Douglas PARTNERS

GROUNDED EXPERTISE

Remediation Action Plan

Proposed Multi-storey Development

11 and 15 Kenrick Street and 189 and 195-197 Union Street, The Junction NSW

Prepared for Diverse Property Co Pty Ltd

Project 236197.01

1 June 2026

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

Signature		Date
Author	Patrick Heads	1 June 2026
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Douglas Partners acknowledges Australia's First Peoples as the Traditional Owners of the Land and Sea on which we operate. We pay our respects to Elders past and present and to all Aboriginal and Torres Strait Islander peoples across the many communities in which we live, visit and work. We recognise and respect their ongoing cultural and spiritual connection to Country.

Executive Summary

Douglas Partners Pty Ltd (Douglas) has prepared this remediation action plan (RAP) for a proposed multi-storey development at 11 and 15 Kenrick Street and 189 and 195-197 Union Street, The Junction NSW. The objectives of the remediation are to address potentially unacceptable risks to relevant environmental values and to render the site suitable for the proposed land use.

Previous investigations indicated the presence of elevated heavy metals and PCB contamination in fill within the site, plus the presence of asbestos in fill.

Given the proposed basement excavation for the development, the adopted remediation strategy comprises excavation of the impacted fill followed by validation testing of the underlying soils to confirm removal of impact.

The broad scope of remediation comprises demolition of existing structures and subsequent clearance, additional investigation, excavation and off-site disposal of identified soil/fill impacts, validation of the removal of impacts, followed by classification of the remaining soils within the proposed basement excavation for disposal and/or reuse.

It should be noted that this RAP does not form a detailed specification for the proposed site remediation works, but rather represents a planning document which outlines the means by which site remediation can be achieved. The Remediation Contractor must base their detailed work methodologies around the requirements of this RAP.

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Remediation Action Plan
Proposed Multi-storey Development
11 and 15 Kenrick Street and 189 and 195-197 Union Street, The Junction NSW

1. Introduction

Douglas Partners Pty Ltd (Douglas) has prepared this remediation action plan (RAP) for a proposed multi-storey development at 11 and 15 Kenrick Street and 189 and 195-197 Union Street, The Junction NSW (the site). The RAP was commissioned by Mark Randon of Diverse Property Co Pty Ltd and was undertaken in accordance with Douglas' proposal dated 3 February 2026. The site is shown on Drawing 1, Appendix B.

The following key guidelines were consulted in the preparation of this report:

- NEPC National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM] (NEPC, 2013);
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020);
- CRC CARE Remediation Action Plan: Development - Guideline on Establishing Remediation Objectives (CRC CARE, 2019a).

The remediation objectives, devised in accordance with CRC (2019a), are to:

- Address potentially unacceptable risks to relevant environmental values from contamination;
- Render the site suitable, from a contamination perspective, for the proposed development.

This RAP provides details of the work that will be required at the site to meet the remediation objectives.

This RAP has been prepared by Douglas to support a State Significant Development Application (SSDA) and concurrent rezoning for a new shop top housing development at 189 Union Street, 195-197 Union Street, 11 Kenrick Street and 15 Kenrick Street, The Junction.

As advised by the client, the remediation works outlined in this report constitute Category 2 Remediation under Clause 4.13 of *SEPP (Resilience and Hazards) 2021*. The Council must be notified at least 30 days prior to the commencement of the remediation work unless alternative conditions are applicable under the development consent.

The proposed development includes:

- Demolition of all buildings and structures;
- Excavation and associated site preparation works; and
- Construction of a 7-storey building comprising shop top housing (including affordable housing), retail/commercial premises, two-level basement parking, landscaping and associated works.

This RAP presents the procedures and plans which provide the means by which site remediation can be achieved. The Remediation Contractor must base their detailed work methodologies around the requirements of this RAP.

The proposed development layout is shown on the proposed development plans in Appendix A. The proposed development plans indicate that the footprint of the basement excavation covers the majority of the site area. This report must be read in conjunction with all appendices including the notes provided in Appendix A.

An acid sulfate soil management plan (ASSMP) has also been prepared for the site, with the aim of providing management methods and procedures to minimise environmental impacts resulting from the disturbance of acid sulfate soils (ASS) during the construction of the proposed development. Implementation of the ASSMP (particularly for basement excavation) will largely commence following the completion of excavation of fill materials and subsequent validation of the remaining soils from a contamination perspective.

2. Scope of work

The scope of work to achieve the objective is as follows:

- Summarise the findings of previous investigations used to inform the status of contamination and contamination risk at the site;
- Present a conceptual site model (CSM) to list potential and likely contamination source, pathway and receptor linkages to address potentially unacceptable risks to human health and relevant environmental values from contamination;
- Define the anticipated extent of remediation;
- Assess potentially suitable remediation options to render the site suitable for its proposed use, and which will minimise potentially unacceptable risk to human health and/or the environment and which includes the consideration of the principles of ecologically sustainable development;
- Discuss options with the client to confirm the remediation approach to remediation to render the site suitable, from a contamination perspective, for the proposed development;
- Establish the remediation acceptance criteria (RAC) to be adopted for validation of remediation;
- Identify how successful implementation of the RAP will be validated;
- Outline waste classification, handling and tracking requirements;
- Outline environmental safeguards required to complete the remediation works;
- Include contingency plans and an unexpected finds protocol.

3. Site description

Site address	11 and 15 Kenrick Street and 189 and 195-197 Union Street, The Junction NSW
Legal description	Lot 1023 DP 802877, Lot 11 DP 737299, Lot 26 DP 1057934 and SP 32625,
Area	0.22 ha
Zoning	Zone E1 Local Centre
Local government area	Newcastle City Council
Current use	Business/ car park
Surrounding uses	North east – Kenrick Street and commercial South east – Commercial South west – Commercial Notht west – Union Street and commercial

The site boundary is shown on Figure 1.

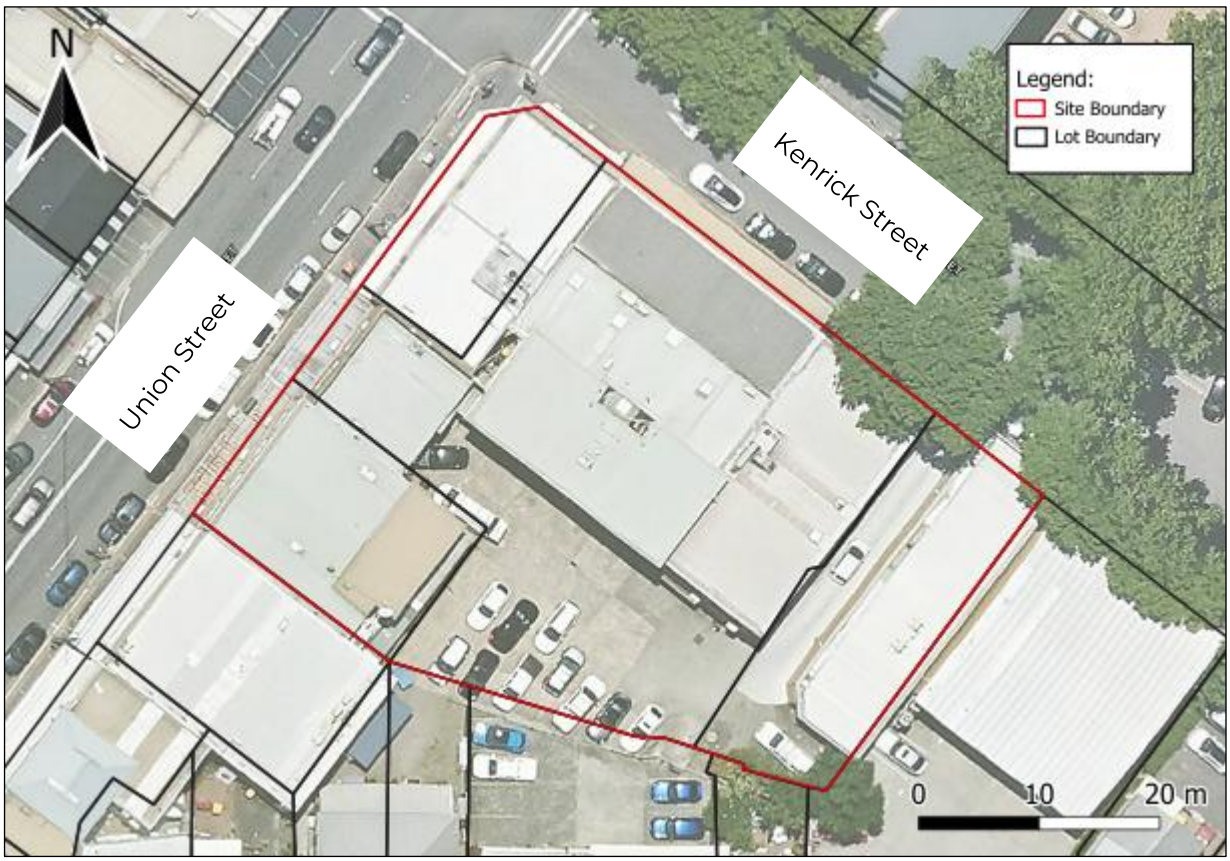

Figure 1: Site location (boundary in red)

4. Environmental setting

Regional topography	The site is within an area of generally flat topography associated with alluvial planes of the Hunter River.
Site topography	The site is relatively level with a surface level of about 4 relative to Australian Height Datum (AHD).
Soil landscape	The Soil Landscapes of Central and Eastern NSW (v2) indicate that the site is within the Hamilton soil landscape which comprises level to gently undulating well-drained plain on Quaternary deposits in the Hunter Plain region. Soil qualities and limitations include wind erosion hazard, ground water pollution hazard, strong acidity, non-cohesive soils.
Geology	Reference to the Newcastle Coalfield Regional Geology 1:100,000 Geological Series Sheet, published by the Department of Mineral Resources, indicates that the site is underlain by Quaternary aged alluvium which typically comprises gravel, sand, silt and clay mixtures, which are further underlain by rocks of the Newcastle Coal Measures.
Acid sulfate soils	Reference to the NSW ASS Risk maps indicate that the site is mapped as having a low probability of occurrence greater than 3m below the ground surface.
Surface water	The nearest surface water body is the Cottage Creek stormwater channel, located approximately 320 m north and 360 m east of the site. Cottage Creek flows to the north towards the Hunter River, which is located approximately 1.57 km north of the site.
Groundwater	A search of the publicly available registered groundwater bore database indicated that there are nine registered groundwater wells within 500 m of the site.

A search of the publicly available registered groundwater bore database indicated that there are nine registered groundwater bores within 500 m of the site. The nine groundwater bores from within 500 m the site are summarised in Table 1.

Table 1: Summary of available information from nearby registered groundwater bores

Bore ID	Authorised purpose	Completion year	Status	Location relative to site	Final depth (m)	Standing water level (m bgl)
GW200589	IRRIGATION	2003	Supply Obtained	186 m north-east	7.50	2.100
GW055076	DOMESTIC	NULL	NULL	261 m west	5.50	NULL
GW202064	DOMESTIC	2005	Supply Obtained	335m north-west	4.00	2.000
GW058357	DOMESTIC	1983	Supply Obtained	410m north-west	4.00	NULL
GW058445	DOMESTIC	NULL	NULL	420m north-west	5.00	NULL
GW054664	DOMESTIC	1980	NULL	475m west	6.40	NULL
GW201797	NULL	2004	Equipped	240m south	4.20	NULL
GW201795	MONITORING BORE	2004	Equipped	280m south	10.20	8.400
GW201796	NULL	2004	Equipped	290m south	8.70	8.200

Based on the inferred flow direction of nearby water courses, the anticipated flow direction of groundwater beneath the site is towards the Tasman Sea approximately 730 m south-east of the site, or the Hunter River located approximately 1.57 km north of the site, which are the likely receiving surface water bodies for the groundwater flow path.

5. Summary of previous investigations

5.1 Previous reports

The following previous reports are relevant to the current investigation:

- Douglas Partners, *Report on Preliminary Geotechnical and Groundwater Investigation, Proposed Mixed Use Development, Corner Union Street and Kenrick Street, The Junction* (Douglas, 2025);
- ESP Environment and Safety Professionals, *Preliminary Site Investigation, 11 and 15 Kenrick Street, The Junction and 195-197 Union Street, The Junction* (ESP, 2026);
- Douglas, *Detailed Site Investigation, Proposed Multi-storey Development, 11 and 15 Kenrick Street and 189 and 195-197 Union Street, The Junction NSW* (Douglas, 2026a).

A summary of key reports is in the following subsections.

5.2 Douglas (2025)

Douglas conducted a preliminary geotechnical and groundwater assessment at the site for the proposed development.

The scope of work comprised the drilling of one borehole, the installation of one groundwater well, three Cone Penetration Tests (CPT), laboratory testing of selected samples, and subsequent analysis.

Subsurface conditions generally comprised grey to dark grey gravel and sand fill (of unknown origin) to 0.6 m bgl, underlain by alluvial sand to approximately 5.5 m below ground level (bgl), which was underlain by an alluvial silty clay layer to 8.0 m, which was underlain by additional grey sand to termination at 10.13 m depth.

Following well installation, groundwater was observed at 2.0 m to 2.1 m depth (i.e. 3.5 m to 3.6 m AHD).

Preliminary groundwater quality testing was conducted at the site from the well installed in Bore 1. The borehole location is shown on Drawing 1, Appendix B. The groundwater testing results indicated the following:

- Benzene, toluene, ethylbenzene and xylene (BTEX) and polycyclic aromatic hydrocarbons (PAH) concentrations were below practical quantitation limits (PQL);
- Total recoverable hydrocarbons (TRH) (C10-C40 fractions) was detected above PQL within the sample which was below guideline values. Review of the chromatogram by the laboratory indicated an oil-like profile when compared to a standard reference library. It was noted that the TRH was low in concentration and comparison against the reference library was difficult;
- pH which was not within acceptable range of guideline values for lowland rivers, estuaries (ANZECC, 2000) or trade waste (HWC, 2023);
- Dissolved oxygen was not within acceptable range of guideline values for lowland rivers and estuaries (ANZECC, 2000);
- Turbidity exceeded acceptable range of guideline values for lowland rivers and estuaries (ANZECC, 2000). It is noted that turbidity is influenced by the sampling method and may not be representative of conditions during dewatering;
- Nitrogen and phosphorous which exceeded guideline values for lowland rivers and estuaries (ANZECC, 2000);
- Total suspended solids (TSS) which exceeded trade waste guidelines (HWC, 2023). It is noted that TSS is influenced by the sampling method and may not be representative of conditions during dewatering;
- Arsenic which exceeded marine guidelines (ANZG, 2018);
- Cobalt which exceeded freshwater and marine guidelines (ANZG, 2018);
- Perfluorooctane sulfonate (PFOS) which exceeded ecological freshwater guideline values for 99% level of protection (LOP) (HEPA, 2025) and ANZG default guideline values for the protection of aquatic ecosystems 99% level of protection; and
- Sum of per and polyfluoroalkyl substances (PFAS) which exceeded trade waste guidelines (HWC, 2023).

The results of groundwater testing and preliminary assessment of disposal options indicated that discharge to stormwater and/or sewer following treatment would be the most practical method to manage dewatered waters. Disposal would be subject to regulatory approval.

5.3 **ESP (2026)**

ESP conducted a preliminary site investigation for the proposed development. The scope of work comprised:

- Desktop review of available mapping and site history information (historical titles, planning certificates, EPA registers, historical aerial photographs, office of water database);
- Site walkover;
- Subsurface investigation comprising the drilling of seven boreholes to depths of up to 6.5 m bgl (approximate test locations are noted on Drawing 1, Appendix B);
- Collection of soil samples and analysis of contaminants of concern;
- Preparation of a report.

The results of site history review and assessment of site condition identified the following potential contamination sources in the conceptual site model:

- Imported materials within the site;
- Vehicle storage on the site.

Subsurface conditions encountered in the ESP investigation generally comprised brown/dark brown to light brown sand fill, with ash, gravel and some brick debris, encountered to 1.0 m depth below ground level, underlain by natural brown sand and sandy clay.

Testing of the fill and soil from the test locations indicated the presence of elevated metal concentrations above the adopted ecological (cadmium, copper, lead and zinc) within samples BH1 1/0.5, BH 2/0.05, BH 4/0.3, BH 5/0.2, BH 6/0.2, BH 7/0.2 and BH 7/0.4, and exceedance of health-based investigation level for lead (four samples – BH 2/0.05, BH 4/0.3, BH 7/0.2, BH 7/0.4)) for residential land use with accessible soils. Test locations are shown on Drawing 1, Appendix B.

A fragment of cement sheeting was observed in fill at approximately 0.2 m depth in BH 7. The sample was confirmed to contain asbestos.

Preliminary acid sulfate soil testing suggested the presence of acid sulfate soils in the underlying clay soils at a depth beyond 5 m bgl.

The CSM from the PSI (ESP, 2026) is reproduced below.

Table 2: Conceptual site model from the PSI (ESP, 2026)

Primary Contaminant Sources	Release Mechanism	Contaminants of Concern	Potential Receptors	Potential Exposure Pathways	Complete Linkages	Risk	Justification	Further Assessment Required
Imported materials at the site (all lots).	Leaching, surface runoff and sediment transport.	Heavy metals, MAH, PAH, BTEXN, TRH, Phenols and Asbestos.	Residents, site workers and maintenance workers.	Dermal contact, inhalation (dust or vapours) or incidental ingestion of exposed impacted soils.	Yes	Low	Evidence of imported material at the site. Leaching of contaminants to surrounding soil and airborne asbestos contamination possible due to weathering.	Yes
			Underlying groundwater reservoir.	Extraction and use of groundwater. Incidental ingestion of groundwater. Migration of impacted groundwater.	Limited		Onsite use of groundwater was not observed/reported.	No
			Downstream offsite occupants.		Limited			
			Onsite and offsite terrestrial ecological receptors.	Direct contact with soil by terrestrial ecological receptor.	Yes	Low	Evidence of imported material at the site. Leaching of contaminants to surrounding soil possible due to weathering.	Yes
			Drainage channel, and potentially the waterway to the east (Pacific Ocean)	Recreational use of impacted surface water. Incidental ingestion of surface water. Ingestion of fish.	No		Contamination of the waterbodies is unlikely due to dilution, dispersion effects and natural attenuation of organics.	No
Vehicles stored on-site.	Leaching, surface runoff and sediment transport.	Heavy metals, MAH, PAH and TRH.	Residents, site workers and maintenance workers.	Dermal contact, inhalation (dust or vapours) or incidental ingestion of exposed impacted soils.	Yes	Low	Evidence of vehicle storage on the site. Leaching of contaminants to surrounding soil possible due to weathering.	Yes
			Underlying groundwater reservoir.	Extraction and use of groundwater. Incidental ingestion of groundwater. Migration of impacted groundwater.	Limited		Onsite use of groundwater was not observed/reported.	No
			Downstream offsite occupants.		Limited			
			Onsite and offsite terrestrial ecological receptors.	Direct contact with soil by terrestrial ecological receptor.	Yes	Low	Evidence of vehicle storage at the site. Leaching of contaminants to surrounding soil possible due to weathering.	Yes
			Drainage channel, small pond, Anvil creek and the Hunter River identified in Table 2.3.	Recreational use of impacted surface water. Incidental ingestion of surface water. Ingestion of fish.	No		Contamination of the waterbodies is unlikely due to dilution, dispersion effects and natural attenuation of organics.	No

The PSI recommended that additional investigation (i.e. detailed site investigation) is conducted to delineate areas of elevated contamination concentrations (eg elevated lead and asbestos) to assist in waste classification (if required), and that an acid sulfate soil management plan is prepared for the site.

5.4 **Douglas (2026)**

Douglas conducted a detailed site investigation (DSI) at the site in in March 2026. The scope of work for the DSI included review of the previously prepared PSI, update of the conceptual site model for the site, subsurface investigation at ten borehole locations, collection of fill and soil samples for a range of potential contaminants, in-situ screening/sieving of fill for assessment of possible asbestos-containing materials, analysis of selected soil samples for a range of potential contaminants, acid sulfate soil testing of natural soils for assessment of potential acid generation and preparation of a detailed site investigation report presenting the results of the assessment and recommendations for additional work, remediation etc.

The updated conceptual site model presented in the Douglas DSI (Douglas, 2026a) included additional sources included existing and previous buildings, a jet plane crash on the site and possible hazardous building materials from underground utilities/conduits. The approximate locations of former structures are shown on Drawing 1 (Appendix A).

Subsurface conditions encountered at the test locations generally comprised the presence of sandy silt/silty sand fill to 1.5 m below ground level with inclusions such as coal, brick, concrete, glass and tile fragments, underlain by natural sand/silty sand to the depth of investigation.

Test locations from the previous assessments are shown on the test location plan in Appendix B. The borehole logs for test locations from the DSI (Douglas, 2026a) are presented in Appendix D.

The results of contamination testing indicated the presence of elevated heavy metal (zinc, copper) concentrations in fill at various locations within the site exceeding ecological-based criteria, along with one sample (201/0.5) in the fill with a slightly elevated PCB concentration and two fill samples (201/0.5 and 210/0.5) containing lead concentrations above the adopted health-based investigation levels (HIL). The locations of the HIL exceedances are shown on Drawing 1 (Appendix A). This, along with previously encountered asbestos-containing material in fill, suggested that remediation is required for the proposed residential and commercial mixed use development. Waste classification testing of the fill materials suggested a waste classification of ‘general solid waste (non-putrescible CT1/SCC1)’ for the fill. The results of testing also indicated that acid sulfate soils are present within the natural soil profile at the site. A summary of contamination testing results is presented in Appendix C.

Based on the results of the assessment, it was considered that the site could be made suitable for the proposed residential and commercial development, subject to the preparation and implementation of a remediation action plan which outlines the procedures, methodologies and responsibilities for remediation and validation of the identified heavy metal and asbestos contamination.

6. Conceptual site model

The data collected during previous investigations generally confirmed that for certain potential contaminant sources outlined in the CSM in the DSI (Douglas, 2026a), potentially complete exposure pathways to the identified receptors exist, whereas for others, they do not. No other sources of contamination have been identified as a result of the testing results to date. The source (and associated contaminants of potential concern (CoPC)), pathway and receptor linkages are summarised in Table 3.

A summary of the potentially complete exposure pathways for the proposed land use is shown in the table below.

Table 3: Summary of potentially complete exposure pathways (proposed land use)

Source and CoPC	Exposure pathway	Receptor
Remediation Area 1: Asbestos, heavy metals and PCB-impacted fill across the whole site area	**HP1:** Ingestion and dermal contact **HP2:** Inhalation of dust and/or vapours	**HR1:** Current site users **HR2:** Construction and maintenance workers **HR3:** End users
	HP2: Inhalation of dust and/or vapours	**HR4:** Adjacent site users
	EP1: Surface water run-off. **EP3:** Lateral migration of groundwater providing base flow to water bodies.	**ER1:** Surface water
	EP2: Leaching of contaminants and vertical migration into groundwater.	**ER2:** Groundwater
	EP4: Inhalation, ingestion and absorption.	**ER3:** Terrestrial ecosystems

7. Remediation extent

The extent of remediation comprises the entire site area, to an observed depth of between 0.35 m and 1.5 m below ground level across the site. The depth of impact is generally associated with the presence of dark grey-brown fill materials with building rubble, coal reject and ash inclusions.

The approximate extent of Remediation Areas 1, based on an interpretation of the available borehole and sampling data is the footprint of the entire site. The actual extent (the final remediation extent) will be established at the completion of the excavation of the area during remediation.

8. Remediation options assessment

The objective of the remediation options assessment and evaluation is to establish a preferred remediation strategy. The process involves canvassing various remediation options which may be viable and then ranking each option based on a number of evaluation criteria. The remediation options assessment was undertaken with reference to CRC CARE *Remediation Action Plan: Development - Guideline on Performing Remediation Options Assessment* (CRC CARE, 2019b).

The remediation options assessment is included in Appendix E.

9. Preferred remediation strategy

9.1 Rationale

The rationale for the selection of the preferred remediation strategy is outlined in Appendix E. The preferred option was selected in consultation with the client and was based on both technical considerations (as discussed herein), and other project specific considerations (such as program, cost, and consideration of construction requirements). The preferred remediation strategy is for Remediation Area 1 is excavation and off-site disposal of the heavy metal, asbestos and PCB-impacted fill.

9.2 Sequence of remediation

The general sequence of remediation shall be determined by the Remediation Contractor with the aim of minimising the potential for cross contamination of 'clean' areas / soils with contaminated soils. This should include avoiding, wherever possible transporting or placing contaminated soil over 'clean' areas separating stockpiles of different origin / contamination profile and validating the complete removal of any contaminated material placed / potentially impacting 'clean' areas.

The general sequence of remediation should consider the following recommended sequence:

- Task 1: Demolition of structures (including slabs, footings, underground services etc);
- Task 2: Post-demolition clearance by licensed asbestos assessor;
- Task 3: Additional inspection/investigation:
  - Inspection and data gap investigation following demolition of existing structures and pavements to assess conditions within previously inaccessible areas;
  - Confirmation of contamination and ASS status of underlying natural soils to confirm reuse options (eg reuse under ASS resource recovery order);
- Task 4: Excavation and off-site disposal of fill, comprising:
  - Waste classification of fill (partially undertaken as part of previous investigation (Douglas, 2026a) and to be completed as part of data gap investigation.
  - Excavation, loading and disposal of fill by contractor.
- Task 5: Validation of remediation of the stripped surface of the excavation by consultant;
- Task 6: Confirmation of the classification of underlying natural soils for disposal/reuse, in conjunction with the ASSMP (Douglas, 2026b) and data gap investigation.

Roles and responsibilities are outlined in the site management plan (Appendix F).

9.3 Task 1: Demolition of structures

Demolition of structures should be conducted as follows:

- Developer and contractor to co-ordinate demolition contractor;
- Pre-demolition hazardous materials survey on structures;
- Demolition of structures as per relevant guidelines and legislation.

9.4 Task 2: Post Demolition Clearance

A licensed asbestos assessor is to undertake a post-demolition clearance of the site and provide a clearance certificate.

9.5 Task 3: Additional inspection and investigation

The following inspection and additional investigation is recommended following demolition of structures:

- Inspection within the footprint of former structures to assess surface condition and potential for gross contamination;
- Additional test pits/shallow boreholes within the former building areas to confirm subsurface conditions and waste classification of previously inaccessible soils. Density of testing should be commensurate with systematic sample density as provided in the sampling design guidelines (NSW EPA, 2022) (i.e. approximately 16 m grid for a site of 0.2 ha) and also include investigation in previously inaccessible areas;
- Drilling deeper boreholes for collection of soil samples in underlying natural soils to confirm contamination status and ASS conditions for confirmation of reuse options (see Task 6);
- Contamination testing of fill and underlying natural soils to confirm disposal and reuse options. Contaminants of concern for the additional testing include heavy metals, PCB and asbestos. A standard suite for waste classification will also be tested to confirm disposal options.

9.6 Task 4: Remediation Area 1 – Off-site disposal

Excavation and off-site disposal of fill will require the following steps:

- Application for SafeWork NSW licence to undertake asbestos works due to the presence of asbestos containing materials in fill. Application to be completed by contractor/supervisor holding the appropriate licences for asbestos work;
- Excavation of fill under full-time inspection by the consultant;
- Loading and transport of excavated fill to an appropriately licensed landfill.

9.7 Task 5: Remediation Area 1 – Validation

Validation of the removal of heavy metal/asbestos/PCB-impacted fill will require the following:

- Visual inspection by consultant to assess removal of the impacted fill;
- Collection of validation soil samples from the stripped surface on a systematic grid pattern to assess the remaining soils for the removal of impact and suitability for future use. Validation testing to comprise the following analysis;
    - Screening/sieving at each validation test location from assessment of the presence of asbestos containing materials;
    - Collection of soil samples from each location for analysis of heavy metals (including lead, zinc and copper), asbestos in soil (500 ml sample) and PCB;

- Should validation sampling or data gap investigation indicate the presence of contamination above the remediation action criteria, the contractor is to conduct additional excavation of impacted soils, followed by additional validation sampling by the consultant, as above, until the results of validation testing indicate the remaining soils are suitable to remain on site from a contamination perspective, or meet the required criteria for potential off-site reuse;
- Preparation of a final validation report for the site, including the results of additional investigation and results of validation following removal of identified soil impacts.

9.8 Task 6: Classification of underlying natural soils for disposal/reuse

The following additional investigation is recommended to confirm the status of natural soils for disposal/reuse:

- Drilling deeper boreholes for collection of soil samples in underlying natural soils to confirm contamination status and ASS conditions for confirmation of reuse options. Testing density and frequency should be commensurate with the in-situ assessment requirements of the NSW EPA excavated natural material resource recovery order (NSW EPA, 2014d), being testing at nine locations for a site up to 0.3 ha;
- Confirmatory ASS testing to verify ASS conditions and treatment requirements as per the ASSMP (Douglas, 2026b).

10. Assessment criteria

10.1 Remediation acceptance criteria

The overarching remediation acceptance criterion (RAC) to be adopted for the project is for 'no unacceptable risks posed by the relevant media (i.e., soils, groundwater or soil vapour) to human health or the environment'.

The remediation works are to be validated as meeting the RAC by the Environmental Consultant by means of visual inspection, field screening, recovery and analysis of samples and review of any available plans as set out in this report.

In the absence of derivation of Tier 2 site specific target levels (SSTL), the (RAC) for contaminants in soil are the same as the Tier 1 site assessment criteria (SAC) adopted for the DSI (Douglas, 2026a), protective of human health and ecology.

In addition, should remaining soils at the site following remediation and validation require classification for potential off-site reuse, the soils need to meet the requirements of the NSWPA ASS RRO (NSW EPA, 2025), including chemical classification in line with the ENM RRO (NSW EPA, 2014d). This could be conducted as part of Tasks 3 and 6 above.

The following table provides a summary of the RAC.

Table 4: Remediation acceptance criteria

Item	Remediation acceptance criteria
Remediation Area 1 Excavation and off-site disposal Lead, copper, zinc, PCB, Asbestos	Samples from the base and sides of the excavation must have concentrations as follows: • Lead <1,200 mg/kg • Copper <30000 mg/kg • Zinc <60000 mg/kg • PCB <1 mg/kg
Remediation Area 1 Excavation and off-site reuse of natural soils	Samples from the proposed excavated materials must have concentrations within maximum average concentration and absolute maximum concentration as per Table 4 of the NSW EPA excavated natural material resource recovery order (RRO) (NSW EPA, 2014d) and satisfy the acid sulfate soil criteria as provided in the NSW EPA ASS RRO (NSW EPA, 2025)

10.2 Site assessment criteria

Additional area(s) of contamination encountered beyond those outlined in Section 7, during the course of the data gap investigation, remediation and site redevelopment will be assessed using the SAC in Appendix G. The SAC are the same as the Tier 1 SAC adopted for the DSI (Douglas, 2026a). This is on the provision that other considerations such as risks to groundwater are also taken into account. The broader list of contaminants and their SAC are included in Appendix G.

The SAC should also be used as part of the assessment framework for imported soils (i.e. contaminant concentrations in imported soils must comply with the SAC).

The adopted investigation and screening levels comprise levels for a generic residential with minimal access to soil land use scenario. The derivation of the SAC is included in Appendix G and the adopted SAC are listed in the summary analytical results tables in Appendix C.

The SAC are not RAC, and an exceedance of the SAC does not automatically trigger the need for remediation. Exceedances of the SAC will trigger the need for further assessment of risk by the Environmental Consultant to determine the need for remediation in accordance with NEPC (2013) and Appendix G.

11. Validation plan

11.1 Data quality objectives

The data quality objectives (DQO) for the validation plan are included in Appendix H.

11.2 Validation assessment requirements

The following site validation work will be required:

- Field assessment by the Environmental Consultant comprising:

  - Visual inspection, including taking photographs for record purposes;
  - Collecting validation samples from excavations resulting from the removal of contaminated soils, including contaminated soil stockpile footprints (if relevant);
  - Collecting validation / characterisation samples for materials to be re-used on site (if relevant.
- Laboratory analysis of validation samples at a NATA accredited laboratory for:
  - The CoPC relevant to the remediation area (lead, zinc, copper, asbestos (as ACM and fines in soil) and PCB) and/or analysis of ENM criteria for potential off-site reuse; and
  - Quality control (QC) samples in accordance with Section 14;
- Comparison by the Environmental Consultant of the laboratory results with the SAC and/or RAC as appropriate (refer to Section 10); and
- Preparation by the Environmental Consultant of a validation report detailing the methods and results of the remediation works and validation assessment.

11.3 Visual inspections

All areas to be assessed and validated will first be subject to a visual inspection by the Environmental Consultant. Any areas of fill / ACM / staining (as appropriate for the remediation) must be removed prior to validation sampling.

11.4 Validation sampling

The sampling frequency will depend on the volume or area to be assessed and the previous results. The following approximate sampling frequencies will be adopted but may be modified by the Environmental Consultant to take into account previous results, where applicable, and findings from the visual inspections.

- Small to medium excavations (base <500 m^2):
- Base of excavation: one sample per 25 m^2 or part thereof, with a minimum of three samples where the base of the excavation is fill rather than natural soils; and
- Sides of excavation: one sample per 10 m length or part thereof with a minimum of one sample per wall. Additional samples will be collected at depths of concern where there is more than one depth of concern, with a minimum of one sample per 1.5 m depth in fill.

Large excavations (base ≥500 m^2):

- Base of excavation: sampling on a grid at a density in accordance with Table 2 in NSW EPA (2022) or a minimum of 10 samples. In sub-areas with any specific signs of concern, a higher sampling density may be required; and
- Sides of excavation: one sample per 20 m length or part thereof with a minimum of one sample per wall. Additional samples will be collected at depths of concern where there is more than one depth of concern, with a minimum of one sample per 1.5 m depth in fill.

Where contaminated soils are stored or treated on bare soils, the footprint of the stockpile will require validation following removal of the contaminated soils.

Validation samples will be analysed by a NATA accredited laboratory for the relevant CoPC relevant to the remediation area.

Validation sample test results will be compared to the RAC, as per the DQO (Appendix H). Where the RAC are considered to have not been met, the remediation excavation(s) will be expanded to 'chase-out' impacted material, as advised by the Environmental Consultant, with the validation sampling then continuing into the extended excavation. This process will continue until all results are below the RAC.

In the event that contamination extends beyond site boundaries or in areas that can't be practically chased out (e.g. under buildings), validation samples will be taken at the limit of excavation. Notwithstanding that there may be residual contamination present.

Advice may need to be obtained from a qualified geotechnical or structural engineer regarding excavation and/or structure stability if excavations approach site boundaries and/or existing structures.

12. Waste disposal

Disposal of waste must be to an appropriately licensed waste facility, as per *Protection of the Environment Operations Act 1997* NSW (POEO Act) and the *Protection of the Environment (Waste) Regulation 2014* NSW.

Any waste disposed off-site must be initially classified by the Environmental Consultant in accordance with:

- NSW EPA *Waste Classification Guidelines, Part 1: Classifying Waste* (NSW EPA, 2014a);
- NSW EPA *Waste Classification Guidelines, Part 2: Immobilisation of Waste* (NSW EPA, 2014b);
- NSW EPA *Waste Classification Guidelines, Part 4: Acid Sulfate Soils* (NSW EPA, 2014c); and
- NSW EPA *Addendum to the Waste Classification Guidelines (2014) - Part 1: Classifying Waste* (NSW EPA, 2016) [addendum for per- and poly-fluoroalkyl substances (PFAS)].

Samples will be collected from stockpiles / in situ fill at various depths to characterise the full depth of the material. The frequency is to be determined by the Environmental Consultant based on the risk of contamination and heterogeneity of the material.

For stockpiles comprising similar materials and a:

- Volume up to 200 m^3: a recommended minimum frequency of one sample per 25 m^3, with a minimum of three per stockpile (NSW EPA, 2022); or
- Volume greater than 200 m^3: a recommended minimum frequency of one sample per 25 m^3, with a minimum of 12 samples OR a minimum of 10 samples and calculation of the 95% upper confidence limit of the arithmetic mean for all applicable analytes (NSW EPA, 2022). Note that this does not apply to stockpiles impacted, or potentially impacted, by asbestos. For stockpiles greater than 200 m^3 which are impacted, or potentially impacted, by asbestos the Environmental Consultant shall provide guidance in accordance with NSW EPA (2022).

It may be possible to classify excavated soil / fill for reuse on another site under a relevant NSW EPA resource recovery order (RRO) so that it can be used on other sites under the requirements of the corresponding NSW EPA resource recovery exemption (RRE). For this option, the frequency of sampling should be in accordance with the relevant RRO and the contaminants to be analysed will be determined by the Environmental Consultant. The Environmental Consult will provide a report confirming the suitability of the spoil for reuse under a RRO, or otherwise.

All waste must be tracked by the Remediation Contractor from 'cradle to grave'. Copies of all consignment notes / disposal dockets (or similar) and environment protection licences for receipt and disposal of the materials must be maintained by the Remediation Contractor as part of the site log and must be provided to the Environmental Consultant for inclusion in the validation report.

13. Imported material

Any soil, aggregate etc imported for the remediation works must have contaminant concentrations that meet the relevant criteria outlined in Section 10. Imported materials will only be accepted for use at the site if:

- It can legally be accepted onto the site (e.g. classified as virgin excavated natural material (VENM), accompanied by a report / certificate prepared by a qualified environmental consultant);
- Visual inspection of the imported soil confirms that the soil has no signs of concern and is consistent with those described in the supporting classification documentation;
- It has no aesthetic issues of concern, and
- The materials are validated (by inspection / sampling) by the Environmental Consultant as being suitable for use at the site.

The classification report / certificate for all material proposed for import must be reviewed and approved in writing by the Environmental Consultant prior to import. Materials to be imported may need to meet geotechnical requirements which are to be assessed by others, as required.

If permitted by the development consent and approved by the site owner, Remediation Contractor and Environmental Consultant, material classified under a NSW EPA RRO may also be accepted, provided the material can be used on site in accordance with the corresponding RRE. This could include excavated natural material (ENM), classified under NSW EPA *Resource Recovery Order under Part 9, Clause 93 of the Protection of the Environment Operations (Waste) Regulation 2014, The excavated natural material order 2014* (NSW EPA, 2014d).

The need for check-sampling of VENM and/or RRO material is to be determined by the Environmental Consultant depending on the source of the material, adequacy of the supporting documentation provided and inspection(s) of material. Quarried material / VENM may need little or no check sampling.

Any recycled materials proposed for importation must be sampled at a frequency of one sample per 25 m^3, with a minimum of three samples per load. The recycled material will not be permitted to be used on site until the results of the inspection and laboratory analysis have been approved in writing by the Environmental Consultant.

14. Quality assurance and quality control

Field quality assurance and quality control (QA/QC) testing will include the following:

- 5% sample inter-laboratory analysis, analysed for the same suite as primary sample;
- 5% sample intra-laboratory analysis, analysed for the same suite as primary sample.

The laboratory will undertake analysis in accordance with its NATA accreditation, including in-house QA/QC procedures.

- The QC analytical results will be assessed using the following criteria:
- Sampling location rationale met the sampling objective;
- Standard operating procedures (SOP) are followed;
- Appropriate QA/QC samples are collected/prepared and analysed;
- Samples are stored under secure, temperature-controlled conditions;
- Chain of custody documentation is employed for the handling, transport and delivery of samples to the selected laboratory;
- Conformance with specified holding times;
- Accuracy of spiked samples within the laboratory's acceptable range (typically 70-130% for inorganic contaminants and greater for some organic contaminants); and
- Field and laboratory duplicate, and replicate samples will have a precision average of +/- 30% relative percentage difference (RPD).

15. Management and responsibilities

15.1 Site management plan

A general site management plan for the operational phase of site remediation is included in Appendix F. The management plan includes soil, noise, dust, work health safety (WHS), remediation schedule, hours of operation and incident response. The Remediation Contractor is to implement the general site management plan for the duration of remediation works by incorporating the plan into their over-arching construction environmental management plan (CEMP).

15.2 Site responsibilities

The site management plan (Appendix F) provides a summary of the general program management and associated responsibilities. Contact details for key utilities are also included in the event of needing to respond to any incidents.

15.3 Contingency plan and unexpected finds protocol

Plans for contingency situations (e.g. encountering asbestos in fill), along with an unexpected finds protocol for dealing with unexpected finds during remediation work / earthworks, are included in Appendix I.

16. Validation reporting

16.1 Documentation

The following documents will need to be collated and reviewed by the Environmental Consultant as part of the validation assessment (including those items that are prepared by the Environmental Consultant):

- Any licences and approvals required for the remediation works (Remediation Contractor);
- Waste classification report(s) (Environmental Consultant);
- Transportation Record: comprising a record of all truckloads of soil (including aggregate) entering the site, including truck identification (e.g. registration number), date, time, source site, load characteristics (e.g. type of material, i.e. quarried aggregate, etc.), approximate volume, use (e.g., general site raising, service trenches, etc.) (Remediation Contractor);
- Disposal dockets: for any soil disposed off-site including transportation records, spoil source, spoil disposal location, receipt provided by the receiving waste facility / site (Remediation Contractor). Note: A record of the building materials disposed off-site is also to be kept and provided to the Principal, on request;
- Imported materials records: records for any soil imported onto the site, including source site, classification reports, inspection records of soil upon receipt at site and transportation records (Remediation Contractor);
- Records relating to any unexpected finds and contingency plans implemented (Remediation Contractor);
- Laboratory certificates and chain-of-custody documentation;
- Inspections records from the Environmental Consultant;
- Photographic records by all contractors and consultants of the works undertaken within their purview of responsibilities (Remediation Contractor);
- Airborne asbestos monitoring records (Remediation Contractor); and
- Interim / final visual and sampling clearances for any asbestos related works (in the event that asbestos works are undertaken) (Remediation Contractor).

16.2 Reporting

A validation assessment report will be prepared by the Environmental Consultant in accordance with NSW EPA (2020).

The validation report shall describe the remediation approach adopted, methodology, results and conclusion of the assessment and make a statement regarding the suitability of the site for the proposed residential and commercial development.

17. Conclusions

The methodologies, procedures and responsibilities outlined in this RAP aim to address the potentially unacceptable risks to relevant environmental values from contamination as encountered during investigations at the site.

It is considered that the site can be made suitable for the proposed residential and commercial development subject to implementation of this RAP.

18. References

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Douglas. (2025). *Report on Preliminary Geotechnical and Groundwater Investigation, Proposed Mixed Use Development, Corner of Union Street and Kenrick Street, The Junction NSW*. 236197.00: Douglas Partners Pty Ltd.

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NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM].* Australian Government Publishing Services Canberra: National Environment Protection Council.

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NSW EPA. (2014b). *Waste Classification Guidelines, Part 2: Immobilisation of Waste*. NSW Environment Protection Authority.

NSW EPA. (2014c). *Waste Classification Guidelines, Part 4: Acid Sulfate Soils*. NSW Environment Protection Authority.

NSW EPA. (2014d). *Resource Recovery Order under Part 9, Clause 93 of the Protection of the Environment Operations (Waste) Regulation 2014, The excavated natural material order 2014*. NSW Environment Protection Authority.

NSW EPA. (2016). *Addendum to the Waste Classification Guidelines (2014) - Part 1: Classifying Waste*. NSW Environment Protection Authority.

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NSW EPA. (2022). *Sampling Design, Part 1: Application; Part 2: Interpretation*. NSW Environment Protection Authority.

NSW EPA. (2025). *Resource Recovery Order under Section 286A of the Protection of the Environment Operations Act 1997. The acid sulfate soil (ASS) order 2025*. NSW Environment Protection Authority.

19. Limitations

Douglas Partners Pty Ltd (Douglas) has prepared this report for this project at 11 and 15 Kenrick Street and 189 and 195-197 Union Street, The Junction NSW in line with Douglas' proposal dated 3 February 2026 and acceptance received from Mark Randon of Diverse Property Co Pty Ltd dated 25 March 2026. The work was carried out under Douglas' Engagement Terms. This report is provided for the exclusive use of Diverse Property Co Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of Douglas, does so entirely at its own risk and without recourse to Douglas for any loss or damage. In preparing this report Douglas has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after Douglas' field testing has been completed.

Douglas' advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by Douglas in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

The assessment of atypical safety hazards arising from this advice is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. Douglas cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by Douglas. This is because this report has been written as advice and opinion rather than instructions for construction.

Asbestos has been detected by observation and by laboratory analysis by others in fill materials at the test locations sampled and analysed. Building demolition materials, such as concrete, brick, tile and glass, were also observed in the fill present on site, and these are considered as indicative of the possible presence of hazardous building materials (HBM), including asbestos.

Although the sampling plan adopted for the previous investigations is considered appropriate to achieve the stated project objectives, there are necessarily parts of the site that have not been sampled and analysed. This is either due to undetected variations in ground conditions or to budget constraints (as discussed above), or to parts of the site being inaccessible and not available for inspection/sampling. It is therefore considered possible that additional HBM, including asbestos, may be present in unobserved or untested parts of the site, between and beyond sampling locations, and hence no warranty can be given that additional asbestos is not present.

Appendix A

Drawings – Proposed Development Plans
About this Report

SITE PLAN | EXISTING

KENRICK STREET

UNION STREET

OVERHEAD POWERLINES

UNDERGROUND GAS LINE

UNDERGROUND WATERLINE

TELECOMMUNICATIONS

UNDERGROUND ELECTRICAL LINE

SP 32625

LOT 11 D.P 737299

SP 83416

LOT 1023 D.P 802877

CARPARK

LOT 26 D.P 1057934

LOT 3 D.P 220914

SP 60525

LOT 280 D.P 585931

LOT 1 D.P 741593

LOT 281 D.P 585931

DRIVEWAY

BDY 4.225

BDY 52.475

BDY 13.950

BDY 9.525

BDY 1.50

BDY 6.91

BDY 3.40

BDY 2.52

BDY 2.09

BDY 4.615

BDY 9.805

BDY 7.17

BDY 0.235

BDY 20.379

BDY 40.829

SITE SUMMARY

LOT AREA	2195 sqm
LOT FRONTAGE	52.475m TO KENRICK STREET 40.83m TO UNION STREET

KEY - GENERAL

	BOUNDARY
	INTERNAL BOUNDARIES
	NEIGHBOURING BOUNDARIES
	EXISTING BUILDING
	NEIGHBOURS
	CONTOURS
	ELECTRICAL
	SEWER
	TELECOMMUNICATIONS
	WATER

NOTES - GENERAL

SURVEY INFORMATION OBTAINED FROM DETAIL SURVEY
SURVEYOR: DEWITT CONSULTING
JOB NUMBER: 14590
DATE: 02.08.2024

0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	SITE PLAN | EXISTING
NUMBER	A–9

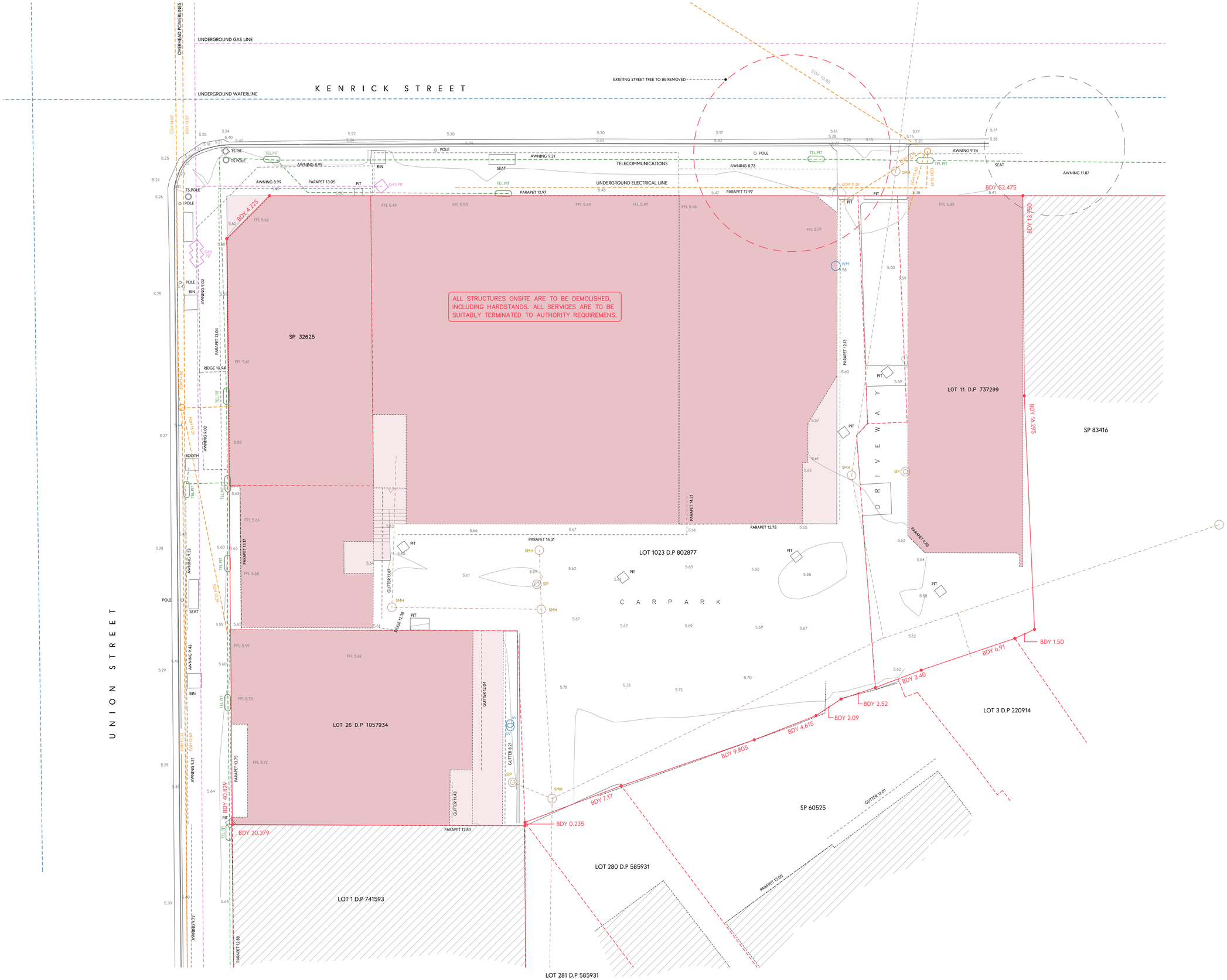
ODE + SJB

SHEET	9 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN. ALL LEVELS ARE IN METRES TO AHD UNLESS OTHERWISE NOTED. WORK TO FIGURED DIMENSIONS. DO NOT SCALE FROM DRAWINGS. CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO ODE PRIOR TO CONSTRUCTION OR FABRICATION OF ANY ITEM. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE TOTAL DOCUMENTATION PACKAGE.

ODE ARCHITECTURE STUDIO | ABN 20 649 560 332 | 0408 633 515 | WELCOME@ODE-ARCHSTUDIO.COM | T&G BUILDING, SUITE 3D1, LEVEL 3, 45 HUNTER STREET NEWCASTLE 2300 | NOMINATED ARCHITECT BRENTON PORTER NSW REG. 10032

SITE PLAN | DEMOLITION



SITE SUMMARY

LOT AREA	2195 sqm
LOT FRONTAGE	52.475m TO KENRICK STREET 40.83m TO UNION STREET

KEY - GENERAL

- BOUNDARY
- INTERNAL BOUNDARIES
- NEIGHBOURING BOUNDARIES
- ITEMS FOR DEMOLITION
- NEIGHBOURS
- CONTOURS
- ELECTRICAL
- SEWER
- TELECOMMUNICATIONS
- WATER

NOTES - GENERAL

SURVEY INFORMATION OBTAINED FROM DETAIL SURVEY
SURVEYOR: DEWITT CONSULTING
JOB NUMBER: 14590
DATE: 02.08.2024

0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	SITE PLAN | DEMOLITION
NUMBER	A–10

ODE + SJB

SHEET	10 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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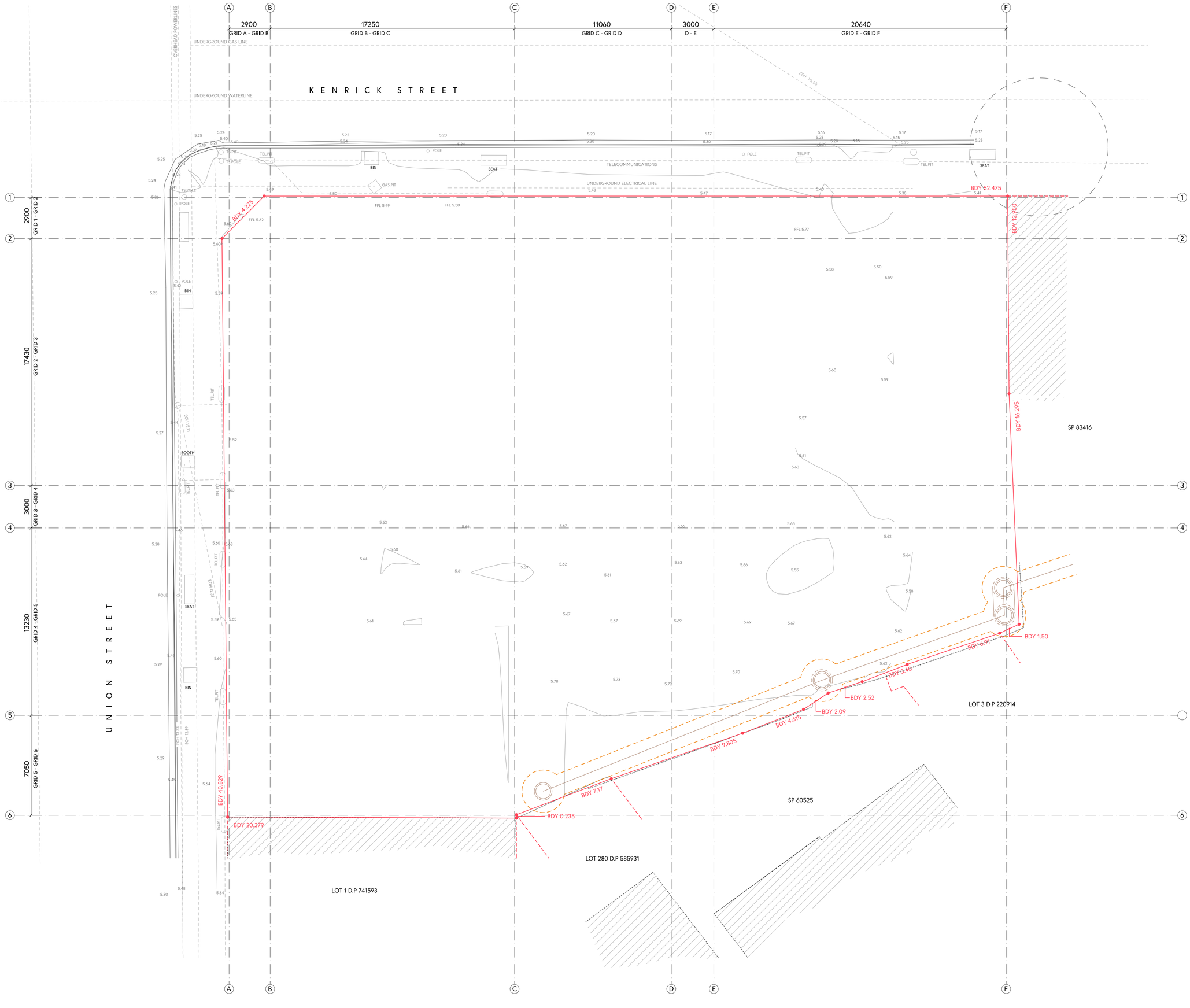
SITE PLAN | GRID SETOUT

KEY - GENERAL

	BOUNDARY
	LINE OF ITEM ABOVE / BELOW
	DEEP SOIL
	SEWER



0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	SITE PLAN | GRID SETOUT
NUMBER	A–11

ODE + SJB

SHEET	11 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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ODE ACKNOWLEDGE THE TRADITIONAL CUSTODIANS OF THE LAND UPON WHICH WE LIVE & PRACTICE & PAY OUR RESPECTS TO ELDERS PAST & PRESENT. WE RECOGNISE THE CONTINUOUS ENGAGEMENT & CARING OF THE LANDS, WATERS & SKIES BY FIRST NATIONS PEOPLES FOR TIME IMMEMORIAL.

FLOOR PLAN | LOWER BASEMENT

REFER TO CIVIL DOCUMENTATION FOR ALL FINAL GRADES WITHIN ALLOTMENT & PUBLIC PATHWAY

SECTION A-A

SECTION B-B

SECTION C-C

SECTION D-D

SECTION E-E

KENRICK STREET

UNION STREET

A B C D E F

2900 GRID A - GRID B
17250 GRID B - GRID C
11060 GRID C - GRID D
3000 D - E
20640 GRID E - GRID F

1 2 3 4 5 6

2900 GRID 1 - GRID 2
17430 GRID 2 - GRID 3
3000 GRID 3 - GRID 4
13230 GRID 4 - GRID 5
7050 GRID 5 - GRID 6

STORE (x 2)
STORE (x 5)
STORE (x 4)
STORE
MOTORBIKE

62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77

41 60 59 58 57 56 55 54 53 52 51 49 50 48 47 46 45 44 43 42 82 81 80 79 78

5500 TYPICAL
2400 TYPICAL
6200
6080
2400
1400

LOWER BASEMENT
- 41 SPACES
- 82 TOTAL

STORAGE
- 18 CAGES
- 32 TOTAL

RESI BIKES
- 19 SPACES
- 38 TOTAL

STORAGE UNDER RAMP
x 4 SPACES

RESI LIFT
COMM & RETAIL LIFT
ACC.
RESI LIFT

BIKES
7 SPACES

FFL -1.000

PLATINUM LEVEL CARPARK
SHARED ZONE
PLATINUM LEVEL CARPARK
PLATINUM LEVEL CARPARK
SHARED ZONE
PLATINUM LEVEL CARPARK

BIKES (x 12)
RESI LIFT

2.00
1.750
0.750
0.500
250 (1:8)
1000 (1:4)
250 (1:8)
0.500
600 (1:8)
-0.100
-0.100
-1.000
900 (1:8)

REFER TO CIVIL DOCUMENTATION FOR ALL RAMP GRADES

LINE OF RE-LOCATED SEWER SHOWN BROWN

SEWER CLEARANCES SHOWN ORANGE
1500MM CLEARANCE TO SEWER MAN. HOLE
700MM CLEARANCE TO SEWER LINE

NEW BOUNDARY FENCE

KEY - GENERAL

	BOUNDARY
	LINE OF ITEM ABOVE / BELOW
	DEEP SOIL
	SEWER

0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	FLOOR PLAN | LOWER BASEMENT
NUMBER	A–12

ODE + SJB

SHEET	12 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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FLOOR PLAN | UPPER BASEMENT

REFER TO CIVIL DOCUMENTATION FOR ALL FINAL GRADES WITHIN ALLOTMENT & PUBLIC PATHWAY

SECTION A-A

SECTION B-B

SECTION C-C

SECTION D-D

SECTION E-E

KENRICK STREET

UNION STREET

LINE OF SUB STATION OF ABOVE SETDOWN IN CARPARK SUBJECT TO AUSGRID REQUIREMENTS

A B C D E F

2900 GRID A - GRID B

17250 GRID B - GRID C

11060 GRID C - GRID D

3000 D - E

20640 GRID E - GRID F

1 2 3 4 5 6

2900 GRID 1 - GRID 2

17430 GRID 2 - GRID 3

3000 GRID 3 - GRID 4

13230 GRID 4 - GRID 5

7050 GRID 5 - GRID 6

STORE (x 2)

STORE (x 5)

STORE (x 4)

STORE

RETAIL 28 RETAIL 29 RETAIL 30 RETAIL 31

MOTORBIKE

21 22 23 24 25 26 27 32 33 34 35 36

UPPER BASEMENT
- 41 SPACES
- 82 TOTAL

STORAGE
- 14 CAGES
- 32 TOTAL

RESI BIKES
- 19 SPACES
- 38 TOTAL

6200

5500 TYPICAL

2400 TYPICAL

6200

20 19 18 17 16 15 14 13 12 11 10

RESI LIFT

41 COMM & RETAIL LIFT

40 ACC.

39 RESI LIFT

38 37

STORE STORE

BIKES 7 SPACES

07 06 05 COMM. 04 COMM. 03 COMM. 02 COMM. 01

FFL 2.000

6200

PLATINUM LEVEL CARPARK 11
SHARED ZONE
6080
PLATINUM LEVEL CARPARK 10

2400 1400 2400

PLATINUM LEVEL CARPARK 08
SHARED ZONE
PLATINUM LEVEL CARPARK 09

BIKES (x 12)

RESI LIFT

6.050
250 (1:8)
5.800
1850 (1:4)
3.950
250 (1:8)
3.700
3.700
600 (1:8)
3.100
2.00 250 (1:8) 2.250 600 (1:4) 2.850 250 (1:8) 3.100

REFER TO CIVIL DOCUMENTATION FOR ALL RAMP GRADES

LINE OF RE-LOCATED SEWER SHOWN BROWN

SEWER CLEARANCES SHOWN ORANGE
1500MM CLEARANCE TO SEWER MAN. HOLE
700MM CLEARANCE TO SEWER LINE

NEW BOUNDARY FENCE

KEY - GENERAL

	BOUNDARY
	LINE OF ITEM ABOVE / BELOW
	DEEP SOIL
	SEWER

0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	FLOOR PLAN | UPPER BASEMENT
NUMBER	A–13

ODE + SJB

SHEET	13 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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FLOOR PLAN | GROUND

REFER TO CIVIL DOCUMENTATION FOR ALL FINAL GRADES WITHIN ALLOTMENT & PUBLIC PATHWAY

EXISTING SERVICES INCLUDING; POWER, WATER, TELE & GAS SUBJECT TO RELEVANT AUTHORITY UPGRADE REQUIREMENTS. EXISTING SHOWN LIGHT GREY FOR CONTEXT.

PUBLIC PATHWAY, KERB & ON-STREET PARKING UPGRADES SUBJECT TO AUTHORITY REQUIREMENTS

GATES TO CLOSE OUTSIDE OF RETAIL OPERATING HOURS

GATES TO CLOSE OUTSIDE OF RETAIL OPERATING HOURS

3M STRUCTURAL ROOT ZONE OF EXISTING TREE SHOWN PINK

REFER TO CIVIL DOCUMENTATION FOR ALL RAMP GRADES

TOTAL DEEP SOIL DEEP SOIL (WHERE COLOURED) SHOWN COLOURED 178 SQM

DEEP SOIL WITH MINIMUM 6 METRE WIDTH SHOWN HATCHED - 92 SQM

LINE OF RE-LOCATED SEWER SHOWN BROWN

SEWER CLEARANCES SHOWN ORANGE 1500MM CLEARANCE TO SEWER MAN. HOLE 700MM CLEARANCE TO SEWER LINE

NEW BOUNDARY FENCE

ATLAN FILTER VAULT SHOWN DASHED BLUE BELOW PLANTER REFER TO CIVIL DOC'S FOR DETAIL

KENRICK STREET

UNION STREET

SECTION A-A

SECTION B-B

SECTION C-C

SECTION D-D

SECTION E-E

A–B 2900 GRID A - GRID B

B–C 17250 GRID B - GRID C

C–D 11060 GRID C - GRID D

D–E 3000 D - E

E–F 20640 GRID E - GRID F

1–2 2900 GRID 1 - GRID 2

2–3 17430 GRID 2 - GRID 3

3–4 3000 GRID 3 - GRID 4

4–5 13230 GRID 4 - GRID 5

5–6 7050 GRID 5 - GRID 6

RETAIL 2 172 SQM FFL 5.495

RETAIL 1 159 SQM FFL 5.475

RETAIL 3 101 SQM FFL 5.615

RETAIL 4 88 SQM FFL 5.625

UNISEX ACC. BATHROOM FINAL LOCATION TO FUTURE DETAIL

LOBBY 2.G

COMM. LOBBY

LOBBY 1.G

LOBBY 3.G

MAIL BOXES

BIN HOLD

PUMP ROOM

FIRE HYDRANT BOOSTER

CLEAN/HOLD

SUB

SWITCH

RESI BINS

COMM. & RETAIL BINS

BINS

TOILETS

ACC°

CLEAN

CHANGE

RETAIL & COMM. BIKES DOUBLE STACKED 20 TOAL

LOCKERS 40 TOTAL (STACKED)

COMMUNAL OPEN SPACE 810 SQM MIN. 3M WIDTH

COURTYARD FFL 6.050

PLANTER | 13 SQM

DRIVEWAY

METERS

FLAT

KEY - GENERAL

	BOUNDARY
	LINE OF ITEM ABOVE / BELOW
	DEEP SOIL
	SEWER

KEY - UNITS

	ONE BED
	TWO BED
	THREE BED
	TOTAL
	RETAIL
	COMMERCIAL

0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	FLOOR PLAN | GROUND
NUMBER	A–14

ODE + SJB

SHEET	14 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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FLOOR PLAN | LEVEL 1

A 2900 B — GRID A - GRID B
17250 — GRID B - GRID C
C 11060 — GRID C - GRID D
D 3000 — D - E
E 20640 — GRID E - GRID F
F

1 2900 GRID 1 - GRID 2
2 17430 GRID 2 - GRID 3
3 3000 GRID 3 - GRID 4
4 13230 GRID 4 - GRID 5
5 7050 GRID 5 - GRID 6
6

SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D
SECTION E-E

KENRICK STREET
UNION STREET

PLANTER | 4 SQM
VERTICAL WIRE TRELLIS
VOID
W.C.3
W.C.2
VERTICAL WIRE TRELLIS
PLANTER | 6 SQM
COMMERCIAL
345 SQM
FFL 10.700
COMMERCIAL
385 SQM
FFL 10.700
W.C.1
COMM. AMENITIES
LAYOUT TO FUTURE DETAIL
COMM. LOBBY
5.950
W.C.17 W.C.16 W.C.15 W.C.14 W.C.13 W.C.12 W.C.11 W.C.10 W.C.09 W.C.8 W.C.7 W.C.6
W.C.5
W.C.4
PLANTER | 44 SQM
ROOF TERRACE
10.700
12.700 | PLANTER PARAPET
12.200 | TANK LIDS
W.102.3
W.102.4
W.102.2
LAUNDRY
W.102.5
W.102.6
PLANTER | 2 SQM
W.102.1
LAUNDRY
W.103.1
UNIT 103
1 BED UNIT
GFA 50.2 sqm
DECK 17 sqm
PLATINUM LEVEL LIVEABLE HOUSNG
AFFORDABLE HOUSING DWELLING
W.101.3
W.103.2
LAUNDRY
W.101.2
LOBBY 3.1
FFL 10.700
W.L3.1
W.101.1
4.8m
6.0m
ABOVE GROUND DETENTION TANK
& ATLAN FILTER VAULT
SHOWN DASHED BLUE
BELOW PLANTER
REFER TO CIVIL DOC'S FOR DETAIL

UNIT 102
3 BED UNIT
GFA 136 sqm
DECK 24 sqm
SILVER LEVEL LIVEABLE HOUSNG

UNIT 101
2 BED UNIT
GFA 81.5 sqm
DECK 27 sqm
PLATINUM LEVEL LIVEABLE HOUSNG
AFFORDABLE HOUSING DWELLING

KEY - GENERAL

	BOUNDARY
	LINE OF ITEM ABOVE / BELOW
	DEEP SOIL
	SEWER

KEY - UNITS

	ONE BED
	TWO BED
	THREE BED
	TOTAL
	RETAIL
	COMMERCIAL

0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	FLOOR PLAN | LEVEL 1
NUMBER	A–15

ODE + SJB

SHEET	15 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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FLOOR PLAN | LEVEL 2

KEY - GENERAL	
	BOUNDARY
	LINE OF ITEM ABOVE / BELOW
	DEEP SOIL
	SEWER

KEY - UNITS	
	ONE BED
	TWO BED
	THREE BED
	TOTAL
	RETAIL
	COMMERCIAL

0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	FLOOR PLAN | LEVEL 2
NUMBER	A–16

ODE + SJB

SHEET	16 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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FLOOR PLAN | LEVEL 3

KEY - GENERAL	
	BOUNDARY
	LINE OF ITEM ABOVE / BELOW
	DEEP SOIL
	SEWER

KEY - UNITS	
	ONE BED
	TWO BED
	THREE BED
	TOTAL
	RETAIL
	COMMERCIAL

0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	FLOOR PLAN | LEVEL 3
NUMBER	A–17

ODE + SJB

SHEET	17 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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FLOOR PLAN | LEVEL 4

KEY - GENERAL	
	BOUNDARY
	LINE OF ITEM ABOVE / BELOW
	DEEP SOIL
	SEWER

KEY - UNITS	
	ONE BED
	TWO BED
	THREE BED
	TOTAL
	RETAIL
	COMMERCIAL

0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	FLOOR PLAN | LEVEL 4
NUMBER	A–18

ODE + SJB

SHEET	18 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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FLOOR PLAN | LEVEL 5

KEY - GENERAL

	BOUNDARY
	LINE OF ITEM ABOVE / BELOW
	DEEP SOIL
	SEWER

KEY - UNITS

	ONE BED
	TWO BED
	THREE BED
	TOTAL
	RETAIL
	COMMERCIAL

0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	FLOOR PLAN | LEVEL 5
NUMBER	A–19

ODE + SJB

SHEET	19 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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FLOOR PLAN | LEVEL 6

KEY - GENERAL

	BOUNDARY
	LINE OF ITEM ABOVE / BELOW
	DEEP SOIL
	SEWER

KEY - UNITS

	ONE BED
	TWO BED
	THREE BED
	TOTAL
	RETAIL
	COMMERCIAL

0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	FLOOR PLAN | LEVEL 6
NUMBER	A–20

SHEET	20 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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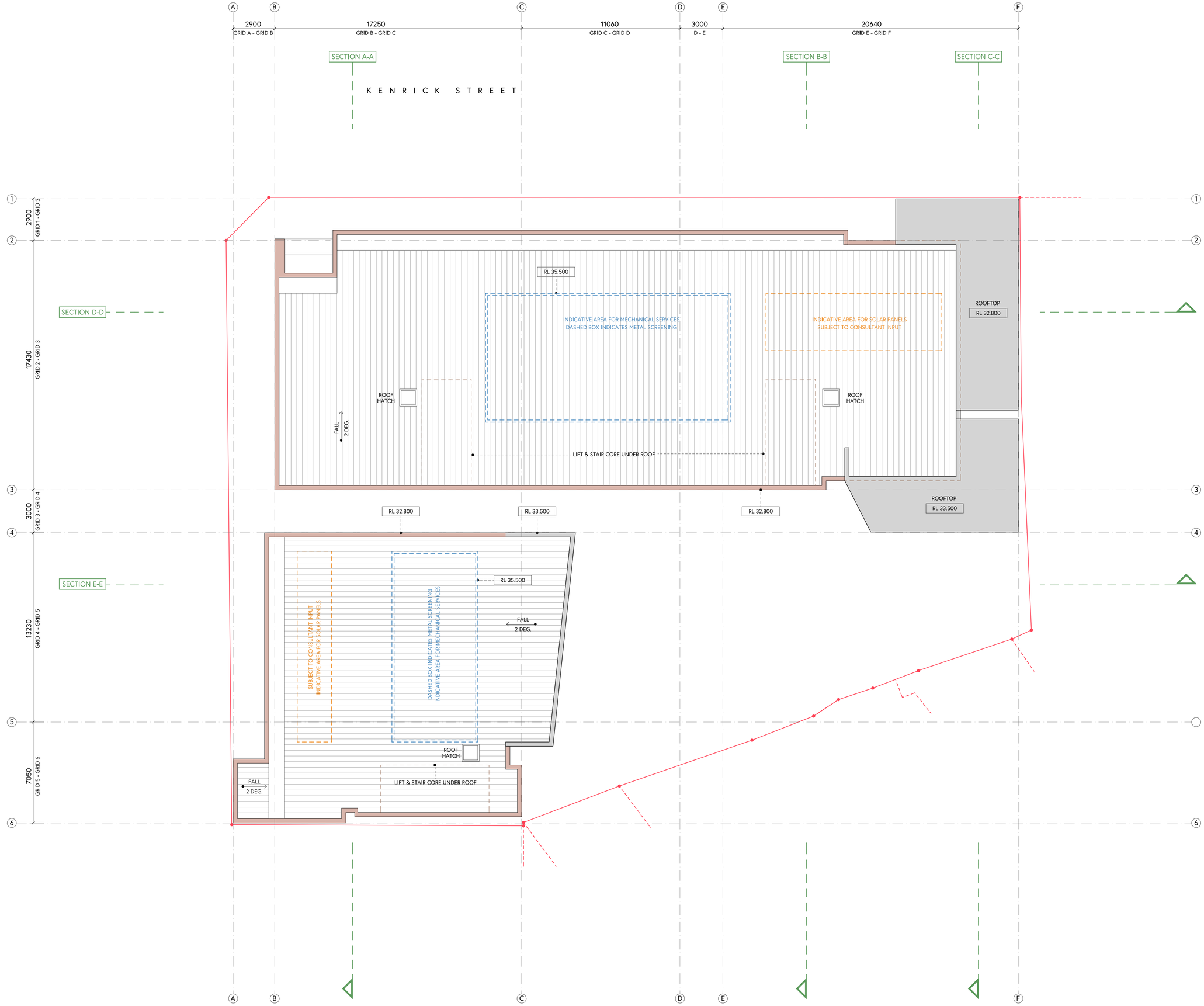
FLOOR PLAN | ROOF PLAN

KEY - GENERAL

BOUNDARY



0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	FLOOR PLAN | ROOF
NUMBER	A–21
SHEET	21 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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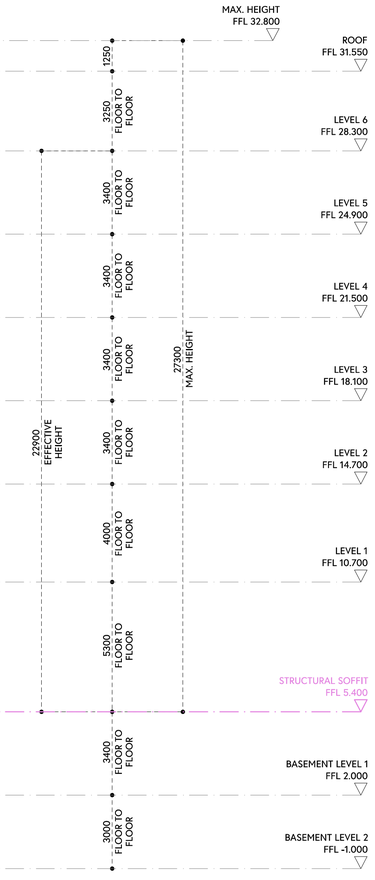
ELEVATION | NORTH-EAST (KENRICK STREET)

FINAL LEVELS SUBJECT TO REVIEW BY THE STRUCTURAL & CIVIL ENGINEER



0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	ELEVATION | NORTH EAST (KENRICK STREET)
NUMBER	A–22
SHEET	22 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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ELEVATION | SOUTH-EAST

FINAL LEVELS SUBJECT TO REVIEW BY THE STRUCTURAL & CIVIL ENGINEER

0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	ELEVATION | SOUTH EAST
NUMBER	A–23

ODE + SJB

SHEET	23 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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ELEVATION | SOUTH-WEST

FINAL LEVELS SUBJECT TO REVIEW BY THE STRUCTURAL & CIVIL ENGINEER

0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	ELEVATION | SOUTH WEST
NUMBER	A–24
SHEET	24 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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ELEVATION | NORTH-WEST (UNION STREET)

FINAL LEVELS SUBJECT TO REVIEW BY THE STRUCTURAL & CIVIL ENGINEER

0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	ELEVATION | NORTH WEST (UNION STREET)
NUMBER	A–25
SHEET	25 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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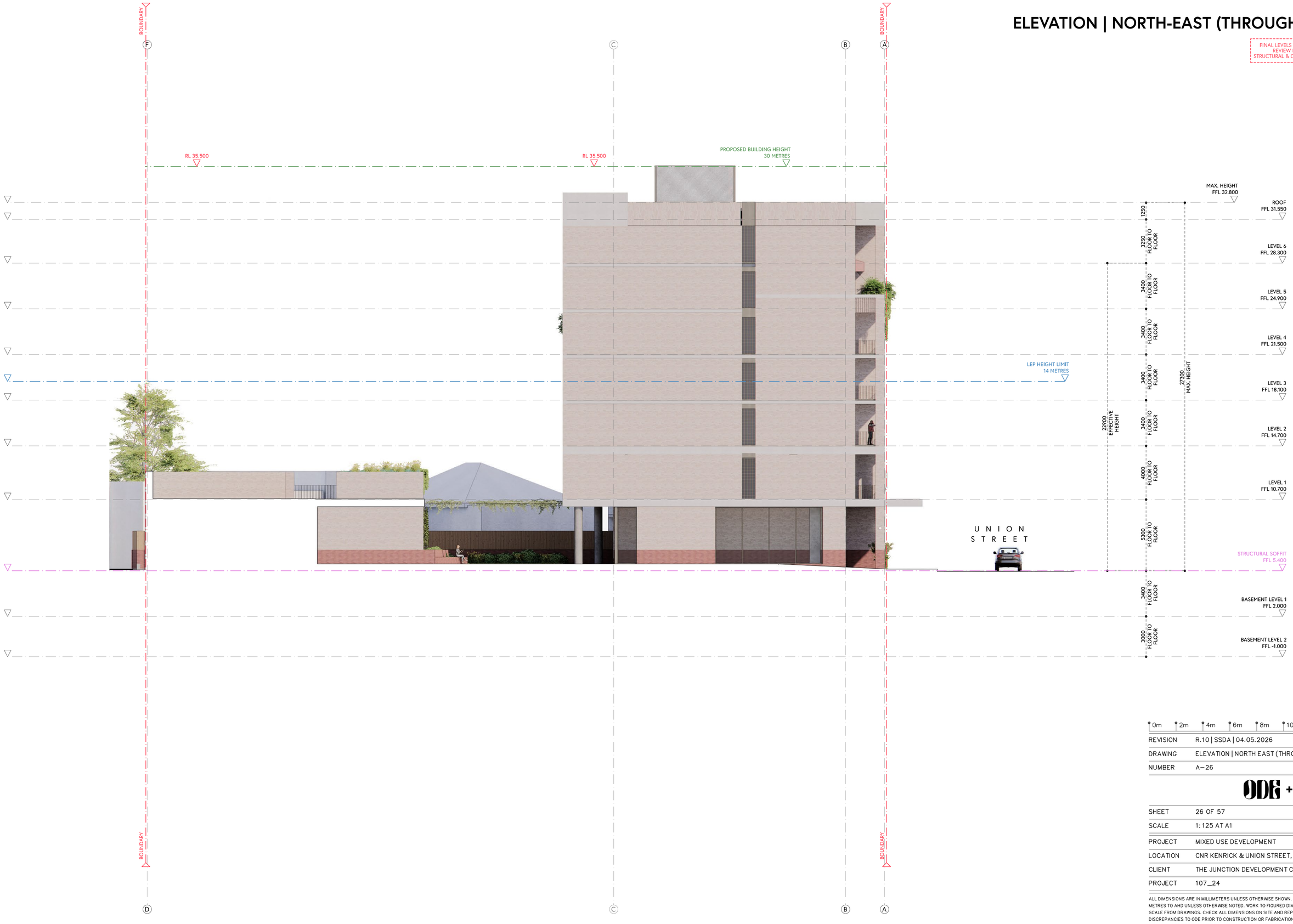
ELEVATION | NORTH-EAST (THROUGH SITE)

FINAL LEVELS SUBJECT TO REVIEW BY THE STRUCTURAL & CIVIL ENGINEER



0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	ELEVATION | NORTH EAST (THROUGH)
NUMBER	A–26
SHEET	26 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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ELEVATION | SOUTH-WEST (THROUGH SITE)

FINAL LEVELS SUBJECT TO REVIEW BY THE STRUCTURAL & CIVIL ENGINEER

0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	ELEVATION | SOUTH WEST (THROUGH)
NUMBER	A–27

ODE + SJB

SHEET	27 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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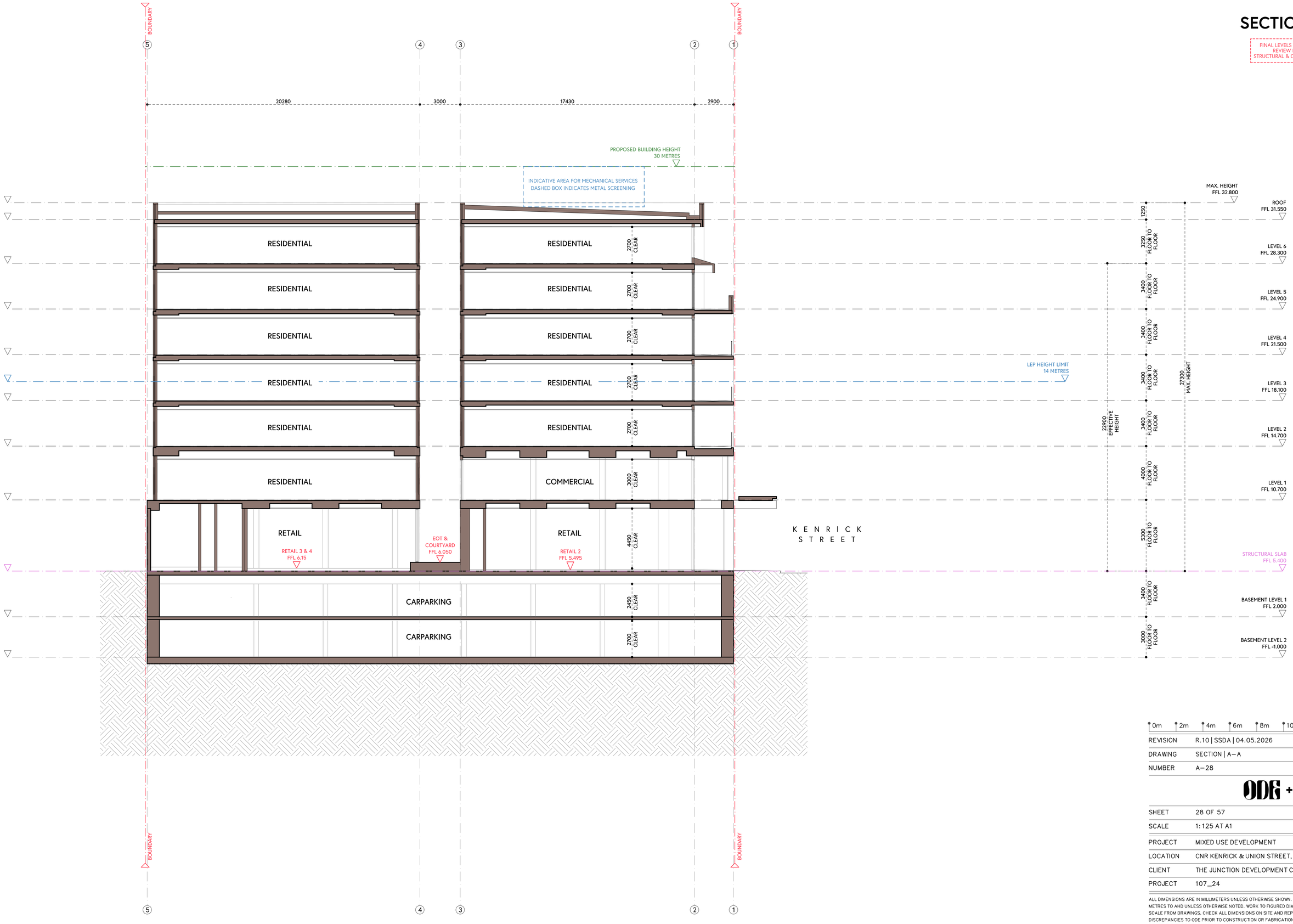
SECTION A-A

FINAL LEVELS SUBJECT TO REVIEW BY THE STRUCTURAL & CIVIL ENGINEER



0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	SECTION | A–A
NUMBER	A–28
SHEET	28 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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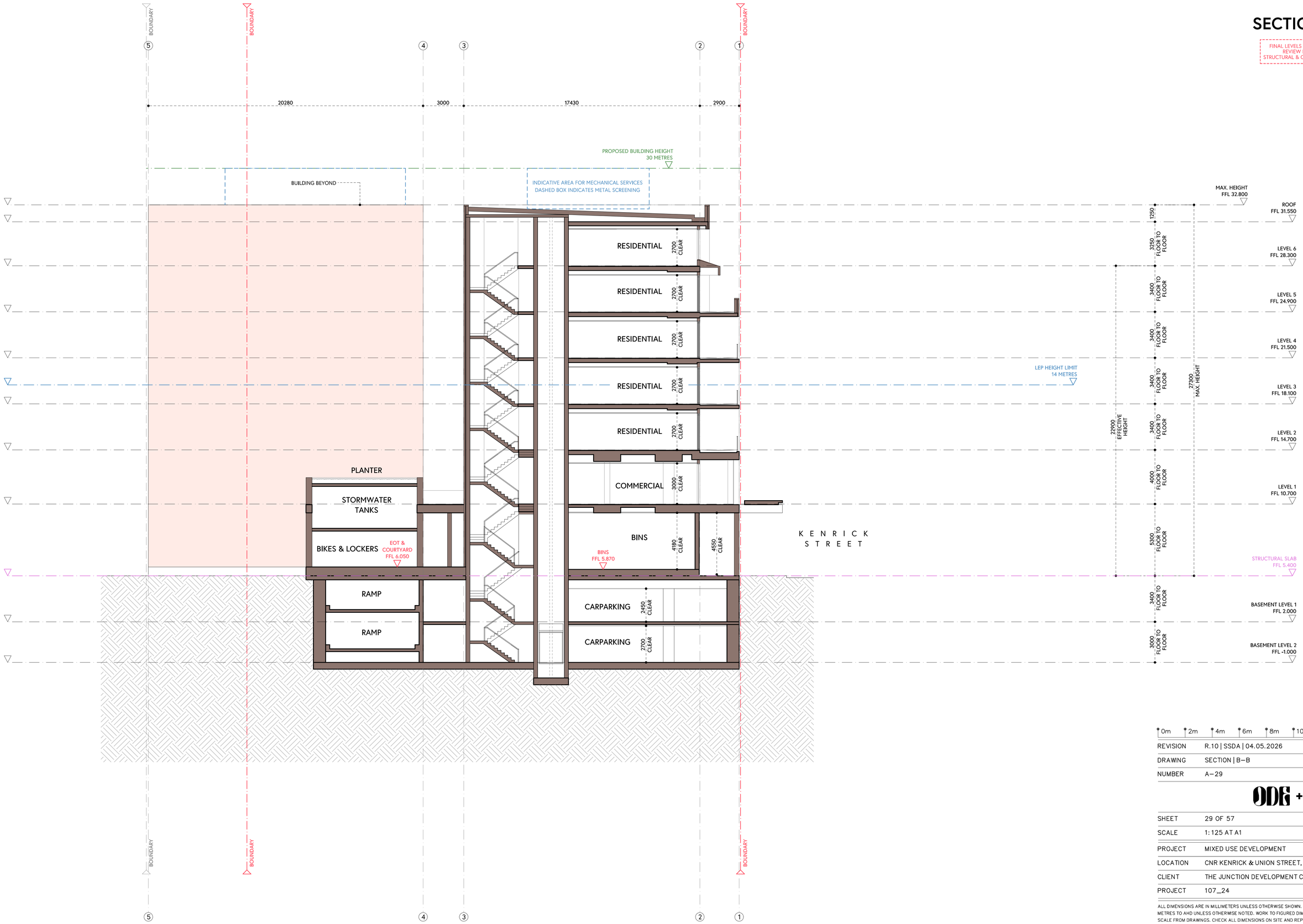
SECTION B-B

FINAL LEVELS SUBJECT TO REVIEW BY THE STRUCTURAL & CIVIL ENGINEER



0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	SECTION | B–B
NUMBER	A–29

ODE + SJB

SHEET	29 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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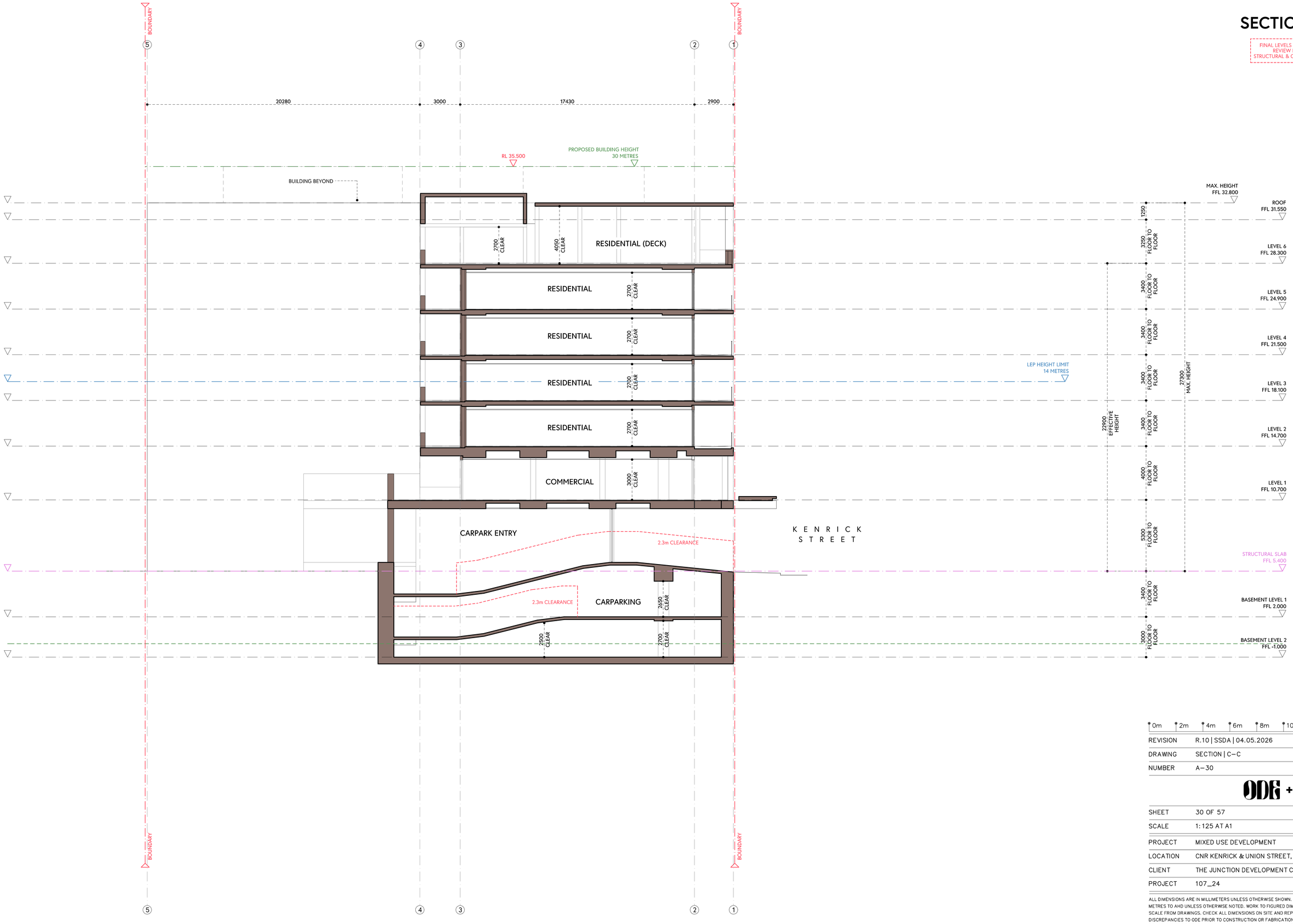
SECTION C-C

FINAL LEVELS SUBJECT TO REVIEW BY THE STRUCTURAL & CIVIL ENGINEER



0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	SECTION | C–C
NUMBER	A–30
SHEET	30 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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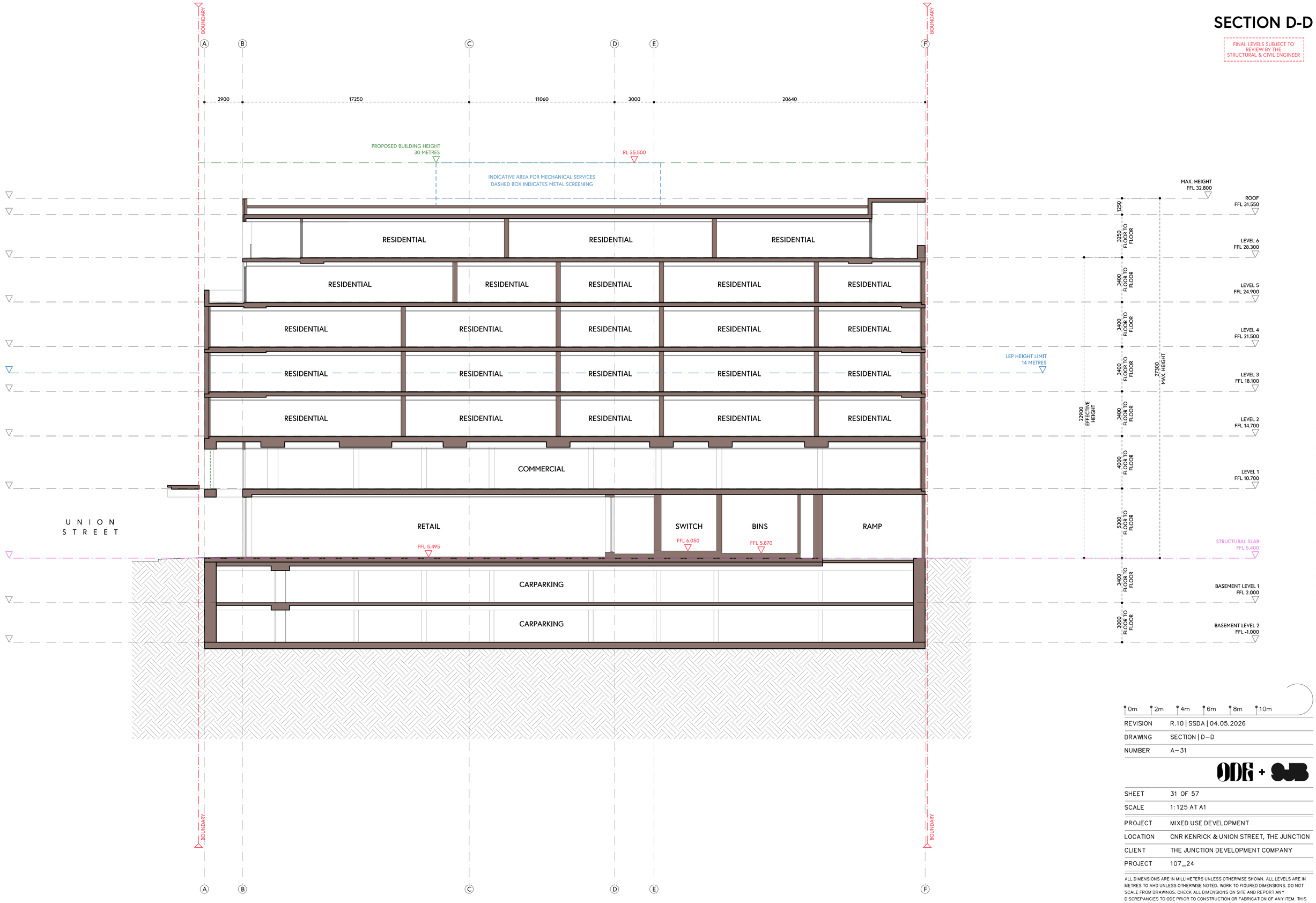
SECTION D-D

FINAL LEVELS SUBJECT TO REVIEW BY THE STRUCTURAL & CIVIL ENGINEER



0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	SECTION | D–D
NUMBER	A–31
SHEET	31 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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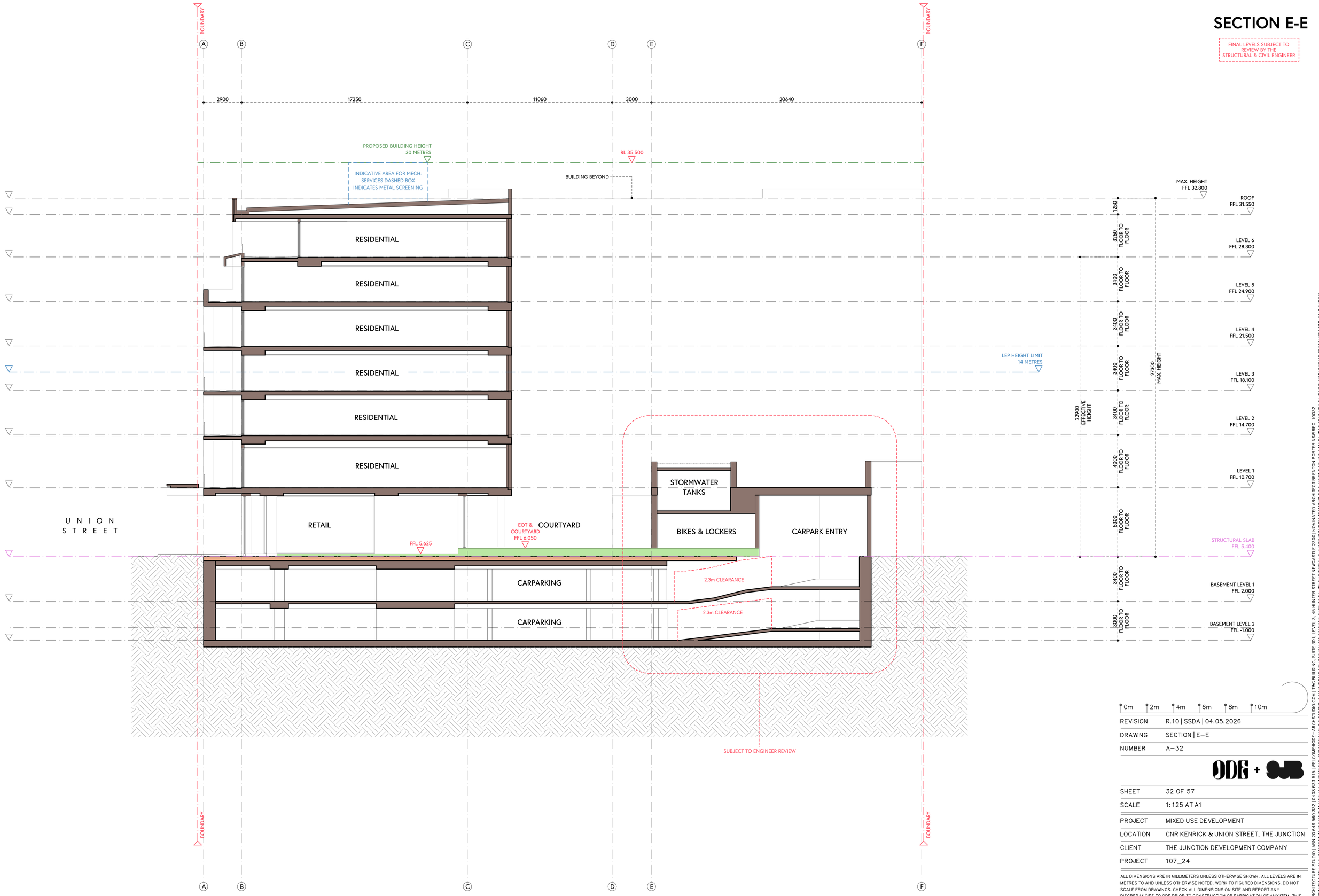
SECTION E-E

FINAL LEVELS SUBJECT TO REVIEW BY THE STRUCTURAL & CIVIL ENGINEER



0m 2m 4m 6m 8m 10m

REVISION	R.10 | SSDA | 04.05.2026
DRAWING	SECTION | E–E
NUMBER	A–32

ODE + SJB

SHEET	32 OF 57
SCALE	1:125 AT A1
PROJECT	MIXED USE DEVELOPMENT
LOCATION	CNR KENRICK & UNION STREET, THE JUNCTION
CLIENT	THE JUNCTION DEVELOPMENT COMPANY
PROJECT	107_24

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About this Report

October 2024

Introduction

These notes have been provided to amplify Douglas' report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

Douglas' reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;
- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, Douglas will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, Douglas cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, Douglas will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, Douglas requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. Douglas would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

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Appendix B

Drawing 1 Test Location Plan from Previous Report(s)

SITE LOCATION

LEGEND

- Borehole Location (current)
- Borehole Location (ESP, 2026)
- Former Structures
- Site Boundary
- Lot Boundary
- 236197.00 Bore
- HIL/HSL Exceedances

0 10 20 m

NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from "Metromap" dated 05.12.2025
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS

CLIENT: Diverse Property Co Pty Ltd		
OFFICE: Newcastle	DRAWN BY: PLH	
SCALE: 1:300 @A3	DATE: 05.May.2026	

TITLE: **Test Location Plan**
Proposed Multi-storey Development
15 Kenrick Street, The Junction, NSW

PROJECT:	236197.01
DRAWING No:	1
REVISION:	0

Appendix C

Tabulated Summary Results from Previous Report(s)

Analytical Results Table 1
Soil Results

Site: The Junction
Job No: J50869

ESP Sample Identification	Sample Date	Laboratory Sample Code	Soil Description	Metals								MAH				PAH			TRH			
				Arsenic	Cadmium	Chromium	Copper	Lead	Mercury (inorganic)	Nickel	Zinc	Benzene (fine-grained soils)	Toluene (fine-grained soils)	Ethylbenzene (fine-grained soils)	Xylenes (fine-grained soils)	Benzo(a)pyrene~	Naphthalene	PAH (total)	TRH (C6-C10)	TRH (C10-C16)	TRH (C16-C34) (fine-grained soils)	TRH (C34-C40) (fine-grained soils)
				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
EIL / ESL - Urban Residential and Public Open Space				100	^10	+190	+95	1,100	^6.6	+30	+130	50	85	70	105	1.4	170	-	180	120	300	2,800
HIL / HSL - Residential A				100	20	#######	6,000	300	40	400	7,400	**100	########	**4,500	########	-	**1,400	300	**4,400	**3,300	**4,500	**6,300
BH01_0.5	04-Aug-25	SE287340.001	Dark fill with smal stones	10	0.4	70	88	230	1.2	28	260	<0.1	<0.1	<0.1	<0.3	0.1	<0.1	2.5	<25	54	260	<120
BH01_3.0	04-Aug-25	SE287340.002	Light brown sand	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02_0.05	04-Aug-25	SE287340.003	k sandy soil, brick fragme	22	1.6	17	54	1200	0.27	14	1200	<0.1	<0.1	<0.1	<0.3	0.9	<0.1	9.7	<25	36	210	<120
BH02_3.5	04-Aug-25	SE287340.004	Dark brown sandy soil	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03_1.0	04-Aug-25	SE287340.005	ack sandy soil, slightly mo	<1	<0.3	<0.5	3.7	10	<0.05	<0.5	19	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.8	<25	<25	<90	<120
BH03_4.5	04-Aug-25	SE287340.006	llow sandy soil, slightly m	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04_0.3	04-Aug-25	SE287340.007	Dark sandy soil	4	13	13	390	500	0.4	13	510	<0.1	<0.1	<0.1	<0.3	0.2		2.5	<25	45	190	<120
BH04_5.0	04-Aug-25	SE287340.008	ight yellow sand, some cl	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04_6.5	04-Aug-25	SE287340.009	ight yellow sand, some cl	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH05_0.2	04-Aug-25	SE287340.010	brown sandy soil, small s	4	0.3	6.5	25	200	0.31	7.8	150	<0.1	<0.1	<0.1	<0.3	0.4	<0.1	4.7	<25	36	170	<120
BH06_0.2	04-Aug-25	SE287340.011	ack sandy soil, small ston	5	1.6	11	120	300	0.45	6.7	770	<0.1	<0.1	<0.1	<0.3	0.2	<0.1	2.1	<25	34	150	<120
BH07_0.2	04-Aug-25	SE287340.012	Light brown sandy soil	3	1.3	13	34	800	0.14	15	640	<0.1	<0.1	<0.1	<0.3	0.3	<0.1	3.7	<25	<25	270	220
BH07_0.4	04-Aug-25	SE287340.013	Light brown sandy soil	9	2	14	97	760	0.35	21	1300	<0.1	<0.1	<0.1	<0.3	1	<0.1	11	<25	42	210	<120

Statistical Analysis of Results

Number of Results	8	8	8	8	8	8	8	8	8	8	8	8	8	7	8	8	8	8	8
Number of Results above Detection Limits	7	7	7	8	8	7	7	8	0	0	0	0	7	0	7	0	6	7	1
Average Concentration	7.3	2.6	18.1	101.5	500.0	0.4	13.3	606.1	0.1	0.1	0.1	0.3	0.4	N/A	4.6	25.0	37.1	193.8	132.5
Minimum Concentration	< 1	< 0.3	< 0.5	3.7	10	< 0.05	< 0.5	19	< 0.1	< 0.1	< 0.1	< 0.3	< 0.1	N/A	< 0.8	< 25	< 25	< 90	< 120
Minimum Concentration (above detection limit)	3	0.3	6.5	3.7	10	0.14	6.7	19	0	0	0	0	0.1	0	2.1	0	34	150	220
Maximum Concentration	22	13	70	390	1200	1.2	28	1300	0	0	0	0	1	0	11	0	54	270	220
Maximum Concentration (above detection limit)	22	13	70	390	1200	1.2	28	1300	0	0	0	0	1	0	11	0	54	270	220
Median Concentration	4.5	1.45	13	71	400	0.33	13.5	575	0.1	0.1	0.1	0.3	0.25	N/A	3.1	25	36	200	120
Standard Deviation	6.67	4.27	21.58	123.06	394.72	0.35	8.59	469.64	0.00	0.00	0.00	0.00	0.35	N/A	3.73	0.00	9.83	58.54	35.36
Number of Exceedances of adopted guidelines	0	1	0	3	4	0	0	7	0	0	0	0	0	0	0	0	0	0	0

NOTES

+ EILs for metals (aged) were calculated using conservative soil properties (ph 5.0; CEC 5 cmol/kg; clay content 1 %) and NSW low traffic ABC, unless stated otherwise.

OR

+ Refer to Appendices for site-specific Ecological Investigation Level calculations for chromium, copper, nickel and zinc.

^ CCME Canadian Environmental Quality Guidelines (CEQGs) - Canadian Soil Quality Guidelines for the Protection of Environment and Human Health - Summary Table.

^^ Dragun (1998) *The Soil Chemistry of Hazardous Materials*, Table 3.1.

* US EPA Regional Screening Levels Traditional Summary Table, June 2017.

** Direct contact values from Friebel, E & Nadebaum, P (2010), *HSLs for petroleum hydrocarbons in soil and groundwater*, Technical report no. 10, CRC for Contamination Assessment and Remediation of the Environment, Adelaide, Australia

*** Standards Australia (2009) *AS2159-2009 Piling - Design and Installation*.

Analytical Results Table 2
NEPM 2013 Management Limits

Site: The Junction
Job No: J50869

Residential Formatting?	Yes
Commerical/Industrial Formatting?	No

Sample Identification	Sample Date	Laboratory Sample Code	Soil Description	TRH			
				TRH (C6-C10)	TRH (C10-C16)	TRH (C16-C34)	TRH (>C34)
				Fine Soils	Fine Soils	Fine Soils	Fine Soils
				mg/kg	mg/kg	mg/kg	mg/kg
Residential, parkland and public open space				800	1,000	3,500	10,000
Commercial and industrial				800	1,000	5,000	10,000
BH01_0.5	04-Aug-25	SE287340.001	ark fill with small ston	<25	54	260	<120
BH01_3.0	04-Aug-25	SE287340.002	Light brown sand	-	-	-	-
BH02_0.05	04-Aug-25	SE287340.003	sandy soil, brick frag	<25	36	210	<120
BH02_3.5	04-Aug-25	SE287340.004	Dark brown sandy so	-	-	-	-
BH03_1.0	04-Aug-25	SE287340.005	k sandy soil, slightly	<25	<25	<90	<120
BH03_4.5	04-Aug-25	SE287340.006	w sandy soil, slightly	-	-	-	-
BH04_0.3	04-Aug-25	SE287340.007	Dark sandy soil	<25	45	190	<120
BH04_5.0	04-Aug-25	SE287340.008	t yellow sand, some	-	-	-	-
BH04_6.5	04-Aug-25	SE287340.009	t yellow sand, some	-	-	-	-
BH05_0.2	04-Aug-25	SE287340.010	own sandy soil, sma	<25	36	170	<120
BH06_0.2	04-Aug-25	SE287340.011	k sandy soil, small st	<25	34	150	<120
BH07_0.2	04-Aug-25	SE287340.012	Light brown sandy so	<25	<25	270	220
BH07_0.4	04-Aug-25	SE287340.013	Light brown sandy so	<25	42	210	<120

Analytical Results Table 3
Quality Control Results

Site: The Junction
Job No: J50869

Sample Identification	Sample Date	Laboratory Report Number	Soil Description	Metals								MAH				PAH			TRH (2013)			
				Arsenic	Cadmium	Chromium	Copper	Lead	Mercury	Nickel	Zinc	Benzene	Toluene	Ethylbenzene	Xylene	Benzo(a)pyrene	Naphthalene	PAH (sum)	TRH (C6-C10)	TRH (C10-C16)	TRH (C16-C34)	TRH (C34-C40)
Blind Replicates																						
BH04_0.3	04-Aug-25	SE287340.007	Fill: dark brown sand	4	0.6	13	390	500	0.4	11	510	<0.1	<0.1	<0.1	<0.3	0.2	<0.1	2.5	<25	42	190	<120
DP_040825	04-Aug-25	SE287340.010	Fill: dark brown sand	2	<0.3	11	62	250	0.46	7	270	<0.1	<0.1	<0.1	<0.3	0	<0.1	2	<25	30	170	<120
RPD				***66.67***	***120.00***	***16.67***	***145.13***	***66.67***	***13.95***	***44.44***	***61.54***	***0.00***	***0.00***	***0.00***	***0.00***	***66.67***	***0.00***	***50.00***	***0.00***	***33.33***	***11.11***	***0.00***
BH04_0.3	04-Aug-25	SE287340.007	Fill: dark brown sand	4	0.6	13	390	500	0.4	11	510	<0.1	<0.1	<0.1	<0.3	0.2	<0.1	2.5	<25	42	190	<120
SP_040825	04-Aug-25	N25_Au0012735	Fill: dark brown sand	3.8	<0.4	13	110	380	0.3	11	370	<0.1	<0.1	<0.1	<0.3	<0.5	<0.5	<0.5	<20	84	200	<100
RPD				***5.13***	***100.00***	***0.00***	***112.00***	***27.27***	***28.57***	***0.00***	***31.82***	***0.00***	***0.00***	***0.00***	***0.00***	***22.22***	***NA***	***163.64***	***NA***	***66.67***	***5.13***	***NA***

NOTE: All criteria and laboratory results are reported in mg/kg or mg/L unless stated otherwise.

NA - Not Applicable due to different detection limits reported between laboratories.

Calculating the RPD by halving the detection limit has reported an RPD to exceed the 50% limit referenced from AS4482.1 (2005).

RPD Exceeds 50% limit referenced from AS4482.1 (2005).

Analytical Results Table 4

Waste Classification

Site: The Junction
Job No: J50869

Sample Identification	Sample Date	Laboratory Sample Code	Description	Metals										MAH								PAH
				Arsenic	Arsenic (leachable)	Cadmium	Cadmium (leachable)	Lead	Lead (leachable)	Mercury	Mercury (leachable)	Nickel	Nickel (leachable)	Benzene	Benzene (leachable)	Ethylbenzene	Ethylbenzene (leachable)	Toluene	Toluene (leachable)	Xylenes [total]	Xylenes [total] (leachable)	Benzo(a)pyrene
General Solid Waste Maximum Value (CT1)				**100**		**20**		**100**		**4**		**40**		**10**		**600**		**288**		**1,000**		**0.8**
General Solid Waste Maximum Value (SCC1) & Leachable Value (TCLP1)				**500**	**5**	**100**	**1**	**1,500**	**5**	**50**	**0.2**	**1,050**	**2**	**18**	**0.5**	**1,080**	**30**	**518**	**14.4**	**1,800**	**50**	**10**
Restricted Solid Waste Maximum Value (CT2)				**400**		**80**		**400**		**16**		**160**		**40**		**2,400**		**1,152**		**4,000**		**3.2**
Restricted Solid Waste Maximum Value (SCC2) & Leachable Value (TCLP2)				**2,000**	**20**	**400**	**4**	**6,000**	**20**	**200**	**0.8**	**4,200**	**8**	**72**	**2**	**4,320**	**120**	**2,073**	**57.6**	**7,200**	**200**	**23**
BH02_0.05	04-Aug-25	SE287340.003	k sandy soil, brick fragm	22	-	1.6	-	1200		0.27	-	14	-	<0.1	-	<0.1	-	<0.1	-	<0.1	-	0.9
BH02_0.05	04-Aug-25	SE287340.003	k sandy soil, brick fragments		-		-		7.1		-		-		-		-		-		-	<0.0001
BH04_0.3	04-Aug-25	SE287340.007	Dark sandy soil	4	-	13	-	500		0.4	-	13	-	<0.1	-	<0.1	-	<0.1	-	<0.1	-	0.2
BH04_0.3	04-Aug-25	SE287340.007	Dark sandy soil		-		-		0.08		-		-		-		-		-		-	
BH07_0.2	04-Aug-25	SE287340.012	Light brown sandy soil	3	-	1.3	-	800		0.14	-	15	-	<0.1	-	<0.1	-	<0.1	-	<0.1	-	0.3
BH07_0.2	04-Aug-25	SE287340.012	Light brown sandy soil		-		-		1.4		-		-		-		-		-		-	
BH07_0.4	04-Aug-25	SE287340.013	Light brown sandy soil	9	-	2	-	760	-	0.35	-	21	-	<0.1	-	<0.1	-	<0.1	-	<0.1	-	1
BH07_0.4	04-Aug-25	SE287340.013	Light brown sandy soil		-		-		-		-		-		-		-		-		-	<0.0001
BH01_0.5	04-Aug-25	SE287340.001	Dark fill with small stones	10	-	0.4	-	230	-	1.2	-	28	-	<0.1	-	<0.1	-	<0.1	-	<0.1	-	0.1
BH03_1.0	04-Aug-25	SE287340.005	ack sandy soil, slightly mo	<1	-	<0.3	-	10	-	<0.05	-	<0.5	-	<0.1	-	<0.1	-	<0.1	-	<0.1	-	<0.1
BH05_0.2	04-Aug-25	SE287340.010	brown sandy soil, small s	4	-	0.3	-	200	-	0.35	-	7.8	-	<0.1	-	<0.1	-	<0.1	-	<0.1	-	0.4
BH06_0.2	04-Aug-25	SE287340.011	ack sandy soil, small ston	5	-	1.6	-	300	-	0.45	-	6.7	-	<0.1	-	<0.1	-	<0.1	-	<0.1	-	0.2

NOTE: All criteria and laboratory results are reported in mg/kg for total concentrations and mg/L for leachable concentrations unless stated otherwise

Restricted Solid Waste

Hazardous Waste / Leachability Testing (TCLP) Required

Analytical Results Table 4

Waste Classification

Site: The Junction
Job No: J50869

Sample Identification	Sample Date	Laboratory Sample Code	Description
General Solid Waste Maximum Value (CT1)			
General Solid Waste Maximum Value (SCC1) & Leachable Value (TCLP1)			
Restricted Solid Waste Maximum Value (CT2)			
Restricted Solid Waste Maximum Value (SCC2) & Leachable Value (TCLP2)			
BH02_0.05	04-Aug-25	SE287340.003	k sandy soil, brick fragm
BH02_0.05	04-Aug-25	SE287340.003	k sandy soil, brick fragme
BH04_0.3	04-Aug-25	SE287340.007	Dark sandy soil
BH04_0.3	04-Aug-25	SE287340.007	Dark sandy soil
BH07_0.2	04-Aug-25	SE287340.012	Light brown sandy soil
BH07_0.2	04-Aug-25	SE287340.012	Light brown sandy soil
BH07_0.4	04-Aug-25	SE287340.013	Light brown sandy soil
BH07_0.4	04-Aug-25	SE287340.013	Light brown sandy soil
BH01_0.5	04-Aug-25	SE287340.001	Dark fill with small stones
BH03_1.0	04-Aug-25	SE287340.005	ack sandy soil, slightly mo
BH05_0.2	04-Aug-25	SE287340.010	brown sandy soil, small s
BH06_0.2	04-Aug-25	SE287340.011	ack sandy soil, small stor

NOTE: All criteria and laboratory results are reported in mg/kg for total concentrations and mg/L for leachable concentrations unless stated otherwise

Restricted Solid Waste

Hazardous Waste / Leachability Testing (TCLP) Required

Analytical Results Table 5

ASSMAC Acid Sulfate Soils Assessment Guidelines

Site: The Junction
Job No: J50869

Sample identification	Laboratory Sample Code	Description	Depth	pH_{KCl}	Titratable Actual Acidity (TAA)	Titratable Peroxide Acidity (TPA)	Action Criteria for 1-1000 tonnes soil disturbed	
							Sulfur Trail (% S oxidisable (oven-dry basis) e.g. S_{TOS} or S_{POS})	Acid Trail (mol H^+/tonne (oven-dry basis) e.g. TPA or TSA)
Units			m	pH units	mol H+/t	mol H+/t	%S	mol H+/t
Limit of Reporting (LOR)			-	0.1	2	2	0.02	2
Action Criteria for Medium Texture soils (sandy loams to light clays)*							0.06	36
BH04_5.0	SE287340.008	sloppy clay	5	5.6	<5		<0.005	<5
BH04_6.5	SE287340.009	sloppy clay	6.5	4.6	27		<0.005	<5

Table F1: Summary of laboratory results - soil contaminated land

Sample ID	Depth	Sampled date	Soil description	Metals								TRH (NEPM 2013)							BTEXN (all)						
				Arsenic	Cadmium	Chromium (Total)	Copper	Lead	Mercury	Nickel	Zinc	TRH C6-C10	TRH >C10-C16	TRH F1 (C6-C10 minus BTEX)	TRH F2 (>C10-C16 minus naphthalene)	TRH F3 (>C16-C34)	TRH F4 (>C34-C40)	TRH >C10-C40 (sum)	Benzene	Toluene	Ethylbenzene	Xylene (o)	Xylene (m & p)	Xylene (Total)	Naphthalene (VOC)
Units				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	mg/kg	mg/kg	mg/kg
PQL				4	0.4	1	1	1	0.1	1	1	25	50	25	50	100	100	50	0.2	0.5	1	1	2	1	1
HIL-B				500	150	500[1]	30,000	1,200	120	1,200	60,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HIL-B (HEPA, 2025)				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HSL-B				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HSL-A & B Sand <1m				-	-	-	-	-	-	-	-	-	-	45	110	-	-	-	0.5	160	55	-	-	40	3
HSL-A & B Sand 1m - 2m				-	-	-	-	-	-	-	-	-	-	70	240	-	-	-	0.5	220	NL	-	-	60	NL
HSL-A & B Sand 2m - 4m				-	-	-	-	-	-	-	-	-	-	110	440	-	-	-	0.5	310	NL	-	-	95	NL
EIL, Urban residential & public open space				100	-	-	60	1,100	-	30	70	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ESL-A-B-C Coarse				-	-	-	-	-	-	-	-	-	120	180	-	300	2,800	-	50	85	70	-	-	105	-
EGV Direct, all landuses				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EGV Indirect, all land uses				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ML-A-B-C Coarse				-	-	-	-	-	-	-	-	700	1,000	-	-	2,500	10,000	-	-	-	-	-	-	-	-
201	0.5m	23/02/2026	FILL: brown silty sand with brick, glass, coal etc	4	45	60	510	2,200	0.1	24	1,500	< 25	< 50	< 25	< 50	< 100	< 100	< 50	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
201	1.5m	23/02/2026	SILTY SAND: pale grey	< 4	4	7	25	210	< 0.1	3	170	-	-	-	-	-	-	-	-	-	-	-	-	-	-
201 - [TRIPLICA	0.5m	23/02/2026	-	7	46	56	240	1,500	0.1	23	1,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-
202	0m	23/02/2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
202	0.4m	23/02/2026	FILL: dark grey sandy silt with brick, glass, conc etc	13	0.9	9	99	320	0.3	16	650	< 25	< 50	< 25	< 50	170	< 100	170	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
203	0.7m	23/02/2026	FILL: brown grey silty sand with brick, glass, conc etc	< 4	< 0.4	2	13	48	< 0.1	2	76	< 25	< 50	< 25	< 50	< 100	< 100	< 50	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
204	0.2m	23/02/2026	FILL: brown silty sand with conc, glass, coal etc	10	< 0.4	8	120	300	1.3	8	380	< 25	< 50	< 25	< 50	160	< 100	160	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
204	1m	23/02/2026	FILL: pale grey silty sand	< 4	< 0.4	3	420	99	0.5	3	180	-	-	-	-	-	-	-	-	-	-	-	-	-	-
205	0.2m	23/02/2026	: dark grey brownbrown silty sand with brick, glass, coal	6	0.7	7	38	320	0.3	11	740	< 25	67	< 25	67	330	< 100	400	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
206	0.8m	23/02/2026	FILL: grey brown silty sand	< 4	< 0.4	2	24	83	0.1	4	120	< 25	< 50	< 25	< 50	< 100	< 100	< 50	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
207	0m	23/02/2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
208	0.5m	23/02/2026	FILL: grey silty sand with brick, tile	< 4	< 0.4	3	19	320	0.2	4	280	< 25	< 50	< 25	< 50	< 100	< 100	< 50	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
209	0m	24/02/2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
209	1m	24/02/2026	FILL: brown grey silty sand with brick, glass, coal etc	< 4	< 0.4	4	25	88	0.1	5	180	< 25	< 50	< 25	< 50	< 100	< 100	< 50	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
210	0.5m	24/02/2026	FILL: brown grey silty sand with brick, tile, coal etc	5	1	13	68	1,400	0.4	13	800	< 25	< 50	< 25	< 50	180	< 100	180	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
D1	0m	24/02/2026	FILL: brown grey silty sand with brick, tile, coal etc	8	2	10	160	1,900	0.6	16	1,000	< 25	< 50	< 25	< 50	180	< 100	180	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
210	1m	24/02/2026	FILL: grey brown silty sand with coal gravel	< 4	< 0.4	2	4	110	< 0.1	1	74	< 25	< 50	< 25	< 50	< 100	< 100	< 50	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1

Criteria adopted from the following guidelines:
NEPC, National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013), Table 1B(1), Table 1B(2), Table 1B(3), Table 1B(4), Table 1B(5)
NEPC, National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)
HEPA, PFAS National Environmental Management Plan, Version 3.0 (2025)

Notes:
This table does not represent the full analytical results, please refer to the laboratory certificate(s) for full details
Results displayed in grey text recorded below the laboratory practical quantitation limit (PQL)
Cream shading indicates results with PQL above one or more assessment criteria
EIL - ecological investigation level
EGV - ecological guideline level
ESL - ecological screening level
HIL - health investigation level
HSL - health screening level
ML - management limit
PQL - laboratory practical quantitation limit
Field duplicate is below primary sample

Guideline Notes:
[1]Total chromium used as a screen for chromium VI. Guideline applies to chromium VI only
[2]Insufficient data was available to calculate aged values for DDT and naphthalene, consequently the values for fresh contamination should be used

Table F1: Summary of laboratory results - soil contaminated land

Sample ID	Depth	Sampled date	Soil description	PAH																			PCB								
				Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b+j+k)fluoranthene	Benzo(g,h,i)perylene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	Naphthalene	Phenanthrene	Pyrene	Benzo(a)pyrene TEQ calc (Zero)	Benzo(a)pyrene TEQ calc (0.5 PQL))	Benzo(a)pyrene TEQ (PQL)	Total PAH (sum of analysed)	Aroclor 1016	Aroclor 1221	Aroclor 1232	Aroclor 1242	Aroclor 1248	Aroclor 1254	Aroclor 1260	PCB (Total)
Units				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	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
PQL				0.1	0.1	0.1	0.1	0.05	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.5	0.5	0.5	0.05	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
HIL-B				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4	4	400	-	-	-	-	-	-	-	1
HIL-B (HEPA, 2025)				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HSL-B				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HSL-A & B Sand <1m				-	-	-	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HSL-A & B Sand 1m - 2m				-	-	-	-	-	-	-	-	-	-	-	-	NL	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HSL-A & B Sand 2m - 4m				-	-	-	-	-	-	-	-	-	-	-	-	NL	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EIL, Urban residential & public open space				-	-	-	-	-	-	-	-	-	-	-	-	170[2]	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ESL-A-B-C Coarse				-	-	-	-	0.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EGV Direct, all landuses				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EGV Indirect, all land uses				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ML-A-B-C Coarse				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
201	0.5m	23/02/2026	FILL: brown silty sand with brick, glass, coal etc	< 0.1	< 0.1	< 0.1	0.3	0.3	0.5	0.2	0.3	< 0.1	0.7	< 0.1	0.2	< 0.1	0.4	0.7	< 0.5	< 0.5	0.5	3.4	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	1.1	< 0.1	1.1
201	1.5m	23/02/2026	SILTY SAND: pale grey	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
201 - [TRIPLICA	0.5m	23/02/2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
202	0m	23/02/2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
202	0.4m	23/02/2026	FILL: dark grey sandy silt with brick, glass, conc etc	< 0.1	< 0.1	< 0.1	0.4	0.4	0.7	0.2	0.3	< 0.1	0.7	< 0.1	0.2	< 0.1	0.4	0.7	0.5	0.6	0.6	4.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
203	0.7m	23/02/2026	FILL: brown grey silty sand with brick, glass, conc etc	< 0.1	< 0.1	< 0.1	0.1	0.08	< 0.2	< 0.1	0.1	< 0.1	0.2	< 0.1	< 0.1	< 0.1	0.1	0.2	< 0.5	< 0.5	< 0.5	0.79	-	-	-	-	-	-	-	-
204	0.2m	23/02/2026	FILL: brown silty sand with conc, glass, coal etc	< 0.1	< 0.1	< 0.1	0.2	0.1	0.2	< 0.1	0.2	< 0.1	0.3	< 0.1	< 0.1	< 0.1	0.3	0.3	< 0.5	< 0.5	< 0.5	1.5	-	-	-	-	-	-	-	-
204	1m	23/02/2026	FILL: pale grey silty sand	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
205	0.2m	23/02/2026	.: dark grey brownbrown silty sand with brick, glass, coal	< 0.1	< 0.1	0.1	0.4	0.3	0.5	0.1	0.3	< 0.1	0.6	< 0.1	0.1	< 0.1	0.6	0.7	< 0.5	< 0.5	< 0.5	3.7	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
206	0.8m	23/02/2026	FILL: grey brown silty sand	< 0.1	< 0.1	< 0.1	0.2	0.1	< 0.2	< 0.1	0.1	< 0.1	0.3	< 0.1	< 0.1	< 0.1	0.2	0.3	< 0.5	< 0.5	< 0.5	1.2	-	-	-	-	-	-	-	-
207	0m	23/02/2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
208	0.5m	23/02/2026	FILL: grey silty sand with brick, tile	< 0.1	< 0.1	< 0.1	0.2	0.2	0.3	0.1	0.2	< 0.1	0.5	< 0.1	0.1	< 0.1	0.2	0.5	< 0.5	< 0.5	< 0.5	2.3	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
209	0m	24/02/2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
209	1m	24/02/2026	FILL: brown grey silty sand with brick, glass, coal etc	< 0.1	< 0.1	< 0.1	0.1	0.08	< 0.2	< 0.1	0.1	< 0.1	0.2	< 0.1	< 0.1	< 0.1	0.2	0.2	< 0.5	< 0.5	< 0.5	0.87	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
210	0.5m	24/02/2026	FILL: brown grey silty sand with brick, tile, coal etc	< 0.1	0.1	0.2	0.7	0.62	1	0.3	0.6	< 0.1	1.4	< 0.1	0.3	< 0.1	0.7	1.4	0.8	0.9	0.9	7.5	-	-	-	-	-	-	-	-
D1	0m	24/02/2026	FILL: brown grey silty sand with brick, tile, coal etc	< 0.1	< 0.1	< 0.1	0.6	0.55	0.9	0.3	0.5	< 0.1	1.2	< 0.1	0.3	< 0.1	0.7	1.2	0.7	0.8	0.8	6.3	-	-	-	-	-	-	-	-
210	1m	24/02/2026	FILL: grey brown silty sand with coal gravel	< 0.1	< 0.1	< 0.1	< 0.1	< 0.05	< 0.2	< 0.1	< 0.1	< 0.1	0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.5	< 0.5	< 0.5	0.1	-	-	-	-	-	-	-	-

Criteria adopted from the following guidelines:
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NEPC, National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 201
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Notes:
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EIL - ecological investigation level
EGV - ecological guideline level
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HIL - health investigation level
HSL - health screening level
ML - management limit
PQL - laboratory practical quantitation limit
Field duplicate is below primary sample

Guideline Notes:
[1]Total chromium used as a screen for chromium VI. Guideline applies to chromium VI only
[2]Insufficient data was available to calculate aged values for DDT and naphthalene, consequently the values f

Table F1: Summary of laboratory results - soil contaminated land

Sample ID	Depth	Sampled date	Soil description	OCP																								
				a-BHC	Aldrin	Aldrin + Dieldrin	b-BHC	Chlordane (cis)	Chlordane (trans)	d-BHC	DDD	DDT	DDT+DDE+DDD	Dieldrin	Total Endosulfan (Calc)	Endosulfan I	Endosulfan II	Endosulfan sulphate	Endrin	Endrin aldehyde	g BHC (Lindane)	Heptachlor	Heptachlor epoxide	Hexachlorobenzene (HCB)	Methoxychlor	Mirex	p,p'- DDE (4,4-DDE)
Units				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	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
PQL				0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1		0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
HIL-B				-	-	10	-	-	-	-	-	-	600	-	400	-	-	-	20	-	-	10	-	15	500	20	-
HIL-B (HEPA, 2025)				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HSL-B				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HSL-A & B Sand <1m				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HSL-A & B Sand 1m - 2m				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HSL-A & B Sand 2m - 4m				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EIL, Urban residential & public open space				-	-	-	-	-	-	-	-	180	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ESL-A-B-C Coarse				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EGV Direct, all landuses				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EGV Indirect, all land uses				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ML-A-B-C Coarse				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
201	0.5m	23/02/2026	FILL: brown silty sand with brick, glass, coal etc	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	0.1	< 0.1	< 0.3	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	0.1
201	1.5m	23/02/2026	SILTY SAND: pale grey	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
201 - [TRIPLIC/	0.5m	23/02/2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
202	0m	23/02/2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
202	0.4m	23/02/2026	FILL: dark grey sandy silt with brick, glass, conc etc	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.3	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
203	0.7m	23/02/2026	FILL: brown grey silty sand with brick, glass, conc etc	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
204	0.2m	23/02/2026	FILL: brown silty sand with conc, glass, coal etc	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
204	1m	23/02/2026	FILL: pale grey silty sand	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
205	0.2m	23/02/2026	.: dark grey brownbrown silty sand with brick, glass, coal	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.3	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
206	0.8m	23/02/2026	FILL: grey brown silty sand	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
207	0m	23/02/2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
208	0.5m	23/02/2026	FILL: grey silty sand with brick, tile	< 0.1	< 0.1	0.2	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	0.2	< 0.3	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
209	0m	24/02/2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
209	1m	24/02/2026	FILL: brown grey silty sand with brick, glass, coal etc	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.3	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
210	0.5m	24/02/2026	FILL: brown grey silty sand with brick, tile, coal etc	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
D1	0m	24/02/2026	FILL: brown grey silty sand with brick, tile, coal etc	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
210	1m	24/02/2026	FILL: grey brown silty sand with coal gravel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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ML - management limit
PQL - laboratory practical quantitation limit
Field duplicate is below primary sample

Guideline Notes:

[1]Total chromium used as a screen for chromium VI. Guideline applies to chromium VI only
[2]Insufficient data was available to calculate aged values for DDT and naphthalene, consequently the values f

Table F1: Summary of laboratory results - soil contaminated land

Sample ID	Depth	Sampled date	Soil description	OPP																				PFAS					
				Azinophos methyl (Guthion)	Bromophos-ethyl	Chlorpyrifos	Chlorpyrifos-methyl	Coumaphos	Diazinon	Dichlorvos	Dimethoate	Disulfoton	Ethion	Ronnel	Fenamiphos	Fenitrothion	Fenthion	Malathion	Methyl parathion	Methidathion	Mevinphos (Phosdrin)	Parathion	Phorate	Phosalone	Perfluorooctane sulfonic acid (PFOS)	Perfluorooctanoic acid (PFOA)	Perfluorohexane sulfonic acid (PFHxS)	Perfluorobutane sulfonic acid (PFBS)	6:2 Fluorotelomer sulfonic acid (6:2 FTS)	8:2 Fluorotelomer sulfonic acid (8:2 FTS)
Units				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	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
PQL				0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.005	0.005	0.005	0.005	0.005	0.005
HIL-B				-	-	340	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HIL-B (HEPA, 2025)				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	20	2	-	-	-
HSL-B				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HSL-A & B Sand <1m				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HSL-A & B Sand 1m - 2m				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HSL-A & B Sand 2m - 4m				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EIL, Urban residential & public open space				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ESL-A-B-C Coarse				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EGV Direct, all landuses				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	10	-	-	-	-
EGV Indirect, all land uses				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.003	0.003	-	-	-	-
ML-A-B-C Coarse				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
201	0.5m	23/02/2026	FILL: brown silty sand with brick, glass, coal etc	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
201	1.5m	23/02/2026	SILTY SAND: pale grey	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
201 - [TRIPLIC/	0.5m	23/02/2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
202	0m	23/02/2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
202	0.4m	23/02/2026	FILL: dark grey sandy silt with brick, glass, conc etc	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	-	-	-	-	-	-
203	0.7m	23/02/2026	FILL: brown grey silty sand with brick, glass, conc etc	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
204	0.2m	23/02/2026	FILL: brown silty sand with conc, glass, coal etc	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
204	1m	23/02/2026	FILL: pale grey silty sand	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
205	0.2m	23/02/2026	.: dark grey brownbrown silty sand with brick, glass, coal	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	-	-	-	-	-	-
206	0.8m	23/02/2026	FILL: grey brown silty sand	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
207	0m	23/02/2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
208	0.5m	23/02/2026	FILL: grey silty sand with brick, tile	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	-	-	-	-	-	-
209	0m	24/02/2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
209	1m	24/02/2026	FILL: brown grey silty sand with brick, glass, coal etc	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
210	0.5m	24/02/2026	FILL: brown grey silty sand with brick, tile, coal etc	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
D1	0m	24/02/2026	FILL: brown grey silty sand with brick, tile, coal etc	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
210	1m	24/02/2026	FILL: grey brown silty sand with coal gravel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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ML - management limit
PQL - laboratory practical quantitation limit
Field duplicate is below primary sample

Guideline Notes:
[1]Total chromium used as a screen for chromium VI. Guideline applies to chromium VI only
[2]Insufficient data was available to calculate aged values for DDT and naphthalene, consequently the values f

Table F1: Summary of laboratory results - soil contaminated land

Sample ID	Depth	Sampled date	Soil description	Asbestos												Asbestos (Additional)		General parameters							TRH (NEPM 1999)						
				Sum of PFHxS and PFOS	Sum of PFAS (PFOS + PFOA)	Sum of PFAS	Asbestos Comments	Asbestos ID	Asbestos ID	Total asbestos	FA/AF	ACM >7mm	ACM >7mm Estimation	FA and AF Estimation*#2	Asbestos (Trace)	weight of sample	Asbestos Sample Dimensions	Moisture Content	pH 1:5 soil:water	Cation Exchange Capacity	Exchangeable Calcium	Exchangeable Potassium	Exchangeable Magnesium	Exchangeable Sodium	TRH C6-C9	TRH C10-C14	TRH C15-C28	TRH C29-C36	TRH C10-C36 (sum)	Sum of enHealth PFAS (PFHxS + PFOS + PFOA)	Electrical Conductivity (EC)
Units				mg/kg	mg/kg	mg/kg	-	-	%	% w/w	g	g	% w/w	% w/w	-	g	-	%	ph	meq/100g	meq/100g	meq/100g	meq/100g	meq/100g	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	us/cm
PQL				0.005	0.005	0.005				0.01			0.01	0.001				0.1		1	0.1	0.1	0.1	0.1	25	50	100	100	50	0.005	2
HIL-B				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HIL-B (HEPA, 2025)				2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HSL-B				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HSL-A & B Sand <1m				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HSL-A & B Sand 1m - 2m				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HSL-A & B Sand 2m - 4m				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EIL, Urban residential & public open space				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ESL-A-B-C Coarse				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EGV Direct, all landuses				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EGV Indirect, all land uses				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ML-A-B-C Coarse				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
201	0.5m	23/02/2026	FILL: brown silty sand with brick, glass, coal etc	< 0.005	< 0.005	< 0.005	0	-	0	< 0.01	0	0	< 0.01	< 0.001	0	428.63	-	12	-	-	-	-	-	-	< 25	< 50	< 100	< 100	< 50	< 0.005	-
201	1.5m	23/02/2026	SILTY SAND: pale grey	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.4	7.9	11	11	< 0.1	0.3	< 0.1	-	-	-	-	-	-	130
201 - [TRIPLICA	0.5m	23/02/2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
202	0m	23/02/2026	-	-	-	-	-	0	-	-	-	-	-	-	0	-	-997	-	-	-	-	-	-	-	-	-	-	-	-	-	-
202	0.4m	23/02/2026	FILL: dark grey sandy silt with brick, glass, conc etc	-	-	-	0	-	0	< 0.01	0	0	< 0.01	< 0.001	0	463.15	-	22	-	-	-	-	-	-	< 25	< 50	130	< 100	130	-	-
203	0.7m	23/02/2026	FILL: brown grey silty sand with brick, glass, conc etc	-	-	-	0	-	0	< 0.01	0	0	< 0.01	< 0.001	0	473.79	-	10	-	-	-	-	-	-	< 25	< 50	< 100	< 100	< 50	-	-
204	0.2m	23/02/2026	FILL: brown silty sand with conc, glass, coal etc	< 0.005	< 0.005	< 0.005	0	-	0	< 0.01	0	0	< 0.01	< 0.001	0	275.77	-	15	-	-	-	-	-	-	< 25	< 50	130	< 100	130	< 0.005	-
204	1m	23/02/2026	FILL: pale grey silty sand	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.6	-	-	-	-	-	-	-	-	-	-	-	-	-
205	0.2m	23/02/2026	: dark grey brownbrown silty sand with brick, glass, coal	-	-	-	0	-	0	< 0.01	0	0	< 0.01	< 0.001	0	364.52	-	14	-	-	-	-	-	-	< 25	53	270	120	440	-	-
206	0.8m	23/02/2026	FILL: grey brown silty sand	-	-	-	0	-	0	< 0.01	0	0	< 0.01	< 0.001	0	556.55	-	7.3	-	-	-	-	-	-	< 25	< 50	< 100	< 100	< 50	-	-
207	0m	23/02/2026	-	-	-	-	-	0	-	-	-	-	-	-	0	-	-997	-	-	-	-	-	-	-	-	-	-	-	-	-	-
208	0.5m	23/02/2026	FILL: grey silty sand with brick, tile	-	-	-	0	-	0	< 0.01	0	0	< 0.01	< 0.001	0	633.02	-	9.1	-	-	-	-	-	-	< 25	< 50	< 100	< 100	< 50	-	-
209	0m	24/02/2026	-	-	-	-	-	0	-	-	-	-	-	-	0	-	-997	-	-	-	-	-	-	-	-	-	-	-	-	-	-
209	1m	24/02/2026	FILL: brown grey silty sand with brick, glass, coal etc	< 0.005	< 0.005	< 0.005	0	-	0	< 0.01	0	0	< 0.01	< 0.001	0	410.79	-	14	6.7	4.2	3.9	0.1	0.1	< 0.1	< 25	< 50	< 100	< 100	< 50	< 0.005	35
210	0.5m	24/02/2026	FILL: brown grey silty sand with brick, tile, coal etc	< 0.005	< 0.005	< 0.005	0	-	0	< 0.01	0	0	< 0.01	< 0.001	0	174.52	-	17	-	-	-	-	-	-	< 25	< 50	130	< 100	130	< 0.005	-
D1	0m	24/02/2026	FILL: brown grey silty sand with brick, tile, coal etc	-	-	-	0	-	0	< 0.01	0	0	< 0.01	< 0.001	0	185.03	-	13	-	-	-	-	-	-	< 25	< 50	130	< 100	130	-	-
210	1m	24/02/2026	FILL: grey brown silty sand with coal gravel	-	-	-	0	-	0	< 0.01	0	0	< 0.01	< 0.001	0	531.94	-	6.2	-	-	-	-	-	-	< 25	< 50	< 100	< 100	< 50	-	-

Criteria adopted from the following guidelines:
NEPC, National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 201
NEPC, National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 201
HEPA, PFAS National Environmental Management Plan, Version 3.0 (2025)

Notes:
This table does not represent the full analytical results, please refer to the laboratory certificate(s) for full deta
Results displayed in grey text recorded below the laboratory practical quantitation limit (PQL)
Cream shading indicates results with PQL above one or more assessment criteria
EIL - ecological investigation level
EGV - ecological guideline level
ESL - ecological screening level
HIL - health investigation level
HSL - health screening level
ML - management limit
PQL - laboratory practical quantitation limit
Field duplicate is below primary sample

Guideline Notes:
[1]Total chromium used as a screen for chromium VI. Guideline applies to chromium VI only
[2]Insufficient data was available to calculate aged values for DDT and naphthalene, consequently the values f

Table F2: Summary of laboratory results - Waste Classification

Sample ID	Depth	Sampled date	Soil description	Lab sample code	Metals											TRH (NEPM 1999)					BTEXN (all)							
					Arsenic (Total)	Cadmium (Total)	Cadmium (Filtered)	Chromium (Total) (Total)	Copper (Total)	Lead (Total)	Lead (Filtered)	Mercury (Total)	Nickel (Total)	Zinc (Total)		TRH C6-C9 (Total)	TRH C10-C14 (Total)	TRH C15-C28 (Total)	TRH C29-C36 (Total)	TRH C10-C36 (sum) (Total)	Benzene (Total)	Toluene (Total)	Ethylbenzene (Total)	Xylene (o) (Total)	Xylene (m & p) (Total)	Xylene (Total) (Total)	Naphthalene (VOC) (Total)
			Units		mg/kg	mg/kg	mg/L	mg/kg	mg/kg	mg/kg	mg/L	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
			PQL		4	0.4	0.01	1	1	1	0.03	0.1	1	1		25	50	100	100	50	0.2	0.5	1	1	2	1	1
			CAS no.		7440-38-2	7440-43-9	7440-43-9	7440-47-3	7440-50-8	7439-92-1	7439-92-1	7439-97-6	7440-02-0	7440-66-6		c6-c9	c10-c14	c15-c28	c29-c36	c10-c36	71-43-2	108-88-3	100-41-4	95-47-6	108-38-3 /	1330-20-7	91-20-
General solid waste (CT1)					100	20	-	100[1]	-	100	-	4	40	-		650	-	-	-	10,000	10	288	600	-	-	1,000	-
General solid waste (SCC1)					500	100	-	1,900[1]	-	1,500	-	50	1,050	-		650	-	-	-	10,000	18	518	1,080	-	-	1,800	-
General solid waste (TCLP1)					-	-	1	-	-	-	5	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
Restricted solid waste (CT2)					400	80	-	400[1]	-	400	-	16	160	-		2,600	-	-	-	40,000	40	1,152	2,400	-	-	4,000	-
Restricted solid waste (SCC2)					2,000	400	-	7,600[1]	-	6,000	-	200	4,200	-		2,600	-	-	-	40,000	72	2,073	4,320	-	-	7,200	-
Restricted solid waste (TCLP2)					-	-	4	-	-	-	20	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
Special waste (asbestos)					-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
CCO (SCW)					-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
CCO (PCB)					-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
CCO (PCB, Scheduled)					-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
201	0.5m			402976-1.1	4	45	0.93	60	510	2,200	3.9	0.1	24	1,500		< 25	< 50	< 100	< 100	< 50	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
201	1.5m			402976-2.1	< 4	4	-	7	25	210	0.68	< 0.1	3	170		-	-	-	-	-	-	-	-	-	-	-	-
201 - [TRIPLIC	0.5m			402976-19	7	46	-	56	240	1,500	-	0.1	23	1,400		-	-	-	-	-	-	-	-	-	-	-	-
202	0m			402976-15	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
202	0.4m			402976-3.1	13	0.9	-	9	99	320	0.04	0.3	16	650		< 25	< 50	130	< 100	130	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
203	0.7m			402976-4	< 4	< 0.4	-	2	13	48	-	< 0.1	2	76		< 25	< 50	< 100	< 100	< 50	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
204	0.2m			402976-5.1	10	< 0.4	-	8	120	300	0.04	1.3	8	380		< 25	< 50	130	< 100	130	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
204	1m			402976-6	< 4	< 0.4	-	3	420	99	-	0.5	3	180		-	-	-	-	-	-	-	-	-	-	-	-
205	0.2m			402976-7.1	6	0.7	-	7	38	320	0.03	0.3	11	740		< 25	53	270	120	440	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
206	0.8m			402976-8	< 4	< 0.4	-	2	24	83	-	0.1	4	120		< 25	< 50	< 100	< 100	< 50	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
207	0m			402976-16	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
208	0.5m			402976-10.1	< 4	< 0.4	-	3	19	320	0.37	0.2	4	280		< 25	< 50	< 100	< 100	< 50	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
209	0m			402976-17	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
209	1m			402976-11	< 4	< 0.4	-	4	25	88	-	0.1	5	180		< 25	< 50	< 100	< 100	< 50	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
210	0.5m			402976-12.1	5	1	-	13	68	1,400	0.89	0.4	13	800		< 25	< 50	130	< 100	130	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
D1	0m			402976-14	8	2	-	10	160	1,900	-	0.6	16	1,000		< 25	< 50	130	< 100	130	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1
210	1m			402976-13.1	< 4	< 0.4	-	2	4	110	0.1	< 0.1	1	74		< 25	< 50	< 100	< 100	< 50	< 0.2	< 0.5	< 1	< 1	< 2	< 1	< 1

Criteria adopted from the following guidelines:
NSW EPA, Chemical Control Order in Relation to Scheduled Chemical Wastes (2004)
NSW EPA, Polychlorinated Biphenyl (PCB) Chemical Control Order (1997)
NSW EPA, Waste Classification Guidelines Part 1: Classifying waste (2014)
NSW EPA, Addendum to the Waste Classification Guideline (2014) - Part 1: classifying waste (2016), NSW EPA, Waste Classification Guidelines Part 1: Classifying waste (2014)

Notes:
This table does not represent the full analytical results, please refer to the laboratory certificate(s) for full details
Results displayed in grey text recorded below the laboratory practical quantitation limit (PQL)
Cream shading indicates results with PQL above one or more assessment criteria
EIL - ecological investigation level
EGV - ecological guideline level
ESL - ecological screening level
HIL - health investigation level
HSL - health screening level
ML - management limit
PQL - laboratory practical quantitation limit
Field duplicate is below primary sample

Guideline Notes:
[1]Total chromium used as initial screen for chromium(VI)
[2]Endosulfan means the total of Endosulfan I, Endosulfan II and Endosulfan sulfate.

Table F2: Summary of laboratory results - Waste Classification

Sample ID	Depth	Sampled date	Soil description	Lab sample code	PAH																			PCB								
					Acenaphthene (Total)	Acenaphthylene (Total)	Anthracene (Total)	Benzo(a)anthracene (Total)	Benzo(a)pyrene (Total)	Benzo(b+j+k)fluoranthene (Total)	Benzo(g,h,i)perylene (Total)	Chrysene (Total)	Dibenz(a,h)anthracene (Total)	Fluoranthene (Total)	Fluorene (Total)	Indeno(1,2,3-c,d)pyrene (Total)	Naphthalene (Total)	Phenanthrene (Total)	Pyrene (Total)	Benzo(a)pyrene TEQ calc (Zero) (Total)	Benzo(a)pyrene TEQ calc (0.5 PQL)) (Total)	Benzo(a)pyrene TEQ (PQL) (Total)	Total PAH (sum of analysed) (Total)	Aroclor 1016 (Total)	Aroclor 1221 (Total)	Aroclor 1232 (Total)	Aroclor 1242 (Total)	Aroclor 1248 (Total)	Aroclor 1254 (Total)	Aroclor 1260 (Total)	PCB (Total) (Total)
Units					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	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
PQL					0.1	0.1	0.1	0.1	0.05	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.5	0.5	0.5	0.05	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
CAS no.					83-32-9	208-96-8	120-12-7	56-55-3	50-32-8	205-99-2	191-24-2	218-01-9	53-70-3	206-44-0	86-73-7	193-39-5	91-20-3	85-01-8	129-00-0	bap_teq_0	bap_teq_0.	bap_teq_1.	sum_pah_	12674-11-2	11104-28-2	11141-16-5	53469-21-9	12672-29-6	11097-69-1	11096-82-5	1336-36-3
General solid waste (CT1)					-	-	-	-	0.8	-	-	-	-	-	-	-	-	-	-	-	-	-	200	-	-	-	-	-	-	-	50
General solid waste (SCC1)					-	-	-	-	10	-	-	-	-	-	-	-	-	-	-	-	-	-	200	-	-	-	-	-	-	-	50
General solid waste (TCLP1)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restricted solid waste (CT2)					-	-	-	-	3.2	-	-	-	-	-	-	-	-	-	-	-	-	-	800	-	-	-	-	-	-	-	50
Restricted solid waste (SCC2)					-	-	-	-	23	-	-	-	-	-	-	-	-	-	-	-	-	-	800	-	-	-	-	-	-	-	50
Restricted solid waste (TCLP2)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Special waste (asbestos)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CCO (SCW)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CCO (PCB)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2
CCO (PCB, Scheduled)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50
201	0.5m			402976-1.1	< 0.1	< 0.1	< 0.1	0.3	0.3	0.5	0.2	0.3	< 0.1	0.7	< 0.1	0.2	< 0.1	0.4	0.7	< 0.5	< 0.5	0.5	3.4	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	1.1	< 0.1	1.1
201	1.5m			402976-2.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
201 - [TRIPLIC	0.5m			402976-19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
202	0m			402976-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
202	0.4m			402976-3.1	< 0.1	< 0.1	< 0.1	0.4	0.4	0.7	0.2	0.3	< 0.1	0.7	< 0.1	0.2	< 0.1	0.4	0.7	0.5	0.6	0.6	4.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
203	0.7m			402976-4	< 0.1	< 0.1	< 0.1	0.1	0.08	< 0.2	< 0.1	0.1	< 0.1	0.2	< 0.1	< 0.1	< 0.1	0.1	0.2	< 0.5	< 0.5	< 0.5	0.79	-	-	-	-	-	-	-	-
204	0.2m			402976-5.1	< 0.1	< 0.1	< 0.1	0.2	0.1	0.2	< 0.1	0.2	< 0.1	0.3	< 0.1	< 0.1	< 0.1	0.3	0.3	< 0.5	< 0.5	< 0.5	1.5	-	-	-	-	-	-	-	-
204	1m			402976-6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
205	0.2m			402976-7.1	< 0.1	< 0.1	0.1	0.4	0.3	0.5	0.1	0.3	< 0.1	0.6	< 0.1	0.1	< 0.1	0.6	0.7	< 0.5	< 0.5	< 0.5	3.7	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
206	0.8m			402976-8	< 0.1	< 0.1	< 0.1	0.2	0.1	< 0.2	< 0.1	0.1	< 0.1	0.3	< 0.1	< 0.1	< 0.1	0.2	0.3	< 0.5	< 0.5	< 0.5	1.2	-	-	-	-	-	-	-	-
207	0m			402976-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
208	0.5m			402976-10.1	< 0.1	< 0.1	< 0.1	0.2	0.2	0.3	0.1	0.2	< 0.1	0.5	< 0.1	0.1	< 0.1	0.2	0.5	< 0.5	< 0.5	< 0.5	2.3	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
209	0m			402976-17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
209	1m			402976-11	< 0.1	< 0.1	< 0.1	0.1	0.08	< 0.2	< 0.1	0.1	< 0.1	0.2	< 0.1	< 0.1	< 0.1	0.2	0.2	< 0.5	< 0.5	< 0.5	0.87	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
210	0.5m			402976-12.1	< 0.1	0.1	0.2	0.7	0.62	1	0.3	0.6	< 0.1	1.4	< 0.1	0.3	< 0.1	0.7	1.4	0.8	0.9	0.9	7.5	-	-	-	-	-	-	-	-
D1	0m			402976-14	< 0.1	< 0.1	< 0.1	0.6	0.55	0.9	0.3	0.5	< 0.1	1.2	< 0.1	0.3	< 0.1	0.7	1.2	0.7	0.8	0.8	6.3	-	-	-	-	-	-	-	-
210	1m			402976-13.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.05	< 0.2	< 0.1	< 0.1	< 0.1	0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.5	< 0.5	< 0.5	0.1	-	-	-	-	-	-	-	-

Criteria adopted from the following guidelines:
NSW EPA, Chemical Control Order in Relation to Scheduled Chemical Wastes (2004)
NSW EPA, Polychlorinated Biphenyl (PCB) Chemical Control Order (1997)
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Notes:
This table does not represent the full analytical results, please refer to the laboratory cer
Results displayed in grey text recorded below the laboratory practical quantitation limit
Cream shading indicates results with PQL above one or more assessment criteria
EIL - ecological investigation level
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HIL - health investigation level
HSL - health screening level
ML - management limit
PQL - laboratory practical quantitation limit
Field duplicate is below primary sample

Guideline Notes:
[1]Total chromium used as initial screen for chromium(VI)
[2]Endosulfan means the total of Endosulfan I, Endosulfan II and Endosulfan sulfate.

Table F2: Summary of laboratory results - Waste Classification

Sample ID	Depth	Sampled date	Soil description	Lab sample code	OCP																								
					a-BHC (Total)	Aldrin (Total)	Aldrin + Dieldrin (Total)	b-BHC (Total)	Chlordane (cis) (Total)	Chlordane (trans) (Total)	d-BHC (Total)	DDD (Total)	DDT (Total)	DDT+DDE+DDD (Total)	Dieldrin (Total)	Total Endosulfan (Calc) (Total)	Endosulfan I (Total)	Endosulfan II (Total)	Endosulfan sulphate (Total)	Endrin (Total)	Endrin aldehyde (Total)	g-BHC (Lindane) (Total)	Heptachlor (Total)	Heptachlor epoxide (Total)	Hexachlorobenzene (HCB) (Total)	Methoxychlor (Total)	Mirex (Total)	p,p'-DDE (4,4-DDE) (Total)
			Units		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	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
			PQL		0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1		0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
			CAS no.		319-84-6	309-00-2	309-00-2 +	319-85-7	5103-71-9	5103-74-2	319-86-8	72-54-8	50-29-3	ddt+dde+d	60-57-1	115-29-7	959-98-8	33213-65-9	1031-07-8	72-20-8	7421-93-4	58-89-9	76-44-8	1024-57-3	118-74-1	72-43-5	2385-85-5	72-55-9
General solid waste (CT1)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General solid waste (SCC1)					-	-	-	-	-	-	-	-	-	-	-	108	-	-	-	-	-	-	-	-	-	-	-	-	-
General solid waste (TCLP1)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restricted solid waste (CT2)					-	-	-	-	-	-	-	-	-	-	-	240	-	-	-	-	-	-	-	-	-	-	-	-	-
Restricted solid waste (SCC2)					-	-	-	-	-	-	-	-	-	-	-	432	-	-	-	-	-	-	-	-	-	-	-	-	-
Restricted solid waste (TCLP2)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Special waste (asbestos)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CCO (SCW)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CCO (PCB)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CCO (PCB, Scheduled)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
201	0.5m			402976-1.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	0.1	< 0.1	< 0.3	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	0.1
201	1.5m			402976-2.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
201 - [TRIPLIC	0.5m			402976-19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
202	0m			402976-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
202	0.4m			402976-3.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.3	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
203	0.7m			402976-4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
204	0.2m			402976-5.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
204	1m			402976-6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
205	0.2m			402976-7.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.3	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
206	0.8m			402976-8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
207	0m			402976-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
208	0.5m			402976-10.1	< 0.1	< 0.1	0.2	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	0.2	< 0.3	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
209	0m			402976-17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
209	1m			402976-11	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.3	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
210	0.5m			402976-12.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
D1	0m			402976-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
210	1m			402976-13.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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[1]Total chromium used as initial screen for chromium(VI)
[2]Endosulfan means the total of Endosulfan I, Endosulfan II and Endosulfan sulfate.

Table F2: Summary of laboratory results - Waste Classification

Sample ID	Depth	Sampled date	Soil description	Lab sample code	OPP																					PFAS									
					Azinophos methyl (Guthion) (Total)	Bromophos-ethyl (Total)	Chlorpyrifos (Total)	Chlorpyrifos-methyl (Total)	Coumaphos (Total)	Diazinon (Total)	Dichlorvos (Total)	Dimethoate (Total)	Disulfoton (Total)	Ethion (Total)	Ronnel (Total)	Fenamiphos (Total)	Fenitrothion (Total)	Fenthion (Total)	Malathion (Total)	Methyl parathion (Total)	Methidathion (Total)	Mevinphos (Phosdrin) (Total)	Parathion (Total)	Phorate (Total)	Phosalone (Total)	Perfluorooctane sulfonic acid (PFOS) (Total)	Perfluorooctanoic acid (PFOA) (Total)	Perfluorohexane sulfonic acid (PFHxS) (Total)	Perfluorobutane sulfonic acid (PFBS) (Total)	6:2 Fluorotelomer sulfonic acid (6:2 FTS) (Total)	8:2 Fluorotelomer sulfonic acid (8:2 FTS) (Total)	Sum of PFHxS and PFOS (Total)	Sum of PFAS (PFOS + PFOA) (Total)	Sum of PFAS (Total)
			Units		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	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
			PQL		0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.005	0.005	0.005	0.005	0.005	0.005	0.005	0.005	0.005
			CAS no.		86-50-0	4824-78-6	2921-88-2	5598-13-0	56-72-4	333-41-5	62-73-7	60-51-5	298-04-4	563-12-2	299-84-3	22224-92-6	122-14-5	55-38-9	121-75-5	298-00-0	950-37-8	7786-34-7	56-38-2	298-02-2	2310-17-0	1763-23-1	335-67-1	355-46-4	375-73-5	27619-97-2	39108-34-4	355-46-	1763-23-	sumofpfas
General solid waste (CT1)					-	-	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General solid waste (SCC1)					-	-	7.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18	-	-	-	-	1.8	-	-
General solid waste (TCLP1)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restricted solid waste (CT2)					-	-	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restricted solid waste (SCC2)					-	-	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	72	-	-	-	-	7.2	-	-
Restricted solid waste (TCLP2)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Special waste (asbestos)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CCO (SCW)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CCO (PCB)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CCO (PCB, Scheduled)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
201	0.5m			402976-1.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
201	1.5m			402976-2.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
201 - [TRIPLIC	0.5m			402976-19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
202	0m			402976-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
202	0.4m			402976-3.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	-	-	-	-	-	-	-	-	-	-
203	0.7m			402976-4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
204	0.2m			402976-5.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
204	1m			402976-6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
205	0.2m			402976-7.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	-	-	-	-	-	-	-	-	-	-
206	0.8m			402976-8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
207	0m			402976-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
208	0.5m			402976-10.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	-	-	-	-	-	-	-	-	-	-
209	0m			402976-17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
209	1m			402976-11	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
210	0.5m			402976-12.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
D1	0m			402976-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
210	1m			402976-13.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Notes:
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Results displayed in grey text recorded below the laboratory practical quantitation limit
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Guideline Notes:
[1]Total chromium used as initial screen for chromium(VI)
[2]Endosulfan means the total of Endosulfan I, Endosulfan II and Endosulfan sulfate.

Table F2: Summary of laboratory results - Waste Classification

Sample ID	Depth	Sampled date	Soil description	Lab sample code	Asbestos (AS)				Asbestos (NEPM)		Asbestos (Additional)		TRH (NEPM 2013)							General parameters		Other								Calculations
					Asbestos Comments (Total)	Total asbestos (Total)	Asbestos ID (Total)	Asbestos ID (Total)	FA/AF (Total)	ACM >7mm (Total)	weight of sample (Total)	Asbestos Sample Dimensions (Total)	TRH C6-C10 (Total)	TRH >C10-C16 (Total)	TRH F1 (C6-C10 minus BTEX) (Total)	TRH F2 (>C10-C16 minus naphthalene) (Total)	TRH F3 (>C16-C34) (Total)	TRH F4 (>C34-C40) (Total)	TRH >C10-C40 (sum) (Total)	Moisture Content (Total)	pH 1:5 soil:water (Total)	Asbestos (Trace) (Total)	TCLP Fluid (Total)	ACM >7mm Estimation (Total)	FA and AF Estimation*#2 (Total)	NSW Scheduled Chemicals (sum of analysed) (Total)	Sum of enHealth PFAS (PFHxS + PFOS + PFOA) (Total)	pH (after HCL) (Total)	pH (Final) (Total)	pH (Initial) (Total)	
Units					-	% w/w	-	%	g	g	g	-	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	%	ph	-	-	% w/w	% w/w	mg/kg	mg/kg	ph	ph	ph	
PQL						0.01							25	50	25	50	100	100	50	0.1				0.01	0.001		0.005	0.1	0.1	0.1	
CAS no.					asb_comm	1332-21-4	asb_detect	asb_detect	132207-33-	132207-33-	approx_sa	asb_sampl	c6-c10	c10-c16	f1-btex	f2-	c16-c34	c34-c40	c10-c40	moistureco	ph_1:5_soil:	asb_trace	efn	132207-33-	132207-33-	scw_calc	sumofpfas(	ph_after_h	ph_final	ph_initial	
General solid waste (CT1)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
General solid waste (SCC1)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
General solid waste (TCLP1)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Restricted solid waste (CT2)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50	-	-	-	-	
Restricted solid waste (SCC2)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50	-	-	-	-	
Restricted solid waste (TCLP2)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Special waste (asbestos)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CCO (SCW)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	
CCO (PCB)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CCO (PCB, Scheduled)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
201	0.5m			402976-1.1	0	< 0.01	-	0	0	0	428.63	-	< 25	< 50	< 25	< 50	< 100	< 100	< 50	12	-	0	1	< 0.01	< 0.001	< 0	< 0.005	1.8	5.3	8.5	
201	1.5m			402976-2.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.4	7.9	-	1	-	-	-	-	1.8	5.2	8.7	
201 - [TRIPLIC	0.5m			402976-19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
202	0m			402976-15	-	-	0	-	-	-	-	-997	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	
202	0.4m			402976-3.1	0	< 0.01	-	0	0	0	463.15	-	< 25	< 50	< 25	< 50	170	< 100	170	22	-	0	1	< 0.01	< 0.001	< 0	-	1.8	5	8.3	
203	0.7m			402976-4	0	< 0.01	-	0	0	0	473.79	-	< 25	< 50	< 25	< 50	< 100	< 100	< 50	10	-	0	-	< 0.01	< 0.001	-	-	-	-	-	
204	0.2m			402976-5.1	0	< 0.01	-	0	0	0	275.77	-	< 25	< 50	< 25	< 50	160	< 100	160	15	-	0	1	< 0.01	< 0.001	-	< 0.005	1.8	5	7.8	
204	1m			402976-6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.6	-	-	-	-	-	-	-	-	-	-	
205	0.2m			402976-7.1	0	< 0.01	-	0	0	0	364.52	-	< 25	67	< 25	67	330	< 100	400	14	-	0	1	< 0.01	< 0.001	< 0	-	1.8	5	7.5	
206	0.8m			402976-8	0	< 0.01	-	0	0	0	556.55	-	< 25	< 50	< 25	< 50	< 100	< 100	< 50	7.3	-	0	-	< 0.01	< 0.001	-	-	-	-	-	
207	0m			402976-16	-	-	0	-	-	-	-	-997	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	
208	0.5m			402976-10.1	0	< 0.01	-	0	0	0	633.02	-	< 25	< 50	< 25	< 50	< 100	< 100	< 50	9.1	-	0	1	< 0.01	< 0.001	0.2	-	1.8	5	7.7	
209	0m			402976-17	-	-	0	-	-	-	-	-997	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	
209	1m			402976-11	0	< 0.01	-	0	0	0	410.79	-	< 25	< 50	< 25	< 50	< 100	< 100	< 50	14	6.7	0	-	< 0.01	< 0.001	< 0	< 0.005	-	-	-	
210	0.5m			402976-12.1	0	< 0.01	-	0	0	0	174.52	-	< 25	< 50	< 25	< 50	180	< 100	180	17	-	0	1	< 0.01	< 0.001	-	< 0.005	1.8	5	6.7	
D1	0m			402976-14	0	< 0.01	-	0	0	0	185.03	-	< 25	< 50	< 25	< 50	180	< 100	180	13	-	0	-	< 0.01	< 0.001	-	-	-	-	-	
210	1m			402976-13.1	0	< 0.01	-	0	0	0	531.94	-	< 25	< 50	< 25	< 50	< 100	< 100	< 50	6.2	-	0	1	< 0.01	< 0.001	-	-	1.7	5	6	

Criteria adopted from the following guidelines:
NSW EPA, Chemical Control Order in Relation to Scheduled Chemical Wastes (2004)
NSW EPA, Polychlorinated Biphenyl (PCB) Chemical Control Order (1997)
NSW EPA, Waste Classification Guidelines Part 1: Classifying waste (2014)
NSW EPA, Addendum to the Waste Classification Guideline (2014) - Part 1: classifying wa

Notes:
This table does not represent the full analytical results, please refer to the laboratory cer
Results displayed in grey text recorded below the laboratory practical quantitation limit
Cream shading indicates results with PQL above one or more assessment criteria
EIL - ecological investigation level
EGV - ecological guideline level
ESL - ecological screening level
HIL - health investigation level
HSL - health screening level
ML - management limit
PQL - laboratory practical quantitation limit
Field duplicate is below primary sample

Guideline Notes:
[1]Total chromium used as initial screen for chromium(VI)
[2]Endosulfan means the total of Endosulfan I, Endosulfan II and Endosulfan sulfate.

Bonded ACM in Soil v1.0.1

Calculation of Bonded ACM in Soil [Asbestos % w/w]

Project:	Proposed Multi-storey development
Project No:	236197.01
Location:	15 Kenrick Street The Junction

ACM Asbestos Content % (w/w):	15
Land Use:	**HSL-B Residential with minimal access to soil**
Criterion:	**0.04**

Table F3 Summary Results for Bonded Asbestos-Containing Material (ACM) in Soil

Sample ID / Test Location ID	Sample Depth Range (m bgl)	Weight of 10L Bulk Sample (g)	Approx. No. Fragments > 7mm	Condition of Fragments (good/poor)	Approx. Size of Largest Fragment (mm)	Weight of Screened ACM (g)	Concentration of Asbestos in Soil (% w/w)
201	0.5	17000					-
201	1	22000					-
202	0.4	15000	3	poor	2 mm to 10 mm	3.6	**<0.01**
202	1	19000	1	poor	10 mm	0.72	**<0.01**
203	0.3	17000					-
203	0.7	18000					-
204	0.2	15000	3	poor	2 mm to 15 mm	18.25	**0.02**
204	1	19000					-
205	0.2	16000					-
205	0.5	15000					-
206	0.3	15000					-
207	0.5	18000	1	poor	7 mm	4.3	**<0.01**
208	0.5	20000					-
208	1	17000					-
209	0.5	14000	2	poor	2 mm to 10 mm	1.89	**<0.01**
209	1	12000	1	poor	10 mm	0.14	**<0.01**
210	0.5	10000					-
210	1	8000					-

Table F4: Summary of Results - Acid Sulfate Soils

Project No: 236197.01

Project Name: Proposed Multi-storey development

Location: 15 Kenrick Street The Junction

Sample information						Screening test results				Laboratory analysis results (acid base accounting)									
Location ID	Depth from (m)	Depth to (m)	Reduced level (AHD)	Sample description	Adopted texture	pH_F (pH units)	pH_{FOX} (pH units)	Reaction strength	pH change (pH units)	pH_{KCl} (pH units)	S_{KCl} (%S)	S_{HCl} (%S)	Scr (%S)	TAA (%S)	S_{NAS} (%S)	ANC_{BT} (%S)	ANC corroborated (Y/N or NA)	Net acidity (%S)
																	Coarse texture: sands to loamy sands and peats		0.03
				Assessment criteria (pH units)		**<4**	**<3**	-	**1.0**	Action criteria (%S)							Medium texture: clayey sand to light clays		0.06[a]/0.03[b]
																	Fine texture: light medium to heavy clays		0.1[a]/0.03[b]
Location ID	Depth from (m	Depth to (m)	Reduced level (AHD)	Sample Description	Adopted Texture	pH_F (pH units)	pH_{FOX} (pH units)	Reaction Strength	pH change (pH units)	pH_{KCl} (pH units)	S_{KCl} (%S)	S_{HCl} (%S)	Scr (%S)	TAA (%S)	S_{NAS} (%S)	ANC_{BT} (%S)	ANC corroborated (Y/N or NA)	Net Acidity (%S)		
201	2.50	2.50	3.09 to 3.09	brown-grey silty sand	C	7.7	6.2	L	**1.5**	7.2	[NT]	[NT]	0.008	<0.01	[NT]	0.140	N	0.008	
202	2.00	2.00	3.68 to 3.68	pale brown sand with silt	C	5.6	4.8	L	0.8										
202	2.50	2.50	3.18 to 3.18	pale brown sand with silt	C	5.4	4.7	L	0.7										
203	1.00	1.00	4.59 to 4.59	brown silty sand	C	5.8	4.7	L	**1.1**	5.7	[NT]	[NT]	0.008	<0.01	[NT]	[NT]	[NT]	0.009	
203	1.50	1.50	4.09 to 4.09	brown silty sand	C	6.0	5.0	L	**1.0**										
203	2.00	2.00	3.59 to 3.59	pale brown sand with silt	C	5.6	4.9	L	0.7										
203	2.50	2.50	3.09 to 3.09	pale brown sand with silt	C	5.6	4.9	L	0.7										
204	1.60	1.60	-	pale brown sandy silt	C	5.4	4.6	L	0.8										
205	1.50	1.50	-	pale grey silty sand	C	5.4	4.6	L	0.8										
206	1.50	1.50	-	pale grey silty sand	C	5.7	4.8	L	0.9										
207	1.00	1.00	4.64 to 4.64	pale grey silty sand	C	6.5	5.4	L	**1.1**										
207	2.00	2.00	3.64 to 3.64	pale brown mottled orange sand	C	5.9	4.8	L	**1.1**										
208	1.50	1.50	4.00 to 4.00	pale brown mottled orange sand	C	6.2	5.0	L	**1.2**	5.7	[NT]	[NT]	0.020	<0.01	[NT]	[NT]	[NT]	0.018	
208	2.50	2.50	3.00 to 3.00	pale brown sand with silt	C	6.6	5.4	L	**1.2**										
209	2.20	2.20	3.45 to 3.45	pale brown sand with silt	C	5.5	4.6	L	0.9										
209	2.30	2.30	3.35 to 3.35	brown silty sand with gravel	C	6.2	5.2	L	**1.0**										
209	2.50	2.50	3.15 to 3.15	pale brown sand with silt	C	6.3	5.1	L	**1.2**	5.4	[NT]	[NT]	0.040	<0.01	[NT]	[NT]	[NT]	0.042	
210	1.50	1.50	-	pale brown sand with silt	C	4.6	3.9	L	0.7										

Notes:
Adopted texture - C = coarse, M = medium, F = fine
pH_F - Soil pH in water
pH_{FOX} - Soil pH in peroxide
Reaction strength: L - Low , M - Medium, H - High, X - Extreme, V - Volcanic, F - Frothing (indicative of organic material)
pH change = pH_F - pH_{FOX}
pH_{KCL} - KCl extractable pH
S_{KCl} - KCl extractable sulfur
S_{HCl} - HCl extractable sulfur
S_{cr} - potential sulfidic acidity
TAA - titratable actual acidity (reported if pH_{KCL}<6.5)
S_{NAS} – retained acidity (reported if pHkCl < 4.5)
ANC_{BT} – acid neutralising capacity (reported if $pH_{KCl} \geq 6.5$)
NT - Not tested
Blue depths indicate where samples have been collected at or below the groundwater table
Bold results are indicators of ASS conditions, noting:
- Assessment criteria are considered a reasonable initial screening for AASS or PASS
- pH_F<4 is indicative of the presence of actual ASS (AASS), although it is not conclusive of ASS on its own as naturally occurring non ASS soils can have pH_F<5
- pH_{FOX}<3 or pH Change ≥1 may indicate potential ASS (PASS), although exceptions apply. Laboratory testing required to confirm presence of Reduced Inorganic Sulfur (RIS)
- Refer to Table 5.1, A2, A3 of Sullivan,L. et al (2018) for further details

Shaded results trigger action (i.e. equal to or exceed the action criteria). Criteria is specific for soil texture and anticipated tonnage of soil disturbed.
Net Acidity can only include the measured ANC where the ANC has been corroborated by other data (for example slab incubation data) that demonstrates the soil material does not experience acidification during complete oxidation under field conditions.
a - Action criterion for disturbance of 1-1000 tonnes of material
b - Action criterion for disturbance of more than 1000 tonnes of material
The action criteria apply only to ASS materials and not to other acidic soils such as acidic peatlands and coastal heaths.

Appendix D

Borehole Logs from Previous Report

BOREHOLE LOG

CLIENT: Diverse Property Co Pty Ltd
PROJECT: Proposed Multi-storey development
LOCATION: 15 Kenrick Street, The Junction, NSW 2290

SURFACE LEVEL: 5.6 AHD
COORDINATE: E:384044.2, N:6354860.0
DATUM/GRID: MGA2020 Zone 56
DIP/AZIMUTH: 90°/---°

LOCATION ID: 201
PROJECT No: 236197.01
DATE: 23/02/26
SHEET: 1 of 1

GROUNDWATER	RL (m)	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN[#]	CONSIS.[*] DENSITY.[*]	MOISTURE	REMARKS	SAMPLE TYPE	SAMPLE INTERVAL	SAMPLE DEPTH (m)	TESTING AND REMARKS: TEST TYPE	TESTING AND REMARKS: RESULTS AND REMARKS
		0.02	ASPHALTIC CONCRETE: grey.			NA	NA						
			FILL / Sandy GRAVEL (GP): brown; fine to medium, sub-angular to sub-rounded; fine sand.		FILL	VD	w<PL		D		0.10	PID	<1ppm
		0.15			FILL	VD	w<PL						
		0.20	FILL / GRAVEL (GP): dark grey brown; fine to medium, sub-angular to sub-rounded; coal.										
			FILL / SILT (ML) with clay: brown; low plasticity.		FILL	VSt	w<PL		D/ES		0.30	PID	<1ppm
		0.45	FILL / Silty SAND (SM) with gravel: brown orange grey pale grey; fine; fine to medium, sub-angular to sub-rounded gravel; with fibre glass, building rubble (tiles, brick, steel), glass fragments; with crushed concrete and fine to medium, angular to sub-angular coal gravels and possible ash.						D/ES		0.50	PID	<1ppm
	5				FILL	D	D						
		1									1		
		1.35	Silty SAND (SM): pale grey; fine.			D	D		D/ES		1.50	PID	<1ppm
		1.55	Silty SAND (SM) with gravel: brown grey; fine; fine to medium, sub-angular to sub-rounded gravel.										
	4						D						
		2			ALV	D					2		
							M						
									D/ES		2.50	PID	<1ppm
	3												
▼ Free groundwater observed at 2.8m 23/02/26			Borehole discontinued at 2.80m depth. Limit of investigation.										

NOTES: [#] Soil origin is "probable" unless otherwise stated. [*] Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 5T Excavator
METHOD: 300mm Auger to 2.8m
REMARKS:

OPERATOR: Anna Bay Sands & Earthmoving

LOGGED: DTS
CASING: Uncased

Refer to explanatory notes for symbol and abbreviation definitions

Generated with CORE-GS by Geroc - Soil Log

BOREHOLE LOG

CLIENT: Diverse Property Co Pty Ltd
PROJECT: Proposed Multi-storey development
LOCATION: 15 Kenrick Street, The Junction, NSW 2290

SURFACE LEVEL: 5.7 AHD
COORDINATE: E:384025.5, N:6354866.6
DATUM/GRID: MGA2020 Zone 56
DIP/AZIMUTH: 90°/---°

LOCATION ID: 202
PROJECT No: 236197.01
DATE: 23/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED								SAMPLE				TESTING AND REMARKS	
GROUNDWATER	RL (m) / DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN[#]	CONSIS.[*] / DENSITY.[*]	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
	0.10	CONCRETE: grey.			NA	NA						
		FILL / Sandy SILT (ML) with gravel: dark grey orange brown green; low plasticity; fine to coarse, sub-angular to sub-rounded gravel; with broken glass, crushed bricks, tiles and concrete and possible ash.		FILL	D	D		D/ES		0.40	PID	<1ppm
	0.80	FILL / Silty SAND (SM) trace gravel: pale grey; fine; fine to coarse gravel; with crushed bricks and tiles.		FILL	D	D		D/ES		1.00	PID	<1ppm
	1.30	SAND (SP) with silt: pale brown; fine.		ALV	D	M		D/ES		2.00	PID	<1ppm
▼ Free groundwater observed at 2.8m 23/02/26								D/ES		2.50	PID	<1ppm
		Borehole discontinued at 2.80m depth. Limit of investigation.										

NOTES: [#] Soil origin is "probable" unless otherwise stated. [*] Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 5T Excavator
METHOD: 300mm Auger to 2.8m
REMARKS:

OPERATOR: Anna Bay Sands & Earthmoving

LOGGED: DTS
CASING: Uncased

Refer to explanatory notes for symbol and abbreviation definitions

Generated with CORE-GS by Geroc - Soil Log

BOREHOLE LOG

CLIENT: Diverse Property Co Pty Ltd
PROJECT: Proposed Multi-storey development
LOCATION: 15 Kenrick Street, The Junction, NSW 2290

SURFACE LEVEL: 5.6 AHD
COORDINATE: E:384028.7, N:6354875.2
DATUM/GRID: MGA2020 Zone 56
DIP/AZIMUTH: 90°/---°

LOCATION ID: 203
PROJECT No: 236197.01
DATE: 23/02/26
SHEET: 1 of 1

GROUNDWATER	RL (m)	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN[#]	CONSIS.[*] DENSITY.[*]	MOISTURE	REMARKS	SAMPLE TYPE	SAMPLE INTERVAL	SAMPLE DEPTH (m)	TESTING TEST TYPE	TESTING RESULTS AND REMARKS
23/02/26 No free groundwater observed		0.10	CONCRETE: grey.			NA	NA						
	5		FILL / Silty SAND (SM) with gravel: brown grey; fine; fine to medium, sub-angular to sub-rounded gravel; with crushed bricks, tiles and crushed concrete, possible ash.		FILL	D	D		D/ES		0.30	PID	<1ppm
			From 0.50m: pale grey						D/ES		0.70	PID	<1ppm
		0.90											
	1		Silty SAND (SM) trace gravel: brown; fine; fine to medium, rounded to sub-rounded gravel.		ALV	D	D		D/ES		1.00	PID	<1ppm
		1.30											
	4		Silty SAND (SM): brown; fine.		ALV	D	D		D/ES		1.50	PID	<1ppm
		1.80											
	2		SAND (SP) with silt: pale brown; fine.		ALV	D	M		D/ES		2.00	PID	<1ppm
	3								D/ES		2.50	PID	<1ppm
			Borehole discontinued at 2.80m depth. Limit of investigation.										

NOTES: [#] Soil origin is "probable" unless otherwise stated. [*] Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 5T Excavator
METHOD: 300mm Auger to 2.8m
REMARKS:

OPERATOR: Anna Bay Sands & Earthmoving

LOGGED: DTS
CASING: Uncased

Refer to explanatory notes for symbol and abbreviation definitions

BOREHOLE LOG

CLIENT: Diverse Property Co Pty Ltd
PROJECT: Proposed Multi-storey development
LOCATION: 15 Kenrick Street, The Junction, NSW 2290

SURFACE LEVEL:
COORDINATE:
DATUM/GRID:
DIP/AZIMUTH: 90°/---°

LOCATION ID: 204
PROJECT No: 236197.01
DATE: 23/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED								SAMPLE				TESTING AND REMARKS	
GROUNDWATER	RL (m) / DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN[#]	CONSIS.[^] / DENSITY.[^]	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
23/02/26 No free groundwater observed	0.10	CONCRETE: grey.			NA	NA						
		FILL / Silty SAND (SM) with gravel: dark grey brown green; fine; fine to medium, sub-angular to sub-rounded gravel; with fine to medium, angular to sub-angular coal gravels; with broken glass, crushed concrete, possible ash.		FILL				D/ES		0.20	PID	<1ppm
	0.35	FILL / Silty SAND (SM) with gravel: pale grey; fine; fine to medium, rounded to sub-rounded gravel.		FILL								
	1							D/ES		1.00	PID	<1ppm
	1.20	Sandy SILT (ML) with clay: pale brown; low plasticity.		ALV				D/ES		1.30	PID	<1ppm
								D/ES		1.60	PID	<1ppm
		Borehole discontinued at 1.60m depth. Limit of investigation.										
	2											

NOTES: [#] Soil origin is "probable" unless otherwise stated. [^] Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 5T Excavator
METHOD: 300mm Auger to 1.6m
REMARKS:

OPERATOR: Anna Bay Sands & Earthmoving

LOGGED: DTS
CASING: Uncased

Refer to explanatory notes for symbol and abbreviation definitions

BOREHOLE LOG

CLIENT: Diverse Property Co Pty Ltd
PROJECT: Proposed Multi-storey development
LOCATION: 15 Kenrick Street, The Junction, NSW 2290

SURFACE LEVEL:
COORDINATE:
DATUM/GRID:
DIP/AZIMUTH: 90°/---°

LOCATION ID: 205
PROJECT No: 236197.01
DATE: 23/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED								SAMPLE				TESTING AND REMARKS	
GROUNDWATER	RL (m) / DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN[#]	CONSIS.[*] / DENSITY.[*]	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
23/02/26 No free groundwater observed	0.10	CONCRETE: grey.			NA	NA						
		FILL / Silty SAND (SM) with gravel: dark grey brown; fine; fine to medium, sub-angular to sub-rounded gravel; with fine to medium, angular to sub-angular coal gravels, broken glass, crushed brick and tile, possible ash.		FILL	D	D		D/ES		0.20	PID	<1ppm
	0.45	FILL / SAND (SP) with silt: pale brown; fine.		FILL	D	D		D/ES		0.50	PID	<1ppm
	0.65	FILL / Silty SAND (SM) with gravel: grey brown; fine; fine to medium, sub-angular to sub-rounded gravel; with fine to medium, angular to sub-angular coal gravels, possible ash.		FILL	D	D						
	1							D/ES		1.00	PID	<1ppm
	1.20	Silty SAND (SM) with gravel: pale grey; fine; fine to medium, sub-angular to sub-rounded gravel.		ALV	D	M						
								D/ES		1.50	PID	<1ppm
		Borehole discontinued at 1.60m depth. Limit of investigation.										
	2											

NOTES: [#] Soil origin is "probable" unless otherwise stated. [*] Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 5T Excavator
METHOD: 300mm Auger to 1.6m
REMARKS:

OPERATOR: Anna Bay Sands & Earthmoving

LOGGED: DTS
CASING: Uncased

Refer to explanatory notes for symbol and abbreviation definitions

BOREHOLE LOG

CLIENT: Diverse Property Co Pty Ltd
PROJECT: Proposed Multi-storey development
LOCATION: 15 Kenrick Street, The Junction, NSW 2290

SURFACE LEVEL:
COORDINATE:
DATUM/GRID:
DIP/AZIMUTH: 90°/---°

LOCATION ID: 206
PROJECT No: 236197.01
DATE: 23/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED								SAMPLE				TESTING AND REMARKS	
GROUNDWATER	RL (m) / DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN[#]	CONSIS.[^] / DENSITY.[^]	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
23/02/26 No free groundwater observed	0.10	CONCRETE: grey.			NA	NA						
		FILL / Silty SAND (SM): dark grey brown; fine; with broken glass, crushed brick and tile, possible ash.		FILL	D	D		D/ES		0.30	PID	<1ppm
	0.50	FILL / SAND (SP) with silt: pale brown; fine.		FILL	D	D						
	0.65	FILL / Silty SAND (SM) with gravel: grey brown; fine; fine to medium, sub-angular to sub-rounded gravel.						D/ES		0.80	PID	<1ppm
		From 0.90m: pale brown and brown		FILL	D	D						
	1							D/ES		1.00	PID	<1ppm
	1.25	Silty SAND (SM) with gravel: pale grey; fine; fine to medium, sub-angular to sub-rounded gravel.		ALV	D	M						
								D/ES		1.50	PID	<1ppm
		Borehole discontinued at 1.60m depth. Limit of investigation.										
	2											

NOTES: [#] Soil origin is "probable" unless otherwise stated. [^] Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 5T Excavator
METHOD: 300mm Auger to 1.6m
REMARKS:

OPERATOR: Anna Bay Sands & Earthmoving

LOGGED: DTS
CASING: Uncased

Refer to explanatory notes for symbol and abbreviation definitions

BOREHOLE LOG

CLIENT: Diverse Property Co Pty Ltd
PROJECT: Proposed Multi-storey development
LOCATION: 15 Kenrick Street, The Junction, NSW 2290

SURFACE LEVEL: 5.6 AHD
COORDINATE: E:384039.4, N:6354862.0
DATUM/GRID: MGA2020 Zone 56
DIP/AZIMUTH: 90°/---°

LOCATION ID: 207
PROJECT No: 236197.01
DATE: 23/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED								SAMPLE				TESTING AND REMARKS	
GROUNDWATER	RL (m) / DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(#)	CONSIS.(*) DENSITY.(*)	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
	0.10	CONCRETE: grey.			NA	NA						
		FILL / Silty SAND (SM) with gravel: grey brown; fine; fine to medium, sub-angular to sub-rounded gravel.		FILL	D	D		D/ES		0.50	PID	<1ppm
	0.90	Silty SAND (SM) with gravel: pale grey; fine; fine to medium, sub-angular to sub-rounded gravel.		ALV	D	D		D/ES		1.00	PID	<1ppm
	1.30	SAND (SP) with silt with gravel: pale brown mottled orange; fine; fine to medium, rounded to sub-rounded gravel.		ALV	D	M		D/ES		2.00	PID	<1ppm
▼ Free groundwater observed at 2.7m 23/02/26		Borehole discontinued at 2.70m depth. Limit of investigation.										

NOTES: (#) Soil origin is "probable" unless otherwise stated. (*) Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 5T Excavator
METHOD: 300mm Auger to 2.7m
REMARKS:

OPERATOR: Anna Bay Sands & Earthmoving

LOGGED: DTS
CASING: Uncased

Refer to explanatory notes for symbol and abbreviation definitions

Generated with CORE-GS by Geroc - Soil Log

BOREHOLE LOG

CLIENT: Diverse Property Co Pty Ltd
PROJECT: Proposed Multi-storey development
LOCATION: 15 Kenrick Street, The Junction, NSW 2290

SURFACE LEVEL: 5.5 AHD
COORDINATE: E:384055.2, N:6354880.1
DATUM/GRID: MGA2020 Zone 56
DIP/AZIMUTH: 90°/---°

LOCATION ID: 208
PROJECT No: 236197.01
DATE: 23/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED								SAMPLE				TESTING AND REMARKS	
GROUNDWATER	RL (m) / DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN[#]	CONSIS.[^] / DENSITY.[^]	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
	0.10	CONCRETE: grey.			NA	NA						
	5	FILL / Silty SAND (SM): grey; fine; with rootlets; with crushed brick and tile, possible ash.		FILL	D	D		D/ES		0.50	PID	<1ppm
	1									1		
	1.10	FILL / Silty SAND (SM) with gravel: pale grey; fine; fine to medium, sub-angular to sub-rounded gravel.		FILL	D	D		D/ES		1.20	PID	<1ppm
	1.30	SAND (SP) with silt with gravel: pale brown mottled orange; fine; fine to medium, rounded to sub-rounded gravel.		ALV	D	D		D/ES		1.50	PID	<1ppm
	4											
	1.90	SAND (SP) with silt: pale brown; fine.		ALV	D	M		D/ES		2.50	PID	<1ppm
▼ Free groundwater observed at 2.55m 23/02/26	2									2		
	3					W						
		Borehole discontinued at 2.60m depth. Limit of investigation.										

NOTES: [#] Soil origin is "probable" unless otherwise stated. [^] Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 5T Excavator
METHOD: 300mm Auger to 2.6m
REMARKS:

OPERATOR: Anna Bay Sands & Earthmoving

LOGGED: DTS
CASING: Uncased

Refer to explanatory notes for symbol and abbreviation definitions

Generated with CORE-GS by Geroc - Soil Log

BOREHOLE LOG

CLIENT: Diverse Property Co Pty Ltd
PROJECT: Proposed Multi-storey development
LOCATION: 15 Kenrick Street, The Junction, NSW 2290

SURFACE LEVEL: 5.7 AHD
COORDINATE: E:384024.0, N:6354873.1
DATUM/GRID: MGA2020 Zone 56
DIP/AZIMUTH: 90°/---°

LOCATION ID: 209
PROJECT No: 236197.01
DATE: 24/02/26
SHEET: 1 of 1

GROUNDWATER	RL (m)	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN[#]	CONSIS.[^]/ DENSITY.[^]	MOISTURE	REMARKS	SAMPLE TYPE	SAMPLE INTERVAL	SAMPLE DEPTH (m)	TESTING AND REMARKS: TEST TYPE	TESTING AND REMARKS: RESULTS AND REMARKS
24/02/26 No free groundwater observed			CONCRETE: grey.			NA	NA						
		0.10	FILL / Silty SAND (SM) with gravel: brown grey; fine; fine to medium, sub-angular to sub-rounded gravel; with fine to medium, angular to sub-angular coal gravels; with crushed brick and tile, broken glass, possible ash.		FILL	D	D		D/ES		0.50	PID	<1ppm
	5	0.90	FILL / Silty SAND (SM) with gravel: brown grey pale grey; fine; fine to medium, sub-angular to sub-rounded gravel; with fine to medium, angular to sub-angular coal gravels; with crushed brick and tile, broken glass, wire, possible ash.		FILL	D	D		D/ES		1.00	PID	<1ppm
		1.50	Silty SAND (SM): pale grey; fine.		ALV	D	D		D/ES		2.00	PID	<1ppm
	4	2.10	SAND (SP) with silt: pale brown; fine; moisture increase.		ALV	D	M		D/ES		2.20	PID	<1ppm
		2.25	Silty SAND (SM) with gravel: brown; fine; fine to medium, sub-angular to sub-rounded gravel.		ALV	D	M		D/ES		2.30	PID	<1ppm
		2.45	SAND (SP) with silt: pale brown; fine.		ALV	D	M		D/ES		2.50	PID	<1ppm
	3		Borehole discontinued at 2.60m depth. Limit of investigation.										

NOTES: [#] Soil origin is "probable" unless otherwise stated. [^] Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 5T Excavator
METHOD: 300mm Auger to 2.6m
REMARKS:

OPERATOR: Anna Bay Sands & Earthmoving

LOGGED: DTS
CASING: Uncased

Refer to explanatory notes for symbol and abbreviation definitions

BOREHOLE LOG

CLIENT: Diverse Property Co Pty Ltd
PROJECT: Proposed Multi-storey development
LOCATION: 15 Kenrick Street, The Junction, NSW 2290

SURFACE LEVEL:
COORDINATE:
DATUM/GRID:
DIP/AZIMUTH: 90°/---°

LOCATION ID: 210
PROJECT No: 236197.01
DATE: 24/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED								SAMPLE				TESTING AND REMARKS	
GROUNDWATER	RL (m) / DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN[#]	CONSIS.[*] / DENSITY.[*]	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
24/02/26 No free groundwater observed		FILL / Silty SAND (SM) with gravel: dark brown orange grey; fine; fine to medium, sub-angular to sub-rounded gravel; with fine to medium, angular to sub-angular coal gravels, crushed brick and tile, possible ash.		FILL	D	D		D/ES		0.50	PID	<1ppm
	0.90											
	1	FILL / Silty SAND (SM) with gravel: grey brown; fine; fine to medium, sub-angular to sub-rounded gravel; with fine to medium, angular to sub-angular coal gravels.		FILL	D	D		D/ES		1.00	PID	<1ppm
	1.40	SAND (SP) with silt: pale brown; fine.		ALV	D	M		D/ES		1.50	PID	<1ppm
		Borehole discontinued at 1.70m depth. Limit of investigation.										
	2											

NOTES: [#] Soil origin is "probable" unless otherwise stated. [*] Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: Hand Tools
METHOD: 75mm diameter hand auger
REMARKS:

OPERATOR: DTS

LOGGED: DTS
CASING: Uncased

Refer to explanatory notes for symbol and abbreviation definitions

Appendix E

Remediation Options Assessment and Evaluation

1. Introduction

The following key guidelines and technical reports were consulted in the preparation of this remediation options assessment:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM])* (NEPC, 2013); and
- CRC CARE *Remediation Action Plan: Development - Guideline on Performing Remediation Options Assessment* (CRC CARE, 2019a).

The first stage of developing a remediation strategy is to establish clear and measurable remediation objectives and remediation criteria (clean-up levels). These will form the requirements against which remediation options are assessed.

The next stage of the remediation options assessment is to select technology and management options, or combinations of options, that have the potential to reduce contaminant concentrations and/or apply management controls as necessary so that the remediation objectives are achieved and no unacceptable risk is posed by the contamination in the context of the current and proposed site use. Where several viable options have been identified, an assessment of each of the options will be required to determine which option will most adequately and sustainably meet the remediation objectives (CRC CARE, 2019a).

The remediation objectives are to:

- Address potentially unacceptable risks to relevant environmental values from contamination (refer to the CSM in Section 7); and
- Render the site suitable, from a contamination perspective, for the proposed development (refer to Section 2).

2. Hierarchy of remediation options

NEPC (2013) stipulates the preferred hierarchy of options for site clean-up (remediation) and/or management which is outlined as follows:

- On-site treatment of the contamination so that it is destroyed, or the associated risk is reduced to an acceptable level; and
- Off-site treatment of excavated soil, so that the contamination is destroyed, or the associated risk is reduced to an acceptable level, after which soil is returned to the site;

or, if these two options are not practicable;

- Consolidation and isolation of the soil on site by containment with a properly designed barrier; and
- Removal of contaminated material to an approved site or facility, followed, where necessary, by replacement with appropriate material;

or,

- Where the assessment indicates remediation would have no net environmental benefit or would have a net adverse environmental effect, implementation of an appropriate management strategy.

3. Remediation options assessment

3.1 Introduction

The following issues have been identified at the site which require remediation:

- Heavy metal-impacted fill (lead, zinc, copper); and
- Asbestos-impacted fill.

3.2 Remediation options assessment

Given the straightforward nature of the contamination issues at the site and the necessary earthworks (final landform, including basement excavation) as part of the proposed development, only three options for the remediation of the soil contamination have been considered, as follows:

- Do nothing;
- Excavation and off-site disposal.

The following key guidelines have therefore been consulted:

- CRC CARE *Technology Guide: Soil - Excavation* (CRC CARE, 2019b);
- WA DoH *Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia* (WA DoH, 2021); and
- WorkCover NSW *Managing Asbestos in or on Soil* (WorkCover NSW, 2014).

Relevant technical considerations include:

- Both lead and asbestos cannot be physically destroyed; and
- Excavation is proposed at the site resulting in a net surfeit of soil / rock such that some material requires off-site disposal, irrespective of the contamination issues.

In consultation with the client, Doulas understand that the construction program includes the excavation of a two-level basement across the majority of the site footprint (see Appendix A), which includes excavation of the impacted fill.

Accordingly, the preferred remediation strategy is excavation and off-site disposal at an appropriately licensed landfill.

4. Preferred remediation strategy

The preferred option selected in consultation with the client, taking in to account technical considerations (as discussed herein), and other project specific considerations (such as program, cost and consideration of ongoing liability implications) is excavation of impacted fill followed by off-site disposal of the impacted fill to a licensed landfill.

5. References

CRC CARE. (2019a). *Remediation Action Plan: Development - Guideline on Performing Remediation Options Assessment*. National Remediation Framework: CRC for Contamination Assessment and Remediation of the Environment.

CRC CARE. (2019b). *Technology Guide: Soil - Excavation*. National Remediation Framework: CRC for Contamination Assessment and Remediation of the Environment.

NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]*. Australian Government Publishing Services Canberra: National Environment Protection Council.

WA DoH. (2021). *Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia*. WA Department of Health.

WorkCover NSW. (2014). *Managing Asbestos in or on Soil*. March 2014: WorkCover NSW, NSW Government.

Appendix F

Site Management Plan

1. Introduction

This general site management plan (SMP) has been developed to minimise potentially adverse impacts on the environment, and worker and public health as a result of the proposed remediation works.

The Remediation Contractor must have in place a construction environmental management plan (CEMP) (or similar) which is specific to the equipment used for the remediation and the proposed methods to be adopted by the Remediation Contractor. This SMP has been prepared to augment the Remediation Contractor's CEMP and contains general details for aspects of the work, as per reporting requirements for a remediation action plan (RAP) under NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

Apart from the management principles outlined in this SMP, the Remediation Contractor must also ensure compliance with all relevant environmental legislation and regulations, including (but not limited to) the following:

- Contaminated Land Management Act 1997 NSW (CLM Act);
- Protection of the Environment Operations Act 1997 NSW (POEO Act);
- Protection of the Environment Legislation Amendment Act 2011 NSW;
- Protection of the Environment Operations Amendment (Scheduled Activities and Waste) Regulation 2008 NSW;
- Environmentally Hazardous Chemicals Act 1985 NSW;
- Environmental Offences and Penalties Act 1989 NSW;
- Pesticide Act 1999 NSW and Pesticides Regulation 2017; and
- Work Health and Safety Act 2017 NSW (WHS Act) and Work Health and Safety Regulations 2017 NSW.

2. Roles and responsibilities

2.1 Principal

The Principal is responsible for the environmental performance of the proposed remediation works, including implementation of acceptable environmental controls during remediation works. The Principal will retain the overall responsibility for ensuring this RAP is appropriately implemented. The Principal is to nominate a representative (the Principal's Representative), who is responsible for overseeing the implementation of this RAP. The actual implementation of the RAP will, however, be conducted by the Remediation Contractor on behalf of the Principal.

The Principal is responsible for providing appropriate information to the Remediation Contractor to allow them to safely plan the required works. This includes the asbestos register for the site and this RAP.

The Principal is also responsible for implementing an appropriate communications plan.

2.2 Remediation Contractor

The Remediation Contractor will be the party responsible for daily implementation of this RAP and shall fulfil the responsibilities of the Remediation Contractor as defined by SafeWork NSW. It is noted that the Remediation Contractor may appoint appropriately qualified sub-contractors or sub-consultants to assist in fulfilling the requirements of the procedures. The Remediation Contractor will appoint a Site Manager.

In addition to the implementation of the RAP it will be the Remediation Contractors responsibility to:

- Obtain/ensure relevant sub-contractors obtain specific related approvals as necessary to implement the earthworks including permits for removal of asbestos-containing material, SafeWork NSW notification etc;
- Develop or request and review any site plans to manage the works to be conducted;
- Ensure that all remediation works and other related activities are undertaken in accordance with this RAP;
- Maintain all site records related to the implementation of this RAP including but not limited to;
    - Tracking of all movement of soil within the site, on to site and off-site from cradle to grave;
    - Transportation Record: comprising a record of all truckloads of soil (including aggregate) entering the site, including truck identification (e.g. registration number), date, time, source site, load characteristics (e.g. type of material, i.e. quarried aggregate, etc.), approximate volume, use (e.g., general site raising, service trenches, etc.);
    - Disposal dockets: for any soil disposed off-site including transportation records, spoil source, spoil disposal location, receipt provided by the receiving waste facility / site;
    - Imported materials records: records for any soil imported onto the site, including source site, classification reports, inspection records of soil upon receipt at site and transportation records;
    - Records relating to any unexpected finds and contingency plans implemented;
    - Photographic records by all contractors and consultants of the works undertaken within their purview of responsibilities;
    - Airborne asbestos monitoring records (in the event that asbestos works are undertaken);
    - Interim / final visual and sampling clearances for any asbestos related works (in the event that asbestos works are undertaken);
- Ensure sufficient information is provided to engage or direct all required parties, including sub-contractors, to implement the requirements of the RAP other than those that are the direct responsibility of the Remediation Contractor;
- Manage the implementation of any recommendation made by those parties in relation to work undertaken in accordance with the RAP;
- Inform, if appropriate, the relevant regulatory authorities of any non-conformances with the procedures and requirements of the RAP in accordance with the procedures outlined in this document;
- Retain records of any contingency actions;

- On completion of the project, to review the RAP records for completeness and update as necessary; and
- Recommend any modification to general documentation which would further improve the environmental outcomes of this RAP.

2.3 Asbestos Contractor

The Asbestos Contractor will be responsible for undertaking all asbestos work involving any asbestos impacted fill and will hold a licence for the removal of asbestos (issued by SafeWork NSW).

The Asbestos Contractor can be the same entity as the Remediation Contractor.

A Class A-licensed asbestos contractor will be required should friable asbestos work be required.

2.4 Sub-contractors

All sub-contractors will be inducted onto the site, informed of their responsibilities in relation to this RAP and sign their agreement to abide by the RAP requirements. Where necessary, sub-contractors will also be trained in accordance with the requirements of this document. All sub-contractors must conduct their operations in accordance with the RAP as well as all applicable regulatory requirements.

2.5 Environmental Consultant

The Environmental Consultant will provide advice on implementing the RAP. The Environmental Consultant will be responsible for:

- Undertake any required assessments where applicable (e.g. waste classification, validation);
- Provide advice and recommendations arising from monitoring and/or inspections, including unexpected finds; and
- Notify the Client with any results of assessments, and any observed non-conformances.

2.6 Licenced Asbestos Assessor

A Licenced Asbestos Assessor will be required to be engaged independently of the Asbestos Contractor to undertake the following:

- Review and approve documentation prepared by the Asbestos Contractor;
- Prepare any WHS plans and advice required by the Remediation Contractor;
- Undertake airborne asbestos monitoring;
- Undertake clearance inspections;
- Provide advice and recommendations arising from monitoring and/or inspections; and
- Notify the client with the results of any assessments and any observed non-conformances.

2.7 Site workers

All workers on the site are responsible for observing the requirements of this RAP and other management plans. These responsibilities include the following:

- Being inducted on the site and advised of the general nature of the remediation/environmental issues at the site;
- Being aware of the requirements of this plan;
- Wearing appropriate personal protective equipment (PPE) as required by this plan;
- Only entering restricted areas when permitted; and
- Requesting clarification when unclear of requirements of this or any other plans (e.g. safe work method statements (SWMS)).

3. Water management

3.1 Stormwater

Stormwater must be managed during the remediation works such that potential adverse impacts from surface runoff (e.g. cross contamination, mobilisation of contaminants in soil particles, etc.) are appropriately mitigated. Accordingly, the Remediation Contractor will take appropriate measures which may include:

- Construction, where necessary, of stormwater diversion channels, bunding and linear drainage sumps with catch pits in and around the remediation areas to divert stormwater from the contaminated areas;
- Provision of appropriately located sediment traps including geotextiles; and
- Discharge of excess water in excavations / low points on a regular basis to limit the potential for flooding.

3.2 Dewatering of excavations

Any runoff or seepage water accumulated in site excavations that requires removal must initially be sampled and tested for suspended solids, pH and any contaminants of potential concern (CoPC) as identified by the Environmental Consultant. The options for management of excavation pump-out water, dependent upon the test results, are for disposal of the water as follows:

- Discharge to stormwater with prior approval from Council. Provided the test results comply with relevant ANZG *Australian and New Zealand Guidelines for Fresh and Marine Water Quality* (ANZG, 2018), or any other compliance requirements stipulated by Council. The Environmental Consultant must consider the most appropriate criteria to be used; or
- Discharge to sewer, as industrial trade wastewater, with prior approval from Hunter Water Corporation. This option would require the analysis of a larger list of analytes, and compliance with the Hunter Water acceptance standards; or
- Pumping by a liquid waste contractor for removal of the water off-site, in accordance with regulatory requirements.

Note that, depending on the type and scale of the dewatering required, a permit (water use approval) may need to be obtained through NSW Water.

4. Soil management plan

The Remediation Contractor will develop a plan to mitigate cross contamination as part of the CEMP to be implemented throughout the works.

4.1 Stockpiling of contaminated material

Contaminated material shall be excavated and stockpiled at a suitably segregated location(s) away from sensitive areas (e.g. water bodies, drainage lines, stormwater pits, etc.) and ongoing excavations, and in a manner that will not cause nuisance to the neighbouring properties. Soil stockpiles are to be managed as follows:

- An impermeable membrane such as plastic sheeting should be provided at the surface by the Remediation Contractor prior to stockpiling. Plastic sheeting should be taped at joins, as necessary;
- All stockpiles of contaminated material shall be surrounded by star pickets and marking tape or other suitable material to clearly delineate their boundaries;
- Stockpiles shall be lightly conditioned by sprinkler or covered by geotextile or similar cover to prevent dust generation (if remaining overnight);
- Stockpiles impacted, or potentially impacted, with asbestos must be covered by geotextile or similar cover to prevent dust generation;
- Measures should be taken by the Remediation Contractor to prevent the migration of stockpile materials (i.e. perimeter bunds, hay bales, silt fences, etc.); and
- A record of stockpile locations (stockpile register), dimensions, descriptions, environmental controls, etc. should be maintained by the Remediation Contractor.

All movement of soil within the site is to be tracked by the Remediation Contractor, from cradle to grave. Copies of tracking records must be provided to the Environmental Consultant.

4.2 Stockpiling imported material

Imported material shall be stockpiled at a suitably segregated location(s) away from sensitive areas (e.g. water bodies, drainage lines, stormwater pits, etc.) and ongoing excavations, and in a manner that will not cause nuisance to the neighbouring properties. Soil stockpiles are to be managed as follows:

- Imported material should not be stockpiled within un-remediated areas of the site. If this is unavoidable an impermeable membrane such as plastic sheeting should be provided at the surface by the Remediation Contractor prior to stockpiling. Plastic sheeting should be taped at joins, as necessary;
- All stockpiles shall be surrounded by star pickets and marking tape or other suitable material to clearly delineate their boundaries;
- Stockpiles shall be lightly conditioned by sprinkler or covered by geotextile or similar cover to prevent dust generation (if remaining overnight); and

- A record of stockpile locations (stockpile register), dimensions, descriptions, environmental controls, etc. should be maintained by the Remediation Contractor.

All movement of soil within the site is to be tracked by the Remediation Contractor, from cradle to grave. Copies of tracking records must be provided to the Environmental Consultant.

4.3 Transport of material off-site and on to site

Transport of contaminated material from the site and imported material to the site shall be via a clearly delineated haul route(s) and this route shall be used exclusively for entry and egress of vehicles used to transport contaminated materials within and away from the site, and onto and within the site. The proposed transport route(s) (to be determined by the Remediation Contractor) will be notified to Council and truck dispatch shall be logged and recorded by the Remediation Contractor for each load leaving or arriving the site. A record of the truck dispatch will be provided to the Environmental Consultant.

All haulage routes for trucks transporting soil, materials, equipment or machinery to and from the site should be selected to meet the following objectives:

- Comply with all road traffic rules;
- Minimise noise, vibration and dust to adjacent premises; and
- Use State roads and minimise use of local roads as far as practicable.

The remediation work will be conducted such that all vehicles:

- Conduct deliveries of soil, materials, equipment or machinery only during the specified hours of remediation;
- Have securely covered loads to prevent any dust or odour emissions during transportation; and
- Exit the site in a forward direction.

In addition, measures will be implemented to ensure no contaminated material is spilled onto public roadways or tracked off-site on vehicle wheels. Roadways will be kept clean throughout the remediation works and will be broomed, if necessary, to achieve a clean environment.

All loads will be securely covered and may be lightly wetted, if required, to ensure that no materials or dust are dropped or deposited outside or within the site. Prior to exiting the site each truck should be inspected by Remediation Contractor personnel and either noted as clean (wheels and chassis) or broomed prior to leaving the site. Any soil spilled onto surrounding streets will be cleaned by mechanical or hand methods, on a daily basis.

Removal of waste materials from the site shall only be carried out contractors holding the appropriate license(s), consent or approvals to dispose the waste materials according to the waste classification and with the appropriate approvals obtained from the EPA, were required.

Materials imported onto the site shall only be carried out contractors holding the appropriate license(s), consent or approvals to transport the materials with the appropriate approvals obtained from the EPA, were required.

All movement of soil within the site is to be tracked by the Remediation Contractor, from cradle to grave. Copies of tracking records must be provided to the Environmental Consultant.

5. Noise and vibration control plan

All equipment and machinery should be operated in an efficient manner to minimise the emission of noise. The use of any plant and/or machinery should not cause unacceptable vibrations to nearby properties and should meet Council requirements.

6. Dust control plan

Dust emissions must be confined within the site boundary as far as is practicable. The following example dust control procedures could be employed to comply with this requirement, as necessary:

- Erection of dust screens around the perimeter of the site (as applicable);
- Securely covering all loads entering or exiting the site;
- Use of water sprays across the site to suppress dust;
- Stockpiles shall be lightly conditioned by sprinkler or covered by geotextile or similar cover to prevent dust generation (if remaining overnight);
- Stockpiles impacted, or potentially impacted, with asbestos must be covered by geotextile or similar cover to prevent dust generation;
- Include wheel wash (if applicable); and
- Keeping excavation and stockpile surfaces moist.

Regular checking of the fugitive dust issues is to be undertaken. Remedial measures are to be undertaken to rectify any cases of excessive dust.

7. Odour control plan

No odours should be detected at any boundary of the site during remediation works by an authorised Council Officer relying solely on sense of smell. The following example procedures could be employed to comply with this requirement as necessary:

- Use of appropriate covering techniques such as plastic sheeting, polythene or geotextile membranes to cover excavation faces or stockpiles;
- Fine spray of water and/or hydrocarbon mitigating agent on impacted areas/stockpiles or loads to lightly condition the material;
- If required, restrict uncovered stockpiles to appropriate sizes to minimise odour generation;
- Ceasing works during periods of inclement weather such as high winds or heavy rain;
- Regular checking of the fugitive dust and odour issues to ensure compliance. Undertake immediate remediation measures to rectify any cases of excessive dust or odour (e.g. use of misting sprays or odour masking agent); and
- Adequate maintenance of equipment and machinery to minimise exhaust emissions.

8. Work health and safety plan

8.1 General

It is the Remediation Contractor's responsibility to devise a SWMS[1] (or series thereof, for various respective tasks) and to implement proper controls that enable the personnel undertaking the remediation to work in a safe environment. This RAP and SMP does not relieve the Remediation Contractor or other contractors of their ultimate responsibility for occupational health and safety of their workforce and to prevent contamination of areas outside the 'remediation' workspace. This RAP and SMP sets out general procedures and the minimum standards and guidelines for remediation that will need to be used in preparing the safe work method statement.

This work health safety plan (WHSP) has been prepared with refence to CRC CARE *Remediation Action Plan: Implementation - Guideline on Health and Safety* (CRC CARE, 2019). The requirements of this WHSP must be incorporated into the Remediation Contractor's SWMS.

All site work must be undertaken in a controlled and safe manner with due regard to potential hazards, training and safe work practices. To attain this the SWMS developed by the Remediation Contractor must comply with policies specified in the Work Health and Safety Regulation 2011.

All appropriate permits, licences and notifications required for the remediation activities must be obtained prior to the commencement of remediation works.

8.2 Site access

Appropriate fencing and signage must be installed around and within the site to prevent unauthorised access and restrict access to remediation areas and/or deep excavations. Access restrictions and administrative arrangements for management of entry of workers or related personnel on site is the responsibility of the Remediation Contractor.

Any existing pits or unstable areas on site that may generate potential safety, or operational risk should be demarcated and taped off, with appropriate rectification action undertaken (e.g. backfilling of pits).

8.3 Personnel and responsibilities

Before undertaking works on site, all personnel will be made aware of the officer responsible for implementing WHS procedures. All personnel must read and understand this WHSP and over-arching SWMS prior to commencing site works and sign a statement to that effect. Contractors employed at the site will be responsible for ensuring that their employees are aware of, and comply with, the requirements of this WHSP and Remediation Contractor's SWMS.

Either a SWMS or construction environmental management plan (CEMP), or other equivalent document incorporating health and safety aspects of the proposed remedial works.

8.4 Chemical contamination hazards

Chemical compounds or substances that may be present in the soils at the site include the key CoPC of heavy metals, PCB and asbestos. There is also a lower probability of other contaminants being present.

The risks associated with the identified contaminants to site personnel and workers involved in the remediation are considered to be low due to the concentrations within soil and limited exposure durations. These risks are associated with:

- Ingestion of contaminated soil and/or water;
- Dermal contact with contaminated soil and/or water; and
- Inhalation of dusts or vapours of the CoPC.

If asbestos is encountered in fill, this risk evaluation should be revised.

Personnel will endeavour, wherever possible, to avoid direct contact with potentially contaminated material. Workers must avoid the potential exposures listed above as far as is practicable. Appropriate personal protective equipment (PPE) must be used to mitigate potential risks.

8.5 Physical hazards

The following physical hazards are associated with conditions that may be created during remediation works:

- Heat exposure;
- Excavations;
- Buried services;
- Noise;
- Dust;
- Electrical equipment;
- Heavy equipment and truck operation; and
- Asbestos.

Safe work practices must be employed to manage the physical risks identified above. For the most part these risks can be managed through appropriate demarcation, access controls and the use of appropriate PPE.

8.6 Safe work practices

The appropriate safe work practices should be clearly defined by the Remediation Contractor in their SWMS. As a minimum, all personnel on site will be required to wear the following PPE:

- Steel-capped boots (mandatory);
- High visibility clothing / vest (mandatory);
- Safety glasses or safety goggles with side shields requirements (as necessary);

- Hard hat (as necessary);
- Appropriate respiratory and protective equipment for any works involving asbestos (as necessary); and
- Hearing protection when working in the vicinity of machinery or plant equipment if noise levels exceed exposure standards (as necessary).

Each item of PPE should meet the corresponding relevant Australian Standard(s).

Specific safe work practices will be adopted when working with asbestos, in accordance with (but not limited to) the following codes of practice:

- SafeWork NSW *Code of Practice, How to Manage and Control Asbestos in the Workplace* (SafeWork NSW, 2022a);
- SafeWork *NSW Code of Practice, How to Safely Remove Asbestos* (SafeWork NSW, 2022b);
- WorkCover *NSW Managing Asbestos in or on Soil* (WorkCover NSW, 2014); and
- NOHSC *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Ed* (NOHSC, 2005).

9. Remediation schedule and hours of operation

The remediation works will be conducted within the days and hours specified in the development consent.

10. Response to incidents

The key to effective management of incidents is the timely action taken before any situation reaches a reportable or critical level. Therefore, surveillance activities are extremely important and should be conducted for the measures prescribed herein and any other measures prescribed in any additional environmental management plan developed subsequently. During construction activities on the site, the following inspection or preventative actions should be performed by the Remediation Contractor:

- Regular inspection of works;
- Completion of routine environmental checklists and follow-up of non-compliance situations;
- Maintenance and supervision on-site; and
- An induction process for site personnel involved in the remediation works that includes relevant information on the contamination status of the site, the remediation works being undertaken, worker health and environmental protection requirements and ensures that all site personnel are familiar with the site emergency procedures.

An emergency response plan will be in place for all aspects of site works. Any emergency will be reported immediately to the site office and/or the Site Manager (and Safety Officer), and the appropriate emergency assistance should be sought. The Site Manager should be responsible for initiating an immediate emergency response using the resources available on the site. Where external assistance is required, the relevant emergency services should be contacted. A table such as that below, containing contact details for key personnel who may be involved in an environmental emergency response should be completed and be readily available to personnel at all times. The table should be completed, and thereafter amended, as required.

The Remediation Contractor will be responsible for ensuring that site personnel are aware of the emergency services available and the appropriate contact details. A site Safety Officer should be contactable, or available, on-site during remediation and development works.

Contact details for key utilities are included in the event of needing to respond to incidents. Blank cells are 'to be confirmed' and should be completed prior to works commencing when all entities are confirmed.

Table 1: Summary of roles and contact details

Role	Personnel / contact	Phone contact details
Principal		
Principal's Representative		
Site Manager		
Remediation Contractor and Builder		
Site Office		
Environmental Consultant		
Consent Authority		
Regulator	NSW EPA (pollution line and general enquiries)	131 555
Utility Provider	Water (Hunter Water Corporation)	1300 657 657
Utility Provider	Power (Ausgrid)	13 13 88
Utility Provider	Gas (Jemena Limited)	131 909
Utility Provider	Telecommunications (Telstra Corporation Limited)	13 22 03
Utility Provider	Telecommunications (Optus)	1800 505 777
Utility Provider	Telecommunications (NBN Co Limited)	1800 687 626

11. References

ANZG. (2018). *Australian and New Zealand Guidelines for Fresh and Marine Water Quality.* Canberra, ACT: Australian and New Zealand Governments and Australian state and territory governments.

CRC CARE. (2019). *Remediation Action Plan: Implementation - Guideline on Health and Safety.* National Remediation Framework: CRC for Contamination Assessment and Remediation of the Environment.

NOHSC. (2005). *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Ed.* Canberra, April 2005, NOHSC:3003: National Occupational Health and Safety Commission, Commonwealth of Australia.

NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land.* Contaminated Land Guidelines: NSW Environment Protection Authority.

SafeWork NSW. (2022a). *Code of Practice, How to Manage and Control Asbestos in the Workplace.* August 2019.

SafeWork NSW. (2022b). *Code of Practice, How to Safely Remove Asbestos.* August 2019: SafeWork NSW, NSW Government.

WorkCover NSW. (2014). *Managing Asbestos in or on Soil.* March 2014: WorkCover NSW, NSW Government.

Appendix G

Site Assessment Criteria

1. Introduction

1.1 Guidelines

The following key guidelines were consulted for deriving the site assessment criteria (SAC):

- *NEPC National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]* (NEPC, 2013);
- CRC CARE *Health screening levels for petroleum hydrocarbons in soil and groundwater* (CRC CARE, 2011);
- HEPA *PFAS National Environmental Management Plan (NEMP)* (HEPA, 2025).

1.2 General

The SAC applied to any contingency or unexpected finds scenarios during site remediation are informed by the CSM which identified human and environmental receptors to potential contamination at the site. Analytical results are assessed (as a Tier 1 assessment) against the SAC comprising primarily the investigation and screening levels of Schedule B1 of NEPC (2013).

The following inputs are relevant to the selection and/or derivation of the SAC:

- Land use: residential;
  - Corresponding to land use category 'B', residential with minimal opportunities for soil access includes dwellings with fully and permanently paved yard space such as high-rise buildings and flats.
- Soil type: sand.

2. Soils

2.1 Health investigation and screening levels

The generic health investigation levels (HIL) and health screening levels (HSL) are considered to be appropriate for the assessment of human health risk via all relevant pathways of exposure associated with contamination at the site. The adopted soil HIL and HSL for the contaminants of concern are in Table 1 and Table 2.

Table 1: Health investigation levels (mg/kg)

Contaminant	HIL-B
Metals	
Arsenic	500
Beryllium	90
Boron	40 000
Cadmium	150
Chromium (VI)	500
Cobalt	600
Copper	30 000
Lead	1200
Manganese	14 000
Mercury (inorganic)	120
Methyl mercury	30
Nickel	1200
Selenium	1400
Zinc	60 000
PAH	
B(a)P TEQ	4
Total PAH	400
OCP	
DDT+DDE+DDD	600
Aldrin and dieldrin	10
Chlordane	90
Endosulfan	400
Endrin	20
Heptachlor	10
HCB	15
Methoxychlor	500
OPP	
Chlorpyrifos	340
PCB	
PCB	1

Table 2: Health screening levels (mg/kg)

Contaminant	HSL-A&B	HSL-A&B	HSL-A&B	HSL-A&B
SAND	**0 m to <1 m**	**1 m to <2 m**	**2 m to <4 m**	**4 m+**
Benzene	0.5	0.5	0.5	0.5
Toluene	160	220	310	540
Ethylbenzene	55	NL	NL	NL
Xylenes	40	60	95	170
Naphthalene	3	NL	NL	NL
TRH F1	45	70	110	200
TRH F2	110	240	440	NL

Notes: TRH F1 is TRH C_6-C_{10} minus BTEX
TRH F2 is TRH >C_{10}-C_{16} minus naphthalene
The soil saturation concentration (Csat) is defined as the soil concentration at which the porewater phase cannot dissolve any more of an individual chemical. The soil vapour that is in equilibrium with the porewater will be at its maximum. If the derived soil HSL exceeds Csat, a soil vapour source concentration for a petroleum mixture could not exceed a level that would results in the maximum allowable vapour risk for the given scenario. For these scenarios, no HSL is presented for these chemicals and the HSL is shown as 'not limiting' or 'NL'

The HSL for direct contact derived from CRC CARE (2011) are in Table 3.

Table 3: Health screening levels for direct contact (mg/kg)

Contaminant	DC HSL-B	DC HSL-IMW
Benzene	140	1100
Toluene	21 000	120 000
Ethylbenzene	5900	85 000
Xylenes	17 000	130 000
Naphthalene	2200	29 000
TRH F1	5600	82 000
TRH F2	4200	62 000
TRH F3	5800	85 000
TRH F4	8100	120 000

Notes: TRH F1 is TRH C_6-C_{10} minus BTEX
TRH F2 is TRH >C_{10}-C_{16} minus naphthalene
IMW intrusive maintenance worker

2.2 Health investigation levels for per- and poly-fluoroalkyl substances in soil

The SAC applied to any contingency or unexpected finds scenarios during site remediation for per- and poly-fluoroalkyl substances (PFAS) in soil will be assessed against HIL published in HEPA (2025). The HIL represent a nationally-agreed suite that should be used to inform site investigations. The HIL are intentionally conservative, and an exceedance of these criteria may not constitute a risk if other exposure pathways are controlled. An exceedance of the HIL should trigger further investigations, such as a site-specific risk assessment. At the time of this investigation, screening values were available only for perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA) and perfluorohexane sulfonate (PFHxS).

The HIL derived from Table 5 of HEPA (2025) are in Table 4.

Table 4: Health investigation levels (mg/kg)

Contaminant	HIL-B
PFOS and PFHxS *	2
PFOA	20

2.3 Asbestos in soil

The SAC applied to any contingency or unexpected finds scenarios during site remediation for asbestos in soil are based on likely exposure levels for different scenarios published in NEPC (2013) for the following forms of asbestos:

- Bonded asbestos containing material (ACM); and
- Fibrous asbestos and asbestos fines (FA and AF).

The HSL are in Table 5.

Table 5: Health screening levels for asbestos

Form of asbestos	HSL-B
ACM	0.04%
FA and AF	0.001%
FA and AF and ACM	No visible asbestos for surface soil *

Notes: Surface soils defined as top 10 cm.
* Based on site observations at the sampling points and the analytical results of surface samples.

2.4 Ecological investigation levels

The SAC applied to any contingency or unexpected finds scenarios during site remediation will use ecological investigation levels (EIL) and added contaminant limits (ACL), where appropriate, as per NEPC (2013) for arsenic, copper, chromium (III), nickel, lead, zinc, DDT and naphthalene. The adopted EIL, derived using the interactive (excel) calculation spreadsheet on the NEPM toolbox website are shown in Table 7, with inputs into their derivation shown in Table 6.

Table 6: Inputs to the derivation of the ecological investigation levels

Variable	Input	Rationale
Age of contaminants	"Aged" (>2 years)	Identified sources of contamination are likely >2 years old
pH	5.0	Conservative value based on soil screening / lab testing pH range (ie pH 5.4 to 7.2)
CEC	5 $cmol_c/kg$	
Clay content	0%	Sand soil type (conservative)
Traffic volumes	high	Developed area
State / Territory	NSW	Site Location

Table 7: Ecological investigation levels (mg/kg)

Contaminant	EIL-A-B-C
Metals	
Arsenic	100
Copper	60
Nickel	30
Chromium III	-
Lead	1100
Zinc	70
PAH	
Naphthalene	170
OCP	
DDT	180

Notes: EIL-A-B-C urban residential and public open space

2.5 Ecological screening levels

The SAC applied to any contingency or unexpected finds scenarios during site remediation will use ecological screening levels (ESL) to assess the risk of selected petroleum hydrocarbon compounds, BTEX and benzo(a)pyrene to terrestrial ecosystems. The adopted ESL are shown in Table 8.

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Table 8: Ecological screening levels (mg/kg)

Contaminant	Soil type	EIL-A-B-C
Benzene	Coarse	50
Toluene	Coarse	85
Ethylbenzene	Coarse	70
Xylenes	Coarse	105
TRH F1	Coarse/ Fine	180*
TRH F2	Coarse/ Fine	120*
TRH F3	Coarse	300
TRH F4	Coarse	2800
B(a)P	Coarse	0.7

Notes: ESL are of low reliability except where indicated by * which indicates that the ESL is of moderate reliability
TRH F1 is TRH C_6-C_{10} minus BTEX
TRH F2 is TRH >C_{10}-C_{16} including naphthalene
EIL-A-B-C urban residential and public open space

2.6 Ecological soil guideline values

The SAC applied to any contingency or unexpected finds scenarios during site remediation for PFAS will use the interim ecological soil guideline values (EGV) derived from Table 6 of HEPA (2025) are in Table 9.

Table 9: Ecological soil guideline values (mg/kg) – all land uses

Contaminant	Direct exposure	Indirect exposure
PFOS	1	0.003
PFOA	10	0.003
PFHxS	NC	NC

Notes: NC no criterion
*For intensely developed sites with no secondary consumers and minimal potential for indirect ecological exposure, a higher criterion of up to 0.14 mg/kg PFOS may be appropriate.

2.7 Management limits

The SAC applied to any contingency or unexpected finds scenarios during site remediation for TRH, in addition to appropriate consideration and application of the HSL and ESL, there are additional considerations which reflect the nature and properties of petroleum hydrocarbons, including:

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

These 'management limits' (NEPC, 2013) are in Table 10. Management limits must not be used as remediation acceptance criteria, or validation criteria for imported material. They are included for reference only, and to aid in assessment of contingency or unexpected finds scenarios.

Table 10: Management limits (mg/kg)

Contaminant	Soil type	ML-A-B-C
TRH F1	Coarse	700
TRH F2	Coarse	1000
TRH F3	Coarse	2500
TRH F4	Coarse	10 000

Notes: TRH F1 is TRH C_6-C_{10} including BTEX
TRH F2 is TRH >C_{10}-C_{16} including naphthalene
ML-A-B-C residential, parkland and public open space

3. References

CRC CARE. (2011). *Health screening levels for petroleum hydrocarbons in soil and groundwater.* Parts 1 to 3, Technical Report No. 10: Cooperative Research Centre for Contamination Assessment and Remediation of the Environment.

HEPA. (2025). *PFAS National Environmental Management Plan (NEMP).* Version 3.0: Heads of EPAs Australia and New Zealand.

NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM].* Australian Government Publishing Services Canberra: National Environment Protection Council.

Appendix H

Data Quality Objectives

1. Data quality objectives

The objective of the validation plan is to assess the results of validation testing against the remediation acceptance criteria (RAC) stated within Section 10.1, assess the resultant suitability of the site for the intended land use, and to provide information on any environmental impacts which may have resulted from the works.

The validation assessment will be conducted with reference to the seven step data quality objectives process (DQO) as outlined in NEPC (2013), described below.

Table 1: Data quality objectives

Step	Summary
1: State the problem	The site requires remediation and validation of remediation in order to render it suitable for residential and commercial land use. The objective of the validation plan is to confirm the successful implementation of this remediation action plan. A conceptual site model (CSM) for the proposed development has been prepared (Section 6).
2: Identify the decisions / goal of the study	The CSM identifies the contaminants of potential concern (CoPC) and the likely impacted media. The key CoPC impacting the site are: • Heavy metals (lead, zinc and copper) • Asbestos; and • PCB. The validation sampling results will be compared against the RAC. The preferred remediation strategy as outlined in the RAP is the excavation and disposal of contaminated soils. The success of the remediation and subsequent validation will be based on a comparison of the analytical results for all CoPC to the adopted RAC and, if necessary, compared to the 95% upper confidence limit (UCL) of the arithmetic mean (95% UCL) concentrations.
3: Identify the information inputs	Relevant inputs to the decision include: • The CSM, identifying the CoPC and affected media; • Analysis for the relevant CoPC using NATA accredited laboratories and methods, where possible; • Field and laboratory QA/QC data to assess the suitability of the environmental data for the validation assessment; • Results compared with the RAC; • A photoionisation detector (PID) to screen soils on site for VOC. PID readings will be used to inform sample selection for laboratory analysis.

Step	Summary
4: Define the study boundaries	The lateral boundaries of the site are shown on Drawing 1, Appendix B. The vertical boundaries are to the extent of contamination impact as determined from the site history assessment, site observations and previous investigations used to inform the RAP.
5: Develop the analytical approach (or decision rule)	The decision rule is to compare all analytical results with the RAC. Initial comparisons will be with individual results then, where appropriate, summary statistics (including mean, standard deviation and 95% UCL), to further assess potential risks posed by the site contamination. Quality control results are to be assessed according to their relative percent difference (RPD) values. For field and laboratory duplicate results, RPDs should generally be below 30%; for field blanks, results should be at or less than the limits of reporting (NEPC, 2013). The field and laboratory quality assurance assessment is included in Section 14.
6: Specify the performance or acceptance criteria	Baseline condition: Contaminants at the site and/or statistical analysis of data exceed the RAC and pose a potentially unacceptable risk to receptors (null hypothesis). Alternative condition: Contaminants at the site and statistical analysis of data complies with the RAC and therefore, do not pose a potentially unacceptable risk to receptors (alternative hypothesis). Unless conclusive information from the collected data is sufficient to reject the null hypothesis, it will be assumed that the baseline condition is true.
7: Optimise the design for obtaining data	Sampling design and procedures to be implemented to optimise data collection for achieving the DQO include the following: • Sampling frequencies in accordance with Section 11.4; • Analysis for the CoPC at NATA accredited laboratories using NATA endorsed methods where possible; and • Adequately experienced environmental scientists/engineers conducting field work and sample analysis interpretation.

2. References

NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM].* Australian Government Publishing Services Canberra: National Environment Protection Council.

Appendix I

Contingency Plan and Unexpected Finds Protocol

1. General

Where the site conditions are found to be different than that anticipated during the remediation works, the proposed remediation approach may not be appropriate for the contamination encountered. In such cases the Environmental Consultant is to re-assess the contamination and remediation approach. Where necessary the Environmental Consultant will prepare an addendum to, or revision of, this RAP.

2. Contingency plan

This contingency plan has been developed to provide guidance on processes to follow if contamination (or indicators of contamination), other than that included in the remediation strategy, (Section 9) is encountered during the remediation works. Any such finds shall be surveyed and the location documented.

Although the site has been subject to previous investigation(s), there remains a potential for soil contamination to be present between sampled locations. In the event that signs of soil contamination, other than that included in the remediation strategy, are encountered during remediation e.g. petroleum, or other chemical odours which weren't previously identified the following protocols will apply:

- The Site Manager is to be notified and the affected area closed off by the use of barrier tape and warning signs;
- The Environmental Consultant is to be notified to inspect the area and assess the significance of the potential contamination and determine extent of remediation works (if deemed necessary) to be undertaken. An assessment report and management plan detailing this information will be compiled by the Environmental Consultant and provided to the Principal's Representative;
- The assessment results together with a suitable management plan shall be provided by the Principal's Representative to the Consent Authority (if required by the development consent);
- The agreed management / remedial strategy, based on the RAP and relevant guidelines (e.g. WA DoH (2021), for asbestos issues), shall be implemented; and
- All details of the assessment and remedial works are to be included in the site validation report.

3. Unexpected finds protocol

This unexpected finds protocol (UFP) has been developed to provide guidance on processes to follow if any unexpected find is encountered during the remediation or future civil and construction works. Any unexpected finds should be surveyed and the location documented.

All site personnel are to be inducted into their responsibilities under this (UFP), which should be included or referenced in the Remediation Contractors Environmental Management Plan.

All site personnel are required to report unexpected signs of environmental concern to the Site Manager if observed during the course of their works e.g. presence of potential unexploded ordinance, unnatural staining, potential contamination sources (such as buried drums or tanks) or chemical spills.

Should signs of concern be observed, the Site Manager, as soon as practical, will:

- Stop work in the affected area and ensure the area is barricaded to prevent unauthorised access;
- Notify authorities needed to obtain emergency response for any health or environmental concerns (e.g. fire brigade);
- Notify the Principal's Representative of the occurrence;
- Notify any of the authorities that the Remediation Contractor is legally / contractually required to notify (e.g. EPA, Council); and
- Notify the Environmental Consultant.

The Principal's Representative is to notify any of the authorities which the Principal is legally / contractually required to notify (e.g. EPA, Council).

The Environmental Consultant will assess the extent and significance of the find and develop an investigation, remediation or management approach using (where possible) the principles and procedures already outlined in the RAP. Where a Site Auditor is involved, the proposed approach will be discussed and agreed with the Site Auditor prior to implementation.

4. References

NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM].* Australian Government Publishing Services Canberra: National Environment Protection Council.

WA DoH. (2021). *Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia.* WA Department of Health.