



Douglas Partners
Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation for Contamination

Proposed Northside Private Hospital
Part of 22 Faunce Street West, West Gosford

Prepared for
AA Crown Holdings Pty Ltd

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Integrated Practical Solutions



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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
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Executive Summary

This report presents the results of a preliminary site investigation for contamination (PSI) undertaken by Douglas Partners Pty Ltd (DP) at Part of 22 Faunce Street West, West Gosford (the site). The objective of the study was to provide an initial assessment of the site's contamination status prior to development of the site for the proposed Northside Private Hospital development.

This PSI report presents the results of a site history review and a walkover of the site. No intrusive investigation or testing was undertaken for this PSI. The PSI was undertaken with respect to the staged investigation approach outlined in *State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55 – Ref 1) and the National Environment Protection Council (NEPC) *National Environment Protection (Assessment of Site Contamination) Measure 1999* (amended 2013) (NEPC, 2013 – Ref 2).

Based on the findings of the desktop review and site walkover, DP considers that there is a low to medium potential for contamination given the past site activities, past investigation results and the existing site conditions. Some potential contamination sources were identified (refer to Table 5 – Section 6); including imported contaminated filling as part of past site development, past storage/use of fuels/oils/chemicals, demolition of past structures and nearby industrial activities.

In summary, the site would generally be considered compatible (from a site contamination perspective) with the proposed commercial land uses, subject to the results of further intrusive contamination investigations to assess the site's contamination status. These investigations could be limited to the targeted assessment in areas of environmental concern to supplement the past investigations completed and should include an assessment of site soil, soil vapour and groundwater conditions to assess the perceived low to medium risk of contamination.

The results of the further intrusive contamination investigations (or detailed contamination investigation) would inform the contamination CSM and would then refine the need for and scope of any remediation and validation works.

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Report on Preliminary Site Investigation for Contamination

Proposed Northside Private Hospital

Part of 22 Faunce Street West, West Gosford

1. Introduction

This report presents the results of a preliminary site investigation for contamination (PSI) undertaken by Douglas Partners Pty Ltd (DP) at Part of 22 Faunce Street West, West Gosford (the site). Investigation at the site was undertaken in early 2019 in connection with an earlier hospital building layout, however since the investigation, the footprint of the proposed development has changed slightly, and an updated report has been requested in order to accompany a new development application. The preparation of the updated report was commissioned in an email dated 24 July 2020 by Mr Michael Ryan of Erilyan Pty Ltd, on behalf of the client AA Crown Holdings Pty Ltd, and was undertaken in accordance with Douglas Partners' email proposal dated 22 July 2020.

The objective of the study was to provide an initial assessment of the site's contamination status prior to development of the site for commercial uses.

This PSI report presents the results of a site history review and a walkover of the site. No intrusive investigation or testing was undertaken for this PSI. The PSI was undertaken with respect to the staged investigation approach outlined in *State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55 – Ref 1) and the National Environment Protection Council (NEPC) *National Environment Protection (Assessment of Site Contamination) Measure 1999* (amended 2013) (NEPC, 2013 – Ref 2).

The PSI has been carried out concurrently with a preliminary geotechnical investigation that has been reported separately.

1.1 Objectives

The objectives of the PSI were to:

- Identify potential sources of contamination and determine potential contaminants of concern;
- Identify areas of potential contamination;
- Identify potential human and ecological receptors;
- Identify potentially affected media (soil, sediment, groundwater, surface water, indoor and ambient air);
- Provide a preliminary assessment of the site's contamination status and likely compatibility with a commercial use; and
- Assess the need for further investigation and/or site remediation.

1.2 Proposed Development

It is understood that the proposed Northside Private Hospital development will comprise the construction of a ten-storey hospital building, with three additional lower ground and basement car parking levels.

It is anticipated that all existing buildings and existing site infrastructure will be demolished to make way for the proposed development. It is understood that the finished floor level of the lower basement (B2) level is proposed to be at RL 3.19 m AHD. As such, it is anticipated that excavation up to approximately 15 m depth will be required.

Figure 1 shows a section through the proposed development.

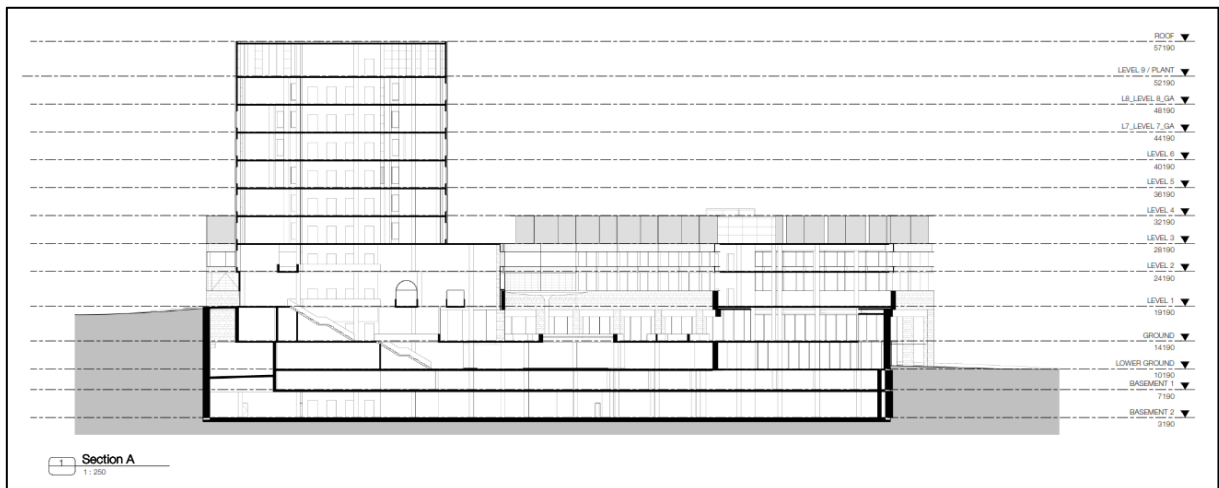


Figure 1 – Section through proposed development, facing west

1.3 Site Identification

A summary of the site identification details are presented in Table 1.

Table 1: Site Identification Details

Identification	Description
Current Land Title	Part of Lot 2 in DP 1226923
Site Area	Approximately 1.0 hectares (ha)
Registered Owner	AA Crown Holdings Pty Ltd
Site Coordinates	North corner: 344749mE 6300887mS East corner: 344799mE 6300824mS South corner: 344746mE 6300779mS West corner: 344649mE 6300804mS
Zoning	B4 Business Development
Parish / County / Local Council Area	Gosford / Northumberland / Central Coast Council

At the time of the investigation, the site was occupied by buildings and infrastructure associated with a former Ausgrid depot, and was being used to repair vehicles (hail damage repairs). Areas surrounding the existing buildings were generally covered with asphalt or concrete pavements. The site comprises part of a larger parcel of land that was previously operated as an electrical infrastructure depot (most recently identified as Ausgrid West Gosford Depot).

Figure 2, below, is a plan of the local area and shows the site in relation to various local features.

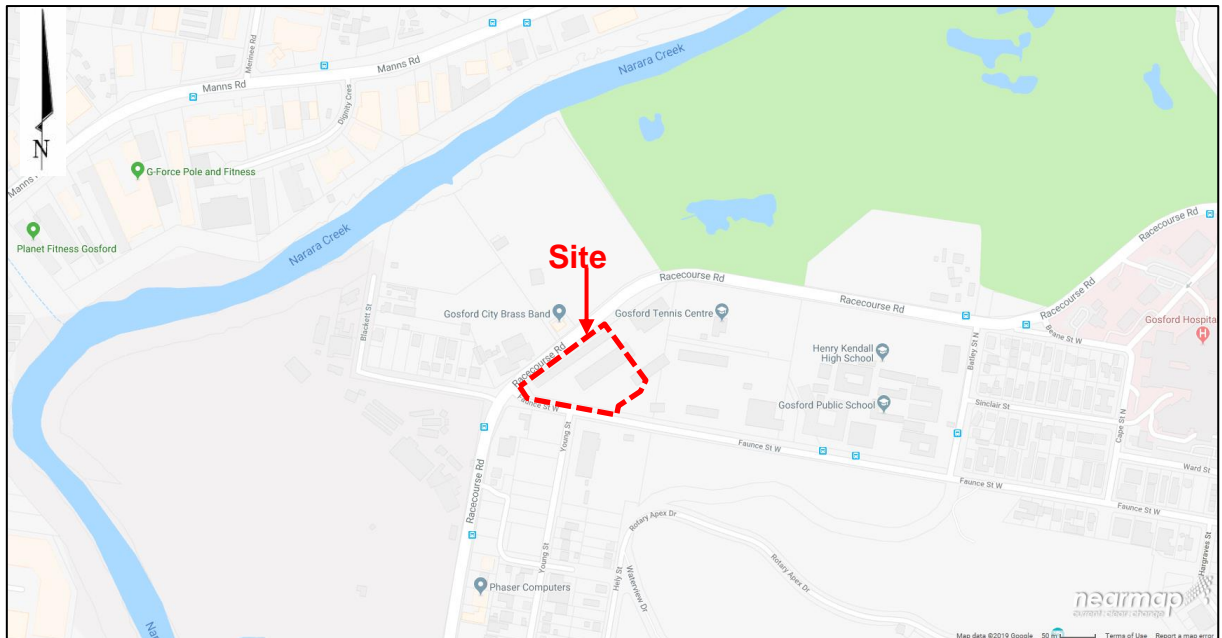


Figure 2: Location of Site (image sourced from nearmap.com.au)

Figure 3, is an aerial view of the local area and shows the site in relation to the nearest cross street.



Figure 3 – Aerial view of site (sourced from Google Earth with Nearmap Overlay dated 31 March 2019)

Drawing 1, which is included in Appendix A, shows the existing layout of the site and proposed development footprint.

2. Scope of Work

The scope of PSI work completed comprised:

- Collation and interpretation of readily available site data from the following sources:
 - o Published public data, including topographical, geological and hydrogeological maps;
 - o Registered groundwater bore licences;
 - o NSW EPA Contaminated Land and Protection of Environment Operations databases;
 - o Section 10.7 Planning Certificate;
 - o CCC Enquiry Information;
 - o Historical aerial photographs;
 - o Previous investigations and anecdotal information (where available); and
 - o Historical title records;
- Site walkover to provide a visual assessment of potential contamination sources;

- Development of a preliminary Conceptual Site Model (CSM); and
- Preparation of this report outlining the works undertaken and the findings of the PSI.

3. Physical Setting

3.1 Topography

Review of the local topographical mapping indicates that surface levels at the site generally fall to the north, from approximately RL 14 m (toe of cut batter) to approximately RL 10 m AHD. The crest of the cut batter in the south-western area of the site is at approximately RL 18 m AHD.

Surface water would generally be expected to runoff the sealed site surfaces and drain into the on-site stormwater system, then discharge to the local stormwater infrastructure along Racecourse Road (north) to eventually discharge into Narara Creek located approximately 300 m to the north-west of the site.

3.2 Adjacent Site Uses

Existing surrounding land uses include the following:

- North (down slope) – Racecourse Road and then commercial/industrial properties (suspected civil contractors depot) and community facilities (Gosford City Brass Band, car parking and Gosford Tennis Centre);
- East (across / up slope) – Remaining portions of the former Ausgrid Depot and an operational electrical substation;
- South (up slope) – Faunce Street West and then commercial/industrial properties (including warehousing and skip-bin / waste / recycling depot); and
- West (across slope) – Racecourse Road and then commercial/industrial properties (civil contractors depot).

The potential for contamination from existing off-site land uses or activities to have impacted the subject site is considered to be relatively low. There is some potential for contamination from the industrial land uses located to the south and east, namely the remnant portions of the former Ausgrid Depot, the operational electrical substation and warehouse and skip-bin / waste / recycling depot; which present the greatest potential risk of contamination (via impacted groundwater migrating into the site).

A walkover of the adjacent sites was not undertaken as part of this PSI.

3.3 Regional Geology and Soil Landscape

Review of the interim 1:25 000 scale geology map for Gosford indicates that the site is underlain by the Terrigal Formation of the Narrabeen Group which typically comprises sandstone, siltstone, claystone and conglomerate. Terrigal formation typically weathers to form silty and sandy clay soils.

The conditions encountered during the concurrent geotechnical investigation were consistent with the geological mapping.

Reference to the local soil landscape mapping indicates that the site is underlain by the Erina Erosional soil landscape. The mapping indicates that site soils would generally comprise residual soils weathered from the underlying Terrigal Formation rock.

3.4 Acid Sulfate Soils

The local acid sulfate risk mapping indicates that the site is mapped as having no known occurrence of acid sulfate soils. The mapping is considered to be consistent with the physical setting of the site (summarised in Sections 3.1 and 3.3) and the subsurface conditions encountered in concurrent geotechnical investigation (i.e. typically residual soils underlain by weathered rock). An area identified as having risk of acid sulfate soils is mapped as being located approximately 100 m north-east of the site.

Whilst it is anticipated that the proposed development is unlikely to disturb acid sulfate soils within the site area, the proposed dewatering for basement construction may impact the nearby mapped area of acid sulfate soils.

Further consideration of the potential acid sulfate soil risks are warranted as part of a groundwater investigation and dewatering management plan.

3.5 Groundwater

Given the site's topography and geology, it is considered likely that a permanent groundwater table is present at relatively shallow depth (i.e. less than 4 m depth). Intermittent seepage may however be encountered, at shallower depths, at localised permeability boundaries such as at the interface of filling and natural soils, sand and clay soils or at the weathered rock interface following periods of wet-weather. It should be noted that groundwater levels are potentially transient and can be affected by factors such as soil permeability and recent weather conditions.

Figure 4 is a street map of the local area and shows the site in relation to the local registered groundwater bores.



Figure 4: Registered Groundwater Bores

(image sourced from Microsoft Virtual Earth with NSW Office of Water Registered Groundwater Bore location overlay)

A search for registered groundwater bores in the WaterNSW groundwater bore database indicated that there were four registered groundwater bores within a 500 m radius of the site in 2019. The information available from the reports suggests that the closest two bores (identified in Figure 4) have their status listed as cancelled. A copy of the search results is provided in Appendix B. Given the site topography and proximity of intermittent watercourses (i.e. within the nearby golf course) to the north-east it is considered unlikely that any potential groundwater contamination from the site would impact the any active registered groundwater bores.

4. Site History

4.1 Regulatory Notices Search

The NSW EPA Register of Contaminated Land was searched for any Regulatory Notices that may be current on the site issued under the *Contaminated Land Management (CLM) Act 1997* and Section 308 of the *Protection of the Environment Operations (POEO) Act 1997*. The information obtained at the time of preparing this report indicated that no current or previous Licences, Notices or Orders were applicable for the site.

It is noted, however, that a nearby property, identified as 19 – 23 Faunce Street West, (located south of the site) was issued with a penalty notice (dated April 2018) relating to the unlawful use of the property as a waste facility. The notice suggests that potentially contaminating activities were carried out on the nearby property located to the south of the site.

4.3 Section 10.7 Planning Certificate

A Section 10.7 Planning Certificate was acquired from CCC. No information suggesting that the land is significantly contaminated was identified in the certificate. The planning certificate; however, does identify that the larger property (i.e. all of Lot 2) is subject to localised residual contamination from previous land use activities. The certificate states that 'future activities proposed on the site shall refer to the Site Contamination Assessment (Environmental Site Assessment: Ausgrid West Gosford Depot, Racecourse Road, West Gosford (CL1017) Parsons Brinckerhoff Australia Pty Ltd, July 2015, Council Reference DN: 21301539'. A copy of this report was not provided to DP.

A copy of the planning certificate is provided in Appendix B.

4.4 Council Enquiry Information

An enquiry was made through Central Coast Council's (CCC) web site in 2019. The enquiry identified that 18 applications were recorded for the larger property area (i.e. all of Lot 2) dating back to 2001. The applications appeared to relate Ausgrid's operation of the site, with the most recent application, dated 2015, relating to consolidation/re-subdivision of the previous four lots into two lots. A copy of the CCC Property Report is provided in Appendix B.

An informal information access request was also submitted to CCC and the following documents were located in Council's database:

- Contamination Results DA42043 L1 DP1169232 Faunce St West Gosford Doc ID 26683724;
- Statement of Environmental Effects by Ausgrid (31 August 2015) DA48190 Doc ID 21301587;
- Environmental Site Assessment by Parsons Brinckerhoff (PB) (30 July 2015) Doc ID 21301539;
- Geotechnical Investigation by Douglas Partners - DA42043 Faunce Street, West Gosford Doc ID 13540424;
- Site Remediation works by Energy Australia (29 April 2003) L369 & L376 DP755227 and L1 DP584642 Faunce Street Racecourse Road West Doc ID 761955;
- Statement Environmental Effects & Character Statement DA34466 L369 DP755227 H22 Faunce Street West Doc ID 4480519; and
- Statement of Environmental Effects and Character Statement (for storage tanks) DA32562 L369 DP755227 H22-48 Faunce St Doc ID 3331312.

A copy of the Council's response is provided in Appendix B.

DP viewed the above referenced documents at Council Chambers; however, no copies of the documents were allowed to be made. The following brief summary was made for each of the documents:

- Contamination Results (Doc ID 26683724) – Related to the nearby Gosford Public School and was not applicable to the current site, other than the history review identified that the Electrical Depot operations commenced circa 1965;
- Statement of Environmental Effects, 2015 (Doc ID 21301587) – No relevant information was noted;

- Environmental Site Assessment, 2015 (Doc ID 21301539) – The assessment related to the entire depot area (i.e. whole of Lot 2) and identified some minor contamination issues beyond the current site area. The report provided the following comments:
 - o ‘Soil at the site has been validated against human health criteria and as such residual contaminant concentrations do not pose a risk to future site receptors from a dermal, ingestion or vapour pathways should the site be developed for commercial / industrial purposes’; and
 - o ‘Groundwater has been validated against health and drinking water criteria with only one exceedance of drinking water criteria noted for benzene at groundwater monitoring location MW10’ [not within current site area].
- Geotechnical Investigation (Doc ID 13540424) – Comprised a geotechnical investigation of Faunce Street West completed by DP in 2013 and was considered not applicable to the current PSI;
- Site Remediation Works by Energy Australia, 2003 (Doc ID 761955) – The remediation works completed were not within the current site area and no other pertinent information was acquired;
- Statement Environmental Effects & Character Statement (Doc ID 4480519) – No relevant information was noted; and
- Statement of Environmental Effects and Character Statement (for storage tanks) (Doc ID 3331312) – No relevant information was noted.

A brief review of the Council supplied documents indicated that the most relevant report was the Environmental Site Assessment (PB, 2015). The relevant conclusions are provided above; however, it was noted that the report supplemented a previous Environmental Site Assessment completed in 2002 by PPK (or PB). The 2015 investigation included a limited number of sampling points within the current site area (i.e. less than that recommended for site characterisation by NSW EPA for the current site area) and did not specifically target areas of potential environmental concern (e.g. the former UPSS area).

4.5 Historical Aerial Photographs

Historical aerial photographs were reviewed dating back to the earliest available record (1954) and approximately every 10 years thereafter to assess any major changes to the site and surrounding areas during this period. Extracts of the 1954, 1964, 1966, 1975, 1984 and 1991, 2002 and 2010 historical aerial photographs are included as Drawing 2 in Appendix B. Table 2 summaries the observations made during the aerial photograph review.

Table 2: Aerial Photograph Review

Year	Site	Surrounding Land Use
1954	The site appears to be generally vegetated with some bushland bisected by several access tracks and clearings. A suspected building (or buildings) is visible adjacent to the eastern site boundary. No other development activities are visible.	Faunce Street West appears to be an unsealed road and Racecourse Road has not been constructed adjacent to the northern site boundary. Neighbouring properties appear to comprise a mix of bushland, residential properties, commercial/industrial properties and some suspected intensive agricultural uses (orchards and market gardens – north-west).
1964	Partial photograph of the site indicating that all vegetation has been cleared (possibly in preparation for electricity depot development).	No significant changes were observed, other than a general increase in the overall development in the local area.
1966	The site appears to be developed for the electricity depot development. Building layouts appear to be similar to that currently observed at the site.	Both Racecourse Road and Faunce Street West appear to have now been constructed and sealed. Surrounding areas have also been developed with other parts of the electrical depot constructed.
1975	No significant changes were observed.	Development in surrounding areas has continued, with new buildings and areas of disturbance visible. No evidence of the previously identified suspected intensive agricultural uses were visible in the local area.
1984	No significant changes were observed, other than two buildings appear to have been extended (north-east corner) and newly constructed (south-east corner).	No significant changes were observed, other than a general increase in the overall development in the local area.
1991	No significant changes were observed.	No significant changes were observed.
2002	No significant changes were observed, other than possibly some new concrete pavements and patching of asphalt pavements in the north-east corner of the site (i.e. underground petroleum storage system (UPSS) area).	No significant changes were observed.
2010	No significant changes were observed. Electrical depot still appears to be operational with various vehicles and materials visible at the site.	No significant changes were observed.

4.6 Previous Investigations

The Client's representative, as part of the initial information package, supplied the following two reports to DP:

- PPK Environment & Infrastructure Pty Ltd (PPK), *Environmental Site Assessment (ESA), Energy Australia Property Race Course Road, West Gosford, NSW*, Ref 2122184A.PR_0829, dated September 2002 (PPK, 2002 – Ref 3); and
- WSP Australia Pty Ltd (WSP), *Active Sub-Slab Vapour Sampling – Ausgrid West Gosford Depot*, Ref GIBWGOS-CLM-LTR-VAL RevA, dated 13 September 2018 (WSP 2018 – Ref 4).

4.6.1 Environmental Site Assessment (PPK, 2002)

The ESA (PPK, 2002) was completed for the former site owners (Energy Australia – now Ausgrid) on the larger depot property (including the subject site), which was reported to be approximately 4.1 ha in area. In summary, the report described a site history review and then drilling of 47 boreholes and installation of seven groundwater monitoring wells to facilitate the sampling and laboratory analysis of soil and groundwater samples for potential contaminants of concern.

The history review identified that the site had been operated as an electricity depot since circa 1964 and apart from the works in connection with the supply of electricity, past land uses were not considered to pose a threat to human health or the environment. The 2002 walkover identified that the two larger buildings within the current site area were used as the main administration office and cable store building, and dry equipment storage (including vehicle garaging). The other buildings partly within or bordering the current site area were identified as the amenities building and hazardous materials store (small building adjacent to the southern corner of the site).

The ESA also summarised the findings of an *Underground Fuel Storage Tanks Decommissioning Report* for tanks located near the western entrance driveway prepared by Environmental Resources Management Australia Pty Ltd (ERM – May 2002). The summary identified that the underground petroleum storage infrastructure comprising two underground storage tanks (USTs), one bowser and associated fuel lines were removed from site and disposed of appropriately. Sampling and testing of the remnant *in situ* soils from the UST excavation, beneath the bowser and samples of the excavated spoil and imported backfill soils were all below the adopted commercial/industrial land use criteria [now superseded]. The summary reported that the excavation was reinstated and then sealed with an asphalt surface cover. Furthermore, the report indicated that excess spoil sourced from the UST excavation was to be reused at other locations within the depot.

In summary, the ESA (PPK, 2002) found that, other than some nickel and/or copper concentrations that exceeded the ecological investigation levels in the existing pavement material, no elevated contaminant concentrations were identified within the current site area in the boreholes and monitoring wells. Soil contamination was identified, relating to a former above ground storage tank (AST), however, the soil contamination was located approximately 200 m east of the current site area. The soil contamination associated with the former AST is unlikely to affect the contamination status of the current site area.

With respect to the current site area, PPK (2002) commented that based on the investigations completed, the site required the following remediation/management actions prior to redevelopment for a commercial/industrial use:

- Removal and appropriate validation of potentially contaminating facilities including USTs, waste oil pits, vehicle inspection pits, etc; and
- Appropriate removal of potentially hazardous building materials upon demolition, such as asbestos cement sheet roofing.

4.6.2 Active Sub-Slab Vapour Sampling (WSP 2018)

The active sub-slab vapour sampling event, was completed by WSP for a single point located in the south-east corner of the former Ausgrid Depot. This vapour sampling point was located approximately 220 m east of the current site area. The soil vapour sampling was required in response to a soil sample (at location HA19) exceeding the soil health screening level for vapour intrusion based on a residential use scenario.

Based on the sub-slab soil vapour sampling completed, WSP concluded that contaminant concentrations in soil surrounding HA19 are not considered to pose a risk of vapour intrusion with respect to residential land use (sic).

Based on our review of the WSP report, DP considers that the potential contamination issue associated with the soil vapour sampling is unlikely to affect the contamination status of the current site area.

4.7 Historical Title Search

A search of past registered proprietors of the site was completed for the ESA (PPK, 2002). Table 3 summarises the title records for the site.

Table 3: Summary of Owners

Date of Acquisition	Registered Proprietor
8 July 1885	John Fitzgerald Brown
24 June 1964	Brisbane Water County Council
29 October 1982	Sydney County Council

In addition to the summary provided above, it is known that Sydney County Council transitioned into Energy Australia and then Ausgrid and have maintained control of the site until recently, when the site was sold to the current owners.

4.8 SafeWork NSW Hazardous Chemicals Database

As part of the PSI, DP completed a search of the Stored Chemical Information Database (SCID) held by SafeWork NSW (formerly WorkCover NSW). SafeWork NSW reported a number of records pertaining to the site. A copy of the application search results are provided in Appendix B. Table 4 summarises the storage of hazardous chemical records for the site.

Table 4: Summary of Storage of Hazardous Chemicals Records

Date of Record	Details
26 July 1964	A certificate identifies the installation of two 2,000 gallon (or ~9,000 L) underground fuel storage tanks (USTs). An associated site plan identifies the USTs adjacent to a single bowser island containing possibly two bowsters. The UPSS infrastructure is located on the northern side of the Store and Workshop Building, adjacent to the north-east site boundary. This area is discussed in Section 5.
29 August 1978	Identifies that hazardous chemical storage has remained relatively unchanged, except for the addition of two new liquefied petroleum gas (LPG) above ground tanks.
9 May 1979	Identifies that two new ~20,000 L (or ~18,000 L) USTs were proposed to be installed immediately north-west of the existing USTs and were to be connected to the existing bowsters. The site plan indicates that USTs contained petrol and diesel products.
1 November 1982	Identifies the previous licensed USTs, an additional 2,270 L petrol UST, and two 36,000 L petrol USTs. Other potentially hazardous chemicals identified but not requiring licensing included a 21,000 L creosote above ground storage tank (AGST) and several AGSTs or drums containing LPG, oxygen, hydrogen, nitrogen, kerosene, solvent and methylated spirits. No plan was provided indicating the location of the various chemicals.
8 November 1995	Records indicate that new bowsters and the probably the two 35,000 L USTs were located to the east of the Store and Workshop Building (approximately 20 m beyond the current site boundary). A gas storage building was constructed to the south of the Store and Workshop Building (approximately 10 m beyond the current site boundary).
8 January 1997	A letter titled 'Abandonment of Underground Tanks' identified that the two 9,000 L USTs and two 18,000 L USTs were abandoned by the removal of all inflammable [sic] liquid, filling and sealing to the requirements of the NSW Dangerous Goods Branch. This letter indicates that the original UPSS, partially located within the current site area (i.e. north side of the Store and Workshop Building and adjacent to the north-east site boundary), was decommissioned possibly <i>in situ</i> .
15 March 2002	Application for renewal identified the two 35,000 L USTs were still licensed to the site. These USTs were previously identified as being located to the east of the Store and Workshop Building (approximately 20 m beyond the current site boundary). Other licensed goods were limited to LPG gases.
30 April 2002	A letter from Knight's Syndicate Pty Ltd identified that two 35,000 L USTs were transported to a Rouse Hill facility for safe legal disposal. This letter indicated that the secondary UPSS, located to the east of the Store and Workshop Building (approximately 20 m beyond the current site boundary), was exhumed and disposed of off-site.
20 June 2002	Letter from Environmental Resources Management Australia Pty Ltd confirmed the removal of two USTs from the site and referenced Knight's Syndicate Pty Ltd tank destruction certificate.
10 March 2003	Application for renewal refers to LPG gas cylinders only.

In summary, the search of hazardous chemical records indicates that the site is potentially impacted by two former UPSS areas, with the original UPSS probably located partially within the current site area and the second UPSS located approximately 20 m east of the current site boundary. These former UPSS areas appeared to store and dispense both petrol and diesel products. The hazardous chemical records combined with the PPK (2002) report indicates that the second UPSS was probably remediated and validated. Furthermore, whilst evidence suggests that the original UPSS was decommissioned (possibly *in situ*), there is no evidence that indicates that the original UPSS was remediated and validated.

Records from 1982, also suggest that various other hazardous chemicals were also stored at the site; however, these storage locations were not identified. Signage observed during the site walkover identified the likely storage locations of these chemicals within the site.

5. Site Walkover / Observations

A site walkover was undertaken on 25 February 2019 by a Senior Environmental Engineer. The site features observed during the walkover are summarised below. The general site topography was consistent with that described in Section 3.1.

The site layout appears to have remained unchanged from the 27 December 2018 aerial photograph (refer to Drawing 1, Appendix A). The site is currently occupied by the following features:



Figure 5 – Photograph from beyond the north-east corner of the site facing south-west, showing the former original UPSS area, with the former bowser island and awning visible. Some seepage discharging through the surface pavements at right side of photograph and down-slope of former UPSS. Some iron staining but no sheen visible on the seepage discharge.



Figure 6 – Photograph of the original UPSS bowser island. The site boundary appears to bisect the former UPSS area. Inspection identified the former bowser plinth and two possible vent lines. No former dip or fill points were identified in the mapped location of the former UPSS. Hazardous chemical records search results indicated that this area historically comprised a single bowser island, with two bowzers and four USTs (north-west (right side) of bowser island).



Figure 7 – Photograph of the second suspected former UPSS area (east of building and left side of photograph). The footprint of the second UPSS was located approximately 20 m beyond the eastern site boundary. No evidence of the former UPSS was identified during the site walkover, except for patched asphalt pavements.



Figure 8 – Photograph from the western corner of the site facing north-east. The building on the left appeared to have remained consistent with the previous garage and office use (generally dry storage). The building on the right appeared to have remained consistent with the previous workshop, store and office uses.

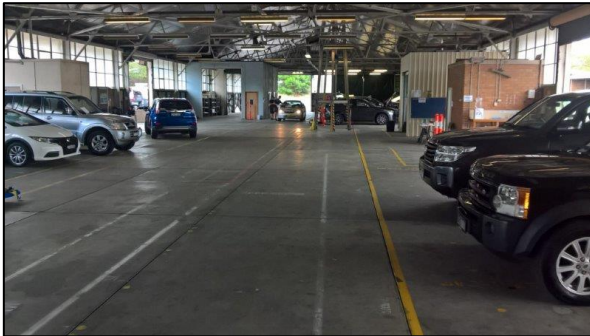


Figure 9 and Figure 10 – Photographs of the internal areas of the relatively large workshop, store and office building. Inspection identified signage that indicated past chemical storage, and oil filled equipment storage areas as well as an in-filled mechanics inspection pit. The building was being used as a hail-damage repair depot (paint-less dent removal) during the site walkover.



Figure 11 and Figure 12 – Photographs of the external areas of the relatively large workshop, store and office building. Inspection identified signage that indicated that asbestos cladding was present on the external building walls. A suspected trade waste pit (possible grease trap) was located on the northern side of the building which was possibly connected to nearby sewer infrastructure (suspected recent sewer connection point repair – witches hat area).



Figure 13 – Photograph from the southern corner of the site facing north. The large building in the background is the previously identified former workshop, store and office building. The smaller building on the right was a chemical store building that contained Class 3 hazardous chemicals (e.g. petroleum hydrocarbon based liquids).



Figure 14 and Figure 15 – Photographs of the relatively small chemical store building, located adjacent to the southern site boundary. Inspection indicated some staining was visible on the concrete floor slab and that the store was designed to drain towards a small sump (pit – Figure 15) located externally on side of the building. The pit had fibre cement sheet (potential asbestos containing material) cover, that was observed to be in poor/average condition.



Figure 16 – Photograph of the south-east portion of the site (facing south-west), showing the identified staff amenities building. The photograph also demonstrated the extent of suspected cutting (maximum of approximately 4 m) in the southern portions of the site.

6. Preliminary Conceptual Site Model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or in the future i.e. it enables an assessment of the potential source – pathway – receptor linkages (complete pathways).

6.1 Potential Contamination Sources and Contaminants of Concern

Table 5 summarises the potential sources of contamination and associated contaminants of concern that have been identified at the site.

Table 5: Potential Contamination Sources and Contaminants of Concern

Potential Contamination Source/Activity	Description of Potential Contaminating Activity	Primary Potential Contaminants of Concern
Importation and/or placement of contaminated filling	Importation of substantial filling is unlikely based on site history and observations. Some reuse of site-won filling and/or imported roadbase materials is suspected to be present at the site.	Various - Common contaminants associated with filling are metals (As, Cd, Cr, Cu, Pb, Hg, Ni and Zn), TRH, BTEX, PAH, PCB, OCP and asbestos
Storage and use of dangerous goods	Spills/leaks of solvents, oils, fuels and other chemicals used/stored at site. Past leakage/discharge of hazardous chemicals from the former infrastructure (i.e. UPSS, dangerous goods stores) and usage represent a potential for contamination. PPK (2002) recommended validation of potentially contaminating facilities including USTs, waste oil pits, vehicle inspection pits, etc.	Metals (As, Cd, Cr, Cu, Pb, Hg, Ni and Zn), TRH, BTEX, PAH, PCB and VOC.
Demolition of buildings	Site historical review identified a suspected building (or buildings) is visible adjacent to the eastern site boundary. The existing site buildings are identified to contain hazardous building materials. These building materials have the potential to contaminate soils during demolition and site development activities.	Metals (As, Cd, Cr, Cu, Pb, Hg, Ni and Zn), PCB, OCP and asbestos
Nearby industrial activities	Historical review has identified nearby industrial activities that have a potential to impact the subject site. These activities comprise remnant portions of the former Ausgrid Depot, the operational electrical substation and nearby warehouse and skip-bin / waste / recycling depot.	Metals (As, Cd, Cr, Cu, Pb, Hg, Ni and Zn), TRH, BTEX, PAH, PCB and OCP

Notes:

As = arsenic, Cd = cadmium, Cr = chromium, Cu = copper, Pb = lead, Hg = mercury, Ni = nickel and Zn = zinc

TRH = total recoverable hydrocarbons, BTEX = benzene, toluene, ethylbenzene and xylene, VOC = volatile organic compounds, PAH = polycyclic aromatic hydrocarbons,

PCB = polychlorinated biphenyls, OCP = organochlorine pesticides

For the purpose of developing a conceptual site model, the potential sources (S) of contamination are summarised as:

- S1 - Contaminated fill (imported filling and contamination from demolition of buildings);
- S2 - Leaks/spills (of fuels, oils, and chemicals possibly used at the site); and
- S3 - Industrial activities (in nearby areas).

6.2 Potential Receptors of Concern

The potential receptors of potential contamination sourced from the site are considered to be:

- R1 - Site users (future workers);
- R2 - Adjacent site users;
- R3 - Construction and maintenance workers;
- R4 - Surface water (Narara Creek);
- R5 - Groundwater;
- R6 - Terrestrial ecology; and
- R7 - Property (current and future).

6.3 Potential Contamination Migration Pathways

The pathways by which the potential sources of contamination could reach potential receptors are described below:

- P1 - Ingestion and dermal contact;
- P2 - Inhalation of dust and / or vapours;
- P3 - Surface run off;
- P4 - Leaching and vertical migration into groundwater;
- P5 - Lateral migration of groundwater providing base flow to water courses; and
- P6 - Direct contact with terrestrial ecology / property.

6.4 Conceptual Site Model

A conceptual site model (CSM) is presented in Table 6. It is a representation of site information regarding the potential contamination sources and associated exposure pathways and potential receptors identified from site historical information and walkover. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or the future i.e. it enables an assessment of the potential source – pathway – receptor linkages.

Table 6: Conceptual Site Model

Potential Source	Pathway	Receptor
S1 - Contaminated fill. (Metals, TRH, BTEX, PAH, PCB, OCP and asbestos) S2 - Leaks/spills. (Metals, TRH, BTEX, PAH and VOC)	P1 – Ingestion and dermal contact	R1 – Site users R3 – Construction & maintenance workers
	P2 – Inhalation of dust and / or vapours	R1 – Site users R2 – Adjacent site users R3 – Construction & maintenance workers
	P3 – Surface run off P5 – Lateral migration of groundwater	R4 – Surface water (Narara Creek)
	P4 - Leaching and vertical migration into groundwater	R5 - Groundwater
	P6 – Direct contact with terrestrial ecology / property	R6 – Terrestrial ecology R7 – Property
S3 - Industrial activities. (Metals, TRH, BTEX, PAH and PCB)	P2 – Inhalation of dust and / or vapours	R1 – Site users R3 – Construction & maintenance workers
	P5 – Lateral migration of groundwater	R5 - Groundwater

7. Conclusions and Recommendations

Based on the findings of the desktop review and site walkover, DP considers that there is a low to medium potential for contamination given the past site activities, past investigation results and the existing site conditions. Some potential contamination sources were identified (refer to Table 5 – Section 6); including imported contaminated filling as part of past site development, past storage/use of fuels/oils/chemicals, demolition of past structures and nearby industrial activities.

The site would generally be considered compatible (from a site contamination perspective) with the proposed commercial land uses, subject to the results of further intrusive contamination investigations to assess the site's contamination status. These investigations could be limited to the targeted assessment in areas of environmental concern to supplement the past investigations completed and should include an assessment of site soil, soil vapour and groundwater conditions to assess the perceived low to medium risk of contamination.

The results of the further intrusive contamination investigations (or detailed contamination investigation) would inform the contamination CSM and would then refine the need for and scope of any remediation and validation works.

8. References

1. Department of Urban Affairs and Planning, Managing Land Contamination, Planning Guidelines SEPP 55 – Remediation of Land, 1998.
2. National Environment Protection Council (NEPC), National Environment Protection (Assessment of Site Contamination) Measure 1999 (amended 2013), 2013.
3. PPK Environment & Infrastructure Pty Ltd (PPK), Environmental Site Assessment (ESA), Energy Australia Property Racecourse Road, West Gosford, NSW, Ref 2122184A.PR_0829, dated September 2002 (PPK, 2002).
4. WSP Australia Pty Ltd (WSP), Active Sub-Slab Vapour Sampling – Ausgrid West Gosford Depot, Ref GIBWGOS-CLM-LTR-VAL RevA, dated 13 September 2018 (WSP 2018).

9. Limitations

Douglas Partners Pty Ltd (DP) has prepared this report for this project at West Gosford in accordance with DP's initial proposal CCT190039.P.001.Rev0 dated 5 February 2019, and DP's second proposal CCT190039.P.002.Rev0 dated 22 July 2020 and acceptance received from Mr Michael Ryan of Erilyan Pty Ltd, on behalf of the client AA Crown Holdings Pty Ltd dated 22 July 2020. The work was carried out in accordance with the Northside Private Hospital Gosford Consultancy Agreement, signed 27 March 2019. This report is provided for the exclusive use of Erilyan Pty Ltd and AA Crown Holdings 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 DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

DP's contamination assessment is necessarily based on the result of a desktop site historical search and site inspection only and did not include surface or subsurface sample screening and/or chemical testing. DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site. It is noted that this assessment does not constitute a hazardous material building assessment. The advice may also be limited by budget constraints imposed by others or by site accessibility.

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. DP 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 DP. This is because this report has been written as advice and opinion rather than instructions for construction.

The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life. This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of DP. DP may be able, however, to assist the client in carrying out a risk assessment of potential hazards contained in the Comments section of this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to DP. Any such risk assessment would, however, be necessarily restricted to the environmental components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.

Douglas Partners Pty Ltd

Appendix A

About This Report
Drawings 1 and 2

About this Report

Douglas Partners



Introduction

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

DP's 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

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

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, DP 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, DP 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, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

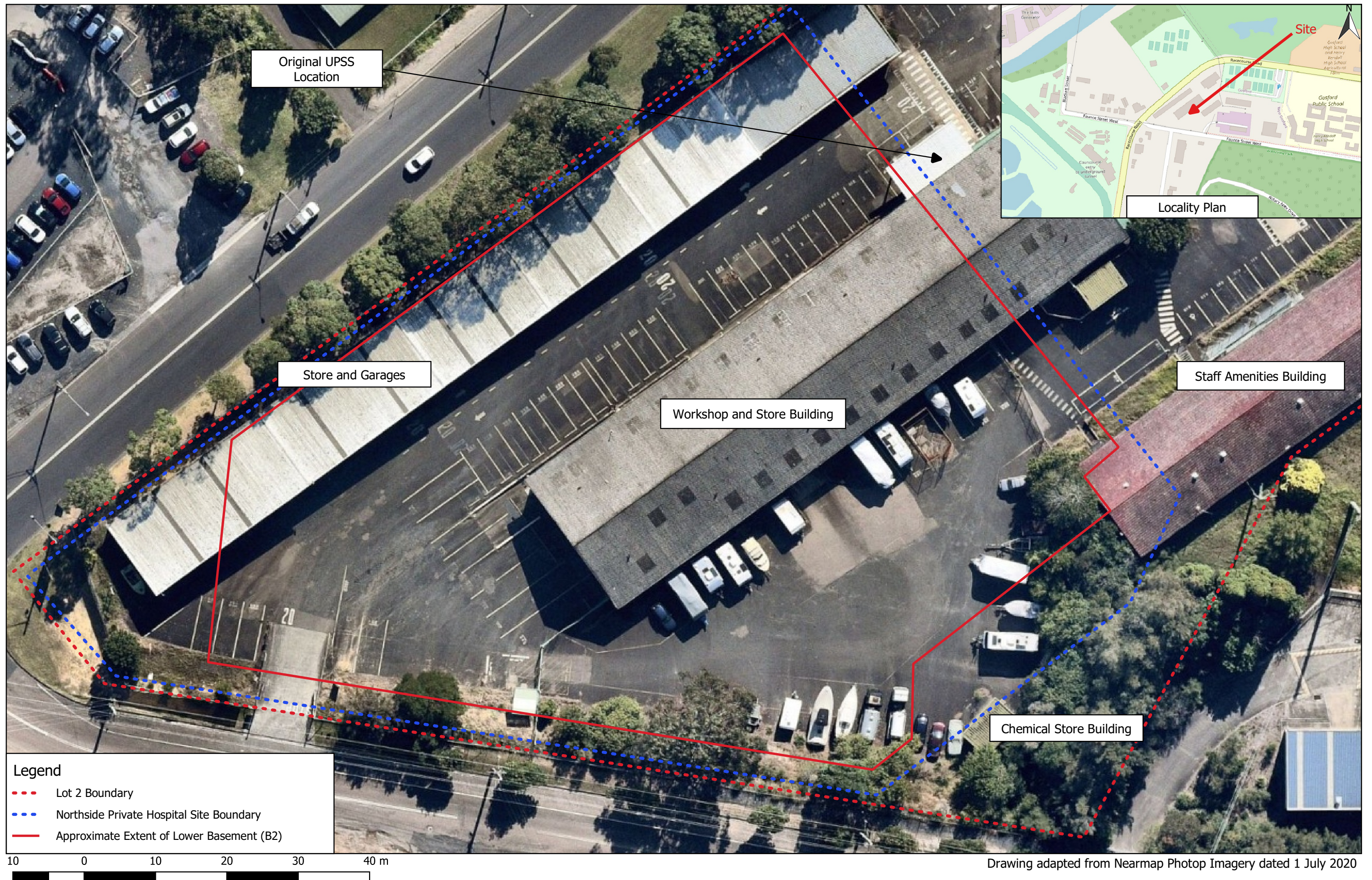
In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later 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. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

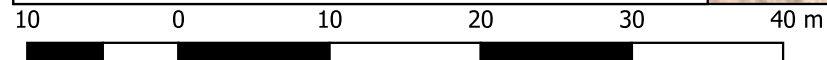
Site Inspection

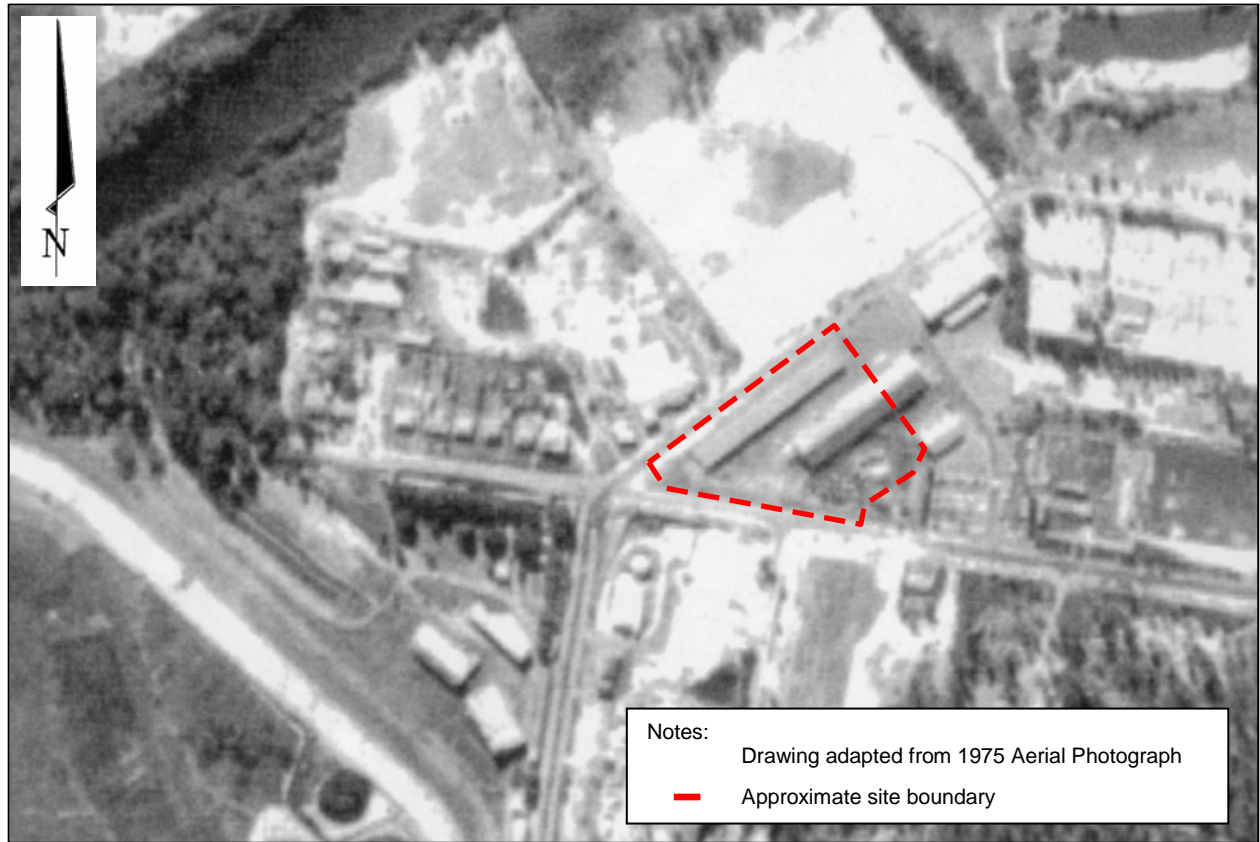
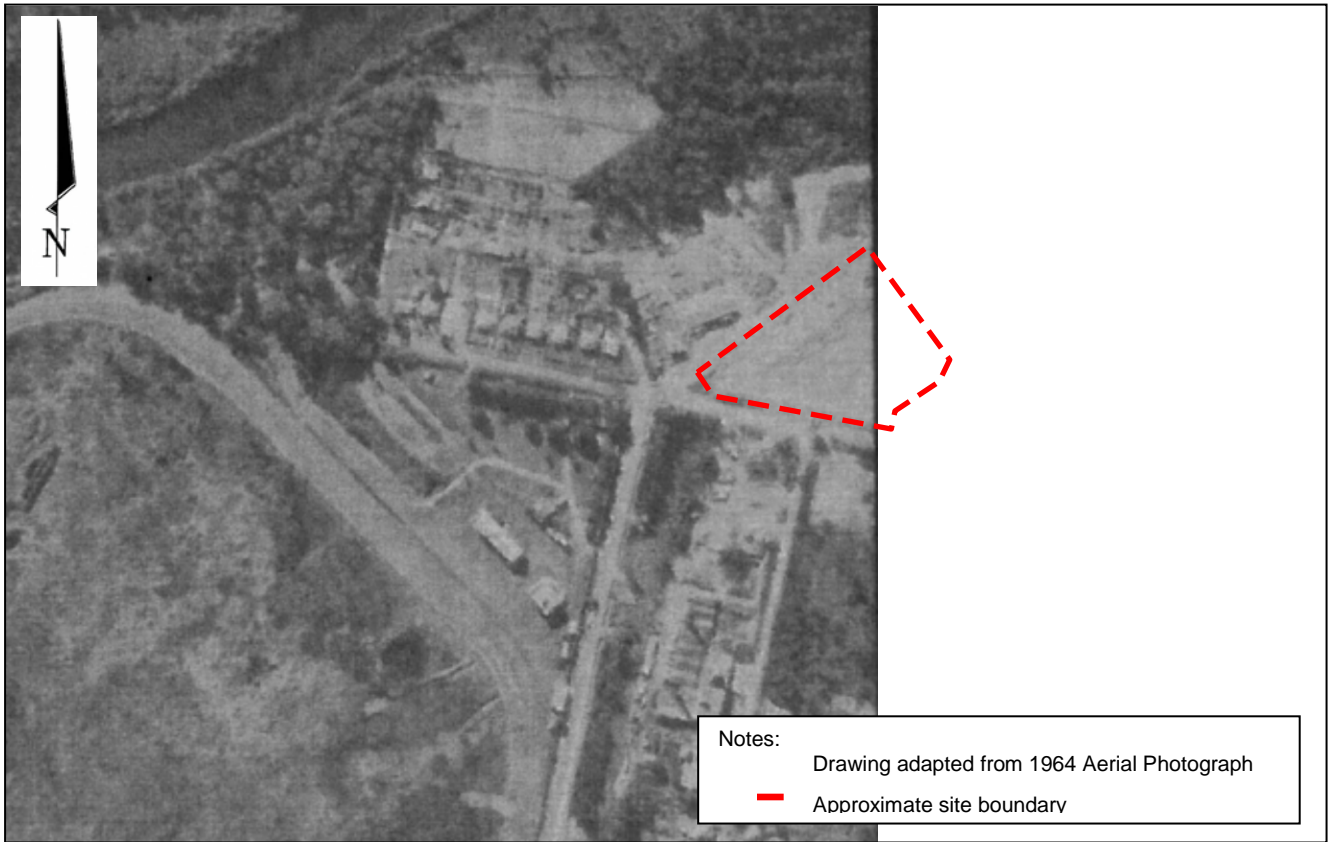
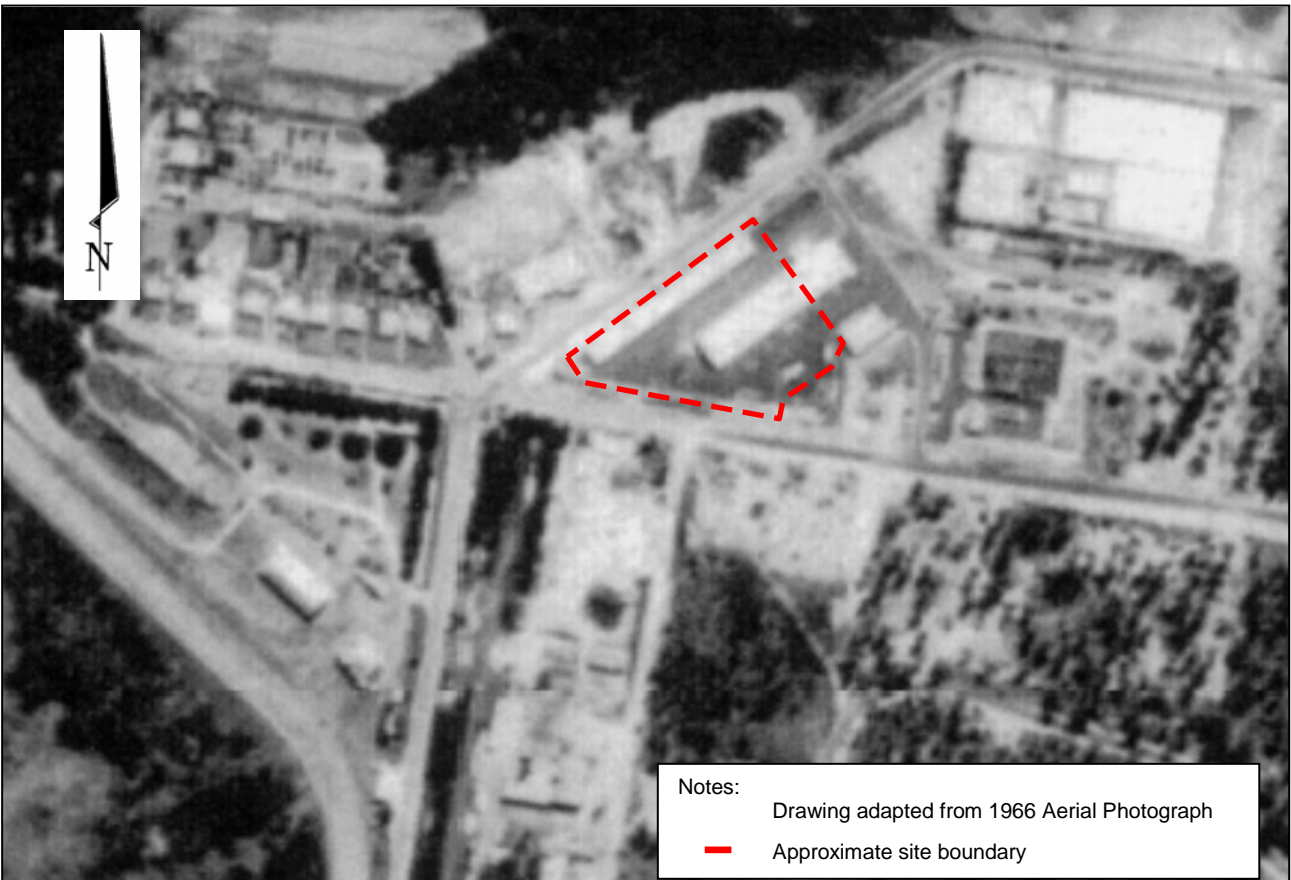
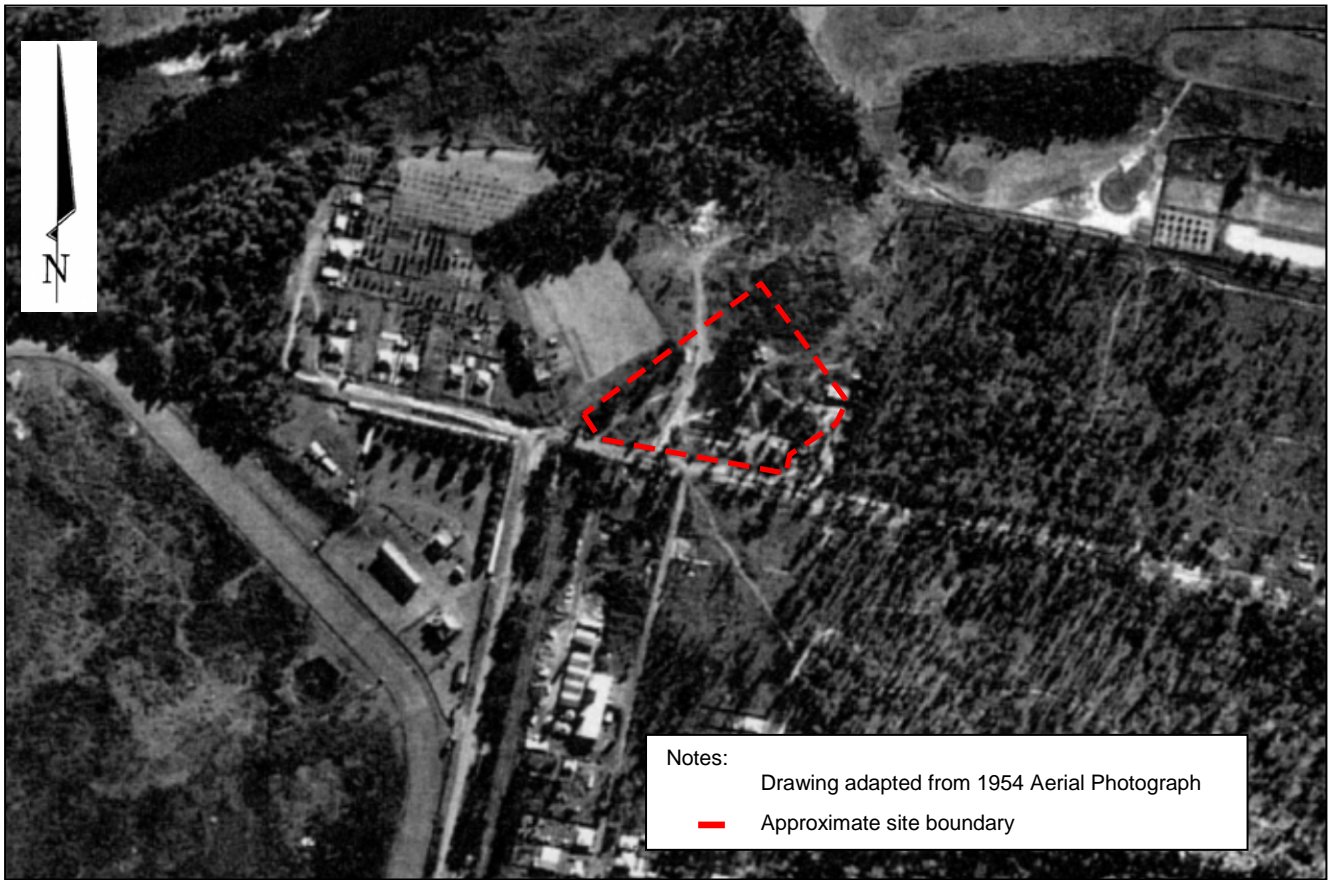
The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.




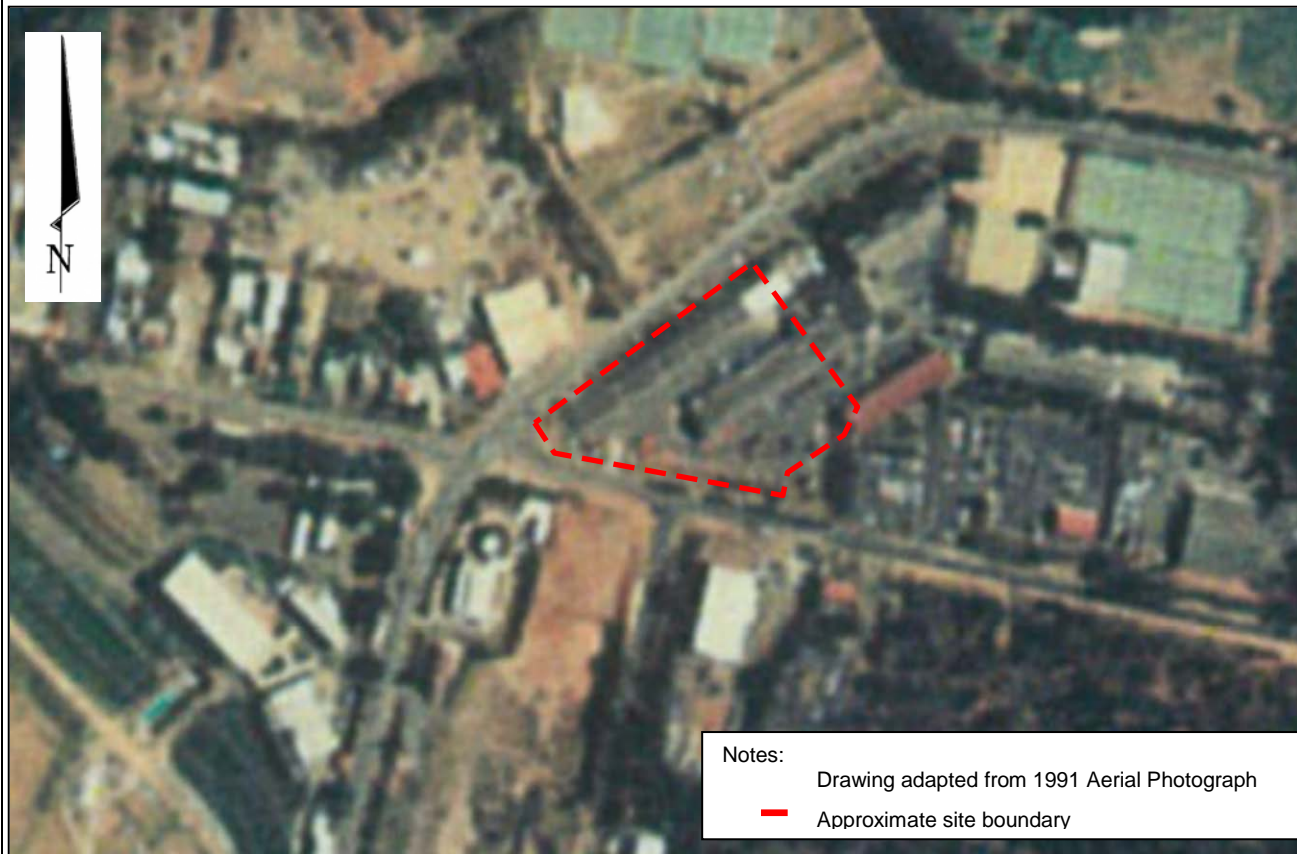
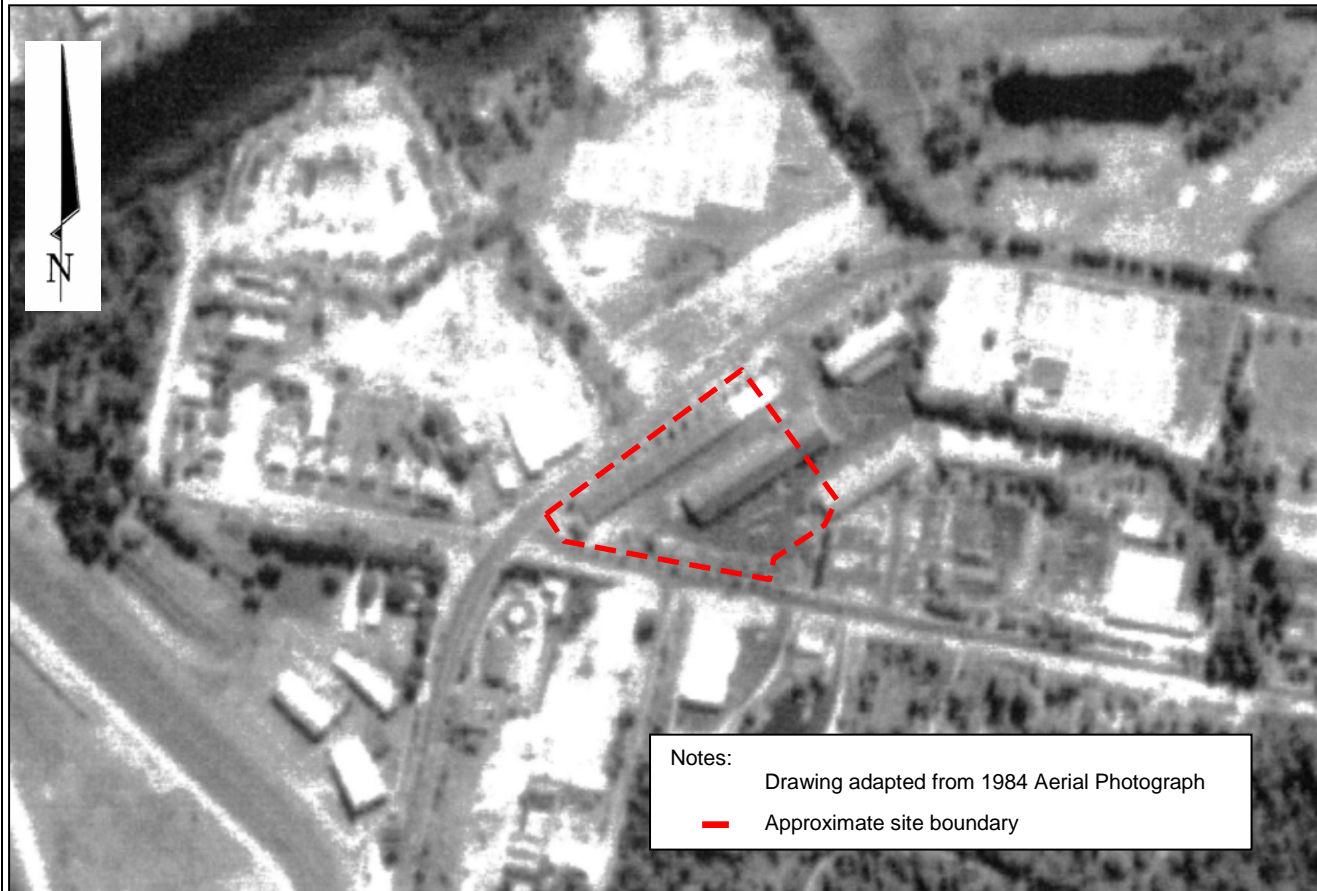
Legend

- Lot 2 Boundary
- Northside Private Hospital Site Boundary
- Approximate Extent of Lower Basement (B2)





 Douglas Partners <i>Geotechnics Environment Groundwater</i>	CLIENT: AA Crown Holdings Pty Ltd		TITLE: Historical Aerial Photographs Proposed Northside Private Hospital Part of 22 Faunce Street West, West Gosford	PROJECT No: 83574.01
	OFFICE: Central Coast	DRAWN BY: BJK		DRAWING No: 2A
	SCALE: NTS	DATE: April 2019		REVISION: A



Appendix B

Background Information



InfoTrack Pty Ltd
ecertificates@infotrack.com.au

PLANNING CERTIFICATE

This Planning Certificate is issued in accordance with Section 10.7 of the *Environmental Planning and Assessment Act, 1979*

Certificate No: 159123
Certificate Date: 31 January 2019
Address: 22 Faunce Street West WEST GOSFORD
Lot Description: LOT: 2 DP: 1226923

Parish: Gosford
County: Northumberland
Assessment No: 884421

Receipt No:

Parcel No: 98940

Applicants Reference: faunce rd

Applicants Email:



Part 2 - Environmental Planning and Assessment Regulation 2000

1 NAMES OF RELEVANT PLANNING INSTRUMENTS and DCPS

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

State Environmental Planning Policy (Gosford City Centre) 2018

Specific Site State Environmental Planning Policies

State Environmental Planning Policy (Coastal Management) 2018 (part of lot).

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

General Site State Environmental Planning Policies

ZONE B6 ENTERPRISE CORRIDOR UNDER STATE ENVIRONMENTAL PLANNING POLICY (GOSFORD CITY CENTRE) 2018

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy (Major Development) 2005

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development

State Environmental Planning Policy No. 64 - Advertising and Signage

State Environmental Planning Policy No. 62 - Sustainable Aquaculture

State Environmental Planning Policy No. 55 - Remediation of Land

State Environmental Planning Policy No. 50 - Canal Estate Development

State Environmental Planning Policy No. 44 - Koala Habitat Protection

State Environmental Planning Policy No. 36 - Manufactured Home Estates

State Environmental Planning Policy No. 33 - Hazardous and Offensive Development

State Environmental Planning Policy No. 30 - Intensive Agriculture

State Environmental Planning Policy No. 21 - Caravan Parks

State Environmental Planning Policy No. 19 - Bushland in Urban Areas

Sydney Regional Environmental Plans No. 9 - Extractive Industry (No 2-1995)

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.

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

Draft State Environmental Planning Policy No. 44 - Koala Habitat Protection.

Draft State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Draft State Environmental Planning Policy (Primary Production and Rural Development) 2017.

Draft State Environmental Planning Policy (Environment) 2017.

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

Gosford City Centre Development Control Plan 2018

2 ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) to (d) is the zoning of the land and the land use table for each of the zones listed, including existing and proposed Local Environmental Plans in landuse tables.

Zone B6 Enterprise Corridor under State Environmental Planning Policy (Gosford City Centre) 2018

PERMITTED WITHOUT CONSENT

Nil

PERMITTED WITH CONSENT

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Passenger transport facilities; Plant nurseries; Recreation Facilities (indoor); Residential flat buildings; Roads; Shop top housing; Warehouse or distribution centres; Any other development not specified in Permitted without consent or Prohibited

PROHIBITED

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Centre-based child care facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities;

Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems

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

No.

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

None

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

No.

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

No.

2A ZONING AND LAND USE UNDER SEPP (SYDNEY REGIONAL GROWTH CENTRES) 2006

Not applicable

3 COMPLYING DEVELOPMENT

General Housing Code

Complying development under the General Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Rural Housing Code

Complying development under the Rural Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Housing Alterations Code

Complying development under the Housing Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

General Development Code

Complying development under the General Development Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Subdivision Code

Complying development under the Subdivision Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Demolition Code

Complying development under the Demolition Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Fire Safety Code

Complying development under the Fire Safety Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Low Rise Medium Density Housing Code

The Low Rise Medium Density Housing Code does not apply to Central Coast local government area until 1 July 2019.

Greenfield Housing Code

The Greenfield Housing Code is not applicable to this land.

4 (Repealed)

4A (Repealed)

4B Annual Charges for coastal protection services under *Local Government Act 1993*

None

5 MINE SUBSIDENCE

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of The Mine Subsidence Compensation Act, 1961.

6 ROAD WIDENING AND ROAD RE-ALIGNMENT

Whether or not the land is affected by any road widening or road alignment.

The land is not affected by Road Widening Proposals.

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS (*No, unless a message is listed below*)

Chapter 6.4 of Gosford Development Control Plan (Geotechnical Requirements) applies to the land and the land may be subject to slip. When considering a development application, each circumstance will be considered and development may be restricted.

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

Is development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling house or residential flat buildings (excluding group homes or seniors housing) subject to flood related development controls.

Yes.

Is development on the land or part of the land for any other purpose subject to flood related development controls.

Yes.

8 LAND RESERVED FOR ACQUISITION

No.

9 CONTRIBUTION PLANS

Gosford City Council Section 94A Development Contributions Plan - Gosford City Centre

9A BIODIVERSITY CERTIFIED LAND

Is the land biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*)?

No.

10 BIOBANKING AGREEMENTS

Is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates.

No.

10A NATIVE VEGETATION CLEARING SET ASIDES

If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

None.

11 BUSHFIRE PRONE LAND

All or part of the land is shown as Bushfire Prone on Council's records. Details of the Bushfire Category can be obtained from Mapping, Environmental Constraints, available on Council's website. Further information related to building on bushfire prone land can be obtained from the Fact Sheet on Council's website and the Rural Fire Service Website <http://www.rfs.nsw.gov.au/plan-and-prepare/building-in-a-bush-fire-area>.

12 PROPERTY VEGETATION PLANS

Has Council been notified by the person or body that approved the plan that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

No.

13 ORDERS UNDER TREES (DISPUTE BETWEEN NEIGHBOURS) ACT 2006

Has Council been notified that an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land?

No.

14 DIRECTIONS UNDER PART 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No.

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

15(a) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (SENIORS HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

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

No.

15(b) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CLAUSE 18 (2) OF STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AFTER 11 OCTOBER 2007?

No.

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

No.

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

17(1) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (AFFORDABLE RENTAL HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

No.

17(2) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CL 17 (1) OR 37 (1) OF STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009?

No.

18 PAPER SUBDIVISION INFORMATION

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

None

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

Nil

19 SITE VERIFICATION CERTIFICATE

There is no current site verification certificate, of which the Council is aware in respect of the land.

20 LOOSE-FILL ASBESTOS INSULATION

NSW Fair Trading has not identified any residential dwellings erected within Central Coast Council Local Government Area as containing loose-fill asbestos ceiling insulation, as per the Loose-Fill Asbestos Insulation Register.

21 AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS (BUILDING PRODUCT SAFETY ACT 2017)

- (1) Is there any affected building notice of which the council is aware that is in force in respect of the land?

No

- (2) Is there any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

- (3) Is there any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

No

Note

1 *CONTAMINATED LAND MANAGEMENT ACT 1997 NOTICES UNDER SECTION 59(2)*

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

No.

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

No.

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

No.

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

No.

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

No.

2 *NATION BUILDING AND JOB PLAN (STATE INFRASTRUCTURE DELIVERY) ACT 2009 EXEMPTION UNDER SECTION 23 OR AUTHORISATION UNDER SECTION 24 OF THE ACT.*

No.

The following additional information is issued under Section 10.7(5) of the *Environmental Planning and Assessment Act, 1979*

Council has fixed a foreshore building line on all lands fronting any harbour, bay, ocean, lake, estuary, lagoon or tidal river and creek.

If this land adjoins land or roads over which there is an easement for services to drain water, to drain sewage or where services, drainage, sewerage or other utilities have been installed and easements have not been created, foundations may be required such as will ensure the stability of any improvements on the subject land against any influence from use of the easement or installations over the adjoining land or roads.

The site is subject to localised residual contamination from previous land use activities. Future activities proposed on the site shall refer to the Site Contamination Assessment (Environmental Site Assessment: Ausgrid West Gosford Depot, Racecourse Road, West Gosford (CL1017) Parsons Brinckerhoff Australia Pty Ltd, July 2015, Council Reference DN: 21301539).

The property is subject to Environmental Planning and Assessment (Special Infrastructure Contribution - Gosford City Centre) Determination 2018 made by the Minister for Planning, pursuant to section 7.23 of the Environmental Planning and Assessment Act 1979 on 12 October 2018 (enquiries to the Department of Planning and Environment).

Note: This Certificate is issued without Alteration and Erasure.

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ABOUT
COUNCIL

BUILDING AND
DEVELOPMENT

ENVIRONMENT
AND WASTE

ARTS,
CULTURE AND
RECREATION

COMMUNITY

WHAT'S ON

Search Options

Find a Property
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ePlanning Home

22 Faunce ST W WEST GOSFORD NSW 2250

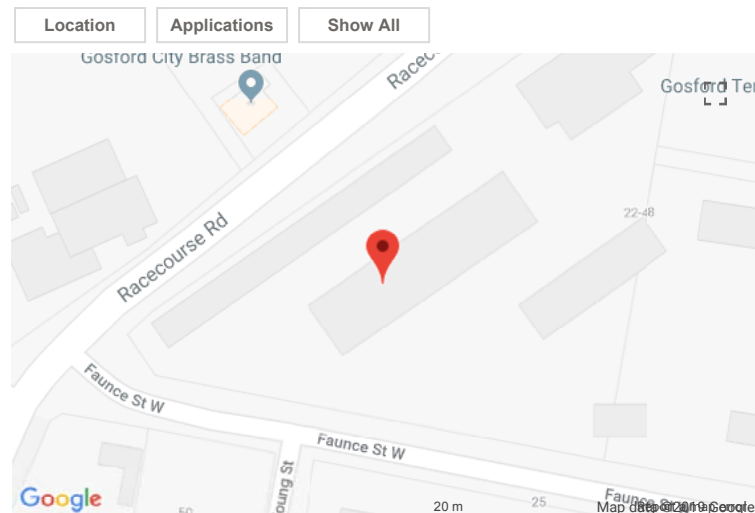
▼ Details

22 Faunce ST W WEST GOSFORD NSW 2250
Property Number: 98940

▼ Titles

LOT: 2 DP: 1226923
Lot / Deposited Plan
Land Area: 1.15

▼ Map



▼ Applications

[011.2001.00012803.001](#)
Development Application - New Building Signs (Lodged: 09/08/2001)
[011.2001.00013508.001](#)
Development Application - Demolition of existing building (Lodged: 05/10/2001)
[011.2001.00013511.001](#)
Development Application - Demolish pt of exis bldg & construct addition to switch room/new acces (Lodged: 05/10/2001)
[011.2001.00013511.002](#)
Development Application - S96(1) Altering engineering conditions (Lodged: 05/02/2002)
[012.2001.00013511.001](#)
Construction Certificate - S96(1) Altering engineering conditions (Lodged: 13/02/2002)
[012.2001.00013511.002](#)
Construction Certificate - S96(1) Altering engineering conditions (Lodged: 06/03/2002)
[012.2001.00013511.003](#)
Construction Certificate - Engineering plans for repair of roadpavement (Lodged: 18/03/2002)
[011.2002.00017064.001](#)
Development Application - Commercial Premise (Lodged: 15/08/2002)
[012.2002.00017064.001](#)
Construction Certificate - Commercial Premise (Lodged: 15/08/2002)
[011.2005.00029358.001](#)
Development Application - Patio Awning (Lodged: 19/12/2005)
[011.2006.00029597.001](#)
Development Application - Awning at training facility (Lodged: 03/02/2006)
[012.2006.00029597.001](#)
Construction Certificate - Awning at training facility (Lodged: 03/02/2006)
[012.2005.00029358.001](#)
Construction Certificate - Patio Awning (Lodged: 07/03/2006)
[011.2006.00030422.001](#)
Development Application - Alterations/refurbishment & additions to ex office building (Lodged: 23/05/2006)
[011.2007.00033780.001](#)
Development Application - Portable building installation for temporary office accomodation (Lodged: 12/10/2007)
[011.2006.00030422.002](#)
Development Application - Section 96-Revised Floor Plan Retain Existing Sanitary Facilities (Lodged: 19/12/2007)
[011.2008.00034466.001](#)
Development Application - Alterations to existing building (Lodged: 14/02/2008)
[011.2015.00048190.001](#)
Development Application - Consolidation/Re-Subdivision - Four (4) Lots into Two (2) (Lodged: 19/08/2015)

NSW OFFICE OF WATER

Work Summary

GW072796

Converted From HYDSYS

Licence :20BL156467		Licence Status Cancelled	
Work Type :Bore		Authorised Purpose(s)	
Work Status :Supply Obtained		RECREATION (GROUNDWATER)	
Construct. Method :Rotary		Intended Purpose(s)	
Owner Type :Private		RECREATION (GROUNDWATER)	
Commenced Date :		Final Depth :	
Completion Date :21-Jan-1995		90.00 m	
Contractor Name :ENTAMIN P/L		Drilled Depth :	
Driller :1583		90.00 m	
Assistant Driller's Name :		HANDLEY, Blair Thomas	
Property : - N/A		Standing Water Level :	
GWMA : -		9.00 m	
GW Zone : -		Salinity :	
		Yield :	
		0.80 L/s	
		Good	

Site Details

Site Chosen By		County	Parish	Portion/Lot DP
Client		Form A :NORTHUMBERLAND	GOSFORD	RESERVE 570097
		Licensed :NORTHUMBERLAND	GOSFORD	RESERVE 570097
Region :10 - SYDNEY SOUTH COAST		CMA Map :9131-2S		GOSFORD
River Basin :212 - HAWKESBURY RIVER		Grid Zone :56/1		Scale :1:25,000
Area / District :				
Elevation : 0.00		Northing :6300999		Latitude (S) :33° 25' 9"
Elevation Source :		Easting :345010		Longitude (E) :151° 19' 59"
GS Map :		Coordinate Source :GD.,ACC.GIS		
MGA Zone :56				

Construction

Negative depths indicate Above Ground Level;

H-Hole;P-Pipe;OD-Outside Diameter;ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity;PL-Placement of Gravel Pack;PC-Pressure Cemented;S-Sump;CE-Centralisers

H	P	Component	Type	From (m)	To (m)	OD (mm)	ID (mm)	Interval	Details
1		Hole	Hole	0.00	90.00	165			Rotary Air
1	1	Casing	P.V.C.	0.00	90.00	150			Riveted; Seated on Bottom
1	1	Opening	Slots	81.00	90.00	150		1	Plastic; SL: 0mm; A: 6mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
60.00	62.00	2.00	Consolidated	9.00		0.51		0.50	Good
65.00	68.00	3.00	Consolidated	9.00		0.63		0.50	Good
73.00	80.00	7.00	Consolidated	9.00		0.80		1.50	Good

Drillers Log

From (m)	To (m)	Thickness(m)	Drillers Description	Geological Material	Comments
0.00	5.00	5.00		Clay	
5.00	17.00	12.00	Clay-sandstone	Clay	
17.00	90.00	73.00		Sandstone	

Remarks

ACC = 7 Previous lic no: 10BL156464

*** End of GW072796 ***

NSW OFFICE OF WATER

Work Summary

GW104667

Licence :20BL161331		Licence Status Cancelled	
Work Type :Bore		Authorised Purpose(s)	Intended Purpose(s)
Work Status :Supply Obtained		TEST BORE	TEST BORE
Construct. Method :Rotary			
Owner Type :Private			
Commenced Date :		Final Depth :	42.50 m
Completion Date :03-Jan-2003		Drilled Depth :	42.50 m
Contractor Name :INTERTECH DRILLING			
Driller :1783		CRUMP, William	
Assistant Driller's Name :			
Property : - N/A		Standing Water Level :	12.60 m
GWMA : -		Salinity :	398.00 mg/L
GW Zone : -		Yield :	4.00 L/s

Site Details

Site Chosen By	County	Parish	Portion/Lot DP
Client	Form A :NORTHUMBERLAND	GOSFORD	LT4 DP775631
	Licensed :NORTHUMBERLAND	GOSFORD	4 775631
Region :10 - SYDNEY SOUTH COAST	CMA Map :9131-2S		GOSFORD
River Basin :212 - HAWKESBURY RIVER	Grid Zone :56/1		Scale :1:25,000
Area / District :			
Elevation :	0.00	Northing :6300789	Latitude (S) :33° 25' 16"
Elevation Source :(Unknown)		Easting :344471	Longitude (E) :151° 19' 38"
GS Map :	MGA Zone :56	Coordinate Source :	

Construction

Negative depths indicate Above Ground Level;

H-Hole;P-Pipe;OD-Outside Diameter;ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity;PL-Placement of Gravel Pack;PC-Pressure Cemented;S-Sump;CE-Centralisers

H	P	Component	Type	From (m)	To (m)	OD (mm)	ID (mm)	Interval	Details
1		Hole	Hole	0.00	5.50	208			Down Hole Hammer
1		Hole	Hole	5.50	42.50	155			Down Hole Hammer
1	1	Casing	Steel	-0.20	5.80	168.3	158.7		C: 0-5.5m; Driven into Hole
1	1	Casing	PVC Class 9	-0.20	17.50	140			Screwed and Glued; Suspended in Clamps
1	1	Opening	Slots - Diagonal	17.50	23.80	140			PVC Class 9; SL: .1mm; A: 3mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
17.30	20.00	2.70		12.60		4.00	42.50	0.25	398.00

Drillers Log

From (m)	To (m)	Thickness(m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	BITUMEN	Albite	
0.20	8.00	7.80	SANDSTONE L/BROWN	Sandstone	
8.00	17.30	9.30	SANDSTONE/CLAYSTONE	Sandstone	
17.30	18.50	1.20	SANDSTONE FRACTURED	Sandstone	
18.50	20.00	1.50	SANDSTONE/IRONSTONE FRACTURED	Sandstone	
20.00	20.50	0.50	IRONSTONE	Ironstone	
20.50	22.00	1.50	SANDSTONE L/BROWN	Sandstone	
22.00	23.50	1.50	CLAYSTONE	Claystone	
23.50	27.50	4.00	SANDSTONE/IRONSTONE	Sandstone	
27.50	29.70	2.20	CLAYSTONE	Claystone	
29.70	32.50	2.80	SANDSTONE L/BROWN	Sandstone	
32.50	33.00	0.50	SANDSTONE/QUARTZ	Sandstone	
33.00	34.50	1.50	CLAYSTONE/SHALE	Claystone	
34.50	36.00	1.50	SILTSTONE SOFT	Siltstone	
36.00	37.30	1.30	CLAY L/BLUE/STIFF	Invalid Code	
37.30	38.50	1.20	SILTSTONE L/GREY	Siltstone	
38.50	42.20	3.70	SHALE RED	Shale	
42.20	42.50	0.30	SILTSTONE	Siltstone	

Remarks

*** End of GW104667 ***



SafeWork NSW

RECEIVED
18 MAR 2019

BY:

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D19/084711

8 March 2019

Douglas Partners Pty Ltd
Mr Brent Kerry
Unit 5
3 Teamster Close
TUGGERAH NSW 2259

Mr Kerry

RE SITE: 22 Faunce St West Gosford

I refer to your site search request received by SafeWork NSW on 5 March 2019 requesting information on Storage of Hazardous Chemicals for the above site.

Enclosed are copies of the documents that SafeWork NSW holds on record number 35/005726 relating to the storage of Hazardous Chemicals at the above-mentioned premises.

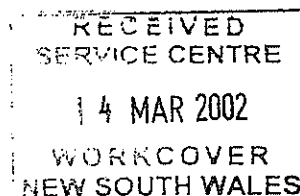
For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely

Customer Service Officer
Customer Experience - Operations
SafeWork NSW



Licence No. 35/005726

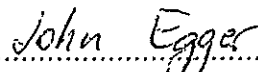


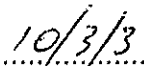
APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION
THEREUNDER

DECLARATION: Please renew licence number 35/005726 to 11/04/2004. I
confirm that all the licence details shown below are correct (amend if necessary).


(Signature)
for: ENERGY AUSTRALIA


(Please print name)


(Date signed)

THIS SIGNED DECLARATION SHOULD BE RETURNED TO:

WorkCover New South Wales
Dangerous Goods Licensing Section
LOCKED BAG 2906
LISAROW NSW 2252

Enquiries:ph (02) 43215500
fax (02) 92875500

Details of licence on 28 February 2003

Licence Number 35/005726

Expiry Date 11/04/2003

Licensee ENERGY AUSTRALIA

Postal Address: RACECOURSE RD GOSFORD WEST NSW 2250

Licensee Contact J.EGGER Ph. 0243 258576 Fax. 0243 258586

Premises Licensed to Keep Dangerous Goods
ENERGY AUSTRALIA
RACECOURSE RD GOSFORD WEST 2250

Nature of Site ELECTRICITY SUPPLY

Major Supplier of Dangerous Goods ~~SHELL~~ AIR LIQUIDE

Emergency Contact for this Site J.EGGER OR P.CHALLIS Ph. 0243 258572

Site staffing 8 HRS 5 DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
5	DECANTING CYLINDER(S)	Class 2.1	380 KG
	UN 1075 PETROLEUM GASES, LIQUEFIED		190 KG
	UN 1075 PETROLEUM GASES, LIQUEFIED		190 KG
6	CYLINDER STORE	Class 2.1	230 KG
	UN 1075 PETROLEUM GASES, LIQUEFIED		230 KG
	UN 1075 PETROLEUM GASES, LIQUEFIED		10 M3

Environmental
Resources Management
Australia

Building C,
33 Saunders Street
Pyrmont NSW 2009
Telephone (02) 8584 8888
Facsimile (02) 8584 8800
Locked Bag 24,
Broadway NSW 2007
www.erm.com

20 June, 2002

35/005726

Dangerous Goods Licensing
WorkCover New South Wales
GPO Box 5364
SYDNEY NSW 2001

Our Reference: 8020250L01 - WORKCOVER NSW



Attention: Dangerous Goods Licensing

RE: **ENERGY AUSTRALIA WEST GOSFORD DEPOT, RACECOURSE
ROAD, WEST GOSFORD**

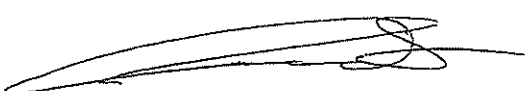
On behalf of Energy Australia, ERM would like to inform WorkCover New South Wales of the removal of two underground storage tanks (USTs) from Energy Australia's West Gosford Depot.


ERM were commissioned by Energy Australia (the current owners of the site) to remove two USTs from the West Gosford Depot, located at Racecourse Road, West Gosford. The site is described as Lot 369 in Deposited Plan (DP) 7555227, Lot 376 in DP 755227 and Lot 1 in DP 584642. The site locality is presented on *Figure 1* (attached).

The two USTs (Type 35) were removed by Moore Management on 30 April 2002 and transported to Knight's Syndicate Pty Ltd quarry for disposal. A copy of the tank destruction certificate is attached.

Should you have any queries, please do not hesitate to contact Emma Biddles on (02) 8584 8885.

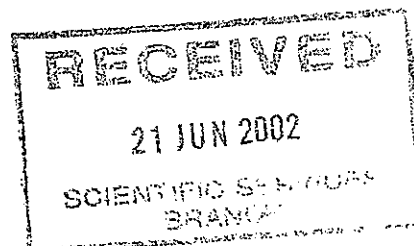
Yours sincerely,
for Environmental Resources Management Australia Pty Ltd


Emma Biddles
Senior Environmental Scientist


Paul Steinwede
NSW Manager, CSS

cc Ian Irwin
Energy Australia

ATF 3/17/02



35/005726

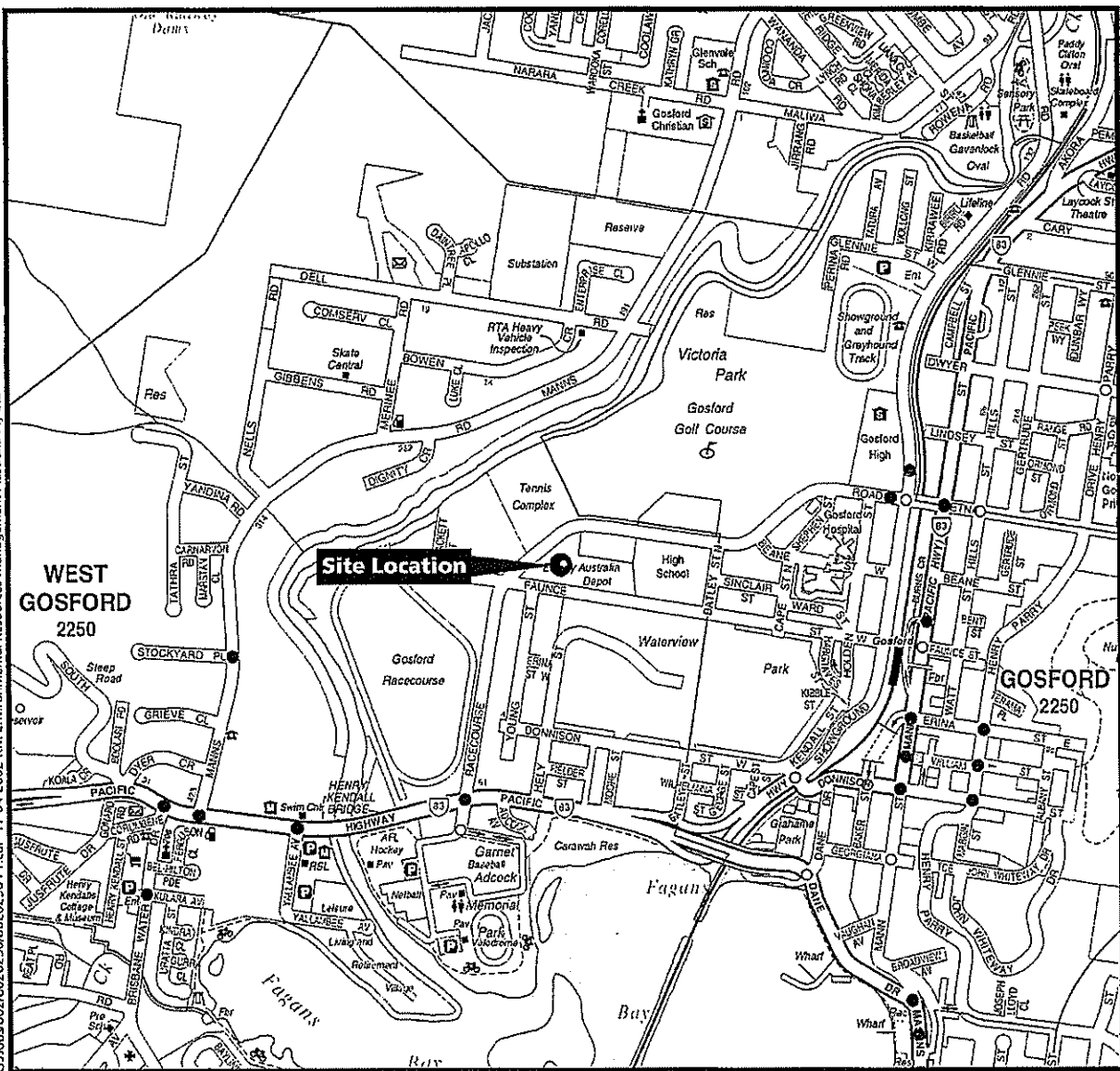


ISO 9001 LIC 5127
Standards Australia

8020250L01 - WorkCover NSW
Emma Biddles-Dangerous Goods Licensing
Page 1

Environmental Resources
Management Australia Pty Ltd
A.C.N. 002 773 248
A.B.N. 12 002 773 248

Offices worldwide



0 250m
Approximate only

Figure 1

Site Location

Energy Australia - West Gosford

KNIGHT'S SYNDICATE PTY. LTD.

A.B.N. 66 320 664 665

37 Blackbutt Avenue
Pennant Hills, N.S.W. 2120

Telephone: (02) 9629 5564
Facsimile: (02) 9629 5554

30th April 2002

KNIGHT'S SYNDICATE PTY. LTD., 37 BLACKBUTT AVENUE, PENNANT HILLS 2120
ABN 66 320 664 665 (THE COMPANY) acknowledges and agrees to

MOORE MANAGEMENT
that all risks and title in the 2 x type 35 ug tanks
ex ENERGY AUSTRALIA RACECOURSE RD WEST GOSFORD
passes to (THE COMPANY) from

MOORE MANAGEMENT

The tanks were transported by us/you for a safe and legal disposal at our quarry, 105 SCHOFIELDS ROAD, ROUSE HILL.

They will not be sold for any purpose.



the company seal of
KNIGHT'S SYNDICATE PTY. LTD.
was hereunto affixed by
J. A. KNIGHT
in the presence of
J. T. KNIGHT
on 30th April 2002

JA Knight
JT Knight



WorkCover New South Wales, 400 Kent Street, Sydney 2000. Tel: 9370 5000 Fax: 9370 5999 ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001

Licence No. 35/005726

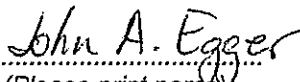


APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/005726 to 11/04/2003. I confirm that all the licence details shown below are correct (amend if necessary).


(Signature)
for: ENERGY AUSTRALIA


(Please print name)

13.3.02
(Date signed)

THIS SIGNED DECLARATION SHOULD BE RETURNED TO: (please do not fax)

WorkCover New South Wales
Dangerous Goods Licensing Section
GPO BOX 5364
SYDNEY 2001

Enquiries: ph (02) 9370 5187
fax (02) 9370 6104

Details of licence on 11 March 2002

Licence Number 35/005726

Expiry Date 11/04/2002

Licensee ENERGY AUSTRALIA

Postal Address: RACECOURSE RD WEST GOSFORD NSW 2250

Licensee Contact ~~R. COOPER~~ ^{J. EGGER} Ph. 0243 258576 Fax. 0243 258586

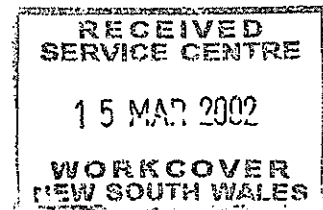
Premises Licensed to Keep Dangerous Goods
ENERGY AUSTRALIA
RACECOURSE RD WEST GOSFORD 2250

Nature of Site ELECTRICITY SUPPLY

Major Supplier of Dangerous Goods SHELL

Emergency Contact for this Site ~~R. COOPER~~ ^{J. EGGER or P. CHALLIS} Ph. 0243 258572

Site staffing 8 HRS 5 DAYS



Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
3	UNDERGROUND TANK	Class 3	35000 L
	UN 1203 PETROL		35000 L
4	UNDERGROUND TANK	Class 3	35000 L
	UN 1203 PETROL		35000 L
5	DECANTING CYLINDER(S)	Class 2.1	380 KG
	UN 1075 PETROLEUM GASES, LIQUEFIED		190 KG
	UN 1075 PETROLEUM GASES, LIQUEFIED		190 KG
6	CYLINDER STORE	Class 2.1	230 KG
	UN 1075 PETROLEUM GASES, LIQUEFIED		10 M3
	UN 1075 PETROLEUM GASES, LIQUEFIED		230 KG

MPD from att. to 157 Reg

WorkCover New South Wales, 400 Kent Street, Sydney 2000. Telephone 9370 5000 ALL MAIL TO LOCKED BAG 10, CLARENCE STREET SYDNEY 2000

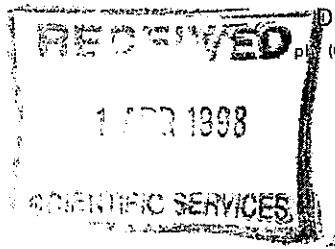


SCIENTIFIC SERVICES BRANCH

Dangerous Goods Licensing

ph (02) 9370 5187 fax (02) 9370 6105

e-mail: scid@workcover.nsw.gov.au



Licensee contact: R Cooper
Licensee ENERGY AUSTRALIA
RACECOURSE RD
WEST GOSFORD 2250

LICENCE FOR THE KEEPING OF DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

Licence Number 35/005726 Expiry Date 12/04/99 No. of Depots 4

Licensee Contact R Cooper Ph. 0243 258576 Fax. 0243 258586

Premises Licensed to Keep Dangerous Goods

RACECOURSE RD
WEST GOSFORD 2250

Nature of Site Electricity Supply

Emergency Contact for this Site R Cooper 0243 258572 8 hrs 5 days

Major Supplier of Dangerous Goods SHELL

DETAILS OF DEPOTS

Depot No.	Depot Type	Goods Stored in Depot	Qty
3	UNDERGROUND TANK	Class 3	35000 L
		UN 1203 PETROL	35000 L
4	UNDERGROUND TANK	Class 3	35000 L
		UN 1203 PETROL	35000 L
5	DECANTING CYLINDER(S)	Class 2.1	380 kg
		UN 1075 PETROLEUM GASES, LIQUE	190 kg
		UN 1075 PETROLEUM GASES, LIQUE	190 kg
6	CYLINDER STORE	Class 2.1	230 kg
		UN 1075 PETROLEUM GASES, LIQUE	230 kg
		UN 1075 PETROLEUM GASES, LIQUE	10 m3

27/4/98

PLEASE RETAIN AS PROOF OF LICENCE

Issued by Chief Inspector of Dangerous Goods on 26 March 1998

1997-03-05 10:11 EMAIL ELECT PETROLEUM DIV

61 298964429 P.03



EMAIL PETROLEUM SYSTEMS

A DIVISION OF EMAIL LTD

AOL: 800 027 407

RETAIL

HEAD OFFICE: 13 Elliot Road
DANDENONG, VICTORIA 3176
AUSTRALIAPostal Address: P.O. Box 4087
DANDENONG STN. VIC 3184
AUSTRALIA

Tel: (05) 8781 6168

Fax: (05) 8781 8328

5 March 1997

Workcover Authority
Chief Inspector
Dangerous Goods
Locked Bag 10, Clarence Street post Office
Sydney NSW 2000

Our Ref: SQ1030

Dear Sir,

Re: Abandonment of Underground Tanks.

We hereby certify the indicated below have been abandoned by the removal of all inflammable liquid, filling and sealing to the requirements of the NSW Dangerous Goods Branch.

Customer: energy Australia

Address of Customers Premises: Racecourse Road - West Gosford

Equipment Abandoned: 2 x 9,000 Litre Underground Storage Tanks.
2 x 18,000 Litre Underground Storage Tanks.

Method of Abandonment for tanks: Removal

Contractor: Email Petroleum Systems.

Date of De-commissioning: January 8th 1997

Yours faithfully
for Email Petroleum Systems

Larry Acord
NSW State Manager

VICTORIA
Unit 1/18 Elliot Road
Dandenong, 3176
P.O. Box 4087
Stn Dandenong, 3184
Phone: (03) 8781 6168
Fax: (03) 8782 5047

NEW SOUTH WALES
10 Stocker Road,
Prospect, 2135
P.O. Box 1020
Blacktown, 2118
Phone: (02) 8906 1888
Fax: (02) 8906 4429

QUEENSLAND
837 Kingstons Smith Drive,
Eagle Farm
P.O. Box 1125
Eagle Farm, 4009
Phone: (07) 3868 1980
Fax: (07) 3868 1626

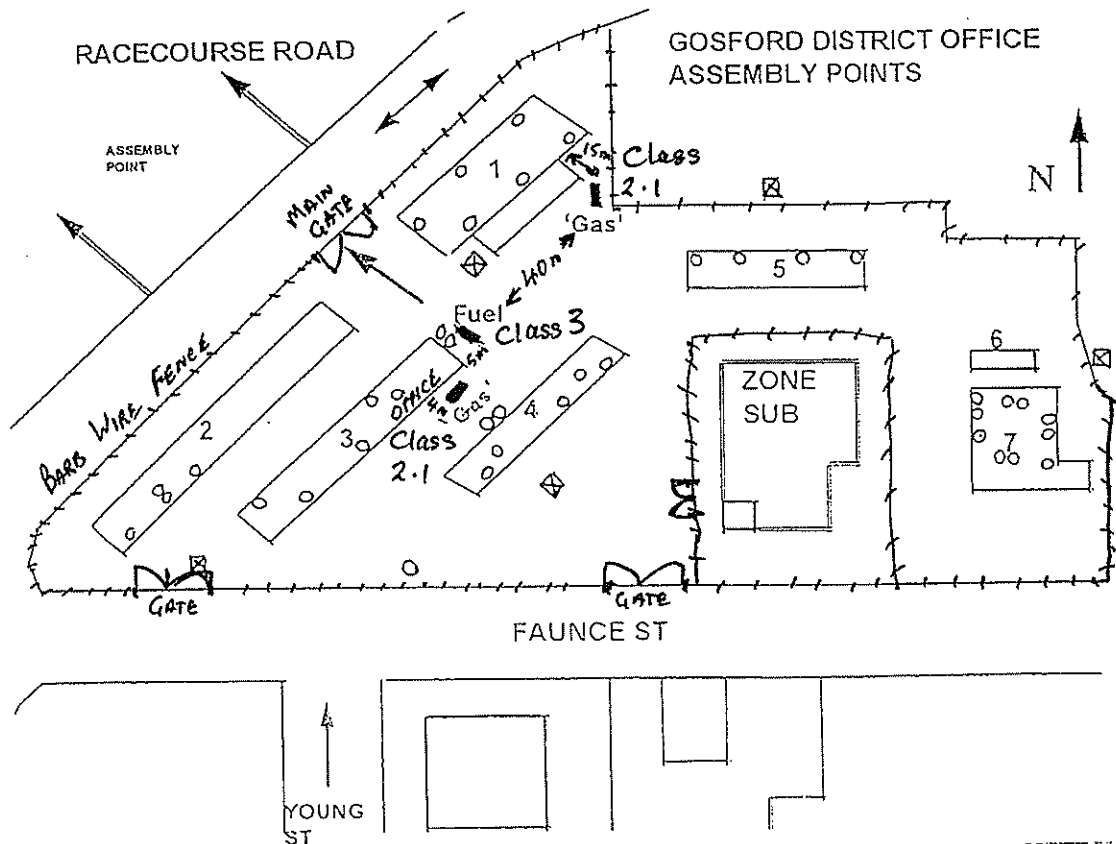
SOUTH AUSTRALIA
5 Moss Road,
Dry Creek
P.O. Box 80
Dry Creek, 5094
Phone: (08) 8349 7822
Fax: (08) 8349 7822

WESTERN AUSTRALIA
Unit 2/48 Collingwood Street,
Osborne Park, 6017
Phone: (09) 445 8133

GOSFORD

Issue No: 2 Date: 11/7/97

8.0 SITE PLANS



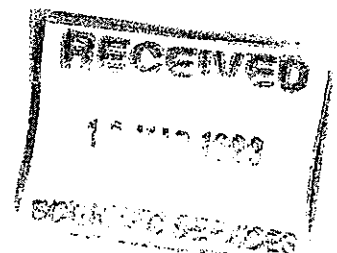
O = FIRE EXTINGUISHER

□ = FIRE HOSE

ENERGY AUSTRALIA

RACECOURSE RD

WEST GOSFORD 2250 NSW



**** CONDITIONAL LICENCE ****

WorkCover New South Wales, 400 Kent Street, Sydney 2000, Tel: (02) 9370 5000 ALL MAIL TO LOCKED BAG 10, CLARENCE STREET, SYDNEY 2000

Reference

SCIENTIFIC SERVICES BRANCH

Dangerous Goods Licensing

ph. (02) 9370 5187 fax (02) 9370 6105



Licensee contact: Steve Cawley
Licensee ENERGY AUSTRALIA
RACECOURSE RD
WEST GOSFORD 2250

LICENCE FOR THE KEEPING OF DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

Licence Number 35/005726 Expiry Date 12/04/98 No. of Depots 6

Licensee Contact Steve Cawley Ph. 043 258 610 Fax. 043 258 587

Premises Licensed to Keep Dangerous Goods
RACECOURSE RD
WEST GOSFORD 2250

Nature of Site Electricity Supply

Emergency Contact for this Site P Challis 043 258 572 8 hrs 5 days

Major Supplier of Dangerous Goods SHELL

DETAILS OF DEPOTS

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	UNDERGROUND TANK	Class 3 UN 1203 PETROL	9000 L 9000 L
2	UNDERGROUND TANK	Class 3 UN 1203 PETROL	18000 L 18000 L
3	UNDERGROUND TANK	Class 3 UN 1203 PETROL	35000 L 35000 L
4	UNDERGROUND TANK	Class 3 UN 1203 PETROL	35000 L 35000 L
5	DECANTING CYLINDER(S)	Class 2.1 UN 1075 PETROLEUM GASES, LIQUE UN 1075 PETROLEUM GASES, LIQUE	380 kg 190 kg 190 kg
6	CYLINDER STORE	Class 2.1 UN 1075 PETROLEUM GASES, LIQUE UN 1075 PETROLEUM GASES, LIQUE	230 kg 230 kg 10 m3

***** Licence has been issued on condition that a fully complete updated site sketch be submitted to WorkCover before 2 May 1997***

PLEASE RETAIN AS PROOF OF LICENCE

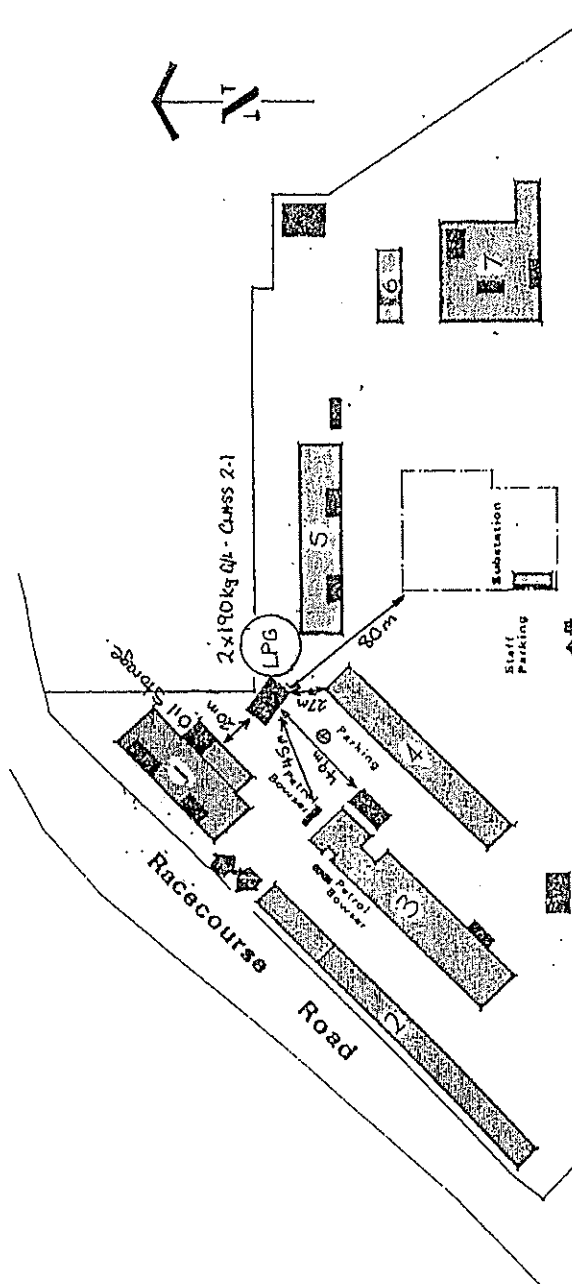
Issued by Chief Inspector of Dangerous Goods on 15 March 1997

New South Wales Government

SYDNEY ELECTRICITY

DEPOT LAYOUT HAZARD (WEST GOSFORD)

35/005726



Faunce Street

Young Street

RECEIVED

15 NOV 1995

SCIENTIFIC SERVICES
BRANCH

This plan conforms with the
Dangerous Goods Act 1975
and Australian Standard(s)
AS 1516
signed for Haines Gas Services Pty. Ltd.
Date 8-11-95

WEST GOSFORD DEPOT
Racecourse Road, West Gosford.

⊗ FIRE HYDRANT

Depot number	Type of depot	Class	Licensed maximum storage capacity
2	UNDERGROUND TANK	3	18,000 L

UN number	Shipping name	Pkg. Class Group EPG	Product or common name	Typical quantity L, kg, m³
1203	SHELL	3 II	UNLEADED PETROL	18000 L

Depot number	Type of depot	Class	Licensed maximum storage capacity
3	UNDERGROUND TANKS	3	35000 L

UN number	Shipping name	Pkg. Class Group EPG	Product or common name	Typical quantity L, kg, m³
1203	SHELL	3 II	UNLEADED PETROL	35000 L

Depot number	Type of depot	Class	Licensed maximum storage capacity
4	UNDERGROUND TANKS	3	35000 L

UN number	Shipping name	Pkg. Class Group EPG	Product or common name	Typical quantity L, kg, m³
1203	SHELL	3 II	UNLEADED PETROL	35000 L

P.T.O.

**** CONDITIONAL LICENCE ****

Reference

WorkCover Authority



SCIENTIFIC SERVICES BRANCH
Dangerous Goods Licensing
Ph (02) 370 5187 Fax (02) 370 6105

Licensee SYDNEY ELECTRICITY
BOX 360 P O
GOSFORD 2250

LICENCE FOR THE KEEPING OF DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

Licence Number 35/005726 Expiry Date 12/04/96 No. of Depots 7

Licensee Contact Steve Cawley Ph. 043 258 610 Fax. 043 258 587

Premises Licensed to Keep Dangerous Goods
RACECOURSE RD
GOSFORD WEST 2250

Nature of Site Electricity Supply

Emergency Contact for this Site P Challis 043 258 572 8 hrs 5 days

Major Supplier of Dangerous Goods SHELL

DETAILS OF DEPOTS

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	UNDERGROUND TANK	Class 3 UN 1203 PETROL	9000 L 9000 L
2	UNDERGROUND TANK	Class 3 UN 1203 PETROL	18000 L 18000 L
3	UNDERGROUND TANK	Class 3 UN 1203 PETROL	35000 L 35000 L
4	UNDERGROUND TANK	Class 3 UN 1203 PETROL	35000 L 35000 L
5a	ABOVEGROUND TANK	Class 2.1 UN 1075 PETROLEUM GASES, LIQUE	1000 L 850 L
5b	ABOVEGROUND TANK	Class 2.1 UN 1075 PETROLEUM GASES, LIQUE	1000 L 850 L
6	CYLINDER STORE	Class 2.1 UN 1075 PETROLEUM GASES, LIQUE UN 1075 PETROLEUM GASES, LIQUE	230 kg 230 kg 10 m3

**** Licence has been issued on condition that a site plan stamped by a consultant accredited for class 2.1 is submitted to WorkCover by 15 October 1995 ****

PLEASE RETAIN AS PROOF OF LICENCE

Issued by Chief Inspector of Dangerous Goods on 14 August 1995

400 Kent Street Sydney NSW 2000 Phone (02) 370 5000 Fax (02) 370 5999 DX 480 Sydney

All correspondence to Locked Bag 10 Clarence Street Sydney 2000

New South Wales Government

DANGEROUS GOODS ACT, 1975

APPLICATION FOR LICENCE (or AMENDMENT or TRANSFER of LICENCE)
FOR THE KEEPING OF DANGEROUS GOODSApplication is hereby made for—
described below.*a licence (or amendment of the licence)
*the transfer of the licence

for the keeping of dangerous goods in or on the premises

FEE: \$10.00 per Depot for new licence.
\$10.00 for amendment or transfer.

(*delete whichever is not required)

D6 8309 1387 20/8/82 \$10 - 83

Name of Applicant in full (see over)	THE SYDNEY COUNTY COUNCIL	
Trading name or occupier's name (if any)	AS ABOVE.	
Postal address		Postcode
Address of the premises including street number (if any)	RACECOURSE RD. WEST GOSFORD	Postcode
Nature of premises (see over)		
Telephone number of applicant	STD Code	Number

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (see over)	Storage capacity LITRES	Dangerous goods		C & C Office use only
			Product being stored		
1	UNDERGROUND TANK	18000	PETROL	CLASS 3.1	
2	UNDERGROUND TANK	35000	PETROL	3.1	
3	✓	35000	PETROL.	3.1	
4	✓	9000	PETROL	3.1	
5	✓	9000	PETROL	3.1	
6	CYLINDER STORE	2x 240	L.D. GAS	2.1	
7					
8					
9					
10					
11					
12					

Application for amendment to the licence for nos 1 & 2.
plus \$10.00 fee
forwarded 26/9/83
BUREL
17/3/83
application was separated from cheque

Has site plan been approved?

Yes
NoIf yes, no plans required.
If no, please attach site plan.

Have premises previously been licensed?

Yes
No

If yes, state name of previous occupier.

Name of company supplying flammable liquid (if any)

Signature of applicant

Date

For external explosives magazine(s), please fill in side 2.

FOR OFFICE USE ONLY

CERTIFICATE OF INSPECTION

I, being an Inspector under the Dangerous Goods Act, 1975, do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and in the quantity specified.

Signature of Inspector

Date

APPLICATION FOR LICENCE (or AMENDMENT or TRANSFER of LICENCE) FOR THE KEEPING OF DANGEROUS GOODS

Application is hereby made for—
 *a licence (or amendment of the licence) for the keeping of dangerous goods in or on the premises described below.
 *the transfer of the licence
 (*delete whichever is not required)

FEE: \$10.00 per Depot

Name of Applicant in full (see over)	THE SYDNEY COUNTY COUNCIL	
Trading name or occupier's name (if any)	THE SYDNEY COUNTY COUNCIL	
Postal address	SAFETY SECTION - GPO BOX 4009 SYDNEY Postcode 2001	
Telephone number of applicant	STD Code 02	Number 269 2781
Address of the premises in or on which the depot or depots are situated (including street number, if any)	RACECOURSE RD GOSFORD WEST (FAUNCE - MARTIN STS.) Postcode 2250	
Nature of premises (see over)	DWELLING.	

PLEASE ATTACH SITE PLAN

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (see over)	Storage capacity	Dangerous goods	
			Product being stored	C & C Office use only
1	UNDERGROUND TANK	2270	PETROL 3.1	
2	" "	9700	" "	
3	" "	9700	" "	
4	" "	21000	" "	
5	UNDERGROUND TANK	36000	PETROL 3.1	
6	" "	36000	" "	
7	CYLINDER STORE	2 x 180 kg	L.P.G. 2.1	
8				
9	1 x 10000 L A/G DISTILLATE, 1 x 21000 L 1/2 DISTILLATE, 1 x 21000 L A/G CRUDE OIL			
10	LPG = 4 x 38 kg, 3 x 76 kg, 4 x 21 kg, 2 x 43 kg, 4 x 18 kg bottles			
11	OXYGEN 5 x D, HYDROGEN 6 x D, NITROGEN 3 x 96 kg, KEROSENE 44 gall.			
12	PRINTERS SOLVENT 2 x 44 gall, METHO 4 x 20 L.			

Name of company supplying flammable liquid (if any)

Have premises previously been licensed? YES

If known, state name of previous occupier

THE SYDNEY COUNTY COUNCIL Licence No. 35 0057260

Signature of applicant

B. G. White det. A.P.C.

Date

1.11.82

For external explosives magazine(s), please fill in side 2.

LICENCE No.

FOR OFFICE USE ONLY
 CERTIFICATE OF INSPECTION



I, being an Inspector under the Dangerous Goods Act, 1975, do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous

APPLICATION FOR LICENCE (or AMENDMENT or TRANSFER of LICENCE) FOR THE KEEPING OF DANGEROUS GOODS

Application is hereby made for—
 *a licence (or amendment of the licence) for the keeping of dangerous goods in or on the premises described below.
 *the transfer of the licence
 (*delete whichever is not required)

FEE: \$10.00 per Depot

8996 23/05/79 038

Name of Applicant in full (see over)	Brisbane Water County Council	
	Surname	Given Names
Trading name or occupier's name (if any)		
Postal address	P.O. Box 360 Gosford	Postcode 2550
Telephone number of applicant	STD Code	Number
Address of the premises in or on which the depot or depots are situated (including street number, if any)	Cnr. Faunce & Martin St. Gosford West Postcode 2550	
Nature of premises (see over)	Store & Garage	

PLEASE ATTACH SITE PLAN

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (see over)	Storage capacity	Dangerous goods	
			Product being stored	C & C Office use only
1	Underground Tank	21000 litre	3.1. M.S. Petrol	2.020.24
2	✓	10000 ✓	✓ ✓ ✓	2.020.14
3	✓	10000 ✓	✓ ✓ ✓	2.020.14
4	Cylinder Store	840 ✓	2.1. L.P. Gas 2x190kg	2.100.82
5				
6				
7				
8				
9				
10				
11				
12				

Name of company supplying flammable liquid (if any) Esso

Have premises previously been licensed? Yes

If known, state name of previous occupier As above

Licence No. 05726

Signature of applicant [Signature]

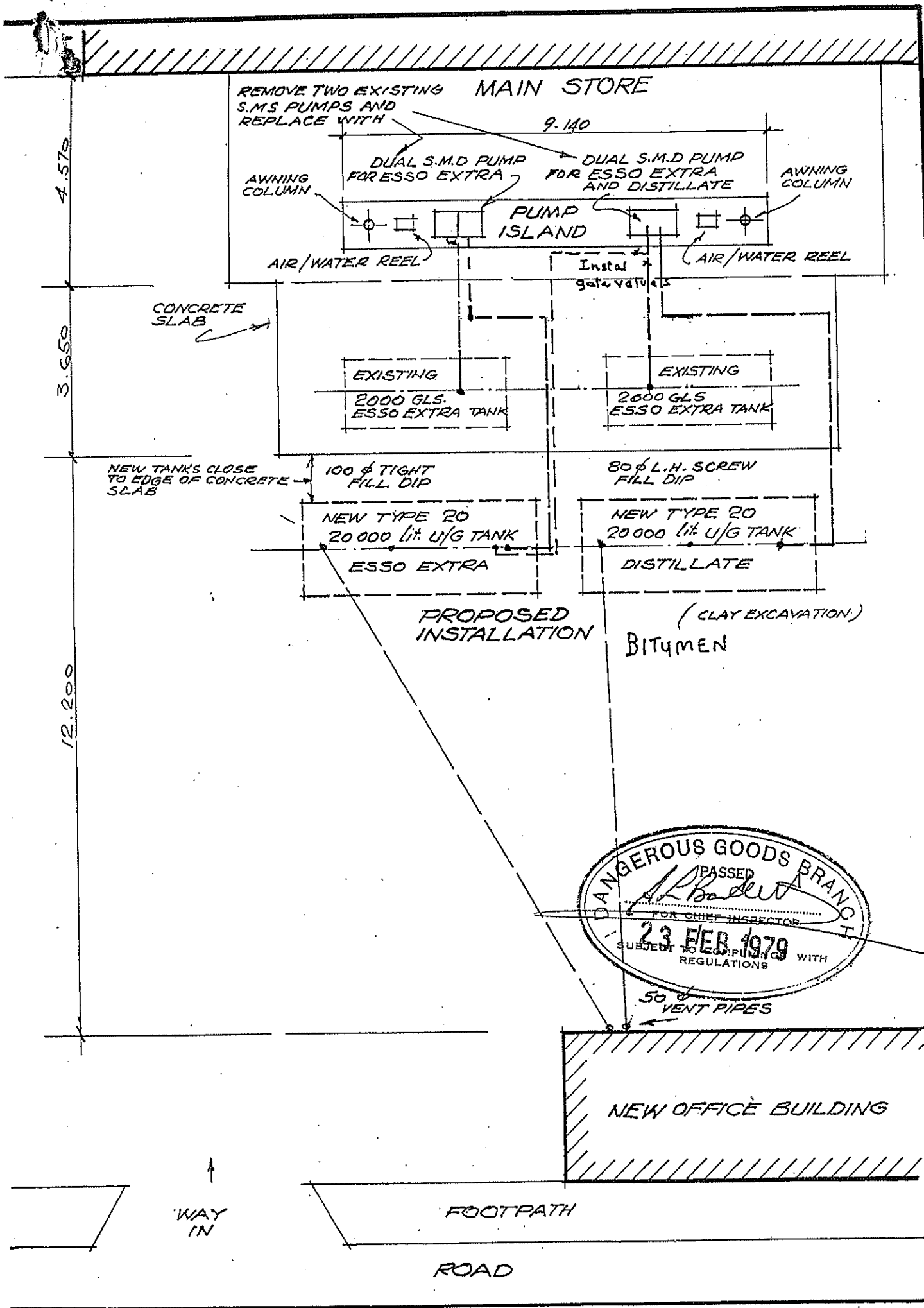
Date 9.5.79

For external explosives magazine(s), please fill in side 2.

FOR OFFICE USE ONLY

CERTIFICATE OF INSPECTION

I, Carl Williams, A. Madson being an Inspector under the Dangerous Goods Act, 1975, do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous



APPLICATION FOR LICENCE (or AMENDMENT or TRANSFER of LICENCE) FOR THE KEEPING OF DANGEROUS GOODS

Application is hereby made for—
 *a licence (or amendment of the licence)
 *the transfer of the licence
 for the keeping of dangerous goods in or on the premises described below.

(*delete whichever is not required)

FEE: \$10.00 per Depot

Name of Applicant in full (see over)	Surname <u>BRISBANE WATER COUNTY COUNCIL</u> Given Names	
Trading name or occupier's name (if any)		
Postal address	<u>P.O. Box 360, GOSFORD</u>	Postcode <u>2550</u>
Telephone number of applicant	STD Code	Number
Address of the premises in or on which the depot or depots are situated (including street number, if any)	<u>Cnr. Faunce + Martin St, Gosford West.</u> Postcode	
Nature of premises (see over)	<u>Store and garage.</u>	

PLEASE ATTACH SITE PLAN

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (see over)	Storage capacity	Dangerous goods	
			Product being stored	C & C Office use only
1	<u>Underground tank</u>	<u>10,000 L.</u>	<u>Flammable Liquid DD</u>	<u>2.020.14</u>
2	"	"	"	<u>2.020.14</u>
3	<u>cylinder store</u>	<u>840 L.</u>	<u>Liquefied Flammable Gas.</u>	<u>7.100.82</u>
4				
5				
6				
7				
8				
9				
10				
11				
12				

Name of company supplying flammable liquid (if any)

Have premises previously been licensed? YES.

If known, state name of previous occupier

Licence No.

Signature of applicant X

Date

For external explosives magazine(s), please fill in side 2.

FOR OFFICE USE ONLY
 CERTIFICATE OF INSPECTION

I, _____ being an Inspector under the Dangerous Goods Act, 1975, do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act

INFLAMMABLE LIQUID ACT, 1915 (AS AMENDED)

Application for Registration of Premises or Store License under Division A or for the transfer, alteration or amendment of any such Registration or License, for the keeping of Inflammable Liquid and/or Dangerous Goods, in accordance with the provisions of the Inflammable Liquid Act, 1915 (as amended), for the ensuing year.

EXPLANATORY

Inflammable Liquid—

Mineral Oil—includes kerosene, mineral turpentine and white spirit (for cleaning), and compositions containing same.
Mineral Spirit—includes petrol, benzene, benzolene, benzol and naphtha, and compositions containing same.

Dangerous Goods—

Class 1.—Acetone, amyl acetate, butyl acetate, carbon bisulphide; any combination of substances of an inflammable character suitable for use as an industrial solvent and having a true flashing point of less than 73 degrees Fahrenheit.

Class 2.—Nitro-cellulose (also known as "pyroxylin" and "collodion cotton") moistened with an alcohol, butyl alcohol (also known as "butanol"), methylated spirits, vegetable turpentine; and any liquid or solid containing methylated spirits, having a true flashing point of less than 150 degrees Fahrenheit.

Class 3.—Nitro-cellulose product.

Class 4.—Compressed or dissolved acetylene contained in a porous substance.

DIRECTIONS

1. Applications must be forwarded to the Chief Inspector of Inflammable Liquid, Explosives Department, 2nd Floor, 82 Pitt Street, Sydney (Box 48, G.P.O.), and must be accompanied by the prescribed fee, as set out hereunder:—

Registration of Premises (Fee £1 10s. 0d. p.a.).—For quantities not exceeding 300 gallons of mineral oil and 100 gallons of mineral spirit, if kept together; or 800 gallons of mineral oil and 100 gallons of mineral spirit, if kept in separate depots; or 500 gallons of mineral spirit, if kept in an underground tank depot; or 800 gallons of mineral oil and 500 gallons of mineral spirit, if mineral spirit is kept in an underground tank depot.

In addition to, or in lieu of the above, similar quantities of Dangerous Goods of Classes 1 and 2 may be kept under the like conditions; reading Dangerous Goods of Class 1 for the words Mineral Spirit and Dangerous Goods of Class 2 for the words Mineral Oil.

Store License, Div. A (Fee, £3 5s. 0d. p.a.).—For quantities in excess of those stated above, but not exceeding 4,000 gallons mineral oil and/or mineral spirit, and/or Dangerous Goods of Classes 1 and 2.

Store License, Div. B (Fees, See Regulation 7).—For quantities exceeding 4,000 gallons of mineral and/or mineral spirit, and/or dangerous goods of Classes 1 and 2, and/or dangerous goods of Class 3.
For the keeping of Dangerous Goods of Classes 3 and/or 4. (£7 10s. 0d. p.a.).

2. The certificate of inspection at foot hereof must be signed by an Inspector under the Inflammable Liquid Act, 1915 (as amended), or Police Officer, or other officer duly authorised in that behalf, and where the premises are situated outside the Metropolitan Area of Sydney, it is requested that such certificate be obtained prior to forwarding application.

1. Name in full of occupier ...
2. Occupation ...
3. Locality of the premises in which the depot or depots are situated ...
4. Nature of premises (Dwelling, Garage, Store, etc.) ...
5. Will mineral spirit be kept in a prescribed underground tank depot?

BRISBANE WATER COUNTY COUNCIL

ELECTRICITY SUPPLY

No. or Name

Street Cnr. Faunce & Martin StsTown GOSFORD WEST.MAIN STORE & GARAGEYES

6. Particulars of construction of depots and maximum quantities of inflammable liquid and/or Dangerous Goods to be kept at any one time.

Depot No.	Construction of Depots			Inflammable Liquid		Dangerous Goods			
	Walls	Roof	Floor	Mineral Spirit Gallons	Mineral Oil Gallons	Class 1 Gallons	Class 2 Gallons	Class 3 lb.	Class 4 cub. ft.
1	Shadowline Fibro	Super 6 Fibro	Concrete	2,000					
1 1/2	under tanks etc 1000			2000					
4									
5									
6									
7									
8									
9									
10									

Public Revenue
(Date) 23-3-65
2388
Receipt No. 11

Signature of Applicant [Signature] County ClerkDate of Application 17th March 1965Postal Address Box 360 P.O. GOSFORD

CERTIFICATE OF INSPECTION

I, Reginald G. Bellis being an Inspector under the Inflammable Liquid Act, 1915 (as amended), do hereby certify that the premises or store herein referred to and described is suitable

INSPECTION RECORD

Licence No. A 5726

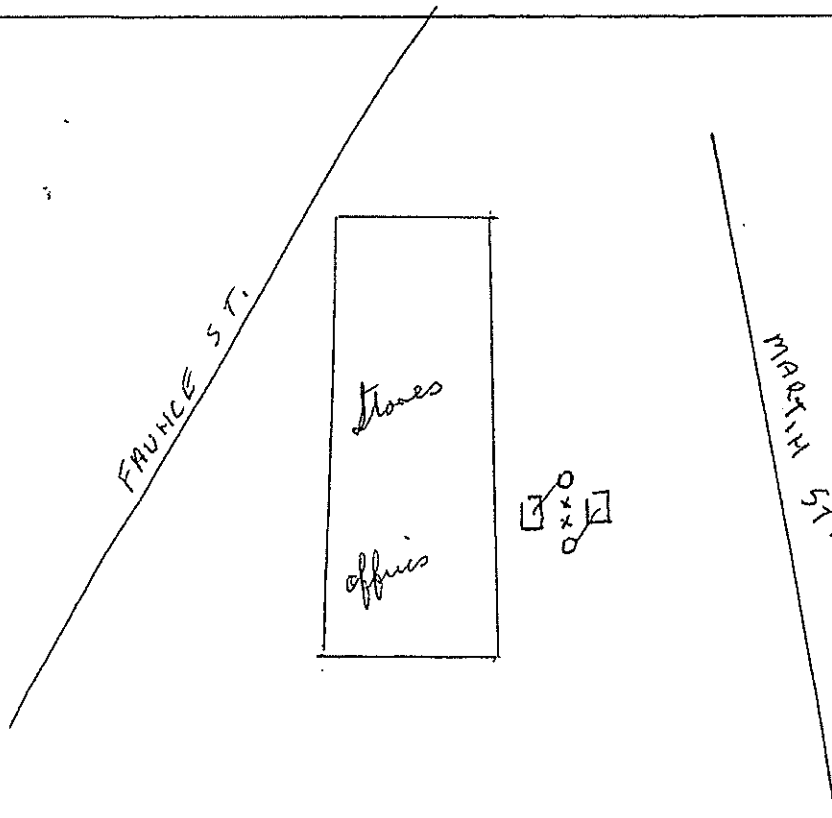
Licensee: Brisbane Water County Council

Address: Tanquer & Martin Streets, Ipsford

Storage licensed: 2/1000 Total 2/2000.

RSSO
FORM

Sketch of Premises (Dimensions of depot and distance of same from adjoining "protected works" to be shown).



Inspected	Initials	Requisitions made or state of depot
15-10-69	Rdb.	Sat.
19.9.72	PC	Amendment as both m8 tanks are 2000 gals each
18-4-77	ACB	Sat.
10.8.78	Janis	2 P. Gas cylinders to comply
12.6.80	Jan	Sat
1.10.81	Jan	Sat

The Chief Inspector of Inflammable Liquids,
Box 48, G.P.O.,
Sydney.

EXPLOSIVES DE
31 JUL 1964

Inflammable Liquid Act, 1915, as amended

CONTRACTOR'S CERTIFICATE

Underground Tanks

I hereby certify that the tank(s) as indicated below recently installed by me at the undermentioned premises have fill, dip and suction pipes as detailed hereunder.

Petroleum Company Total

Address of Premises Laurie Street.
West Gosford.

Name of Occupant Brisbane Water County Council
Marrs St Gosford.

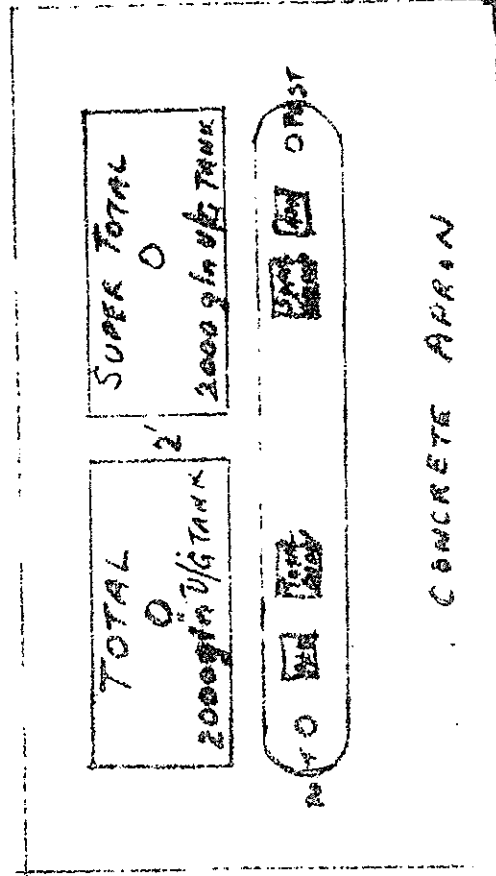
Capacity of each tank and distance in inches between bottom of tank and lower end of internal pipes.

Capacity (Gallons)	Suction Pipe (Inches)	Fill Pipe (Inches)	Dip Pipe (Inches)
2000	3½"	1½"	1½"
2000	3½"	1½"	1½"

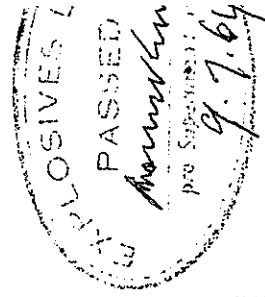
Signed W. Douglas.

Date 27. 7. 64.

OPEN YARD



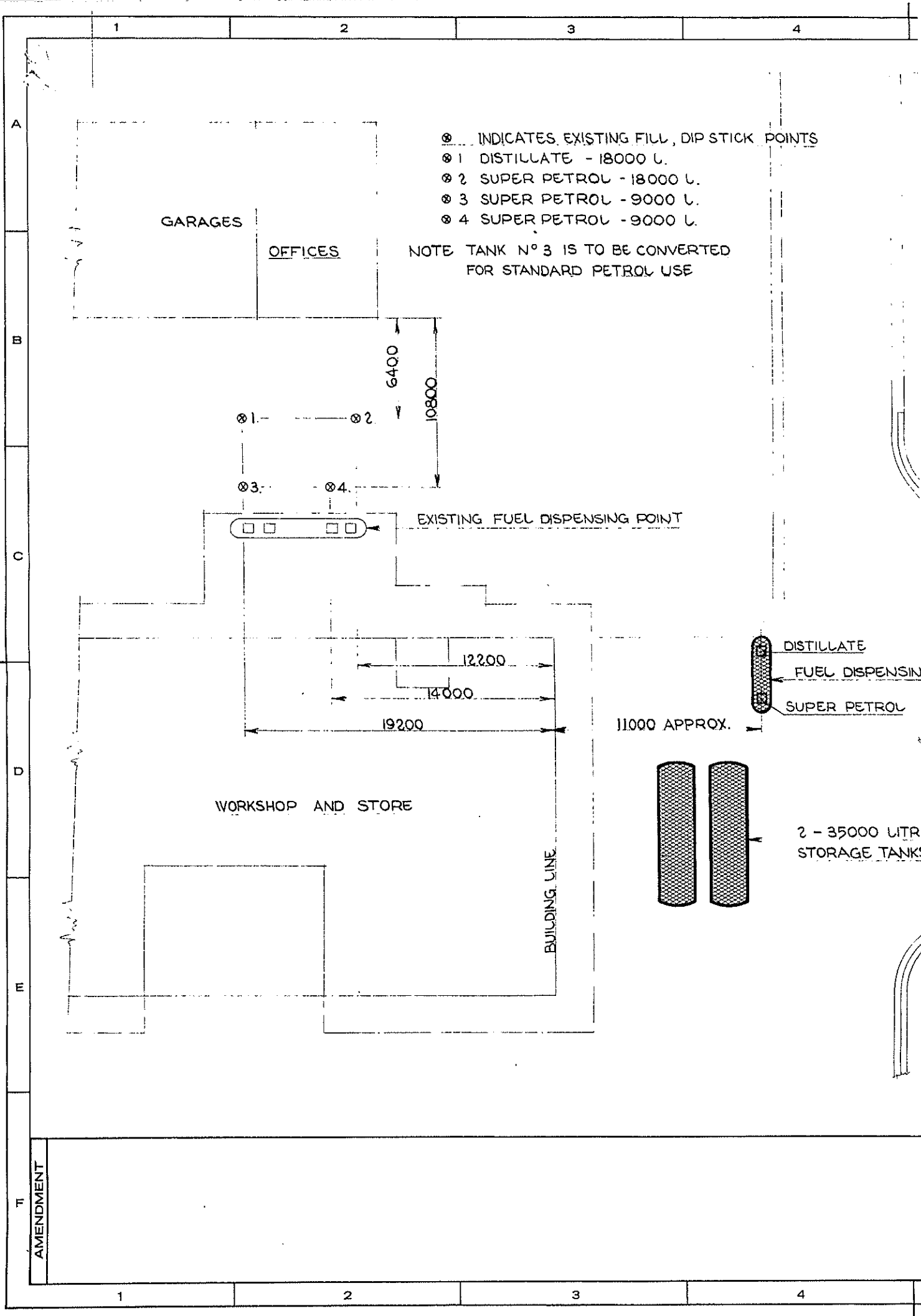
NOTE AIR VENTS ON POSTS
COMMON 3' DIP, FILL.



Sc 1/8 W 1/8

STORE & WORKSHOPS BUILDING

BRISBANE WATER COUNTY COUNCIL
FARNCA, HELL & MARTIN STS GOSFORD



⊗ INDICATES EXISTING FILL, DIP STICK POINTS

⊗ 1 DISTILLATE - 18000 L.

⊗ 2 SUPER PETROL - 18000 L.

⊗ 3 SUPER PETROL - 9000 L.

⊗ 4 SUPER PETROL - 9000 L.

NOTE TANK N° 3 IS TO BE CONVERTED
FOR STANDARD PETROL USE

GARAGES

OFFICES

6400

10800

⊗ 1.

⊗ 2.

⊗ 3.

⊗ 4.

EXISTING FUEL DISPENSING POINT

12200

14000

19200

11000 APPROX.

DISTILLATE

FUEL DISPENSIN

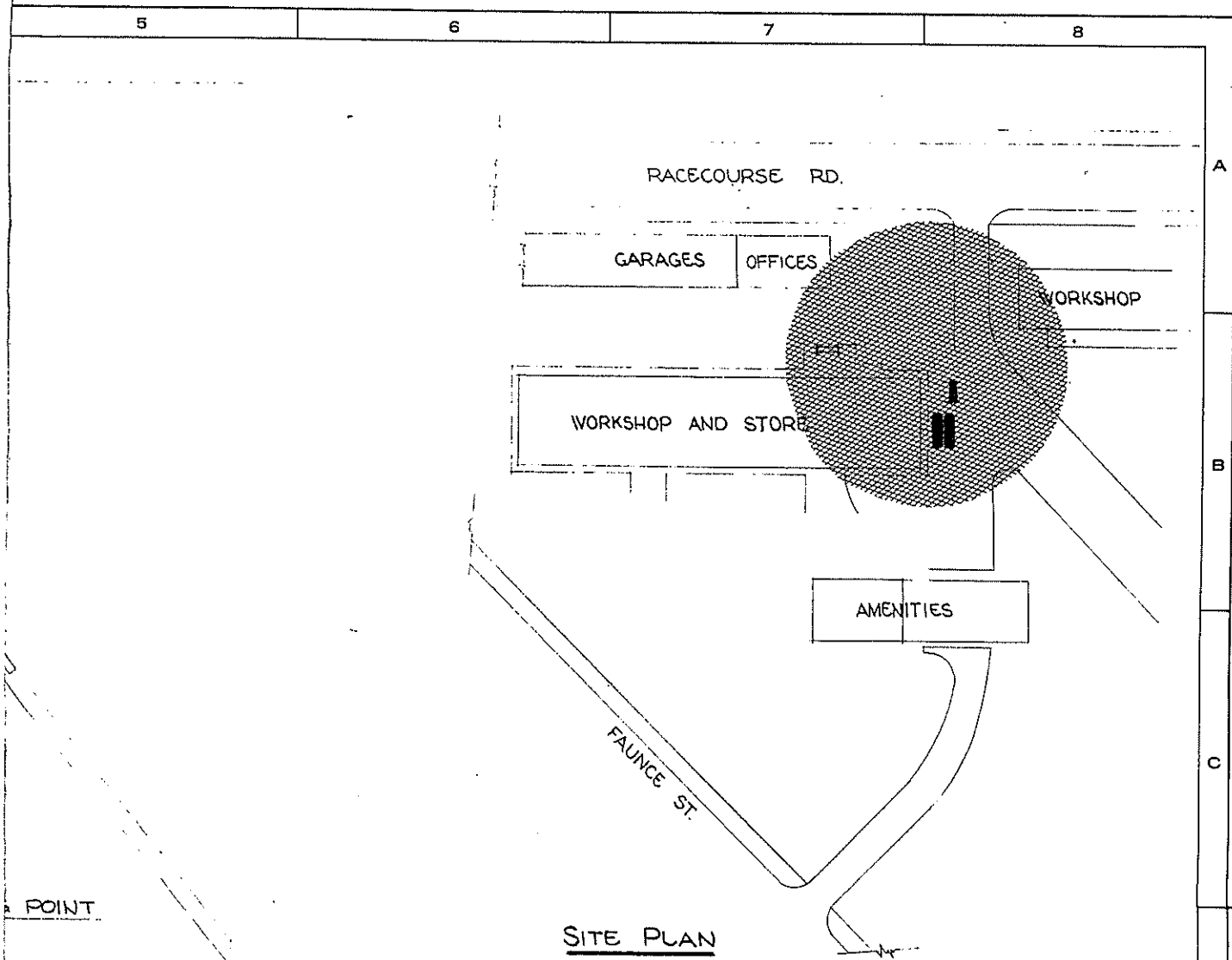
SUPER PETROL

WORKSHOP AND STORE

BUILDING LINE

2 - 35000 LITRE
STORAGE TANKS

AMENDMENT



CAPACITY PETROL
UNDERGROUND

NOTES

DRAWING TO BE READ IN CONJUNCTION WITH THE ASSOCIATED
SPECIFICATION



225-0
L/No. 5726-0

50 MM. ON ORIGINAL

UNLESS OTHERWISE
STATED ALL DIMENSIONS
ARE IN m. m.

DRAWN	K. E. M.
DATE	16-3-82
SCALE	1:20
CHECKED	O.H. 17-3-82
E.E.D.C.	F.W.J.
PR	6.
19438	

BRISBANE WATER AREA BRANCH
WEST GOSFORD DEPOT
ADDITIONAL FUEL TANKS
LAYOUT



SYDNEY
COUNTY
COUNCIL

SIZE	NUMBER	AMD.
A2	61179	