 Feb 2021	09 Feb 2021
BH8 0.5-0.6	SE216190.005	LB218070	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	10 Feb 2021	09 Feb 2021
BH8 1.5-1.6	SE216190.006	LB218070	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	10 Feb 2021	09 Feb 2021

### PAH (Polynuclear Aromatic Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN420

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH2 1.0-1.1	SE216190.001	LB218069	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH2 2.5-2.6	SE216190.002	LB218069	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH3 2.2-2.3	SE216190.003	LB218069	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH8 0.2-0.3	SE216190.004	LB218069	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH8 0.5-0.6	SE216190.005	LB218069	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH8 1.5-1.6	SE216190.006	LB218069	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021

### Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES

Method: ME-(AU)-[ENV]AN040/AN320

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH2 1.0-1.1	SE216190.001	LB218152	03 Feb 2021	05 Feb 2021	02 Aug 2021	08 Feb 2021	02 Aug 2021	09 Feb 2021
BH2 2.5-2.6	SE216190.002	LB218152	03 Feb 2021	05 Feb 2021	02 Aug 2021	08 Feb 2021	02 Aug 2021	09 Feb 2021
BH3 2.2-2.3	SE216190.003	LB218152	03 Feb 2021	05 Feb 2021	02 Aug 2021	08 Feb 2021	02 Aug 2021	09 Feb 2021
BH8 0.2-0.3	SE216190.004	LB218152	03 Feb 2021	05 Feb 2021	02 Aug 2021	08 Feb 2021	02 Aug 2021	09 Feb 2021
BH8 0.5-0.6	SE216190.005	LB218152	03 Feb 2021	05 Feb 2021	02 Aug 2021	08 Feb 2021	02 Aug 2021	09 Feb 2021
BH8 1.5-1.6	SE216190.006	LB218152	03 Feb 2021	05 Feb 2021	02 Aug 2021	08 Feb 2021	02 Aug 2021	09 Feb 2021

### TRH (Total Recoverable Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN403

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH2 1.0-1.1	SE216190.001	LB218069	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH2 2.5-2.6	SE216190.002	LB218069	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH3 2.2-2.3	SE216190.003	LB218069	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH8 0.2-0.3	SE216190.004	LB218069	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH8 0.5-0.6	SE216190.005	LB218069	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH8 1.5-1.6	SE216190.006	LB218069	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021

### VOC's in Soil

Method: ME-(AU)-[ENV]AN433

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH2 1.0-1.1	SE216190.001	LB218067	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH2 2.5-2.6	SE216190.002	LB218067	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH3 2.2-2.3	SE216190.003	LB218067	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH8 0.2-0.3	SE216190.004	LB218067	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH8 0.5-0.6	SE216190.005	LB218067	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH8 1.5-1.6	SE216190.006	LB218067	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021

### Volatile Petroleum Hydrocarbons in Soil

Method: ME-(AU)-[ENV]AN433

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH2 1.0-1.1	SE216190.001	LB218067	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH2 2.5-2.6	SE216190.002	LB218067	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH3 2.2-2.3	SE216190.003	LB218067	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH8 0.2-0.3	SE216190.004	LB218067	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH8 0.5-0.6	SE216190.005	LB218067	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021
BH8 1.5-1.6	SE216190.006	LB218067	03 Feb 2021	05 Feb 2021	17 Feb 2021	05 Feb 2021	17 Mar 2021	09 Feb 2021

Surrogate results are evaluated against upper and lower limit criteria established in the SGS QA/QC plan (Ref: MP-(AU)-[ENV]QU-022). At least two of three routine level soil sample surrogate spike recoveries for BTEX/VOC are to be within 70-130% where control charts have not been developed and within the established control limits for charted surrogates. Matrix effects may void this as an acceptance criterion. Water sample surrogate spike recoveries are to be within 40-130%. The presence of emulsions, surfactants and particulates may void this as an acceptance criterion.

Result is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

PAH (Polynuclear Aromatic Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN420

Parameter	Sample Name	Sample Number	Units	Criteria	Recovery %
2-fluorobiphenyl (Surrogate)	BH2 1.0-1.1	SE216190.001	%	70 - 130%	86
	BH2 2.5-2.6	SE216190.002	%	70 - 130%	90
	BH3 2.2-2.3	SE216190.003	%	70 - 130%	88
	BH8 0.2-0.3	SE216190.004	%	70 - 130%	92
	BH8 0.5-0.6	SE216190.005	%	70 - 130%	86
	BH8 1.5-1.6	SE216190.006	%	70 - 130%	86
d14-p-terphenyl (Surrogate)	BH2 1.0-1.1	SE216190.001	%	70 - 130%	88
	BH2 2.5-2.6	SE216190.002	%	70 - 130%	92
	BH3 2.2-2.3	SE216190.003	%	70 - 130%	90
	BH8 0.2-0.3	SE216190.004	%	70 - 130%	90
	BH8 0.5-0.6	SE216190.005	%	70 - 130%	90
	BH8 1.5-1.6	SE216190.006	%	70 - 130%	90
d5-nitrobenzene (Surrogate)	BH2 1.0-1.1	SE216190.001	%	70 - 130%	92
	BH2 2.5-2.6	SE216190.002	%	70 - 130%	90
	BH3 2.2-2.3	SE216190.003	%	70 - 130%	92
	BH8 0.2-0.3	SE216190.004	%	70 - 130%	92
	BH8 0.5-0.6	SE216190.005	%	70 - 130%	94
	BH8 1.5-1.6	SE216190.006	%	70 - 130%	92

VOC's in Soil

Method: ME-(AU)-[ENV]AN433

Parameter	Sample Name	Sample Number	Units	Criteria	Recovery %
Bromofluorobenzene (Surrogate)	BH2 1.0-1.1	SE216190.001	%	60 - 130%	105
	BH2 2.5-2.6	SE216190.002	%	60 - 130%	92
	BH3 2.2-2.3	SE216190.003	%	60 - 130%	105
	BH8 0.2-0.3	SE216190.004	%	60 - 130%	100
	BH8 0.5-0.6	SE216190.005	%	60 - 130%	107
	BH8 1.5-1.6	SE216190.006	%	60 - 130%	104
d4-1,2-dichloroethane (Surrogate)	BH2 1.0-1.1	SE216190.001	%	60 - 130%	104
	BH2 2.5-2.6	SE216190.002	%	60 - 130%	94
	BH3 2.2-2.3	SE216190.003	%	60 - 130%	106
	BH8 0.2-0.3	SE216190.004	%	60 - 130%	106
	BH8 0.5-0.6	SE216190.005	%	60 - 130%	109
	BH8 1.5-1.6	SE216190.006	%	60 - 130%	108
d8-toluene (Surrogate)	BH2 1.0-1.1	SE216190.001	%	60 - 130%	100
	BH2 2.5-2.6	SE216190.002	%	60 - 130%	89
	BH3 2.2-2.3	SE216190.003	%	60 - 130%	100
	BH8 0.2-0.3	SE216190.004	%	60 - 130%	99
	BH8 0.5-0.6	SE216190.005	%	60 - 130%	103
	BH8 1.5-1.6	SE216190.006	%	60 - 130%	100

Volatile Petroleum Hydrocarbons in Soil

Method: ME-(AU)-[ENV]AN433

Parameter	Sample Name	Sample Number	Units	Criteria	Recovery %
Bromofluorobenzene (Surrogate)	BH2 1.0-1.1	SE216190.001	%	60 - 130%	105
	BH2 2.5-2.6	SE216190.002	%	60 - 130%	92
	BH3 2.2-2.3	SE216190.003	%	60 - 130%	105
	BH8 0.2-0.3	SE216190.004	%	60 - 130%	100
	BH8 0.5-0.6	SE216190.005	%	60 - 130%	107
	BH8 1.5-1.6	SE216190.006	%	60 - 130%	104
d4-1,2-dichloroethane (Surrogate)	BH2 1.0-1.1	SE216190.001	%	60 - 130%	104
	BH2 2.5-2.6	SE216190.002	%	60 - 130%	94
	BH3 2.2-2.3	SE216190.003	%	60 - 130%	106
	BH8 0.2-0.3	SE216190.004	%	60 - 130%	106
	BH8 0.5-0.6	SE216190.005	%	60 - 130%	109
	BH8 1.5-1.6	SE216190.006	%	60 - 130%	108
d8-toluene (Surrogate)	BH2 1.0-1.1	SE216190.001	%	60 - 130%	100
	BH2 2.5-2.6	SE216190.002	%	60 - 130%	89
	BH3 2.2-2.3	SE216190.003	%	60 - 130%	100
	BH8 0.2-0.3	SE216190.004	%	60 - 130%	99
	BH8 0.5-0.6	SE216190.005	%	60 - 130%	103
	BH8 1.5-1.6	SE216190.006	%	60 - 130%	100

Blank results are evaluated against the limit of reporting (LOR), for the chosen method and its associated instrumentation, typically 2.5 times the statistically determined method detection limit (MDL).

Result is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

**Mercury in Soil**

Method: ME-(AU)-[ENV]AN312

Sample Number	Parameter	Units	LOR	Result
LB218154.001	Mercury	mg/kg	0.05	<0.05

**PAH (Polynuclear Aromatic Hydrocarbons) in Soil**

Method: ME-(AU)-[ENV]AN420

Sample Number	Parameter	Units	LOR	Result
LB218069.001	Naphthalene	mg/kg	0.1	<0.1
	2-methylnaphthalene	mg/kg	0.1	<0.1
	1-methylnaphthalene	mg/kg	0.1	<0.1
	Acenaphthylene	mg/kg	0.1	<0.1
	Acenaphthene	mg/kg	0.1	<0.1
	Fluorene	mg/kg	0.1	<0.1
	Phenanthrene	mg/kg	0.1	<0.1
	Anthracene	mg/kg	0.1	<0.1
	Fluoranthene	mg/kg	0.1	<0.1
	Pyrene	mg/kg	0.1	<0.1
	Benzo(a)anthracene	mg/kg	0.1	<0.1
	Chrysene	mg/kg	0.1	<0.1
	Benzo(a)pyrene	mg/kg	0.1	<0.1
	Indeno(1,2,3-cd)pyrene	mg/kg	0.1	<0.1
	Dibenzo(ah)anthracene	mg/kg	0.1	<0.1
	Benzo(ghi)perylene	mg/kg	0.1	<0.1
	Total PAH (18)	mg/kg	0.8	<0.8
	Surrogates	d5-nitrobenzene (Surrogate)	%	-
2-fluorobiphenyl (Surrogate)		%	-	92
d14-p-terphenyl (Surrogate)		%	-	98

**Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES**

Method: ME-(AU)-[ENV]AN040/AN320

Sample Number	Parameter	Units	LOR	Result
LB218152.001	Arsenic, As	mg/kg	1	<1
	Cadmium, Cd	mg/kg	0.3	<0.3
	Chromium, Cr	mg/kg	0.5	<0.5
	Copper, Cu	mg/kg	0.5	<0.5
	Nickel, Ni	mg/kg	0.5	<0.5
	Lead, Pb	mg/kg	1	<1
	Zinc, Zn	mg/kg	2	<2.0

**TRH (Total Recoverable Hydrocarbons) in Soil**

Method: ME-(AU)-[ENV]AN403

Sample Number	Parameter	Units	LOR	Result
LB218069.001	TRH C10-C14	mg/kg	20	<20
	TRH C15-C28	mg/kg	45	<45
	TRH C29-C36	mg/kg	45	<45
	TRH C37-C40	mg/kg	100	<100
	TRH C10-C36 Total	mg/kg	110	<110

**VOC's in Soil**

Method: ME-(AU)-[ENV]AN433

Sample Number	Parameter	Units	LOR	Result	
LB218067.001	Monocyclic Aromatic Hydrocarbons	Benzene	mg/kg	0.1	<0.1
		Toluene	mg/kg	0.1	<0.1
		Ethylbenzene	mg/kg	0.1	<0.1
		m/p-xylene	mg/kg	0.2	<0.2
		o-xylene	mg/kg	0.1	<0.1
	Polycyclic VOCs	Naphthalene	mg/kg	0.1	<0.1
	Surrogates	d4-1,2-dichloroethane (Surrogate)	%	-	115
		d8-toluene (Surrogate)	%	-	113
		Bromofluorobenzene (Surrogate)	%	-	116
	Totals	Total BTEX	mg/kg	0.6	<0.6

**Volatile Petroleum Hydrocarbons in Soil**

Method: ME-(AU)-[ENV]AN433

Sample Number	Parameter	Units	LOR	Result
LB218067.001	TRH C6-C9	mg/kg	20	<20
	Surrogates	d4-1,2-dichloroethane (Surrogate)	%	115

Duplicates are calculated as Relative Percentage Difference (RPD) using the formula:  $RPD = |OriginalResult - ReplicateResult| \times 100 / Mean$

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula:  $MAD = 100 \times SDL / Mean + LR$

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

NOTE: The RPD reported is calculated from the unrounded data for the original and replicate result. Manual calculation of the RPD from the rounded data reported may give a different calculated RPD.

Mercury in Soil

Method: ME-(AU)-[ENV]JAN312

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE216203.001	LB218154.019	Mercury	mg/kg	0.05	0.0030898074	0.0027639732	200	0
SE216246.002	LB218154.014	Mercury	mg/kg	0.05	0.15999427320	0.1285757250	65	22

Moisture Content

Method: ME-(AU)-[ENV]JAN002

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE216204.002	LB218070.011	% Moisture	%w/w	1	6.69317428767	3.717948717	44	10
SE216204.010	LB218070.020	% Moisture	%w/w	1	4.30721328485	3.108808290	51	21

PAH (Polynuclear Aromatic Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]JAN420

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE216204.003	LB218069.025	Naphthalene	mg/kg	0.1	0	0	200	0
		2-methylnaphthalene	mg/kg	0.1	0	0	200	0
		1-methylnaphthalene	mg/kg	0.1	0	0	200	0
		Acenaphthylene	mg/kg	0.1	0	0	200	0
		Acenaphthene	mg/kg	0.1	0	0	200	0
		Fluorene	mg/kg	0.1	0	0	200	0
		Phenanthrene	mg/kg	0.1	0.06	0.06	197	0
		Anthracene	mg/kg	0.1	0.06	0.05	200	0
		Fluoranthene	mg/kg	0.1	0.08	0.08	155	0
		Pyrene	mg/kg	0.1	0.09	0.09	141	0
		Benzo(a)anthracene	mg/kg	0.1	0	0	200	0
		Chrysene	mg/kg	0.1	0	0	200	0
		Benzo(b&j)fluoranthene	mg/kg	0.1	0.08	0.08	155	0
		Benzo(k)fluoranthene	mg/kg	0.1	0.09	0.09	141	0
		Benzo(a)pyrene	mg/kg	0.1	0	0	200	0
		Indeno(1,2,3-cd)pyrene	mg/kg	0.1	0	0	200	0
		Dibenzo(ah)anthracene	mg/kg	0.1	0	0	200	0
		Benzo(ghi)perylene	mg/kg	0.1	0	0	200	0
		Carcinogenic PAHs, BaP TEQ <LOR=0	mg/kg	0.2	0	0	200	0
		Carcinogenic PAHs, BaP TEQ <LOR=LOR	mg/kg	0.3	0.242	0.242	134	0
		Carcinogenic PAHs, BaP TEQ <LOR=LOR/2	mg/kg	0.2	0.121	0.121	175	0
		Total PAH (18)	mg/kg	0.8	0	0	200	0
		Surrogates						
		d5-nitrobenzene (Surrogate)	mg/kg	-	0.48	0.49	30	2
		2-fluorobiphenyl (Surrogate)	mg/kg	-	0.45	0.46	30	2
		d14-p-terphenyl (Surrogate)	mg/kg	-	0.46	0.46	30	0

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES

Method: ME-(AU)-[ENV]JAN040/AN320

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE216246.002	LB218152.014	Arsenic, As	mg/kg	1	8.51896598635	9.733743951	44	35
		Cadmium, Cd	mg/kg	0.3	4.71606590130	8.481973790	41	139 @
		Chromium, Cr	mg/kg	0.5	15.28158035714	3.426340725	33	6
		Copper, Cu	mg/kg	0.5	00.28674744885	5.020544354	31	42 @
		Nickel, Ni	mg/kg	0.5	13.31822491490	9.342161290	34	20
		Lead, Pb	mg/kg	1	84.89894982973	6.72707661	30	39 @

TRH (Total Recoverable Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]JAN403

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE216184.001	LB218069.024	TRH C10-C14	mg/kg	20	<20	<20	200	0
		TRH C15-C28	mg/kg	45	450	420	40	7
		TRH C29-C36	mg/kg	45	600	660	37	10
		TRH C37-C40	mg/kg	100	160	250	79	42
		TRH C10-C36 Total	mg/kg	110	1000	1100	40	3
		TRH >C10-C40 Total (F bands)	mg/kg	210	1200	1300	47	9
		TRH F Bands						
		TRH >C10-C16	mg/kg	25	<25	<25	200	0
		TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	200	0
		TRH >C16-C34 (F3)	mg/kg	90	870	860	40	1
		TRH >C34-C40 (F4)	mg/kg	120	340	470	60	32

VOC's in Soil

Method: ME-(AU)-[ENV]JAN433

Original	Duplicate	Parameter	Units	LOR
----------	-----------	-----------	-------	-----

Duplicates are calculated as Relative Percentage Difference (RPD) using the formula:  $RPD = |OriginalResult - ReplicateResult| \times 100 / Mean$

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula:  $MAD = 100 \times SDL / Mean + LR$

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

NOTE: The RPD reported is calculated from the unrounded data for the original and replicate result. Manual calculation of the RPD from the rounded data reported may give a different calculated RPD.

VOC's in Soil (continued)

Method: ME-(AU)-IENVJAN433

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %	
SE216184.001	LB218067.024	Monocyclic	Benzene	mg/kg	0.1	<0.1	<0.1	200	0
		Aromatic	Toluene	mg/kg	0.1	<0.1	<0.1	200	0
		Ethylbenzene	mg/kg	0.1	<0.1	<0.1	200	0	
		m/p-xylene	mg/kg	0.2	<0.2	<0.2	200	0	
		o-xylene	mg/kg	0.1	<0.1	<0.1	200	0	
		Polycyclic	Naphthalene	mg/kg	0.1	<0.1	<0.1	200	0
		Surrogates	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	7.5	7.8	50	4
			d8-toluene (Surrogate)	mg/kg	-	7.3	8.1	50	10
			Bromofluorobenzene (Surrogate)	mg/kg	-	6.0	6.5	50	7
		Totals	Total Xylenes	mg/kg	0.3	<0.3	<0.3	200	0
			Total BTEX	mg/kg	0.6	<0.6	<0.6	200	0
		SE216204.002	LB218067.014	Monocyclic	Benzene	mg/kg	0.1	0	0
Aromatic	Toluene			mg/kg	0.1	0.00417615490.0032837927	200	0	
Ethylbenzene	mg/kg			0.1	0.00085388080.0008430207	200	0		
m/p-xylene	mg/kg			0.2	0.00283125100.0029212533	200	0		
o-xylene	mg/kg			0.1	0.00107314100.0010615345	200	0		
Polycyclic	Naphthalene			mg/kg	0.1	0.00239266400.0022771081	200	0	
Surrogates	d4-1,2-dichloroethane (Surrogate)			mg/kg	-	11.56882004849.7260220063	50	17	
	d8-toluene (Surrogate)			mg/kg	-	11.97562047479.8355848826	50	20	
	Bromofluorobenzene (Surrogate)			mg/kg	-	10.44628613830.2611716405	50	2	
Totals	Total Xylenes			mg/kg	0.3	0.00390439200.0039827878	200	0	
	Total BTEX			mg/kg	0.6	0	0	200	0

Volatile Petroleum Hydrocarbons in Soil

Method: ME-(AU)-IENVJAN433

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %	
SE216184.001	LB218067.024	TRH C6-C10	mg/kg	25	<25	<25	200	0	
		TRH C6-C9	mg/kg	20	<20	<20	200	0	
		Surrogates	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	7.5	7.8	30	4
			d8-toluene (Surrogate)	mg/kg	-	7.3	8.1	30	10
			Bromofluorobenzene (Surrogate)	mg/kg	-	6.0	6.5	30	7
		VPH F Bands	Benzene (F0)	mg/kg	0.1	<0.1	<0.1	200	0
TRH C6-C10 minus BTEX (F1)	mg/kg		25	<25	<25	200	0		
SE216204.002	LB218067.014	TRH C6-C10	mg/kg	25	1.4970565892	1.5668650060	200	0	
		TRH C6-C9	mg/kg	20	1.3527755369	1.4082363975	200	0	
		Surrogates	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	11.56882004849.7260220063	30	17	
			d8-toluene (Surrogate)	mg/kg	-	11.97562047479.8355848826	30	20	
			Bromofluorobenzene (Surrogate)	mg/kg	-	10.44628613830.2611716405	30	2	
		VPH F Bands	Benzene (F0)	mg/kg	0.1	0	0	200	0
TRH C6-C10 minus BTEX (F1)	mg/kg		25	1.4970565892	1.5668650060	200	0		

Laboratory Control Standard (LCS) results are evaluated against an expected result, typically the concentration of analyte spiked into the control during the sample preparation stage, producing a percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA /QC plan (Ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

**Mercury in Soil**

Method: ME-(AU)-[ENV]AN312

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB218154.002	Mercury	mg/kg	0.05	0.22	0.2	70 - 130	108

**PAH (Polynuclear Aromatic Hydrocarbons) in Soil**

Method: ME-(AU)-[ENV]AN420

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %	
LB218069.002	Naphthalene	mg/kg	0.1	3.9	4	60 - 140	97	
	Acenaphthylene	mg/kg	0.1	3.9	4	60 - 140	98	
	Acenaphthene	mg/kg	0.1	4.0	4	60 - 140	100	
	Phenanthrene	mg/kg	0.1	3.8	4	60 - 140	95	
	Anthracene	mg/kg	0.1	3.8	4	60 - 140	95	
	Fluoranthene	mg/kg	0.1	3.6	4	60 - 140	89	
	Pyrene	mg/kg	0.1	3.9	4	60 - 140	97	
	Benzo(a)pyrene	mg/kg	0.1	4.2	4	60 - 140	106	
	Surrogates	d5-nitrobenzene (Surrogate)	mg/kg	-	0.5	0.5	40 - 130	96
		2-fluorobiphenyl (Surrogate)	mg/kg	-	0.4	0.5	40 - 130	88
d14-p-terphenyl (Surrogate)		mg/kg	-	0.4	0.5	40 - 130	80	

**Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES**

Method: ME-(AU)-[ENV]AN040/AN320

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB218152.002	Arsenic, As	mg/kg	1	340	318.22	80 - 120	106
	Cadmium, Cd	mg/kg	0.3	4.4	5.41	80 - 120	81
	Chromium, Cr	mg/kg	0.5	39	38.31	80 - 120	102
	Copper, Cu	mg/kg	0.5	310	290	80 - 120	105
	Nickel, Ni	mg/kg	0.5	190	187	80 - 120	102
	Lead, Pb	mg/kg	1	92	89.9	80 - 120	103
	Zinc, Zn	mg/kg	2	280	273	80 - 120	101

**TRH (Total Recoverable Hydrocarbons) in Soil**

Method: ME-(AU)-[ENV]AN403

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %	
LB218069.002	TRH C10-C14	mg/kg	20	48	40	60 - 140	120	
	TRH C15-C28	mg/kg	45	<45	40	60 - 140	103	
	TRH C29-C36	mg/kg	45	<45	40	60 - 140	73	
	TRH F Bands	TRH >C10-C16	mg/kg	25	47	40	60 - 140	118
		TRH >C16-C34 (F3)	mg/kg	90	<90	40	60 - 140	85
		TRH >C34-C40 (F4)	mg/kg	120	<120	20	60 - 140	75

**VOC's in Soil**

Method: ME-(AU)-[ENV]AN433

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %	
LB218067.002	Monocyclic	Benzene	mg/kg	0.1	3.7	5	60 - 140	74
		Aromatic	Toluene	mg/kg	0.1	3.7	5	60 - 140
	Ethylbenzene		mg/kg	0.1	4.0	5	60 - 140	80
	m/p-xylene		mg/kg	0.2	8.1	10	60 - 140	81
	o-xylene		mg/kg	0.1	4.1	5	60 - 140	82
	Surrogates	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	8.9	10	70 - 130	89
		d8-toluene (Surrogate)	mg/kg	-	8.8	10	70 - 130	88
		Bromofluorobenzene (Surrogate)	mg/kg	-	7.2	10	70 - 130	72

**Volatile Petroleum Hydrocarbons in Soil**

Method: ME-(AU)-[ENV]AN433

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %	
LB218067.002	TRH C6-C10	TRH C6-C10	mg/kg	25	72	92.5	60 - 140	78
		TRH C6-C9	mg/kg	20	63	80	60 - 140	79
	Surrogates	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	8.9	10	70 - 130	89
		Bromofluorobenzene (Surrogate)	mg/kg	-	7.2	10	70 - 130	72
	VPH F Bands	TRH C6-C10 minus BTEX (F1)	mg/kg	25	49	62.5	60 - 140	78

Matrix Spike (MS) results are evaluated as the percentage recovery of an expected result, typically the concentration of analyte spiked into a field sub-sample during the sample preparation stage. The original sample's result is subtracted from the sub-sample result before determining the percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA/QC plan (ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

Mercury in Soil

Method: ME-(AU)-[ENV]AN312

QC Sample	Sample Number	Parameter	Units	LOR	Result	Original	Spike	Recovery%
SE216189.001	LB218154.004	Mercury	mg/kg	0.05	0.20	0.00510907495	0.2	98

PAH (Polynuclear Aromatic Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN420

QC Sample	Sample Number	Parameter	Units	LOR	Result	Original	Spike	Recovery%
SE216189.001	LB218069.004	Naphthalene	mg/kg	0.1	3.9	0	4	99
		2-methylnaphthalene	mg/kg	0.1	<0.1	0	-	-
		1-methylnaphthalene	mg/kg	0.1	<0.1	0	-	-
		Acenaphthylene	mg/kg	0.1	3.9	0	4	98
		Acenaphthene	mg/kg	0.1	4.1	0	4	101
		Fluorene	mg/kg	0.1	<0.1	0	-	-
		Phenanthrene	mg/kg	0.1	3.8	0	4	95
		Anthracene	mg/kg	0.1	3.8	0	4	94
		Fluoranthene	mg/kg	0.1	3.7	0	4	92
		Pyrene	mg/kg	0.1	4.0	0	4	100
		Benzo(a)anthracene	mg/kg	0.1	<0.1	0	-	-
		Chrysene	mg/kg	0.1	<0.1	0	-	-
		Benzo(b&j)fluoranthene	mg/kg	0.1	<0.1	0	-	-
		Benzo(k)fluoranthene	mg/kg	0.1	<0.1	0	-	-
		Benzo(a)pyrene	mg/kg	0.1	4.2	0	4	105
		Indeno(1,2,3-cd)pyrene	mg/kg	0.1	<0.1	0	-	-
		Dibenzo(ah)anthracene	mg/kg	0.1	<0.1	0	-	-
		Benzo(ghi)perylene	mg/kg	0.1	<0.1	0	-	-
		Carcinogenic PAHs, BaP TEQ <LOR=0	TEQ (mg/kg)	0.2	4.2	0	-	-
		Carcinogenic PAHs, BaP TEQ <LOR=LOR	TEQ (mg/kg)	0.3	4.3	0.242	-	-
		Carcinogenic PAHs, BaP TEQ <LOR=LOR/2	TEQ (mg/kg)	0.2	4.3	0.121	-	-
		Total PAH (18)	mg/kg	0.8	31	0	-	-
	Surrogates	d5-nitrobenzene (Surrogate)	mg/kg	-	0.5	0.46	-	94
		2-fluorobiphenyl (Surrogate)	mg/kg	-	0.4	0.44	-	88
		d14-p-terphenyl (Surrogate)	mg/kg	-	0.4	0.44	-	78

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES

Method: ME-(AU)-[ENV]AN040/AN320

QC Sample	Sample Number	Parameter	Units	LOR	Result	Original	Spike	Recovery%
SE216189.001	LB218152.004	Arsenic, As	mg/kg	1	50	2.35697218926	50	95
		Cadmium, Cd	mg/kg	0.3	45	0.03474310420	50	89
		Chromium, Cr	mg/kg	0.5	52	4.57219251336	50	95
		Copper, Cu	mg/kg	0.5	53	4.58238382393	50	97
		Nickel, Ni	mg/kg	0.5	51	3.28530793361	50	96
		Lead, Pb	mg/kg	1	53	6.71097800822	50	92
		Zinc, Zn	mg/kg	2	70	24.3822472896	50	92

TRH (Total Recoverable Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN403

QC Sample	Sample Number	Parameter	Units	LOR	Result	Original	Spike	Recovery%
SE216189.001	LB218069.004	TRH C10-C14	mg/kg	20	38	0	40	95
		TRH C15-C28	mg/kg	45	<45	0	40	93
		TRH C29-C36	mg/kg	45	<45	0	40	100
		TRH C37-C40	mg/kg	100	<100	0	-	-
		TRH C10-C36 Total	mg/kg	110	<110	0	-	-
		TRH >C10-C40 Total (F bands)	mg/kg	210	<210	0	-	-
	TRH F Bands	TRH >C10-C16	mg/kg	25	37	0	40	93
		TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	0	-	-
		TRH >C16-C34 (F3)	mg/kg	90	<90	0	40	100
		TRH >C34-C40 (F4)	mg/kg	120	<120	0	-	-

VOC's in Soil

Method: ME-(AU)-[ENV]AN433

QC Sample	Sample Number	Parameter	Units	LOR	Result	Original	Spike	Recovery%	
SE216189.001	LB218067.004	Monocyclic	Benzene	mg/kg	0.1	4.9	0.00211329549	5	99
		Aromatic	Toluene	mg/kg	0.1	4.1	0.00457839054	5	81
			Ethylbenzene	mg/kg	0.1	5.1	0.00190060337	5	102
			m/p-xylene	mg/kg	0.2	10	0.00457113142	10	101
			o-xylene	mg/kg	0.1	5.0	0.00183129238	5	99

Matrix Spike (MS) results are evaluated as the percentage recovery of an expected result, typically the concentration of analyte spiked into a field sub-sample during the sample preparation stage. The original sample's result is subtracted from the sub-sample result before determining the percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA/QC plan (ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

VOC's in Soil (continued)

Method: ME-(AU)-[ENV]AN433

QC Sample	Sample Number	Parameter	Units	LOR	Result	Original	Spike	Recovery%	
SE216189.001	LB218067.004	Polycyclic	Naphthalene	mg/kg	0.1	<0.1	0.01573698389	-	-
		Surrogates	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	10.3	10.49216108912	10	103
			d8-toluene (Surrogate)	mg/kg	-	9.8	10.1466105188€	10	98
			Bromofluorobenzene (Surrogate)	mg/kg	-	10.2	10.35818077927	10	102
		Totals	Total Xylenes	mg/kg	0.3	15	0.00640242380	-	-
			Total BTEX	mg/kg	0.6	29	0	-	-

Volatile Petroleum Hydrocarbons in Soil

Method: ME-(AU)-[ENV]AN433

QC Sample	Sample Number	Parameter	Units	LOR	Result	Original	Spike	Recovery%	
SE216189.001	LB218067.004	TRH C6-C10	TRH C6-C10	mg/kg	25	83	1.51166802706	92.5	88
			TRH C6-C9	mg/kg	20	71	1.35738109551	80	87
		Surrogates	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	10.3	10.49216108912	10	103
			d8-toluene (Surrogate)	mg/kg	-	9.8	10.1466105188€	10	98
			Bromofluorobenzene (Surrogate)	mg/kg	-	10.2	10.35818077927	-	102
		VPH F	Benzene (F0)	mg/kg	0.1	4.9	0.00211329549	-	-
		Bands	TRH C6-C10 minus BTEX (F1)	mg/kg	25	54	1.51166802706	62.5	84

Matrix spike duplicates are calculated as Relative Percent Difference (RPD) using the formula:  $RPD = | \text{OriginalResult} - \text{ReplicateResult} | \times 100 / \text{Mean}$

The original result is the analyte concentration of the matrix spike. The Duplicate result is the analyte concentration of the matrix spike duplicate.

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula:  $MAD = 100 \times \text{SDL} / \text{Mean} + \text{LR}$

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

No matrix spike duplicates were required for this job.

Samples analysed as received.

Solid samples expressed on a dry weight basis.

QC criteria are subject to internal review according to the SGS QA/QC plan and may be provided on request or alternatively can be found here: [https://www.sgs.com.au/~media/Local/Australia/Documents/Technical Documents/MP-AU-ENV-QU-022\\_QA\\_QC\\_Plan.pdf](https://www.sgs.com.au/~media/Local/Australia/Documents/Technical Documents/MP-AU-ENV-QU-022_QA_QC_Plan.pdf)

- \* NATA accreditation does not cover the performance of this service .
  - \*\* Indicative data, theoretical holding time exceeded.
  - \*\*\* Indicates that both \* and \*\* apply.
  - Sample not analysed for this analyte.
  - IS Insufficient sample for analysis.
  - LNR Sample listed, but not received.
  - LOR Limit of reporting.
  - QFH QC result is above the upper tolerance.
  - QFL QC result is below the lower tolerance.
- 
- ① At least 2 of 3 surrogates are within acceptance criteria.
  - ② RPD failed acceptance criteria due to sample heterogeneity.
  - ③ Results less than 5 times LOR preclude acceptance criteria for RPD.
  - ④ Recovery failed acceptance criteria due to matrix interference.
  - ⑤ Recovery failed acceptance criteria due to the presence of significant concentration of analyte (i.e. the concentration of analyte exceeds the spike level).
  - ⑥ LOR was raised due to sample matrix interference.
  - ⑦ LOR was raised due to dilution of significantly high concentration of analyte in sample.
  - ⑧ Reanalysis of sample in duplicate confirmed sample heterogeneity and inconsistency of results.
  - ⑨ Recovery failed acceptance criteria due to sample heterogeneity.
  - ⑩ LOR was raised due to high conductivity of the sample (required dilution).
  - † Refer to relevant report comments for further information.

This document is issued by the Company under its General Conditions of Service accessible at [www.sgs.com/en/Terms-and-Conditions.aspx](http://www.sgs.com/en/Terms-and-Conditions.aspx). Attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein.

Any holder of this document is advised that information contained hereon reflects the Company's findings at the time of its intervention only and within the limits of Client's instructions, if any. The Company's sole responsibility is to its Client only. Any unauthorized alteration, forgery or falsification of the content or appearance of this document is unlawful and offenders may be prosecuted to the fullest extent of the law .

This test report shall not be reproduced, except in full.



# CHAIN OF CUSTODY & ANALYSIS REQUEST

**SGS Environmental Services**  
 Unit 16, 33 Maddox Street  
 Alexandria NSW 2015  
 Telephone No: (02) 85940400  
 Facsimile No: (02) 85940499

Email: [au.samplerreceipt.sydney@sgs.com](mailto:au.samplerreceipt.sydney@sgs.com)

Company Name: Hunter Civilab  
 Address: 3/62 Sandringham Avenue Thornton 2322  
 Contact Name: Malcolm Adrien

Project Name/No: P21402 (Kurri)  
 Purchase Order No: 626  
 Results Required By: 9/2  
 Telephone: 0499 151 225 / 0499 160 449  
 Facsimile:  
 Email Results: [malcolm.adrien@huntercivilab.com.au](mailto:malcolm.adrien@huntercivilab.com.au); [jake.duck@huntercivilab.com.au](mailto:jake.duck@huntercivilab.com.au)

Client Sample ID	Date Sampled	Lab Sample ID	WATER	SOIL	PRESERVATIVE	NO OF CONTAINERS																
BH2 1.0-1.1	3/2/21	1		X		1	X	X														
BH2 2.5-2.6		2					X	X														
BH3 1.9-2.0		3																				
BH3 2.2-2.3								X														
BH4 1.4-1.5		↓																				
BH4 3.0-3.1																						
BH6 0.1-0.2																						
BH6 0.4-0.5																						
BH6 2.2-2.3	↓																					
BH8 0.2-0.3		4						X														

**SGS EHS Sydney COC**  
**SE216190**



Relinquished By: <u>[Signature]</u>	Date/Time: <u>3/2/21</u>	Received By: <u>George Zhi</u>	Date/Time: <u>5/2/21 @ 12pm</u>
Relinquished By:	Date/Time:	Received By:	Date/Time:
Samples Intact: <input checked="" type="radio"/> Yes / <input type="radio"/> No	Temperature: <u>Ambient</u> / Chilled	Sample Cooler Sealed: Yes / No	Laboratory Quotation No:

Comments:



# CHAIN OF CUSTODY & ANALYSIS REQUEST

**SGS Environmental Services**  
 Unit 16, 33 Maddox Street  
 Alexandria NSW 2015  
 Telephone No: (02) 85940400  
 Facsimile No: (02) 85940499

Email: [au.samplerreceipt.sydney@sgs.com](mailto:au.samplerreceipt.sydney@sgs.com)

Company Name: Hunter Civilab  
 Address: 3/62 Sandringham Avenue Thornton 2322  
 Contact Name: Malcolm Adrien

Project Name/No: P21402 (Kurri)  
 Purchase Order No: 626  
 Results Required By: Reg TA  
 Telephone: 0499 151 225 / 0499 160 449  
 Facsimile:  
 Email Results: [malcolm.adrien@huntercivilab.com.au](mailto:malcolm.adrien@huntercivilab.com.au); [jake.duck@huntercivilab.com.au](mailto:jake.duck@huntercivilab.com.au)

Client Sample ID	Date Sampled	Lab Sample ID	WATER	SOIL	PRESERVATIVE	NO OF CONTAINERS															
BH8 0.5-0.6	7/2/21	5		X			XX														
BH8 1.5-1.6	h	6		X																	

Relinquished By: <u>[Signature]</u>	Date/Time: <u>3/2/21</u>	Received By: <u>George Zhi</u>	Date/Time: <u>5/2/21 @ 12pm</u>
Relinquished By:	Date/Time:	Received By:	Date/Time:
Samples Intact: <u>Yes</u> No	Temperature: <u>Ambient</u> / Chilled	Sample Cooler Sealed: Yes/ No	Laboratory Quotation No:
Comments:			

---

# Annexure B

Database search results

---

# Enviro-Screen Report

10 Styles Street, 145 Mitchell Avenue, 147 Mitchell Avenue  
Kurri Kurri, NSW

7 July 2023






Report n°:  
LI-3543 ESR

# Understanding your report

Thank you for ordering your report from Land Insight. If you have any feedback, questions or queries, please get in touch with us at [orders@landinsight.co.au](mailto:orders@landinsight.co.au).

Your Report has been produced by Land Insight and contains information related to current and historical land use information, environmental risks and hazards.

The information presented in this report includes Land Insights' comprehensive research into current and historical land use derived from Land Insight's proprietary National Land Use Atlas (NLUA), environmental risk information and data available from public databases, third party providers, local and state authorities. The report also includes detailed property and soil setting information, hydrogeology, identification of potential pollution and contamination along with ground and natural hazards. The records identified are presented within a 200 to 2000m radius (buffer zone) from the boundaries of the Property searched, depending on the screened constraint. The report is separated and grouped into easy to navigate sections as per Summary below:

	<b>Section 1</b>	<b>PROPERTY SETTING</b>	Sensitive Receptors, Planning Controls, Zoning, Heritage, Soil and Land Information, Geology and Topography
	<b>Section 2</b>	<b>HYDROGEOLOGY</b>	Groundwater Bores and Other Borehole investigations, Groundwater Dependent Ecosystems (GDE), Aquifer and Wetland, Other Hydrogeology information.
	<b>Section 3</b>	<b>ENVIRONMENTAL REGISTERS, LICENCES AND INCIDENTS</b>	Contaminated Land Public Register, Licences, Audits and Orders, Sites Regulated by Other Jurisdictional Body (Former Gaswork sites / PFAS sites, UXO Areas), Historical Landfills, Derelict Mines and National Pollutant Inventory (NPI).
	<b>Section 4</b>	<b>POTENTIALLY CONTAMINATED AREAS</b>	Potentially Contaminating activities (Industries, businesses and activities that may cause contamination), Historical Potentially Contaminating activities and Historical Land Use.
	<b>Section 5</b>	<b>NATURAL HAZARDS</b>	Erosion hazard, Flood hazards, Bushfire prone land and Bushfire history.

**This report includes** data listed on page 4 (table of contents). All sources of data and definitions are provided in the Product Guide (Attached). For a full list of references, metadata, publications or additional information not provided in this report, please contact [orders@landinsight.co.au](mailto:orders@landinsight.co.au).

**This report does not include** information derived from a physical inspection. It is important to note that a site inspection can present information relevant to other risks and hazards that may not be identified by this Report.

Due to the ongoing nature of database development and frequency of updates provided by various state government regulators and data sources, the data displayed within this report is only current from date of production. While every effort is made to ensure the details in your Report are correct, Land Insight cannot guarantee the accuracy or completeness of the information and/or data provided.

**This Report, and your use of it, is regulated by Land Insight's Terms and Conditions. For more information, see Land Insight's Product Guide.**

# Data maintenance schedule

Dataset name	Update frequency	Dataset buffer
<b>Section 1 - Property Setting</b>		
Sensitive Receptors	Quarterly	200m
Planning Controls ( <i>Zoning, Planning Instruments, Other planning information</i> )	Quarterly	500m
State and Local Heritage	Quarterly	200m
Commonwealth, National and World Heritage Areas	Annually	200m
Soil Landscape and Land Use Information	Annually	500m
Salinity Hazard	Annually	500m
Radon Level	Annually	500m
State, Local and National Acid Sulfate Soil (ASS)	Annually	500m
Geology	Annually	500m
Naturally Occurring Asbestos Potential	Annually	500m
Topography	As required	500m
<b>Section 2 - Hydrogeology</b>		
Groundwater Aquifers	Annually	2000m
Wetlands	Annually	2000m
Groundwater Bores	Annually	2000m
Drinking Water Catchments	Annually	500m
Groundwater Prohibition/Restricted Use/Exclusion Zones	Annually	500m
Hydrogeologic Units	Annually	500m
Groundwater Dependent Ecosystems	Annually	500m
Other Borehole Locations ( <i>Coal Seam Gas, Petroleum Wells, other boreholes</i> )	Annually	500m
<b>Section 3 - Environmental Registers, Licences and Incidents</b>		
Contaminated Land Public Register	Monthly	1000m
Licences, Approvals, Audits, Authorisations & Assessments		
Licences	Monthly	1000m
Surrendered Licences	Monthly	1000m
Clean Up Notices, Penalty Notices and Orders	Monthly	1000m
Permissions	Monthly	1000m
Audits	Monthly	1000m
Authorisations	Monthly	1000m
Sites Regulated by other Jurisdictional Body		
Contaminated Legacy Areas ( <i>James Hardies Asbestos, Pasminco Smelter and Uranium sites</i> )	Quarterly	2000m
Defence 3 Year Regional Contamination Investigation Program (RCIP)	Quarterly	2000m
Defence Sites - Current and Former	Ongoing	2000m
Unexploded Ordnance (UXO) Sites - Department of Defence (DoD)	Annually	2000m
Former Gasworks Sites	Ongoing	2000m
PFAS Investigation Sites ( <i>EPA PFAS Investigation Program/s, AirServices Australia etc.</i> )	Monthly	2000m
NPI Industrial Facilities	Annually	2000m
<b>Section 4 - Potentially Contaminated Areas</b>		
Potentially Contaminating Activities (PCA) ( <i>Petrol Stations, Dry cleaners, Waste sites etc</i> )	Ongoing	500m
Historical Business Directory ( <i>Commercial and Trade Directory Data from 1990-2020</i> )	Not required	200m
<b>Section 5 - Natural Hazards</b>		
Bushfire Prone Areas	Bi-annual	500m
Bushfire History	Bi-annual	500m
Erosion Hazard	Bi-annual	500m
Flood Hazard	Ongoing	500m

# Index

1.1 SENSITIVE RECEPTORS Map 1.1 (200m Buffer)	3
1.2a PLANNING CONTROLS Map 1.2a (500m Buffer)	3
Zoning	3
1.2b PLANNING OVERLAYS Map 1.2b (500m Buffer)	4
Environmental Planning Instruments	4
Other Planning Information	4
1.3 HERITAGE Map 1.3 (200m Buffer)	4
State and Local Heritage Registers	4
Australian Heritage Database Register	4
1.4a SOIL AND LAND USE INFORMATION Map 1.4a (500m Buffer)	4
Soil Landscape	4
Salinity	4
Radon	5
1.4b ACID SULFATE SOIL Map 1.4b (500m Buffer)	5
State and Local Acid Sulfate Soil Registers	5
National Acid Sulfate Soil Register	5
1.5 GEOLOGY AND TOPOGRAPHY Map 1.5 (500m Buffer)	5
Geology	5
Naturally Occurring Asbestos Potential (NOA)	5
Topography	5
2.1 GDE & HYDROGEOLOGY CONSTRAINTS Map 2.1 (2000m Buffer)	6
Aquifer Type	6
Groundwater Protection Areas	6
Wetlands	6
Groundwater Dependent Ecosystems (GDE) - Aquatic (Surface)	6
Groundwater Dependent Ecosystems (GDE) - Terrestrial (Subsurface)	7
Groundwater Licences (Western Australia)	7
Groundwater Bores	7
Groundwater Bores Driller Lithology Details	7
2.2 GROUNDWATER AND OTHER BORES Map 2.2 (2000m Buffer)	8
Groundwater Restricted Use Zones	8
Groundwater Salinity	8
Other Known Borehole Investigations (Coal Seam Gas (CSG), Petroleum Wells and Other Boreholes)	8
3.1 CONTAMINATED LAND PUBLIC REGISTER Map 3.1 (1000m Buffer)	9
Contaminated Sites	9
3.2 LICENCES, APPROVALS & ASSESSMENTS Map 3.2 (500m Buffer)	10
Licences	10
Audits	11
Clean Up, Penalty Notices and Orders	12
3.3a SITES REGULATED BY OTHER JURISDICTIONAL BODY Map 3.3a (2000m Buffer)	15
Contaminated Legacy Areas	15
Defence, Military Sites and UXO Areas	15
Former Gasworks Sites	15
PFAS Sites	15
3.3b OTHER POTENTIAL HAZARD SOURCES Map 3.3b (500m Buffer)	15
Mines and Quarries (current and historical)	15
Landfills (current and historical)	15
National Pollutant Inventory (NPI)	15

4.1 POTENTIALLY CONTAMINATING ACTIVITIES    Map 4.1 (200m Buffer).....	16
Liquid Fuel Facilities .....	16
Waste Management Facilities & Recycling Centres.....	16
4.2 HISTORICAL BUSINESS DIRECTORIES (not mapped) .....	17
5.1 Fire Hazard Map 5.1 (500m Buffer).....	18
Bushfire Prone Areas .....	18
Bushfire History .....	19
5.2 Flood Hazard Map 5.2 (500m Buffer) .....	19
Flood Planning Area .....	19
Other Flood Studies .....	19
Flood History .....	19
5.3 Erosion Hazard Map 5.3 (500m Buffer).....	19
Erosion Hazard.....	19

**ATTACHMENTS**

**Attachment A - Report Maps**

**Attachment B - Historical Imagery**

**Land Insight Product Guide and Terms and Conditions**



## Section 1 Property Setting

### 1.1 SENSITIVE RECEPTORS

Map 1.1 (200m Buffer)

Sensitive receptor	Type	Distance (m)	Direction
Swamp Creek	Minor Water	0.0	Onsite
Park	Park grounds	31.6	South-west

### 1.2a PLANNING CONTROLS

Map 1.2a (500m Buffer)

#### Zoning

Zoning	Type	Details	Distance (m)	Direction
E5	Heavy Industrial	Cessnock Local Environmental Plan 2011	0.0	Onsite
RE1	Public Recreation		0.0	Onsite
RU2	Rural Landscape		0.0	Onsite
R2	Low Density Residential		201.8	West
E4	General Industrial		207.4	South
R5	Large Lot Residential		260.5	West
E3	Productivity Support		396.5	North

## 1.2b PLANNING OVERLAYS

Map 1.2b (500m Buffer)

### Environmental Planning Instruments

Name	Type	Details	Distance (m)	Direction
Coal Seam Gas Exclusions	SEPP (MPPEI) 2007 Coal Seam Gas Exclusions Map	State Environmental Planning Policy (Resources and Energy) 2021	0.0	Onsite
Lot Size	Lot Size Map	Cessnock Local Environmental Plan 2011	0.0	Onsite
Future Residential Growth Area	SEPP (MPPEI) 2007 Future Residential Growth Areas Land Map	State Environmental Planning Policy (Resources and Energy) 2021	430.1	North-west

### Other Planning Information

Name	Category	Details	Distance (m)	Direction
-	-	-	-	-

## 1.3 HERITAGE

Map 1.3 (200m Buffer)

### State and Local Heritage Registers

Site ID	Site Name	Type	Details	Distance (m)	Direction
-	-	-	-	-	-

### Australian Heritage Database Register

Site ID	Site Name	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-	-

Commonwealth Heritage List, National Heritage List and World Heritage Area.

## 1.4a SOIL AND LAND USE INFORMATION

Map 1.4a (500m Buffer)

### Soil Landscape

Code	Name	Soil Group	Description	Distance (m)	Direction
SCnh	Neath	Solodic soils	This soil landscape covers gently undulating rises and melaleuca swamps to the east of Cessnock. The main soils are Grey Solodic Soils (Dg4.83) in the poorly drained areas associated with exposed coal seams. There are Yellow Solodic Soils (Dy5.12) on the better drained lower slopes.	0.0	Onsite

### Salinity

Salinity Hazard	Type	Details	Distance (m)	Direction
High hazard or risk	Australian Dryland Salinity Assessment (1:2,500,000) 2001	High hazard or risk in 2000, 2020, and 2050	0.0	Onsite

## Radon

Radon Level (Bq/m <sup>3</sup> )	Distance (m)	Direction
7	0.0	Onsite

Typical radon levels in Australia are low and the values shown are the average values for each census district. For specific location, factors such as the local geology and house type could lead to different values. (ARPANSA).

## 1.4b ACID SULFATE SOIL

### Map 1.4b (500m Buffer)

### State and Local Acid Sulfate Soil Registers

Name	Classification	Description	Distance (m)	Direction
Not identified	-	-	-	-

To ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage, development consent may be required for the carrying out of works within areas and land shown on the Acid Sulfate Soils Map.

### National Acid Sulfate Soil Register

Name	Classification	Description	Distance (m)	Direction
Atlas of Australian Acid Sulfate Soils	Extremely low probability of occurrence	Acid sulfate soil generally within upper 1m in wet / riparian areas.	0.0	Onsite

Source: ASRIS Atlas of Australian Sulfate Soils (CSIRO). Acid Sulfate Soils (ASS) are all those soils in which sulfuric acid may be produced, is being produced, or has been produced in amounts that have a lasting effect on main soil characteristics.

## 1.5 GEOLOGY AND TOPOGRAPHY

### Map 1.5 (500m Buffer)

### Geology

Map Sheet	Code	Formation	Age	Group	Dominant Lithology	Description	Distance (m)	Direction
NSW Seamless Geology version 2.2 May2022	Q_av	Alluvial valley deposits	Quaternary (base) to Now (top)	Alluvium	Clastic sediment	Silt, clay, (fluviially deposited) lithic to quartz-lithic sand, gravel.	0.0	Onsite
	Pdaf	Farley Formation	Permian (base) to Lopingian (top)	Dalwood Group	Siltstone	Poorly sorted, light- and dark-grey, micaceous sandy siltstone, silty sandstone, mudstone and shale; sporadic thin limestone near Pokolbin; abundant marine fossils.	67.8	North

### Naturally Occurring Asbestos Potential (NOA)

Category	On the Property?	Within Buffer?
Not identified	-	-

### Topography

Topography (Onsite)	10 -12 mAHD
---------------------	-------------



## Section 2 Hydrogeology



### 2.1 GDE & HYDROGEOLOGY CONSTRAINTS

Map 2.1 (2000m Buffer)

#### Aquifer Type

Type	Distance (m)	Direction
Fractured or fissured, extensive aquifers of low to moderate productivity	0.0	Onsite

#### Groundwater Protection Areas

Name	Water Plan Area	Distance (m)	Direction
Not identified	-	-	-

#### Wetlands

Name	Description	Distance (m)	Direction
	Sewage Treatment Pond	1481.5	East
Hebburn Dam	Dam	1833.4	South-west

#### Groundwater Dependent Ecosystems (GDE) - Aquatic (Surface)

Potential	Distance (m)	Direction
Not identified	-	-

*Aquatic - Ecosystems that rely on the Surface expression of groundwater.*

### Groundwater Dependent Ecosystems (GDE) - Terrestrial (Subsurface)

Potential	Distance (m)	Direction
High potential GDE - from regional studies	0.0	Onsite
Moderate potential GDE - from regional studies	8.9	West
Low potential GDE - from regional studies	380.6	North

Terrestrial - Ecosystems that rely on the Subsurface expression of groundwater.

### Groundwater Licences (Western Australia)

Map ID	WRI number	Allocation (KL)	Address	All Parties	Distance (m)	Direction
Not identified	-	-	-	-	-	-

### Groundwater Bores

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL (m)	Salinity (mg/l)	Yield (L/s)	Distance (m)	Direction
1	210053	Unknown	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>	1330.6	North-east

Note: The use of the symbol "-" or N/A indicates that no records were found.

### Groundwater Bores Driller Lithology Details

Groundwater Bore ID	From Depth - To Depth (m)	Lithology	Distance (m)	Direction
210053	#N/A		1330.6	North-east

Note: The use of the symbol "-" or N/A indicates that no records were found.

## 2.2 GROUNDWATER AND OTHER BORES

Map 2.2 (2000m Buffer)

### Groundwater Restricted Use Zones

Name / Number	Address	Site History	Description	Distance (m)	Direction
Not identified	-	-	-	-	-

### Groundwater Salinity

Class	Salinity Value	Source	Distance (m)	Direction
Saline (>3000mg/L)	> 5000	Office of Water, New South Wales	0.0	Onsite

### Other Known Borehole Investigations (Coal Seam Gas (CSG), Petroleum Wells and Other Boreholes)

Borehole ID	Purpose	Project	Client/ Licence	Date Drilled	Depth (m)	Distance (m)	Direction
GT0003187	Intrusive Investigation	A collection of NSW geotechnical reports as part of the NSW Government Geotechnical Report Database Project (GGRD).	Drilling, Standard Penetration Test (SPT), Soil Sample Analysis located at Weston Public School		0.0	794.3	South-west
GT0001565	Intrusive Investigation	A collection of NSW geotechnical reports as part of the NSW Government Geotechnical Report Database Project (GGRD).	Drilling, Soil Sample Analysis located at Kurri Kurri High School : geotechnical investigation		0.0	1604.4	East
COAL_HEBNORTH1	Mineral Exploration	DPI Minerals Borehole Register - Hebburn Colliery,	Hebburn Colliery,	01/01/1921	47.0	1862.1	South-west
34318	Mineral Exploration	HEBBURN COLLIERY NORTH	Hebburn Ltd, Department of Mines	01/01/1921	47.0	1862.6	South-west
34303	Mineral Exploration	HEBBURN NO 1 COLLIERY FAN SHAFT & BORE	Hebburn Collieries Pty	01/01/1902	26.8	1935.5	South-west
COAL_HEBHBRN1FD1	Mineral Exploration	DPI Minerals Borehole Register - Hebburn Colliery,	Hebburn Colliery,	01/01/1902	26.8	1935.8	South-west

Note: The use of the symbol "-" or N/A indicates that no records were found.



# Section 3 Environmental Registers, Licences and Incidents



## 3.1 CONTAMINATED LAND PUBLIC REGISTER

Map 3.1 (1000m Buffer)

### Contaminated Sites

Register Type	Site Name	Address	Description	Details	Distance (m)	Direction
EPA Notified Contaminated Sites	Kurri Kurri Wastewater Treatment Plant	McLeod ROAD Loxford	Regulation under CLM Act not required	Other Industry	672.3	East

*If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.*

Table 3.1.1 Contaminated Land Public Register		
State	Regulatory Body	Information included in this search (by state)
ACT	EPA (Environment Protection Authority)	Contaminated Land Search Register of Contaminated Sites
NSW	EPA (Environment Protection Authority)	Sites Notified as Contaminated Records of Notices
NT	EPA (Environment Protection Authority)	Contaminated Land Audit Pollution Abatement Notice
QLD	DES (Department of Environment and Science)	Contaminated Land Search (Environmental Management and Contaminated Land Registers)
SA	EPA (Environment Protection Authority)	Site Contamination Index
TAS	EPA (Environment Protection Authority)	Regulated Sites and Premises Lutana and Parts of Hobarts Eastern Shore
VIC	EPA (Environment Protection Authority)	Priority Sites Register Pollution Abatement Notice

Table 3.1.1 Contaminated Land Public Register		
WA	DWER (Department of Water and Environmental Regulation)	Contaminated Sites Database

This search contains information retrieved from the relevant state authority, agency/department, or government authority that notifies and identifies contaminated land. The list only contains contaminated sites that the regulatory body is aware of or that have been notified by owners or occupiers as contaminated land. The sites are recorded on the register at various stages of the assessment and/or remediation process. If a site is not on the list, it does not necessarily mean the site is not contaminated.

### 3.2 LICENCES, APPROVALS & ASSESSMENTS

### Map 3.2 (500m Buffer)

#### Licences

Licence No	Type	Licence holder	Location Name	Premise Address	Activity	Dist. (m)*	Direct
13013	Issued	Central Waste Plant Pty Ltd	Central Waste Plant Pty Ltd	8 Styles Street, Kurri Kurri NSW	Recovery of general waste	4.3	East
13013	Issued	Central Waste Plant Pty Ltd	Central Waste Plant Pty Ltd	8 Styles Street, Kurri Kurri NSW	Waste storage - other types of waste	4.3	East
20908	Issued	Australian Native Landscapes Pty Ltd	2-6 Styles St	2-6 Styles St, Weston NSW	Recovery of general waste	41.9	East
20908	Issued	Australian Native Landscapes Pty Ltd	2-6 Styles St	2-6 Styles St, Weston NSW	Waste storage - other types of waste	41.9	East
6423	Issued	Weston Aluminium Pty Limited	Weston Aluminium	129 Mitchell Avenue, Kurri Kurri NSW	Aluminium production (scrap metal)	442.4	East
6423	Issued	Weston Aluminium Pty Limited	Weston Aluminium	129 Mitchell Avenue, Kurri Kurri NSW	Recovery of hazardous and other waste	442.4	East
6423	Issued	Weston Aluminium Pty Limited	Weston Aluminium	129 Mitchell Avenue, Kurri Kurri NSW	Scrap metal processing	442.4	East
6423	Issued	Weston Aluminium Pty Limited	Weston Aluminium	129 Mitchell Avenue, Kurri Kurri NSW	Thermal treatment of general waste	442.4	East
6423	Issued	Weston Aluminium Pty Limited	Weston Aluminium	129 Mitchell Avenue, Kurri Kurri NSW	Thermal treatment of hazardous and other waste	442.4	East
6423	Issued	Weston Aluminium Pty Limited	Weston Aluminium	129 Mitchell Avenue, Kurri Kurri NSW	Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste	442.4	East
2071	Delicensed	Boral Resources (Country) Pty. Limited	Boral Country - Concrete & Quarries	Johnson Ave, Weston NSW	Concrete works	513.7	South
13421	Issued	Ugl Regional Linx Pty Ltd	Country Regional Network	Country Regional Network, Orange, NSW, 2800	Railway infrastructure operations	574.0	North-west

Licence N°	Type	Licence holder	Location Name	Premise Address	Activity	Dist. (m)*	Direct
20676	Surrendered	Cleanaway Co Pty Ltd	Tox Free Australia Kurri Kurri	126 Mitchell Avenue, Kurri Kurri, NSW 2327	Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste	652.7	South-east
1767	Issued	Hunter Water Corporation	Kurri Kurri Wastewater Treatment Works	Off Mcleod Road, Kurri Kurri NSW	Sewage treatment processing by small plants	672.3	East
11234	Surrendered	Nationwide Oil Pty Ltd	Nationwide Oil Pty Ltd	47 Wermol Street, Kurri Kurri, NSW 2327	Hazardous, Industrial or Group A Waste Generation or Storage	750.0	South-east
13352	Surrendered	Acciona Infrastructure Projects Australia Pty Ltd	Acciona Infrastructure Projects Australia Pty Ltd	Acciona Infrastructure Projects Australia Pty Ltd	Road construction	Not mapped	Not mapped
3957	No longer in force	Forestry Corporation Of New South Wales	Lower North East Region (L.N.E.R) Means State Forests And Crown - Timber Lands (Ex. Plantations)	Within The L.N.E.R. Shown On Map 1 To The NSW L.N.E.R. Forest Agreement Granted On The 5 March 1999, Kempsey, NSW 2440	Logging operations	Not mapped	Not mapped
4017	No longer in force	Forestry Corporation Of New South Wales	Upper North East Region (L.N.E.R) Means State Forests And Crown - Timber Lands (Ex. Plantations)	Within The U.N.E.R. Shown On Map 1 To The NSW U.N.E.R. Forest Agreement Granted On The 5 March 1999., Coffs Harbour, NSW 2450	Logging operations	Not mapped	Not mapped

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

\* Not mapped - Licences that are applied to larger areas and/or without specific definition; such as waterways, forests etc will still be identified in the search results but will not be show within the map.

## Audits

N°	Type	Licence holder	Location Name	Premise Address	Activity	Dist. (m)*	Direction
-	Not identified	-	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

## Clean Up, Penalty Notices and Orders

N°	Type	Licence holder	Location Name	Premise Address	Details	Dist. (m)*	Direction
1582570	Penalty Notice	Central Waste Plant Pty Ltd	Central Waste Plant Pty Ltd	8 Styles Street, Kurri Kurri, NSW, 2327	Contravene condition of licence - Corporation	4.3	East
1603744	Clean Up Notice	Alfabs Engineering Group Pty Ltd	N\A	146 Mitchell Avenue, Kurri Kurri, NSW 2327	s.91 Clean Up Notice	32.2	South
3501532	Clean Up Notice	Industrial Ecology Australia Pty Ltd	N\A	135 Mitchell Avenue, Kurri Kurri, New South Wales 2327	s.91 Clean Up Notice	129.6	East
<Null>	Penalty Notice	Worth Recycling Pty Ltd	47 Wermol Street, Kurri Kurri, NSW, 2327	47 Wermol Street, Kurri Kurri, NSW, 2327	Occupier of premises with scheduled activity not hold licence - Corporation	750.0	South-east
<Null>	Penalty Notice	Worth Recycling Pty Ltd	47 Wermol Street, Kurri Kurri, NSW, 2327	47 Wermol Street, Kurri Kurri, NSW, 2327	Transporter not comply obligations before transporting waste - Corporation	750.0	South-east
1531514	Clean Up Notice	Worth Recycling Pty Ltd	47 Wermol Street, Kurri Kurri, NSW, 2327	47 Wermol Street, Kurri Kurri, NSW, 2327	s.91 Clean Up Notice	750.0	South-east
1534951	Clean Up Notice	Worth Recycling Pty Ltd	47 Wermol Street, Kurri Kurri, NSW, 2327	47 Wermol Street, Kurri Kurri, NSW, 2327	s.91 Clean Up Notice	750.0	South-east
1512244	Penalty Notice	Forestry Corporation Of New South Wales	Lower North East Region (L.N.E.R) Means State Forests And Crown - Timber Lands (Ex. Plantations)	Within The L.N.E.R. Shown On Map 1 To The NSW L.N.E.R. Forest Agreement Granted On The 5 March 1999, Kempsey, NSW, 2440	Pollute waters - Corporation	Not mapped	Not mapped
1512245	Penalty Notice	Forestry Corporation Of New South Wales	Lower North East Region (L.N.E.R) Means State Forests And Crown - Timber Lands (Ex. Plantations)	Within The L.N.E.R. Shown On Map 1 To The NSW L.N.E.R. Forest Agreement Granted On The 5 March 1999, Kempsey, NSW, 2440	Pollute waters - Corporation	Not mapped	Not mapped
1512247	Penalty Notice	Forestry Corporation Of New South Wales	Lower North East Region (L.N.E.R) Means State Forests And Crown - Timber Lands (Ex. Plantations)	Within The L.N.E.R. Shown On Map 1 To The NSW L.N.E.R. Forest Agreement Granted On The 5 March 1999, Kempsey, NSW, 2440	Pollute waters - Corporation	Not mapped	Not mapped

N°	Type	Licence holder	Location Name	Premise Address	Details	Dist. (m)*	Direction
1566080	Penalty Notice	Forestry Corporation Of New South Wales	Lower North East Region (L.N.E.R) Means State Forests And Crown - Timber Lands (Ex. Plantations)	Within The L.N.E.R. Shown On Map 1 To The NSW L.N.E.R. Forest Agreement Granted On The 5 March 1999, Kempsey, NSW, 2440	Contravene condition of licence - Corporation	Not mapped	Not mapped
1566081	Penalty Notice	Forestry Corporation Of New South Wales	Lower North East Region (L.N.E.R) Means State Forests And Crown - Timber Lands (Ex. Plantations)	Within The L.N.E.R. Shown On Map 1 To The NSW L.N.E.R. Forest Agreement Granted On The 5 March 1999, Kempsey, NSW, 2440	Pollute waters - other officer - Corporation	Not mapped	Not mapped
<Null>	Penalty Notice	Forestry Corporation Of New South Wales	Lower North East Region (L.N.E.R) Means State Forests And Crown - Timber Lands (Ex. Plantations)	Within The L.N.E.R. Shown On Map 1 To The NSW L.N.E.R. Forest Agreement Granted On The 5 March 1999, Kempsey, NSW, 2440	Pollute waters - Corporation	Not mapped	Not mapped
<Null>	Penalty Notice	Forestry Corporation Of New South Wales	Lower North East Region (L.N.E.R) Means State Forests And Crown - Timber Lands (Ex. Plantations)	Within The L.N.E.R. Shown On Map 1 To The NSW L.N.E.R. Forest Agreement Granted On The 5 March 1999, Kempsey, NSW, 2440	Pollute waters - Corporation	Not mapped	Not mapped
1024530	Clean Up Notice	Forestry Corporation Of New South Wales	Lower North East Region (L.N.E.R) Means State Forests And Crown - Timber Lands (Ex. Plantations)	Within The L.N.E.R. Shown On Map 1 To The NSW L.N.E.R. Forest Agreement Granted On The 5 March 1999, Kempsey, NSW, 2440	s.91 Clean Up Notice	Not mapped	Not mapped
1024598	Clean Up Notice	Forestry Corporation Of New South Wales	Lower North East Region (L.N.E.R) Means State Forests And Crown - Timber Lands (Ex. Plantations)	Within The L.N.E.R. Shown On Map 1 To The NSW L.N.E.R. Forest Agreement Granted On The 5 March 1999, Kempsey, NSW, 2440	s.91 Clean Up Notice	Not mapped	Not mapped
1028085	Clean Up Notice	Forestry Corporation Of New South Wales	Lower North East Region (L.N.E.R) Means State Forests And Crown - Timber Lands (Ex. Plantations)	Within The L.N.E.R. Shown On Map 1 To The NSW L.N.E.R. Forest Agreement Granted On The 5 March 1999, Kempsey, NSW, 2440	s.91 Clean Up Notice	Not mapped	Not mapped
1051696	Clean Up Notice	Forestry Corporation Of New South Wales	Lower North East Region (L.N.E.R) Means State Forests And Crown -	Within The L.N.E.R. Shown On Map 1 To The NSW L.N.E.R. Forest Agreement Granted On The 5	s.91 Clean Up Notice	Not mapped	Not mapped

N°	Type	Licence holder	Location Name	Premise Address	Details	Dist. (m)*	Direction
			Timber Lands (Ex. Plantations)	March 1999, Kempsey, NSW, 2440			
1087543	Clean Up Notice	Forestry Corporation Of New South Wales	Lower North East Region (L.N.E.R) Means State Forests And Crown - Timber Lands (Ex. Plantations)	Within The L.N.E.R. Shown On Map 1 To The NSW L.N.E.R. Forest Agreement Granted On The 5 March 1999, Kempsey, NSW, 2440	s.91 Clean Up Notice	Not mapped	Not mapped
1090202	Clean Up Notice	Forestry Corporation Of New South Wales	Lower North East Region (L.N.E.R) Means State Forests And Crown - Timber Lands (Ex. Plantations)	Within The L.N.E.R. Shown On Map 1 To The NSW L.N.E.R. Forest Agreement Granted On The 5 March 1999, Kempsey, NSW, 2440	s.91 Clean Up Notice	Not mapped	Not mapped
1543465	Clean Up Notice	Forestry Corporation Of New South Wales	Lower North East Region (L.N.E.R) Means State Forests And Crown - Timber Lands (Ex. Plantations)	Within The L.N.E.R. Shown On Map 1 To The NSW L.N.E.R. Forest Agreement Granted On The 5 March 1999, Kempsey, NSW, 2440	s.91 Clean Up Notice	Not mapped	Not mapped
1014573	Clean Up Notice	Forestry Corporation Of New South Wales	Upper North East Region (Uner) Means The State Forests And Crown -Timber Lands (Ex. Plantations) .	Within The U.N.E.R. Shown On Map 1 To The NSW U.N.E.R. Forest Agreement Granted On The 5 March 1999., Coffs Harbour, NSW, 2450	s.91 Clean Up Notice	Not mapped	Not mapped
1501931	Clean Up Notice	Forestry Corporation Of New South Wales	Upper North East Region (Uner) Means The State Forests And Crown -Timber Lands (Ex. Plantations) .	Within The U.N.E.R. Shown On Map 1 To The NSW U.N.E.R. Forest Agreement Granted On The 5 March 1999., Coffs Harbour, NSW, 2450	s.91 Clean Up Notice	Not mapped	Not mapped
1590696	Clean Up Notice	Forestry Corporation Of New South Wales	Upper North East Region (Uner) Means The State Forests And Crown -Timber Lands (Ex. Plantations) .	Within The U.N.E.R. Shown On Map 1 To The NSW U.N.E.R. Forest Agreement Granted On The 5 March 1999., Coffs Harbour, NSW, 2450	s.91 Clean Up Notice	Not mapped	Not mapped
1593530	Clean Up Notice	Forestry Corporation Of New South Wales	Upper North East Region (Uner) Means The State Forests And Crown -Timber Lands (Ex. Plantations) .	Within The U.N.E.R. Shown On Map 1 To The NSW U.N.E.R. Forest Agreement Granted On The 5 March 1999., Coffs Harbour, NSW, 2450	s.91 Clean Up Notice	Not mapped	Not mapped

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

### 3.3a SITES REGULATED BY OTHER JURISDICTIONAL BODY

Map 3.3a (2000m Buffer)

#### Contaminated Legacy Areas

Site Name	Description	Distance (m)	Direction
Not identified	-	-	-

Includes known contaminated areas such as James Hardies Asbestos waste legacy areas, Pasmenco Smelter and Uranium processing site.

#### Defence, Military Sites and UXO Areas

Site name	Type*	Details	Distance (m)	Direction
Not identified	-	-	-	-

\*RCIP (Regional Contamination Investigation Program). UXO (Unexploded Ordnance Areas)

#### Former Gasworks Sites

Site name	Description	Distance (m)	Direction
Not identified	-	-	-

#### PFAS Sites

Site name	Type	Details	Distance (m) *	Direction
Not identified	-	-	-	-

### 3.3b OTHER POTENTIAL HAZARD SOURCES

Map 3.3b (500m Buffer)

#### Mines and Quarries (current and historical)

Site name	Description	Status	Distance (m)	Direction
Noelybo	Major commodities: soil, loam. Construction Materials - Quaternary alluvium. (The Geological Survey of NSW)	Former	0.0	Adjacent

#### Landfills (current and historical)

Site name	Description	Status	Distance (m)	Direction
Not identified	-		-	-

#### National Pollutant Inventory (NPI)

Facility name	Address	Primary ANZSIC Class	Latest report	Distance (m)	Direction
Weston Aluminium	Mitchell Avenue, Weston	Secondary aluminium dross processing	2020/2021	442.1	East



## Section 4 Potentially Contaminated Areas



### 4.1 POTENTIALLY CONTAMINATING ACTIVITIES

Map 4.1 (200m Buffer)

#### Liquid Fuel Facilities

Site name	Category	Description	Address	Status*	Dist. (m)*	Direction
-	-	-	-	-	-	-

#### Waste Management Facilities & Recycling Centres

Site name	Category	Description	Address	Status*	Dist. (m)*	Direction
Central Waste Station	Waste and Recycling Facilities	Recyclers	8 Styles St WESTON 2326 NSW	Current	0.0	Adjacent
Central Skips	Waste and Recycling Facilities	Waste management service	8 Styles St, Kurri Kurri NSW 2327	Current	0.0	Adjacent

**\*Status:** Information is current as when this report was created.

The operational status of the business is determined using the available data sources and does not indicate real-time conditions at the site.

Current: business is operating on the day this report was issued.

Former: business that have been closed or discontinued within 2 years from the date of this report.

Liquid Fuel Facilities Datasets, representing the spatial locations of liquid fuel depots, refineries, terminals and petrol stations present in the Australian Government National Liquid Fuel Facilities Dataset and Petrol stations identified by Land Insights. Waste Management Facilities, representing the spatial locations of reprocessing facilities, transfer stations and landfills present in the Australian Government National Waste Management Facilities Dataset and Waste/Recycling facilities identified by Land Insights.

A more comprehensive list of all Potentially Contaminating Activities is available in the Due Diligence Insight report.

## 4.2 HISTORICAL BUSINESS DIRECTORIES

(not mapped)

Year	Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
2010	Recyclers	Central Waste Station	8 Styles St WESTON 2611 NSW	Address	46.4	East
2015	Recyclers	Central Waste Station	8 Styles St Weston NSW 2611	Address	90.8	East
2015	Concrete - Pre-Cast Panels & Molds	Simply Pre-Cast Pty Ltd	Gate 1 / 152 Mitchell Ave Kurri Kurri NSW 2327	Address	129.3	South
2015	Fibreglass Repairs & Products	E-Tanks Fibreglass Pty Ltd	152 Mitchell Ave Kurri Kurri NSW 2327	Address	129.3	South
2015	Conveying & Elevating Equipment & Systems	Mato Australia Pty. Ltd.	Unit 2/ 152 Mitchell Av Kurri Kurri NSW 2327	Address	129.3	South
2015	Steel Fabrication & M/Factrs	Alfabs Engineers	146 Mitchell Ave Kurri Kurri NSW 2327	Address	185.2	South
1990	Armoured Car Services	Amalgamated Cash Services	Mitchell Avenue, Weston,NSW	Street		West
2005	Excavating & Earth Moving Contractors	Linral Ground Services	Mitchell Ave, WESTON,NSW,2326	Street		West

Land Insight uses a number of address geocoding techniques and has characterised them based on completeness (match rates) and positional accuracy. When a historical street address is incomplete or a match is not found, a record identified as being in the surrounding area will be included for reference and the accuracy of the data is approximate only. An explanation of the positional accuracy records is defined in the table below.

Historical data positional accuracy and georeferencing results explanation		
Positional accuracy	Georeferenced	Description
Address	Located to the address level	<i>When street address and names fully match.</i>
Street	Located to the street centroid	<i>When street names match but no exact address was found. Location is approximate.</i>
Place	Located to the structure, building or complex	<i>When building, residential complex or structure name match but no exact address was found. Location is approximate.</i>
Suburb	Located to the suburb area	<i>When suburb name match but no exact address was found. Location is approximate.</i>

The data used in this section was extracted from range of historical commercial trade directories and business listings. The business addresses were geocoded using historical information and the accuracy of the data may vary due to changes to the physical address at a given locality over time or the quality of the original records. From 2005, the historical business records in this section are considered more accurate as information was extracted from digital directories with geographic coordinate location information available. On this basis, reliance on the historic listing data should be considered when assessing the risk of contamination from an activity at the site. The presence of a business listing does not definitively confirm the actual activity that has occurred at the site. For more information on how these records were geocoded and the methodology used by Land Insight, contact us at [info@landinsight.co](mailto:info@landinsight.co).

Historical business directory listings have been filtered to match activities and industries identified as PCAs in Section 4.1. Please note that any record not identified within this section (due to error or unforeseen omission) does not necessarily mean that the screened area is not potentially contaminated or free of any risks.



## Section 5 Natural Hazards



### 5.1 Fire Hazard

#### Map 5.1 (500m Buffer)

#### Bushfire Prone Areas

Category	Type	Details	Distance (m)	Direction
Bushfire Prone Area	Vegetation Buffer	Vegetation Buffer - Bush Fire Prone is an area of land that can support a bush fire or is likely to be subject to bush fire attack. Bush Fire Prone Land areas becomes the trigger for planning for bush fire protection.	0.0	Onsite
Bushfire Prone Area	Vegetation Category 2	Bushfire Prone Area - Vegetation Category 2 is considered to be a lower bush fire risk. Bush Fire Prone Areas becomes the trigger for planning for bush fire protection.	0.0	Onsite
Bushfire Prone Area	Vegetation Category 1	Bushfire Prone Area - Vegetation Category 1 is considered to be the highest risk for bush fire. Bush Fire Prone Areas becomes the trigger for planning for bush fire protection.	196.4	North
Bushfire Prone Area	Vegetation Category 3	Bushfire Prone Area - Vegetation Category 3 is considered to be medium bush fire risk vegetation. Bush Fire Prone Areas becomes the trigger for planning for bush fire protection.	223.3	West

## Bushfire History

Type	Season	Details	Distance (m)	Direction
Wildfire	Kurri Kurri	2016-17	28.8	North
Wildfire		2001-02	488.2	West

## 5.2 Flood Hazard

### Map 5.2 (500m Buffer)

### Flood Planning Area

Category	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-

### Other Flood Studies

Category	Type	Details	Distance (m)	Direction
Flood Inundation Studies	Probable Maximum Flood (PMF)	Swamp/Fishery Creek Floodplain Risk Management Study – November 2013	0.0	Onsite

### Flood History

Type	Season	Details	Distance (m)	Direction
Not identified	-	-	-	-

The list provided is not comprehensive and does not consider all flood history. It only includes the information that is currently available.

## 5.3 Erosion Hazard

### Map 5.3 (500m Buffer)

### Erosion Hazard

Category	Type	Details	Distance (m)	Direction
Landslip Erosion Risk	Very slight to negligible limitations	Very Low	0.0	Onsite
Water Erosion Risk	Very slight to negligible limitations	Very Low	0.0	Onsite
	Moderate limitations	Moderate	0.0	Onsite
	Severe limitations	High	81.7	North
Wind Erosion Risk	Very slight to negligible limitations	Very Low	0.0	Onsite
	Slight but significant limitations	Low	0.0	Onsite

**Table 5.2.1 – Flood Hazard definitions and explanations**

**Annual Exceedance Probability (AEP)** - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance

**Table 5.2.1 – Flood Hazard definitions and explanations**

0.2%AEP	A flood event of this size is considered rare but may still occur. A flood of size or larger has a 1 in 500 chance or a 0.2% probability of occurring in any year
1% AEP	A flood of this size or larger has a 1 in 100 chance or a 1% probability of occurring in any year
2% AEP	A flood of this size or larger has a 1 in 50 chance or a 2% probability of occurring in any year.
5% AEP	A flood of this size or larger has a 1 in 20 chance or a 5% probability of occurring in any year
20%AEP	A flood of this size or larger has a 1 in 5 chance or a 20% probability of occurring in any year.
<b>Average Recurrence Interval (ARI).</b> The long-term average number of years between the occurrence of a flood as big as, or larger than, the selected event. For example, floods reaching a height as great as, or greater than, the 20 year ARI flood event will occur on average once every 20 years	
<b>Flood Liable Land</b> - Synonymous with flood prone land, i.e. land susceptible to flooding by the Probable Maximum Flood (PMF) event. Note that the term flood liable land covers the whole floodplain, not just the part below the flood planning level	
<b>Flood Planning Area (FPA)</b> – Councils develop Flood Planning Areas (FPAs) as part of Flood Overlay mapping to guide future building and development in flood prone areas. The FPAs are designed to recognise the flood hazard for different flooding types.	
<b>Flood Hazard</b> - Flood hazard is a combination of frequency of flooding, the flood depth, and the speed or velocity at which the water can travel.	
<b>Probable Maximum Flood (PMF)</b> - The largest flood that could conceivably be expected to occur at a particular location, usually estimated from probable maximum precipitation. The PMF defines the maximum extent of flood prone land, that is, the floodplain. It is difficult to define a meaningful Annual Exceedance Probability for the PMF, but it is commonly assumed to be of the order of $10^4$ to $10^7$ (once in 10,000 to 10,000,000 years)	



The Commons  
388 George Street  
Sydney NSW 2000 Australia  
[info@landinsight.co](mailto:info@landinsight.co)  
[www.landinsight.co](http://www.landinsight.co)

# Product Guide

NEW SOUTH WALES

---

## About this Report

Your Report has been produced by Land Insight and Resources (LI Resources).

### **The data used in this report was sourced from:**

Sensitive receptors - © Department of Finance, Services & Innovation Licenced, Google, Nearmap.

Zoning, Planning Controls and Topography © State of New South Wales, Planning and Environment Information Management Unit licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>)

Soil, Acid Sulfate Soil & Salinity – © State Government of New South Wales and Office of Environment and Heritage (OEH) (Creative Commons Attribution 4.0 <https://creativecommons.org/licenses/by/4.0/deed.en>) and Commonwealth Scientific and Industrial Research Organisation (CSIRO) Australian Soil Resource Information System (ASRIS).

Hydrogeological Landscapes of New South Wales and the Australian Capital Territory, Department of Planning, Industry & Environment & Environmental Planning Instrument, Department of Planning, Industry & Environment.

Geology - NSW Planning & Environment – Resources & Energy: © State of New South Wales through NSW Department of Industry.

Coal Seam Gas Wells – NSW Planning & Environment – Resources & Energy: © State of New South Wales and Office of Environment and Heritage licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>).

Petroleum Wells and Boreholes – © Commonwealth of Australia (Geoscience Australia) licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>).

Aquifer Type - National Groundwater Information System © Commonwealth of Australia (Bureau of Meteorology) licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>).

Drinking Water Catchments - © State of New South Wales, Planning and Environment Information Management Unit licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>).

Protected Riparian Corridor - © State of New South Wales and Office of Environment and Heritage licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>).

UPSS Environmentally Sensitive Zone - © State of NSW Environment Protection Authority.

Wetlands - © State of New South Wales, Planning and Environment Information Management Unit licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>). © State of New South Wales and Office of Environment and Heritage licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>). RAMSAR Wetlands © State of New South Wales and Office of Environment and Heritage licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>)

Groundwater Bores - NSW Department of Primary Industries - Office of Water © State of NSW (DPI Water) licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/au/>). © Commonwealth of Australia (Bureau of Meteorology) licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>).

Groundwater Vulnerability - © State of New South Wales, Planning and Environment Information Management Unit licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>).

Groundwater Exclusion Zones – © Department of Trade and Investment, Regional Infrastructure and Services – Office of Water (Botany Groundwater Exclusion Zones) and © State of NSW Environment Protection Authority (RAAF Base Williamtown Management Areas).

---

Hydrogeologic Unit - © Commonwealth of Australia (Bureau of Meteorology) 2018 licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>).

Groundwater Dependent Ecosystems (National and Regional) - © Commonwealth of Australia (Bureau of Meteorology) 2018 licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>)

Other Known Borehole Investigations - © Land Insight & Resources.

The NSW Government PFAS Investigation Program - © State of NSW Environment Protection Authority.

Contaminated Land Record of Notices, Sites Notified as Contaminated to the NSW EPA, Former Gasworks and PFAS investigation program - © State of NSW Environment Protection Authority.

Licensing Under the POEO Act 1997 - State of New South Wales through the EPA.

NPI © Commonwealth of Australia licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>). The data includes facilities from 1998 to 2021.

Waste Management Facilities; ARFF; Liquid Fuel & Aviation Fuel Depots/Terminals; Power Stations; Telephone Exchanges; Wastewater Treatment Facilities - © Commonwealth of Australia (Geoscience Australia) 2017 licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>).

UXO and Military Facilities- Australian Government - Various sources and Department of Defence © Commonwealth of Australia, 2017-2019. *The data supplied is based on Defence's assessment of information obtained from a variety of sources. It does not reflect any UXO remediation conducted on behalf of any person or organisation other than Defence. While Defence makes all reasonable efforts to ensure that the information provided is accurate, complete and up-to-date, there may be limitations to the sources available to Defence and the information may be subject to change. The information relating to a specific parcel of land should not be relied upon without additional checks and/or verification from the relevant state, territory or local government. Further information as to Defence's UXO categorisation criteria; along with Defence's recommendations to state and local authorities, is available on the Defence internet.*

Derelict Mines and Quarries - © State of New South Wales through NSW Department of Industry.

Service Stations & Repairs and Dry Cleaners (Recent) - © Google 2017-2022; Nearmap data; Geoscience Australia; Dry Cleaning Institute of Australia.

State and Local Heritage - © State of New South Wales licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>).

World Heritage Areas – © Australian Government Australian Government Department of Sustainability, Environment, Water, Population and Communities.

National Heritage Areas – © Australian Government Australian Government Department of Sustainability, Environment, Water, Population and Communities.

Commonwealth Heritage Areas – © Australian Government Australian Government Department of Sustainability, Environment, Water, Population and Communities.

Coastal SEPP Data – © State of New South Wales, Planning and Environment Information Management Unit licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>).

Bushfire Prone Land - NSW Rural Fire Service ©.

NPWS Fire History, Wildfires and Prescribed Burns - © State of New South Wales, National Parks and Wildlife Management Unit licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>).

---

Flood Hazard Area - © State of New South Wales, Planning and Environment Information Management Unit licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>), 2020 and LI Resources proprietary dataset - datasets are digitised from verified local government records/published reports.

***Other Data – if applicable***

Cattle Dip Site Locator Northern Rivers Region - © State of New South Wales through NSW Department of Industry

Legacy Landfills – LI Resources proprietary dataset. Dataset is derived from verified Council Records, Aerial Photography Interpretation, Historic Zoning Maps, Historic Topographic Maps, Historic Parish Maps and Derelict Mines and Quarries Information - © State of New South Wales through NSW Department of Industry.

Parramatta River Catchment Land Use Areas - Compiled by LI Resources, derived from Parramatta River Estuary Processes Study (2010).

Naturally Occurring Asbestos - © State of New South Wales and Department of Planning and Environment licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>).

Historic Aerial Photography - © State of New South Wales, Department of Finance, Services & Innovation licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>), Google Earth Professional, Nearmap, Jacobs (formerly SKM), AeroMetrex, AAMHatch, Fugro Spatial Solutions, Wheelans Insites, Aerial Acquisitions, Geo-Spectrum (Australia) Pty Ltd.

**Historical Commercial & Trade Directory Data –**

***Sydney***

1932-1933 John Sands Sydney Trades Directory – Copyright Expired

1940 & 1950 Commonwealth of Australia Telephone Directory Sydney – Copyright Expired

1960-1961 Telecom Australia Pink Pages Sydney – Permission for use Sensis, 2017.

1970-1971 United Business Directories Sydney – Licenced under Hardie Grant, 2017.

1974-1975 NSW Post Office Yellow Pages Sydney Buying Guide and Commercial/Industrial Directories – Permission for use Sensis, 2017.

1980-1981 & 1990-1991 Telecom Australia Yellow Pages Sydney – Permission for use Sensis, 2017.

2005 - 2015 Datajet.com.au - Permission for Use, 2022.

***Regional NSW***

1971, 1981 & 1991 Telecom Australia Yellow Pages Country NSW Directories – Permission for use Sensis, 2017.

While every effort is made to ensure the details in your Report are correct, LI Resources cannot guarantee the accuracy or completeness of the information or data provided or obtained from the data sources.

**For more detailed information regarding data source and update frequency, please contact LI Resources at [info@landinsight.co](mailto:info@landinsight.co)**

---

## Glossary

### **AVIATION RESCUE FIRE FIGHTING FACILITIES (ARFF); LIQUID FUEL & AVIATION FUEL DEPOTS/TERMINALS; POWER STATIONS; TELEPHONE EXCHANGES & WASTEWATER TREATMENT FACILITIES**

These facilities may be associated with the use, storage, treatment and disposal of a range of chemicals and products such as PFAS (Per- and poly-fluoroalkyl substances), solvents, petroleum products, asbestos, PCBs (polychlorinated biphenyls) and others.

### **BUSHFIRE PRONE LAND**

This data may assist environmental consultants, developers and others understand whether any bushfire risk is present in the area that may require specific management and/or restrict site investigations and development works.

### **COAL SEAM GAS, PETROLEUM WELLS AND BOREHOLES**

This data may assist environmental consultants during investigations as to previous resource exploration with an area, resources present (i.e. coal, gas and petroleum), lithological data and potential for environmental contamination.

### **DEPARTMENT OF DEFENCE UNEXPLODED ORDNANCE (UXO) SITES**

UXO is any sort of military ammunition or explosive ordnance which has failed to function as intended. It includes a range of ammunition used by the Navy, Army and Air Force; and many other types of ammunition and explosives including training munitions. UXO contamination has arisen mainly as a result of military training activities, since European settlement. In the past large numbers of ranges and training areas were approved for use in many areas of Australia. As a result, there are now a number of sites around Australia which are affected by UXO. For more information see [www.defence.gov.au/UXO](http://www.defence.gov.au/UXO)

### **DERELICT MINES AND QUARRIES**

Outstanding legacy issues surrounding derelict mines and quarries have the potential to cause safety and environmental impacts and may also be an indicator of the presence of unregulated landfill.

### **DRY CLEANERS (CURRENT)**

Dry cleaners often use or have used hazardous and flammable chemicals in their operations. Incorrect storage and disposal of these chemicals may result in fire/explosion risks or contamination of soil and groundwater or result in human health risks.

### **GROUNDWATER EXCLUSION ZONES**

Groundwater exclusion zones are present in certain areas where aquifers are known to be contaminated or where past activities may have affected groundwater quality. Restrictions on the use of groundwater in those areas are in place and differ between the various management/exclusion zones.

### **HERITAGE – FEDERAL, STATE AND LOCAL**

This data may assist environmental consultants, developers and others understand whether any heritage items are present on the site that may require specific management and/or restrict site investigations and development works.

### **HISTORICAL COMMERCIAL & TRADE DIRECTORY DATABASE (1932, 1940, 1950, 1960, 1970; 1974, 1980 and 1990)**

An LI Resources proprietary database of historical potentially contaminating activities previously listed as having been undertaken on the property or surrounding area. Activities have been catalogued based on 'low to high risk activities' either known to cause potential contamination risk (based on Managing Land Contamination Planning Guidelines, SEPP 55 remediation of land, 1998) or to assist in guidance for sampling and remediation programs by environmental consultants.

---

## **HISTORICAL (LEGACY) LANDFILLS**

An LI Resources proprietary dataset containing the location of former legacy landfills. Legacy landfills are widely present across the country, with many locations unknown. Most of these landfills were created prior to current environmental guidelines (i.e. remain unlined and uncapped) resulting in the potential for leaching of hazardous substances into waterways, production of odours, migration of landfill gas and stability issues.

## **HYDROGEOLOGY**

This data includes information for environmental consultants on aquifer properties, the presence of wetlands and groundwater monitoring bores. This information can assist in the understanding of contaminant pathways and receptors.

Groundwater monitoring bores are primarily needed to assess changes to water table levels, groundwater quality and to assess groundwater flow direction. Impacts on groundwater result from contaminated water movement, leaching of surface pollutants caused by rainfall or irrigation water percolation, leakage of stored matter or the disposal of wastes. The presence of a monitoring bore may indicate that a site has been or is being investigated.

## **LICENSING UNDER THE POEO ACT 1997**

The POEO public register includes a range of specified information on environment protection licences issued under the POEO Act to regulate air, noise, water and waste pollution and impacts. The licences and notices provide information on the type of industrial activities undertaken in an area and if any clean-up and preventative action notices have been issued under that licence.

## **MILITARY FACILITIES**

Military practices at certain facilities may cause potential contamination through the use of chemicals ranging from cleaning solvents and paints to ammunition, explosives and firefighting foam. These chemicals can cause human and ecological health risks.

## **NATURALLY OCCURRING ASBESTOS**

Asbestos is found as a naturally occurring mineral in many areas of regional NSW and may occur in veins within rock formations. Naturally occurring asbestos is generally found when building roads, working on construction sites and undertaking excavation activities. This data provides information on the areas identified with a low to high probability of naturally occurring.

## **NPI INDUSTRIAL FACILITIES**

Industrial facilities that trigger a defined threshold(s) for the emission of pollutants identified in the National Pollution Inventory (NPI), must estimate and report their emissions. The pollutants identified under the NPI are those that are known to have possible effects on human health and the environment.

## **NSW EPA CONTAMINATED LAND RECORD OF NOTICES ISSUED UNDER THE CLM Act 1997**

The EPA is required by law to maintain a record of notices relating to contaminated land, including notices declaring land to be 'Significantly Contaminated Land' under the Contaminated Land Management Act 1997. The EPA record of notices provides information on all sites that have been declared significantly contaminated.

## **NSW EPA FORMER GASWORKS SITES**

Former gasworks often leave a legacy of soil and groundwater contamination. The major contaminants in these instances include tars, oils, hydrocarbon sludges, spent oxide wastes, ash and ammoniacal recovery wastes. Some of these contaminants are carcinogenic to humans and toxic to aquatic ecosystems and therefore may pose a risk to human health and the environment.

---

## **NSW EPA FORMER URANIUM PROCESSING SITE AT HUNTERS HILL**

In 2008 a Parliamentary Inquiry held into the former uranium processing site at Hunters Hill, Sydney, found radiation levels were too low to require site remediation. During the investigation it became evident that there were two separate causes of gamma radiation in the vicinity of Nelson Parade (7-9 Nelson Parade – former uranium processing plant and Kelly's Bush – former tin smelter). The investigations found that levels of radiation on properties surrounding 7-9 Nelson Parade, at Kelly's Bush and in nearby areas of Hunters Hill were below relevant national and international guidelines for the protection of health and therefore remediation was not warranted. Further information can be found at [www.epa.nsw.gov.au](http://www.epa.nsw.gov.au)

## **NSW EPA JAMES HARDIE ASBESTOS WASTE CONTAMINATION LEGACY**

During the 1960s and 70s, bulk asbestos waste associated with manufacturing and waste disposal by the former James Hardie Industries was delivered as fill to areas targeted because of their low-lying geography. Between December 2007 and February 2008, the Department of Environment Climate Change and Water conducted site inspections of those disposal sites. None of the inspected sites were found to be a significant risk to human health or the environment, provided the sites remained sealed or undisturbed. Further information can be found at [www.epa.nsw.gov.au](http://www.epa.nsw.gov.au)

## **NSW EPA SITES NOTIFIED AS CONTAMINATED TO THE NSW EPA**

The EPA maintains a record of all sites notified to it by owners or occupiers of sites believed to be significantly contaminated.

## **NSW EPA PFAS INVESTIGATION PROGRAM**

The NSW EPA is investigating particular sites to better understand the extent of PFAS use and contamination in NSW. PFAS are a group of chemicals that include perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA).

They have many specialty applications and are widely used in a range of products in Australia and internationally. PFAS are an emerging contaminant, which means that their ecological and/or human health effects are unclear. Further information can be found at [www.epa.nsw.gov.au](http://www.epa.nsw.gov.au)

## **OTHER POTENTIALLY CONTAMINATED SITES**

An LI Resources proprietary database of recent potentially contaminating activities previously listed as having been undertaken on the property or surrounding area. Activities have been catalogued based on 'moderate to high risk activities' either known to cause potential contamination risk or to assist in guidance for sampling and remediation programs by environmental consultants. Please note this database is not exhaustive and may not list all activities in the area.

## **PARRAMATTA RIVER CATCHMENT LAND USE AREAS**

An LI Resources proprietary dataset containing land use changes around the Parramatta River catchment area. Details include land reclamation areas, loss of foreshore and major land use changes (i.e. industrial to residential land). These changes may indicate presence of unregulated landfill and potential contamination associated with former industrial land use.

## **PUBLIC REGISTER OF PROPERTIES AFFECTED BY LOOSE-FILL ASBESTOS INSULATION**

The NSW Government is required to maintain a register of residential properties that contain loose-fill asbestos insulation. This assists members of the wider community to be informed about any risks associated with a specific property and to take any appropriate safety measures. For more information see [www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au)

## **SENSITIVE RECEPTORS**

This data may assist environmental consultants during investigations as to the location and proximity of any sensitive receptors in the area, such as aged care, child care, community and religious facilities; sports grounds; national and state parks etc.

---

## **COASTAL MANAGEMENT (STATE ENVIRONMENTAL PLANNING POLICY)**

The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and
- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

## **SOIL LANDSCAPE AND GEOLOGY**

This data may assist environmental consultants during investigations as to the physical site properties that could govern potential contaminant retention or migration.

## **SERVICE STATIONS (CURRENT)**

Service stations may contain leaking tanks which can result in petroleum products migrating into, and contaminating, the soil or groundwater or other pathways to human and biological contact.

## **UNDERGROUND PETROLEUM STORAGE SYSTEMS (UPSS) ENVIRONMENTALLY SENSITIVE ZONES**

UPSS environmentally sensitive zones represent a conservative assessment of areas likely to be vulnerable to contamination from leaking UPSS. This information can assist environmental consultants on the risk a UPSS site poses to a recognised environmentally sensitive receptor.

## **WASTE MANAGEMENT FACILITIES**

A waste facility is a premises used for the storage, treatment, processing, sorting or disposal of waste. These include landfills, waste transfer stations and waste reprocessing facilities. Waste facilities emit regulated substances to air and water, such as methane gas, and can produce odours, dust and noise.

---

## Terms and Conditions

### Terms and Conditions

1. Land Insight and Resources (LI Resources) will perform the Services in accordance with these terms and conditions
2. By submitting the Application Form, the User acknowledges that it has read and understood these terms and conditions and agrees to be bound by them.
3. LI Resources reserves the right to change these terms and conditions. Any change shall be effective upon notice, which may be given by LI Resources posting such change on the Website, or by direct communication with the User.

### Services

4. LI Resources agrees to undertake the Services using due skill, care and diligence.
5. The User assumes the sole risk of making use of, and/or relying on, the Report and the Services. LI Resources makes no representations about the suitability, completeness, timeliness, reliability, legality, or accuracy of the Services.
6. Unless LI Resources agrees expressly otherwise:
  - (A) The Services are solely for the use and benefit of the User; and
  - (B) LI Resources does not accept any liability, whether directly or indirectly, for any liability or loss suffered or incurred by any third party placing any reliance on the performance of the Services or any Documents or material arising from or in connection with the Services.
7. The User warrants to LI Resources that it will not use the Services for any purpose that is unlawful or is otherwise inconsistent with these terms and conditions.
8. The User will not alter in any way or provide a copy of the Report or any Document prepared by LI Resources to any other person without LI Resources's prior written consent.

### Payment Terms

9. The Fee will be payable at the time of submitting the Application Form unless invoicing payment terms have been negotiated prior to purchase with LI Resources.
10. The User and LI Resources may agree in writing to vary the Services. The fee for each variation shall be agreed between LI Resources and the User.
11. The User agrees to pay LI Resources the Fee, including the fee for any variation requested in accordance with clause 12.
12. If the User's rights are terminated and the User has made an advance payment, LI Resources will refund the User a reasonable proportion of the balance as determined by LI Resources in relation to the value of Services already provided.
13. GST at the prevailing rate is payable in addition to the Fee. The User agrees to pay any other applicable taxes, duties or government imposed fees related to the User's use of the Services.

---

## Intellectual Property

14. LI Resources owns all intellectual property in the Report and arising from or in connection with the Services.
15. LI Resources grants the User a royalty free licence to use LI Resources's intellectual property for that User's personal assessment of its Property(s) only.

## Privacy Policy

16. Upon submitting the Application Form the User consents to LI Resources's use of the personal data provided by the User for the purposes of providing the Services.
17. The Reliance on the Report, the use of the Services and the use of LI Resources's Website is at the User's own risk. The User accepts that LI Resources does not guarantee the confidentiality of any communication or information transmitted through the use of the Website.
18. LI Resources will not provide to any third party any personal data provided by a User without the User's permission.
19. The User acknowledges that any feedback provided to LI Resources over the Website is not confidential and that LI Resources has the right to publish, reproduce, disseminate, transmit, distribute and copy (in whole or in part) any such feedback without the approval of the User.
20. LI Resources assumes no responsibility or liability for any content, communications or feedback submitted by a User over the Website. If a User has submitted objectionable content, communications or Feedback, LI Resources may, in its sole discretion, terminate that User's account, take legal action, or notify the appropriate authorities or parties, without prior notice.

## Third Party Services

21. The User accepts that, although the Website may contain or provide information regarding applications, products and/or services provided or offered by third parties, LI Resources does not recommend or endorse any such third party applications, products and/or services.
22. The report contains content provided to LI Resources by other parties (Third Party Content). LI Resources is not responsible for, does not endorse and makes no representations either expressly or impliedly concerning the accuracy or completeness of any Third Party Content. You rely on the Third Party Content completely at your own risk.

## Limit and Extent of Liability

23. LI Resources's liability is limited to the amount of the Fee. Liability arising in the provision of the Services is reduced to the extent that it arises out of or in connection with any negligent act or omission by the User.
24. Neither party is liable to the other for loss of actual or anticipated revenue or profits, increased capital or financing costs, increased operational or borrowing costs, pure economic loss, exemplary or punitive damages or indirect or consequential damages or loss.
25. In no event shall LI Resources or any directors, officers, employees or agents be liable for any indirect, punitive, incidental, special, or consequential damages arising out of or in any way connected with the use of the Website, any delay or inability to use the Website, any information available on the Website, or otherwise arising out of the utilisation of the Website, whether based in contract, tort, strict liability, or otherwise, even if LI Resources has been advised of the possibility of such damages. The negation of damages set forth herein is a fundamental element of the basis of the bargain between LI Resources and the User. The Services would not be provided without such limitations.

---

## Property Verification

26. The User accepts that the Services provided do not take into account any information relating to the actual state or condition of the Property.
27. The User acknowledges that the Services are not to be interpreted as commenting on the physical characteristics or condition of the Property, any particular purpose or use of that Property or the saleability or value of the Property.

## Termination and Modification

28. LI Resources reserves the right in its sole discretion to terminate, block or restrict the User's use of the Services or any portion thereof, for any reason, and without notice. In addition, LI Resources reserves the right in its sole discretion to terminate or modify any part of the Website without notice, for any reason.

## Anti-Hacking

29. The User agrees not to directly or indirectly, attempt to or disrupt, impair, interfere with, alter or modify the Website or any of its content.
30. The User agrees not to allow, aid or abet third parties to directly or indirectly, attempt to or disrupt, impair, interfere with, alter or modify the Website or any of its content, or obtain access to any information regarding any User or any other Report issued to a User.

## Complaints

31. Any complaints in relation to the Services should, in the first instance, be in writing and addressed to LI Resources Customer Service at: [info@liresources.com.au](mailto:info@liresources.com.au). LI Resources will respond to any such complaints in writing as soon as practicably possible.

## General Matters

32. These terms and conditions are governed by and will be construed and enforced in accordance with the laws of the State of New South Wales, Australia. If any dispute, controversy or claim arises out of or relating to these terms and conditions, whether sounding in contract, tort or otherwise, it shall be resolved by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of a mediator. If the dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure, then either party may refer the dispute to the court.
33. These terms and conditions apply to all Services provided by LI Resources.
34. If there is any inconsistency between these terms and conditions and any other document or agreement between the parties, these terms and conditions will prevail.
35. These terms and conditions represent the entire agreement between the parties.
36. The User authorises LI Resources to destroy Documents which LI Resources has prepared or holds in connection with the Services 7 years after the last date on which the Services were provided.
37. If any of the terms of the Application Form or the terms and conditions are invalid, unenforceable or void, the relevant term must be read down to the maximum extent possible or severed from the rest of the Application Form or these terms and conditions.

- 
38. These terms and conditions can only be amended or varied by a written document signed by both parties.
39. Neither party may assign or transfer any rights or obligations arising in the provision of the Services or these terms and conditions without the other party's written consent.

## **Defined Terms**

<b>Application Form</b>	Means the form and accompanying information provided on the Website, completed and submitted by the User to request the Services.
<b>Document</b>	Includes a report, and any other written or electronic document.
<b>Fee</b>	Means the amount set out in the Application Form or confirmed via an invoice.
<b>Property</b>	Means the property to which the Services and the Report relate.
<b>Report</b>	Means the Document prepared by LI Resources and provided to the User which contains the environmental and development data which is relevant to the Property.
<b>Services</b>	Means the review of data and information on which the Report is based, and the preparation and provision to the User of the Report.
<b>Website</b>	Means LI Resources's online site, that is: <a href="http://www.liresources.com.au">www.liresources.com.au</a>
<b>User</b>	Means the person(s) set out in the Application Form including that person's permitted successors.



Tower Three, Level 24  
300 Barangaroo Avenue  
Sydney NSW 2000 Australia  
02 8067 8870  
info@liresources.com.au  
[www.liresources.com.au](http://www.liresources.com.au)

---

# Annexure C

Environmental mapping

---



# Appendix A

## REPORT MAPS

10 Styles Street, 145 Mitchell Avenue, 147 Mitchell Avenue  
Kurri Kurri, NSW

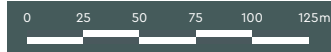


Subject Area and Sensitive Receptors



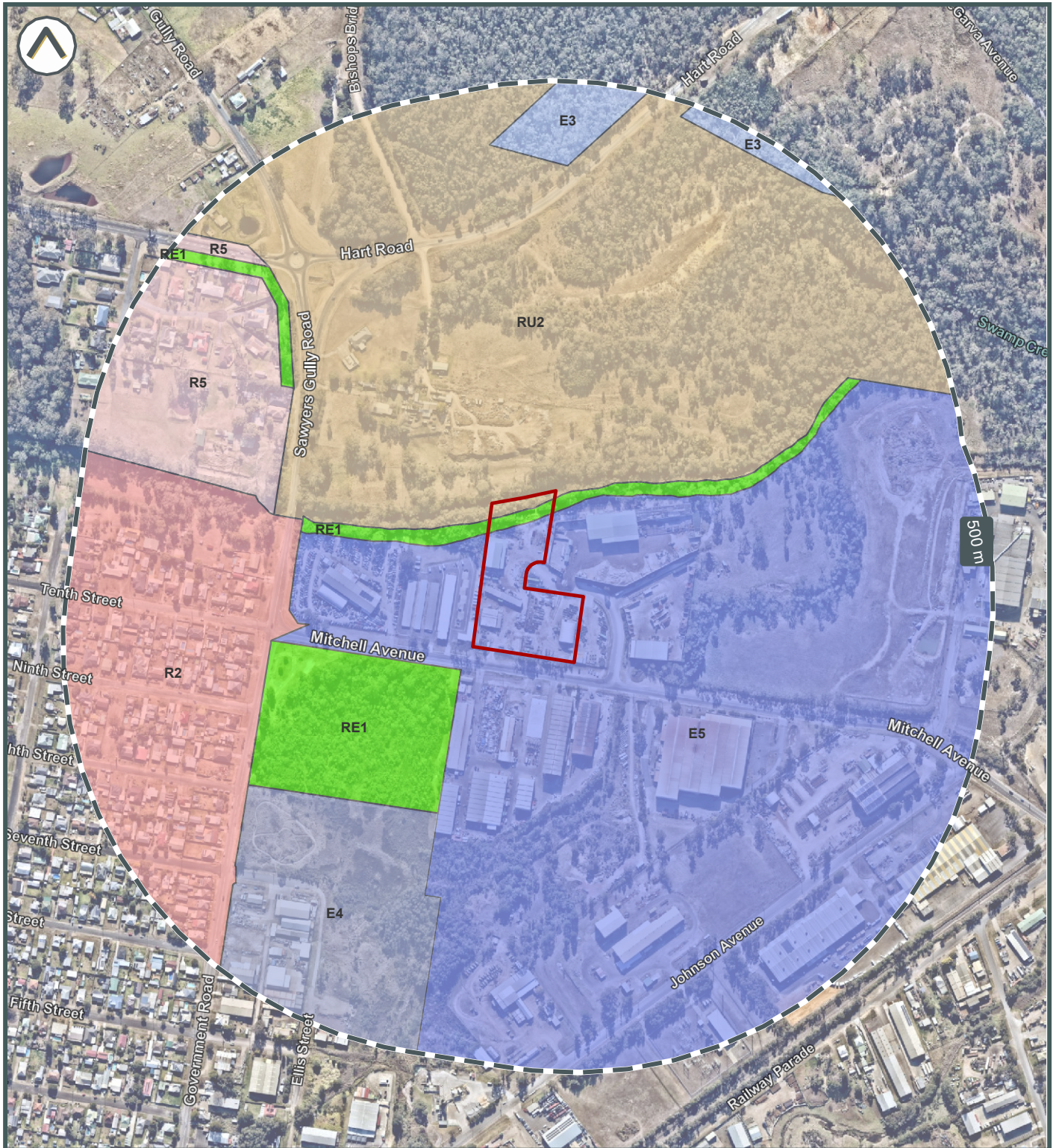
©2023 Land Insight (LI) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- Water Bodies
- Parks













Zoning



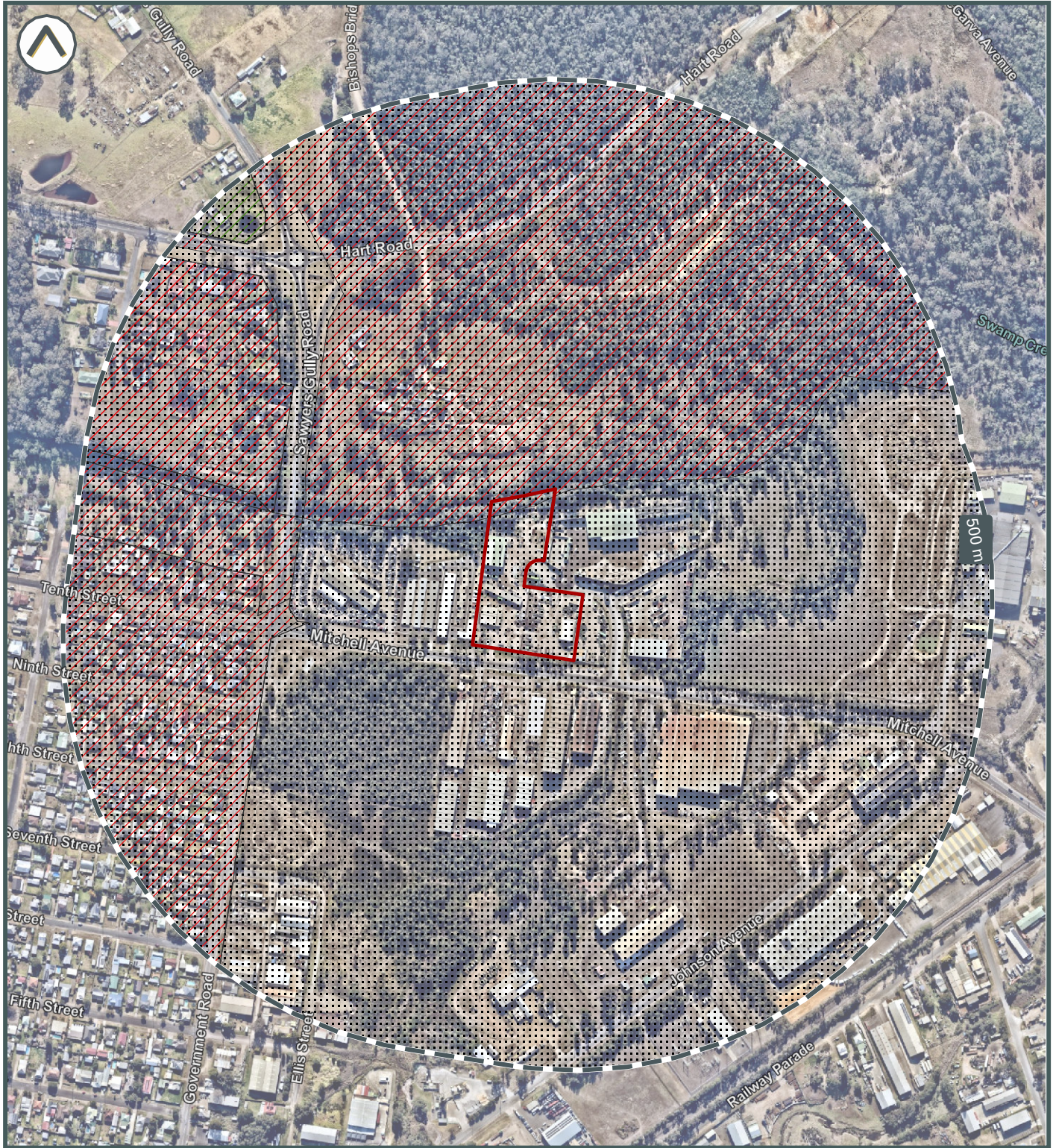
©2023 Land Insight (LI) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

 Subject area	<b>Land Zoning</b>	 RU2   Rural Landscape Zone
 R2   Low Density Residential	 E3   Productivity Support	
 R5   Large Lot Residential	 E4   General Industrial	
 RE1   Public Recreation	 E5   Heavy Industrial	



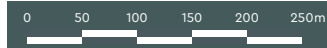


Planning Overlays




©2023 Land Insight (LI) www.landinsight.co | R:\LI\3543 ESR Kurri Kurri NSW\Working\GIS\Project\LI-XXXXX-XXXX A4P Layouts\7/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- Environmental Planning Instruments
- Future Residential Growth Area
- Lot Size
- Coal Seam Gas Exclusions





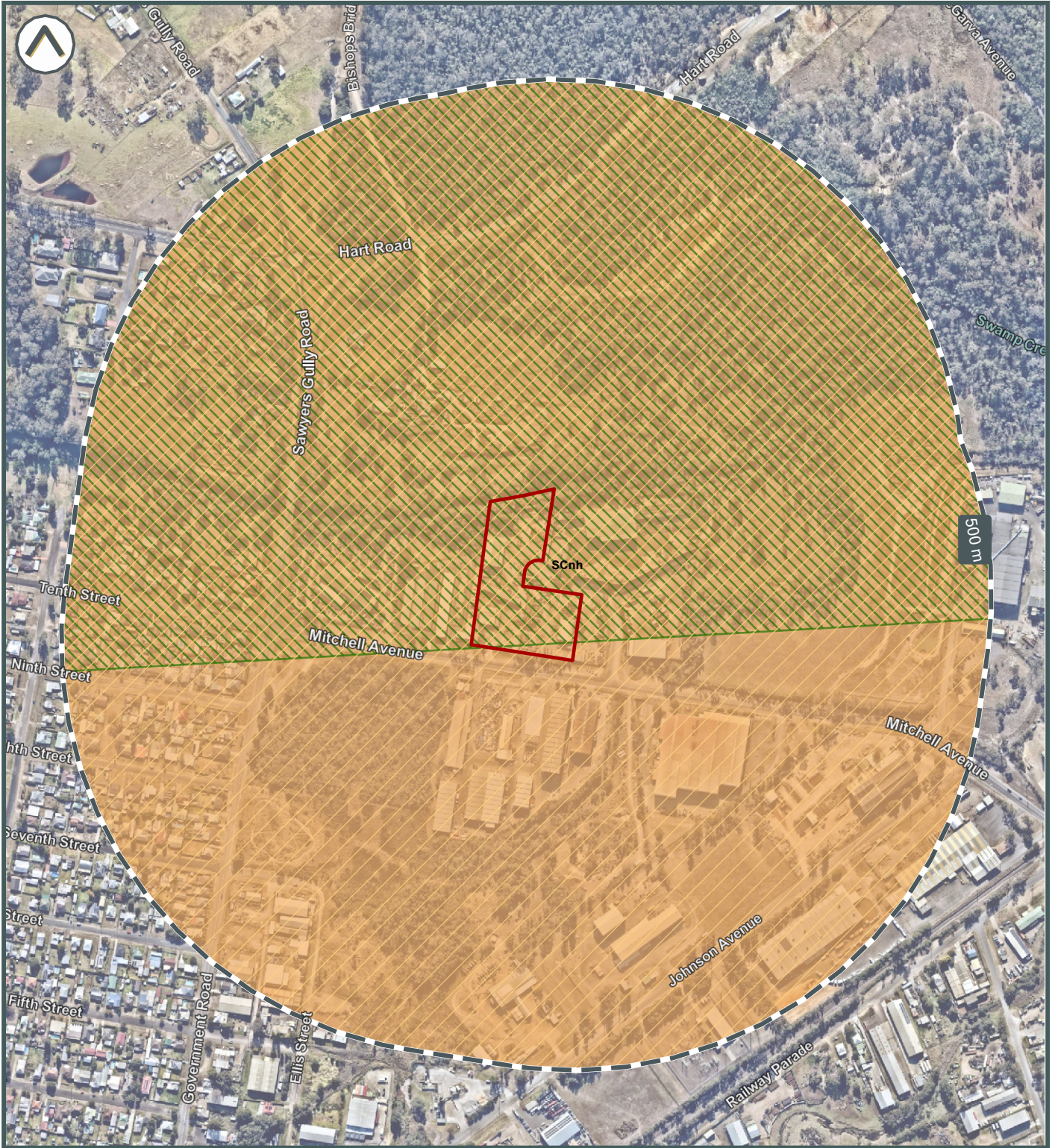
©2023 Land Insight (LI) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

 Subject area



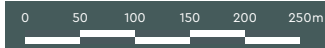


Soil Landscape and Salinity



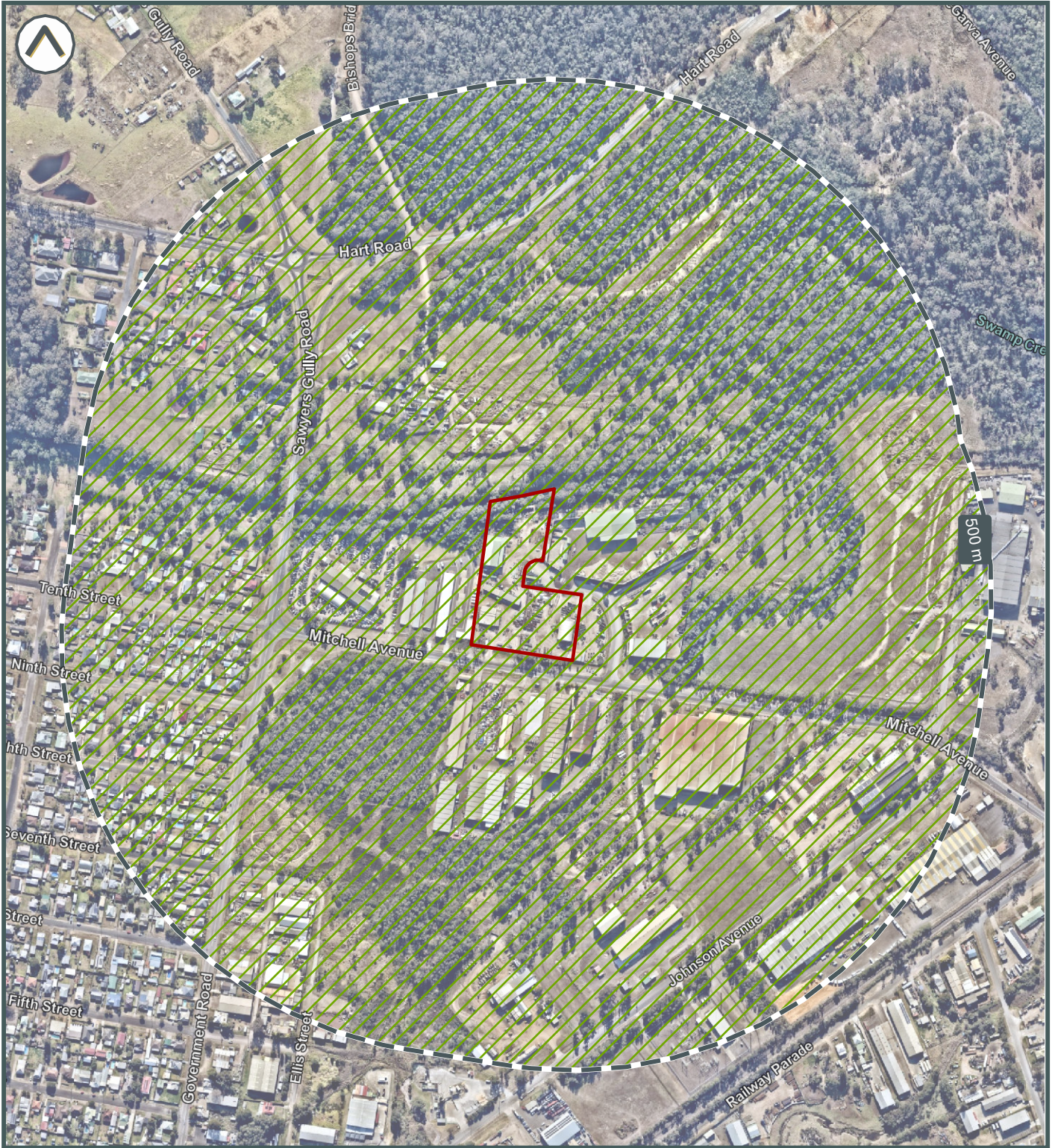
©2023 Land Insight (LI) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- Radon Level (Bq/m3) 5-19
- Soil Salinity High hazard or risk
- Soil Landscape SCnh



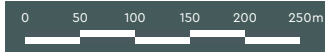


Acid Sulfate Soils



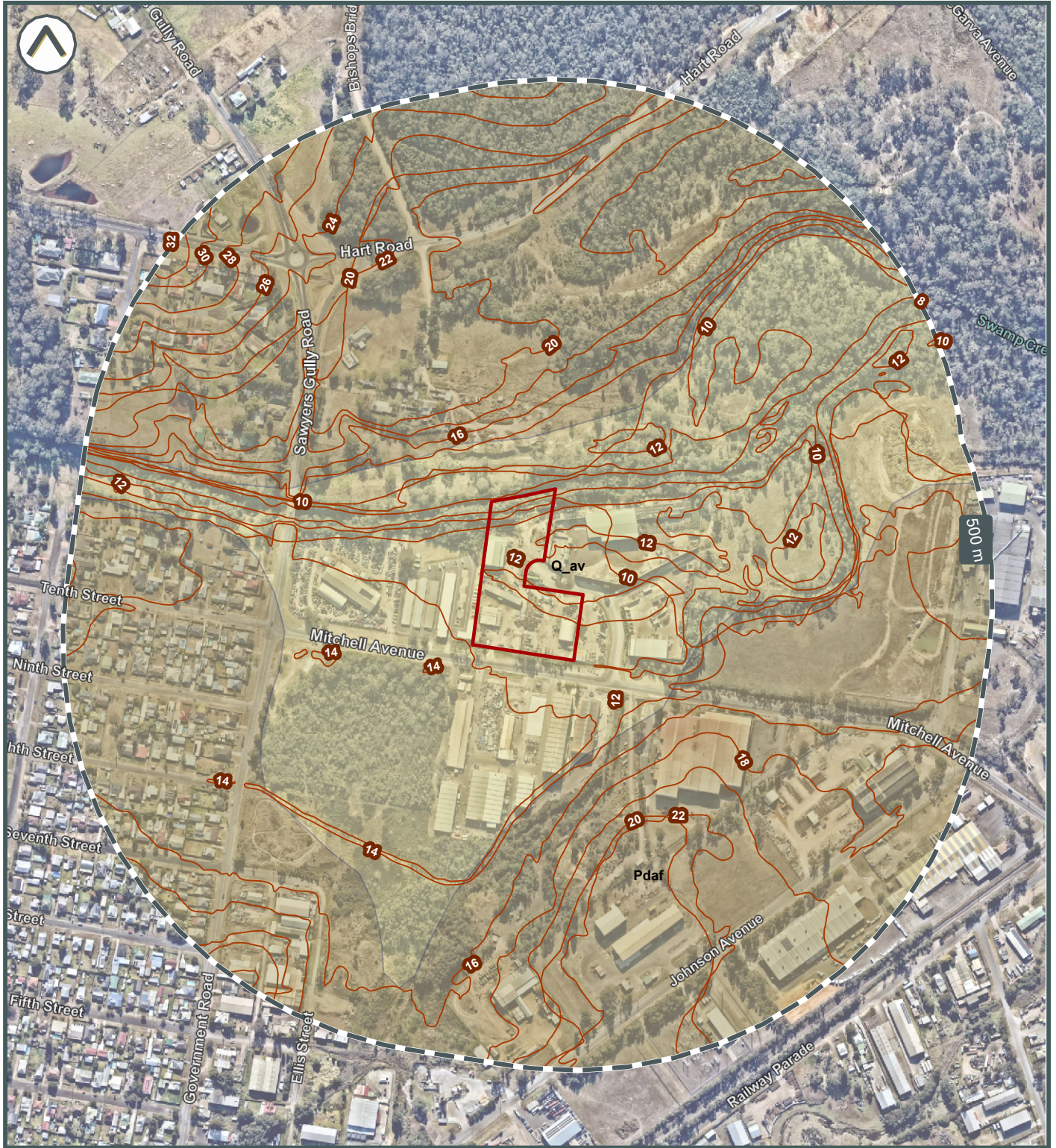
©2023 Land Insight (LI) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- Atlas of Australian Acid Sulfate Soils
- Extremely low probability of occurrence



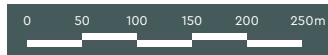


Geology and Topography



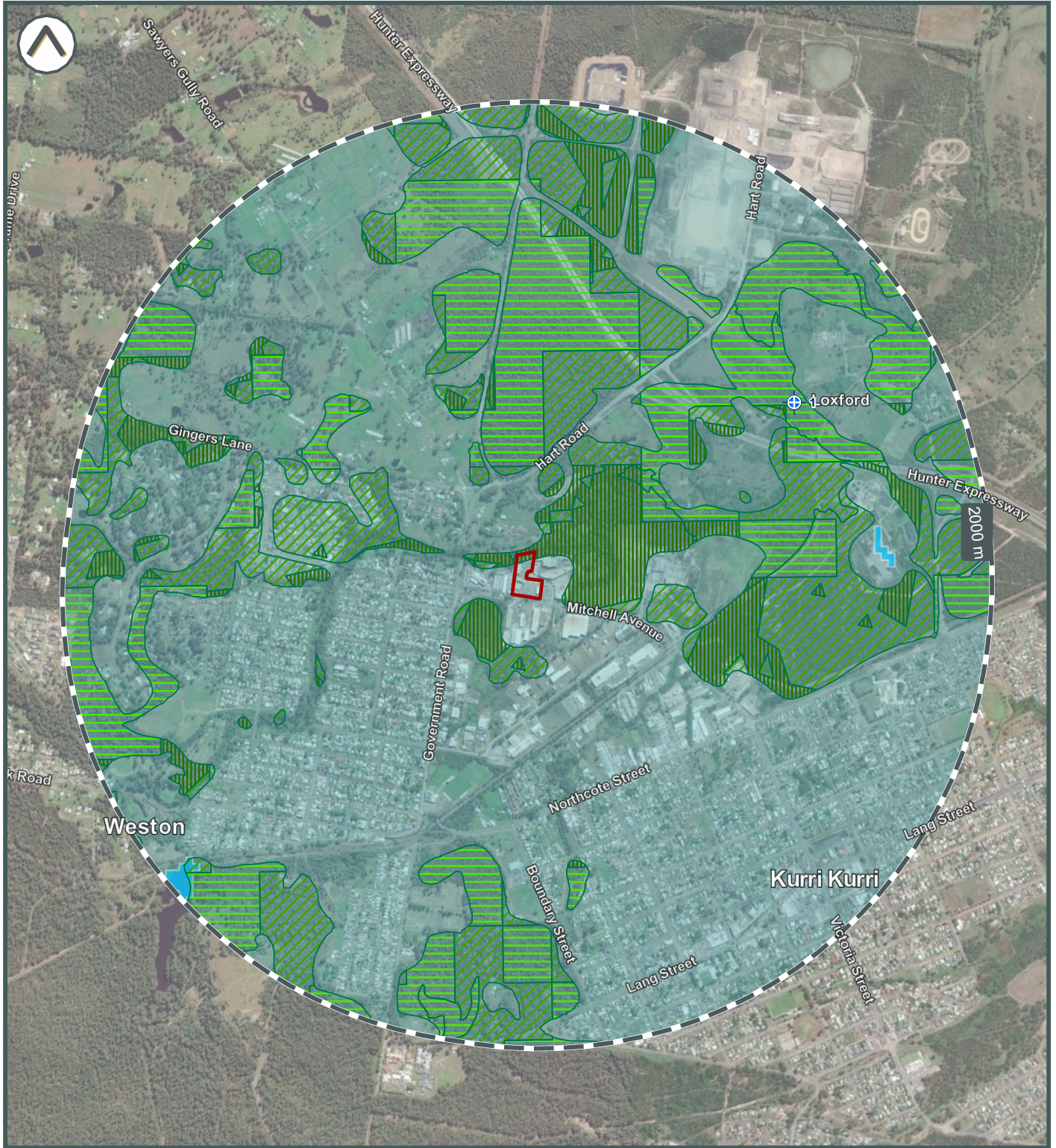
©2023 Land Insight (LI) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- Topographic contour (m)
- Q\_av
- Pdaf





Groundwater Dependent Ecosystems & Hydrogeology Constraints



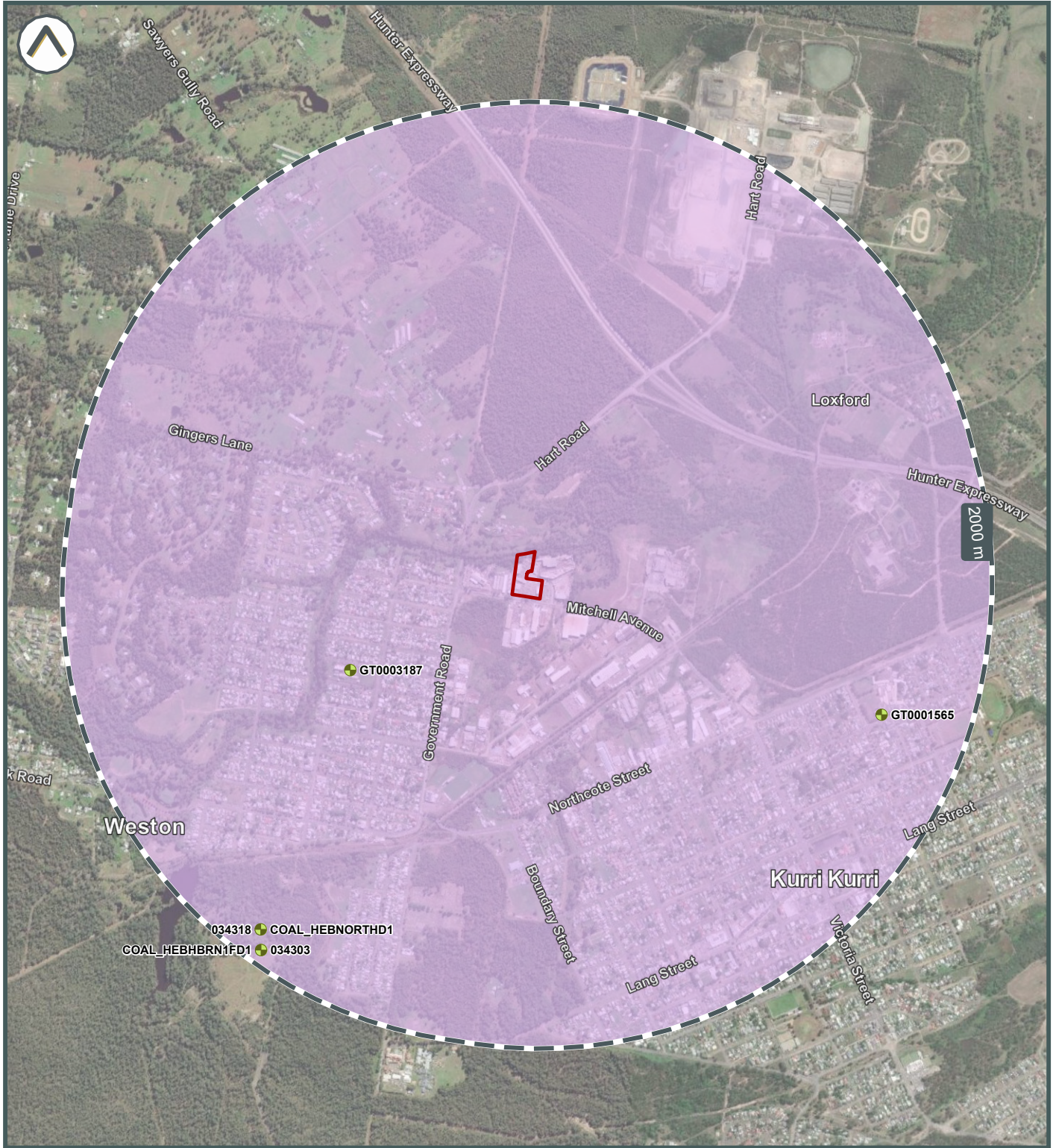
©2023 Land Insight (LI) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- Groundwater bores
- Moderate potential GDE - from regional studies
- Low potential GDE - from regional studies
- Wetlands
- Aquifer type
- Ecosystems that rely on Subsurface presence of Groundwater
- High potential GDE - from regional studies
- Fractured or fissured, extensive aquifers of low to moderate productivity





Groundwater and Other Bores



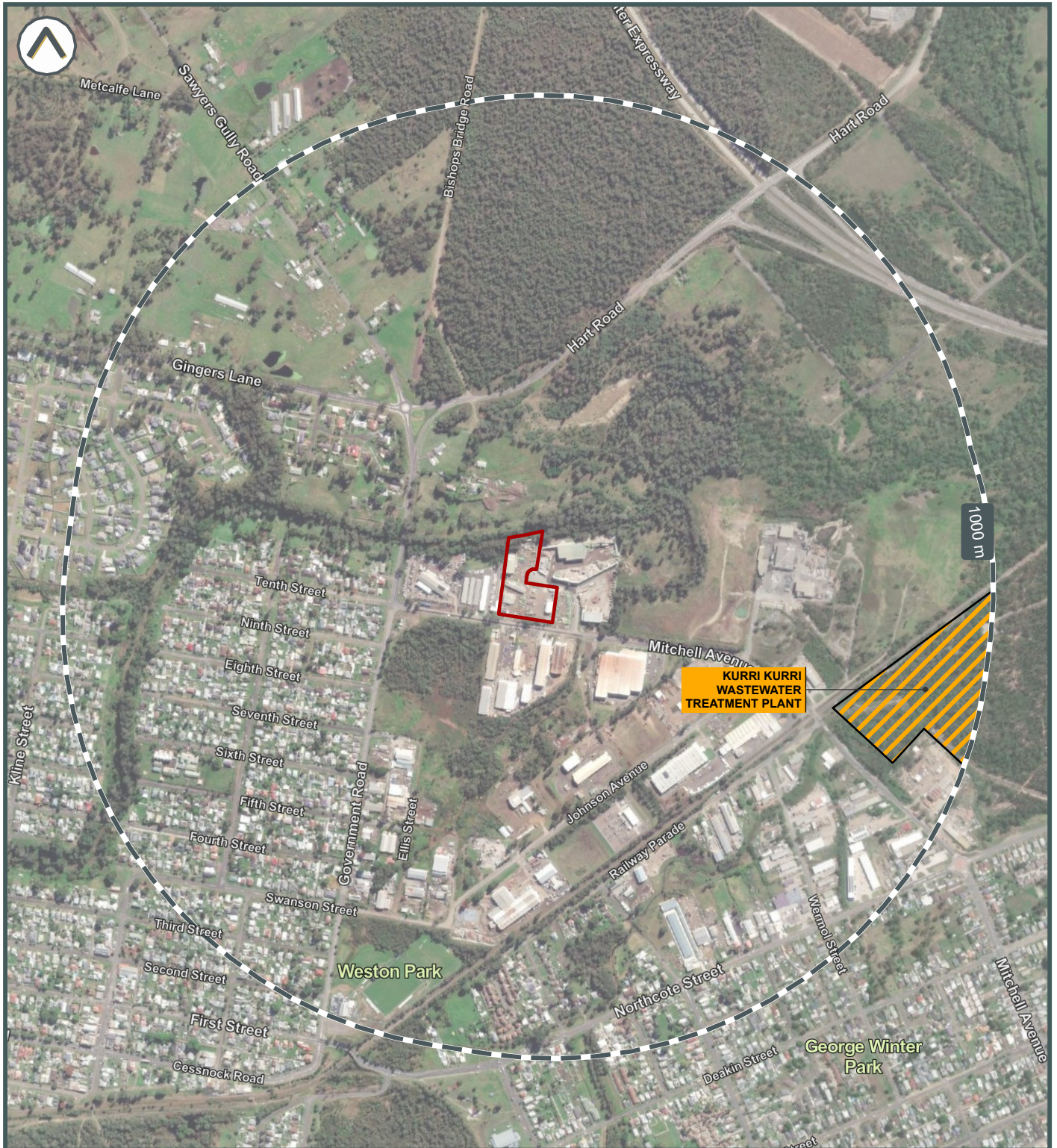
©2023 Land Insight (LI) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- + Other borehole/monitoring well location
- Salinity Class
- Saline (>3000mg/L)



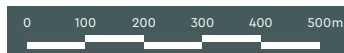


Contaminated Land Public Register



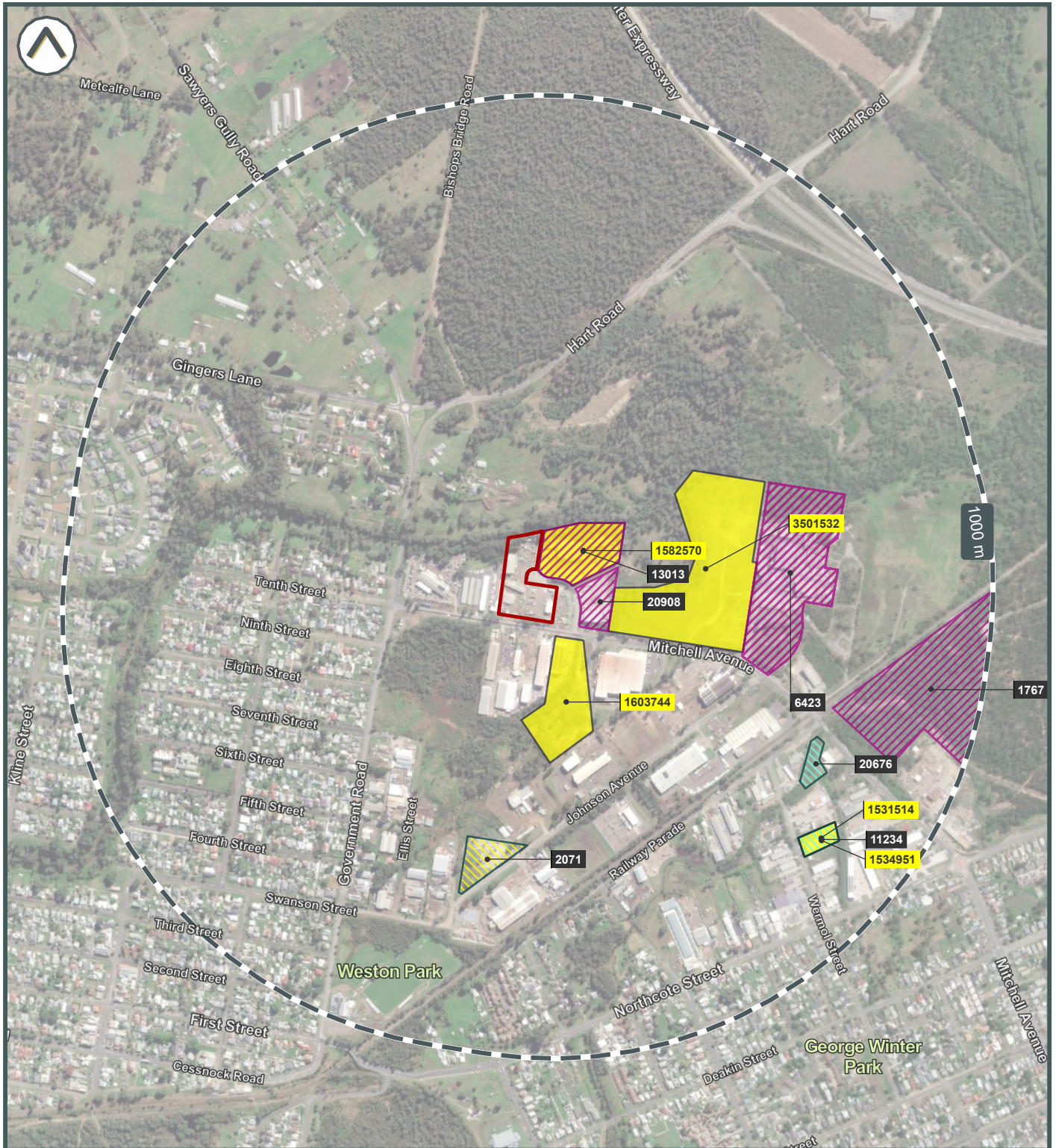
©2023 Land Insight (LI) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

-  Subject area
-  EPA Notified Contaminated Sites



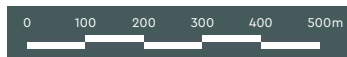


Licences, Approvals & Assessments



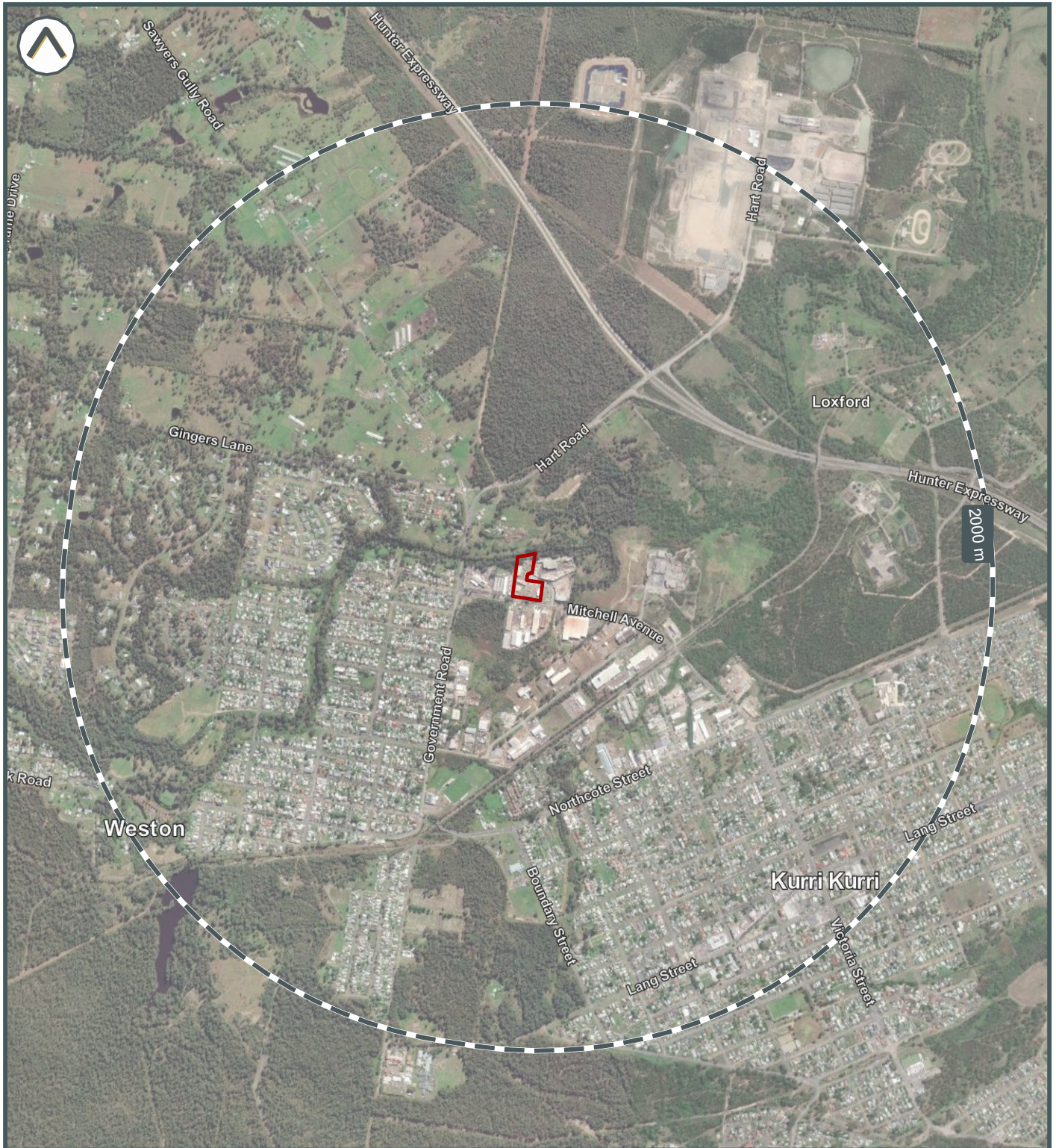
©2023 Land Insight (LI) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- POEO Licences
- Issued
- Surrendered
- Delicensed / No longer in force
- Clean Up and Penalty Notices






Sites Regulated by Other Jurisdictional Body



©2023 Land Insight (LI) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

 Subject area



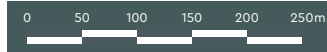


Other Potential Hazard Sources



©2023 Land Insight (LI) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- Derelict/Formar Quarries
- NPI Facilities






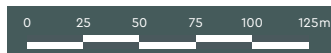


Potentially Contaminating Activities (PCAs)



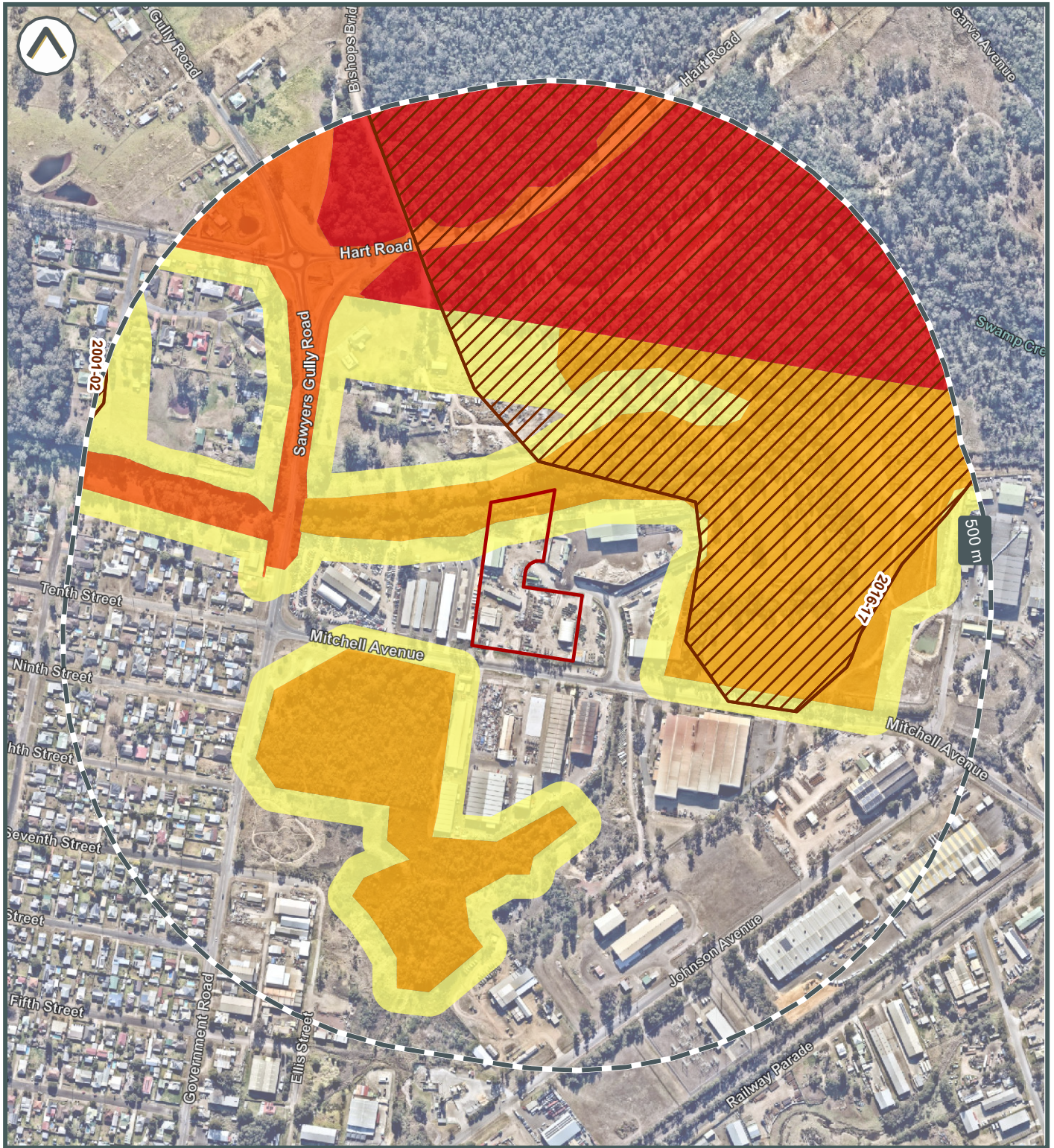
©2023 Land Insight (LI) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

-  Subject area
-  Petrol Stations and Fuel Terminals
-  Waste and Recycling Facilities



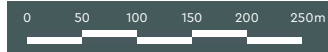


Fire Hazards



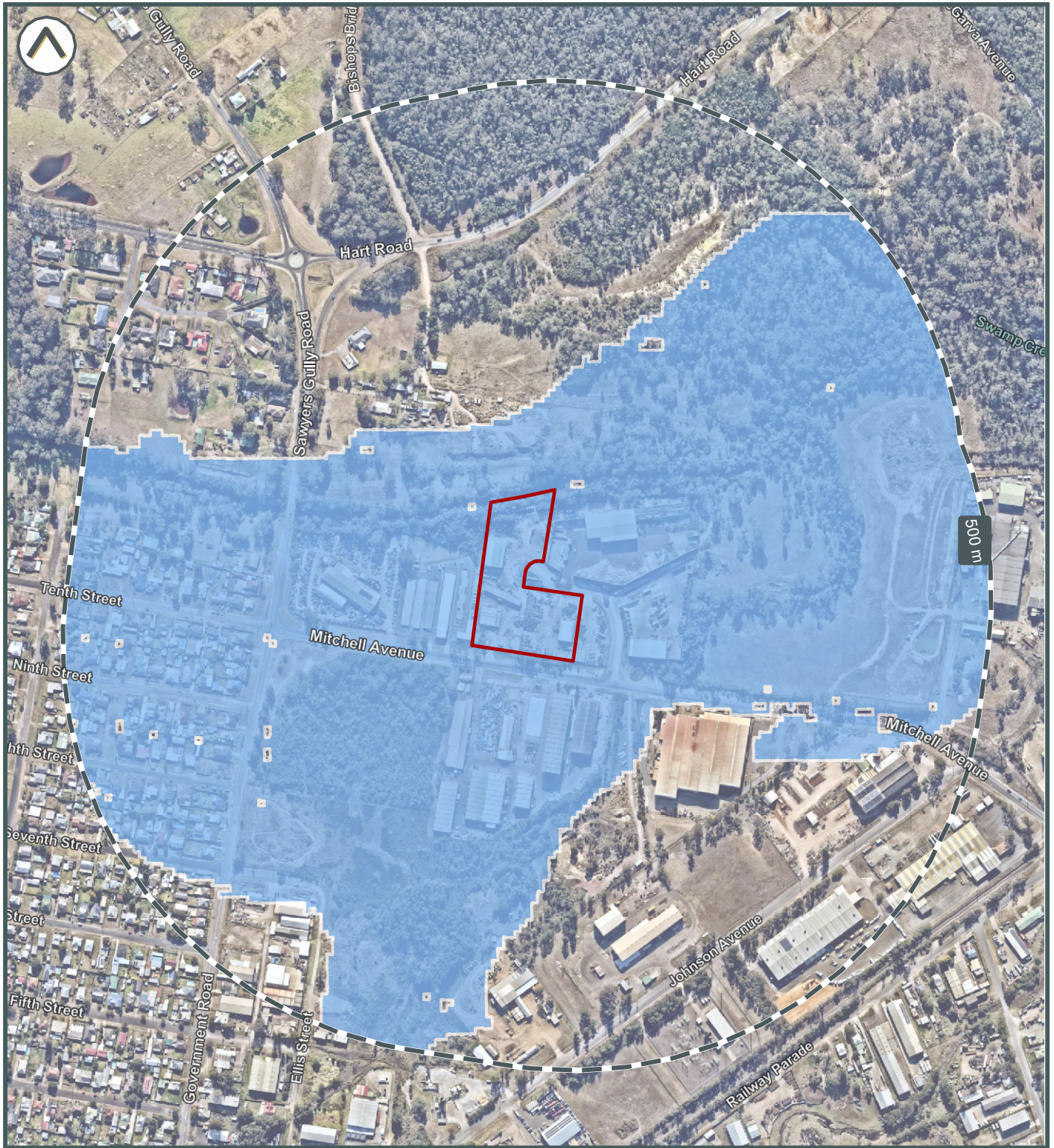
©2023 Land Insight (LI) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- Fire History
- Vegetation Category 1
- Vegetation Category 3
- Vegetation Category 2
- Vegetation Buffer

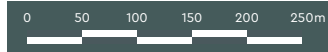




Flood Hazard

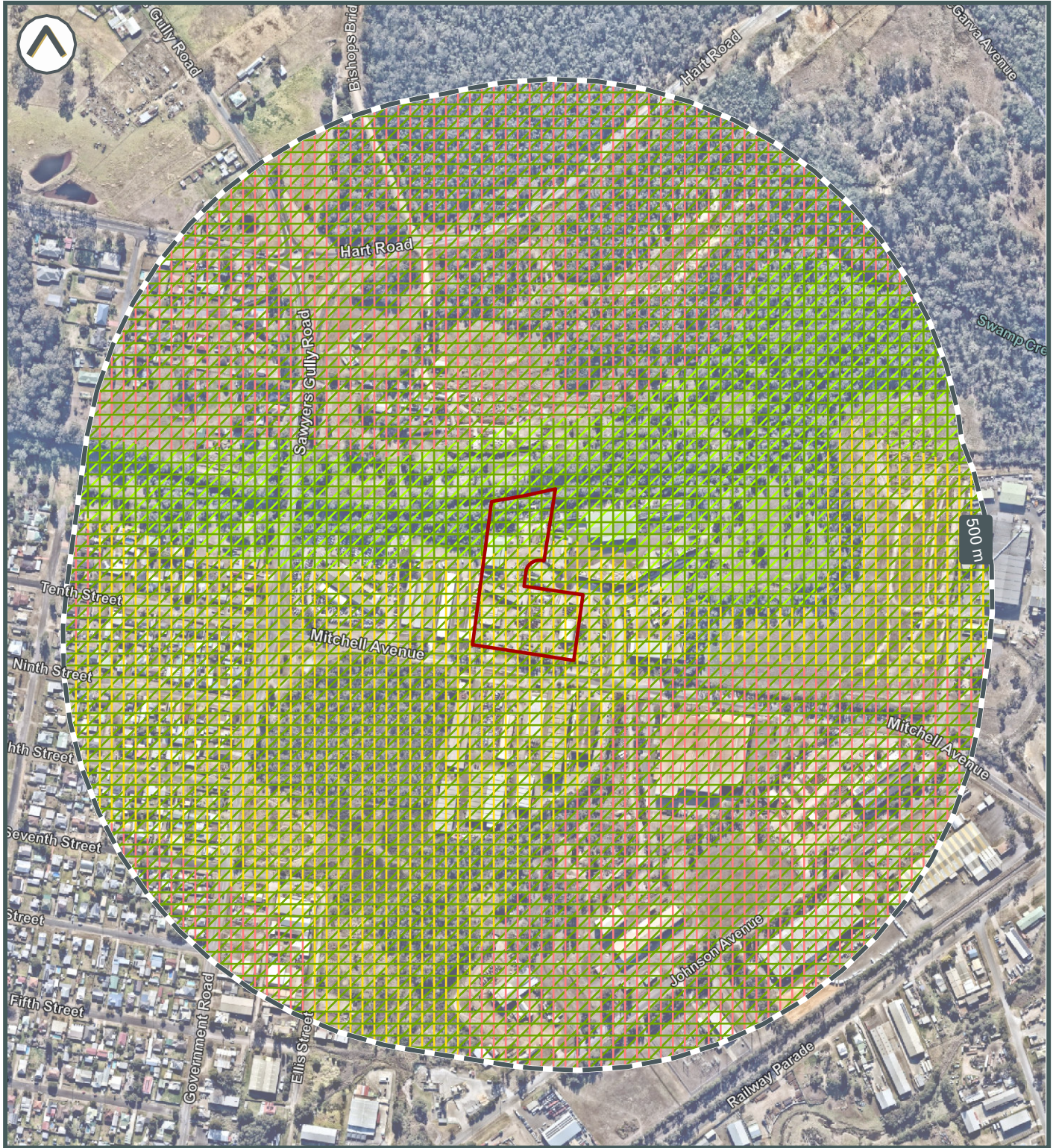


Subject area
 Type  
 Probable Maximum Flood (PMF)



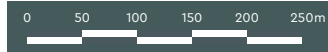


Erosion Hazard



©2023 Land Insight (LI) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- Wind Erosion Risk
  - Moderate
  - Very Low
  - Low
  - Very Low
- Water Erosion Risk
  - High
- Landslip Erosion Risk
  - Very Low





---

# Annexure D

Historical aerials

---

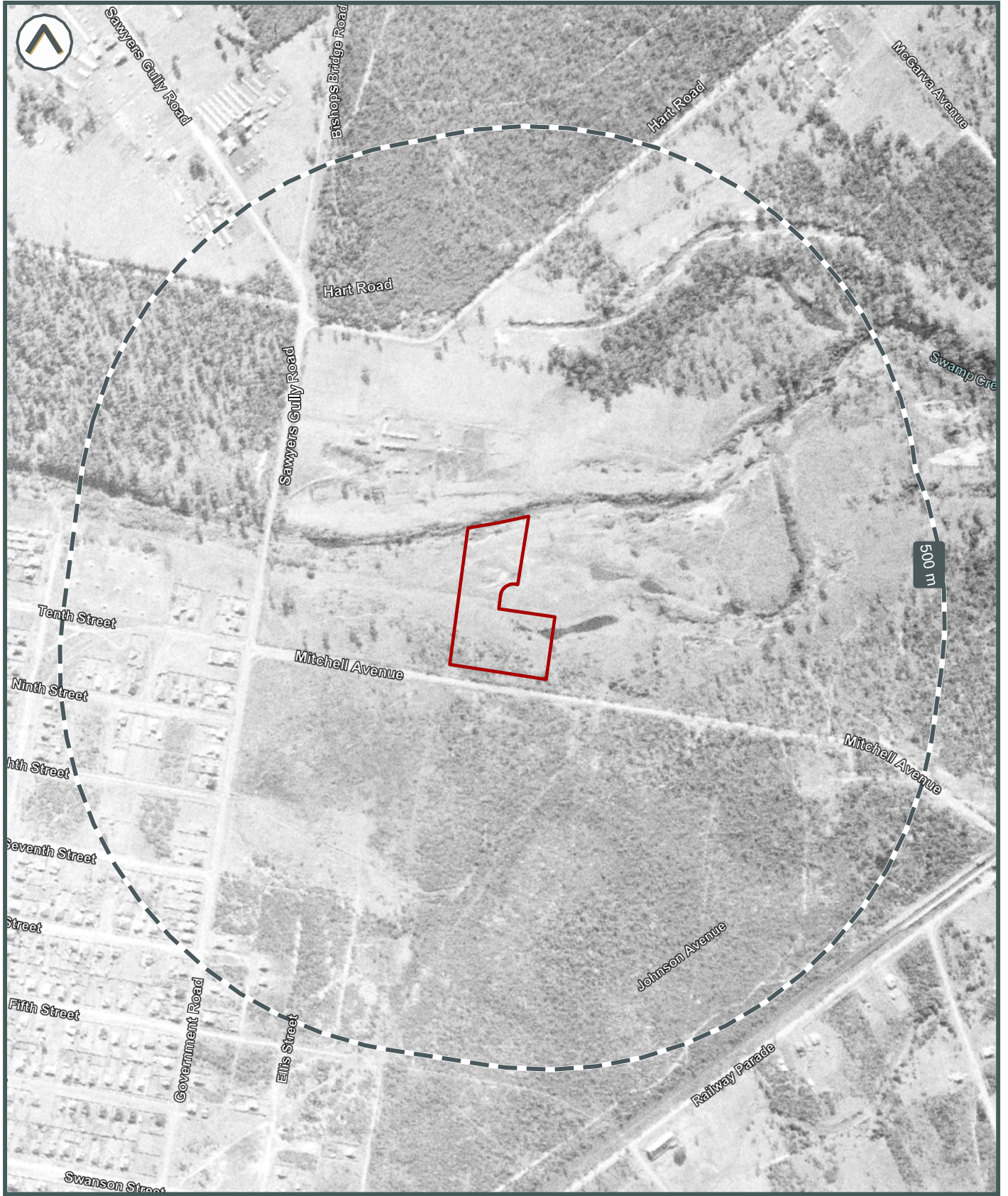
An aerial photograph of a vibrant turquoise river winding through a rugged, rocky landscape. The river is surrounded by dense, green and yellowish vegetation. The water's color is strikingly bright, contrasting with the grey and brown tones of the rocks and the surrounding forest. The river flows from the top left towards the bottom right of the frame.

# Appendix B

HISTORIC IMAGERY

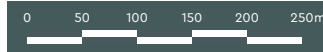
10 Styles Street, 145 Mitchell Avenue, 147 Mitchell Avenue  
Kurri Kurri, NSW

Historic Aerial Photograph - 1954



©2023 Land Insight (U) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

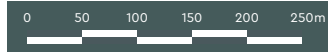


Historic Aerial Photograph - 1961



©2023 Land Insight (LI) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

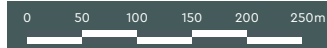


Historic Aerial Photograph - 1966



©2023 Land Insight (LI) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area



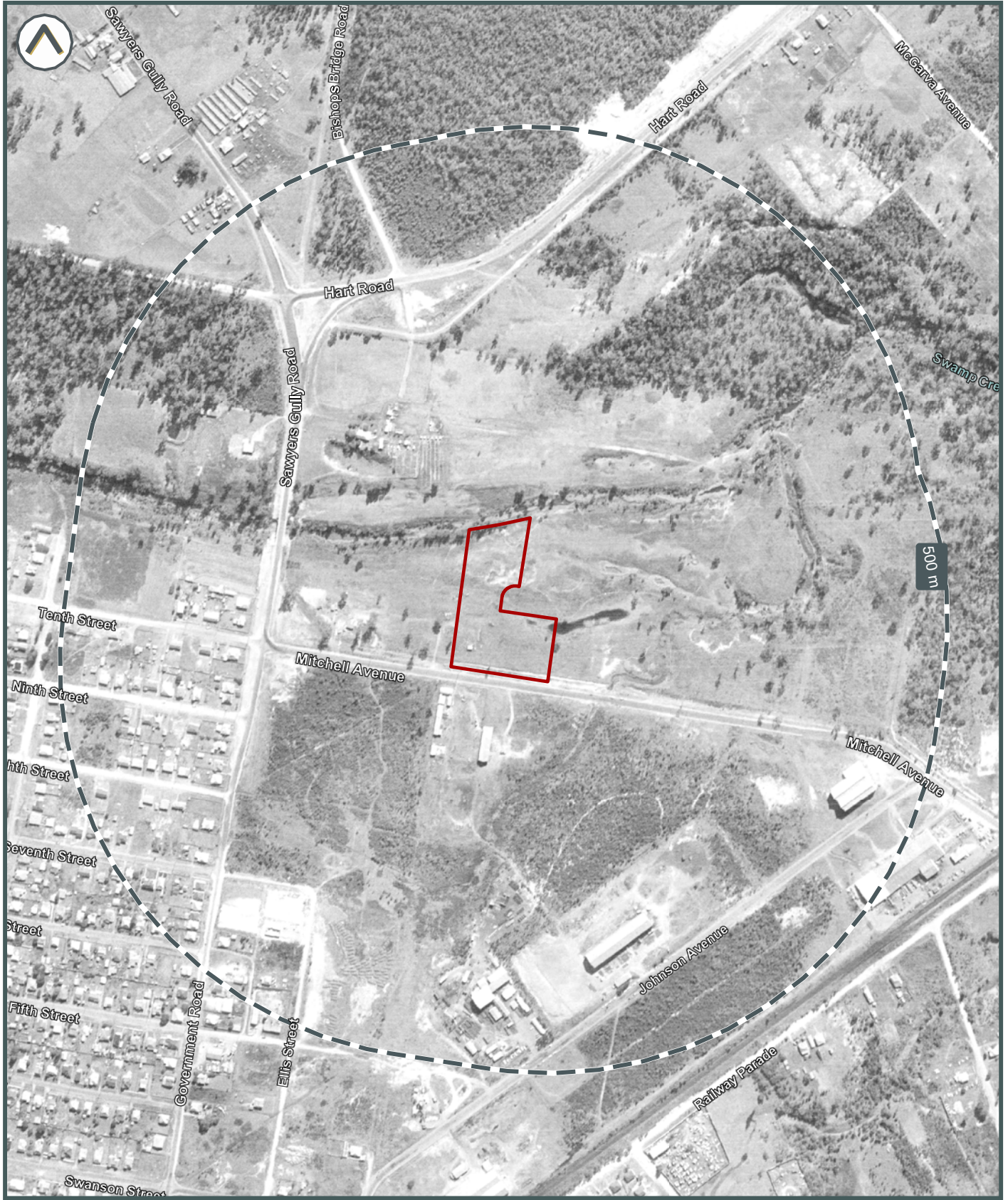
Historic Aerial Photograph - 1971



©2023 Land Insight (LI) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

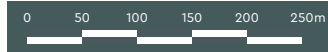


Historic Aerial Photograph - 1975



©2023 Land Insight (U) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area



Historic Aerial Photograph - 1984

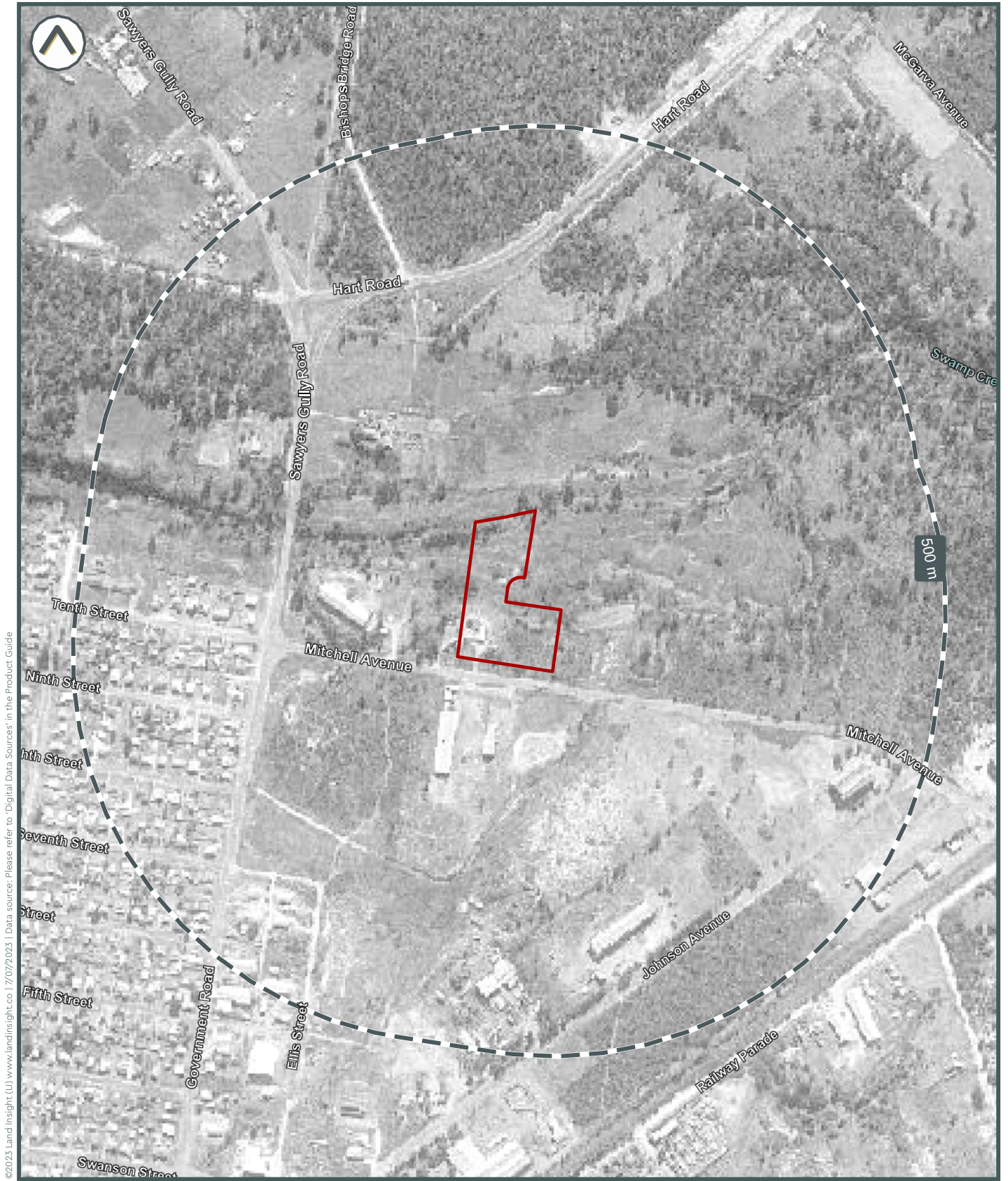


©2023 Land Insight (U) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area



Historic Aerial Photograph - 1987



©2023 Land Insight (U) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

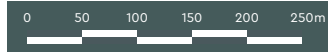


Historic Aerial Photograph - 1990



©2023 Land Insight (U) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

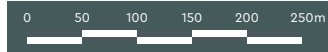


Historic Aerial Photograph - 1994



©2023 Land Insight (U) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area



Historic Aerial Photograph - 1998



©2023 Land Insight (U) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide



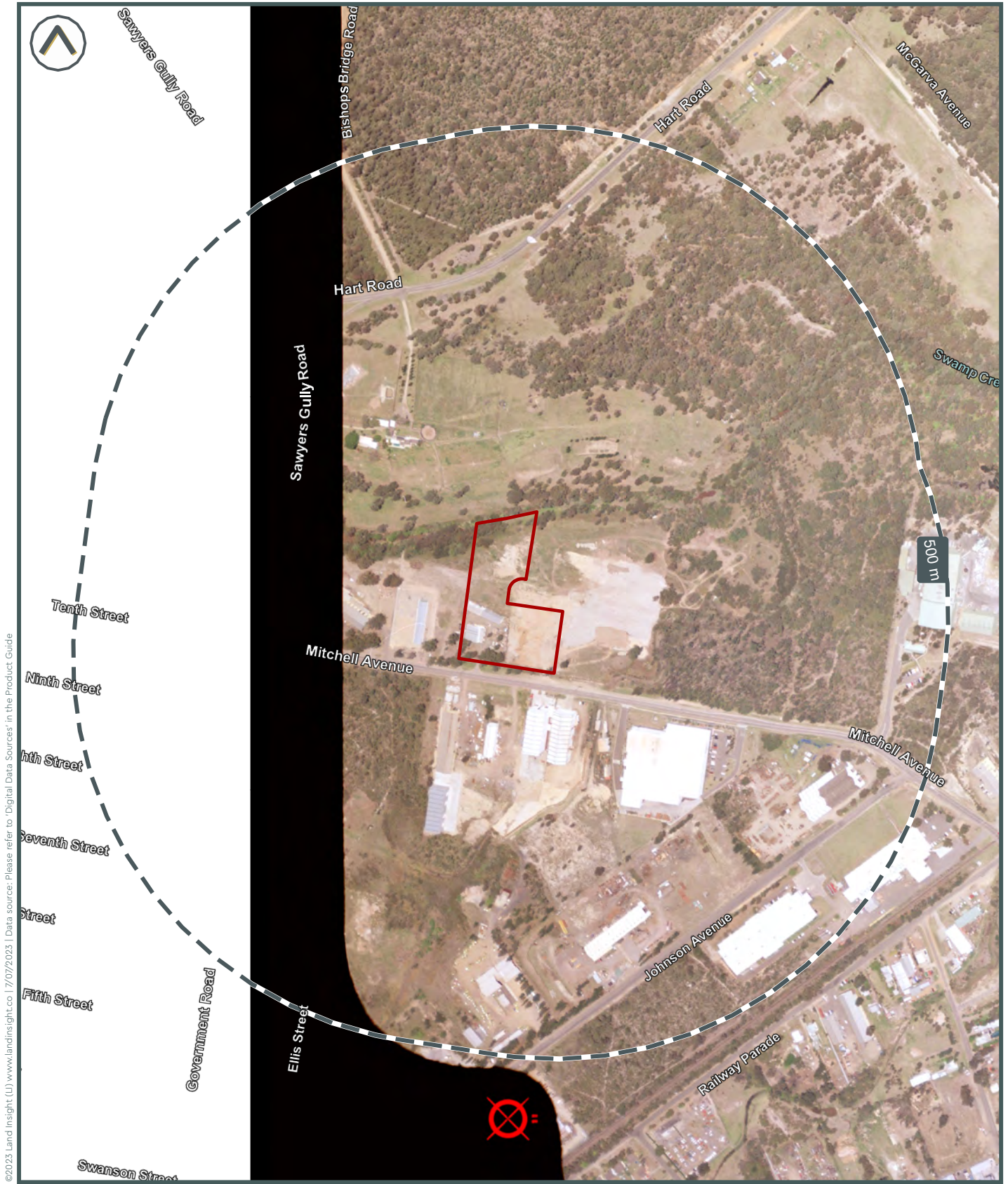
Historic Aerial Photograph - 2001



©2023 Land Insight (U) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

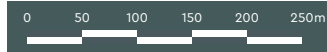


Historic Aerial Photograph - 2004



©2023 Land Insight (U) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area



Historic Aerial Photograph - 2010



©2023 Land Insight (U) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide



Historic Aerial Photograph - 2014



©2023 Land Insight (U) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

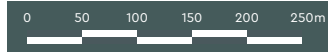


Historic Aerial Photograph - 2017



©2023 Land Insight (LI) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

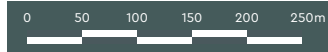


Historic Aerial Photograph - 2020

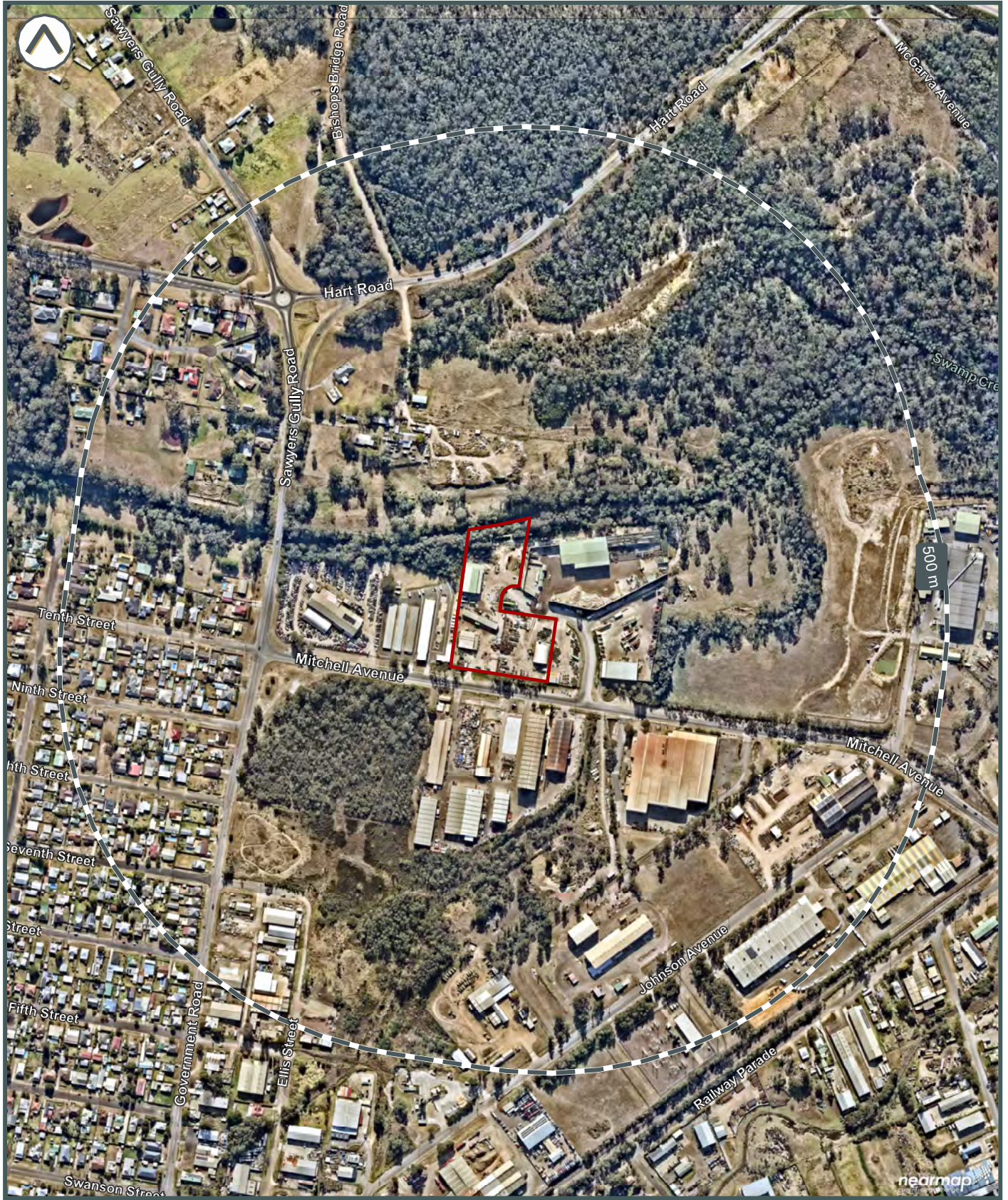


©2023 Land Insight (U) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

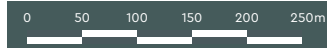


Historic Aerial Photograph - 2023



©2023 Land Insight (U) www.landinsight.co | 17/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area





---

# Annexure E

Historical certificates of titles

---

# ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)

ABN 82 147 943 842

18/36 Osborne Road,  
Manly NSW 2095

Mobile: 0412 169 809

Email: [search@alsearchers.com.au](mailto:search@alsearchers.com.au)

12<sup>th</sup> July, 2023

## LAND INSIGHT AND RESOURCES PTY LTD

The Commons,

**388 George Street,**

**SYDNEY NSW 2000**

**Attention: Tim Osborne,**

**RE:**

**10 Styles Street,  
145 & 147 Mitchell Avenue,  
Kurri Kurri**

<b>Note 1:</b>	<b>Lot 6</b>	<b>DP 1251190</b>	<b>(No 10 Styles)</b>	<b>(page 1)</b>
<b>Note 2:</b>	<b>Lot 4</b>	<b>DP 586741</b>	<b>(No 145 Mitchell)</b>	<b>(page 4)</b>
<b>Note 3:</b>	<b>Lot 3</b>	<b>DP 586741</b>	<b>(No 147 Mitchell)</b>	<b>(page 6)</b>

**Note 1:**

## **Current Search**

Folio Identifier 6/1251190 (attached)

DP 1251190 (plan attached)

Dated 10<sup>th</sup> July, 2023

Registered Proprietor:

**CENTRAL WASTE PROPERTY PTY LIMITED** (ACN 604 931 080)

**Title Tree**  
**Lot 6 DP 1251190**

Folio Identifier 6/1251190

Folio Identifier 6/1128108

Folio Identifier 1001/1062120

Folio Identifier 101/1039497

**(a)**

**(b)**

Folio Identifier 1/586741

Folio Identifier 2/586741

CTVol 13200 Folio 125

CTVol 13200 Folio 126

Certificate of Title Volume 12148 Folio 175

IVA 11947

Conveyance Book 3038 No 727

Conveyance Book 2601 No 979

Conveyance Book 2318 No 779

Conveyance Book 2176 No 343

Conveyance Book 1948 No 164

\*\*\*\*

**Index**

T – Transfer

C – Conveyance

\*\*\*\*

## Summary of Proprietor(s) Lot 6 DP 1251190

Year	Proprietor(s)	
	<b>(Lot 6 DP 1251190)</b>	
09 Aug 2019 todate	Central Waste Property Pty Limited (ACN 604 931 080634 123 872)	
	<b>(Lot 6 DP 1128108)</b>	
11 Apr 2016	Central Waste Property Pty Limited (ACN 604 931 080634 123 872)	T
12 Jul 2011	Mark Francis Woodbury Karen Elizabeth Woodbury	T
01 Jul 2008	Jukar Pty Limited (ACN 090 653 875)	
	<b>(Lot 1001 DP 1062120)</b>	
18 Dec 2003	Jukar Pty Limited (ACN 090 653 875)	
	<b>(Lot 101 DP 1039497)</b>	
26 Aug 2002	Jukar Pty Limited (ACN 090 653 875)	T
17 May 2002	Squire Investments Pty Limited (ACN 000 214 406)	T
	<b>(Lots 1 &amp; 2 DP 586741)</b>	
19 Aug 1988	Squire Investments Pty Limited (ACN 000 214 406)	
	<b>(Lots 1 &amp; 2 DP 586741 – CTVol 13200 Fol's 125 &amp; 126)</b>	
08 Dec 1976	Squire Investments Pty Limited	
	<b>(Lot 4 DP 560471 – CTVol 12148 Fol 175)</b>	
06 Jul 1973	Squire Investments Pty Limited	
	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 3038 No 727)</b>	
02 Feb 1972	Squire Investments Pty Limited	C
	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 2601 No 979)</b>	
26 Jan 1962	James Alfred Ayerst, retired Dorothy May Ayerst, his wife	C
	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 2318 No 778)</b>	
03 Dec 1954	Maria Francisca Kaal, wife of Ainthonus Kaal, farmer	C
	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 2176 No 343)</b>	
04 Jun 1951	William Higson, poultry farmer	C
	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 1948 No 164)</b>	
10 Jul 1944	Andrew Hardy, miner Ann Hunter Hardy, his wife	C

\*\*\*\*

**Note 2:**

**Current Search**

Folio Identifier 4/586741 (attached)  
DP 586741 (plan attached)  
Dated 10<sup>th</sup> July, 2023  
Registered Proprietor:  
**TAYLOR MADE NEST EGG PTY LTD** (ACN 619 787 101)

**Title Tree**  
**Lot 4 DP 586741**

Folio Identifier 4/586741

Certificate of Title Volume 13200 Folio 128

Certificate of Title Volume 12148 Folio 175

IVA 11917

Conveyance Book 3038 No 727

Conveyance Book 2601 No 979

Conveyance Book 2318 No 779

Conveyance Book 2176 No 343

Conveyance Book 1948 No 164

\*\*\*\*

**Index**

T – Transfer  
C – Conveyance

\*\*\*\*

## Summary of Proprietor(s) Lot 4 DP 586741

Year	Proprietor(s)	
	<b>(Lot 4 DP 586741)</b>	
19 Oct 2017 todate	Taylor Made Nest Egg Pty Ltd <i>(ACN 619 787 101)</i>	T
02 Aug 2004	Gary Robert Frank Alchin	T
17 Jul 2001	Jukar Pty Limited <i>(ACN 090 653 875)</i>	T
19 Aug 1988	Streitberger Homes Pty Ltd <i>(ACN 001 574 321)</i>	
	<b>(Lot 4 DP 586741 – CTVol 13200 Fol 128)</b>	
20 Mar 1981	Streitberger Homes Pty Ltd	T
08 Dec 1976	Squire Investments Pty Limited	
	<b>(Lot 4 DP 560471 – CTVol 12148 Fol 175)</b>	
06 Jul 1973	Squire Investments Pty Limited	
	<b>(Part Portion 57 Parish Heddou – Area 80 Acres – Conv Bk 3038 No 727)</b>	
02 Feb 1972	Squire Investments Pty Limited	C
	<b>(Part Portion 57 Parish Heddou – Area 80 Acres – Conv Bk 2601 No 979)</b>	
26 Jan 1962	James Alfred Ayerst, retired Dorothy May Ayerst, his wife	C
	<b>(Part Portion 57 Parish Heddou – Area 80 Acres – Conv Bk 2318 No 778)</b>	
03 Dec 1954	Maria Francisca Kaal, wife of Ainthonus Kaal, farmer	C
	<b>(Part Portion 57 Parish Heddou – Area 80 Acres – Conv Bk 2176 No 343)</b>	
04 Jun 1951	William Higson, poultry farmer	C
	<b>(Part Portion 57 Parish Heddou – Area 80 Acres – Conv Bk 1948 No 164)</b>	
10 Jul 1944	Andrew Hardy, miner Ann Hunter Hardy, his wife	C

\*\*\*\*

**Note 3:**

**Current Search**

Folio Identifier 3/586741 (attached)

DP 586741 (plan attached)

Dated 10<sup>th</sup> July, 2023

Registered Proprietor:

**CENTRAL WASTE PROPERTY PTY LIMITED** (ACN 604 931 080)

**Title Tree**

**Lot 3 DP 586741**

Folio Identifier 3/586741

Certificate of Title Volume 13200 Folio 127

Certificate of Title Volume 12148 Folio 175

IVA 11917

Conveyance Book 3038 No 727

Conveyance Book 2601 No 979

Conveyance Book 2318 No 779

Conveyance Book 2176 No 343

Conveyance Book 1948 No 164

\*\*\*\*

**Index**

T – Transfer

C – Conveyance

\*\*\*\*

**Summary of Proprietor(s)  
Lot 3DP 586741**

Year	Proprietor(s)	
	<b>(Lot 3 DP 586741)</b>	
31 Jan 2022 todate	Central Waste Property Pty Limited (ACN 604 931 080)	T
10 Dec 2014	BWALT Pty Ltd (ACN 601 350 770)	T
19 Aug 1988	Neil Robert Aspinall Lorraine Aspinall	
	<b>(Lot 3 DP 586741 – CTVol 13200 Fol 127)</b>	
05 Sep 1983	Neil Robert Aspinall Lorraine Aspinall	T
17 Oct 1979	Allyn Ivan Hopson, distributor Lorraine Ethel Hopson, his wife	T
08 Dec 1976	Squire Investments Pty Limited	
	<b>(Lot 4 DP 560471 – CTVol 12148 Fol 175)</b>	
06 Jul 1973	Squire Investments Pty Limited	
	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 3038 No 727)</b>	
02 Feb 1972	Squire Investments Pty Limited	C
	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 2601 No 979)</b>	
26 Jan 1962	James Alfred Ayerst, retired Dorothy May Ayerst, his wife	C
	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 2318 No 778)</b>	
03 Dec 1954	Maria Francisca Kaal, wife of Ainthonus Kaal, farmer	C
	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 2176 No 343)</b>	
04 Jun 1951	William Higson, poultry farmer	C
	<b>(Part Portion 57 Parish Heddon – Area 80 Acres – Conv Bk 1948 No 164)</b>	
10 Jul 1944	Andrew Hardy, miner Ann Hunter Hardy, his wife	C

\*\*\*\*



**PLANNING CERTIFICATE**  
ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

TIM OSBORNE  
Level 24, 300 Barangaroo Avenue 2000

Applicants Reference  
LI-3550

**CERTIFICATE DETAILS**

Certificate Number: 5561  
Date of Certificate: 11/07/2023

**PROPERTY DETAILS**

Address: 145 Mitchell Avenue KURRI KURRI NSW 2327  
Title: LOT: 4 DP: 586741  
Parcel No.: 8198

**BACKGROUND INFORMATION**

This certificate provides information on how the relevant parcel of land may be developed, including the planning restrictions that apply to development of the land, as at the date the certificate is issued. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

t 02 4993 4100 f 02 4993 2500  
p: PO Box 152 Cessnock NSW 2325  
e: council@cessnock.nsw.gov.au w: www.cessnock.nsw.gov.au  
ABN 60 919 148 928



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

## 1. Names of relevant planning instruments and development control plans

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

### **State Environmental Planning Policies**

[State Environmental Planning Policy No 65 \\_ Design Quality of Residential Apartment Development](#)

[State Environmental Planning Policy \(Building Sustainability Index: BASIX\) 2004](#)

[State Environmental Planning Policy \(Resilience and Hazards\) 2021](#)

[Chapter 3 \\_ Hazardous and offensive development](#)

[Chapter 4 \\_ Remediation of land](#)

[State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#)

[State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#)

[Chapter 2 \\_ Infrastructure](#)

[Chapter 3 \\_ Educational establishments and child care facilities](#)

[State Environmental Planning Policy \(Resources and Energy\) 2021](#)

[Chapter 2 \\_ Mining, petroleum production and extractive industries](#)

[State Environmental Planning Policy \(Primary Production\) 2021](#)

[Chapter 2 \\_ Primary production and rural development](#)

[State Environmental Planning Policy \(Planning Systems\) 2021](#)

[Chapter 2 \\_ State and regional development](#)

[Chapter 4 \\_ Concurrences and consents](#)

[State Environmental Planning Policy \(Biodiversity and Conservation\) 2021](#)

[Chapter 4 \\_ Koala habitat protection 2021](#)

[State Environmental Planning Policy \(Housing\) 2021](#)

[State Environmental Planning Policy \(Precincts \\_ Regional\) 2021](#)

[Chapter 2 \\_ State significant precincts](#)

*The chapters listed above are those that are applicable to the whole LGA. Please note that other chapters of the state environmental planning policies may apply to particular parcels of land in the LGA.*

### **Local Environmental Plans**

[Cessnock Local Environmental Plan 2011](#)

### **Development Control Plans**

[Cessnock Development Control Plan 2010](#)



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

**Note:** Detailed information on the local environmental plans and State Environmental Planning Policies that are listed in this certificate are available at NSW Legislation – in force website.

- (2) The name of each proposed environmental planning instruments and draft development control plan, which is or has been subject to community consultation or public exhibition under the Environmental Planning and Assessment Act 1979, that will apply to the carrying out of development on the land and:
- (3) Council has been notified that the following Draft State Environmental Planning Policy was placed on public exhibition and may affect land use planning and development in Cessnock:

## **Draft State Environmental Planning Policies**

[DRAFT SEPP \\_ New Sustainable Buildings Incorporating BASIX \(in force from 1 October 2023\)](#)

[DRAFT SEPP \\_ BASIX Higher Standards – Exhibition 17 November 2021 to 28 February 2022](#)

[DRAFT SEPP \\_ Infrastructure and Education \(Amendments\) – Exhibition 15 December 2021 to 11 February 2022](#)

[DRAFT SEPP \\_ Infrastructure \(amendments\)](#)

[Amendment \\_ Changes to Landscape Rehydration Infrastructure Planning Rules – Exhibition 20 December 2021 to 28 February 2022](#)

[Amendment \\_ Electricity generating works or solar energy systems – Exhibition 16 August 2021 to 13 September 2021](#)

[Amendment \\_ Telecommunications and other communication facilities – Exhibition 16 August 2021 to 13 September 2021](#)

[DRAFT SEPP \\_ Infrastructure Planning Rules – Exhibition 20 December 2021 to 28 February 2022](#)

[DRAFT SEPP \\_ Planning Amendments for Agriculture \(Agri - tourism\) – Exhibition 9 March 2021 to 19 April 2021](#)

[DRAFT SEPP \\_ Fun – Exhibition 29 October 2021 to 30 November 2021](#)

[DRAFT SEPP \\_ Housing EIE Amendments \\_ Exhibition 22 November 2022 to 19 December 2022](#)

[DRAFT SEPP \\_ The Design and Place \\_ Exhibition 10 December 2021 to 27 February 2022](#)

## **Draft Planning Proposal for Local Environmental Plan**

[DRAFT Planning Proposal 18/2020/3/1\\_ Proposal to implement the changes to the Special Purposes\(SPx\)zones. Public Exhibition \\_ 2 February 2023 \\_ 2 March 2023.](#)

[DRAFT Planning Proposal 18/2022/2/1\\_ Proposal to implement the changes to the Comprehensive Rural Zones review. Public Exhibition \\_ 14 September 2022 \\_ 26 October 2022.](#)

[Draft Planning Proposal \\_ Cessnock City Council Various Administrative Amendments 2021 \\_ Public exhibition 30-11-2022 - 18-01-2022](#)

[DRAFT Planning Proposal \\_ Comprehensive LEP Review \\_ Environment Zones \\_ Land Use Table \\_ Public exhibition \\_ 31-08-2022 \\_ 26-10-2022](#)



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

## **Draft Development Control Plan**

No draft development control plans apply to the land.

(4) **In this section –**

**proposed environmental planning instrument** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

## **2. Zoning and land use under relevant planning instruments**

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described –

(a) the identity of the zone, whether by reference to –

- (i) a name, such as “Residential Zone” or “Heritage Area”, or
  - (ii) a number, such as “Zone No 2 (a)”,
- E5 Heavy Industrial under the Cessnock Local Environmental Plan 2011.

(b) the purposes for which development in the zone –

- (i) may be carried out without development consent, and
- (ii) may not be carried out except with development consent, and
- (iii) is prohibited,

E5 Heavy Industrial

2 Permitted without consent

Nil

3 Permitted with consent

Data centres; Depots; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industries; Industrial training facilities; Neighbourhood shops; Offensive storage establishments; Oyster aquaculture; Retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Function centres; Health services facilities; Helipads; Highway service centres; Home businesses; Home industries; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor);



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

Registered clubs; Residential accommodation; Respite day care centres; Service stations; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Wharf or boating facilities; Wholesale supplies

- (c) whether additional permitted uses apply to the land,  
No
- (d) whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,  
No
- (e) whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*:  
The land is not land that includes or comprises biodiversity conservation under the Biodiversity Conservation Act 2016.
- (f) whether the land is in a conservation area, however described,  
The land is not a conservation area under the Cessnock Local Environmental Plan 2011.
- (g) whether an item of environmental heritage, however described, is located on the land.  
An item of environmental heritage identified in Cessnock Local Environmental Plan 2011 is not situated on the land.

### 3. Contributions plans

- (1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.  
Cessnock Section 7.12 Levy Contributions Plan 2017.

Cessnock City Wide Local Infrastructure Contributions Plan 2020.

- (2) If the land is in a special contributions area under the Act, Division 7.1, the name of the area.  
No

### 4. Complying development

- (1) Complying development may be carried out on the land under each of the following codes for complying development, to the extent stated, because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

The following Complying Development Codes may allow complying development to be carried out on land in the following land uses zones

- Complying Development under (Part 4) **Housing Alterations Code** may be carried out on land within any zone.



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
 and associated

**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

- Complying Development under (Part 4A) **General Development Code** may be carried out on land within any zone.
- Complying Development under (Part 5) **Industrial and Business Alterations Code** may be carried out on land within any zone.
- Complying Development under the (Part 6) **Subdivisions Code** may be carried out on land within any zone.
- Complying Development under the (Part 7) **Demolition Code** may be carried out on land within any zone.
- Complying Development under the (Part 8) **Fire Safety Code** may be carried out on land within any zone.

(2) Complying development may not be carried out on the land under each of the following codes for complying development, to the extent and for the reasons stated under clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

<b>Housing Code</b>	Complying Development may not be carried out under the Housing Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.
<b>Rural housing code</b>	Complying Development MAY NOT be carried out under the Rural Housing Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.
<b>Low Rise Housing Diversity Code</b>	Complying Development may not be carried out under the Low Rise Housing Diversity Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.
<b>Greenfield Housing Code</b>	Complying Development may not be carried out under the Greenfield Housing Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.
<b>Housing Alterations Code</b>	Complying Development may be carried out on the land under the Housing Alterations Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>General Development Code</b> (transitional development under former General Housing Code and related provisions)	Complying Development may be carried out on the land under the General Development Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
 and associated

**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

	Development Codes) 2008.
<b>Industrial and Business Alterations Code</b>	Complying Development may be carried out on the land under the Industrial and Business Alterations Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Industrial and Business Buildings Code</b>	Complying Development may be carried out under the Industrial and Business Buildings Code where it meets the requirements of Clause 5A.6K Complying development on flood control lots contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Container Recycling Facilities Code</b>	Complying Development may be carried out on the land under the Container Recycling Facilities Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Subdivisions Code</b>	Complying Development may be carried out on the land under the Subdivision Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Demolition Code</b>	Complying Development may be carried out on the land under the Demolition Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Fire Safety Code</b>	Complying Development may be carried out on the land under the Fire Safety Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Agritourism and Farm Stay Accommodation Code</b>	Complying Development may not be carried out on the land under the Agritourism and Farm Stay Accommodation Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.

## 5. Exempt Development



# PLANNING CERTIFICATE

**ISSUED UNDER SECTION 10.7 (2) & (5)  
ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979  
and associated  
ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under State Environmental Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.16(1) (b1) -(d) or 1.16A.

The exempt development may be carried out on the land under the following exempt development codes:

- Division 1: General Code
- Division 2: Advertising and Signage Code
- Division 3: Temporary Uses and Structures Code
- Division 4: Special Provisions \_ COVID 19

- (2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.

<b>Biodiversity Conservation Act 2016 and Fisheries Management Act 1994</b>	Exempt Development must not be carried out on land that is a declared area of outstanding biodiversity value under the Biodiversity Conservation Act 2016 or declared critical habitat under Part 7A of the Fisheries Management Act 1994
<b>Wilderness Act 1987</b>	Exempt Development must not be carried out on land that is, or is part of, a wilderness area (within the meaning of Wilderness Act 1987)
<b>Heritage Act 1977</b>	Exempt Development must not be carried out on land that is, or on which there is, an item that is listed on the State Heritage Register under the Heritage Act 1977, or that is subject to an interim heritage order under that Act
<b>Schedule 4 _ Land excluded from the General Exempt Development Code</b>	Exempt Development must not be carried out on land that is described or otherwise identified on a map specified in Schedule 4.
<b>Land within 18 kilometres of Siding Spring Observatory</b>	Exempt Development must not be carried out on Land within 18 kilometres of Siding Spring Observatory
<b>Schedule 11 _ Conditions applying to complying development certificates under the Agritourism and Farm Stay Accommodation Code</b>	Exempt Development may not be carried out on the land under the Agritourism and Farm Stay Accommodation Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.

**Note:** Despite any references above advising that Exempt Development may be undertaken on the land, certain Exempt Development may be precluded from occurring on the land due to requirements contained in the remainder of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is necessary to review the State Environmental Planning Policy in detail to ensure that specific types of exempt development may be undertaken on the land.

- (3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that-



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

- (a) a restriction applies to the land, but it may not apply to all of the land, and
- (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

**Note:** Despite any references above advising that Exempt Development may be undertaken on the land, certain Exempt Development may be precluded from occurring on the land due to requirements contained in the remainder of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is necessary to review the State Environmental Planning Policy in detail to ensure that specific types of exempt development may be undertaken on the land.

- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

There are no variations to the exempt development codes within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that apply in the Cessnock local government area.

## 6. Affected building notices and building product rectification orders

- (1) Whether the Council is aware that –
  - (a) an affected building notice is in force in relation to the land, or
  - (b) a building product rectification order is in force in relation to the land that has not been fully complied with, or
  - (c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

- (2) In this section –
  - affected building notice** has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.
  - building Product Rectification Order** has the same meaning as in the *Building Products (Safety) Act 2017*.

There is not an affected building notice, as defined by the Building Product(Safety)Act 2017,in force in respect to the land.

There is not an outstanding building product rectification order, as defined by the Building Products (Safety) Act 2017, in force in respect to the land.

A notice of intent to make a building product rectification order, as defined by the Building Products(Safety) Act 2017, has not been served in respect to the land.

## 7. Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

No

## 8. Road widening and road realignment

Whether the land is affected by road widening or road realignment under –

- (a) the *Roads Act 1993*, Part 3, Division 2, or
- (b) an environmental planning instrument, or
- (c) a resolution of the council.

The land is not affected by a road widening or road realignment proposal under:

- (a) Division 2 of Part 3 of the *Roads Act 1993*, or
- (b) any environmental planning instrument, or
- (c) any resolution of the council.

## 9. Flood related development controls

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

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

- (3) In this section –

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

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

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

Details relating to flood risk and flood planning levels are provided on a flood certificate and flood data application form. See Cessnock City Council's website  
[Flood Certificate and Flood Data Application Form](#)

### Note:

#### Flood Studies

- Cessnock Citywide Flood Study
- Branxton Flood Level Review WMA Water Final Report
- Floodplain Risk Management Study and Plan Report Cessnock City (Black Creek)
- Hunter River Branxton to Green Rocks Flood Study Final Report
- Wallis and Swamp Creek Flood Study Final Report Volume 1



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

- Wallis and Swamp Creek Flood Study Final Report Volume 2
- Wollombi Floodplain Risk Management Study & Plan
- Greta Flood Study
- Swamp/Fishery Creek Floodplain Risk Management Study - Final Report

## 10. Council and other public authority policies on hazard risk restrictions

(1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of:

**Landslip**

No

**Bushfire**

No

**Tidal Inundation**

No

**Subsidence**

No

**Acid Sulphate Soils**

No

**Contamination**

Yes

**Note:**

Council has adopted a policy for managing contaminated land. This may restrict development of identified contaminated or potentially contaminated land and is implemented when zoning, development or land use changes are proposed. Consideration of Council's adopted policy and section C5 of the Cessnock Development Control Plan along with the provisions of State Environmental Planning Policy (Resilience and Hazards) 2021 is required when changes or development is proposed.

**Aircraft Noise**

No

**Salinity**

No

**Coastal Hazards**

No

**Sea Level Rise**

No

**Any Other Risk (other than flooding)**



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

No

(2) In this section –

**adopted policy** means a policy adopted –

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

## 11. Bush fire prone land

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.
- (2) If none of the land is bush fire prone land, a statement to that effect.

None of the land is bushfire prone land as defined in the Environmental Planning & Assessment Act 1979.

## 12. Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the *Home Building Act 1989* (Part 8, Division 1A), that are listed on the Register kept under that Division, a statement to that effect.

No

## 13. Mine subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

No

## 14. Paper subdivision information

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

There is no development plan adopted by a relevant authority that applies to the land of that is proposed to be subject to a consent ballot.

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

There is no subdivision order that applies to the land



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

## 15. Property vegetation plans

The land is not land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies, only insofar as the Council has been notified of the existence of the plan by the person or body that approved the plan under the Act.

## 16. Biodiversity stewardship sites

The land is not a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, but only insofar as the Council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

**Note.** Biodiversity stewardship agreements include biobanking agreements the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5

## 17. Biodiversity certified land

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

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

## 18. Orders under Trees (Disputes Between Neighbours) Act 2006

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

No

## 19. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

- (1) If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

No, the land is not subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services.

- (2) In this section –

**existing coastal protection works** has the same meaning as in the Local Government Act 1993, section 553B.



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

Note –

Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

## 20. Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to land within the Cessnock local government area.

## 21. Development consent conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5* applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

No

## 22. Site compatibility certificates and development consent conditions for affordable rental housing

- (1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate –

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

There is not a valid current or former site compatibility verification certificate for affordable rental housing on the land.

- (2) If *State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5* applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

No, Council is not aware of a condition of a development consent in relation to the land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009, Clause 17(1) or 38(1)*.

**Note:** Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1)*. In this section, former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Housing) 2009, clause 17(1) or 38(1)*.

No



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

(4) In this section –

**former site compatibility certificate** means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

## Additional Matters

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

- (a) The land or part of the land is not significantly contaminated land within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.
- (b) The land is not subject to a management order within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.
- (c) The land is not the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.
- (d) The land is not the subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.
- (e) The land is not the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 (if a copy of such a statement has been provided at any time) to the local authority issuing the certificate.

**For further information, please contact Council's Assistant Strategic Planner on 02 4993 4100.**

Peter Mickleson  
**Director Planning and Environment**



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated

**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

TIM OSBORNE  
Level 24, 300 Barangaroo Avenue 2000

Applicants Reference  
LI-3550

## CERTIFICATE DETAILS

Certificate Number: 5561  
Date of Certificate: 11/07/2023

## PROPERTY DETAILS

Address: 145 Mitchell Avenue KURRI KURRI NSW  
2327  
Title: LOT: 4 DP: 586741  
Parcel No.: 8198

## BACKGROUND INFORMATION

This certificate provides information on how the relevant parcel of land may be developed, including the planning restrictions that apply to development of the land, as at the date the certificate is issued. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

t 02 4993 4100 f 02 4993 2500  
p: PO Box 152 Cessnock NSW 2325  
e: council@cessnock.nsw.gov.au w: www.cessnock.nsw.gov.au  
ABN 60 919 148 928



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated

**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

## **Additional information pursuant to Section 10.7(5) of the *Environmental Planning & Assessment Act 1979***

(5) A council may, in a planning certificate, include advice on such other relevant matters affecting the land of which it may be aware.

Council's records do not indicate that the land the subject of this Certificate is subject to Noise Exposure.

For further information, please contact Council's Strategic Land Use Planning unit, of the Planning and Environment directorate on 02 4993 4100.

A handwritten signature in black ink, appearing to read "Peter Mickleson".

Peter Mickleson  
**Director Planning and Environment**



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

TIM OSBORNE  
Level 24, 300 Barangaroo Avenue 2000

Applicants Reference  
LI-3550

## CERTIFICATE DETAILS

Certificate Number: 5562  
Date of Certificate: 11/07/2023

## PROPERTY DETAILS

Address: 147 Mitchell Avenue KURRI KURRI NSW  
2327  
Title: LOT: 3 DP: 586741  
Parcel No.: 8199

## BACKGROUND INFORMATION

This certificate provides information on how the relevant parcel of land may be developed, including the planning restrictions that apply to development of the land, as at the date the certificate is issued. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

t 02 4993 4100 f 02 4993 2500  
p: PO Box 152 Cessnock NSW 2325  
e: council@cessnock.nsw.gov.au w: www.cessnock.nsw.gov.au  
ABN 60 919 148 928



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

## 1. Names of relevant planning instruments and development control plans

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

### **State Environmental Planning Policies**

[State Environmental Planning Policy No 65 \\_ Design Quality of Residential Apartment Development](#)

[State Environmental Planning Policy \(Building Sustainability Index: BASIX\) 2004](#)

[State Environmental Planning Policy \(Resilience and Hazards\) 2021](#)

[Chapter 3 \\_ Hazardous and offensive development](#)

[Chapter 4 \\_ Remediation of land](#)

[State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#)

[State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#)

[Chapter 2 \\_ Infrastructure](#)

[Chapter 3 \\_ Educational establishments and child care facilities](#)

[State Environmental Planning Policy \(Resources and Energy\) 2021](#)

[Chapter 2 \\_ Mining, petroleum production and extractive industries](#)

[State Environmental Planning Policy \(Primary Production\) 2021](#)

[Chapter 2 \\_ Primary production and rural development](#)

[State Environmental Planning Policy \(Planning Systems\) 2021](#)

[Chapter 2 \\_ State and regional development](#)

[Chapter 4 \\_ Concurrences and consents](#)

[State Environmental Planning Policy \(Biodiversity and Conservation\) 2021](#)

[Chapter 4 \\_ Koala habitat protection 2021](#)

[State Environmental Planning Policy \(Housing\) 2021](#)

[State Environmental Planning Policy \(Precincts \\_ Regional\) 2021](#)

[Chapter 2 \\_ State significant precincts](#)

*The chapters listed above are those that are applicable to the whole LGA. Please note that other chapters of the state environmental planning policies may apply to particular parcels of land in the LGA.*

### **Local Environmental Plans**

[Cessnock Local Environmental Plan 2011](#)

### **Development Control Plans**

[Cessnock Development Control Plan 2010](#)



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

**Note:** Detailed information on the local environmental plans and State Environmental Planning Policies that are listed in this certificate are available at NSW Legislation – in force website.

- (2) The name of each proposed environmental planning instruments and draft development control plan, which is or has been subject to community consultation or public exhibition under the Environmental Planning and Assessment Act 1979, that will apply to the carrying out of development on the land and:
- (3) Council has been notified that the following Draft State Environmental Planning Policy was placed on public exhibition and may affect land use planning and development in Cessnock:

## **Draft State Environmental Planning Policies**

[DRAFT SEPP \\_ New Sustainable Buildings Incorporating BASIX \(in force from 1 October 2023\)](#)

[DRAFT SEPP \\_ BASIX Higher Standards – Exhibition 17 November 2021 to 28 February 2022](#)

[DRAFT SEPP \\_ Infrastructure and Education \(Amendments\) – Exhibition 15 December 2021 to 11 February 2022](#)

[DRAFT SEPP \\_ Infrastructure \(amendments\)](#)

[Amendment \\_ Changes to Landscape Rehydration Infrastructure Planning Rules – Exhibition 20 December 2021 to 28 February 2022](#)

[Amendment \\_ Electricity generating works or solar energy systems – Exhibition 16 August 2021 to 13 September 2021](#)

[Amendment \\_ Telecommunications and other communication facilities – Exhibition 16 August 2021 to 13 September 2021](#)

[DRAFT SEPP \\_ Infrastructure Planning Rules – Exhibition 20 December 2021 to 28 February 2022](#)

[DRAFT SEPP \\_ Planning Amendments for Agriculture \(Agri - tourism\) – Exhibition 9 March 2021 to 19 April 2021](#)

[DRAFT SEPP \\_ Fun – Exhibition 29 October 2021 to 30 November 2021](#)

[DRAFT SEPP \\_ Housing EIE Amendments \\_ Exhibition 22 November 2022 to 19 December 2022](#)

[DRAFT SEPP \\_ The Design and Place \\_ Exhibition 10 December 2021 to 27 February 2022](#)

## **Draft Planning Proposal for Local Environmental Plan**

[DRAFT Planning Proposal 18/2020/3/1\\_ Proposal to implement the changes to the Special Purposes\(SPx\)zones. Public Exhibition \\_ 2 February 2023 \\_ 2 March 2023.](#)

[DRAFT Planning Proposal 18/2022/2/1\\_ Proposal to implement the changes to the Comprehensive Rural Zones review. Public Exhibition \\_ 14 September 2022 \\_ 26 October 2022.](#)

[Draft Planning Proposal \\_ Cessnock City Council Various Administrative Amendments 2021 \\_ Public exhibition 30-11-2022 - 18-01-2022](#)

[DRAFT Planning Proposal \\_ Comprehensive LEP Review \\_ Environment Zones \\_ Land Use Table \\_ Public exhibition \\_ 31-08-2022 \\_ 26-10-2022](#)



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

## Draft Development Control Plan

No draft development control plans apply to the land.

(4) **In this section –**

**proposed environmental planning instrument** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

## 2. Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described –

(a) the identity of the zone, whether by reference to –

- (i) a name, such as “Residential Zone” or “Heritage Area”, or
  - (ii) a number, such as “Zone No 2 (a)”,
- E5 Heavy Industrial under the Cessnock Local Environmental Plan 2011.

(b) the purposes for which development in the zone –

- (i) may be carried out without development consent, and
- (ii) may not be carried out except with development consent, and
- (iii) is prohibited,

E5 Heavy Industrial

2 Permitted without consent

Nil

3 Permitted with consent

Data centres; Depots; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industries; Industrial training facilities; Neighbourhood shops; Offensive storage establishments; Oyster aquaculture; Retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Function centres; Health services facilities; Helipads; Highway service centres; Home businesses; Home industries; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor);



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

Registered clubs; Residential accommodation; Respite day care centres; Service stations; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Wharf or boating facilities; Wholesale supplies

- (c) whether additional permitted uses apply to the land,  
No
- (d) whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,  
No
- (e) whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*:  
The land is not land that includes or comprises biodiversity conservation under the Biodiversity Conservation Act 2016.
- (f) whether the land is in a conservation area, however described,  
The land is not a conservation area under the Cessnock Local Environmental Plan 2011.
- (g) whether an item of environmental heritage, however described, is located on the land.  
An item of environmental heritage identified in Cessnock Local Environmental Plan 2011 is not situated on the land.

### 3. Contributions plans

- (1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.  
Cessnock Section 7.12 Levy Contributions Plan 2017.

Cessnock City Wide Local Infrastructure Contributions Plan 2020.

- (2) If the land is in a special contributions area under the Act, Division 7.1, the name of the area.  
No

### 4. Complying development

- (1) Complying development may be carried out on the land under each of the following codes for complying development, to the extent stated, because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

The following Complying Development Codes may allow complying development to be carried out on land in the following land uses zones

- Complying Development under (Part 4) **Housing Alterations Code** may be carried out on land within any zone.



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
 and associated

**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

- Complying Development under (Part 4A) **General Development Code** may be carried out on land within any zone.
- Complying Development under (Part 5) **Industrial and Business Alterations Code** may be carried out on land within any zone.
- Complying Development under the (Part 6) **Subdivisions Code** may be carried out on land within any zone.
- Complying Development under the (Part 7) **Demolition Code** may be carried out on land within any zone.
- Complying Development under the (Part 8) **Fire Safety Code** may be carried out on land within any zone.

(2) Complying development may not be carried out on the land under each of the following codes for complying development, to the extent and for the reasons stated under clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

<b>Housing Code</b>	Complying Development may not be carried out under the Housing Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.
<b>Rural housing code</b>	Complying Development MAY NOT be carried out under the Rural Housing Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.
<b>Low Rise Housing Diversity Code</b>	Complying Development may not be carried out under the Low Rise Housing Diversity Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.
<b>Greenfield Housing Code</b>	Complying Development may not be carried out under the Greenfield Housing Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.
<b>Housing Alterations Code</b>	Complying Development may be carried out on the land under the Housing Alterations Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>General Development Code</b> (transitional development under former General Housing Code and related provisions)	Complying Development may be carried out on the land under the General Development Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
 and associated

**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

	Development Codes) 2008.
<b>Industrial and Business Alterations Code</b>	Complying Development may be carried out on the land under the Industrial and Business Alterations Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Industrial and Business Buildings Code</b>	Complying Development may be carried out under the Industrial and Business Buildings Code where it meets the requirements of Clause 5A.6K Complying development on flood control lots contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Container Recycling Facilities Code</b>	Complying Development may be carried out on the land under the Container Recycling Facilities Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Subdivisions Code</b>	Complying Development may be carried out on the land under the Subdivision Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Demolition Code</b>	Complying Development may be carried out on the land under the Demolition Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Fire Safety Code</b>	Complying Development may be carried out on the land under the Fire Safety Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Agritourism and Farm Stay Accommodation Code</b>	Complying Development may not be carried out on the land under the Agritourism and Farm Stay Accommodation Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.

## 5. Exempt Development



# PLANNING CERTIFICATE

**ISSUED UNDER SECTION 10.7 (2) & (5)  
ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979  
and associated  
ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under State Environmental Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.16(1) (b1) -(d) or 1.16A.

The exempt development may be carried out on the land under the following exempt development codes:

- Division 1: General Code
- Division 2: Advertising and Signage Code
- Division 3: Temporary Uses and Structures Code
- Division 4: Special Provisions \_ COVID 19

- (2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.

<b>Biodiversity Conservation Act 2016 and Fisheries Management Act 1994</b>	Exempt Development must not be carried out on land that is a declared area of outstanding biodiversity value under the Biodiversity Conservation Act 2016 or declared critical habitat under Part 7A of the Fisheries Management Act 1994
<b>Wilderness Act 1987</b>	Exempt Development must not be carried out on land that is, or is part of, a wilderness area (within the meaning of Wilderness Act 1987)
<b>Heritage Act 1977</b>	Exempt Development must not be carried out on land that is, or on which there is, an item that is listed on the State Heritage Register under the Heritage Act 1977, or that is subject to an interim heritage order under that Act
<b>Schedule 4 _ Land excluded from the General Exempt Development Code</b>	Exempt Development must not be carried out on land that is described or otherwise identified on a map specified in Schedule 4.
<b>Land within 18 kilometres of Siding Spring Observatory</b>	Exempt Development must not be carried out on Land within 18 kilometres of Siding Spring Observatory
<b>Schedule 11 _ Conditions applying to complying development certificates under the Agritourism and Farm Stay Accommodation Code</b>	Exempt Development may not be carried out on the land under the Agritourism and Farm Stay Accommodation Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.

**Note:** Despite any references above advising that Exempt Development may be undertaken on the land, certain Exempt Development may be precluded from occurring on the land due to requirements contained in the remainder of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is necessary to review the State Environmental Planning Policy in detail to ensure that specific types of exempt development may be undertaken on the land.

- (3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that-



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

- (a) a restriction applies to the land, but it may not apply to all of the land, and
- (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

**Note:** Despite any references above advising that Exempt Development may be undertaken on the land, certain Exempt Development may be precluded from occurring on the land due to requirements contained in the remainder of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is necessary to review the State Environmental Planning Policy in detail to ensure that specific types of exempt development may be undertaken on the land.

- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

There are no variations to the exempt development codes within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that apply in the Cessnock local government area.

## 6. Affected building notices and building product rectification orders

- (1) Whether the Council is aware that –
  - (a) an affected building notice is in force in relation to the land, or
  - (b) a building product rectification order is in force in relation to the land that has not been fully complied with, or
  - (c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

- (2) In this section –
  - affected building notice** has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.
  - building Product Rectification Order** has the same meaning as in the *Building Products (Safety) Act 2017*.

There is not an affected building notice, as defined by the Building Product(Safety)Act 2017,in force in respect to the land.

There is not an outstanding building product rectification order, as defined by the Building Products (Safety) Act 2017, in force in respect to the land.

A notice of intent to make a building product rectification order, as defined by the Building Products(Safety) Act 2017, has not been served in respect to the land.

## 7. Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

No

## 8. Road widening and road realignment

Whether the land is affected by road widening or road realignment under –

- (a) the *Roads Act 1993*, Part 3, Division 2, or
- (b) an environmental planning instrument, or
- (c) a resolution of the council.

The land is not affected by a road widening or road realignment proposal under:

- (a) Division 2 of Part 3 of the *Roads Act 1993*, or
- (b) any environmental planning instrument, or
- (c) any resolution of the council.

## 9. Flood related development controls

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

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

(3) In this section –

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

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

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

Details relating to flood risk and flood planning levels are provided on a flood certificate and flood data application form. See Cessnock City Council's website  
[Flood Certificate and Flood Data Application Form](#)

### Note:

#### Flood Studies

- Cessnock Citywide Flood Study
- Branxton Flood Level Review WMA Water Final Report
- Floodplain Risk Management Study and Plan Report Cessnock City (Black Creek)
- Hunter River Branxton to Green Rocks Flood Study Final Report
- Wallis and Swamp Creek Flood Study Final Report Volume 1



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

- Wallis and Swamp Creek Flood Study Final Report Volume 2
- Wollombi Floodplain Risk Management Study & Plan
- Greta Flood Study
- Swamp/Fishery Creek Floodplain Risk Management Study - Final Report

## 10. Council and other public authority policies on hazard risk restrictions

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of:

**Landslip**

No

**Bushfire**

No

**Tidal Inundation**

No

**Subsidence**

No

**Acid Sulphate Soils**

No

**Contamination**

Yes

**Note:**

Council has adopted a policy for managing contaminated land. This may restrict development of identified contaminated or potentially contaminated land and is implemented when zoning, development or land use changes are proposed. Consideration of Council's adopted policy and section C5 of the Cessnock Development Control Plan along with the provisions of State Environmental Planning Policy (Resilience and Hazards) 2021 is required when changes or development is proposed.

**Aircraft Noise**

No

**Salinity**

No

**Coastal Hazards**

No

**Sea Level Rise**

No

**Any Other Risk (other than flooding)**



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

No

(2) In this section –

**adopted policy** means a policy adopted –

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

## 11. Bush fire prone land

(1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.

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

None of the land is bushfire prone land as defined in the Environmental Planning & Assessment Act 1979.

## 12. Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the *Home Building Act 1989* (Part 8, Division 1A), that are listed on the Register kept under that Division, a statement to that effect.

No

## 13. Mine subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

No

## 14. Paper subdivision information

(1) The name of a development plan adopted by a relevant authority that –

- (a) applies to the land, or
- (b) is proposed to be subject to a ballot.

There is no development plan adopted by a relevant authority that applies to the land of that is proposed to be subject to a consent ballot.

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

There is no subdivision order that applies to the land



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

## 15. Property vegetation plans

The land is not land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies, only insofar as the Council has been notified of the existence of the plan by the person or body that approved the plan under the Act.

## 16. Biodiversity stewardship sites

The land is not a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, but only insofar as the Council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

**Note.** Biodiversity stewardship agreements include biobanking agreements the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5

## 17. Biodiversity certified land

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

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

## 18. Orders under Trees (Disputes Between Neighbours) Act 2006

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

No

## 19. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

- (1) If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

No, the land is not subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services.

- (2) In this section –

**existing coastal protection works** has the same meaning as in the Local Government Act 1993, section 553B.



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

Note –

Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

## 20. Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to land within the Cessnock local government area.

## 21. Development consent conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5* applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

No

## 22. Site compatibility certificates and development consent conditions for affordable rental housing

- (1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate –

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

There is not a valid current or former site compatibility verification certificate for affordable rental housing on the land.

- (2) If *State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5* applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

No, Council is not aware of a condition of a development consent in relation to the land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009, Clause 17(1) or 38(1)*.

**Note:** Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1)*. In this section, former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Housing) 2009, clause 17(1) or 38(1)*.

No



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

(4) In this section –

**former site compatibility certificate** means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

## Additional Matters

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

- (a) The land or part of the land is not significantly contaminated land within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.
- (b) The land is not subject to a management order within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.
- (c) The land is not the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.
- (d) The land is not the subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.
- (e) The land is not the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 (if a copy of such a statement has been provided at any time) to the local authority issuing the certificate.

**For further information, please contact Council's Assistant Strategic Planner on 02 4993 4100.**

A handwritten signature in black ink, appearing to read "Peter Mickleson".

Peter Mickleson  
**Director Planning and Environment**



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated

**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

TIM OSBORNE  
Level 24, 300 Barangaroo Avenue 2000

Applicants Reference  
LI-3550

## CERTIFICATE DETAILS

Certificate Number: 5562  
Date of Certificate: 11/07/2023

## PROPERTY DETAILS

Address: 147 Mitchell Avenue KURRI KURRI NSW  
2327  
Title: LOT: 3 DP: 586741  
Parcel No.: 8199

## BACKGROUND INFORMATION

This certificate provides information on how the relevant parcel of land may be developed, including the planning restrictions that apply to development of the land, as at the date the certificate is issued. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

t 02 4993 4100 f 02 4993 2500  
p: PO Box 152 Cessnock NSW 2325  
e: council@cessnock.nsw.gov.au w: www.cessnock.nsw.gov.au  
ABN 60 919 148 928



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated

**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

## **Additional information pursuant to Section 10.7(5) of the *Environmental Planning & Assessment Act 1979***

(5) A council may, in a planning certificate, include advice on such other relevant matters affecting the land of which it may be aware.

Council's records do not indicate that the land the subject of this Certificate is subject to Noise Exposure.

For further information, please contact Council's Strategic Land Use Planning unit, of the Planning and Environment directorate on 02 4993 4100.

A handwritten signature in black ink, appearing to read "Peter Mickleson".

Peter Mickleson  
Director Planning and Environment



**PLANNING CERTIFICATE**  
ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

TIM OSBORNE  
Level 24, 300 Barangaroo Avenue 2000

Applicants Reference  
LI-3550

**CERTIFICATE DETAILS**

Certificate Number:	5560
Date of Certificate:	11/07/2023

**PROPERTY DETAILS**

Address:	10 Styles Street KURRI KURRI NSW 2327
Title:	LOT: 6 DP: 1251190
Parcel No.:	513759

**BACKGROUND INFORMATION**

This certificate provides information on how the relevant parcel of land may be developed, including the planning restrictions that apply to development of the land, as at the date the certificate is issued. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

t 02 4993 4100 f 02 4993 2500  
p: PO Box 152 Cessnock NSW 2325  
e: council@cessnock.nsw.gov.au w: www.cessnock.nsw.gov.au  
ABN 60 919 148 928



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

## 1. Names of relevant planning instruments and development control plans

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

### **State Environmental Planning Policies**

[State Environmental Planning Policy No 65 \\_ Design Quality of Residential Apartment Development](#)

[State Environmental Planning Policy \(Building Sustainability Index: BASIX\) 2004](#)

[State Environmental Planning Policy \(Resilience and Hazards\) 2021](#)

[Chapter 3 \\_ Hazardous and offensive development](#)

[Chapter 4 \\_ Remediation of land](#)

[State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#)

[State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#)

[Chapter 2 \\_ Infrastructure](#)

[Chapter 3 \\_ Educational establishments and child care facilities](#)

[State Environmental Planning Policy \(Resources and Energy\) 2021](#)

[Chapter 2 \\_ Mining, petroleum production and extractive industries](#)

[State Environmental Planning Policy \(Primary Production\) 2021](#)

[Chapter 2 \\_ Primary production and rural development](#)

[State Environmental Planning Policy \(Planning Systems\) 2021](#)

[Chapter 2 \\_ State and regional development](#)

[Chapter 4 \\_ Concurrences and consents](#)

[State Environmental Planning Policy \(Biodiversity and Conservation\) 2021](#)

[Chapter 4 \\_ Koala habitat protection 2021](#)

[State Environmental Planning Policy \(Housing\) 2021](#)

[State Environmental Planning Policy \(Precincts \\_ Regional\) 2021](#)

[Chapter 2 \\_ State significant precincts](#)

*The chapters listed above are those that are applicable to the whole LGA. Please note that other chapters of the state environmental planning policies may apply to particular parcels of land in the LGA.*

### **Local Environmental Plans**

[Cessnock Local Environmental Plan 2011](#)

### **Development Control Plans**

[Cessnock Development Control Plan 2010](#)



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

**Note:** Detailed information on the local environmental plans and State Environmental Planning Policies that are listed in this certificate are available at NSW Legislation – in force website.

- (2) The name of each proposed environmental planning instruments and draft development control plan, which is or has been subject to community consultation or public exhibition under the Environmental Planning and Assessment Act 1979, that will apply to the carrying out of development on the land and:
- (3) Council has been notified that the following Draft State Environmental Planning Policy was placed on public exhibition and may affect land use planning and development in Cessnock:

## **Draft State Environmental Planning Policies**

[DRAFT SEPP \\_ New Sustainable Buildings Incorporating BASIX \(in force from 1 October 2023\)](#)

[DRAFT SEPP \\_ BASIX Higher Standards – Exhibition 17 November 2021 to 28 February 2022](#)

[DRAFT SEPP \\_ Infrastructure and Education \(Amendments\) – Exhibition 15 December 2021 to 11 February 2022](#)

[DRAFT SEPP \\_ Infrastructure \(amendments\)](#)

[Amendment \\_ Changes to Landscape Rehydration Infrastructure Planning Rules – Exhibition 20 December 2021 to 28 February 2022](#)

[Amendment \\_ Electricity generating works or solar energy systems – Exhibition 16 August 2021 to 13 September 2021](#)

[Amendment \\_ Telecommunications and other communication facilities – Exhibition 16 August 2021 to 13 September 2021](#)

[DRAFT SEPP \\_ Infrastructure Planning Rules – Exhibition 20 December 2021 to 28 February 2022](#)

[DRAFT SEPP \\_ Planning Amendments for Agriculture \(Agri - tourism\) – Exhibition 9 March 2021 to 19 April 2021](#)

[DRAFT SEPP \\_ Fun – Exhibition 29 October 2021 to 30 November 2021](#)

[DRAFT SEPP \\_ Housing EIE Amendments \\_ Exhibition 22 November 2022 to 19 December 2022](#)

[DRAFT SEPP \\_ The Design and Place \\_ Exhibition 10 December 2021 to 27 February 2022](#)

## **Draft Planning Proposal for Local Environmental Plan**

Planning Proposal, 18/2020/3/1 – Comprehensive LEP Review The Proposal seeks to carry out the following amendments to the Cessnock Local Environmental Plan 2011: • make changes to rural zone objectives; • make changes to development types that are permitted in rural zones; • make changes to how and where rural zones are applied in the Cessnock LGA, to address inconsistent zoning and minimum lot sizes, and; • make changes to minimum lot size. The proposal is on exhibition until 26 October 2022

DRAFT Planning Proposal 18/2020/3/1\_ Proposal to implement the changes to the Special Purposes(SPx)zones. Public Exhibition \_ 2 February 2023 \_ 2 March 2023.

DRAFT Planning Proposal 18/2022/2/1\_ Proposal to implement the changes to the Comprehensive Rural Zones review. Public Exhibition \_ 14 September 2022 \_ 26 October 2022.



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

Draft Planning Proposal \_ Cessnock City Council Various Administrative Amendments 2021 \_  
Public exhibition 30-11-2022 - 18-01-2022

DRAFT Planning Proposal \_ Comprehensive LEP Review \_ Environment Zones \_ Land Use  
Table \_ Public exhibition \_ 31-08-2022 \_ 26-10-2022

### **Draft Development Control Plan**

No draft development control plans apply to the land.

(4) **In this section –**

***proposed environmental planning instrument*** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

## **2. Zoning and land use under relevant planning instruments**

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described –

(a) the identity of the zone, whether by reference to –

- (i) a name, such as “Residential Zone” or “Heritage Area”, or
- (ii) a number, such as “Zone No 2 (a)”,

RU2 Rural Landscape under the Cessnock Local Environmental Plan 2011  
E5 Heavy Industrial under the Cessnock Local Environmental Plan 2011.

C3 Environmental Management under the Cessnock Local Environmental Plan 2011.

(b) the purposes for which development in the zone –

- (i) may be carried out without development consent, and
- (ii) may not be carried out except with development consent, and
- (iii) is prohibited,

RU2 Rural Landscape

2 Permitted without consent

Extensive agriculture; Home occupations; Horticulture

3 Permitted with consent

Aquaculture; Cellar door premises; Dual occupancies; Dwelling houses; Environmental protection works; Farm buildings; Health consulting rooms; Home industries; Hospitals; Neighbourhood shops; Plant Nursery; Pubs; Restaurants or cafes; Roads; Roadside stalls; Rural supplies; Self-storage units; Any other development not specified in item 2 or 4.

4 Prohibited



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated

**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

Boat building and repair facilities; Car parks; Charter and tourism boating facilities; Commercial premises; Depots; Entertainment facilities; Exhibition homes; Exhibition villages; Freight transport facilities; Health services facilities; Heavy industrial storage establishments; Heliports; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Passenger transport facilities; Recreation facilities (indoor); Residential accommodation; Restricted premises; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies

E5 Heavy Industrial

2 Permitted without consent

Nil

3 Permitted with consent

Data centres; Depots; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industries; Industrial training facilities; Neighbourhood shops; Offensive storage establishments; Oyster aquaculture; Retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Function centres; Health services facilities; Helipads; Highway service centres; Home businesses; Home industries; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Service stations; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Wharf or boating facilities; Wholesale supplies

C3 Environmental Management

2 Permitted without consent

Home occupations

3 Permitted with consent

Building identification signs; Business identification signs; Camping grounds; Community facilities; Dwelling houses; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Home businesses; Home industries; Information and education facilities;



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

Kiosks; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Roads; Roadside stalls; Tank-based aquaculture; Tourist and visitor accommodation

#### 4 Prohibited

Backpackers' accommodation; Hotel or motel accommodation; Industries; Local distribution premises; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Serviced apartments; Warehouse or distribution centres; Any other development not specified in item 2 or 3

- (c) whether additional permitted uses apply to the land,  
No
- (d) whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,  
No
- (e) whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*.  
The land is not land that includes or comprises biodiversity conservation under the Biodiversity Conservation Act 2016.
- (f) whether the land is in a conservation area, however described,  
The land is not a conservation area under the Cessnock Local Environmental Plan 2011.
- (g) whether an item of environmental heritage, however described, is located on the land.  
An item of environmental heritage identified in Cessnock Local Environmental Plan 2011 is not situated on the land.

### 3. Contributions plans

- (1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.  
Cessnock Section 7.12 Levy Contributions Plan 2017.

Cessnock City Wide Local Infrastructure Contributions Plan 2020.

- (2) If the land is in a special contributions area under the Act, Division 7.1, the name of the area.  
No

### 4. Complying development

- (1) Complying development may be carried out on the land under each of the following codes for complying development, to the extent stated, because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
 and associated

**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

The following Complying Development Codes may allow complying development to be carried out on land in the following land uses zones

- Complying Development under (Part 4) **Housing Alterations Code** may be carried out on land within any zone.
- Complying Development under (Part 4A) **General Development Code** may be carried out on land within any zone.
- Complying Development under (Part 5) **Industrial and Business Alterations Code** may be carried out on land within any zone.
- Complying Development under the (Part 6) **Subdivisions Code** may be carried out on land within any zone.
- Complying Development under the (Part 7) **Demolition Code** may be carried out on land within any zone.
- Complying Development under the (Part 8) **Fire Safety Code** may be carried out on land within any zone.

(2) Complying development may not be carried out on the land under each of the following codes for complying development, to the extent and for the reasons stated under clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

<b>Housing Code</b>	Complying Development may not be carried out under the Housing Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.
<b>Rural housing code</b>	Complying Development MAY NOT be carried out under the Rural Housing Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code. Complying Development may be carried out under the Rural Housing Code where it meets the requirements of Clause 3A.38 Complying development on flood control lots contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Complying Development may be carried out under the Rural Housing Code where it meets the requirements of Clause 3A.37 Complying development on bush fire prone land contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Low Rise Housing Diversity Code</b>	Complying Development may not be carried out under the Low Rise Housing Diversity Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
 and associated

**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

	code.
<b>Greenfield Housing Code</b>	Complying Development may not be carried out under the Greenfield Housing Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.
<b>Housing Alterations Code</b>	Complying Development may be carried out on the land under the Housing Alterations Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>General Development Code</b> (transitional development under former General Housing Code and related provisions)	Complying Development may be carried out on the land under the General Development Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Industrial and Business Alterations Code</b>	Complying Development may be carried out on the land under the Industrial and Business Alterations Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Industrial and Business Buildings Code</b>	Complying Development may not be carried out under the Industrial and Business Buildings Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code. Complying Development may be carried out under the Industrial and Business Buildings Code where it meets the requirements of Clause 5A.6J Complying development on bush fire prone land contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.# #Complying Development may be carried out under the Industrial and Business Buildings Code where it meets the requirements of Clause 5A.6K Complying development on flood control lots contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Container Recycling Facilities Code</b>	Complying Development may not be carried out under the Container Recycling Facilities Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code. Complying Development may be carried out on the land under the Container Recycling Facilities Code, subject to the development complying with the relevant standards contained within the State



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
 and associated

**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

	Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Subdivisions Code</b>	Complying Development may be carried out on the land under the Subdivision Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Demolition Code</b>	Complying Development may be carried out on the land under the Demolition Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Fire Safety Code</b>	Complying Development may be carried out on the land under the Fire Safety Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Agritourism and Farm Stay Accommodation Code</b>	Complying Development may not be carried out on the land under the Agritourism and Farm Stay Accommodation Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code. Complying Development may be carried out on the land under the Agritourism and Farm Stay Accommodation Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

## 5. Exempt Development

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under State Environmental Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.16(1) (b1) -(d) or 1.16A.

The exempt development may be carried out on the land under the following exempt development codes:

- Division 1: General Code
- Division 2: Advertising and Signage Code
- Division 3: Temporary Uses and Structures Code
- Division 4: Special Provisions \_ COVID 19

# PLANNING CERTIFICATE

**ISSUED UNDER SECTION 10.7 (2) & (5)  
ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979  
and associated  
ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

- (2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.

<b>Biodiversity Conservation Act 2016 and Fisheries Management Act 1994</b>	Exempt Development must not be carried out on land that is a declared area of outstanding biodiversity value under the Biodiversity Conservation Act 2016 or declared critical habitat under Part 7A of the Fisheries Management Act 1994
<b>Wilderness Act 1987</b>	Exempt Development must not be carried out on land that is, or is part of, a wilderness area (within the meaning of Wilderness Act 1987)
<b>Heritage Act 1977</b>	Exempt Development must not be carried out on land that is, or on which there is, an item that is listed on the State Heritage Register under the Heritage Act 1977, or that is subject to an interim heritage order under that Act
<b>Schedule 4 _ Land excluded from the General Exempt Development Code</b>	Exempt Development must not be carried out on land that is described or otherwise identified on a map specified in Schedule 4.
<b>Land within 18 kilometres of Siding Spring Observatory</b>	Exempt Development must not be carried out on Land within 18 kilometres of Siding Spring Observatory
<b>Schedule 11 _ Conditions applying to complying development certificates under the Agritourism and Farm Stay Accommodation Code</b>	Exempt Development may not be carried out on the land under the Agritourism and Farm Stay Accommodation Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code. Exempt Development may be carried out on land that is not described or otherwise identified on the Agritourism and Farm Stay Accommodation Exempt and Complying Development map.

**Note:** Despite any references above advising that Exempt Development may be undertaken on the land, certain Exempt Development may be precluded from occurring on the land due to requirements contained in the remainder of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is necessary to review the State Environmental Planning Policy in detail to ensure that specific types of exempt development may be undertaken on the land.

- (3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that-
- (a) a restriction applies to the land, but it may not apply to all of the land, and
  - (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

**Note:** Despite any references above advising that Exempt Development may be undertaken on the land, certain Exempt Development may be precluded from occurring on the land due to requirements contained in the remainder of State Environmental Planning Policy (Exempt and Complying



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

Development Codes) 2008. It is necessary to review the State Environmental Planning Policy in detail to ensure that specific types of exempt development may be undertaken on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

There are no variations to the exempt development codes within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that apply in the Cessnock local government area.

## 6. Affected building notices and building product rectification orders

(1) Whether the Council is aware that –

- (a) an affected building notice is in force in relation to the land, or
- (b) a building product rectification order is in force in relation to the land that has not been fully complied with, or
- (c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

(2) In this section –

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

**building Product Rectification Order** has the same meaning as in the *Building Products (Safety) Act 2017*.

There is not an affected building notice, as defined by the Building Product(Safety)Act 2017,in force in respect to the land.

There is not an outstanding building product rectification order, as defined by the Building Products (Safety) Act 2017, in force in respect to the land.

A notice of intent to make a building product rectification order, as defined by the Building Products(Safety) Act 2017, has not been served in respect to the land.

## 7. Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

No

## 8. Road widening and road realignment

Whether the land is affected by road widening or road realignment under –

- (a) the *Roads Act 1993*, Part 3, Division 2, or



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

- (b) an environmental planning instrument, or
- (c) a resolution of the council.

The land is not affected by a road widening or road realignment proposal under:

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) any environmental planning instrument, or
- (c) any resolution of the council.

## 9. Flood related development controls

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

Yes

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

Yes

- (3) In this section –

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

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

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

Details relating to flood risk and flood planning levels are provided on a flood certificate and flood data application form. See Cessnock City Council's website

[Flood Certificate and Flood Data Application Form](#)

### Note:

#### Flood Studies

- Cessnock Citywide Flood Study
- Branxton Flood Level Review WMA Water Final Report
- Floodplain Risk Management Study and Plan Report Cessnock City (Black Creek)
- Hunter River Branxton to Green Rocks Flood Study Final Report
- Wallis and Swamp Creek Flood Study Final Report Volume 1
- Wallis and Swamp Creek Flood Study Final Report Volume 2
- Wollombi Floodplain Risk Management Study & Plan
- Greta Flood Study
- Swamp/Fishery Creek Floodplain Risk Management Study - Final Report

## 10. Council and other public authority policies on hazard risk restrictions



**PLANNING CERTIFICATE**  
ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

(1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of:

**Landslip**

No

**Bushfire**

No

**Tidal Inundation**

No

**Subsidence**

No

**Acid Sulphate Soils**

No

**Contamination**

Yes

**Note:**

Council has adopted a policy for managing contaminated land. This may restrict development of identified contaminated or potentially contaminated land and is implemented when zoning, development or land use changes are proposed. Consideration of Council's adopted policy and section C5 of the Cessnock Development Control Plan along with the provisions of State Environmental Planning Policy (Resilience and Hazards) 2021 is required when changes or development is proposed.

**Aircraft Noise**

No

**Salinity**

No

**Coastal Hazards**

No

**Sea Level Rise**

No

**Any Other Risk (other than flooding)**

No

(2) In this section –

***adopted policy*** means a policy adopted –

(a) by the council, or



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

(b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

## 11. Bush fire prone land

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.
- (2) If none of the land is bush fire prone land, a statement to that effect.

Some of the land is bushfire prone land as defined in the Environmental Planning & Assessment Act 1979.

## 12. Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the *Home Building Act 1989* (Part 8, Division 1A), that are listed on the Register kept under that Division, a statement to that effect.

No

## 13. Mine subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

No

## 14. Paper subdivision information

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

There is no development plan adopted by a relevant authority that applies to the land of that is proposed to be subject to a consent ballot.

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

There is no subdivision order that applies to the land

- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

## 15. Property vegetation plans



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

The land is not land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies, only insofar as the Council has been notified of the existence of the plan by the person or body that approved the plan under the Act.

## 16. Biodiversity stewardship sites

The land is not a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, but only insofar as the Council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

**Note.** Biodiversity stewardship agreements include biobanking agreements the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5

## 17. Biodiversity certified land

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

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

## 18. Orders under Trees (Disputes Between Neighbours) Act 2006

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

No

## 19. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

(1) If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

No, the land is not subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services.

(2) In this section –

**existing coastal protection works** has the same meaning as in the *Local Government Act 1993*, section 553B.

Note –

Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

## 20. Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to land within the Cessnock local government area.

## 21. Development consent conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5* applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

No

## 22. Site compatibility certificates and development consent conditions for affordable rental housing

- (1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate –

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

There is not a valid current or former site compatibility verification certificate for affordable rental housing on the land.

- (2) If *State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5* applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

No, Council is not aware of a condition of a development consent in relation to the land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009, Clause 17(1) or 38(1)*.

**Note:** Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1)*. In this section, former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Housing) 2009, clause 17(1) or 38(1)*.

No

- (4) In this section –

**former site compatibility certificate** means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

## Additional Matters

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

- (a) The land or part of the land is not significantly contaminated land within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.
- (b) The land is not subject to a management order within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.
- (c) The land is not the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.
- (d) The land is not the subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.
- (e) The land is not the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 (if a copy of such a statement has been provided at any time) to the local authority issuing the certificate.

**For further information, please contact Council's Assistant Strategic Planner on 02 4993 4100.**

A handwritten signature in black ink, appearing to read "Peter Mickleson".

Peter Mickleson  
**Director Planning and Environment**



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

TIM OSBORNE  
Level 24, 300 Barangaroo Avenue 2000

Applicants Reference  
LI-3550

## CERTIFICATE DETAILS

Certificate Number: 5560  
Date of Certificate: 11/07/2023

## PROPERTY DETAILS

Address: 10 Styles Street KURRI KURRI NSW 2327  
Title: LOT: 6 DP: 1251190  
Parcel No.: 513759

## BACKGROUND INFORMATION

This certificate provides information on how the relevant parcel of land may be developed, including the planning restrictions that apply to development of the land, as at the date the certificate is issued. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

t 02 4993 4100 f. 02 4993 2500  
p: PO Box 152 Cessnock NSW 2325  
e: council@cessnock.nsw.gov.au w: www.cessnock.nsw.gov.au  
ABN 60 919 148 928



# PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**  
and associated  
**ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

## **Additional information pursuant to Section 10.7(5) of the *Environmental Planning & Assessment Act 1979***

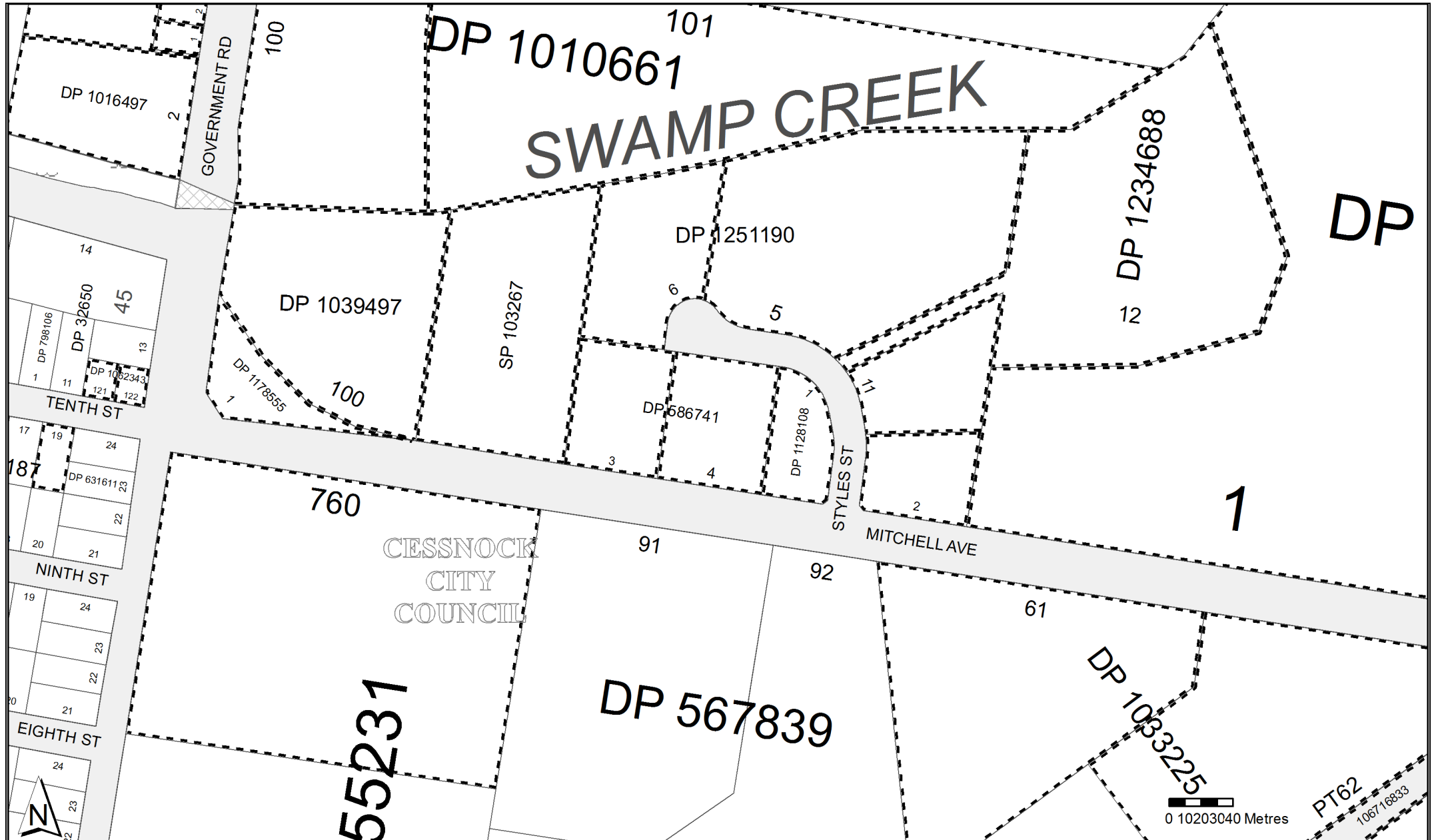
(5) A council may, in a planning certificate, include advice on such other relevant matters affecting the land of which it may be aware.
























Council's records do not indicate that the land the subject of this Certificate is subject to Noise Exposure.

For further information, please contact Council's Strategic Land Use Planning unit, of the Planning and Environment directorate on 02 4993 4100.









A handwritten signature in black ink, appearing to read "Peter Mickleson".

Peter Mickleson  
**Director Planning and Environment**



	Status	Surv/Comp	Purpose
DP586741			
Lot(s): 3, 4			
 DP1062120	REGISTERED	SURVEY	SUBDIVISION
 DP1128108	REGISTERED	SURVEY	SUBDIVISION
DP755231			
Lot(s): 760			
 CA99581 - LOT 760 DP755231			
DP979187			
Lot(s): 19 Section : 25			
 CA88735 - LOT 19 SECTION 25 DP979187			
DP1010661			
Lot(s): 100, 101			
 DP560471	HISTORICAL	SURVEY	SUBDIVISION
DP1016497			
Lot(s): 2			
 DP865936	HISTORICAL	SURVEY	SUBDIVISION
DP1033225			
Lot(s): 61, 62			
 DP226684	HISTORICAL	SURVEY	SUBDIVISION
DP1039497			
Lot(s): 100			
 DP586741	HISTORICAL	SURVEY	SUBDIVISION
 DP1110886	REGISTERED	SURVEY	RESUMPTION OR ACQUISITION
DP1062343			
Lot(s): 121, 122			
 DP32650	HISTORICAL	SURVEY	UNRESEARCHED
DP1128108			
Lot(s): 1, 2			
 DP586741	HISTORICAL	SURVEY	SUBDIVISION
 DP1039497	HISTORICAL	SURVEY	SUBDIVISION
 DP1062120	HISTORICAL	SURVEY	SUBDIVISION
DP1178555			
Lot(s): 1			
 NSW GAZ. 21-09-2012 Folio : 4015			
CLOSED ROAD			
LOT 1 DP1178555			
DP1185631			
Lot(s): 2			
 DP791602	HISTORICAL	SURVEY	SUBDIVISION
DP1192243			
Lot(s): 1, 2, 4			
 DP865936	HISTORICAL	SURVEY	SUBDIVISION
 DP1016497	HISTORICAL	SURVEY	SUBDIVISION
DP1234688			
Lot(s): 11, 12			
 DP586741	HISTORICAL	SURVEY	SUBDIVISION
 DP1039497	HISTORICAL	SURVEY	SUBDIVISION
 DP1062120	HISTORICAL	SURVEY	SUBDIVISION
 DP1128108	HISTORICAL	SURVEY	SUBDIVISION
DP1251190			
Lot(s): 5, 6			
 DP586741	HISTORICAL	SURVEY	SUBDIVISION
 DP1039497	HISTORICAL	SURVEY	SUBDIVISION
 DP1062120	HISTORICAL	SURVEY	SUBDIVISION
 DP1128108	HISTORICAL	SURVEY	SUBDIVISION

**Caution:** 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.

	<b>Status</b>	<b>Surv/Comp</b>	<b>Purpose</b>
DP1267615			
Lot(s): 1			
 DP586741	HISTORICAL	SURVEY	SUBDIVISION
 DP1039497	HISTORICAL	SURVEY	SUBDIVISION
 DP1136109	PRE-ALLOCATED	UNAVAILABLE	PIPELINES ACT, 1967
 DP1234688	HISTORICAL	SURVEY	SUBDIVISION
Road			
Polygon Id(s): 106716833			
 DP1099316	REGISTERED	COMPILATION	PIPELINES ACT, 1967
SP103267			
 DP586741	HISTORICAL	SURVEY	SUBDIVISION
 DP1039497	HISTORICAL	SURVEY	SUBDIVISION
 DP1062120	HISTORICAL	SURVEY	SUBDIVISION

**Caution:** 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.

Plan	Surv/Comp	Purpose
DP32650	SURVEY	UNRESEARCHED
DP226684	SURVEY	SUBDIVISION
DP542653	COMPILATION	SUBDIVISION
DP560471	SURVEY	SUBDIVISION
DP567839	COMPILATION	SUBDIVISION
DP586741	SURVEY	SUBDIVISION
DP631611	SURVEY	OLD SYSTEM CONVERSION
DP730032	COMPILATION	SUBDIVISION
DP755231	COMPILATION	CROWN ADMIN NO.
DP798106	COMPILATION	DEPARTMENTAL
DP880343	SURVEY	SUBDIVISION
DP979187	COMPILATION	UNRESEARCHED
DP1010661	SURVEY	SUBDIVISION
DP1016497	SURVEY	SUBDIVISION
DP1033225	SURVEY	SUBDIVISION
DP1039497	SURVEY	SUBDIVISION
DP1062343	SURVEY	SUBDIVISION
DP1128108	SURVEY	SUBDIVISION
DP1178555	COMPILATION	CROWN FOLIO CREATION
DP1185631	SURVEY	SUBDIVISION
DP1185631	UNRESEARCHED	SUBDIVISION
DP1192243	SURVEY	SUBDIVISION
DP1234688	SURVEY	SUBDIVISION
DP1251190	SURVEY	SUBDIVISION
DP1267615	SURVEY	SUBDIVISION
SP103267	COMPILATION	STRATA PLAN
SP103267	UNRESEARCHED	STRATA PLAN

**Caution:** 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.

# CERTIFICATE OF TITLE

PROPERTY ACT, 1900



12148175

NEW SOUTH WALES

IVA No. 11947

Vol. **12148** Fol. **175**

Edition issued 6-7-1973



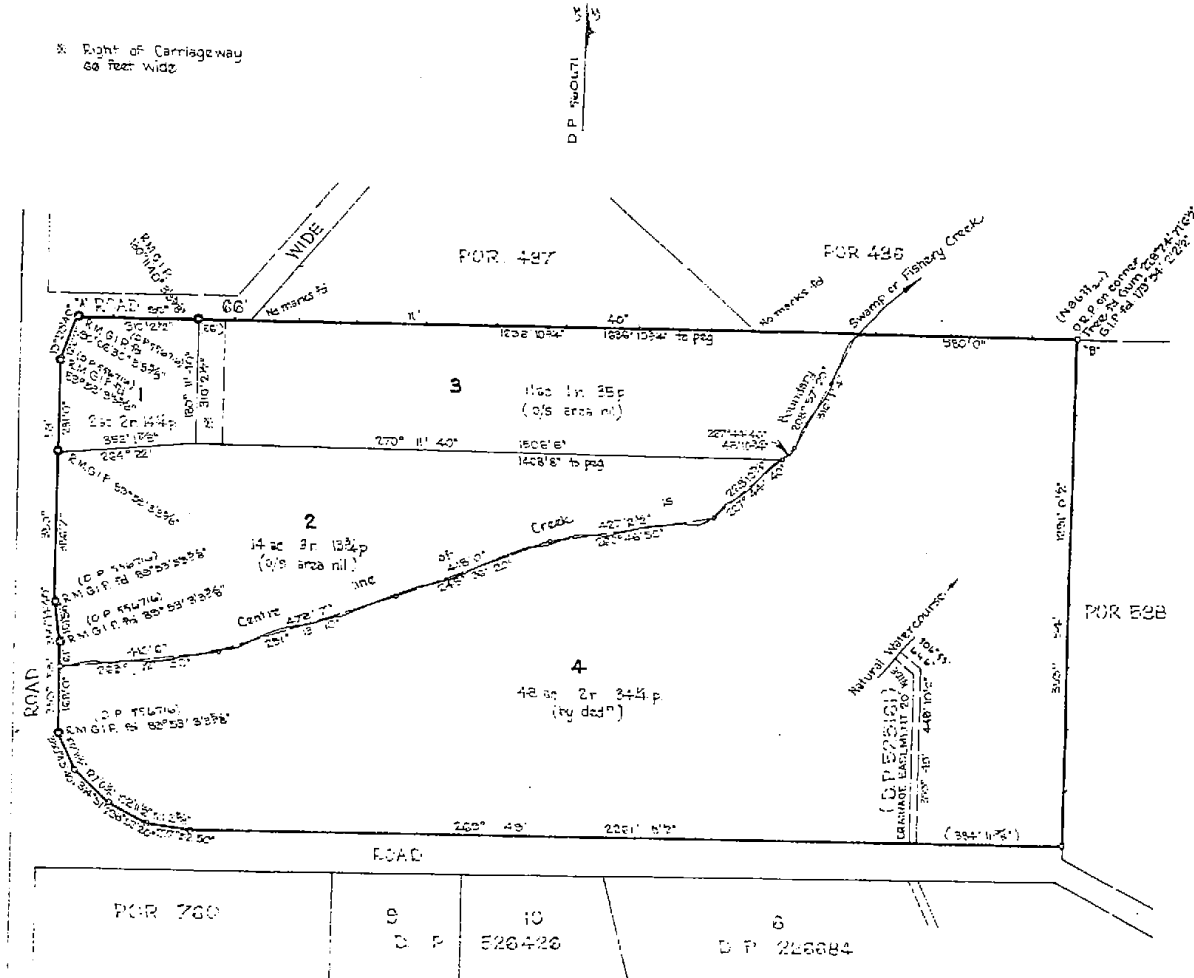
12148 Fol. 175  
(Page 1) Vol.

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

*Jawatson*  
Registrar General.



### PLAN SHOWING LOCATION OF LAND



#### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 560471 at Kurri Kurri in the City of Greater Cessnock Parish of Heddon and County of Northumberland being part of Portion 57 granted to Thomas Joseph Callaghan on 8-4-1858.

#### FIRST SCHEDULE

SQUIRE INVESTMENTS PTY. LIMITED.

#### SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grant above referred to.
- Easement for Drainage created by Deed Book 2910 No.917 affecting the part of the land above described shown as "Drainage Easement 20' Wide" in the plan hereon.
- CAUTION No.N306034 pursuant to Section 28J Real Property Act, 1900.

*Jawatson*  
Registrar General.

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

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

*N448217*  
*1/4/8217*  
*1/4/8217*  
*N 894295*  
*1986270*  
*CT 13-10*  
*AP 556741*  
*12/11/71*  
*1986270*

REGISTERED PROPRIETOR		FIRST SCHEDULE (continued)		INSTRUMENT		ENTERED		SIGNATURE OF REGISTRAR GENERAL	
NATURE	DATE	NATURE	DATE	INSTRUMENT NUMBER	DATE	ENTERED	ENTERED	SIGNATURE OF REGISTRAR GENERAL	SIGNATURE OF REGISTRAR GENERAL

NEW CERTIFICATES OF TITLE ISSUED ON 28-5-1974 AND DRAWING TO BE REGISTERED WITHOUT REFERENCE TO SURVEY CALCULATED FROM ORIGINAL

REGISTERED PROPRIETOR		SECOND SCHEDULE (continued)		INSTRUMENT		ENTERED		SIGNATURE OF REGISTRAR GENERAL		CANCELLATION	
NATURE	DATE	PARTICULARS	DATE	INSTRUMENT NUMBER	DATE	ENTERED	ENTERED	SIGNATURE OF REGISTRAR GENERAL	SIGNATURE OF REGISTRAR GENERAL	CANCELLATION	CANCELLATION
Caveat	10-5-1974			N845965		23-5-1974					
Mortgage	22-8-1973	to The Commercial Bank of Australia Limited.		N894296		28-6-1974				Withdrawn	N894295
		This deed is cancelled as to the work on the New Certificates of Title have issued on 28-5-1974 for lots DEPOSITED Plan No. 586,741 as follows:- Lots 1-4 Vol 13200 Fols 125-128 respectively.									

*[Signature]*  
 REGISTRAR GENERAL

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



13200125

# STATE OF NEW SOUTH WALES PROPERTY ACT, 1900

NEW SOUTH WALES

EVA No.11947

Prior Title Vol.12148 Fol.175

Vol. 13200 Fol. 125

EDITION ISSUED

8 12 1976



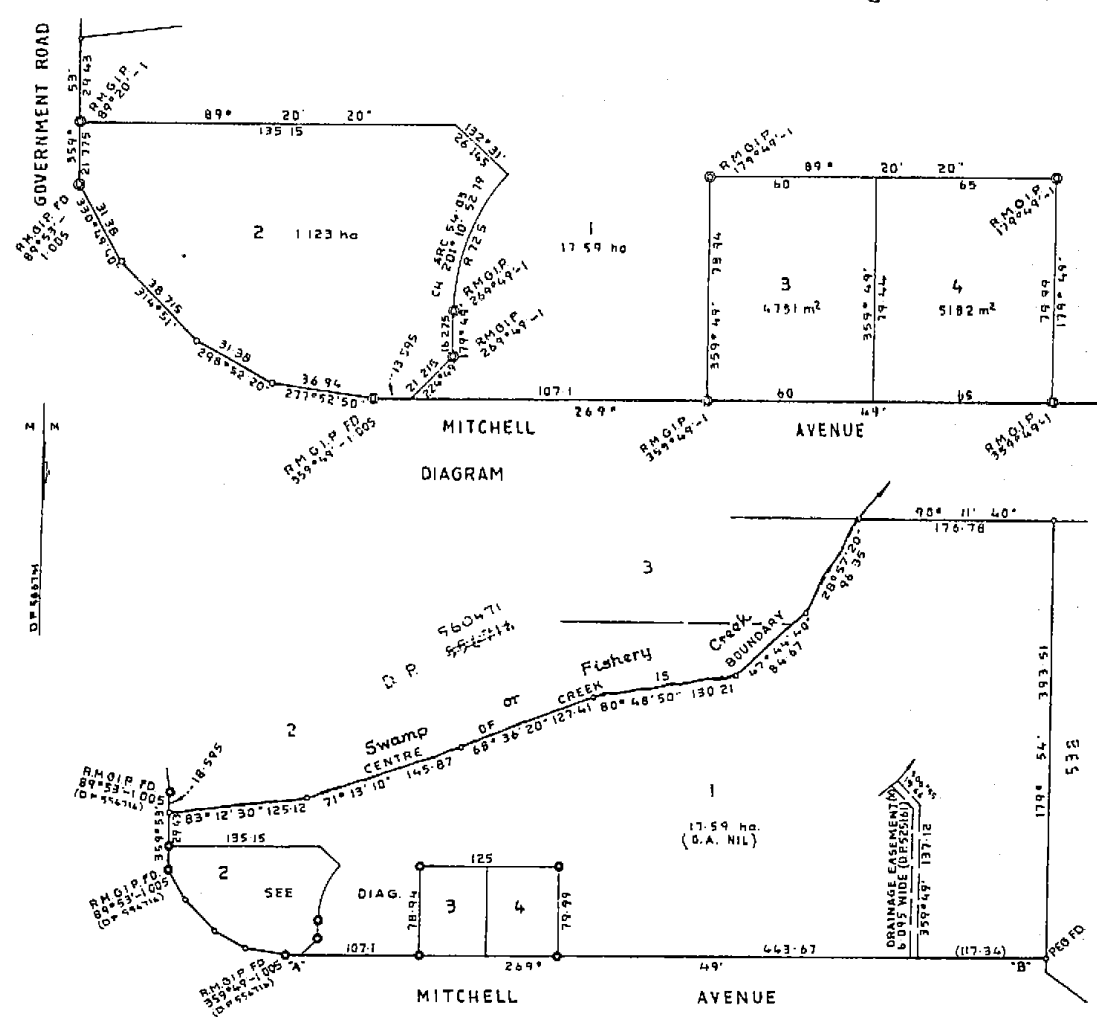
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

**CANCELLED**  
SEE AUTO FOLIO



### PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



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

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

13200 Vol. 125 (Page 1)

#### ESTATE AND LAND REFERRED TO

S Estate in Fee Simple in Lot 1 in Deposited Plan 586741 at Kurri Kurri in the City of Greater Cessnock Parish of Heddon and County of Northumberland being part of Portion 57 granted to Thomas Joseph Callaghan on 8-4-1858.

#### FIRST SCHEDULE

SQUIRE INVESTMENTS PTY. LIMITED.

#### SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Caution No.N306034 Pursuant to section 28J Real Property Act, 1900. Registered 6-7-1973.
3. Easement for Drainage created by Deed Book 2910 No.917 affecting the part of the land designated (X) in the plan hereon. DP566741
4. Mortgage No.N894296 to The Commercial Bank of Australia Limited. Registered 28-6-1974. DP566741

CURRY & CO



# CERTIFICATE OF TITLE



13200-127

NEW SOUTH WALES

PROPERTY ACT, 1900

IVA No.11947

Vol. 13200 Fol. 127

Prior Title Vol.12148 Fol.175

EDITION ISSUED



8 12 1976

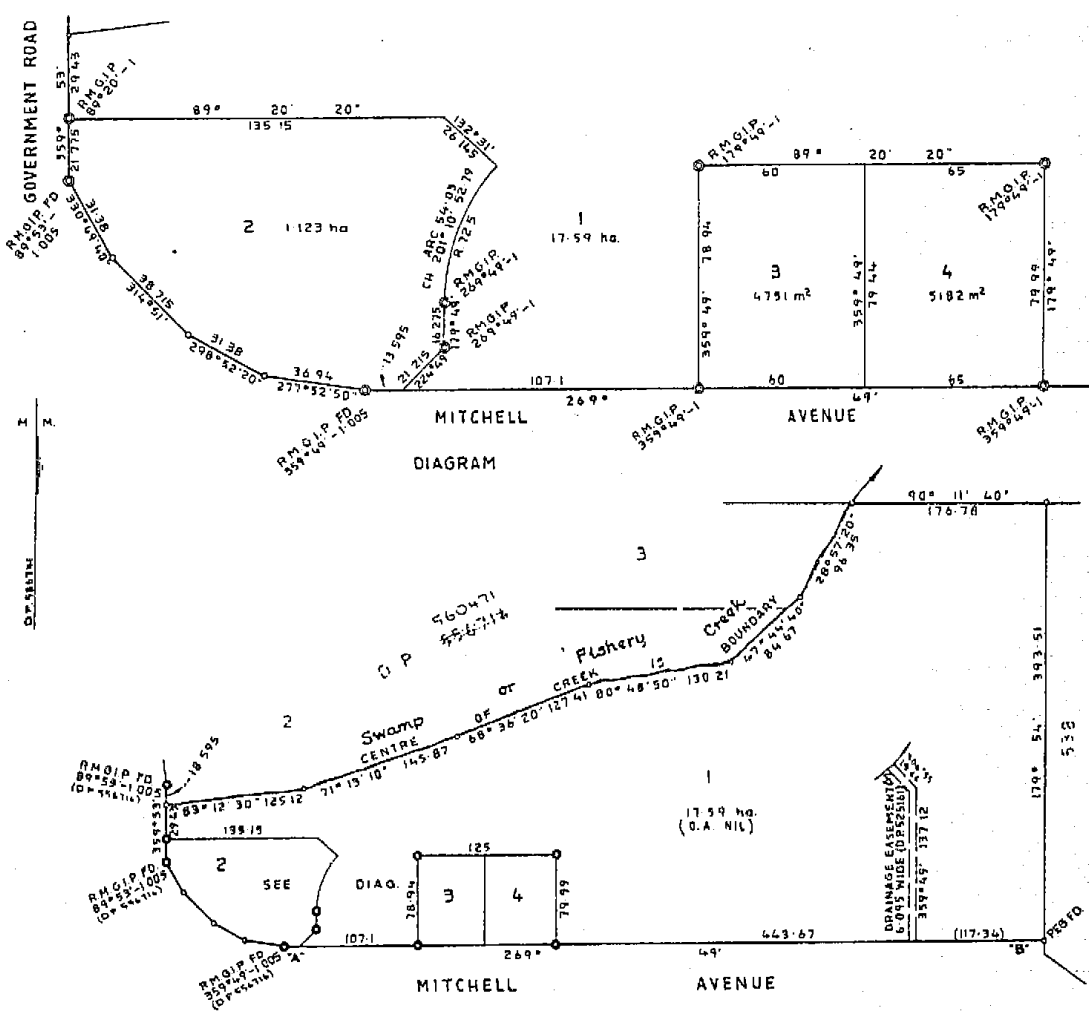
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

**CANCELLED**  
Registrar General



### PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



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

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

13200 Fol. 127

(Page 1) Vol.

S

### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 586741 at Kurri Kurri in the City of Greater Cessnock Parish of Heddon and County of Northumberland being part of Portion 57 granted to Thomas Joseph Callaghan on 8-4-1858.

### FIRST SCHEDULE

~~SQUIRE ENCUMBRANCES FOR~~

### SECOND SCHEDULE

GRY

- Reservations and conditions, if any, contained in the Crown Grant above referred to.
- Cautions No. N306034 pursuant to section 28J Real Property Act, 1900. Registered 6-7-1973.
- Mortgage No. N894296 to The Commercial Bank of Australia Limited. Registered 28-6-1974. DISCHARGED p 476270





13200128

# CERTIFICATE OF TITLE

PROPERTY ACT, 1900

NEW SOUTH WALES

IVA No.11947

Prior Title Vol.12148 Fol.175

Vol. 13200 Fol. 128

EDITION ISSUED

8 12 1976



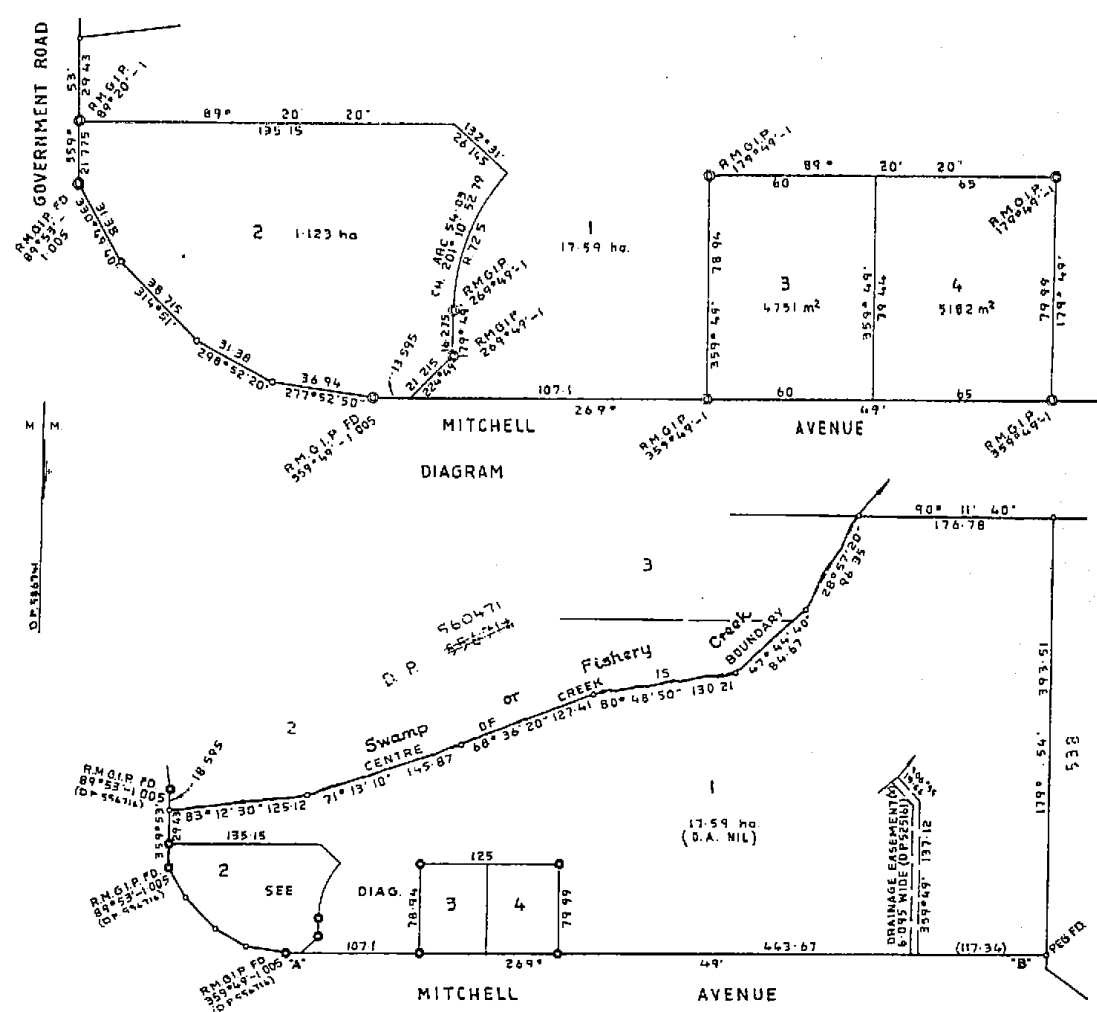
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

**CANCELLED**  
Registrar General.  
**SEE AUTO FOLIO**



### PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



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

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

13200 Fol. 128 (Page 1) Vol.

S

#### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 586741 at Kurri Kurri in the City of Greater Cessnock Parish of Heddon and County of Northumberland being part of Portion 57 granted to Thomas Joseph Callaghan on 8-4-1858.

#### FIRST SCHEDULE

SQUIRE INVESTMENTS PTY. LIMITED.

CRY

#### SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grant above referred to.
- Caution No.N306034 pursuant to section 28J Real Property Act, 1900. Registered 6-7-1973.
- Mortgage No.N894296 to The Commercial Bank of Australia Limited, Registered 28-6-1974. DISCHARGED p926270

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



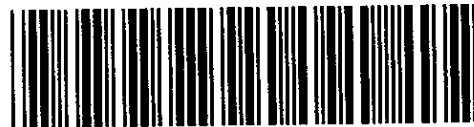
# TRANSFER

## 7778526Q

Licence: LAW/0526/98

New South Wales

Real Property Act 1900



Office of State Revenue use only

NEW SOUTH WALES GOVT  
12-06-2001 0000643678-001  
SECTION 18(2)  
DUTY

(A) **LAND TRANSFERRED**  
If appropriate, specify the share or part transferred.

FOLIO IDENTIFIER 4/586741

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone <b>H. M. ALLEN &amp; CO.</b> AEN: 99 000 121 179 <b>LAW STATIONERS</b> REFERENCE (optional) 47 V FWT, W00823.4
---------	--

(C) **TRANSFEROR**

STREITBERGER HOMES PTY LIMITED (ACN: 001 574 321)

(D) acknowledges receipt of the consideration of \$50,000.00

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

(E) Encumbrances (if applicable) 1. 2. 3.

(F) **TRANSFEEE**

<b>T</b> <b>TS</b> (s713 LGA) <b>TW</b> (Sheriff)	<b>JUKAR PTY LTD ACN: 090 653 875</b>
(G)	<b>TENANCY:</b>

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 11.7.2001

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

THE COMMON SEAL of STREITBERGER HOMES PTY LIMITED [ACN : 001 574 321] is affixed in accordance with its Articles of Association:

*Sandra Joy Streitberger*  
Signature of authorised person

SANDRA JOY STREITBERGER  
Print Name of authorised person

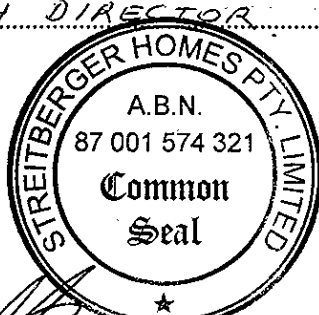
COMPANY SECRETARY  
Office held

*Oscar Karl Streitberger*  
Signature of authorised person

OSCAR KARL STREITBERGER  
Print Name of authorised person

COMPANY DIRECTOR

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



Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

*Brett John Bancroft*  
Signature of Transferee  
SOLICITOR FOR THE TRANSFEEE  
BRETT JOHN BANCROFT

Form: 01T  
Release: 2.1  
www.lpi.nsw.gov.au

# TRANSFER

New South Wales  
Real Property Act 1900



PRIVACY NOTE: this information is legally required and will become part of the public record

**STAMP DUTY**

Office of State Revenue use only	NEW SOUTH WALES DUTY
	24-05-2002 0000991497-001
	SECTION 18(2)
	DUTY \$ *****2.00

(A) **TORRENS TITLE**

Part Folio Identifier 101/1039497 being the part formerly comprised in Folio Identifier 1/586741

(B) **LODGED BY**

Delivery Box	Name, Address or DX and Telephone <b>National Australia Bank Limited</b>  <b>Box 45A</b>	Reference: <b>027MG8 65</b>	CODES <b>T</b> <b>TW</b> (Sheriff)
--------------	---	-----------------------------	---

(C) **TRANSFEROR**

SQUIRE INVESTMENTS PTY LIMITED ACN 000 214 406

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 170,000.00 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):

(H) **TRANSFEEE**

JUKAR PTY LIMITED ACN 090 653 875
<b>TENANCY:</b>

(J) **DATE**

6.6.02

Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Corporation: SQUIRE INVESTMENTS PTY LIMITED  
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: X   
Name of authorised person: Anthony Yeldham  
Office held: Sole Director

Signature of authorised person:   
Name of authorised person:  
Office held: MANAGING DIRECTOR

Certified for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:   
Signatory's name: Michelle Reindler  
Signatory's capacity: transferee's solicitor





Form: 01T  
Release: 4.2  
www.lpma.nsw.gov.au

# TRANSFER

New South Wales  
Real Property Act 1900

## AG362770X

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**STAMP DUTY**

Office of State Revenue use only	Office of State Revenue NSW Treasury
	Client No: 100390532 2361
	Duty: \$10.00 Trans No: 6250313
	Asst details: _____

(A) **TORRENS TITLE** 6/1128108 (1)

(B) <b>LOGGED BY</b>	Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	<b>CODES</b> T JT TF TJ TK TW
	45A	LLPN: 123011G Reference: 116x5302	

(C) **TRANSFEROR** Jukar Pty Limited ACN 090 653 875

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 400,000.00 and as regards  
(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEE** Mark Francis Woodbury and Karen Elizabeth Woodbury  
(I) **TENANCY:** Joint Tenants

**DATE DO NOT DATE**

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.  
Corporation: Jukar Pty Limited ACN 090 653 875  
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: X *[Signature]*  
Name of authorised person: X Mark Woodbury  
Office held: Director

Signature of authorised person: X M. Woodbury  
Name of authorised person: X Mark Woodbury  
Office held: Director

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature: *[Signature]*

Signatory's name: JULIANNE LONCE FOX  
Signatory's capacity: transferees' licensed conveyancer

(K) The transferee's agent certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 121138 Full name: JULIANNE FOX Signature: *[Signature]*

1101



Form: 01T  
Licence: 01-05-025  
Licensee: LEAP Legal Software Pty Limited  
Firm name: Hunter Valley Conveyancing

# TRANSFER

New South Wales  
Real Property Act 1900

## AJ108825V

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

### STAMP DUTY

Office of State Revenue use only	Office of State Revenue
	NSW Treasury
Client No: 120119351	3592
	Duty: \$10.00 Trans No: 7878163-001
Asst details: _____	

(A) TORRENS TITLE

3/586741

(B) LODGED BY

Document Collection Box 49R	Name, Address or DX, Telephone, and Customer Account Number if any U P A: C/- SAI GLOBAL Property 1260438 DX 885 SYDNEY 02 9210 0700	CODES T TW
Reference: 462639840-BWALT		

(C) TRANSFEROR

Neil Robert ASPINALL and Lorraine ASPINALL

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$500,000.00 and as regards

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple.

(F) SHARE

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

BWALT Pty Ltd ACN 601 350 770  
TENANCY:

DATE

(J) I certify that I am an eligible witness and that the transferor signed this dealing in my presence.  
[See note\* below]

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

Signature of witness:

Signature of transferor:

Name of witness:

CATHERINE HELEN LILLY  
40 CHURCH STREET, MAITLAND

Address of witness:

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name: Rachel Lisbeth Provost  
Signatory's capacity: Licensed Conveyancer for the Transferee

(K)

The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 731182 Full name: Rachel Provost Signature:

\* s 117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

Form: 01T  
Release: 6-2

**TRANSFER**  
New South Wales  
Real Property Act 1900



**AM819236B**

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar-General to make available to any person for search upon payment of a fee, if any, by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**STAMP DUTY**

Revenue NSW use only

Office of State Revenue (NSW)	
Client No: 1399387	4568
Duty: \$10-	Trans No: 919589500
Asst details: _____	
10/10/17	

(A) **TORRENS TITLE**

4/586741

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any LLPN 123167 X CITY AGENTS DX 1293 SYDNEY 02 9232 2077	CODES <b>T</b> <b>TW</b>
256L	Reference: CBD/225	

(C) **TRANSFEROR**

GARY ROBERT FRANK ALCHIN

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 550,000.00 and as regards the abovementioned land transfers to the transferee an estate in fee simple

(E) **ESTATE**

(F) **SHARE TRANSFERRED**

WHOLE

(G) **ENCUMBRANCES**

Encumbrances (if applicable):

(H) **TRANSFEREE**

TAYLOR MADE NEST EGG PTY LTD (ACN 619 787 101) <del>ATF TAYLOR SUPERANNUATION FUND</del>
<b>TENANCY:</b>

DATE 16 October, 2017

(J) I certify I am an eligible witness and that the transferor signed this dealing in my presence.  
[See note\* below]

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

Signature of witness:

Signature of transferor: *[Handwritten Signature]*

Name of witness: W. Green  
Address of witness: S. Green

SCOTT GREEN  
S. Green  
36 MATRAN ST  
KURRI KURRI

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

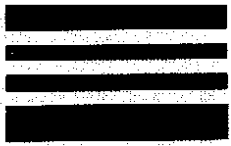
Signature:

*[Handwritten Signature]*

Signatory's name: GILES FINNEY  
Signatory's capacity: solicitor

(K) The transferee Solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 1380020 Full name: GILES FINNEY Signature: *[Handwritten Signature]*

97-01T



# TRANSFER

Real Property Act, 1900



U  
959274 J



Office \_\_\_\_\_

OFFICE OF STATE REVENUE  
STATE DUTY (N.S.W. TREASURY) N18  
ISSUES  
DUTY \$ 2.00 1ST REC NO 8-923072

(A) **LAND TRANSFERRED**  
Show no more than 20 References to Title.  
If appropriate, specify the share transferred.

Folio Identifier 2/586741

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
40L	STATE BANK OF NEW SOUTH WALES LIMITED DX 1334 SYDNEY 841 6196 REFERENCE (max. 15 characters): <b>HUGHES</b>

(C) **TRANSFEROR**

LIFITE PTY LIMITED ACN 001 819 085

(D) acknowledges receipt of the consideration of \$550,000.00  
and as regards the land specified above transfers to the Transferee an estate in fee simple

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

OFFICE USE

off OG

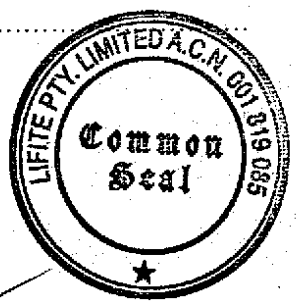
N306034

(F) **TRANSFEEE**

<b>T</b>	PETER RICHARD HUGHES AND TODD GREGORY HUGHES
<b>TENANCY:</b>	JOINT TENANTS

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** \_\_\_\_\_

Signed in my presence by the Transferor who is personally known to me.  
THE COMMON SEAL of LIFITE PTY. LIMITED was )  
hereunto affixed by authority of the Board )  
of Directors in the presence of: \_\_\_\_\_ )  
*Signature of Witness*



\_\_\_\_\_  
*Name of Witness (BLOCK LETTERS)*  
X *gm Beedell*  
Secretary *Address of Witness*

\_\_\_\_\_  
*Signature of Transferor*  
X *J.R. Beedell*  
Director

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

\_\_\_\_\_  
*Signature of Witness*  
\_\_\_\_\_  
*Name of Witness (BLOCK LETTERS)*  
\_\_\_\_\_  
*Address of Witness*

*Ross Berryman*

ROSS BERRYMAN

\_\_\_\_\_  
*Signature of Transferee*  
Solicitor for transferee

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

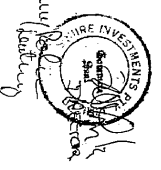
CHECKED BY (office use only) WL

DP 586741

Plan Form 2

SIGNATURES AND SEALS ONLY

1. I, the Registrar-General, do hereby certify that the plan is a true and correct copy of the original plan as submitted to me, and that the same has been duly registered in the office of the Registrar-General, and that the same is now a part of the public records of the Registrar-General.

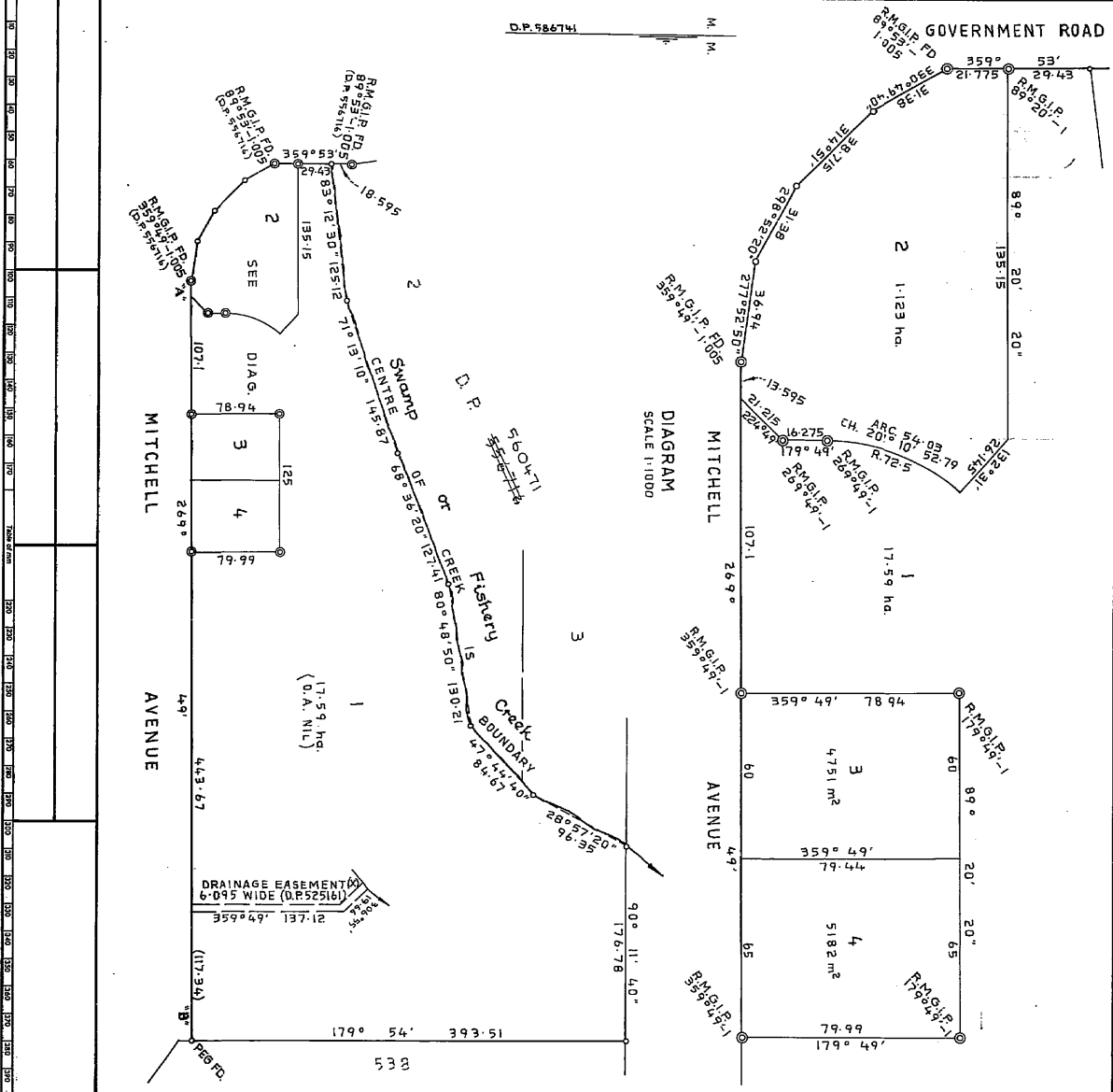


Conduct Clerk's Certificate

1. I, the Registrar-General, do hereby certify that the plan is a true and correct copy of the original plan as submitted to me, and that the same has been duly registered in the office of the Registrar-General, and that the same is now a part of the public records of the Registrar-General.

M.P.D.

Plan Drawing only to appear in this space.



WARNING: DRAWING ON FOLDING WILL LEAD TO MISLEADING

I, Jack Hayward Watson, Registrar General for New South Wales, certify that this register is a photograph made as a permanent record of a document in my custody since 15th day of November, 1976.

*Jack Hayward Watson*

DP 586741

Registered: 10/11/1976  
 C.A. NOTATION OF 4/8/1976

The System: TORRENS  
 Purpose: SUBDIVISION

Rel. Map: PARISH #  
 Last Plan: DP 580471

PLAN OF SUBDIVISION OF  
 LOT 4, D.P. 580471

Reduction Ratio: 1:2500  
 Lengths are in meters.

Local Govt: GREATER CESSNOCK  
 Locality: KURRI KURRI  
 Parish: HEDDON  
 County: NORTHUMBERLAND

This is a plan of subdivision in  
 the name of JOHN REGINALD ASSAULT  
 and ASQUITH & DEWITT CHARLESTON

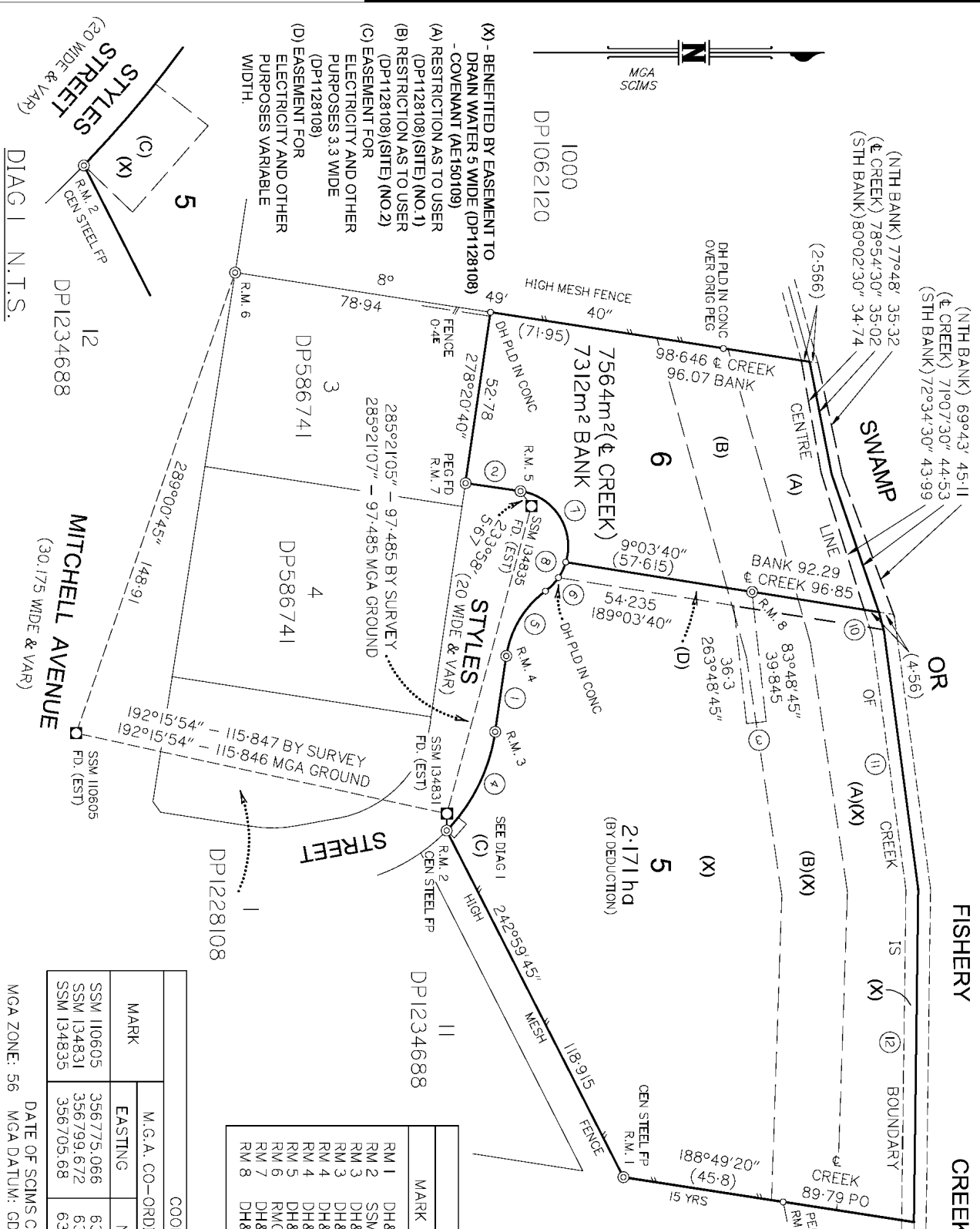
in accordance with the provisions of the  
 Torrens System, and the provisions of the  
 Public Registration Act, 1924, and the  
 provisions of the Public Registration  
 Regulations, 1924, and the provisions of  
 the Public Registration Regulations, 1924.

Panel for use only for statements of intention to  
 dedicate public roads or to create public reserves,  
 drainage reserves, easements or restrictions  
 and so forth.


Supervisor's Reference: 10051

DP 586741

AVIAHON



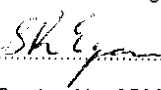
PLAN FORM 6 (2017) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 1 of 43 sheet(s)

Office Use Only  
 Registered:  09.08.2019  
 Title System: TORRENS

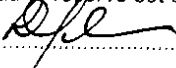
Office Use Only  
**DP1251190**

**PLAN OF SUBDIVISION OF LOTS 5 and 6**  
 DP1128108

LGA: CESSNOCK  
 Locality: KURRI KURRI  
 Parish: HEDDON  
 County: NORTHUMBERLAND

**Survey Certificate**  
 I, Stephen Ross Egan .....  
 of Scope Surveying Pty Ltd .....  
 a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:  
~~\*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on ....., of~~  
~~\*(b) The part of the land shown in the plan (\*being/\*excluding \*\* Lot 6 and part of Lot 5.....) was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, the part surveyed is accurate and the survey was completed on, ...20-10-2018..... the part not surveyed was compiled in accordance with that Regulation, or~~  
~~\*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017.~~  
 Datum Line: SSM110605 – SSM134831  
 Type: \*Urban/\*Rural  
 The terrain is \*Level-Undulating / \*Steep-Mountainous.  
 Signature:  Dated: 22-10-18  
 Surveyor Identification No: 8593 .....  
 Surveyor registered under the *Surveying and Spatial Information Act 2002*  
  
 \*Strike out inappropriate words.  
 \*\*Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

**Crown Lands NSW/Western Lands Office Approval**  
 I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.  
 Signature: .....  
 Date: .....  
 File Number: .....  
 Office: .....

**Subdivision Certificate**  
 I, Richard Forbes .....  
 \*Authorised Person/\*General Manager/\*Accredited Certifier, certify that the provisions of s.109J of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.  
 Signature:   
 Accreditation number: -  
 Consent Authority: Cessnock City Council  
 Date of endorsement: 14/05/2019  
 Subdivision Certificate number: 34/2018/11/1  
 File number: 34/2018/11/1  
  
 \*Strike through if inapplicable.


Plans used in the preparation of survey/compilation.  
 DP1010661  
 DP1039497  
 DP1128108  
 DP1234668

Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.

Surveyor's Reference:1476, 2018M7100(1363) Partial Survey

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 43 sheet(s)

Registered:  09.08.2019 Office Use Only

Office Use Only  
**DP1251190**

PLAN OF SUBDIVISION OF LOTS 5 and 6  
 DP1128108

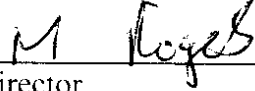
Subdivision Certificate number: 34/2018(11)  
 Date of Endorsement: 14/05/2019


- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
  - Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
  - Signatures and seals- see 195D Conveyancing Act 1919
  - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

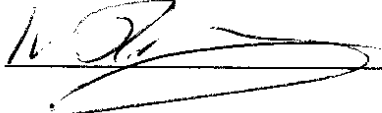
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMMENDED IT IS HEREBY INTENDED TO CREATE:  
 (1) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
5	8	Styles	Street	Kurri Kurri
6	10	Styles	Street	Kurri Kurri

Executed by Central Waste Property Pty Limited ACN 604 931 080 in accordance with s 127(1) of the Corporations Act 2001 (Cth) by authority of its directors.

  
 Director


  
 Director/Secretary


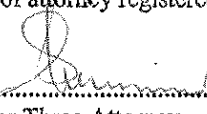


  
 Full name of Director/Secretary

If space is insufficient use additional annexure sheet

Surveyor's Reference: 1476, 2018M7100(1363) Partial Survey

<b>PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET</b>		Sheet <del>43</del> of <del>43</del> sheet(s)
<p style="text-align: right;">Office Use Only</p> <p>Registered:  09.08.2019</p>	<p style="text-align: right;">Office Use Only</p> <h1 style="margin: 0;">DP1251190</h1>	
<p><b>PLAN OF SUBDIVISION OF LOTS 5 and 6</b> DP1128108</p>	<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> <li>• A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i></li> <li>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li> <li>• Signatures and seals- see 195D <i>Conveyancing Act 1919</i></li> <li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li> </ul>	
<p>Subdivision Certificate number: <u>34/2018/11/1</u></p> <p>Date of Endorsement: <u>14/05/2019</u></p>		

<p>I certify that I am an eligible witness and that the attorney whose signature appears opposite signed this instrument in my presence. [See * below]</p> <p style="text-align: center;"></p> <p>Signature of Witness:.....</p> <p>Name of Witness: <b>Jennifer Vescio</b></p> <p>Address of Witness: 150 Collins Street Melbourne VIC 3000</p>	<p>Certified correct for the purposes of the Real Property Act 1900 by the <u>MORTGAGEE</u></p> <p>SIGNED by .....<b>Sharon Samuels</b> as attorney for Westpac Banking Corporation ABN 33 007 457 141 under power of attorney registered Book 4299 no. 332</p> <p style="text-align: center;"></p> <p>.....</p> <p>(Signature) Tier Three Attorney</p> <p>By executing this instrument the attorney states that the attorney has received no notice of the revocation of the power of attorney.</p>
<p><i>*s117RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation</i></p>	

If space is insufficient use additional annexure sheet

Surveyor's Reference: 1476, 2018M7100(1363) Partial Survey



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

10/7/2023 11:42AM

FOLIO: 1/586741

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 13200 FOL 125

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
19/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
31/5/1991	Z680086	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
31/5/1991	Z680087	DISCHARGE OF MORTGAGE	EDITION 1
6/8/1991	Z827686	MORTGAGE	EDITION 2
21/11/1994	U801468	DISCHARGE OF MORTGAGE	EDITION 3
11/12/1995	O754706	MORTGAGE	EDITION 4
25/6/2001	7715686	DEPARTMENTAL DEALING	
25/2/2002	8383847	CAVEAT	
17/5/2002	DP1039497	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*

advlegs

PRINTED ON 10/7/2023



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE  
-----  
10/7/2023 11:42AM

FOLIO: 2/586741  
-----

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 13200 FOL 126

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
19/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/2/1990	Y835829	DISCHARGE OF MORTGAGE	
12/2/1990	Y835830	DISCHARGE OF MORTGAGE	
12/2/1990	Y835831	DISCHARGE OF MORTGAGE	EDITION 1
5/6/1990	Z38731	DISCHARGE OF MORTGAGE	
5/6/1990	Z38732	TRANSFER	EDITION 2
23/1/1995	U959274	TRANSFER	
23/1/1995	U959275	MORTGAGE	EDITION 3
20/1/1999	5534783	LEASE	EDITION 4
17/5/2002	DP1039497	DEPOSITED PLAN	FOLIO CANCELLED
7/11/2013	AI146844	DEPARTMENTAL DEALING	

\*\*\* END OF SEARCH \*\*\*

advlegs

PRINTED ON 10/7/2023



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

10/7/2023 11:42AM

FOLIO: 3/586741

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 13200 FOL 127

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
19/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
28/2/1992	E287345	MORTGAGE	EDITION 1
15/7/1999	5987714	DISCHARGE OF MORTGAGE	
15/7/1999	5987715	MORTGAGE	EDITION 2
18/12/2003	DP1062120	DEPOSITED PLAN	
15/3/2007	AC982965	TRANSFER OF MORTGAGE	EDITION 3
1/7/2008	DP1128108	DEPOSITED PLAN	EDITION 4
9/4/2009	AE605996	DISCHARGE OF MORTGAGE	
9/4/2009	AE605997	MORTGAGE	EDITION 5
14/10/2013	AI85935	CAVEAT	
22/10/2013	AI104105	CAVEAT	
10/12/2014	AJ108822	WITHDRAWAL OF CAVEAT	
10/12/2014	AJ108823	WITHDRAWAL OF CAVEAT	
10/12/2014	AJ108824	DISCHARGE OF MORTGAGE	
10/12/2014	AJ108825	TRANSFER	
10/12/2014	AJ108826	MORTGAGE	EDITION 6
1/9/2018	AN678863	DEPARTMENTAL DEALING	EDITION 7 CORD ISSUED
31/1/2022	AR850685	DISCHARGE OF MORTGAGE	
31/1/2022	AR850686	TRANSFER	
31/1/2022	AR850687	MORTGAGE	EDITION 8

\*\*\* END OF SEARCH \*\*\*

advlegs

PRINTED ON 10/7/2023



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

10/7/2023 11:42AM

FOLIO: 4/586741

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 13200 FOL 128

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
19/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/5/1992	E427874	REQUEST	EDITION 1
17/7/2001	7778526	TRANSFER	EDITION 2
18/12/2003	DP1062120	DEPOSITED PLAN	
2/8/2004	AA848895	TRANSFER	EDITION 3
1/7/2008	DP1128108	DEPOSITED PLAN	EDITION 4
10/4/2012	AG916291	CAVEAT	
19/10/2017	AM819235	WITHDRAWAL OF CAVEAT	
19/10/2017	AM819236	TRANSFER	EDITION 5

\*\*\* END OF SEARCH \*\*\*

advlegs

PRINTED ON 10/7/2023



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

10/7/2023 11:42AM

FOLIO: 6/1128108

First Title(s): OLD SYSTEM  
Prior Title(s): 1001/1062120

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
1/7/2008	DP1128108	DEPOSITED PLAN	FOLIO CREATED EDITION 1
12/7/2011	AG362769	DISCHARGE OF MORTGAGE	
12/7/2011	AG362770	TRANSFER	
12/7/2011	AG362771	MORTGAGE	EDITION 2
11/4/2016	AK347756	DISCHARGE OF MORTGAGE	
11/4/2016	AK347757	TRANSFER	
11/4/2016	AK347758	MORTGAGE	
11/4/2016	AK347759	MORTGAGE	EDITION 3
13/6/2017	AM469755	DISCHARGE OF MORTGAGE	
13/6/2017	AM469756	DISCHARGE OF MORTGAGE	
13/6/2017	AM469758	MORTGAGE	EDITION 4
17/8/2018	AN592852	CONVERSION TO CORD	EDITION 5 CORD ISSUED
9/8/2019	DP1251190	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*

advlegs

PRINTED ON 10/7/2023



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

10/7/2023 11:42AM

FOLIO: 101/1039497

First Title(s): OLD SYSTEM

Prior Title(s): 1-2/586741

Recorded	Number	Type of Instrument	C.T. Issue
17/5/2002	DP1039497	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/5/2002	8607612	DEPARTMENTAL DEALING	EDITION 2
26/8/2002	8821348	WITHDRAWAL OF CAVEAT	
26/8/2002	8821349	SURRENDER OF LEASE	
26/8/2002	8821350	DISCHARGE OF MORTGAGE	
26/8/2002	8821351	DISCHARGE OF MORTGAGE	
26/8/2002	8821352	TRANSFER	
26/8/2002	8821353	TRANSFER	
26/8/2002	8821354	MORTGAGE	EDITION 3
18/12/2003	DP1062120	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*

advlegs

PRINTED ON 10/7/2023



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/586741

SEARCH DATE	TIME	EDITION NO	DATE
10/7/2023	11:42 AM	8	31/1/2022

LAND

LOT 3 IN DEPOSITED PLAN 586741  
AT KURRI KURRI  
LOCAL GOVERNMENT AREA CESSNOCK  
PARISH OF HEDDON COUNTY OF NORTHUMBERLAND  
TITLE DIAGRAM DP586741

FIRST SCHEDULE

CENTRAL WASTE PROPERTY PTY LTD (T AR850686)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AR850687 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

advlegs

PRINTED ON 10/7/2023



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH  
-----

FOLIO: 4/586741  
-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
10/7/2023	11:42 AM	5	19/10/2017

LAND  
-----

LOT 4 IN DEPOSITED PLAN 586741  
AT KURRI KURRI  
LOCAL GOVERNMENT AREA CESSNOCK  
PARISH OF HEDDON COUNTY OF NORTHUMBERLAND  
TITLE DIAGRAM DP586741

FIRST SCHEDULE  
-----

TAYLOR MADE NEST EGG PTY LTD (T AM819236)

SECOND SCHEDULE (1 NOTIFICATION)  
-----

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

advlegs

PRINTED ON 10/7/2023



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 6/1251190

SEARCH DATE	TIME	EDITION NO	DATE
10/7/2023	11:42 AM	1	9/8/2019

LAND

LOT 6 IN DEPOSITED PLAN 1251190  
AT KURRI KURRI  
LOCAL GOVERNMENT AREA CESSNOCK  
PARISH OF HEDDON COUNTY OF NORTHUMBERLAND  
TITLE DIAGRAM DP1251190

FIRST SCHEDULE

CENTRAL WASTE PROPERTY PTY LIMITED

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1128108 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (1) IN THE S88B INSTRUMENT
- 3 DP1128108 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (2) IN THE S88B INSTRUMENT
- 4 DP1128108 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (3) IN THE S88B INSTRUMENT
- 5 AM469758 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

advlegs

PRINTED ON 10/7/2023

---

# Annexure F

Photography log

---

## Photo log

<b>Project</b>	Kurri Kurri Integrated Resource Recovery Centre		
<b>Client</b>	Central Waste Station Pty Ltd	<b>Job number</b>	E230029
<b>EMM field staff</b>	A. Hughes	<b>Date:</b>	10/08/2023



**Photo 1**

145 Mitchell Ave: Plumbing and electrical connections.



**Photo 2**

145 Mitchell Ave: Empty storage bins.



**Photo 3**

145 Mitchell Ave: Reo bar, pipes and general storage



**Photo 4**

145 Mitchell Ave: Storage only. Existing structure from previous owner (crane company). Diesel AST adjacent to blue shipping container.



**Photo 5**

145 Mitchell Ave: Diesel AST, Transtank self bunded fuel storage tank. Double bunded AST.



**Photo 6**

145 Mitchell Ave: concrete lined in-ground inspection/maintenance pits



---

**Photo 7**

145 Mitchell Ave: inside a storage container.

---



---

**Photo 9**

145 Mitchell Ave: Empty IBCs in storage shed.

---



**Photo 10**

145 Mitchell Ave: One IBC and one 200L drum both empty, near storage shed



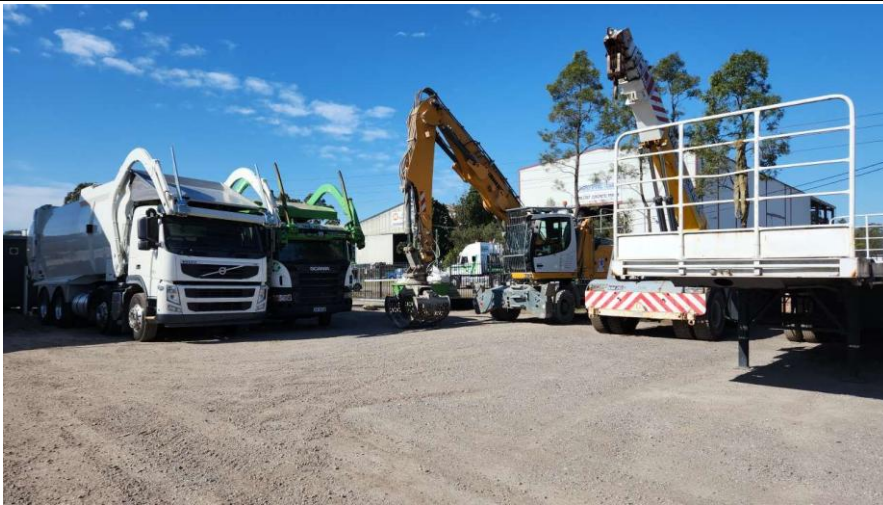
**Photo 11**

145 Mitchell Ave: Demountable office, currently unused.



**Photo 12**

145 Mitchell Ave: Building demountable for office space, with deck. Currently unused.



**Photo 13**

145 Mitchell Ave: Work vehicle parking area.



**Photo 14**

145 Mitchell Ave: Work vehicle parking area.

---



**Photo 15**

145 Mitchell Ave: Skip bin storage

---



**Photo 16**

147 Mitchell Ave: Storage skip bins.

---



**Photo 17**

147 Mitchell Ave: general storage.

---



**Photo 18**

147 Mitchell Ave: disused air and water lines.



**Photo 19**

147 Mitchell Ave: Empty IBCs and general storage.



---

**Photo 20**

---

147 Mitchell Ave: Flat pack skip bins.

---



---

**Photo 21**

---

147 Mitchell Ave: Storage shed, includes small welding/paint area. Existing shed from previous owner.

---



**Photo 22**

147 Mitchell Ave: bunded IBC with Adblue chemical.



**Photo 23**

147 Mitchell Ave: Storage of various chemicals on concrete hardstand.



**Photo 24**

147 Mitchell Ave: Hydraulic and engine oils in drums. Empty drums are sent off-site.



**Photo 25**

147 Mitchell Ave: Gas tanks for oxy cutting.



**Photo 26**

147 Mitchell Ave: Welding and painting area.

---



**Photo 27**

147 Mitchell Ave: Paint storage.

---



**Photo 28**

147 Mitchell Ave: Storage area.



**Photo 29**

147 Mitchell Ave: Welding/grinding area inside workshop.



**Photo 30**

147 Mitchell Ave: Welding/grinding area.



**Photo 31**

147 Mitchell Ave: Tanks positioned inside IBCs. Tanks are empty and disused and formerly stored engine and hydraulic oil .



**Photo 32**

147 Mitchell Ave: Stormwater drain near workshop.

---



**Photo 33**

147 Mitchell Ave: general storage.

---



**Photo 34**

10 Styles Street: Stormwater drain.

---



**Photo 35**

10 Styles Street: Roof sheeting and purlins.

---



**Photo 36**

10 Styles Street: Vehicle parking area.

---



**Photo 37**

10 Styles Street: Workshop, built by CWS.

---



**Photo 38**

10 Styles Street: Various stored chemicals.



**Photo 39**

10 Styles Street: Vehicle repair and maintenance workshop.



**Photo 40**

10 Styles Street: Office demountable.

---



**Photo 41**

10 Styles Street: Vehicle parking area.

---



**Photo 42**

10 Styles Street: trailer parking.

---



**Photo 43**

10 Styles Street: Storage of construction materials.

---



**Photo 44**

10 Styles Street: Storage of construction materials.



**Photo 45**

10 Styles Street: Storage of equipment for CWS demolition business. Near edge leading down to Swamp creek.



**Photo 46**

10 Styles Street: looking down to Swamp creek

---



**Photo 47**

10 Styles Street: Swamp creek

---



---

**Photo 48**

---

10 Styles Street: Looking up from Swamp creek.

---



---

**Photo 49**

---

10 Styles Street: Farmland to the north across the creek.

---



**Photo 50**

10 Styles Street: Looking up from Swamp creek to 10 Styles Street.

---

---

# Annexure G

Above ground storage tank certification of compliance

---



ABN 22 005 827 814

HAZKEM PTY. LTD.  
Suite 12, 1020 Doncaster Road  
EAST DONCASTER VIC 3109

LPG & FUEL SYSTEMS DESIGN  
SERVICE STATION & DEPOT DESIGN  
DANGEROUS GOODS CONSULTING  
DG WAREHOUSE DESIGN

### CERTIFICATE OF COMPLIANCE – DESIGN

**To:**  
Whom it may concern

**From:**  
Hazkem Pty Ltd  
Suite 12, 1020 Doncaster Rd  
East Doncaster Vic 3109

**Item:** TRANSTANK SELF BUNDED FUEL STORAGE TANKS

Flammable and combustible liquid tanks nominal capacities of: 2250 litres (T2.25)  
4500 litres (T4.5)  
12,000 litres (T12)  
20,000 litres (T20)  
30,000 litres (T30)  
55,000 litres (T55)

Combustible liquid nominal capacities of: 68,000 litres (T68)  
80,000 litres (T80)  
90,000 litres (T90)  
105,000 litres (T105)  
106,000 litres (T108)  
106,000 litres (T108E)  
110,000 litres (T110)

I have examined the design and I certify that the tanks and tank arrangement have been constructed in accordance with the relevant codes as detailed below.  
The tanks for flammable liquid use must be fitted with emergency vents.

**Design Documents.**

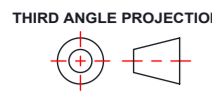
Australian Standards:- AS1940 (part 5.9 and 5.14) The storage and handling of flammable and combustible liquids  
AS1692, Tanks for flammable and combustible liquids  
AS 1657 (when applicable) Fixed platforms, walkways, stairways and ladders – Design, construction and installation

I also note that this tank design for capacities up to and including the T80, has passed all tests required for acceptance by UL and ULC  
All tanks are pressure tested before they leave the factory.

**Signed**

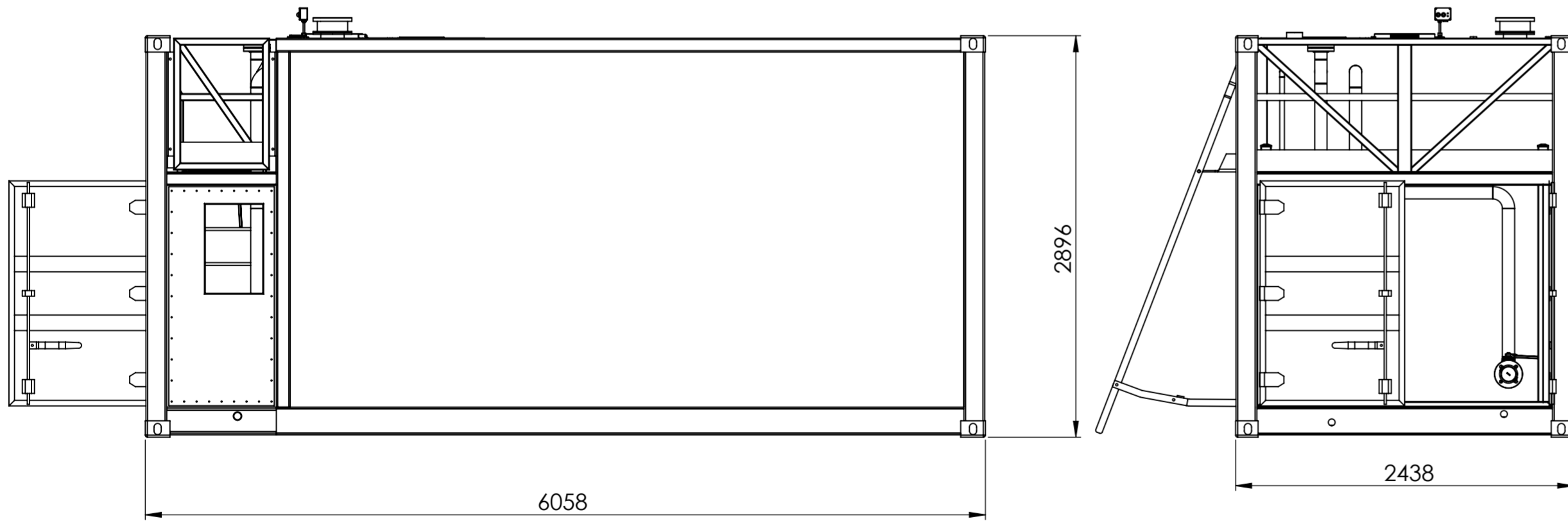
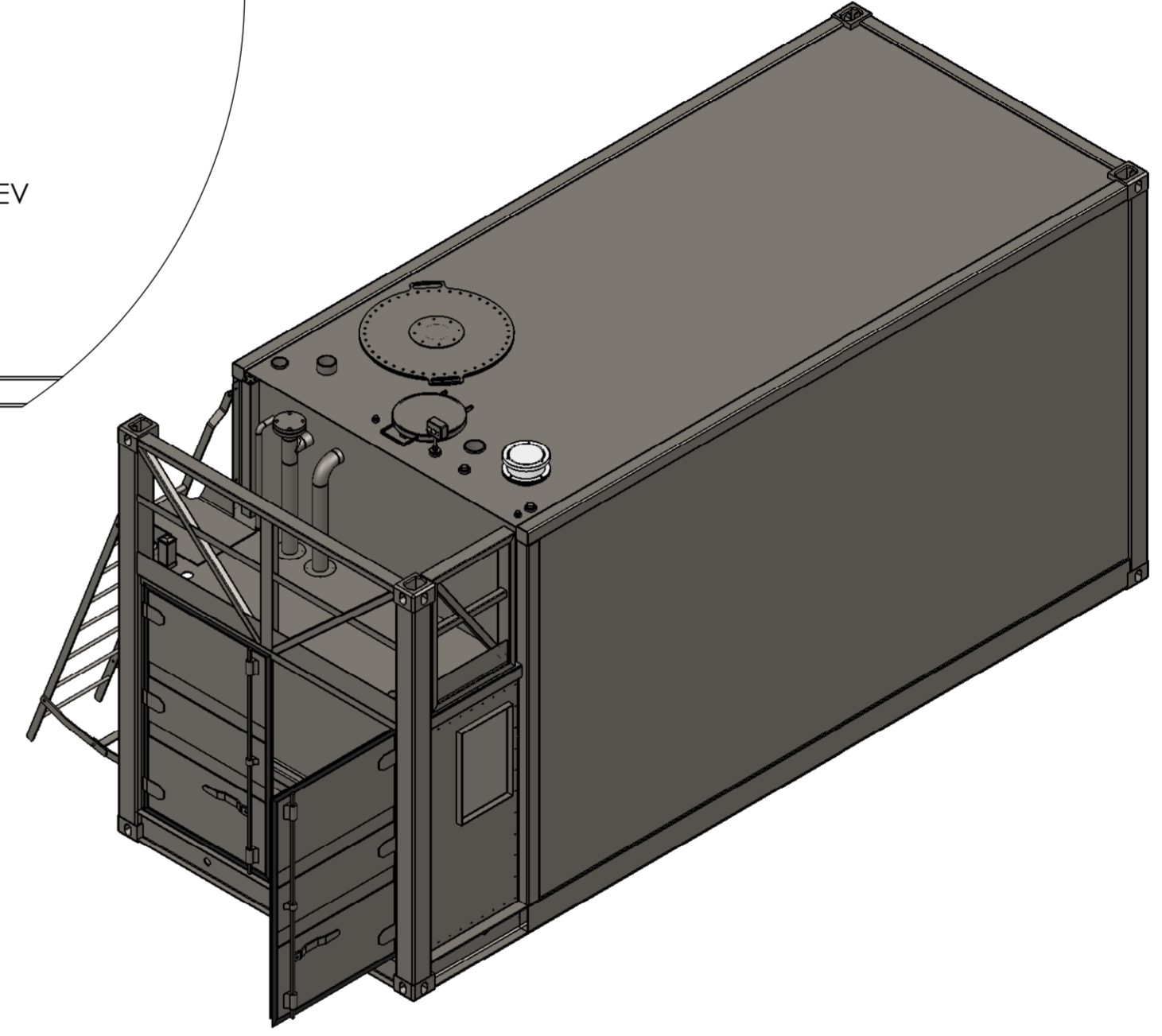
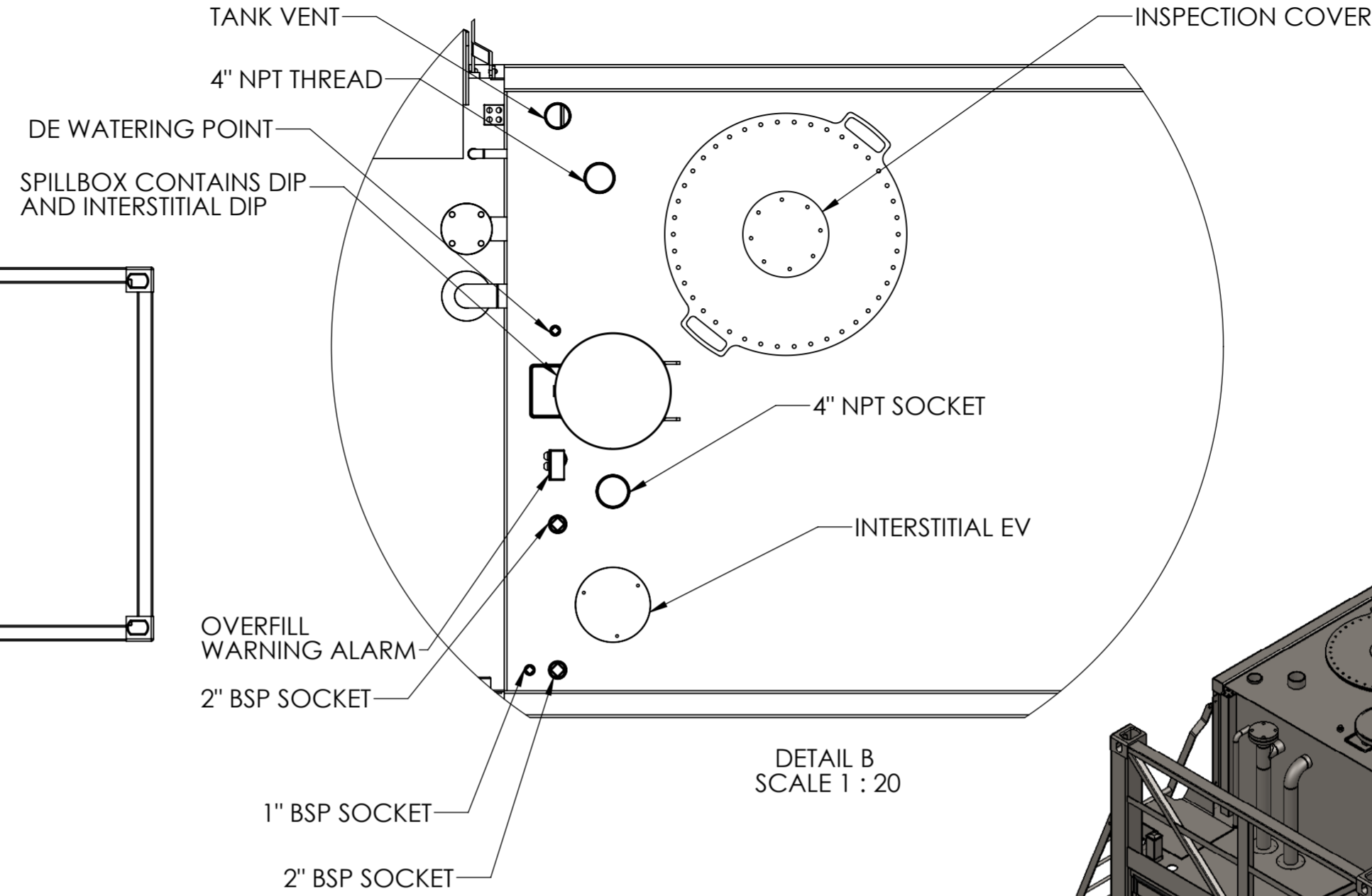
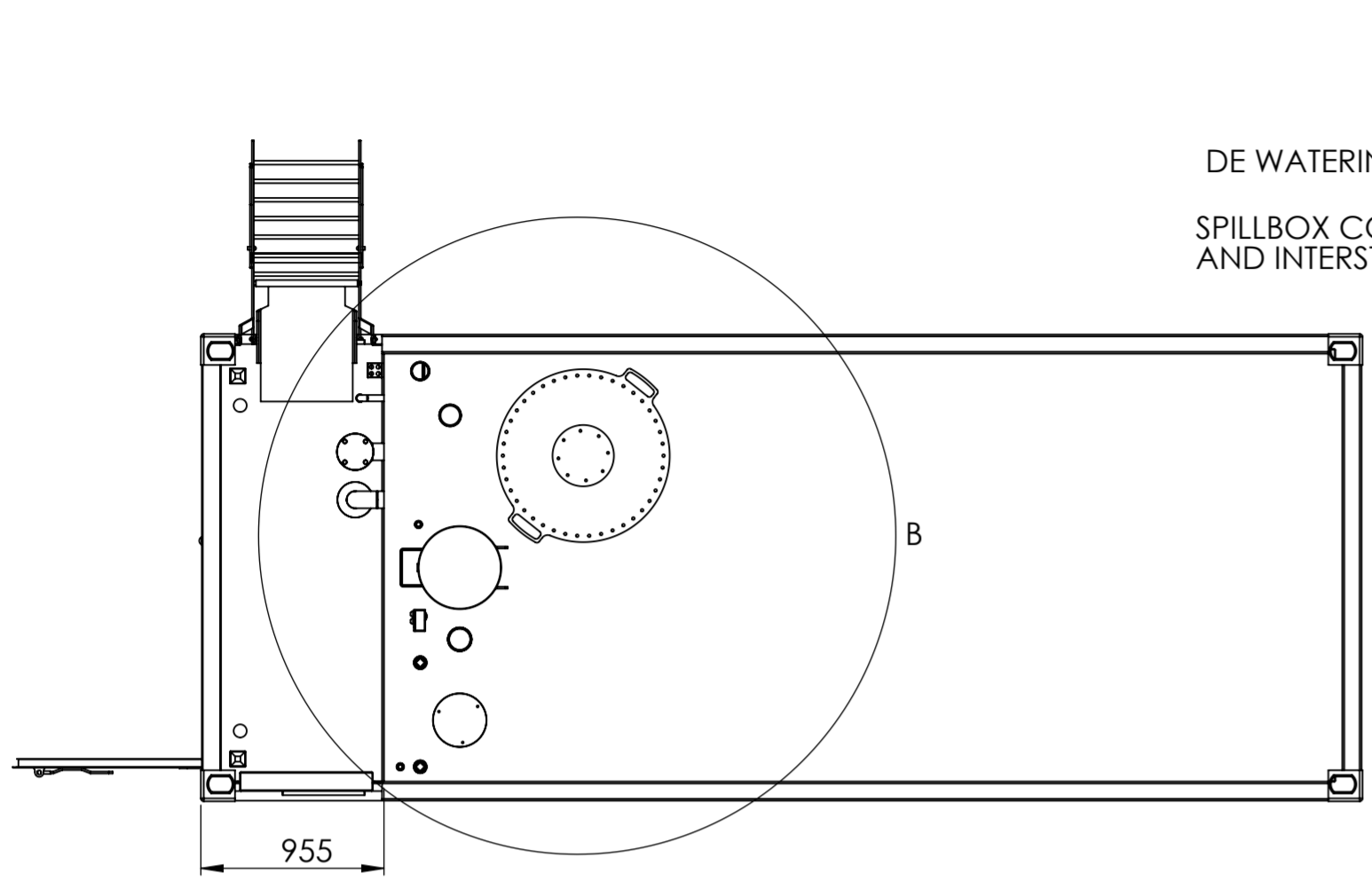
**Phil Kemm**  
member AIDGC

**Date 31.08.2011** Rev 2



This drawing and the information it contains is the property of Transtank Pty. Ltd., and must be returned upon request. It must not be copied directly, nor indirectly, placed in the hands of others, nor used in any way that is detrimental to the interests of Transtank Pty. Ltd. © COPYRIGHT

Complies with AS1692 & AS1940  
Approved to UL142 & ULC S601



MODEL	TARE WEIGHT	SAFE FILL LEVEL
T30	8400 KG	28000 LIT

REV	REVISION DESCRIPTION	DATE	VD	M.A.	GENERAL TOLERANCES ON LINEAR DIMENSIONS ARE	MATERIAL TYPE	FINISH	SO #	2011-09-08	Surface Roughness: 3.2R <sub>a</sub> Unless Specified	REMOVE ALL UNNECESSARY BURRS AND SHARP EDGES	Scale: 1:35 When plotted A3
G					0 dec place ± 0.5	AS SHOWN ABOVE	PAINTED	3 Billy Mac Place, Parkes, NSW 2870 Australia. Phone No: + 61 2 6863 6700		Title/Name: T30 GENERAL ARRANGEMENT		
F					1 dec place ± 0.25			UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN MILLIMETERS.		Sheet No. 1/1		
E					2 dec place ± 0.1			Drawing number A000437				
D					3 dec place ± 0.05							
C					GENERAL TOLERANCES ON ANGULAR DIMENSIONS ARE							
B	MODEL UPDATE	21/11/12	VD		ALL ANGLES ± 0.25°							
A	FIRST RELEASE	01.09.11	M.A.									



3 Billy Mac Place, Parkes, NSW 2870 Australia. Phone No: + 61 2 6863 6700

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN MILLIMETERS.

Sheet No. 1/1 Drawing number A000437

OUR INNOVATION  YOUR EFFICIENCY



**TN SERIES**

**INSTALLATION, OPERATION  
AND MAINTENANCE  
MANUAL  
MAN-TNSIOM  
ISSUE: 1503**

**CONTENTS**

**OVERVIEW ..... 3**

INTRODUCTION ..... 3

STANDARDS ..... 3

    UL142 / ULCS601 ..... 3

    AS1692 - 2006 ..... 4

    AS1940 - 2004 ..... 4

    OTHER ..... 4

REGULATIONS ..... 4

**INSTALLATION ..... 5**

INSTALLATION ..... 5

SITE PREPARATION ..... 5

TANK FOUNDATION ..... 5

LIFTING AND UNLOADING ..... 5

TANK WEIGHTS AND DIMENSIONS ..... 6

LIFTING ARRANGEMENT ..... 7

UNPACKING ..... 8

STANDARD INCLUSIONS ..... 8

    VENT PIPE ..... 8

    OVERFILL WARNING ALARM ..... 8

NON-STANDARD INCLUSIONS ..... 8

    HIMAST ..... 9

    TANK GAUGING LEVEL TRANSMITTER ..... 9

    LIGHTING ..... 9

    FIRE EXTINGUISHER ..... 9

    LINKING PLATFORM ..... 9

    LINKING PIPEWORK ..... 9

ELECTRICAL (POWER REQUIRED) ..... 10

PROTECTION ..... 10

**GENERAL TANK DETAILS ..... 11**

LAYOUTS ..... 11

    PUMPBAY ..... 11

    INSIDE THE TANK ..... 11

    SIDE OF TANK ..... 11

TANK INLET OR FILL ..... 12

TANK OUTLET ..... 12

DIPSTICKS ..... 12

WATER DRAIN ..... 13

CHECKING FOR WATER ..... 13

REMOVAL OF WATER ..... 13

MONITORING OF INTERSTITIAL SPACE ..... 14

ELECTRONIC OVERFILL PROTECTION (OVERFILL WARNING ALARM) ..... 14

CONFINED SPACE ENTRY ..... 14

**PIPEWORK AND THERMAL RELIEF ..... 15**

PRODUCT PIPEWORK ..... 15

THERMAL RELIEF SYSTEMS ..... 15

**PUMPING EQUIPMENT AND FUEL MANAGEMENT SYSTEMS ..... 16**

**SAFETY ..... 17**

FUEL NOZZLES ..... 17



FILLING PORTABLE CONTAINERS.....	17
HYDROCARBON HANDLING .....	17
EMERGENCY SHOWER & EYEWASH .....	18
FIRE EXTINGUISHERS.....	18
SPILL KITS.....	18
EMERGENCY STOP .....	18
SAFETY ASSESSMENTS.....	18
<b>OPERATION PROCEDURE .....</b>	<b>19</b>
RECEIVING FUEL.....	19
REFUELLING.....	20
LIGHT VEHICLE .....	20
HEAVY VEHICLE .....	20
TANK FARM .....	21
FUEL SPILLS.....	22
FIRE .....	22
<b>MAINTENANCE AND TECHNICAL SUPPORT .....</b>	<b>23</b>
PIPEWORK SYSTEMS INSPECTION & TESTING .....	23
MAINTENANCE AND SERVICE SCHEDULE.....	23
TECHNICAL SUPPORT .....	26
WESTERN GLOBAL ANNUAL INSPECTION CHECKLIST .....	27
<b>GENERAL TROUBLESHOOTING AND MAINTENANCE .....</b>	<b>29</b>
DISPENSING – ELECTRIC PUMP .....	29
DISPENSING – DIESEL DRIVEN PUMP .....	30
TANK FILL - ELECTRIC .....	33
TANK FILL – DIESEL DRIVEN.....	34
REPLACING OR CLEANING THE VENT.....	36
OVERFILL WARNING ALARM BATTERIES .....	36
CLEANING THE STRAINER .....	37
PRIMING THE SYSTEM .....	37
FITTING INSPECTION AND TIGHTENING.....	38
FLANGE IDENTIFICATION .....	39
FLANGE TIGHTENING.....	39
<b>LIMITATIONS OF THE MANUAL.....</b>	<b>40</b>

## OVERVIEW

This manual contains a general overview of the Western Global TN Series Transtank unit. Customised tanks are not covered in this manual.

All written and visual data contained in this document reflects the latest product information available at the time of publication.

Western Global reserves the right to make changes at any time without notice.

## OVERVIEW

### INTRODUCTION

Congratulations on purchasing the industries most up to date and versatile fuel storage system. In order to obtain the most from your purchase please read this manual thoroughly before installing or using your Western Global equipment.

Western Global is the market leading manufacturer and marketer of portable, self contained, hydrocarbons storage and dispensing equipment.

In general, the Transtank TN Series unit is designed around ISO dimensional requirements for shipping containers. Portability is the key design feature of tank unit and it can be easily and economically transported by rail, road or sea.

The design of the Transtank TN Series includes 'self bunding' and the tank can be situated onsite, within nominated separation distances, without the need for an external bund to be constructed. This feature also allows the tank to be readily relocated if required, without the need to construct any additional bunding.

For the most up to date information regarding Transtank TN Series equipment and products please refer to our web sites [western-global.com](http://western-global.com) and [transtank.com](http://transtank.com)

## OVERVIEW

### STANDARDS

Western Global equipment has been designed to meet the following standards. These standards should continue to be used for the ongoing operation and maintenance of the equipment;

#### UL142 / ULCS601

#### STEEL ABOVEGROUND TANKS FOR FLAMMABLE AND COMBUSTIBLE LIQUIDS

UL142 / ULC142 ULCS601 (Canadian approval) covers the design and testing requirements for above ground tanks for the storage of flammable and combustible liquids. The TN Series tank has been designed and independently tested / verified by Underwriters Laboratories to comply with this standard.

It should be noted that the testing process is a continual ongoing requirement to retain approval to this standard.

**AS1692 - 2006  
STEEL TANKS FOR FLAMMABLE AND COMBUSTIBLE LIQUIDS**

AS1692 - 2006 covers the design requirements for tanks used for the storage of flammable and combustible liquids. The TN Series tank is designed to meet or exceed these requirements.

**AS1940 - 2004  
THE STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS**

AS1940 - 2004 is the Australian standard covering the design, operation and maintenance of flammable and combustible liquid storages. The TN Series is designed to meet the requirements of AS1940 – 2004, if correctly installed. It is the customers responsibility to ensure the tank is installed to this standard .

An up-to-date copy of AS1940 - 2004 should be kept on-site at all times and referred to regularly in addition to any recommendations in this manual.

**OTHER**

Western Global equipment also complies with the following:

- CSC approval for shipping of certain tanks.
- AS1020 The control of undesirable static electricity
- AS1851 Maintenance of fire protection equipment
- AS2865 Safe working in a confined space.
- AS2683 Hoses and hose assemblies for petroleum products
- AS3000 SAA Wiring Rules

Australian Standards are available from Standards Australia [www.saiglobal.com](http://www.saiglobal.com).

**OVERVIEW  
REGULATIONS**

Some State and Local Governments may have their own regulations governing the storage of flammable and combustible liquids, as well as environmental protection regulations.

A licence to store / sell fuel is often required in most regions. Please check with your state and local authority to ensure compliance.

The Environmental Protection Authority (or regional equivalent) may require licensing and / or approval of bulk fuel or lubricants storages, and may require the installation of water run off protection devices. Please check with your individual state EPA office for specific requirements.

Please check all State and Local Government regulations in the area before installation as these may take precedence over AS1940.

## INSTALLATION

The below section of this manual covers the steps that should be taken to unload, position and assemble your tank unit. Due to the customisable nature of the TN series, some items shown below may not apply to your product.

### INSTALLATION

#### SITE PREPARATION

The relevant site area and plant shall be prepared and comply with AS1940 in a way that reduces the potential for fire, explosion, or exposure of persons to a hazardous substance.

Precautionary measures shall include the following, as appropriate:

- a) Identification of both the equipment to be worked on and other affected equipment.
- b) Depressurisation and disconnection of such equipment.
- c) Isolation and locking-off of the equipment from other equipment.
- d) Purging of the equipment.
- e) Where the work to be carried out may impact upon hazardous substances, the removal of those substances from the immediate vicinity is required.
- f) Sealing-off of sewers.
- g) Provision of appropriate fire-protection equipment.
- h) Provision of Spill Kits
- i) Provision of Eyewash / Emergency Shower systems as required
- j) Testing of the work environment for flammable or hazardous vapours and oxygen content.

Western Global also recommends that a Risk Assessment is carried out as part of the precautionary measures before any task is commenced.

### INSTALLATION

#### TANK FOUNDATION

Western Global equipment is designed to be placed on a hard level surface such as a concrete slab, earth hardstand or concrete footings; no bunding required under normal conditions.




The site must have adequate bearing capacity for the weight of the tanks and associated equipment.

If your surface isn't hard and level and concreting isn't an option we suggest using a Western Global skid in conjunction with your TN Series unit. Also take into consideration the likelihood of floods and other naturally occurring events.

### INSTALLATION

#### LIFTING AND UNLOADING

Tanks are supplied with shipping container twist-lock points for lifting and movement of the tank units.

-  The tank lifting attachments are only designed to be used when the tank is EMPTY.
-  Only competent persons with suitable lifting equipment should be used to carry out any tank unloading or lifting.
-  Care must be taken with pumping equipment and accessories when unloading

**INSTALLATION**  
TANK WEIGHTS AND DIMENSIONS




The table below shows tank weights and dimensions and should always be referred to prior to any lift being performed. The weights listed are for ***bare tank only***, consideration will need to be given for any extra equipment fitted to the tank at the time of lifting.

MODEL	CAPACITY (LITRES)	SAFE FILL (LITRES)	TARE WEIGHT (KG)	LENGTH (MM)	WIDTH (MM)	HEIGHT (MM)
TN12	12500	11200	4580	3000	2438	2896
TN20SS	22500	20000	7810	6058	2438	2896
TN30	30000	28000	8400	6058	2438	2896
TN55SS	60000	54000	14450	12188	2438	2896
TN68	68800	61900	14950	12188	2438	2896
TN80	83500	75000	17030	14630	2438	2896
TN90	87800	80500	17500	14630	2438	2896
TN105	102000	94500	18000	14630	2500	3200
TN108E	106000	95000	19500*	13110	3040	3360
TN108EE	106000	95000	23000*	14962	3040	3360

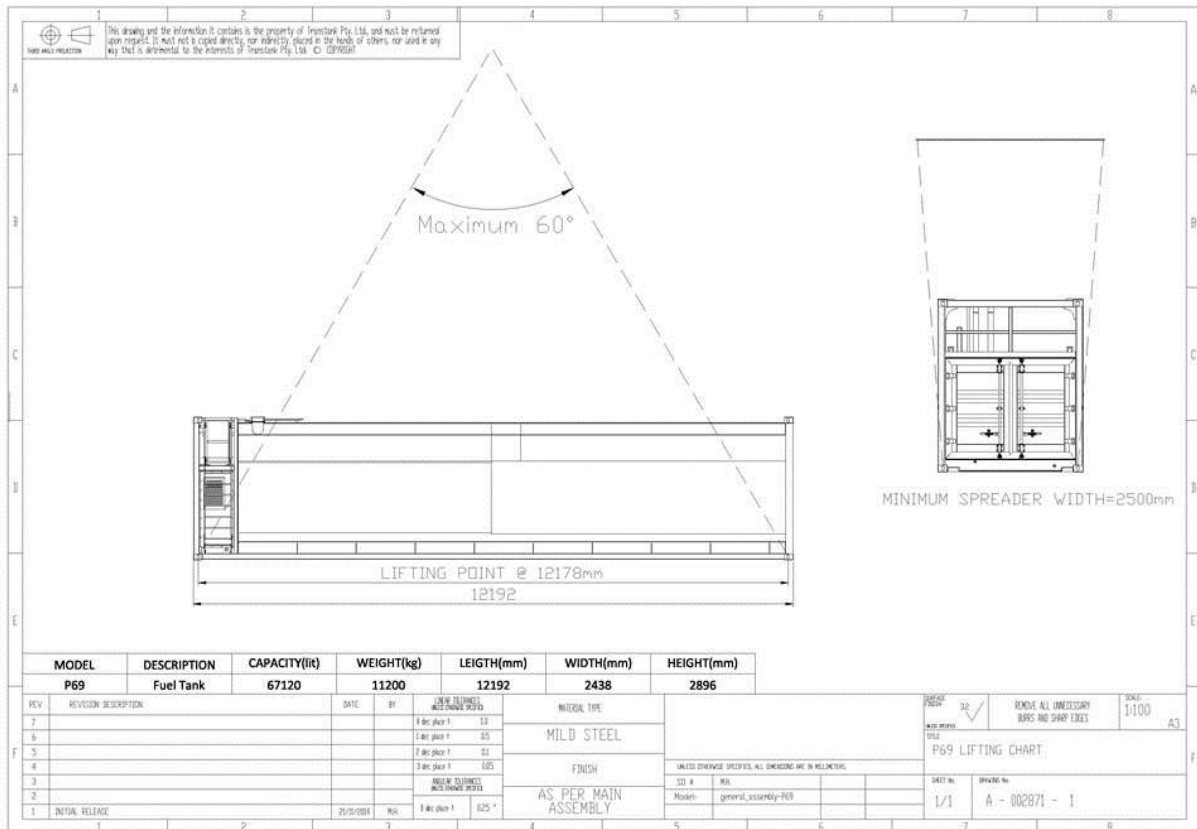
\*Due to custom nature of tank, weight may vary depending on application and design

**INSTALLATION  
LIFTING ARRANGEMENT**

The lifting arrangement below shows such vital information as;

-  Max chain angle
-  Lifting points
-  Spreader width

The example used is a P69 however the principle remains the same regardless of P / TN Series. It should always be referred to when lifting any TN Series, for individual tank weights and dimensions please refer to the table on the previous page.



## INSTALLATION UNPACKING

Although Western Global equipment is designed for ease of installation, a number of components are packaged for transport and must be unpacked and **installed prior to use**. Some items shown below are optional extras and may not apply to your specific installation.

Tank units without pumpbays fitted (TN84, TN90, TN105, TN110) may have the vent pipe, overfill warning alarm and any extras packaged inside the tank. The manway must be removed from the tank to access these inclusions and they must be removed before fuel is introduced to the tank.




## INSTALLATION STANDARD INCLUSIONS

Standard inclusions are items included with every tank unit purchased.

They include:

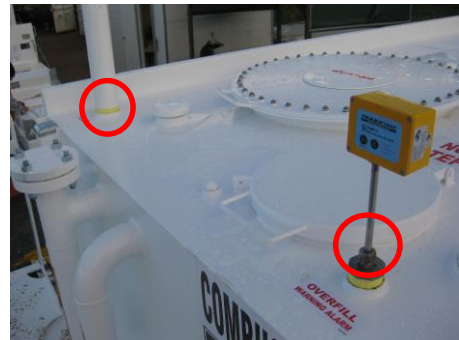
 Overfill Warning Alarm

 Vent Pipe and Dust Cap

### VENT PIPE

The Vent Pipe should be screwed into the 80nb BSP female housing located on the top of the tank, marked VENT. Thread tape or other suitable thread sealant should be used when mounting the air vent to the tank unit.

The vent pipe is generally packed in white PVC tubing and secured to the pump bay where fitted.






### OVERFILL WARNING ALARM




The Overfill Warning Alarm should be screwed into the 50nb BSP female housing located on the top of the tank, marked OVERFILL WARNING ALARM. Thread tape or other suitable thread sealant should be used when mounting the Overfill Warning Alarm to the tank unit.

**VENT PIPE AND OVERFILL WARNING ALARM MUST BE FITTED BEFORE USE**

## INSTALLATION NON-STANDARD INCLUSIONS

Non-standard inclusions that require unpacking are items commonly purchased as extras that are not standard inclusions. These include but are not limited to;

 HiMast  
 Tank Gauging Level Transmitter  
 Lighting

 Fire Extinguisher  
 Linking Platform  
 Linking Pipework

## HIMAST

The Western Global HiMast system due to its height will have been removed and packaged on the dipping platform of the tank for transport. To refit, remove wrapping, lift and insert the top section of hosemast over the lower section that protrudes through the dipping platform and tighten the bolt on the base. Secure the hose hanger at the top the swivel using the wire rope clips provided.



## TANK GAUGING LEVEL TRANSMITTER



Tank Gauging Level Transmitters (Probes) are removed for transport to avoid damage to the unit. The probe will be packaged either inside the fuel tank strapped to the ladder under the front manway or strapped to the external frame of the tank. The float kit for the float will be packed into the pumpbay along with the riser tube. Fix the riser tube into the socket on the roof of the tank labelled "PROBE HERE", fit floats to the probe as per manufacturer instruction and insert complete probe into tube. Electrical connection for the probe to be completed by competent electrical personnel.

## LIGHTING

Lighting packages are removed for transport due to their height and also to reduce the risk of damage to the components. They will be packaged on the dipping platform of the tank. Before connecting power to the tank, it is vital that all packaging is removed from the lights (and sensor if applicable) as they may heat rapidly and melt protective wrappings. Electrical connections to be performed only by qualified personnel.



## FIRE EXTINGUISHER

To prevent damage / theft during transport Fire Extinguishers are removed and packaged inside the pumpbay of the tank. Remove the Fire Extinguisher from its package and re-install on the bracket attached to the tank.



## LINKING PLATFORM

When multiple tanks are linked together for operation a linking platform may also be supplied to link the dipping platform of each tank for ease of access. To fit the linking platform once tanks are in position, remove the ladder / platform brace on the side of the dipping platform to be linked, lower linking platform into place and secure to existing holes already pre-drilled in the equipment.



## LINKING PIPEWORK



Linking manifolds are normally installed in the pumpbay prior to shipping. Once on site all that will require installation is the linking "hardpipes" between the 2 (or more) tanks and the flexible connection. These connections can be made by any competent pipefitter and all materials such as studs and gaskets will come supplied with your equipment.

## INSTALLATION

### ELECTRICAL (POWER REQUIRED)

The TN unit should be connected to the site electrical system (where appropriate) by a suitably qualified electrician using only adequately rating components to individual State requirements and in accordance with AS3000 and AS1940.

The tank should be earthed to ground as detailed in AS3000, AS1020 and lightning protection for flammable tanks as detailed in AS1768.

The Electrical Input is located on the right hand side of the tank and labelled as “ELECTRICAL INPUT” It allows the entry of cable to the pumpbay without the cable passing through the spill containment area.

The Earth connection is located at the front of the tank on the right hand side below the door and labelled as “EARTH”. It has been pre-drilled to allow the connection of an 8mm fastener and tape applied over the surface to maintain good conductivity. When attaching to this point, remove the tape and ensure a clean surface before making connection.

## INSTALLATION PROTECTION



The installed tank shall be protected from vehicular collision by adequate barriers or bollards where appropriate. When considering the size, location and frequency of bollards it is vital that the size, speed and weight of machinery and implements operating within the fuel storage area be considered.

Each installation should have a Traffic Management plan in place to reduce the risk of tank impact from moving plant and machinery within the facility. Signage and layout of the facility to reduce pedestrian / vehicle interaction will help ensure the safety of operators at the fuel tank.

If the product receipt or loadout is planned to occur at night, a suitable lighting system should be installed.

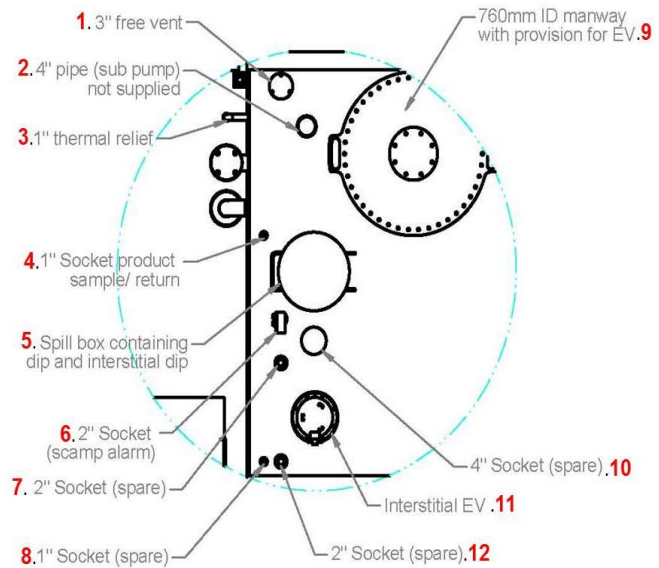
## GENERAL TANK DETAILS

The below section provides general layouts and description of the various outlets and features of the Western Global TN Series tank.

## GENERAL TANK DETAILS LAYOUTS

### ON TOP OF THE TANK

1. Normal / Free Vent
2. Submersible Pump Installation nozzle
3. Thermal relief / bypass (return to tank)
4. Low point drain – dewatering point
5. Spill box containing;
  - ❖ Dip Fitting with Dipstick (for product)
  - ❖ Dip Fitting with Dipstick (for interstitial space leak detection)
6. Overfill Warning Alarm
7. Spare 2" Socket
8. Spare 1" Socket
9. Top Access Manhole (Confined Space Entry)
10. Spare 4" Socket
11. Interstitial Space Breather / Emergency Vent
12. Spare 2" Socket



### PUMP BAY

- ❖ Lockable doors
- ❖ 1" BSP Female drain points x 2
- ❖ Tank inlet c/w Isolation valve
- ❖ Tank outlet c/w Isolation valve
- ❖ 1" BSP Tank return line

### INSIDE THE TANK

- ❖ Overfill Protection Valve - float actuated
- ❖ Anti-siphon Valve
- ❖ Drain @ low point
- ❖ Access ladder

### SIDE OF TANK

- ❖ EARTH connection lug
- ❖ Platform Access ladder (stowable)



## GENERAL TANK DETAILS

### TANK INLET OR FILL

The standard tank fill fitting is a 3" (80nb) male camlock fitting located at the front of the tank, on the right hand side. (Note that some tanks may be configured differently to suit customer requirements).

Some TN Series units are set up with a tanker unloading pump, whereas others utilise the delivery truck's pump. In either case, the tank inlet pipework should include a check (one-way) valve to prevent any backflow on completion of delivery.

An anti-syphon hole is also provided in the internal fill pipe to prevent product siphoning out of the tank fill point.

All TN Series units also include an internal overflow protection "float valve" on the tank inlet line which will shut off flow into the tank in the event that the tank level increases to more than 90% of the tank's capacity.



## GENERAL TANK DETAILS

### TANK OUTLET

The tank outlet is a 3" (80nb) ANSI 150 flanged fitting located at the front of the tank, on the left hand side. (Note that some tanks may be configured differently to suit customer requirements).

All TN Series units include an anti-syphon valve (or valves) fitted internally on the tank outlet line, to prevent the contents of the tank from syphoning out should there be a leak or break in the outlet pipework or equipment. The valve relies on outlet pump suction to open it.



Note: The anti-syphon valve is designed to protect against accidental syphoning of product in the event of a downstream equipment failure. It should not be used as the only or primary method of preventing product release from the tank. It should be used in conjunction with other manual or automated valves.

The tank suction pipe is positioned to draw product from close to the bottom of the tank, but are designed to leave a quantity of "unpumpable" product in the tank to prevent small amounts of sediment/water from being discharged from the normal outlet. Thus, when no further product can be pumped out of the tank, some product will still remain.

## GENERAL TANK DETAILS

### DIPSTICKS

A dipstick for product measurement is located beneath the cap at the top front of the tank. This dipstick is graduated for the nominal capacity of the tank and shows the maximum safe fill level. The maximum safe fill level should never be exceeded.



Note: Dipsticks give a good indication of tank contents but are normally supplied as a "standard" dipstick for a particular tank size. ie: They are NOT specifically calibrated to each individual tank, and minor variances may occur as a result of tank manufacturing tolerances.

A second dip fitting fitted with a non graduated alloy dip stick is provided for checking product in the interstitial space.

## DIPPING PROCEDURE:

1. Open the dip cap and raise the dipstick to a height where the product level can be seen
2. Note the approximate level of the product
3. Wipe down the dipstick with an absorbent rag
4. Return the dipstick to the tank, lowering it rapidly to a point 50-100mm from the bottom and then slowly until the stick gently touches the bottom of the tank
5. Pause with the stick in contact with the bottom of the tank and raise it quickly to where the liquid level can be read
6. Record the reading
7. Repeat the above twice more, to obtain 3 readings
8. Take the average of the three readings as the dip for the tank
9. Return the dipstick to the tank
10. Refit or close the dip cap

## GENERAL TANK DETAILS

### WATER DRAIN

Water contamination increases static electricity generation and promotes biological growth which can be difficult and expensive to remove as well as causing contamination and filter blockages.

Water in fuel or lubricants is also undesirable because of the damage it can cause to engines and fuel systems. Water can be received with product delivery, can occur through leaking or incorrectly fitted tank-top fittings and occurs naturally as the result of condensation in tanks during cooler nights.

Western Global units are constructed with a purpose built water catchment sump located at the front of the tank. The floor of the tank is sloped towards the front of the unit, creating a low point at the front of the tank to collect water. Fuel and lubricants are lighter than water and will therefore sit on top of any water in the tank.

Dewatering pumps are available from Western Global upon request.

## GENERAL TANK DETAILS

### CHECKING FOR WATER

Checks for water should be made weekly and should be checked via the dip stick (during a normal dipping procedure). To do so:

- ❖ Remove the dipstick and apply a small amount of water finding paste onto the bottom front face of the dipstick. Smear the paste evenly over the lower 100-150mm of the dipstick
- ❖ Insert the dipstick ensuring it touches the bottom of the tank, then remove it and check to see if the paste has changed colour from green to vivid purple (This indicates the presence of water in the bottom of the tank)
- ❖ If more than 10mm of the paste has changed colour, perform a water drain on the tank to remove the water

## GENERAL TANK DETAILS





### REMOVAL OF WATER

Water can be removed from tanks via the dip fitting (or through the top water drain fitting installed on most tanks). Water removal from tanks requires the use of Personal Protective Equipment similar to bulk product handling, i.e. safety footwear, eye protection and PVC gloves.

- ❖ Use a metal drain bucket, with earthing lead and clamp attached.
- ❖ Remove plug from the water drain point.
- ❖ Insert manual (non powered) "Thief Pump" and attach drain bucket earthing lead to the pump.



"Typical" Dewatering pump

-  Place bucket under the pump outlet and operate pump.
-  Continue pumping until no water is found.
-  Record that the tanks have been inspected and drained, and record the quantity drained.
-  Dispose of drained product into site approved oil waste disposal system.

**WARNING: DRAININGS CAN CAUSE DAMAGE TO THE ENVIRONMENT. DO NOT POUR DOWN DRAIN AND DISPOSE OF IN ACCORDANCE WITH LOCAL REGULATIONS!**

## GENERAL TANK DETAILS

### MONITORING OF INTERSTITIAL SPACE

The Western Global TN Series has an interstitial space between the inner and outer tank wall. The interstitial space is the 'gap' between the tanks' primary and secondary containment 'skins' and is the units inherent protection against leaks from the inner tank.

Should the contents of the primary containment leak into the secondary containment space, the tank unit will no longer be considered a self bunded tank, and rectification will be required to restore the integrity of the tank.

The interstitial state is monitored by using a dipstick to check for any sign of product. If product it is detected, it is likely that a leak has occurred in the internal tank and should be investigated immediately. Contact Western Global for further information on 1300 789 535.

To prevent over-pressurisation of the interstitial space in a fire or from other causes, 2 x 200mm relief valves are provided. It is important that the relief valves never be disabled or removed.

## GENERAL TANK DETAILS

### ELECTRONIC OVERFILL PROTECTION (OVERFILL WARNING ALARM)

In addition to a mechanical overfill protection device, all TN Series units include an electronic overfill alarm system which will sound an alarm if the tank is filled past the set safefill level.

**WARNING: THE ALARM DOES NOT SHUT OFF PRODUCT DELIVERY; IT PROMPTS THAT OPERATOR ACTION NEEDS TO BE TAKEN TO SHUT OFF PRODUCT DELIVERY TO PREVENT OVERFILLING.**



The standard "SCAMP" unit is powered by an internal battery. The unit should be tested monthly and the battery should be changed every 12 months.

## GENERAL TANK DETAILS

### CONFINED SPACE ENTRY

NOTE: While the tanks are fitted with a top access manhole, the inside of the tank is considered a **CONFINED SPACE**. Under no circumstances should any person enter the tank without appropriate permits, isolations and training.

**WARNING: REMOVING THE MANWAY COVER WITHOUT APPROPRIATE PERMITS AND TRAINING WILL VOID YOUR WARRANTY!**



## PIPEWORK AND THERMAL RELIEF

The below section relates to the piping and thermal relief systems fitted to Western Global tank units. Thermal relief systems may not be applicable to pumping system purchased and may not be fitted.

### PIPEWORK AND THERMAL RELIEF PRODUCT PIPEWORK

Product pipework is generally of welded and flanged steel construction plus some screwed pipework. Pipeline protective coatings and contents markers need to be checked periodically.

### PIPEWORK AND THERMAL RELIEF THERMAL RELIEF SYSTEMS

Petroleum products expand at a greater rate than steel and when subjected to rises in temperature. Where a section of line is “locked in” with a valve at each end and the temperature rises, the product expands and the pressure in the line increases rapidly.

Thermal relief systems are installed to relieve any pressure rise in “locked in” sections of pipework. Without a relief system installed around at least one of the valves closing off the line, the high pressures generated can cause the failure of flange gaskets, seals, fittings, etc. Consequently, it is important not to allow sections of pipeline to become “locked in” between valves during tank farm operations.

A thermal relief system consists of a bypass loop of pipework around an isolating or non-return valve in the main line. The bypass loop is fitted with one or more isolating valves and a pressure relief valve. The isolating valves in the loop should always be open, unless there is a product leak in the relief valve, when they may be closed and the main line valve around which the loop is fitted must be cracked open. Never close the bypass isolating valves and the main line valves in such a way that there is no relief for thermal expansion of the product.

**NEVER CLOSE THE BYPASS ISOLATING VALVES AND THE MAIN LINE VALVES IN SUCH A WAY THAT THERE IS NO RELIEF FOR THERMAL EXPANSION OF THE PRODUCT AS THIS CAN CAUSE INJURY TO PERSONNEL AND DAMAGE TO EQUIPMENT. CLOSING OFF THERMAL RELIEF SYSTEMS WITHOUT TRANSTANK CONSENT WILL VOID YOUR WARRANTY.**

## PUMPING EQUIPMENT AND FUEL MANAGEMENT SYSTEMS

Western Global units are supplied with pumping equipment and fuel management systems where requested.

Western Global supply standard or customized fuel pumping packages depending on your application and required flow rate. All pumping packages are tried and tested in the field for reliable fuel dispensing.

Packages are available for:

Type	Description
<b>Custom Built-</b>	Pumping package built to customer specifications depending on application. The sky is the limit.
<b>General Purpose-</b>	Available for sites with (GPPR) or without (GPSA) power with a dispensing rate of approximately 180lpm
<b>Home Base Refuelling-</b>	COMPAC single hose, dual hose or ultra high flow bowser with fuel management options available
<b>Lubricants and Waste Oil-</b>	Supplied with products designed for dealing with lubricants, coolant and waste oil
<b>Mining-</b>	Electric and Diesel powered pumping packages to 450lpm as standard. Custom and higher flow rate options are available
<b>Small Fleet Refuelling-</b>	Hand, Rotary, 12V DC, 24V DC or 240V AC models available to flow rates of 80lpm
<b>Tanker Unloading-</b>	Configured with a 80nb (3") male Camlock with up to 1000lpm discharge rate for fast and efficient Tanker Unloading, a truck mounted pump is not required

Any supplier provided documentation or manuals will be included with your Western Global tank unit.

Please read these thoroughly before operating any pumping equipment or fuel management systems.

## SAFETY

At all times, safety must be considered an important factor in the installation, servicing and operation of the product. Skilled and technically qualified personnel should always be employed for such tasks. The below mentioned instructions and information should be followed whenever using your Western Global equipment.

### SAFETY

#### FUEL NOZZLES

Please do not lock or prop open fuel nozzles, this is both illegal (in some regions and industries) and dangerous. The nozzle may dislodge and spill fuel onto the ground or your clothing. It can also cause fuel to overflow from your vehicle's tank.

### SAFETY

#### FILLING PORTABLE CONTAINERS

Only approved containers can be filled (has Standard AS2906 label or mark) with petrol or other fuels. They must be metal or plastic containers and can be purchased from Service Stations.

By law, filling of larger containers such as 205 litres (44 gallon) drums is illegal. When filling containers they must be placed firmly on the ground, in the open air, not in the boot of a car or ute, as this can increase the risk of fire and explosion.

### SAFETY

#### IGNITION SOURCES

**SMOKING** - by law you and your passengers are required to extinguish your cigarette, cigar or pipe before entering a refuelling or fuel storage area.



**MOBILE PHONES** - Dropping a mobile phone, or turning a mobile phone on or off may cause a spark, which can ignite fuel vapours. Using a mobile phone while refuelling can cause a lapse in concentration. This could result in over filling your fuel tank and causing a fuel spill



**STATIC ELECTRICITY** - static electricity is made by two different surfaces rubbing together and can ignite fuel vapours. This can be a problem if you get in and out of your vehicle repeatedly.



**VEHICLE ENGINES** - by law your vehicle must be switched off and remain off when refuelling



**JUMP STARTING VEHICLES** - if a vehicle requires being jump started, it must be pushed away from the refuelling station. A spark could ignite fumes which could cause a fire.



### SAFETY

#### HYDROCARBON HANDLING

Always take great care when handling hydrocarbons. Hydrocarbons can irritate your skin. Avoid inhaling vapours whenever you can. Never let fuel come into contact with your eyes. If you spill fuel on your clothes soak the area affected with water before cleaning it off to reduce the chance of creating a static electrical spark.

**SAFETY**  
EMERGENCY SHOWER & EYEWASH

Western Global recommend that Emergency Shower and Eyewash facilities be provided for operators in any area where hydrocarbons are stored.

Each unit should be inspected on a regular basis to ensure that it is free of damage and will function as per design should its use be required.

To operate a typical eyewash, push the paddle on the right hand side of the basin *FORWARD*. Water will begin to flow automatically.

To operate a typical Emergency Shower, pull the handle attached to the shower head *DOWN*. Water will begin to flow automatically.

The Emergency Shower and Eyewash station areas should at all times be kept clear of obstructions and obstacles. A clear path should always be maintained between the dispensing area and its emergency services and all operators should be familiar with the location and operation of the Emergency Shower and Eyewash Stations.

Brand / style of Eyewash Station used (if applicable) may differ from the example used above.



**SAFETY**  
FIRE EXTINGUISHERS

Western Global recommend that Fire extinguishers be located throughout any facility for use in the event of a fire. Personnel in the area should be familiar with the safe and responsible operation procedure for extinguishers and also have a basic understanding of how to inspect fire extinguisher units for damage and / or signs of wear and tear. Testing and certification should always be performed in a timely manner as per the required schedule indicated on the unit.



**SAFETY**  
SPILL KITS

Spill Kits should be located at each dispensing point for use in the event of a spill. Western Global recommend that they are inspected on a regular basis and replenished as required. All personnel that access the facilities in the refuelling area should be familiar with the contents of the spill kit and their use.



**SAFETY**  
EMERGENCY STOP

Emergency Stops located within the facility will normally stop all pumping within the tank and will not allow operation to resume until the Emergency Stop has been released and reset by pressing the **RESET** button (if applicable) on the front of the control panel.

**SAFETY**  
SAFETY ASSESSMENTS

Western Global recommends that an Operational Risk Assessment be performed on the facility on completion and used for the safe day to day operation of the installation.

For use of the facility Western Global also recommend that a SOP (Standard Operating Procedure) is implemented to ensure that operators within the facility are aware of the steps required to safely perform tasks.

On the spot assessments such as Take 5's should be used to assess tasks before commencement and operators should be encouraged to flag / report issues immediately.

## OPERATION PROCEDURE

The below procedures apply to the operation of TN Series units supplied with standard pumping equipment as noted in the Pumping Equipment and Fuel Management Systems section of this manual. Custom packages may follow the same principles for operation however it is strongly recommended that system operation processes are considered and Standard Operating Procedures put in place.

### OPERATION PROCEDURE RECEIVING FUEL

Western Global units can be filled using an Unloading Pump (where fitted) or Truck Mounted Unloading Pump.

1. Park in such a position that product can be discharged without moving the vehicle. The engine should be stopped and the parking brake engaged.
2. Note the location of Emergency Stops and Fire Extinguishers. The nearest Emergency Stop (if fitted with a Tanker Unloading Package) is located on the front of the Tanker Unloading control panel at the delivery point.
3. Dip the tank(s) to ensure there is sufficient space for the amount of product being delivered. If there are any concerns about delivery details, contact site supervisor before discharge begins. The DIP is located on the roof of the tank and labelled as DIP.
4. Connect the bonding / earthing cable prior to any further activity if necessary.
5. Connect the product discharge hose to the correct truck outlet and the 3" fill connection.
6. Open the vehicle internal valve. Open the tanker manifold valve and check the sight-glass to confirm that the product colour is correct.
7. Make sure there are no leaks from any connections.
8. OPEN the 3" valve located at the Tanker Unloading point.

#### Tank Mounted Pump

- A. OPEN the 1" isolation valve located between the Tanker Unloading connection point and the pump, allow 30 seconds for the pump to flood with fuel
- B. Press the PUMP START button located on the Tanker Unloading control panel; proceed with fill. It may be necessary to STOP the pump during operation to allow larger pockets of air to escape as the trailer approaches empty.
- C. When finished, press the PUMP STOP button located on the Tanker Unloading control panel.

#### Truck Mounted Pump

- A. CLOSE the 1" isolation valve located between the Tanker Unloading connection point and the pump.
- B. START the truck mounted pump and begin transferring fuel into the tank(s).
- C. When finished, STOP the truck mounted pump

#### At the completion of Tanker Unloading

9. Close the 3" Fill Point isolation valve
10. Securely close all vehicle fill caps and remove the delivery hose.
11. Disconnect bonding wire.
12. Complete paperwork for delivery.

**WARNING: THE OVERFILL WARNING ALARM DOES NOT SHUT OFF PRODUCT DELIVERY; IT PROMPTS THAT OPERATOR ACTION NEEDS TO BE TAKEN TO SHUT OFF PRODUCT DELIVERY TO PREVENT OVERFILLING. TRANSTANK RECOMMEND THAT MANUAL READINGS ARE TAKEN FROM THE DIP BEFORE, DURING AND AFTER EACH DELIVERY.**

## OPERATION PROCEDURE

### REFUELLING

Most Western Global units (depending on customer requirements) are fitted with dispensing equipment at the time of order. The two most common types of dispensing (LV and HV) are shown below.

A general rule of thumb (although there are always exceptions) is that if it is (or has the potential to be) road registered, the vehicle or implement will fill via a light vehicle nozzle.

Most vehicles and implements fitted with heavy vehicle dry break nozzles are too large for road registration and generally operate within the confines of a mine site, quarry etc.

### LIGHT VEHICLE

Light Vehicle refuelling is normally performed through a 25mm – 32mm Automatic shut off nozzle (as pictured on the right) into passenger vehicles and implements.



To refuel at the light vehicle dispenser:

1. Stop engine, apply brakes
2. Note the location of the Emergency Stop and Fire Extinguishers
3. Lift nozzle and refuel vehicle
  - a. Depending on the pump package, it may be necessary to press the START button on the control panel to commence pumping (and STOP when finished). Other packages will start automatically when the nozzle is lifted.
4. When finished, hang up nozzle
5. Record the amount of fuel taken.

**FOR PROBLEMS OR FAULTS, CONTACT SITE SUPERVISOR.**

### HEAVY VEHICLE

NOTE: No heavy vehicle refuelling should take place whilst a fuel delivery tanker is discharging fuel into the facility without adequate assessment of the tasks and communication between the operators.

Heavy vehicle refuelling usually utilises dry break nozzle equipped refuelling hoses such as the Banlaw nozzle pictured on the right. A mechanical meter is normally located at the tank to record the amount of fuel dispensed for most pumping packages.



To stop fuel flow in an Emergency, hang up the hose, press the Stop button or press the Emergency Stop Button.

1. Ensure engine is stopped and brakes applied
2. Select appropriate nozzle, open refuelling hose isolation valve
3. Reset Meter to zero
4. Connect Nozzle to Vehicle
5. Press Pump Start, slowly open the nozzle and refuelling will commence. The nozzle will shut off when the vehicle fuel tank is full
7. Press Pump Stop and close the hose isolation valve when refuelling is complete
8. Disconnect Hose, hang up Nozzle.
9. Record fuel received

## OPERATION PROCEDURE

### TANK FARM

The term “Tank Farm” refers to the installation of 2 or more Western Global tanks of the same product manifolded together. The benefit of this is that most installations will use a single tank to house all dispensing equipment (this is known as the Master tank) and all other tanks are installed as “bare” tanks (also known as Slave tanks). This allows bulk fuel storage and dispensing from a single location while maintaining an installation that requires little space and can be relocated if required. The tank farm can also be added to or reduced in capacity to suit the changing needs of a site as it develops.

The below procedure outlines the best practice when a tank farm is installed and applies to a “traditional” tank farm or 3 or more tanks. It should be taken into consideration when developing site specific operational procedures.

### VALVES

When viewing the tank from the front, the SUCTION valve is located on the underside of the dipping platform on the left hand side. The FILL valve is located on the underside of the dipping platform on the right hand side.

### CELLS

Dividing the installed tanks into 3 “Cells” allows tank use to be rotated, which will ensure that fuel does not go “stale” and that adequate storage levels are maintained. With only one cell in service and one Cell filled at any given time it also reduces the amount of dipping required during daily operations, although it is still necessary to perform a daily dip on ALL tanks to maintain an accurate account of the total fuel onsite. Each of these cells at any given time will serve a particular role as outlined below.

Cell 1: On Service for RECEIPT. Essentially all tank FILL valves open, unless any out-of-service or quarantined.

Cell 2: On Service for DISPENSING. Essentially all tank SUCTION valves open, unless any out-of-service or quarantined.

Cell 3: Full, tested, QA checked & READY FOR SERVICE when Cell 2 empty. All valves in the CLOSED position.

Thermal relief will remain OPEN at all times regardless of which Cell is in use.

This will then change as tanks are filled & used.

For example:

When Cell 2 is empty, Cell 3 is selected as “on service for dispensing”  
Cell 2 is set up for receipt and Cell 1 is full, and therefore QA tested and ready for dispensing when Cell 3 is empty.

Then when Cell 3 is empty, Cell 1 is selected as “on service for dispensing”  
Cell 3 is set up for receipt and Cell 2 is full, QA tested and ready for dispensing when Cell 1 is empty.

The tables on the following pages have been included to provide an example of how each cell is used at any given time

**IT IS RECOMMENDED THAT NO TANK SHALL CONTAIN LESS THAN 5,000 LITRES AND ONCE A TANK WITHIN THE CELL HAS REACHED THIS LEVEL IT IS RECOMMENDED THAT THE NEXT CELL IS SELECTED FOR USE.**

TANK FARM ROTATION PLAN	
At all times the thermal relief valves (when fitted) must be in the OPEN position	
SCENARIO 1 – CELL 1 BEING FILLED, CELL 2 IN USE, CELL 3 READY FOR SERVICE	
CELL 1	All FILL valves in the OPEN position, all SUCTION valves in the CLOSED position
CELL 2	All FILL valves in the CLOSED position, all SUCTION valves in the OPEN position.
CELL 3	All FILL valves in the CLOSED position, all SUCTION valves in the CLOSED position.
SCENARIO 2 – CELL 1 READY FOR SERVICE, CELL 2 BEING FILLED, CELL 3 IN USE	
CELL 1	All FILL valves in the CLOSED position, all SUCTION valves in the CLOSED position
CELL 2	All FILL valves in the OPEN position, all SUCTION valves in the CLOSED position.
CELL 3	All FILL valves in the CLOSED position, all SUCTION valves in the OPEN position.
SCENARIO 3 – CELL 1 IN USE, CELL 2 READY FOR SERVICE, CELL 3 BEING FILLED	
CELL 1	All FILL valves in the CLOSED position, all SUCTION valves in the OPEN position
CELL 2	All FILL valves in the CLOSED position, all SUCTION valves in the CLOSED position.
CELL 3	All FILL valves in the OPEN position, all SUCTION valves in the CLOSED position.

For instruction on the best practice for fuel receiving and delivery, please refer the relevant OPERATION PROCEDURE section of this manual.

## OPERATION PROCEDURE

### FUEL SPILLS

1. If product is spilled, discharging activities and the operation of pumps and motors must cease immediately. Press pump and / or emergency stop. Warn all persons away from the area.
2. Close all valves. If less than 1 litre, clean the area down before continuing the discharge. If more than 1 litre, proceed as below.
3. Advise site / facility supervisor immediately.
4. Place the fire extinguishers within easy reach, in case of fire.
5. Guard against product flowing outside the discharge area and contain any product flow using a spill kit or any other means available (such as sand and earth).
6. If the spill has spread toward the switchboard area, turn off main power supply and evacuate.
7. If a large amount of combustible product (eg. Diesel) has been spilt and no other hazard exists, the vehicle may be moved (if necessary) under its own power. Ensure there are no naked flames, smoking or hazardous activity (eg. welding) taking place in the vicinity. Take care not to spread the liquid even more.
8. Clean up spill. Do not proceed with delivery until all potential hazards have been controlled or removed.
9. Any contaminated clothing must be removed.



## OPERATION PROCEDURE

### FIRE

1. Immediately stop the flow of product. Press 'Emergency Stop'.
2. Raise the alarm.
3. If possible, close all valves, and disconnect from customer's tank.
4. If safe to do so, attempt to extinguish the fire using portable fire extinguishers.
5. Remove any other vehicles to a safe distance, away from the hazardous area.
6. If the vehicle is on fire do not attempt to move it.
7. If the fire grows beyond control, evacuate any persons in the vicinity to a distance of at least 50 metres from the vehicle.

## MAINTENANCE AND TECHNICAL SUPPORT

This section of the manual covers Maintenance and Technical support. Inspection and testing schedules have been included to ensure that tank and equipment inspections and maintenance are performed in a timely manner. Western Global recommend that only suitably qualified and experienced service personnel are permitted to work on the supplied equipment and Western Global service crews are available in most areas to meet your servicing and maintenance needs.

### MAINTENANCE AND TECHNICAL SUPPORT PIPEWORK SYSTEMS INSPECTION & TESTING

Regular inspection and testing of pipework is required to ensure its integrity.

With the products being handled (diesel and lubricants), internal corrosion should be minimal. However, general external pipework inspections should be carried out monthly to inspect for leaks, particularly from joints, seals, valves and fittings.

Periodic pressure testing of lines should not be necessary if regular external inspections are carried out. Any underground sections of line need to be tested at least annually.

**WARNING: FAILURE TO CARRY OUT REGULAR INSPECTIONS AND MAINTENANCE ON YOUR TRANSTANK UNIT WILL VOID YOUR WARRANTY!**

### MAINTENANCE AND TECHNICAL SUPPORT MAINTENANCE AND SERVICE SCHEDULE

WESTERN GLOBAL MAINTENANCE AND SERVICE SCHEDULE							
V = Visual Inspection		P = Physical Check		L = Lubricate		R = Replace	C = Calibrate / Certify
Item	Daily	Weekly	Monthly	6 Month	Yearly	Other	Reference / Comments
<b>GENERAL</b>							
Housekeeping	V			P			Check facility, remove any rubbish
Emergency Stops				P			Test Operation
Portable Fire Extinguishers / Hosereels		V		P	P		V = Check equipment is in place and unused. P = Test equipment pressure and function.
Site Lighting		V					Visual inspection of operation
Notices and Signs				V			Visual inspection for damage and wear
<b>TANKS</b>							
Vents, fittings and pipelines		V		P		10 Yrs	V = Visual checks for leaks and damage. P = physical check, bolt tightness, paint deterioration 10 Years = Test of tank linings
Interstitial Space		P					Dip for product and water

WESTERN GLOBAL MAINTENANCE AND SERVICE SCHEDULE							
V = Visual Inspection		P = Physical Check		L = Lubricate		R = Replace	C = Calibrate / Certify
Item	Daily	Weekly	Monthly	6 Month	Yearly	Other	Reference / Comments
Water Drain Tanks		P					P = Physical check, remove if found
Overfill Alarms			V		P		V = Press alarm TEST button P = remove from tank, submerge float in water and test operation. Replace 4 x AAA batteries inside unit
Tank & Pipework Earthing				V	P		V = Visual Check OK P = Test continuity as per AS1940, AS1020, AS3000 and AS1768
Walkways and Ladders					P		Physical check bolt tightness and overall condition
Pumpbay		V					Check drain is sealed, remove spilled product or water from the pumpbay
Tanker Unloading pipework / valves / fittings		V			P		V = Visual check for leaks or damage P = Check bolt tightness, paint deterioration
Tanker Unloading Strainer	V		P				Check and clean as necessary
Tanker Unloading Filter		V			P	R	R = Replace filters as necessary V = Check for leaks and damage P = Check bolt tightness, paint deterioration, fitting condition
Tanker Unloading Pump		V			P		V = Visual check for leaks and damage P = Check bolt tightness, paint deterioration and overall condition
Flowmeter		V			P, C		V = Check for leaks and operation P = Check bolt tightness, paint deterioration and overall condition. C = Calibration check

WESTERN GLOBAL MAINTENANCE AND SERVICE SCHEDULE							
V = Visual Inspection		P = Physical Check		L = Lubricate		R = Replace	C = Calibrate / Certify
Item	Daily	Weekly	Monthly	6 Month	Yearly	Other	Reference / Comments
Tanker Discharge Hoses		V			P	C	V = Visual check for leaks and condition P = Physical check (pressure test) and test continuity to AS2683 C = recertification (if applicable)
Static earthing cable and clamp		V			P		V = Check condition of cable and clamp P = Check bolt tightness and continuity to AS1020 and AS1940
Diesel Engine		V				L, R	V = Check oil / water level L, R = Service engine, replace fluids, filters etc as per manufacturer specification. Check drive coupling, mountings, guards etc.
DISPENSING							
Pipework, valves and fittings		V			P		V = Visual check for leaks or damage P = Check bolt tightness, paint deterioration
Dispensing pump		V			P		V = Visual check for leaks and damage P = Check bolt tightness, paint deterioration and overall condition. Coupling condition and alignment
Pipework, valves and fittings		V			P		V = Visual check for leaks or damage P = Check bolt tightness, paint deterioration
Hoses and Nozzles	V				P	C	V = Visual check for leaks and condition P = Physical check (pressure test) and test continuity to AS2683 C = recertification (if applicable)
Filter Module		V			P	R	R = Replace filters as necessary V = Check for leaks and damage

WESTERN GLOBAL MAINTENANCE AND SERVICE SCHEDULE							
V = Visual Inspection		P = Physical Check		L = Lubricate		R = Replace	C = Calibrate / Certify
Item	Daily	Weekly	Monthly	6 Month	Yearly	Other	Reference / Comments
							P = Check bolt tightness, paint deterioration, fitting condition
Strainer	V		P				V = Visual check for leaks P = Check and clean as necessary
Flowmeter		V			P, C		V = Check for leaks and operation P = Check bolt tightness, paint deterioration and overall condition. C = Calibration check
Loadout slab sump / drain	V				P		P = Check and adjust as necessary, check for spilt product, silt build up, blockage

**MAINTENANCE AND TECHNICAL SUPPORT**  
TECHNICAL SUPPORT

**FUELGEAR**  
(PUMPS AND EQUIPMENT)  
PHONE: 1300 789 414  
AFTER HOURS: 0439 927 351  
WEB: [www.fuelgear.com](http://www.fuelgear.com)

**WESTERN GLOBAL**  
PHONE: 1300 789 535  
WEB: [www.western-global.com](http://www.western-global.com)

**MAINTENANCE AND TECHNICAL SUPPORT**  
WESTERN GLOBAL ANNUAL INSPECTION CHECKLIST

ANNUAL INSPECTION CHECKLIST					
SITE NAME:				DATE:	
LOCATION:				TANK ID:	
NAME:				SIGNATURE:	
ITEM	STATUS			COMMENTS	
	YES	NO	N/A		
Is the containment structure in satisfactory condition?					
Drainage pipes / valves are fit for continued service?					
Is there evidence of tank settlement or foundation washout?					
Is there evidence of cracking or flaking in the concrete foundation?					
Are tank supports and exterior in satisfactory condition?					
Is water able to drain away from the tank?					
Is tank earthing secure and in good condition?					
Is there evidence of paint cracking, peeling or damage?					
Is there evidence of distortion, buckling, denting or bulging?					
Are flanged connection bolts tight and fully engaged with no wear or corrosion?					
Is there excess water lying on the top of the tank?					
Is there evidence of coating cracking, peeling or blistering on the top?					
Are there any visual holes anywhere in the exterior of the tank?					
Are vents free from obstructions?					
Is the Emergency Vent operational?					
Is the Overfill Warning Alarm operational? (change battery annually)					

Is the mechanical overfill protection device functioning properly?				
Is the Emergency Stop functioning correctly?				
Are there any noticeable leaks from the tank, pipework, fittings, hoses or pumps?				
Is the electrical wiring for control boxes, pumps, lights, etc in good condition?				
Is the site lighting functioning correctly?				
Is all safety equipment and PPE including fire extinguishers present and functioning correctly?				
Did you dip the interstitial for water? (drain if found)				
Is there excess liquid in the pump bay bund? (pump out excess)				
Are walkways and ladders in good condition and free from obstructions?				



A shaded cell means a non-conformance that requires action to resolve the problem.

**GENERAL TROUBLESHOOTING AND MAINTENANCE**








The below tables can be used to assist in the identification of faults in the system. Before performing any of the below checks or repairs, ensure that all necessary assessments and isolations have been performed and that the correct PPE is used.

If in doubt, please call Western Global or the manufacturer of the equipment prior to commencing works.

**GENERAL TROUBLESHOOTING AND MAINTENANCE**









**DISPENSING – ELECTRIC PUMP**

**Issue:** Pump does not operate \ when the START button is pressed on the LV / HV Dispensing Control Station








POSSIBLE FAULT		REMEDY	IMAGE
Power is not connected or turned on. ↓ NO ↓	YES →	Connect or turn on power supply	
Emergency Stop has been pressed ↓ NO ↓	YES →	Determine cause for Emergency Stop to be pressed. If safe to do so, release the Emergency Stop	
Incorrect supply voltage to motor / controls ↓ NO ↓	YES →	Use electrical drawings to evaluate / repair power source to equipment	
Incorrect information entered into the Fuel Management (if fitted) ↓ NO ↓	YES →	Retrain operators on the correct procedure for use of the Fuel Management System.	
Fuel Management (if fitted) is not authorising the transaction ↓ NO ↓	YES →	Contact manufacturer or Western Global / consult supplied documentation for troubleshooting assistance	
Pump controls faulty ↓ NO ↓	YES →	Repair / replace as necessary	
Pump motor fault ↓ NO ↓	YES →	Repair / replace as necessary	
CONTACT WESTERN GLOBAL FOR ASSISTANCE			

**GENERAL TROUBLESHOOTING AND MAINTENANCE**  
DISPENSING – DIESEL DRIVEN PUMP









**Issue:** Pump does not operate when the START button is pressed on the LV / HV Dispensing Control Station

POSSIBLE FAULT		REMEDY	IMAGE
Power is not connected or turned on. Battery flat. ↓ NO	YES →	Connect or turn on power supply. Charge or replace battery if necessary	
Emergency Stop has been pressed ↓ NO	YES →	Determine cause for Emergency Stop to be pressed. If safe to do so, release the Emergency Stop	
Fuel Line has no prime ↓ NO	YES →	Prime fuel cell, ensure all valves OPEN	
Ignition fault ↓ NO	YES →	Check ignition system for faults, rectify if any faults discovered	
Incorrect information entered into the Fuel Management (if fitted) ↓ NO	YES →	Retrain operators on the correct procedure for use of the Fuel Management System.	
Fuel Management (if fitted) is not authorising the transaction ↓ NO	YES →	Contact manufacturer or Western Global / consult supplied documentation for troubleshooting assistance	
Starter Motor Fault ↓ NO	YES →	Repair / replace as necessary	
Engine Fault ↓ NO	YES →	Repair / replace as necessary	
CONTACT WESTERN GLOBAL FOR ASSISTANCE			

**Issue:** Dispenser (as fitted to HBR Package) does not operate when the nozzle is lifted from the nozzle holder






POSSIBLE FAULT		REMEDY	IMAGE
Power is not connected or turned on. ↓ NO	YES →	Connect or turn on power supply	
Emergency Stop has been pressed ↓ NO	YES →	Determine cause for Emergency Stop to be pressed. If safe to do so, release the Emergency Stop	
Incorrect supply voltage to motor / controls ↓ NO	YES →	Use electrical drawings to evaluate / repair power source to equipment	
Incorrect information entered into the Fuel Management System (if fitted) ↓ NO	YES →	Retrain operators on the correct procedure for use of the Fuel Management System.	
Fuel Management System is not authorising the transaction ↓ NO	YES →	Contact manufacturer or Western Global / refer to supplied documentation for troubleshooting assistance	
Nozzle Switch faulty ↓ NO	YES →	Repair / replace as necessary	
Pump motor fault ↓ NO	YES →	Repair / replace as necessary	
CONTACT WESTERN GLOBAL FOR ASSISTANCE			

**Issue:** No or limited flow when dispensing

POSSIBLE FAULT		REMEDY	IMAGE
Delivery Tank is low or empty ↓ NO	YES →	Add product to tank or select another tank for operation. Reprime suction line	
Incorrect isolations on pipeline ↓ NO	YES →	Inspect pipeline, remove any incorrect isolations discovered.	
Blocked filter or strainer ↓ NO	YES →	Inspect. Clean or replace as required.	
Loose Prime Point on suction line ↓ NO	YES →	Remove, clean and prepare fitting. Refit correctly.	
Solenoid Fault on dispensing line ↓ NO	YES →	Remove Solenoid, inspect. Service / replace if necessary.	
Dispensing Flowmeter jammed. ↓ NO	YES →	Remove flowmeter and inspect. Service / replace if necessary.	
Internal connection loose inside Transtank ↓ NO	YES →	Remove manway, disconnect and remove suction line, inspect and refit.	
Anti Siphon on suction line jammed or blocked ↓ NO	YES →	Remove Anti-Siphon, inspect. Service / replace if necessary.	
CONTACT WESTERN GLOBAL FOR ASSISTANCE			







**GENERAL TROUBLESHOOTING AND MAINTENANCE**  
TANK FILL - ELECTRIC

**Issue:** Tanker Unloading Pump will not operate






POSSIBLE FAULT		REMEDY	IMAGE
Power is not connected or turned on. ↓ NO	YES →	Connect or turn on power supply	
Emergency Stop has been pressed ↓ NO	YES →	Determine cause for Emergency Stop to be pressed. If safe to do so, release the Emergency Stop	
Incorrect supply voltage to motor / controls ↓ NO	YES →	Use electrical drawings to evaluate / repair power source to equipment	
Pump controls faulty ↓ NO	YES →	Repair / replace as necessary	
Pump motor fault ↓ NO	YES →	Repair / replace as necessary	
CONTACT WESTERN GLOBAL FOR ASSISTANCE			

**GENERAL TROUBLESHOOTING AND MAINTENANCE**  
TANK FILL – DIESEL DRIVEN






**Issue:** Tanker Unloading Pump will not operate

POSSIBLE FAULT		REMEDY	IMAGE
Power is not connected or turned on. Battery flat ↓ NO	YES →	Connect or turn on power supply, charge or replace battery	
Emergency Stop has been pressed ↓ NO	YES →	Determine cause for Emergency Stop to be pressed. If safe to do so, release the Emergency Stop	
Ignition Fault ↓ NO	YES →	Check ignition for faults and repair if found	
Fuel Line has no prime ↓ NO	YES →	Prime fuel cell, ensure all valves OPEN	
Starter Motor fault ↓ NO	YES →	Repair / replace as necessary	
Engine fault ↓ NO	YES →	Repair / replace as necessary	
CONTACT WESTERN GLOBAL FOR ASSISTANCE			

**Issue:** Unable to fill tank

POSSIBLE FAULT		REMEDY	IMAGE
Valve closed in Tank Fill line ↓ NO	YES →	OPEN any valves found to be closed	
Fillpoint backcheck incorrectly installed ↓ NO	YES →	Remove and install in correct direction	
Tank full ↓ NO	YES →	Delay tank filling until sufficient ullage exists	
Overfill Valve fault ↓ NO	YES →	Remove and inspect valve. Repair / replace as necessary	
Tank VENT blockage ↓ NO	YES →	Inspect tank vent and replace / service if necessary	
CONTACT WESTERN GLOBAL FOR ASSISTANCE			

**Issue:** Tank fills slowly

POSSIBLE FAULT		REMEDY	IMAGE
Tanker Unloading Procedure not being followed ↓ NO	YES →	Train operators on correct procedure for Tanker Unloading	
Tanker Unloading air elimination valve set incorrect ↓ NO	YES →	Train operators on correct procedure for Tanker Unloading	
Tank full or approaching safefill level ↓ NO	YES →	Delay tank filling until sufficient ullage exists, adjust float take up point	
Overfill Valve fault ↓ NO	YES →	Remove and inspect valve. Repair / replace as necessary	
Tank VENT blockage ↓ NO	YES →	Inspect tank vent and replace / service if necessary	
CONTACT WESTERN GLOBAL FOR ASSISTANCE			

## REGULAR MAINTENANCE

This section of the manual covers regular maintenance activities that are required for most equipment supplied from Western Global. Not all procedures will be applicable to each tank. Documentation for the equipment supplied at the time of purchase should also be used to assist when servicing the equipment.

### REGULAR MAINTENANCE

#### REPLACING OR CLEANING THE VENT

##### REPLACEMENT OF DESICCANT BREATHERS

Tanks fitted with Donaldson desiccant breathers will require element replacement every 4 months (recommended by manufacturer) or when the Vacuum Indicators on the vent pipe turn red. To change the filter elements;

- ❖ Remove the Tank Breather assembly from the roof of the tank via the camlock connection on the base of the pipe.
- ❖ Unscrew the Donaldson elements from the vent pipe and clean the internal thread of any rust / scale / thread tape.
- ❖ Unpack and inspect the replacement Tank Breather. Thread tape and install the Tank Breathers to the vent pipe, tighten until firm and sealed from the ingress of dust and moisture.
- ❖ Mark the installation date on the filter units and reinstall on the roof of the tank.



##### STANDARD FREE TO AIR VENT

- ❖ Remove the vent assembly from the top of the vent pipe.
- ❖ Remove the 3 x screws into the top of the vent, this will allow the vent to be disassembled.
- ❖ Clean each individual part with a suitable cleaner, rinse with water to ensure no residue left from the cleaning process, dry and re-assemble.
- ❖ Refit the vent on top of the vent tube



### REGULAR MAINTENANCE

#### OVERFILL WARNING ALARM BATTERIES

The AAA Batteries inside the Binteck Overfill Warning Alarm (SCAMP) will require replacement every 12 months to ensure that the alarm is operational in the event that the tank is overfilled. To change the batteries;

- ❖ Remove the 4 x phillips head screws from the face of the SCAMP.
- ❖ Disconnect the small lead between the face and the internal circuit board.
- ❖ Slide the perspex cover from the battery holder; do not cut the cable tie as this secures the holder to the circuit board.
- ❖ Replace batteries and dispose of old batteries appropriately.
- ❖ Re-assemble the SCAMP by performing the reverse of the above steps.
- ❖ Test operation by holding the CANCEL button, the BATTERY GOOD light on the face of the SCAMP shall illuminate.



## REGULAR MAINTENANCE CLEANING THE STRAINER

A LIQUIP ILS400 inline strainer has been fitted at the Tanker Unloading pump inlet to protect the pump from large particles of foreign matter introduced when receiving fuel deliveries.

To clean the LIQUIP ILS400 STRAINER;

- ❖ CLOSE the Tanker Unloading fill valve at the truck connection point, the 1" air eliminator valve behind the Tanker Unloading pump and the Tank Fill valve which is located on the underside of the dipping platform (inside the pumpbay on the left-hand side, it is the valve on the right).
- ❖ Isolate the Tanker Unloading pump at the control board by turning the Isolator to OFF and locking out to prevent unauthorised operation of the pump while the strainer is being cleaned.
- ❖ Slowly loosen the 2 x brass nuts with a 32mm spanner on the top of the strainer and lift the lid off with caution.
- ❖ Remove the strainer basket and clean.
- ❖ Refit the lid and tighten. **DO NOT OVERTIGHTEN THE NUTS** as this may damage the seal on the underside of the lid.
- ❖ Remove electrical and mechanical isolations.



## REGULAR MAINTENANCE PRIMING THE SYSTEM

When first commissioned, after maintenance or if run dry it will be necessary to reprime the dispensing system on your TN Series tank. Operation of the Dispensing System while not properly primed can lead to:






- a. Premature failure of pump and metering components
- b. Inconsistent readings of metering devices
- c. Higher than anticipated operating pressures and temperatures
- d. Excessive noise



The process to reprime the system is detailed below;

- ❖ Ensure that all valves on the dispensing line are in the OPEN position.
- ❖ Remove the prime point on the tank. This is the 3" flange located on the top of the tank suction pipe. When standing on the platform and looking toward the rear of the tank, it is the pipe on the left hand side that protrudes through the platform and into the front wall of the tank.
- ❖ Prime the suction line until the diesel reaches the top of the prime point and does not drop. Refit the flange and ensure properly sealed.
- ❖ Inspect the pipeline for leaks.
- ❖ Open the DIP cap on the roof of the tank and remove the dipstick from the tank.
- ❖ Place the LV Dispensing nozzle into the DIP fitting and pump enough product to ensure that no air remains in the system.
- ❖ Note the flowrate and ensure it matches the required amount.
- ❖ Turn the isolation valve directly after the pump off and note the bypass pressure of the pump, ensuring it is in a safe and practical range.
- ❖ Repeat the steps above using the HV Dispensing nozzle. As the nozzle may not be easy to adapt to the DIP fitting of the tank, it is acceptable to fill into vehicles if necessary.

**REGULAR MAINTENANCE**  
FITTING INSPECTION AND TIGHTENING

It is recommended that periodic inspections are carried out on the pipeline and fittings of your Western Global unit. A visual inspection of fittings will usually indicate if joints have come loose. The below information can be used to aid any repairs which need to be performed.

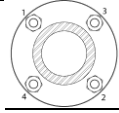
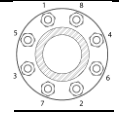
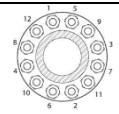
HOW TO APPLY THREAD SEALANT TO A THREAD		
STEP	PROCESS	PHOTO
1	Check that the thread is clean and free from dirt, oil, thread tape etc.	
2	Apply a small, even amount of Thread Sealant around the thread, a few mm from the end of the thread.	
3	Work the Thread Sealant evenly into the first 5 or so threads. Remove any excess Thread Sealant from the thread before installing.	
4	Check that no Thread Sealant has found its way inside the fitting as this can block or contaminate fuel systems.	
5	Tighten the fitting into place. Tighten it until firm / tight. If at any stage the fitting is "backed off" it must be removed, cleaned and the Thread Sealant reapplied to ensure a seal. Once tightened, do not disturb (move) the fitting as this can break the seal on the Thread Sealant.	

HOW TO IDENTIFY BSPT AND NPT THREADS		
THREAD	IDENTIFIABLE BY...	PHOTO
BSPT	Male thread is visually identifiable by a large taper on the internal seat. Male threads have a female taper, Hydraulic sealing females have a male seat. For hydraulic fittings, ensure O Ring is fitted if required.	
NPT	Male thread is visually identifiable by a very small taper on the internal seat. Male threads have a female taper, Hydraulic sealing females have a male seat. For hydraulic fittings, ensure O Ring is fitted if required.	

**REGULAR MAINTENANCE  
FLANGE IDENTIFICATION**

The tables below are to aid in the identification of the various flange sizes fitted to Western Global pump packages and their required torque value.

**NOTE: THE VALUES GIVEN ARE FOR CARBON STEEL / STAINLESS STEEL FLANGE TO FLANGE CONNECTIONS AND DO NOT APPLY FOR FLANGE TO EQUIPMENT CONNECTIONS OR CONNECTIONS WHERE THE MATERIALS DIFFER FROM THOSE MENTIONED ABOVE.**

FLANGE IDENTIFICATION		
FLANGE TYPE	PROCEDURE	IMAGE
4 BOLT – ½” TO 3 & ½”	Chase up nuts by hand so that both flange faces are flush against the gasket and aligned. Torque each nut to 25% of required torque, nuts 1-4, then 50%, 75% and finally 100% of required torque. (Torque requirements shown below)	
8 BOLT – 4” AND UP	Chase up nuts by hand so that both flange faces are flush against the gasket and aligned. Torque each nut to 25% of required torque, nuts 1-8, then 50%, 75% and finally 100% of required torque. (Torque requirements shown below)	
12 BOLT – 10” TO 12”	Chase up nuts by hand so that both flange faces are flush against the gasket and aligned. Torque each nut to 25% of required torque, nuts 1-12, then 50%, 75% and finally 100% of required torque. (Torque requirements shown below)	

**REGULAR MAINTENANCE  
FLANGE TIGHTENING**

The Torque Values shown are based on using Grade 8.8 B7 Studs with 2H Raised face nuts. The raised face always faces down onto the surface being tightened.

BOLT TORQUE VALUES FOR ASME B 16.5 CLASS 150# RF FLANGES WITH A193GRB7 BOLTS for compressed sheet gaskets					
Nom. Pipe Size (Inches)	No. of Bolts	Size of Bolts (Inches)	Internal Pressure (psig)	Minimum Torque (ft.-lbs)	Preferred Torque (ft.-lbs.)
1.00	4	0.50	300	17	53
1.25	4	0.50	300	26	60
1.50	4	0.50	300	35	60
2.00	4	0.63	300	69	120
2.50	4	0.63	300	81	120
3.00	4	0.63	300	119	120
3.50	8	0.63	300	66	120
4.00	8	0.63	300	84	120
6.00	8	0.75	300	148	200
8.00	8	0.75	300	200	200

## LIMITATIONS OF THE MANUAL

This manual contains a general overview of the Western Global P Series Tank. These guidelines and recommendations may or may not be appropriate for every Purchaser / Rentee.

The Purchaser / Rentee is solely responsible for setting the policies and procedures needed to operate its business according to the laws, regulations, and customs of its legal jurisdiction.

The Purchaser / Rentee is also solely responsible for the effects of these business policies and procedures and the statements and actions of its employees while on the job.

Transtank reserves the right to change the contents of this manual without notification at any time.

FOR UP-TO-DATE PRODUCT INFORMATION OR ADDITIONAL INFORMATION VISIT  
[WWW.WESTERN-GLOBAL.COM](http://WWW.WESTERN-GLOBAL.COM)

# CERTIFICATE OF COMPLIANCE

**Certificate Number** 20120815-MH45150  
**Report Reference** MH45150-20060919  
**Issue Date** 2012-AUGUST-15

**Issued to:** TRANSTANK PTY LTD  
SUITE 12  
1020 DONCASTER RD  
EAST DONCASTER, VICTORIA 3109 AUSTRALIA

**This is to certify that representative samples of** ABOVEGROUND FLAMMABLE-LIQUID TANKS  
Rectangular Aboveground Secondary Containment Tanks  
for Flammable and Combustible Liquids.


Have been investigated by UL in accordance with the  
Standard(s) indicated on this Certificate.

**Standard(s) for Safety:** UL142 - Steel Aboveground Tanks for Flammable and  
Combustible Liquids

ULC-S601-07 - Shop Fabricated Steel Aboveground Tanks  
for Flammable and Combustible Liquids

**Additional Information:** See the UL Online Certifications Directory at  
[www.ul.com/database](http://www.ul.com/database) for additional information

Only those products bearing the UL Listing Mark for the US and Canada should be considered as  
being covered by UL's Listing and Follow-Up Service meeting the appropriate requirements for US  
and Canada.

The UL Listing Mark for the US and Canada generally includes: the UL in a circle symbol with "C" and  
"US" identifiers:  the word "LISTED"; a control number (may be alphanumeric) assigned by UL;  
and the product category name (product identifier) as indicated in the appropriate UL Directory.

Look for the UL Listing Mark on the product.



William R. Carney, Director, North American Certification Programs  
UL LLC

Any information and documentation involving UL Mark services are provided on behalf of UL LLC (UL) or any authorized licensee of UL. For questions, please  
contact a local UL Customer Service Representative at [www.ul.com/contactus](http://www.ul.com/contactus)



File MH45150

Project 06CA03795

September 19, 2006

REPORT

ON

ABOVEGROUND FLAMMABLE LIQUID TANKS

Transtank Pty. Ltd.  
East Doncaster, Australia

## DESCRIPTION

## PRODUCT COVERED:

USL, CNL - Rectangular Aboveground Secondary Containment Tanks for Flammable and Combustible Liquids.

## GENERAL:

These are aboveground rectangular steel tanks with secondary containment designed for aboveground storage of flammable liquids at atmospheric pressure. They are for use with only non-corrosive, stable liquids that have a specific gravity not exceeding that of water.

The tanks are intended for stationary installation in accordance with the Standard for Flammable and Combustible Liquids Code of the National Fire Protection Association, NFPA No. 30; the National **Fire Code** of Canada, Part 4; and CSA B139, Installation Code for Oil Burning Equipment.

The tanks are fabricated, inspected, and tested for leakage before shipment from the factory as completely assembled vessels.

## REQUIREMENTS:

USL - The tanks are constructed in accordance with the current edition of the Standard of Underwriters Laboratories Inc. for Steel Aboveground Tanks for Flammable and Combustible Liquids, UL 142. Details not specifically covered in the descriptive section of this Follow-Up Service Procedure shall conform to this Standard.

\* CNL - Shall comply with **ULC-S601-07, Standard for Shop Fabricated Steel Aboveground Tanks for Flammable and Combustible Liquids.**

## TESTS TO BE CONDUCTED BY MANUFACTURER:

Each tank, before painting, shall be tested by the manufacturer and provided tight against leakage in accordance with the following test procedure. CAUTION: A Pressure Relief Device Is To Be Used When Testing Tanks With Air Pressure.

A. After completion of the primary tank, it shall be pressurized to 35 kPa. The entire outer surface shall be checked for leakage by applying soap suds, linseed oil or equivalent solution. Continuous formation of bubbles is evidence of leakage.

B. After completion of the secondary containment tanks, the primary tank shall be pressurized to 35 kPa and held for a period of 1 hour to check for leakage. A continuous drop in pressure is considered evidence of leakage. While maintaining 35 kPa pressure on the primary tank, the space bounded by the primary and secondary walls shall be pressurized to 35 kPa. The entire outer surface shall be checked for leakage by applying soap suds, linseed oil or equivalent solution. Continuous formation of bubbles is evidence of leakage.

C. If leaks are noted during testing, the tank shall be made tight by welding and retested. Defects in welds shall be repaired by chipping or melting out from one or both sides of the joint, as required, and rewelding.

## MARKING:

Method of marking shall be in accordance with the Standards. A stamped metal corrosion resistant nameplate fastened to a bracket welded to the surface of the tank at a location visible at grade level shall be used. The marking shall be as specified in the Standards and the following.

1. The manufacturer's name.
2. The statement, "The Tank Requires Emergency Relief Venting Capacity Not Less Than (+) Cubic Feet Per Hour."  
  
(+) - See Table 8.1 of UL142.
3. The statement, "This Tank Is Intended For Stationary Installation Only."
4. The statement, "On Supports" adjacent to the Listing Mark described below.
5. Tank top, shell and bottom metal thickness in millimeters.
6. Tank capacity in liters.
7. Maximum Operating Pressure, 7 kPa
8. Maximum Operating Vacuum, 300 Pa
9. Capacity of total tank venting (normal and emergency), m<sup>3</sup>/min.
10. Year of manufacture
11. **Maximum test pressure - 35 kPa**
12. **CAN/ULC-S601**

## LISTING MARK:

(Label Account: 58-23-1)

UNDERWRITERS LABORATORIES INC. FOR US and CANADA SYMBOL

R

LISTED

SECONDARY CONTAINMENT ABOVEGROUND TANK FOR FLAMMABLE LIQUIDS

## INSTALLATION INSTRUCTIONS:

\* Each tanks shall be provided with a copy of the installation instructions. The instructions shall include the information required in **ULC-S601-07, Section 9.**

## CONSTRUCTION DETAILS:

General - The tanks shall be constructed in accordance with both the current edition of UL Standard UL142 and ULC Standard ULC-S601-07, the following description, and Ills. 1 through 7. The overall length of the tanks may vary provided the width and height of the primary and secondary tanks do not exceed that shown in the illustrations, the stiffener spans are not greater than that shown in the illustrations, and the material and thicknesses are as shown in the illustrations.

**Alternate construction - Same as ILLS. 1-7 except pump bay not provided. Refer to ILLS. 8 and 9 for general construction details.**

Provision for Venting - Each primary tank shall have provision for normal and emergency venting. The interstitial space of each tank shall have provision for emergency venting. The vent openings shall be identified and be in addition to filling, withdrawal or monitoring openings. The vent fittings shall be on the tank top and shall be sized as specified in the Standards

Additional Openings - Separate openings shall be provided on the tank for connection to piping and monitoring. All openings shall employ fittings constructed in accordance with the Standard. The size and location of the fittings may vary from that shown in the Illustrations.

Joints and Seams - Joints and seams shall be in accordance with the Standards and as shown in the respective illustrations detailing the tank constructions.

Bracing and Support Steel - All bracing, stiffeners and support steel shall be provided as shown in the respective illustrations. Arrangements and details for welding the bracing and supports are specified on the illustrations.

Material and Thickness - The material used in construction of the tanks shall be as specified in the Standards. The sheet steel shall be 6 mm minimum thick.

Lifting Fittings - Lifting Fittings shall be constructed as show in the illustrations. Four lifting fittings shall be used for tanks capacities up to 68,000 liters. Longer tanks up to and including 80,000 liters shall have 8 lifting fittings.

Ladders - Exterior and interior ladders shall be constructed as specified in the illustrations.

Supplementary Equipment - Each tank with a capacity greater than 5000 liters shall be provided with a gauge chart and a gauge stick with minimum cross section of 11 by 19 mm with a length of 300 mm greater than the depth of the tank, a ULC Listed spill containment device of not less than 15 L capacity that complies with the requirements of ULC/ORD-C142.19, a ULC Listed overflow prevention device that complies with the requirements of ULC/ORD-C58.15, and ULC Listed manway gasket that complies with the requirements of ULC/ORD-C107.19-1992.

\*Alternate tank construction, see ILL. 10 for details. Ladders, walkways and railings same as ILLS. 1-9. Tank shell minimum **4.5 mm** thick.

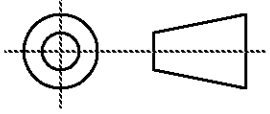
Issued: 2006-09-19

Vol. 1 Sec. ILL-8 and Report

File MH45150

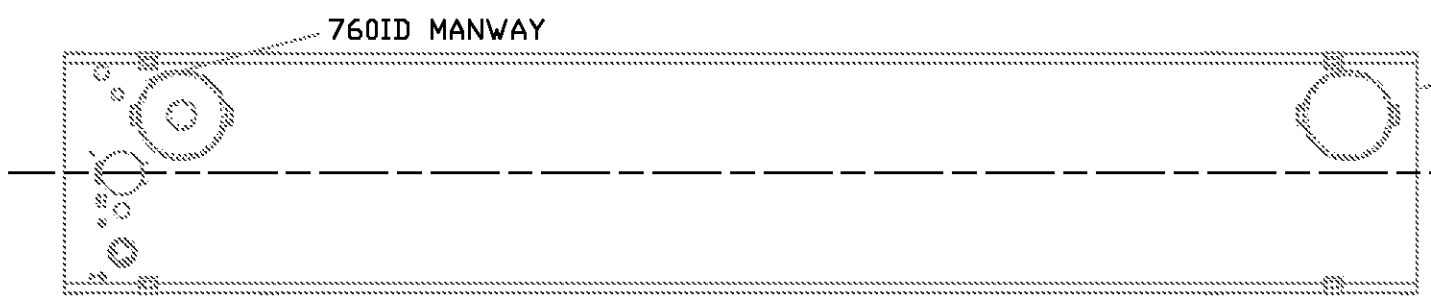
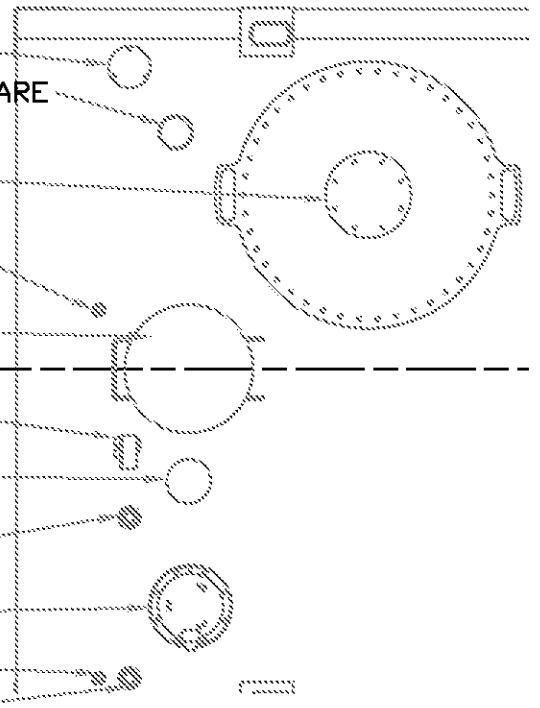
DRAWING NO  
**TT-T84-GA**

**DO NOT SCALE**

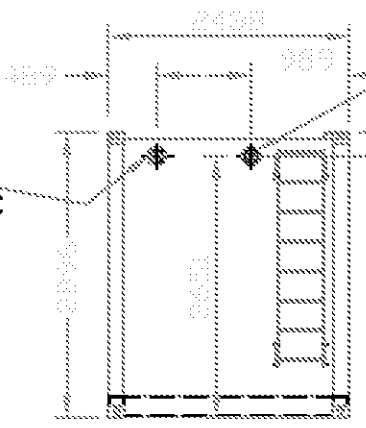


102

- USED ON
- 80BSP FREE VENT
  - 4"NPT SUB PUMP SPARE
  - PROVISION FOR EV
  - 25BSP TANK SAMPLE
  - SPILL BOX WITH INTERSTITIAL DIP AND TANK DIP
  - 50BSP HIGH ALARM
  - 4' SOCKET SPARE
  - 50BSP SPARE
  - INTERSTITIAL EV
  - 25BSP SPARE
  - 50BSP SPARE

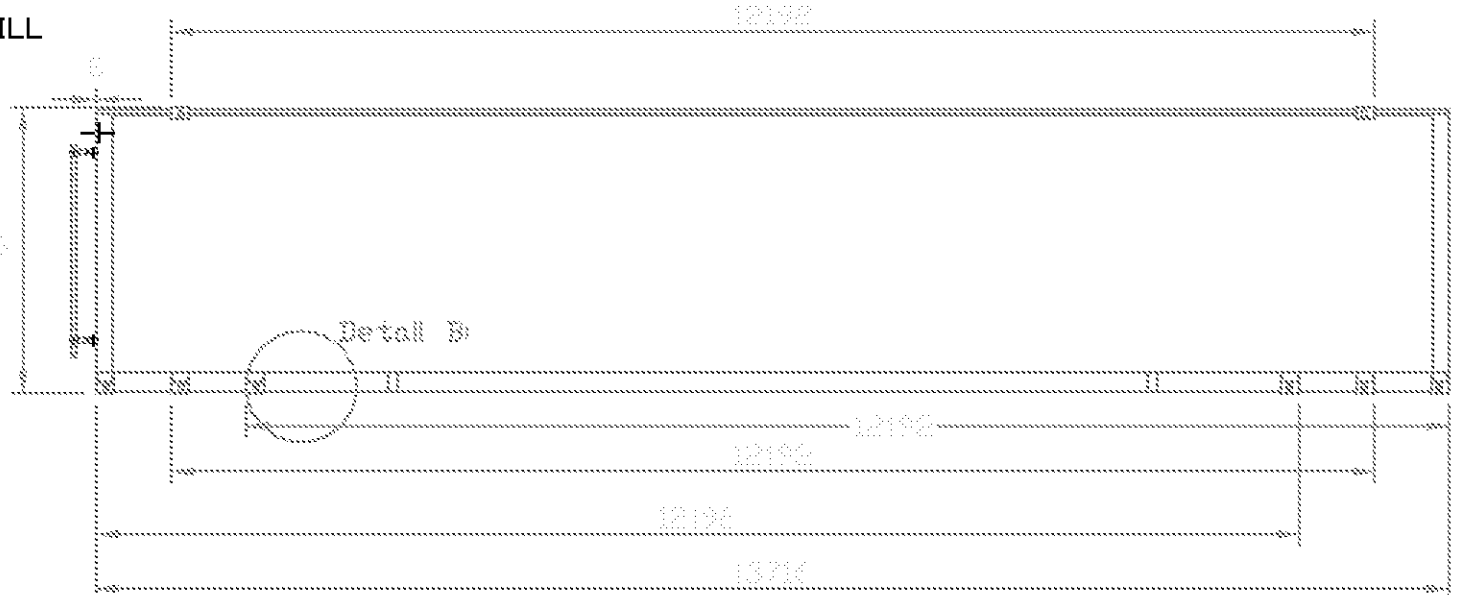


PLAN VIEW

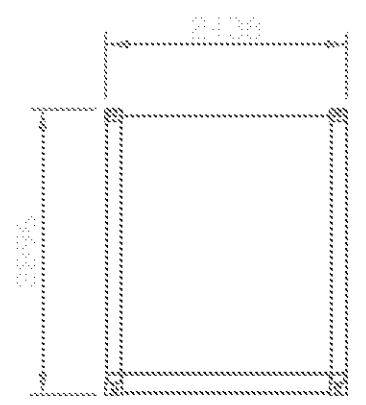


FRONT VIEW

80NB X ANSI150  
TAPPED 5/8 UNC  
TANK FILL



SIDE VIEW



REAR VIEW

DETAIL B:  
Max. 1.0mm dia.  
recessed 100mm dia.  
castling with a contrast  
note tapped to suit 80B

Note:  
Total Capacity 83,960 Litres  
SFL 10% Ullage 75,600 Litres

PART:	FINISH:	TOLERANCES: ALL DIMENSIONS IN MM  UNLESS STATED OTHERWISE ALL TOLERANCES TO BE AS FOLLOWS:  0 ± 0.0 ± 0.00 ± ANG ±  DRAWN TO AS1100	DRAWN dhunter	DATE 18 MAY 2011	 <b>TRANSTANK T84</b> <b>GENERAL ARRANGEMENT</b>		
			DESIGN/CHECKED dhunter	DATE 18 MAY 2011			
MATERIAL:	<p>CONFIDENTIAL</p> <p>This document and all information contained herein are the property of TRANSTANK PTY LTD and are not to be disclosed to any other party without the prior written consent of TRANSTANK PTY LTD.</p> <p>© TRANSTANK PTY LTD 2008</p>		APPROVED	DATE	DRAWING NO <b>TT-T84-GA</b>		SHEET SIZE <b>A3</b>
			CONFIGURED	DATE	SCALE 1:75	APPR MASS: 17,750kg	

Created by UL Document Assembler 2014-06-20 17:03:09 -05:00

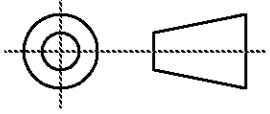
Issued: 2006-09-19

Vol. 1 Sec. ILL-9 and Report

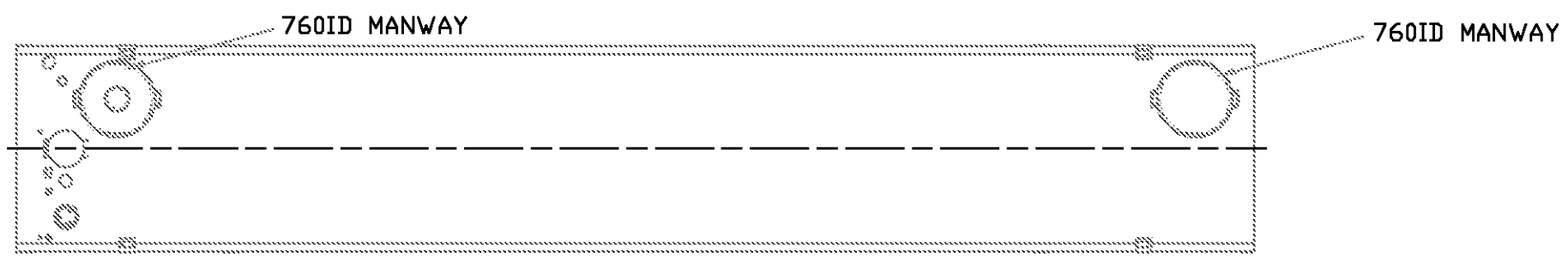
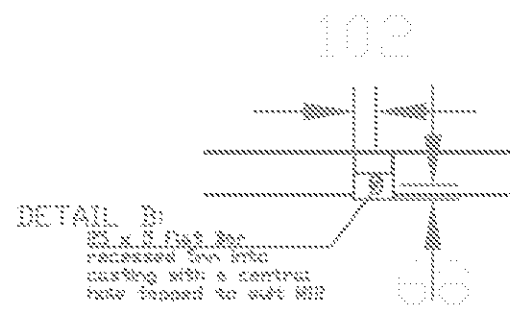
File MH45150

DRAWING NO  
TT-T90-GA-2011

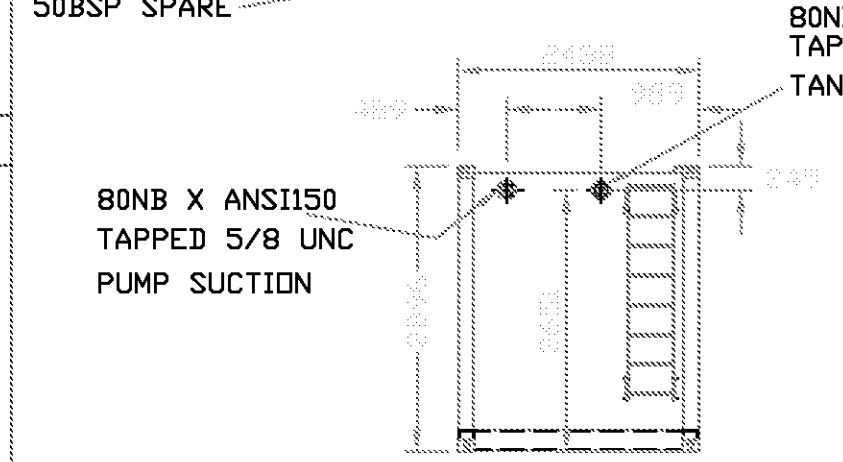
DO NOT SCALE



- USED ON
- 80BSP FREE VENT
  - 4"NPT SUB PUMP SPARE
  - PROVISION FOR EV
  - 25BSP TANK SAMPLE
  - SPILL BOX WITH INTERSTITIAL DIP AND TANK DIP
  - 50BSP HIGH ALARM
  - 4' SOCKET SPARE
  - 50BSP SPARE
  - INTERSTITIAL EV
  - 25BSP SPARE
  - 50BSP SPARE



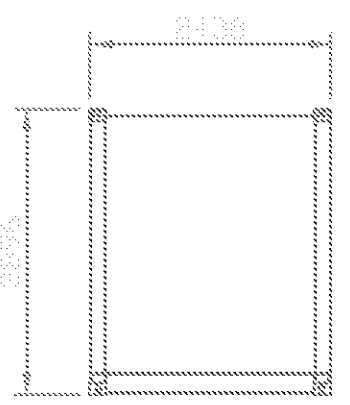
PLAN VIEW



FRONT VIEW



SIDE VIEW

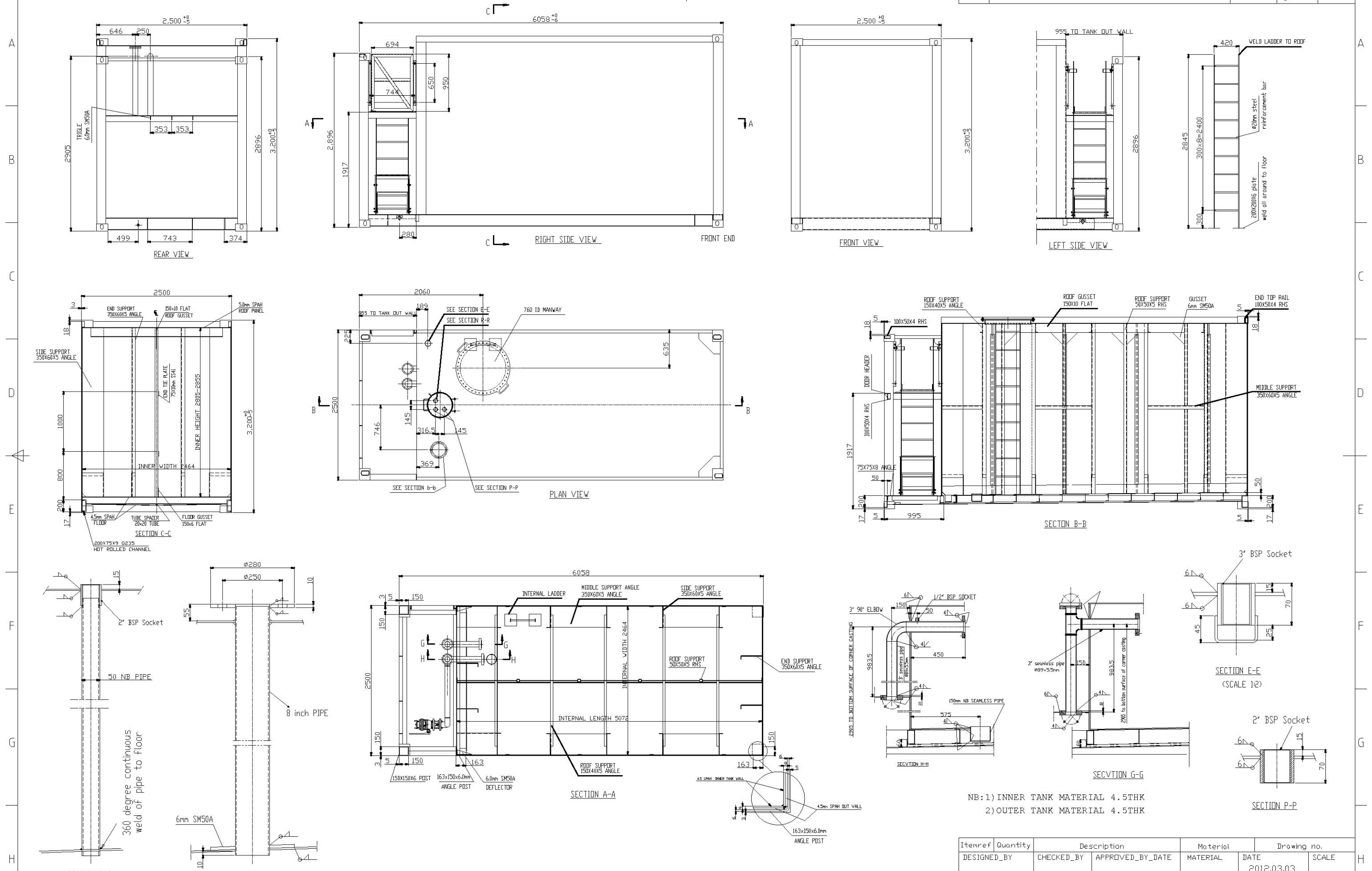


REAR VIEW

PART:	FINISH:	TOLERANCES: ALL DIMENSIONS IN MM  UNLESS STATED OTHERWISE ALL TOLERANCES TO BE AS FOLLOWS:  0 ± 0.0 ± 0.00 ± ANG ±  DRAWN TO AS1100	DRAWN dhunter	DATE 02 MAY 2011			
			DESIGN/CHECKED dhunter	DATE 18 MAY 2011			
MATERIAL:	CONFIDENTIAL This document and all information contained herein are the property of TRANSTANK PTY LTD and are not to be disclosed to any other party without the prior written consent of TRANSTANK PTY LTD. © TRANSTANK PTY LTD 2008		APPROVED	DATE	TITLE TRANSTANK T90 GENERAL ARRANGEMENT		
			CONFIGURED	DATE			
			SCALE 1:75	APPR MASS: 18,500kg	SHT: 3 OF 3	ISS: 00	SHEET SIZE A3

Created by UL Document Assembler 2014-06-20 17:03:09 -05:00

Rev.No	Revision note	Date	Signature	Checked



NB: 1) INNER TANK MATERIAL 4.5THK  
2) OUTER TANK MATERIAL 4.5THK

Itemref	Quantity	Description	Material	Drawing no.
DESIGNED_BY	CHECKED_BY	APPROVED_BY_DATE	MATERIAL	DATE
				2012.03.03
TITLE 20'x8'2.5'x10'6"-TC35NP TANK GENERAL ARRANGEMENT				
DWG No.		EDITION		SHEET
TC35NP-G01				

This document and all information contained within it remains the property of TRANSTANK PTY LTD and specified parties deemed by TRANSTANK Pty Ltd. No part of this document may be copied without explicit consent of TRANSTANK PTY LTD.

**TRANSTANK**

TEST RECORD NO. 1

SAMPLES:

The manufacturer submitted a Model T68, 68000 liter rectangular secondary containment tank and a Model T30, 30000 liter rectangular secondary containment tank. The sample constructions were considered to be representative of the tanks described in this Report.

GENERAL:

The following tests were conducted in accordance with UL142, Standard for Steel Aboveground Tanks for Flammable and Combustible Liquids, Eighth Edition dated July 11, 2002, and ULC/ORD-C142.18-1995, Other Recognized Document for Rectangular Steel Aboveground Tanks for Flammable and Combustible Liquids, Second Edition dated March, 2000. The results relate only to those samples tested.

Test	ULC Clause	UL Section
Leakage Test	6.1, 6.2	39
Hydrostatic Strength Test	6.4, 6.5	40
Static Load/Top Load Test	6.6	41
Lift Lug Strength Test	6.9	-
Tank Support Load Test	6.10	44
Static Load (Ladders) Test	-	34.5

The results of the above tests were reviewed and found to comply with the applicable requirements of UL142, Standard for Steel Aboveground Tanks for Flammable and Combustible Liquids, Eighth Edition dated July 11, 2002, and ULC/ORD-C142.18-1995, Other Recognized Document for Rectangular Steel Aboveground Tanks for Flammable and Combustible Liquids, Second Edition dated March, 2000.

TEST RECORD NO. 2

SAMPLES:

The manufacturer submitted a Model T4.5, 4500 liter rectangular secondary containment tank. The sample constructions were considered to be representative of the tanks described in this Report.

GENERAL:

The following tests were conducted in accordance with UL142, Standard for Steel Aboveground Tanks for Flammable and Combustible Liquids, Eighth Edition dated July 11, 2002, and ULC/ORD-C142.18-1995, Other Recognized Document for Rectangular Steel Aboveground Tanks for Flammable and Combustible Liquids, Second Edition dated March, 2000. Based on the greater unsupported area of the T12 tank as compared to the T4.5 tank, the Static Load/Top Load Test was not conducted. The results relate only to those samples tested.

Test	ULC Clause	UL Section
Leakage Test	6.1, 6.2	39
Hydrostatic Strength Test	6.4, 6.5	40
Lift Lug Strength Test	6.9	-
Tank Support Load Test	6.10	44

The results of the above tests were reviewed and found to comply with the applicable requirements of UL142, Standard for Steel Aboveground Tanks for Flammable and Combustible Liquids, Eighth Edition dated July 11, 2002, and ULC/ORD-C142.18-1995, Other Recognized Document for Rectangular Steel Aboveground Tanks for Flammable and Combustible Liquids, Second Edition dated March, 2000.

Test Record Summary:

The results of this investigation indicate that the products evaluated comply with the requirements of UL142, Standard for Steel Aboveground Tanks for Flammable and Combustible Liquids, Eighth Edition dated July 11, 2002, and ULC/ORD-C142.18-1995, Other Recognized Document for Rectangular Steel Aboveground Tanks for Flammable and Combustible Liquids, Second Edition dated March 2000, and therefore, such products are judged eligible to bear the UL Mark as described on the Conclusion Page of this Report.

Test Record by:

Reviewed by:

TIM CREWS  
Staff Engineer

WAYNE DOVERSBERGER  
Staff Engineer

TEST RECORD NO. 3:

SAMPLES:

The Canadian Requirements for rectangular aboveground secondary containment tanks for flammable and combustible liquids were updated to CAN/ULC-S601-07, Standard for Shop Fabricated Steel Aboveground Tanks for Flammable and Combustible Liquids, fourth edition dated December 2007.

GENERAL:

Based on testing conducted under Test Records 1 and 2 of this Report, no testing was required.

Test Record Summary:

The results of this investigation, including construction review and testing, indicate that the product(s) evaluated comply with the applicable requirements in UL Standard for Safety for Steel Aboveground Tanks for Flammable and Combustible Liquids, UL 142, 9th Edition, revisions through and including February 12, 2010 and CAN/ULC-S601-07, Standard for Shop Fabricated Steel Aboveground Tanks for Flammable and Combustible Liquids, fourth edition dated December 2007, and therefore, such products are judged eligible to bear UL's Mark as described on the Conclusion Page of this Report. Any information and documentation involving UL Mark services are provided on behalf of Underwriters Laboratories Inc. (UL) or any authorized licensee of UL.

Test Record by:

Wayne Doversberger  
Staff Engineer

Reviewed by:

Al Duresa  
Staff Engineer

TEST RECORD NO. 4

SAMPLES:

The manufacturer submitted a Model T84 and T90 rectangular secondary containment tank. The sample constructions were considered to be representative of the tanks described in this Report.

GENERAL:

Based on the tank construction being the same as the current T80 design only the pump bay is not provided, no testing was deemed necessary for these two models.

Test Record Summary:

The results of this investigation indicate that the products evaluated comply with the requirements of UL142, Standard for Steel Aboveground Tanks for Flammable and Combustible Liquids, Ninth Edition dated December 28, 2006 with revisions through and including February 12, 2010, and ULC-S601-07 Standard for Shop Fabricated Steel Aboveground Tanks for Flammable and Combustible Liquids, Fourth Edition dated December 2007, and therefore, such products are judged eligible to bear the UL Mark as described on the Conclusion Page of this Report.

Test Record by:

Reviewed by:

WAYNE DOVERSBERGER  
Staff Engineer

Al Duresa  
Staff Engineer

TEST RECORD NO. 5

SAMPLES:

The manufacturer submitted a Model TCP 35NP, 35000 liter rectangular secondary containment tank. The sample constructions were considered to be representative of the tanks described in this Report and ILL. 10.

GENERAL:

Testing on the ladders, walkways, railings, lift lugs and supports were waived based on testing conducted under Test Record Nos. 1 and 2 of this Report.

The results relate only to those samples tested.

The following tests were conducted

<u>Test</u>	<u>ULC Clause</u>	<u>UL Section</u>
Pressure Leak/Leakage Test	7.5	39
Proof of Design/Hydrostatic Strength Test	7.1	40
Static Load/Top Load Test	7.8	41

Test Record Summary:

The results of the above tests were reviewed and found to comply with the applicable requirements of UL142, Standard for Steel Aboveground Tanks for Flammable and Combustible Liquids, Ninth Edition dated December 28, 2006 with revisions through February 12, 2010, and ULC S601, Shop Fabricated Steel Aboveground Tanks for Flammable and Combustible Liquids, Fourth Edition dated December, 2007.

Test Record by:

Reviewed by:

WAYNE DOVERSBERGER  
Staff Engineer

Tim Crews  
Staff Engineer

TEST RECORD NO. 6

SAMPLES:

The manufacturer submitted a request for correction of the material thickness for the TCP 35NP, 35000 rectangular secondary containment tank, ILL. 10.

GENERAL:

Based on this being a correction as noted by the referenced Illustration, no testing was deemed necessary.

Test Record Summary:

The results of this investigation indicate that the products evaluated comply with the requirements of UL142, Standard for Steel Aboveground Tanks for Flammable and Combustible Liquids, Ninth Edition dated December 28, 2006 with revisions through and including July 19, 2013, and ULC-S601-07 Standard for Shop Fabricated Steel Aboveground Tanks for Flammable and Combustible Liquids, Fourth Edition dated December 2007, and therefore, such products are judged eligible to bear the UL Mark as described on the Conclusion Page of this Report. Any information and documentation involving UL Mark services are provided on behalf of Underwriters Laboratories Inc. (UL) or any authorized licensee of UL.

Test Record by:  
WAYNE DOVERSBERGER  
Staff Engineer

Reviewed by:  
  
Staff Engineer

## CONCLUSION

Samples of the products covered by this Report have been found to comply with the requirements covering the class and the products are judged to be eligible for Listing and Follow-Up Service. The manufacturer is authorized to use the Laboratories' Mark on such products which comply with the Follow-Up Service Procedure and any other applicable requirements of Underwriters Laboratories Inc. Only those products which properly bear the Laboratories' Mark are considered as Listed by Underwriters Laboratories Inc.

Report by:

Reviewed by:

TIM CREWS  
Staff Engineer

Wayne Doversberger  
Staff Engineer

## **Australia**

### **SYDNEY**

Level 10 201 Pacific Highway  
St Leonards NSW 2065  
T 02 9493 9500

### **NEWCASTLE**

Level 3 175 Scott Street  
Newcastle NSW 2300  
T 02 4907 4800

### **BRISBANE**

Level 1 87 Wickham Terrace  
Spring Hill QLD 4000  
T 07 3648 1200

### **CANBERRA**

Level 2 Suite 2.04  
15 London Circuit  
Canberra City ACT 2601

### **ADELAIDE**

Level 4 74 Pirie Street  
Adelaide SA 5000  
T 08 8232 2253

### **MELBOURNE**

Suite 8.03 Level 8 454 Collins  
Street  
Melbourne VIC 3000  
T 03 9993 1900

### **PERTH**

Suite 9.02 Level 9 109 St  
Georges Terrace  
Perth WA 6000

## **Canada**

### **TORONTO**

2345 Young Street Suite 300  
Toronto ON M4P 2E5

### **VANCOUVER**

60 W 6th Ave Suite 200  
Vancouver BC V5Y 1K1



[linkedin.com/company/emm-consulting-pty-limited](https://www.linkedin.com/company/emm-consulting-pty-limited)



[emmconsulting.com.au](http://emmconsulting.com.au)