

## PUBLIC EXHIBITION OF PLANNING PROPOSAL

Notice is hereby given that a Planning Proposal is being placed on public exhibition. The Planning Proposal seeks to amend the Gunnedah Local Environmental Plan 2012 (Gunnedah LEP 2012).

**SUBJECT LAND:** The properties, described as:

- Lot 1 DP 840712 and Lot 2 DP 555359, No. 2 South Street, Gunnedah;
- Lot 1 DP 591153, No. 4 South Street, Gunnedah;
- Lot 1 DP 736948, No. 6 South Street, Gunnedah;
- Lot 1 DP 606235, No. 8 South Street, Gunnedah;
- Lot 4 DP1202465, No. 81-109 Wandobah Road, Gunnedah; and
- Lot 1 DP 1245280 (formally part of Lot 1 DP 1202465, Lot 2 DP 1202465 and Lot 1 DP 1202466), Wandobah Road, Gunnedah

### INTENDED OUTCOME OF PROPOSAL:

Planning proposal seeks to:

- (a) Amend the following Land Zoning Map(s):
  - i) Land Zoning Map (LZN\_005AA) to:
    - (a) Rezone Lot 1 DP 840712 and Lot 2 DP 555359 - 2 South Street, Gunnedah, from *SP2 Infrastructure* and *RE1 Public Recreation* to *B6 Enterprise Corridor*;
    - (b) Rezone Lot 1 DP 591153, Lot 1 DP 736948 and Lot 1 DP 606235 - 4, 6 and 8 South Street, Gunnedah, respectively, from *SP2 Infrastructure* to *R2 Low Density Residential*;
    - (c) Rezone part of Lot 1 DP 1245280 (formally part of Lot 1 DP 1202465, Lot 2 DP 1202465 and Lot 1 DP 1202466) - Wandobah Road, Gunnedah from *R5 Large Lot Residential* to *RE1 Public Recreation*;
    - (d) Rezone part of Lot 4 DP 1202465 - 81-109 Wandobah Road, Gunnedah from *RE1 Public Recreation* to *R5 Large Lot Residential*; and
- (b) Amend the following Floor Space Ratio Map(s):
  - i) Floor Space Ratio Map (FSR\_005A) to:
    - (a) Apply a floor space ratio of 1.5:1 to Lot 1 DP 840712 and Lot 2 DP 555359 - 2 South Street, Gunnedah; and
- (c) Amend the following Lot Size Map(s):
  - i) Lot Size Map (LSZ\_005AA) to:
    - (a) Apply a minimum lot size of 650m<sup>2</sup> to Lot 1 DP 591153, Lot 1 DP 736948, and Lot 1 DP 606235 - 4, 6 and 8 South Street, Gunnedah, respectively;
    - (b) Apply a minimum lot size of 40ha to the rezoned part of Lot 4 DP 1202465 - 81-109 Wandobah Road, Gunnedah;
    - (c) Apply no minimum lot size to the rezoned part of Lot 1 DP 1245280 (formally part of Lot 1 DP 1202465, Lot 2 DP 1202465 and Lot 1 DP 1202466) - Wandobah Road, Gunnedah; and
  - ii) Lot Size Maps (LSZ\_005), (LSZ\_005A), (LSZ\_005AA), and (LSZ\_005B) to:
    - (a) Correct the map legend to show AB2 40ha to match the map; and
- (d) Amend the following sections of the Land Use Table:
  - i) Zone *IN1 General Industrial* to:
    - (a) Identify 'landscaping material supplies' in section 3 *Permitted with consent*; and
  - ii) Zone *E3 Environmental Management* to:
    - (a) Identify 'farm buildings' in section 3 *Permitted with consent*; and
  - iii) Insert a new land use zone - *B6 Enterprise corridor*.

The Planning Proposal and supporting documentation will be on public exhibition during Council's current office hours (9:00am-4:00pm) at Council's Administration Building, 63 Elgin Street, Gunnedah. The information will also be available on Council's website at [www.gunnedah.nsw.gov.au](http://www.gunnedah.nsw.gov.au)

Written or electronic submissions are invited during the public exhibition period. The exhibition period ends on **Monday, 19 April 2021.**



Gunnedah Shire Council has been authorised to be the Local Plan Making Authority for this Planning Proposal. As such, persons wishing to make a submission should do so in writing and address to:

General Manager  
Gunnedah Shire Council  
PO Box 63  
GUNNEDAH NSW 2380

or email

[council@infogunnedah.com.au](mailto:council@infogunnedah.com.au).

Please note that, in accordance with the *Personal Information Protection Act 1998*, written submissions received by Council containing personal information may be made public when the matter goes before Council for consideration, as it may be included in Council's Business Papers. Persons have the right to remain anonymous if they so choose by refraining from submitting their personal information, however, the submission may be given less weight in the overall assessment and consideration of the Planning Proposal.

Further information may be obtained from Council's Planning and Environmental Services Department on (02) 6740 2100

**Eric Groth**  
**GENERAL MANAGER**

## Gateway Determination

***Planning proposal (Department Ref: PP-2021-2165): to undertake various housekeeping changes to the land use tables and maps including rezoning and amending planning controls for land in South Street and Wandobah Road, Gunnedah and introducing a B6 Enterprise Corridor Zone.***

I, the Director, Northern Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Gunnedah Local Environmental Plan (LEP) 2012 to undertake various housekeeping changes to the land use tables and maps including rezoning and amending planning controls for land in South Street and Wandobah Road, Gunnedah and introducing a B6 Enterprise Corridor Zone, should proceed subject to the following conditions:

1. Prior to agency or community consultation, the proposal shall be updated to:
  - include discussion on its consistency with the Gunnedah Local Strategic Planning Statement 2020; and
  - ensure that the proposed B6 Enterprise Corridor land use table complies with the Standard Instrument Principal Local Environmental Plan 2006.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
  - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
  - Transport for NSW
  - Australian Rail Track Corporation
  - NSW Rural Fire Service
  - Division of Biodiversity and Conservation
  - Heritage NSW
  - Local Aboriginal Land Council

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
  - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
  - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
  - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 10 day of March 2021.



**Jeremy Gray**  
**Director, Northern Region**  
**Local and Regional Planning**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**

Shire of

# Gunnedah

Land of Opportunity

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## Planning Proposal

- Rezone 2, 4, 6, and 8 South Street, 81-109 Wandobah Road and public land on Wandobah Road, Gunnedah,
- Amend the relevant floor space ratio, land zoning and minimum lot size mapping for the abovementioned land,
- Amend the IN1 *General Industrial* and E3 *Environmental Management* land use tables,
- Implement a new B6 *Enterprise Corridor* land use table, and
- Correct a labelling error in the Minimum Lot Size Map Series.

Prepared by  
Gunnedah Shire Council  
June 2018

# Table of Contents

## PRELIMINARY 4

### PART 1 – OBJECTIVES OR INTENDED OUTCOMES OF THE PROPOSED LEP ..... 4

### PART 2 – EXPLANATION OF PROVISIONS TO BE INCLUDED IN THE PROPOSED LEP ..... 4

### PART 3 – JUSTIFICATION ..... 6

#### Section A – The need for the Planning Proposal ..... 6

1. Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report? ..... 6
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way? ..... 7

#### Section B – Relationship to strategic planning framework. .... 7

3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies?) ..... 7
4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or other local strategic plan? ..... 7
5. Is the planning proposal consistent with applicable State Environmental Planning Policies? ..... 8
6. Is the planning proposal consistent with relevant Ministerial Directions (s.9.1 directions)? ..... 8

#### Section C – Environmental, Social and economic impact ..... 8

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal? ..... 8
8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed? ..... 9
9. Has the planning proposal adequately addressed any social and economic effects? ..... 9

#### Section D – State and Commonwealth Interest ..... 9

10. Is there adequate public infrastructure for the planning proposal? ..... 9
11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination? ..... 10

### PART 4 – MAPPING ..... 10

### PART 5 – COMMUNITY CONSULTATION ..... 11

### PART 6 – PROJECT TIMELINE ..... 12

## APPENDICES 13

#### Appendix 1 – Consideration of applicable SEPPs relative to Planning Proposal ..... 13

<b>Appendix 2 – Consideration of applicable Section 9.1 Ministerial Directions relative to Planning Proposal</b>	<b>15</b>
<b>Appendix 3 – Mapping and photos</b>	<b>19</b>
Appendix 3A – Subject land location maps	19
Appendix 3B – Subject land site photos	20
Appendix 3C – Current and proposed land zoning maps	23
Appendix 3D – Current and proposed lot size maps	25
Appendix 3E – Current and proposed floor space ratio maps	27
Appendix 3F – Current and proposed LEP map legends	28
Appendix 4 – Proposed E3 <i>Environmental Management and</i> IN1 <i>General Industrial</i> Land Use Tables	29
Appendix 5 – Proposed B6 <i>Business Enterprise</i> Land Use Table	31
<b>Appendix 6 – AHIMS Search</b>	<b>32</b>
<b>Appendix 7 – Council Resolution</b>	<b>35</b>
<b>Appendix 8 – Attachment 4 – Delegated Plan Making Functions Checklist</b>	<b>37</b>
<b>Appendix 9 – Flood Planning Map Sheet (LZN_005AA)</b>	<b>41</b>
<b>Appendix 10 - Preliminary Contaminated Site Investigation - South Street</b>	<b>43</b>

## **PRELIMINARY**

The planning proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979*, 'A Guide to Preparing Planning Proposals' (DPE 2018).

The planning proposal applies to a freehold and Council owned land in Gunnedah.

## **PART 1 – OBJECTIVES OR INTENDED OUTCOMES OF THE PROPOSED LEP**

The proposed amendment to the Gunnedah LEP 2012 aims to;

- Rezone the following land:
  - 2 South Street, Gunnedah from SP2 *Infrastructure* and RE1 *Public Recreation* to B6 *Enterprise Corridor*;
  - 4, 6 and 8 South Street, Gunnedah from SP2 *Infrastructure* to R2 *Low Density Residential*;
  - Part of public land on Wandbah Road, Gunnedah from R5 *Large Lot Residential* to RE1 *Public Recreation*;
  - Part of 81-109 Wandobah Road from RE1 *Public Recreation* to R5 *Large Lot Residential*; and
- Apply a floor space ratio of 1.5:1 to 2 South Street, Gunnedah;
- Apply the following minimum lot size to the following land:
  - 650m<sup>2</sup> to 2, 4, 6, and 8 South Street, Gunnedah;
  - 40ha to the rezoned part of 81 Wandobah Road, Gunnedah (R5 – Large Lot Residential);
  - No minimum lot size to the rezoned part of the public land on Wandobah Road (RE1 – Public Recreation);
  - Amend the legend of the minimum lot size map series to correct a labelling error that displays AB4 in the legend but AB2 on the map. The map legend is to be corrected to state AB2 40ha; and
- Amend the land use table to:
  - Permit 'landscaping material supplies' and 'farm buildings' in certain zones, and
  - Implement a new B6 *Enterprise Corridor* land zone.

The planning proposal has been prepared to rectify existing anomalies within the current instrument, implement a new land use zone, and rezone certain land to a land zone better suited to the site.

## **PART 2 – EXPLANATION OF PROVISIONS TO BE INCLUDED IN THE PROPOSED LEP**

The objectives or intended outcomes of the planning proposal are to be achieved by the following:

- a) Amend the following Land Zoning Map(s):
  - i) Land Zoning Map (LZN\_005AA) to:

- a) Rezone Lot 1 DP 840712 and Lot 2 DP 555359 – 2 South Street, Gunnedah, from SP2 *Infrastructure* and RE1 *Public Recreation* to B6 *Enterprise Corridor*;
  - b) Rezone Lot 1 DP 591153, Lot 1 DP 736948, and Lot 1 DP 606235 – 4, 6 and 8 South Street, Gunnedah, respectively, from SP2 *Infrastructure* to R2 *Low Density Residential*;
  - c) Rezone part of Lot 1 DP 1245280 (formally part of Lot 1 DP 1202465, Lot 2 DP 1202465 and Lot 1 DP 1202466), from R5 *Large Lot Residential* to RE1 *Public Recreation*;
  - d) Rezone part of Lot 4 DP 1202465 – 81-109 Wandobah Road, Gunnedah, from RE1 *Public Recreation* to R5 *Large Lot Residential*; and
- b) Amend the following Floor Space Ratio Map(s):
- i) Floor Space Ratio Map (FSR\_005A) to:
    - a) Apply a floor space ratio of 1.5:1 to Lot 1 DP 840712 and Lot 2 DP 555359 – 2 South Street, Gunnedah; and
- c) Amend the following Lot Size Map(s):
- i) Lot Size Map (LSZ\_005AA) to:
    - a) Apply a minimum lot size of 650m<sup>2</sup> to Lot 1 DP 591153, Lot 1 DP 736948, and Lot 1 DP 606235 – 4, 6 and 8 South Street, Gunnedah, respectively;
    - b) Apply a minimum lot size of 40ha to the rezoned part of Lot 4 DP 1202465 – 81-109 Wandobah Road, Gunnedah;
    - c) Apply no minimum lot size to the rezoned part of Lot 1 DP 1245280 (formally part of Lot 1 DP 1202465, Lot 2 DP 1202465 and Lot 1 DP 1202466); and
  - ii) Lot Size Maps (LSZ\_005), (LSZ\_005A), (LSZ\_005AA), and (LSZ\_005B) to:
    - a) Correct the map legend to show AB2 40ha to match the map; and
- d) Amend the following sections of the Land Use Table:
- i) Zone IN1 *General Industrial* to:
    - a) Identify ‘landscaping material supplies’ in section 3 *Permitted with consent*; and
  - ii) Zone E3 *Environmental Management* to
    - a) Identify ‘farm buildings’ in section 3 *Permitted with consent*; and
  - iii) Insert a new land use zone – B6 *Enterprise Corridor*.

## **PART 3 – JUSTIFICATION**

### **Section A – The need for the Planning Proposal**

**1. Is the Planning Proposal a result of an endorsed local strategic planning statement, any strategic study or report?**

The planning proposal is not the result of a local strategic planning statement, strategic study or report.

The planning proposal is the result of a review of the GLEP 2012 and the submission of a planning proposal application.

The following is justification for the planning proposal.

#### *Planning Proposal application*

A planning proposal application was lodged with Council that intends to rezone 2 South Street, Gunnedah from SP2 *Infrastructure* and RE1 *Public Recreation* to IN1 *General Industrial*. Upon review of the planning proposal and consultation with the Department of Planning and Environment, it was determined that an industrial zoning of this land would likely cause land use conflict between existing development in the locality. A new land use zone, with permissible uses tailored to suit the site and existing development in the locality is proposed for the GLEP 2012, with this land to be rezoned to the new land use zone. The proposed new land use zone is B6 *Enterprise Corridor*.

Appendix 5 contains a proposed B6 *Enterprise Corridor* Land Use Table. The legal drafting of the Land Use table will be undertaken by Parliamentary Counsel.

#### *Planning Proposal application*

A planning proposal application was lodged with Council that intends to rezone 2 South Street, Gunnedah from SP2 *Infrastructure* and RE1 *Public Recreation* to IN1 *General Industrial*. Upon review of the planning proposal and consultation with the Department of Planning and Environment, it was determined that an industrial zoning of this land would likely cause land use conflict between existing development in the locality. A new land use zone, with permissible uses tailored to suit the site and existing development in the locality is proposed for the GLEP 2012, with this land to be rezoned to the new land use zone. The proposed new land use zone is B6 *Enterprise Corridor*.

Appendix 5 contains a proposed B6 *Enterprise Corridor* Land Use Table. The legal drafting of the Land Use table will be undertaken by Parliamentary Counsel.

#### *LEP mapping amendments*

The review of the LEP identified that the new property boundaries of freehold land acquired by Council as part the Blackjack Creek flood mitigation project do not exactly align with land zoning and minimum lot size mapping boundaries for the land. It is proposed to amend the relevant land zoning and minimum lot size mapping to align with the new property boundaries for this land.

It was also identified there is an error on some minimum lot some mapping which identifies AB4 40ha in the legend when it should be AB2 – 40ha to match the map sheet. It is intended to rectify these anomalies also.

The review also identified the land known as 4, 6, and 8 South Street are currently zoned SP2 *Infrastructure* however contain residential dwellings. The review also identified this land is no longer owned by Transport for NSW. It is intended to rezone this land to R2 *Low Density Residential* to better reflect the longstanding residential use of the land and enable the land owners to undertake minor residential development without the need for development consent as permitted under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Recent development applications lodged with Council have identified development for the purposes of 'farm buildings' within the E3 *Environmental Management* land use zone and 'landscaping material supplies' within the IN1 *General Industrial* land use zone are prohibited. Analysis of these development types against the objectives of the relevant land use zone has concluded development for such purposes is compatible with the objectives of the relevant land use zone. It is therefore proposed to amend the GLEP 2012 Land Use Table to permit development for the purposes of 'farm buildings' within the E3 *Environmental Management* land zone and 'landscaping material supplies' within the IN1 *General Industrial* land zone.

**2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The method outlines in Part 2 of the planning proposal is considered to be the best method available to lawfully achieve the intended outcomes of the planning proposal.

**Section B – Relationship to strategic planning framework.**

**3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?**

*New England North West Regional Plan 2036*

The New England North West Regional Plan 2036 identifies strong and dynamic regional economies as a key objective. The planning proposal is consistent with Direction 7 – Build strong economic centres - of the New England North West Regional Plan 2036 as it will allow additional land for a commercial purpose within the Shire, albeit minor.

**4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?**

*Future 2040 – Gunnedah Shire Local Strategic Planning Statement*

This strategic plan has been considered in the development of this planning proposal. The Gunnedah Shire Local Strategic Planning Statement identifies strengthening Gunnedah Shire's productivity and competitiveness as a key aim of the plan. The planning proposal is consistent with Local Planning Priority 2 – Develop industrial, commercial and agricultural land and Local Planning Priority 10 - Support accessible, high quality, local open spaces - of the Gunnedah Shire Local Strategic Planning Statement as it will allow additional land for a commercial purpose and additional industrial and rural land uses within the Shire. The extension of the *RE1 Public Recreation* zone will allow for additional local open space and therefore is consistent with this strategic planning statement.

#### *Gunnedah Community Strategic Plan 2012-2022*

The Gunnedah Community Strategic Plan 2012-2022 identifies building the shire's economy as being an important driver of Gunnedah Shire's future. The plan further identifies enabling entrepreneurs and developers to contribute to the local economic growth through reviewing the Gunnedah Local Environmental Plan and Gunnedah Development Control Plan to ensure that unnecessary barriers to business establishment are removed as a method of achieving this. The planning proposal is consistent with this aim of the Gunnedah Community Strategic Plan 2012-2022 as the proposal is partially the result of an LEP review and it will allow certain land to be zoned with potential for commercial development to occur.

#### **5. Is the planning proposal consistent with applicable State Environmental Planning Policies?**

The planning proposal is considered to be consistent with all applicable State Environmental Planning Policies (SEPP).

Appendix one (1) contains an assessment of the planning proposal relative to the SEPPs. .

#### **6. Is the planning proposal consistent with relevant Ministerial Directions (s.9.1 directions)?**

The planning proposal is considered to be consistent with all applicable s.9.1 Ministerial Directions, with the exception of *2.1 – Environmental Protection Zones, 2.3 – Heritage Conservation, 3.1 – Residential Zones, 3.2 – Caravan Parks and Manufactured Home Estates, 3.3 Home Occupations, 3.4 – Integrating Land Use and Transport and 4.4 Planning for Bushfire Protection*. It is considered the planning proposal's inconsistency with these directions is of minor significance.

Appendix 2 contains an assessment of the planning proposal relative to the Ministerial Directions.

### **Section C – Environmental, Social and economic impact**

#### **7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

The planning proposal notes no known threatened vegetation or ecological communities. The subject land is located primarily within the heart of the Gunnedah Township. The planning proposal involves only an amendment to an environmental planning instrument. The planning proposal is considered to unlikely to impact on the social or economic characteristics of the area. Should the planning proposal proceed an assessment of potential environmental effects would be undertaken at the development application stage.

**8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

It is unlikely the planning proposal will result in an increased exposure of persons to environmental effects such as natural hazards including landslip, flooding or bushfire. The subject land in South Street is relatively flat and not identified on Council's flood planning or bushfire prone land maps. However, the land in Wandobah Road is identified on Council's flood prone land maps. The proposed change in zoning will reduce development potential on the land identified as flood prone land. In addition, the recent works on Blackjack Creek, will also reduce the potential impact of flooding. Should the planning proposal proceed, an assessment of potential environmental effects would be assessed at the Development Application stage.

**9. Has the planning proposal adequately addressed any social and economic effects?**

The planning proposal is unlikely to result in adverse social or economic impacts. The land 81 Wandobah Road, Gunnedah is identified as containing three (3) items of Aboriginal Heritage. As the planning proposal involves only map rezoning of a part of the land and alteration to the minimum lot size for a part of the land, the planning proposal will not impact these sites. However, It is noted that an Aboriginal Heritage Impact Permit (approval no. C0002532) has been obtained by Gunnedah Shire Council to impact two (2) of the three (3) sites as part of a separate project, being the Blackjack Creek Reconstruction Project. The land at South Street was not identified as containing any items of Aboriginal heritage.

Provision for the conservation and management of European or Aboriginal heritage items already existing within the current instrument and various other legislation. Hence, it has not been provided in the planning proposal.

Should the planning proposal proceed, an assessment of potential impacts on items of European or Aboriginal cultural heritage would be undertaken at the Development Application stage.

Appendix 6 contains a copy of the search of the Office of Environment and Heritage (OEH) Aboriginal Heritage Information Management System (AHIMS) for the sites.

The planning proposal will create an economic benefit as a result of rezoning the land at 2 South Street to the B6 zone. The rezoning will create an increase opportunity for the currently vacant, disused site, for future development. The potential development opportunity will also result in a social benefit to the community.

## **Section D – State and Commonwealth Interest**

**10. Is there adequate public infrastructure for the planning proposal?**

The planning proposal is expected to have nil impact on infrastructure provision. The planning proposal is not likely to result in the need for augmentation of current infrastructure in the locality. If the planning proposal is to proceed, an assessment of any likely infrastructure augmentation would be undertaken at the development application stage.

**11. What are the views of state and commonwealth public authorities consulted in accordance with the gateway determination?**

Gateway Determination requires that consultation be undertaken with the following State or Commonwealth public authorities:

- Transport for NSW
- Australian Rail Track Corporation
- NSW Rural Fire Service (NSWRFS)
- Division of Biodiversity and Conservation
- Heritage NSW
- Local Aboriginal Land Council

**PART 4 – MAPPING**

The planning proposal involves an amendment to following *GLEP* 2012 map sheets;

- i) Land Zoning Map (LZN\_005AA) to:
  - a) Rezone Lot 1 DP 840712 and Lot 2 DP 555359 – 2 South Street, Gunnedah, from *SP2 Infrastructure and RE1 Public Recreation* to *B6 Enterprise Corridor*;
  - b) Rezone Lot 1 DP 591153, Lot 1 DP 736948, and Lot 1 DP 606235 – 4, 6 and 8 South Street, Gunnedah, respectively, from *SP2 Infrastructure* to *R2 Low Density Residential*;
  - c) Rezone part of Lot 1 DP 1245280 (formally part of Lot 1 DP 1202465, Lot 2 DP 1202465 and Lot 1 DP 1202466), from *R5 Large Lot Residential* to *RE1 Public Recreation*;
  - d) Rezone part of Lot 4 DP 1202465 – 81 Wandobah Road, Gunnedah, from *RE1 Public Recreation* to *R5 Large Lot Residential*; and
- ii) Floor Space Ratio Map (FSR\_005A) to:
  - a) Apply a floor space ratio of 1.5:1 to Lot 1 DP 840712 and Lot 2 DP 555359 – 2 South Street, Gunnedah; and
- iii) Lot Size Map (LSZ\_005AA) to:
  - a) Apply a minimum lot size of 650m<sup>2</sup> to Lot 1 DP 591153, Lot 1 DP 736948, and Lot 1 DP 606235 – 4, 6 and 8 South Street, Gunnedah, respectively;
  - b) Apply a minimum lot size of 40ha to the rezoned part of Lot 4 DP 1202465 – 81 Wandobah Road, Gunnedah;
  - c) Apply no minimum lot size to the rezoned part of Lot 1 DP 1245280 (formally part of Lot 1 DP 1202465, Lot 2 DP 1202465 and Lot 1 DP 1202466); and
- iv) Lot Size Maps (LSZ\_005), (LSZ\_005A), (LSZ\_005AA), and (LSZ\_005B) to:
  - a) Correct the map legend to state AB2 40ha;

Preliminary maps are included in Appendix 3.

## **PART 5 – COMMUNITY CONSULTATION**

It is proposed to exhibit the planning proposal on Council's website and at Council's Administration Building for a period of not less than twenty-eight (28) days, with notice of the public exhibition being given:

- In a newspaper that circulates in the area affected by the Planning Proposal – the Namoi Valley Independent, and
- On Council's website, [www.infogunnedah.com.au](http://www.infogunnedah.com.au)

## **PART 6 – PROJECT TIMELINE**

The table below provides an indication of the timeline for the planning proposal.

<b>Anticipated commencement date (date of Gateway determination)</b>	March 2021 upon receipt of Gateway Determination.
<b>Anticipated timeframe for the completion of technical information</b>	Technical studies have not been identified as a component of the Planning Proposal. The DPIE may make prescriptions relating to technical information.
<b>Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)</b>	Twenty-one (21) days. Agency consultation is proposed to occur in conjunction with the public exhibition phase in April - May 2021.
<b>Commencement and completion dates for public exhibition period</b>	April - May 2021.
<b>Dates for public hearing (if required)</b>	A public hearing has not been identified as a component of the Planning Proposal.
<b>Timeframe for consideration of submissions</b>	June – August 2021
<b>Timeframe for the consideration of a proposal post exhibition</b>	Nil.
<b>Date of submission to the Department to finalise LEP</b>	September – October 2021.
<b>Anticipated date the local plan-making authority will make the plan (if authorised)</b>	October - December 2021.
<b>Anticipated date the local plan-making authority will forward to the PCO for publication</b>	October – December 2021.

## **APPENDICES**

### **Appendix 1 – Consideration of applicable SEPPs relative to Planning Proposal**

<b>SEPP</b>	<b>Applicable</b>	<b>Consistent</b>	<b>Comments</b>
No. 1 - Development Standards	No	N/A	Not applicable to Gunnedah Local Government Area.
No. 14 - Coastal Wetlands	No	N/A	Not applicable to Gunnedah Local Government Area.
No. 15 - Rural Land-sharing Communities	No	N/A	Not applicable to Gunnedah Local Government Area.
No. 19 - Bushland in Urban Areas	No	N/A	Not applicable to Gunnedah Local Government Area.
No. 21 - Caravan Parks	No	N/A	Not applicable to planning proposal.
No. 26 - Littoral Rainforests	No	N/A	Not applicable to Gunnedah Local Government Area.
No. 29 - Western Sydney Recreation Area	No	N/A	Not applicable to Gunnedah Local Government Area.
No. 30 - Intensive Agriculture	No	N/A	Not applicable to planning proposal.
No. 33 - Hazardous and Offensive Development	No	N/A	Not applicable to planning proposal.
No. 36 - Manufactured Home Estates	No	N/A	Not applicable to planning proposal.
No. 39 - Spit Island Bird Habitat	No	N/A	Not applicable to Gunnedah Local Government Area.
No. 44 - Koala Habitat Protection	No	N/A	Not applicable to planning proposal.
No. 47 - Moore Park Showground	No	N/A	Not applicable to Gunnedah Local Government Area.
No. 50 - Canal Estate Development	No	N/A	Not applicable to planning proposal.
No. 55 - Remediation of Land	Yes	Yes	The planning proposal involves rezoning a portion of land from RE1 <i>Public Recreation</i> to R5 <i>Large Lot Residential</i> under the Gunnedah LEP 2012. It is noted the subject land is a public waterway of which its zoning does not allow a use identified in table one of the contaminated land planning guidelines to be undertaken. The subject land is free of development and has not contained any development in the past. It is considered unlikely the subject land to be rezoned is contaminated.
No. 59 - Central Western Sydney Regional Open Space and Residential	No	N/A	Not applicable to Gunnedah Local Government Area.
No. 62 - Sustainable Aquaculture	No	N/A	Not applicable to Gunnedah Local Government Area.
No. 64 - Advertising and Signage	No	N/A	Not applicable to planning proposal.
No. 65 - Design Quality of Residential Apartment Development	No	N/A	Not applicable to planning proposal.
No. 70 - Affordable Housing (Revised Schemes)	No	N/A	Not applicable to planning proposal.
No. 71 - Coastal Protection	No	N/A	Not applicable to Gunnedah Local Government Area.
Affordable Rental Housing – 2009	No	N/A	Not applicable to planning proposal.
Building Sustainability Index: BASIX – 2004	No	N/A	Not applicable to planning proposal.
Exempt and Complying Development	No	N/A	Not applicable to planning proposal.

Codes – 2008			
Housing for Seniors or People with a Disability – 2004	No	N/A	Not applicable to planning proposal.
Infrastructure – 2007	No	N/A	Not applicable to planning proposal.
Kosciuszko National Park—Alpine Resorts – 2007	No	N/A	Not applicable to Gunnedah Local Government Area.
Kurnell Peninsula – 1989	No	N/A	Not applicable to Gunnedah Local Government Area.
Major Development –2005	No	N/A	Not applicable to planning proposal.
Mining, Petroleum Production and Extractive Industries – 2007	No	N/A	Not applicable to planning proposal.
Miscellaneous Consent Provisions – 2007	No	N/A	Not applicable to planning proposal.
Penrith Lakes Scheme – 1989	No	N/A	Not applicable to Gunnedah Local Government Area.
SEPP (Primary Production and Rural Development) 2019	No	N/A	Not applicable to planning proposal.
SEPP 53 Transitional Provisions – 2011	No	N/A	Not applicable to planning proposal.
State and Regional Development – 2011	No	N/A	Not applicable to planning proposal.
Sydney Drinking Water Catchment – 2011	No	N/A	Not applicable to Gunnedah Local Government Area.
Sydney Region Growth Centres – 2006	No	N/A	Not applicable to Gunnedah Local Government Area.
Three Ports – 2013	No	N/A	Not applicable to Gunnedah Local Government Area.
Urban Renewal – 2010	No	N/A	Not applicable to planning proposal.
Vegetation in Non-Rural Areas 2017	Yes	Yes	The proposal does not include the removal of Native Vegetation.
Western Sydney Employment Area – 2009	No	N/A	Not applicable to Gunnedah Local Government Area.
Western Sydney Parklands – 2009	No	N/A	Not applicable to Gunnedah Local Government Area.

## Appendix 2 – Consideration of applicable Section 9.1 Ministerial Directions relative to Planning Proposal

Direction	Applicable	Consistent	Comments
<b>1. Employment and Resources</b>			
1.1 Business and Industrial Zones	Yes	Yes	The planning proposal does affect land located within an existing or proposed business or industrial zone. Therefore in accordance with Clause 3 of the Direction, the Direction is not applicable. The planning proposal is consistent with Clause 4 of the Direction. The planning proposal is therefore consistent with the Direction.
1.2 Rural Zones	No	N/A	The planning proposal does not proposed to rezone or increase the permissible density of any rural zoned land. Therefore in accordance with Clause 3 of the Direction, the Direction is not applicable.
1.3 Mining, Petroleum Production and Extractive Industries	No	N/A	The planning proposal does not involve the prohibition or restriction, or restriction of development potential of the resources identified in clause 3(a) (b) of the Direction. Therefore in accordance with Clause 3 of the Direction, the Direction is not applicable.
1.4 Oyster Aquaculture	No	N/A	In accordance with Clause 2 of the Direction, the Direction is not applicable to the Gunnedah Shire Council Local Government Area.
1.5 Rural Lands	No	N/A	The planning proposal enables the permissibility of farm sheds on rural zoned land. This will facilitate agricultural production of the land which is consistent with the objectives of the direction.
<b>2. Environment and Heritage</b>			
2.1 Environment Protection Zones	Yes	No	The planning proposal does not contain provisions for the protection of environmentally sensitive areas as these provisions exist within the current instrument. The planning proposal will not reduce environmental protection standards that currently apply to the subject land or any environmental zoned land. In this regard; it is considered this inconsistency is of minor significance.
2.2 Coastal Protection	No	N/A	In accordance with Clause 2 of the Direction, this Direction does not apply to the Gunnedah Shire Council Local Government Area.
2.3 Heritage Conservation	Yes	No	The planning proposal does not contain provisions for the conservation of heritage items as these provisions exist within the current instrument. The planning proposal does not affect land identified as being heritage listed. In this regard, it is considered this inconsistency is of minor significance.
2.4 Recreation Vehicle Areas	Yes	Yes	The planning proposal does not enable the use of land identified in the Direction for the use of a recreational vehicle area. The Planning Proposal is considered consistent with this Direction.

<b>3. Housing, Infrastructure and Urban Development</b>			
3.1 Residential Zones	Yes	No	<p>The planning proposal does affect land within an existing or proposed residential zone. Therefore in accordance with Clause (3) of the Direction, the Direction is applicable to the planning proposal.</p> <p>The planning proposal aims to rezone 2, 4, 6 and 8 South Street from SP2 <i>Infrastructure</i> to R2 <i>Low Density Residential</i>. These lots contain existing residential development existing connection to essential services.</p> <p>The planning proposal is considered consistent with Clause (4) and (5) of the Direction.</p>
3.2 Caravan Parks and Manufactured Home Estates	Yes	No	<p>The planning proposal does not contain provisions for the location and operation of Caravan Parks and Manufactured Home Estates as these provisions exist within the current instrument. The Planning Proposal also does not aim to alter provisions that permit development for the purpose of a caravan park to be carried out on land. In this regard, it is considered this inconsistency is of minor significance.</p>
3.3 Home Occupations	Yes	No	<p>The planning proposal does not contain provisions for Home Occupations as these provisions exist within the current instrument and State Environmental Planning Policy (Exempt and Complying Development) 2008. The planning proposal will not impact existing provisions. In this regard, it is considered this inconsistency is of minor significance.</p>
3.4 Integrating Land Use and Transport	Yes	No	<p>The planning proposal involves a minor amendment to a residential zone. Said amendment is expected to have negligible impact on land use and transport. In this regard, it is considered this inconsistency is of minor significance.</p>
3.5 Development Near Licensed Aerodromes	No	N/A	<p>In accordance with Clause 3 of the Direction, this Direction only applies when a relevant planning authority prepares a planning proposal that would create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome. The subject land is not located near a licensed aerodrome; therefore this Direction is not applicable.</p>
3.6 Shooting Range	No	N/A	<p>The planning proposal does not involve land adjoining or adjacent to an existing shooting range. In accordance with Clause 3 of the direction; the direction is not applicable.</p>
<b>4. Hazard and Risk</b>			
4.1 Acid Sulfate Soils	No	N/A	<p>In accordance with Clause 3 of the Direction, this Direction only applies when a relevant planning authority prepares a Planning Proposal affecting land having a probability of containing acid sulphate soils as shown on the on Acid Sulphate Soils Planning Maps held by the DPIE. The Gunnedah Shire Local Government Area is not identified on these maps; therefore this Direction is not applicable.</p>
4.2 Mine Subsidence and Unstable Land	No	N/A	<p>The subject land is not located in a Mine Subsidence District proclaimed pursuant to section 15 of the Mine</p>

			Subsidence Compensation Act 1961, and has not been identified as unstable land. Therefore in accordance with Clause 2 of the Direction, the Direction is not applicable.
4.3 Flood Prone Land	Yes	Yes	<p>The Planning Proposal does affect land identified on Councils Flood Planning Map. In accordance with Clause (3) of the direction; the direction is applicable to the planning proposal.</p> <p>The planning proposal involves a land zoning and lot size mapping boundary adjustment on the relevant mapping for 81 Wandobah Road. This land is identified as flood prone land. The planning proposal does not intend to existing flood development controls within the current instrument nor does it permit additional development within a flood identified area.</p> <p>Appendix 9 contains GLEP 2012 Flood Planning Map Sheet (FLD_005AA) and identifies the flood extent in relation to the land.</p> <p>The planning proposal is considered consistent with the relevant Directions of this the Direction.</p>
4.4 Planning for Bushfire Protection	No	N/A	The Planning Proposal enables the development of farm buildings in rural zoned land, of which includes land identified on Councils Bushfire Prone Land Map. In accordance with Clause 4 of the direction, the planning proposal is considered to be inconsistent with the Direction. Hence, Council is to consult with the Commissioner of the NSW Rural Fire Service and obtain written advice to progress with the proposal.
<b>5. Regional Planning</b>			
5.1 Implementation of Regional Strategies	No	N/A	The Gunnedah Shire Local Government Area is not identified in Clause 2 of the Direction. The Direction is therefore not applicable.
5.2 Sydney Drinking Water Catchments	No	N/A	The Gunnedah Shire Local Government Area is not identified in Clause 2 of the Direction. The Direction is therefore not applicable.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A	The Gunnedah Shire Local Government Area is not identified in Clause 2 of the Direction. The Direction is therefore not applicable.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	The Gunnedah Shire Local Government Area is not an area identified in Clause 2 of the Direction. The Direction is therefore not applicable.
5.5 Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)			(Revoked 18 June 2010)
5.6 Sydney to Canberra Corridor			(Revoked 10 July 2008. See amended Direction 5.1)
5.7 Central Coast			(Revoked 10 July 2008. See amended Direction 5.1)
5.8 Second Sydney Airport: Badgerys Creek	No	N/A	The Gunnedah Shire Local Government Area is not located within the land identified in Clause 2 of the Direction. The Direction is therefore not applicable.

5.9 North West Rail Link Corridor Strategy	No	N/A	The Gunnedah Shire Local Government Area is not identified in Clause 2 of the Direction. The Direction is therefore not applicable.
<b>6. Local Plan Making</b>			
6.1 Approval and Referral Requirements	Yes	Yes	The planning proposal does not include provisions that involve the concurrence, consultation or referral of development applications to the Minister, or identifies development as designated development. The Planning Proposal is considered consistent with the Direction.
6.2 Reserving Land for Public Purposes	Yes	Yes	The planning proposal does not intend to create, alter or reduce existing zonings or reservations of land for public purposes. The planning proposal is consistent with the Direction.
6.3 Site Specific Provisions	No	N/A	The planning proposal does not allow a particular development to be carried out. In accordance with Clause 3 the Direction is not applicable to the planning proposal.
<b>7. Metropolitan Planning</b>			
7.1 Implementation of the Metropolitan Plan for Sydney 2036	No	N/A	The Gunnedah Shire Local Government Area is not an area identified in Clause 2 of the Direction. The Direction is therefore not applicable.

## Appendix 3 – Mapping and photos

### Appendix 3A – Subject land location maps

Aerial image of South Street area



Aerial image of Wandobah Road area



## Appendix 3B – Subject land site photos

2 South Street looking from the corner of South Street and Marius Street



4 South Street



6 South Street



## 8 South Street

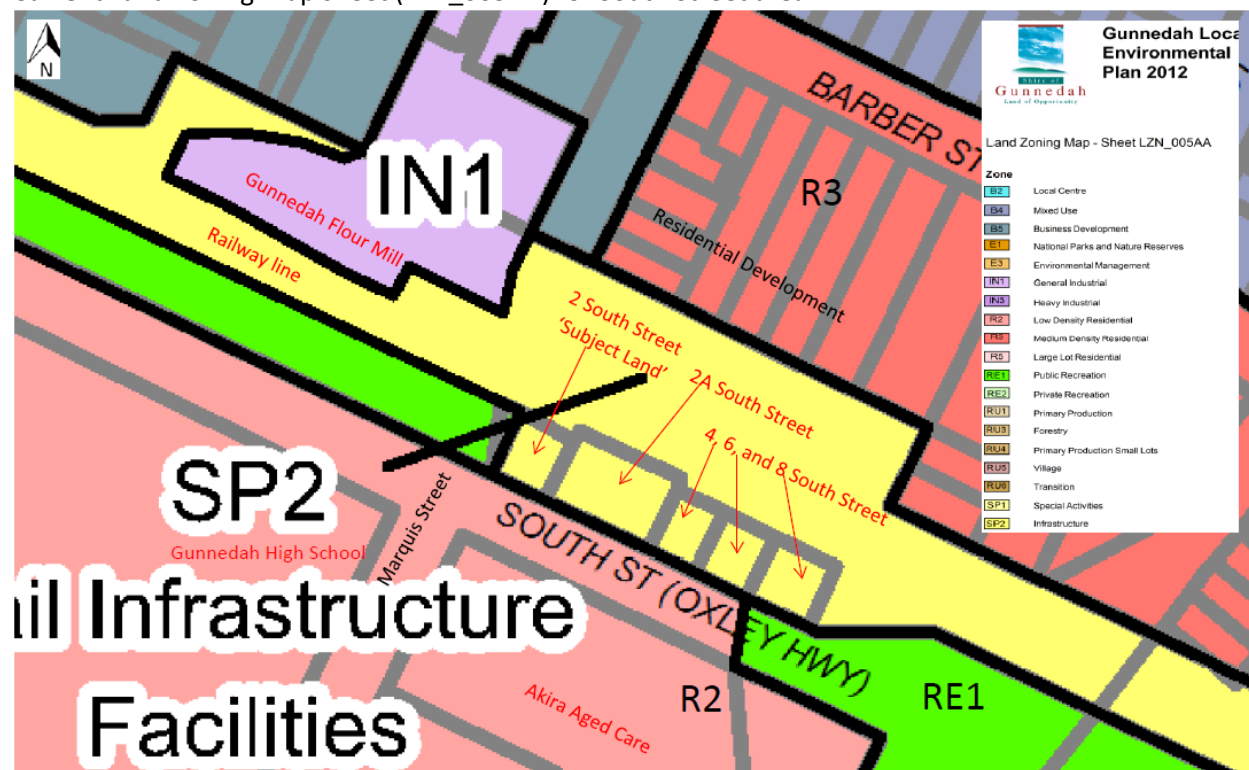


## 81 Wandobah Road

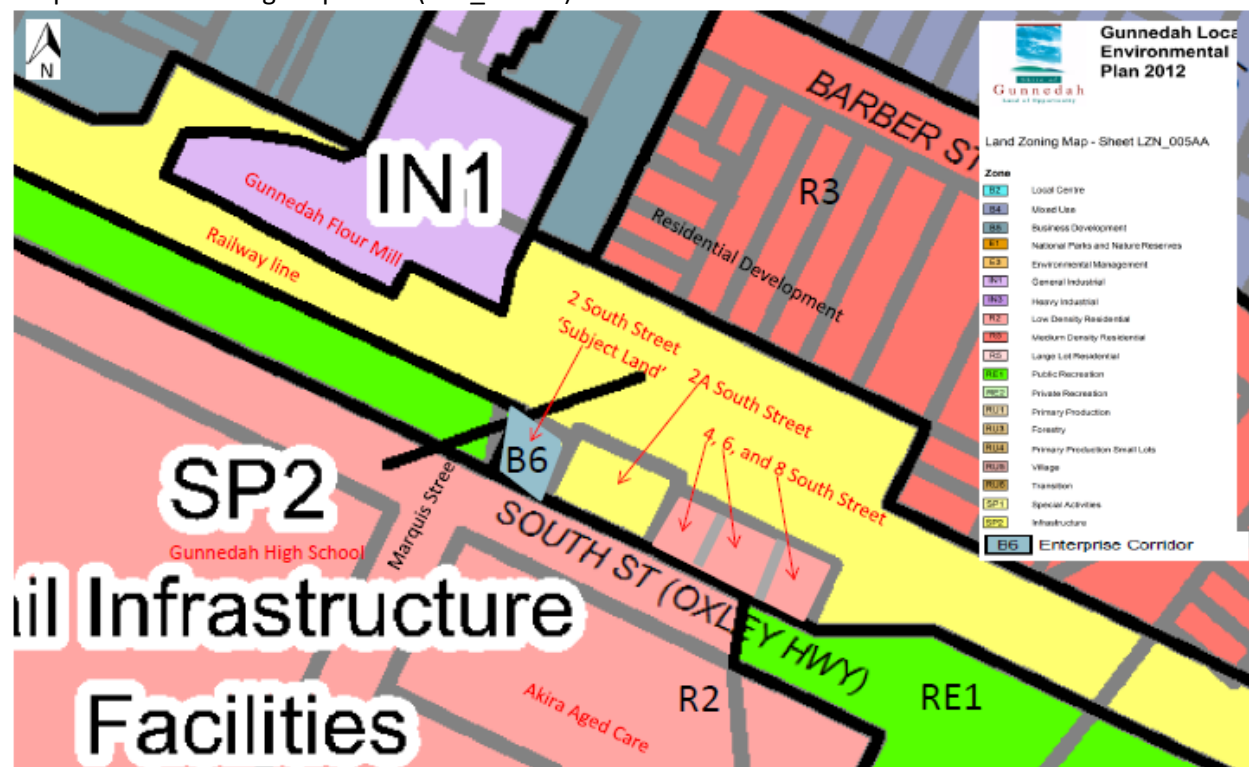


## Appendix 3C – Current and proposed land zoning maps

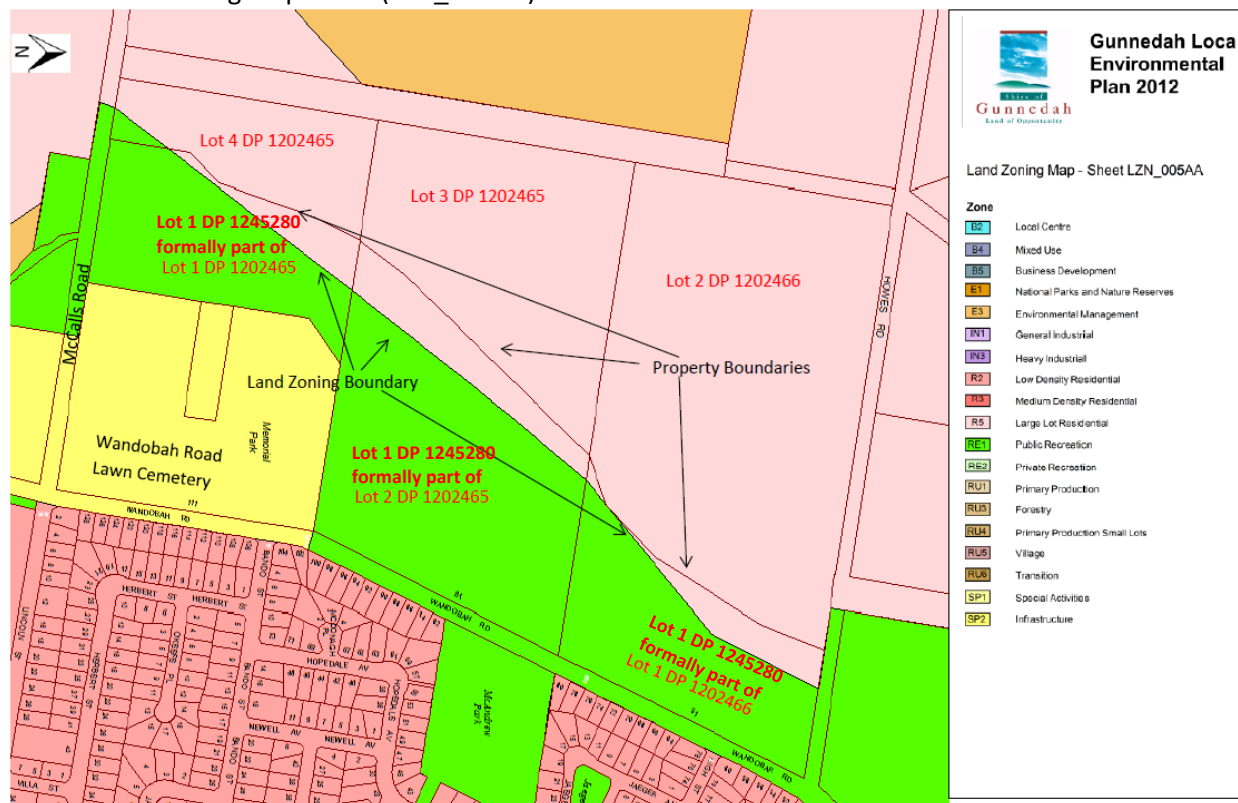
Current Land Zoning Map sheet (LZN\_005AA) for South Street area



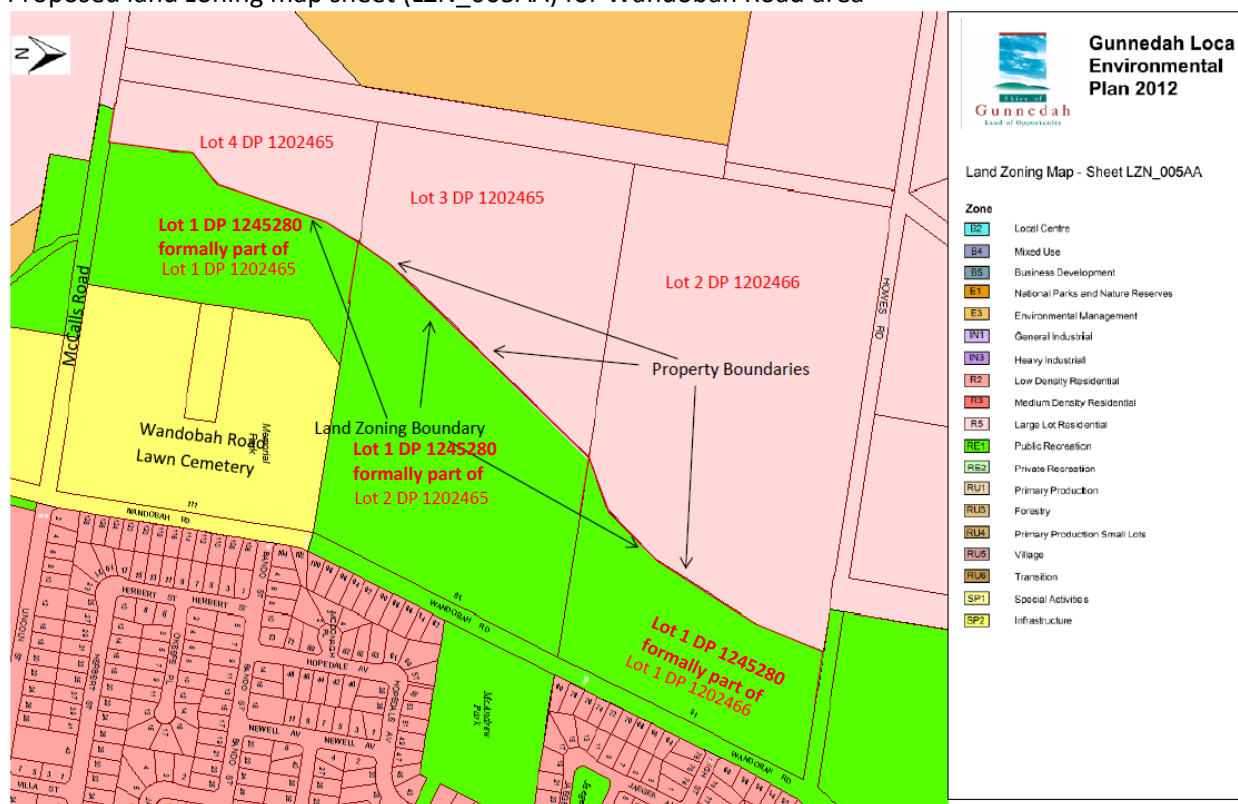
Proposed Land Zoning Map sheet (LZN\_005AA) for South Street area



Current land zoning map sheet (LZN\_005AA) for Wandobah Road area



Proposed land zoning map sheet (LZN\_005AA) for Wandobah Road area

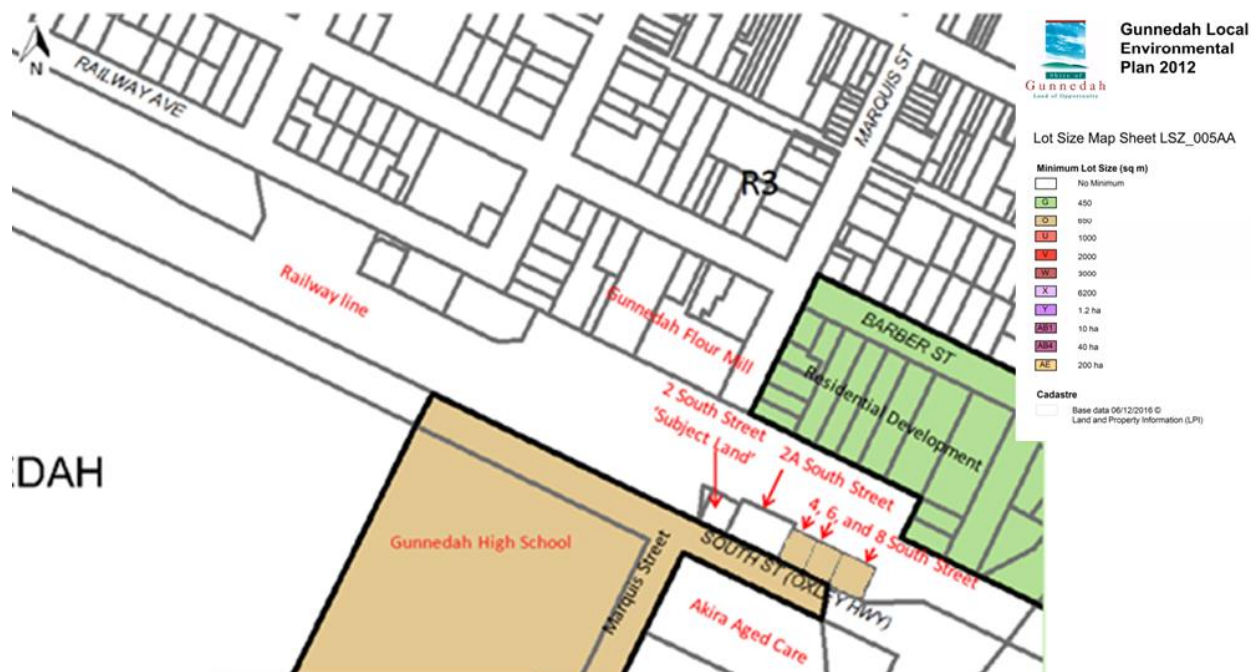


## Appendix 3D – Current and proposed lot size maps

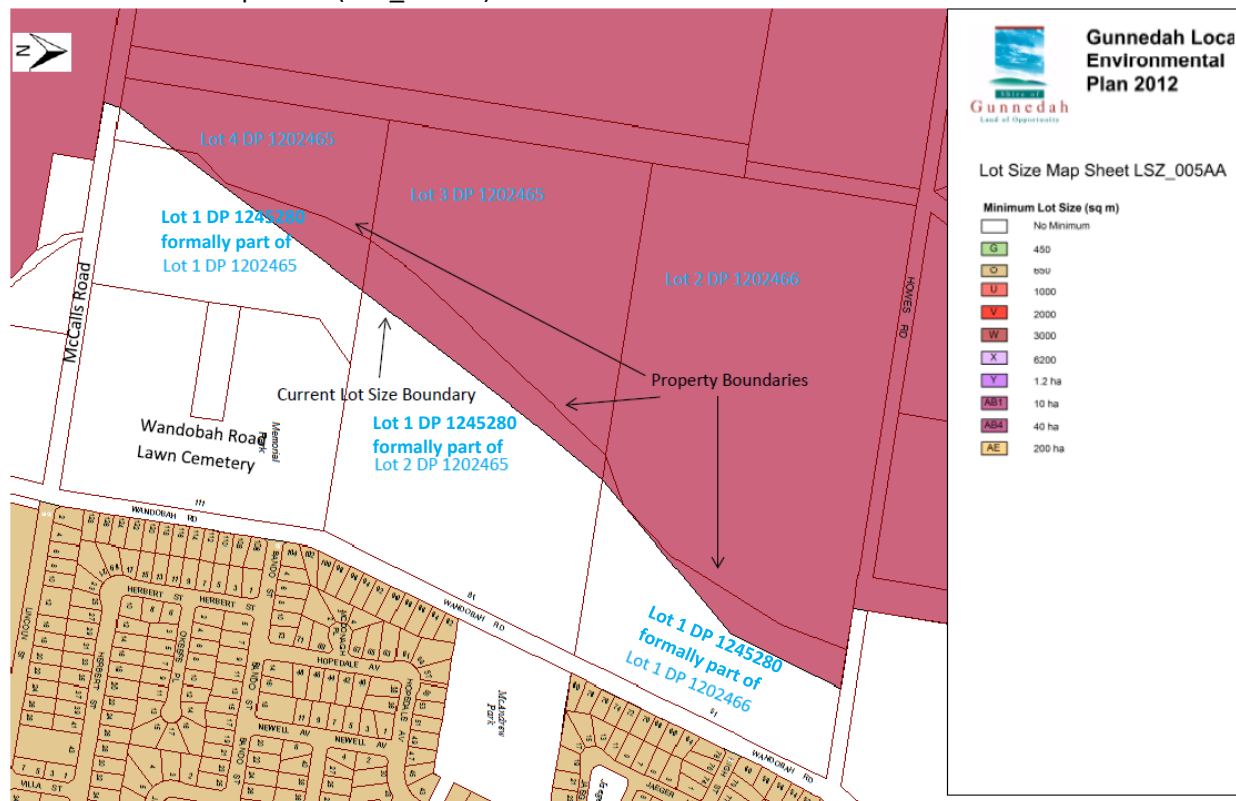
Current Lot Size Map sheet (LZN\_005AA) for South Street Area



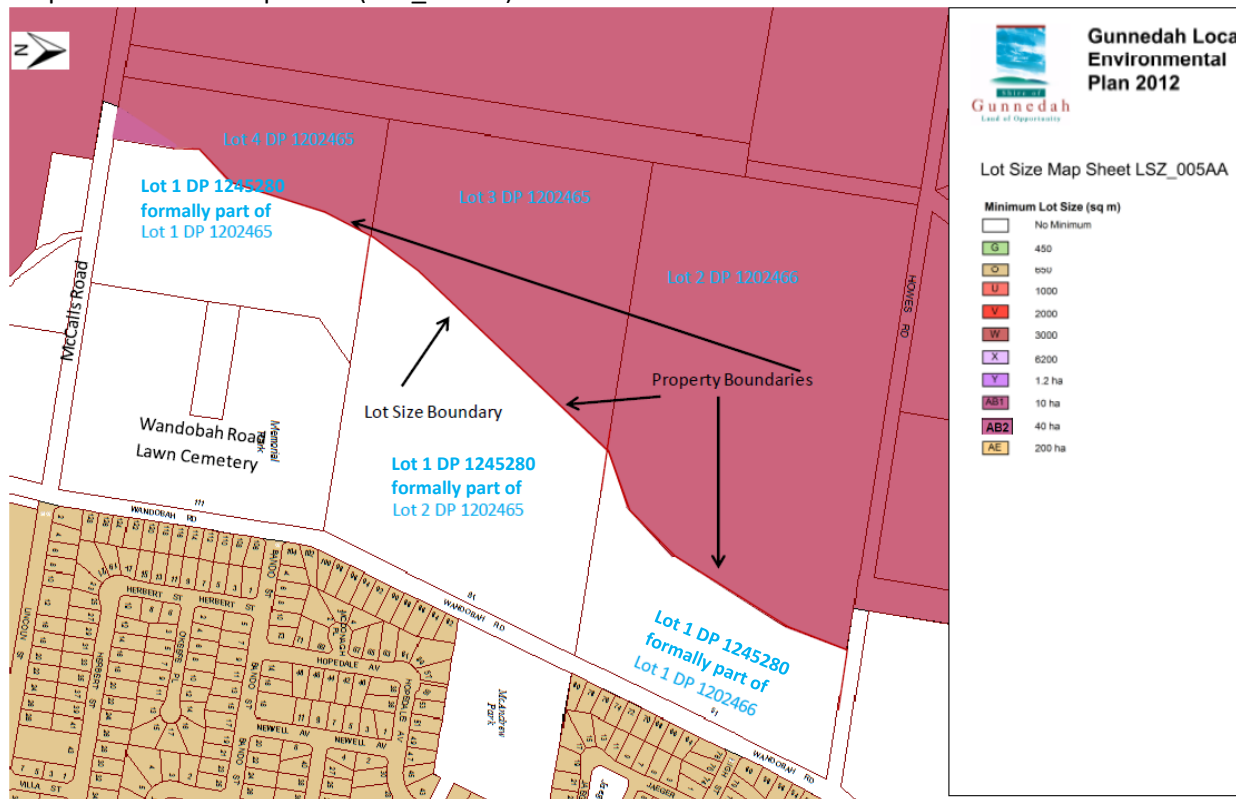
Proposed Lot Size Map sheet (LZN\_005AA) for South Street Area



Current Lot Size Map sheet (LZN\_005AA) for Wandobah Road Area

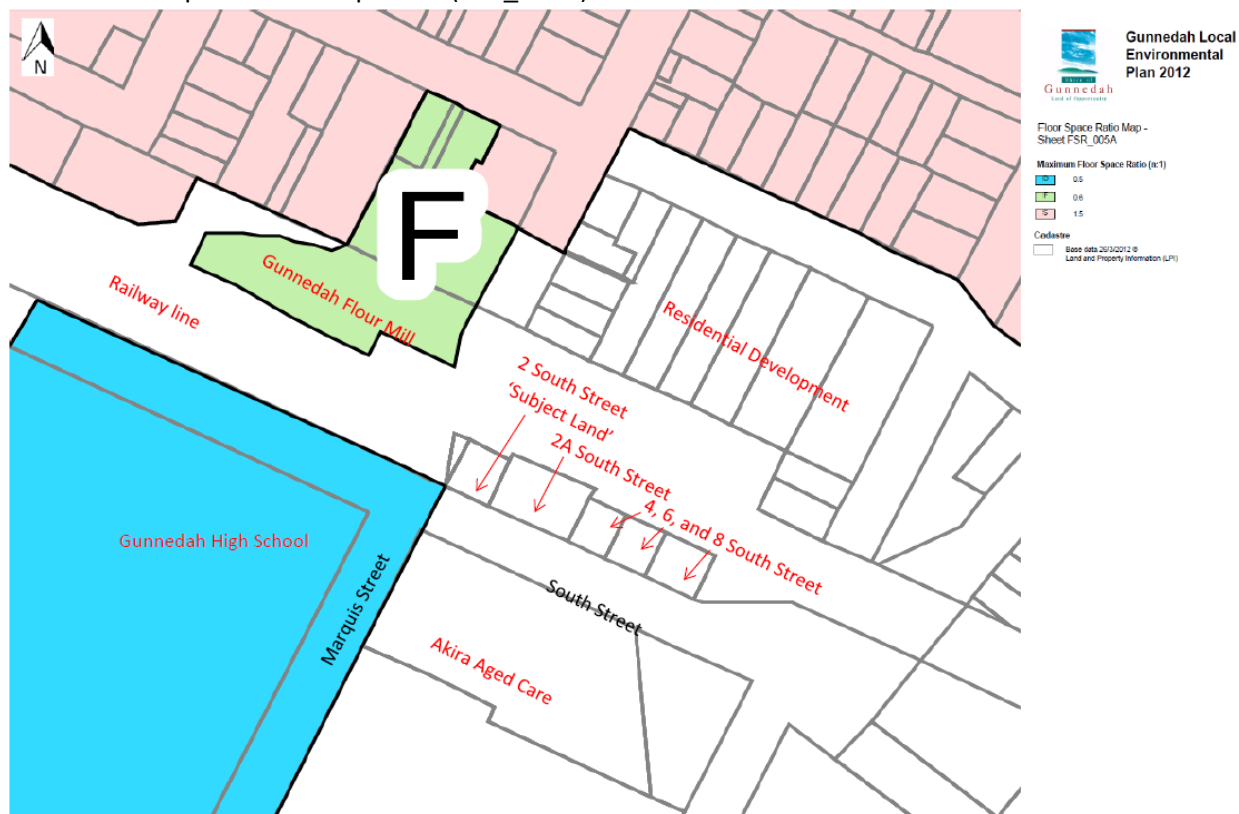


Proposed Lot Size Map sheet (LZN\_005AA) for Wandobah Road Area



## Appendix 3E – Current and proposed floor space ratio maps

Current Floor Space Ratio Map sheet (LZN\_005A) for South Street area



Proposed Floor Space Ratio Map sheet (LZN\_005A) for South Street area

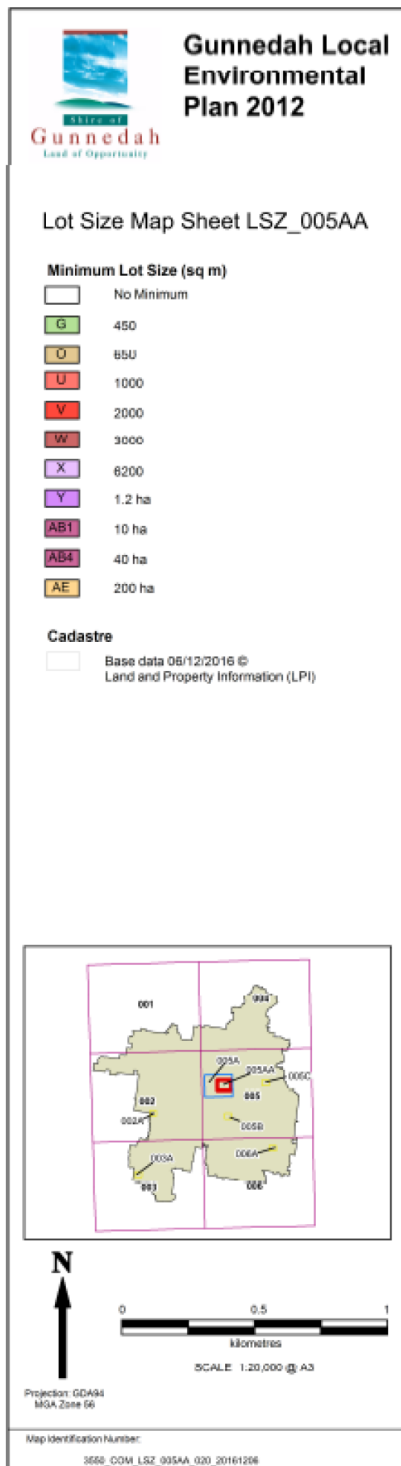


## Appendix 3F – Current and proposed LEP map legends

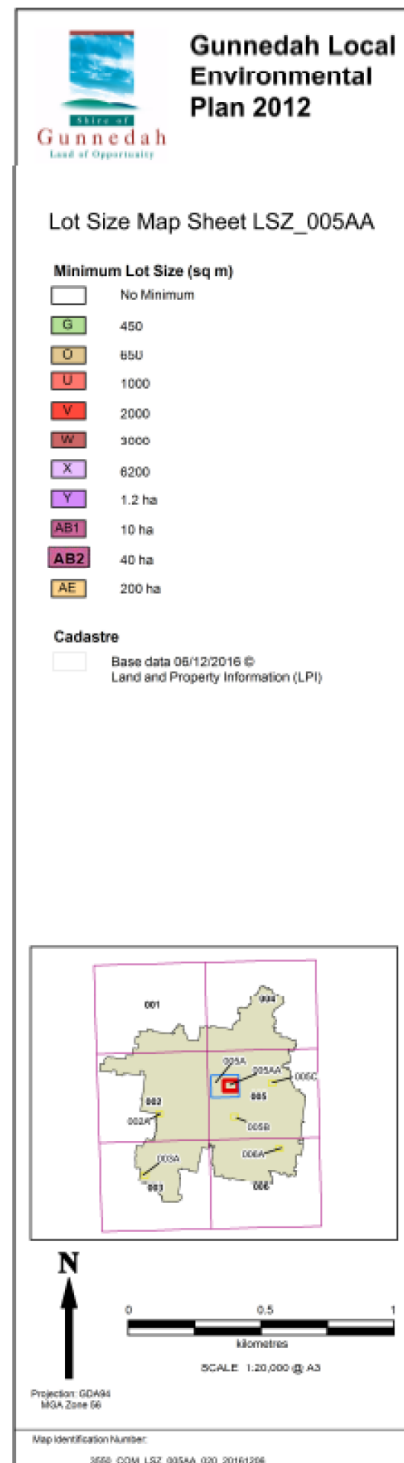
Lot Size Map Legend for Map Sheets (LSZ\_005), (LSZ\_005A), (LSZ\_005AA) and (LSZ\_005B)

### Lot Size Map (LSZ\_005AA) – Map legend amendment

Current legend



Proposed legend



## Appendix 4 – Proposed E3 *Environmental Management* and IN1 *General Industrial* Land Use Tables

### Proposed E3 *Environmental Management* land use table:

#### Zone E3 Environmental Management

##### 1 Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.

##### 2 Permitted without consent

Extensive agriculture; Environmental protection works; Home occupations; Roads.

##### 3 Permitted with consent

Dwelling houses; Emergency services facilities; Environmental facilities; Farm Buildings; Flood mitigation works; Information and education facilities; Recreation areas; Research stations; Signage.

##### 4 Prohibited

Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

## **Proposed IN1 *General Industrial* land use table:**

### Zone IN1 General Industrial

#### 1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
  - To enable development that is associated with, ancillary to, or supportive of industry or industrial employees.

#### 2 Permitted without consent

Environmental protection works; Roads.

#### 3 Permitted with consent

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Heliports; Industrial training facilities; [Landscaping Material Supplies](#); Light industries; Liquid fuel depots; Neighbourhood shops; Places of public worship; Rural supplies; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

#### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Camping grounds; Caravan parks; Child care centres; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Tourist and visitor accommodation; Wharf or boating facilities.

## Appendix 5 – Proposed B6 *Business Enterprise* Land Use Table

### Zone B6 Enterprise Corridor

#### 1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.

#### 2 Permitted without consent

Environmental protection works; Roads

#### 3 Permitted with consent

Advertising structures; Building identification sign; Bulky goods premises; Business identification sign; Business Premises; Carparks; Community facilities; Depots; Educational establishments; Emergency services facilities; Flood mitigation works; Freight transport facilities; Funeral homes; Garden centres; Hardware and building supplies; Health consulting rooms; Health services facilities; High technology industry; Home Industry; Hospitals; Hotel or motel accommodation; Industrial retail outlets; Landscaping material supplies; Light industries; Medical centres; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Port facilities; Public administration building; Roads; Schools; Self storage units; Sewage reticulation systems; Signage; Storage premises; Tank-based aquaculture; Warehouse or distribution centres; Waste or resource transfer stations; Water reticulation systems; Water storage facilities; Water Supply Systems; Wharf or boating facilities

#### 4 Prohibited

Pond-based aquaculture; Any other development not specified in item 2 or 3.

## Appendix 6 – AHIMS Search

AHIMS search for Wandobah Road area

Lot 1 DP 1245280 (formally part of Lot 1 DP 1202465)



Office of  
Environment  
& Heritage

### AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : 2 South St PP - Wand 1

Client Service ID : 304507

Gunnedah Shire Council

Date: 29 September 2017

PO Box 63

Gunnedah New South Wales 2380

Attention: Brendan Williams

Email: [brendanwilliams@infogunnedah.com.au](mailto:brendanwilliams@infogunnedah.com.au)

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 1. DP:DP1202465 with a Buffer of 50 meters.  
conducted by Brendan Williams on 29 September 2017.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

1	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

## AHIMS search

Lot 1 DP 1245280 (formally part of Lot 2 DP 1202465)



Office of  
Environment  
& Heritage

### AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : 2 South St PP - Wan 2

Client Service ID : 304508

Gunnedah Shire Council

Date: 29 September 2017

PO Box 63

Gunnedah New South Wales 2380

Attention: Brendan Williams

Email: [brendanwilliams@infogunnedah.com.au](mailto:brendanwilliams@infogunnedah.com.au)

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 2, DP:DP1202465 with a Buffer of 50 meters, conducted by Brendan Williams on 29 September 2017.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

2	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

Lot 1 DP 1245280 (formally part of Lot 1 DP 1202466)



Office of  
Environment  
& Heritage

## AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : 2 South St PP - Wan 3

Client Service ID : 304509

Gunnedah Shire Council

Date: 29 September 2017

PO Box 63

Gunnedah New South Wales 2380

Attention: Brendan Williams

Email: [brendanwilliams@infogunnedah.com.au](mailto:brendanwilliams@infogunnedah.com.au)

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 1. DP:DP1202466 with a Buffer of 50 meters.  
conducted by Brendan Williams on 29 September 2017.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

1	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

## Appendix 7 – Council Resolution

Ordinary Meeting Minutes of Gunnedah Shire Council held on Wednesday 20 September 2017

### 11. **PLANNING AND ENVIRONMENTAL SERVICES**

#### 11.3 PLANNING PROPOSAL TO AMEND THE GUNNEDAH LOCAL ENVIRONMENTAL PLAN (LEP) 2012 – PLANNING PROPOSALS FOR BLACKJACK CREEK, 2 SOUTH STREET AND VARIOUS LEP AMENDMENTS

**AUTHOR** Project Town Planner

*Council Resolution*

*Moved Councillor A LUKE*

*Seconded Councillor J CAMPBELL*

#### 18.09/17 COUNCIL RESOLUTIONS:

That Council resolve to:

1. Prepare a draft planning proposal, pursuant to Section 55 of the *Environmental Planning and Assessment Act 1979* for an amendment to the *Gunnedah Local Environmental Plan 2012* to:
  - a) Amend the following Land Zoning Map(s):
    - i) Land Zoning Map (LZN\_005AA) to:
      - a) Rezone Lot 1 DP 840712 and Lot 2 DP 555359 – 2 South Street, Gunnedah, from SP2 *Infrastructure* and RE1 *Public Recreation* to B6 *Enterprise Corridor*;
      - b) Rezone Lot 1 DP 591153, Lot 1 DP 736948, and Lot 1 DP 606235 – 4, 6 and 8 South Street, Gunnedah, respectively, from SP2 *Infrastructure* to R2 *General Residential*;
      - c) Rezone part of Lot 1 DP 1202465, Lot 2 DP 1202465, and Lot 1 DP 1202466, from R5 *Large Lot Residential* to RE1 *Public Recreation*;
      - d) Rezone part of Lot 4 DP 1202465 – 81 Wandobah Road, Gunnedah, from RE1 *Public Recreation* to R5 *Large Lot Residential*; and
    - b) Amend the following Floor Space Ratio Map(s):
      - i) Floor Space Ratio Map (FSR\_005AA) to:
        - a) Apply a floor space ratio of 1.5:1 to Lot 1 DP 840712 and Lot 2 DP 555359 – 2 South Street, Gunnedah; and
    - c) Amend the following Lot Size Map(s):
      - i) Lot Size Map (LSZ\_005AA) to:
        - a) Apply a minimum lot size of 650m<sup>2</sup> to Lot 1 DP 591153, Lot 1 DP 736948, and Lot 1 DP 606235 – 4, 6 and 8 South Street, Gunnedah, respectively;
        - b) Apply a minimum lot size of 40ha to the rezoned part of Lot 4 DP 1202465 – 81 Wandobah Road, Gunnedah;
        - c) Apply no minimum lot size to the rezoned part of Lot 1 DP 1202465, Lot 2 DP 1202465, and Lot 1 DP 1202466;
        - d) Remove the words 'no minimum' from the map legend; and
      - ii) Lot Size Maps (LSZ\_005), (LSZ\_005A), (LSZ\_005AA), and (LSZ\_005B) to:
        - a) Identify the map legend to state AB2 40ha; and
    - d) Amend the following sections of the Land Use Table:
      - i) Zone IN1 *General Industrial* to:
        - a) Identify 'landscaping material supplies' in section 3 *permitted with consent*; and
      - ii) Zone E3 *Environmental Management* to:
        - a) Identify 'farm buildings' in section 3 *permitted with consent*; and
      - iii) Insert a new land use zone – B6 *Enterprise Corridor*.

2. Forward the draft planning proposal to the Department of Planning and Environment for a Gateway Determination, and exhibit the proposal in accordance with that determination, pursuant to Sections 56-58 of the *Environmental Planning and Assessment Act 1979*; and
3. Request that the Director General of the Department of Planning and Environment issue a Written Authorisation to Council to Exercise Delegation of the plan making functions under Section 59 of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal.

## Appendix 8 – Attachment 4 – Delegated Plan Making Functions Checklist

### **ATTACHMENT 4 – EVALUATION CRITERIA FOR THE DELEGATION OF PLAN MAKING FUNCTIONS**

#### Checklist for the review of a request for delegation of plan making functions to councils

**Local Government Area:** Gunnedah

**Name of draft LEP:** 2 South Street rezoning and LEP review

**Address of Land (if applicable):** 2, 4, 6 and 8 South Street and 81 Wandobah Road, Gunnedah

**Intent of draft LEP:** Amend the land zoning, lot size, floor space ratio mapping for some land in Gunnedah Shire and general house keeping.

**Additional Supporting Points/Information:**

<b><u>Evaluation criteria for the issuing of an Authorisation</u></b>  (Note: where the matter is identified as relevant and the requirement has not been met, council is attach information to explain why the matter has not been addressed)	<b>Council response</b>		<b>Department assessment</b>	
	Y/N	Not relevant	Agree	Not agree
Is the planning proposal consistent with the Standard Instrument Order, 2006?	Y			
Does the planning proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y			
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y			
Does the planning proposal contain details related to proposed consultation?	Y			
Is the planning proposal compatible with an endorsed regional or sub-regional planning strategy or a local strategy endorsed by the Director-General?	Y			
Does the planning proposal adequately address any consistency with all relevant S9.1 Planning Directions?	Y			
Is the planning proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y			
<b>Minor Mapping Error Amendments</b>	Y/N			
Does the planning proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?	Y			
<b>Heritage LEPs</b>	Y/N			
Does the planning proposal seek to add or remove a local heritage item and is it supported by a strategy/study endorsed by the Heritage Office?		N/A		
Does the planning proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?		N/A		
Does the planning proposal potentially impact on an item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?		N/A		
<b>Reclassifications</b>	Y/N			
Is there an associated spot rezoning with the reclassification?		N/A		
If yes to the above, is the rezoning consistent with an endorsed Plan of Management (POM) or strategy?		N/A		
Is the planning proposal proposed to rectify an anomaly in a classification?		N/A		

Will the planning proposal be consistent with an adopted POM or other strategy related to the site?		N/A		
Will the draft LEP discharge any interests in public land under section 30 of the Local Government Act, 1993?		N/A		
If so, has council identified all interests; whether any rights or interests will be extinguished; any trusts and covenants relevant to the site; and, included a copy of the title with the planning proposal?		N/A		
Has the council identified that it will exhibit the planning proposal in accordance with the department's Practice Note (PN 09-003) Classification and reclassification of public land through a local environmental plan and Best Practice Guideline for LEPs and Council Land?		N/A		
Has council acknowledged in its planning proposal that a Public Hearing will be required and agreed to hold one as part of its documentation?		N/A		
<b>Spot Rezoning</b>	<b>Y/N</b>			
Will the proposal result in a loss of development potential for the site (ie reduced FSR or building height) that is not supported by an endorsed strategy?	N			
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP format?	N			
Will the planning proposal deal with a previously deferred matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?	N			
If yes, does the planning proposal contain sufficient documented justification to enable the matter to proceed?	N/A			
Does the planning proposal create an exception to a mapped development standard?	N			
<b>Section 3.22 matters</b>				
Does the proposed instrument				
a. correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary words or a formatting error?;	N			
b. address matters in the principal instrument that are of a consequential, transitional, machinery or other minor nature?; or	N			
c. deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land?	N			
(NOTE – the Minister (or Delegate) will need to form an Opinion under				

section 3.22(1)(c) of the Act in order for a matter in this category to proceed).				
---	--	--	--	--

#### NOTES

- Where a council responds 'yes' or can demonstrate that the matter is 'not relevant', in most cases, the planning proposal will routinely be delegated to council to finalise as a matter of local planning significance.
- Endorsed strategy means a regional strategy, sub-regional strategy, or any other local strategic planning document that is endorsed by the Director-General of the department.

## **Appendix 9 – Flood Planning Map Sheet (LZN\_005AA)**



# Gunnedah Local Environmental Plan 2012

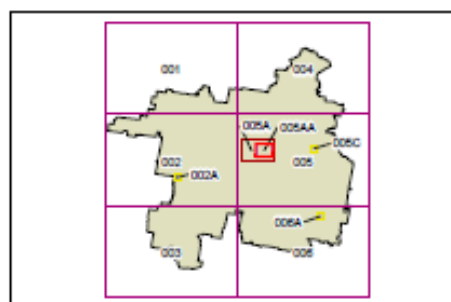
## Flood Planning Map - Sheet FLD\_005AA

### Flood Planning Area

Flood Planning Area

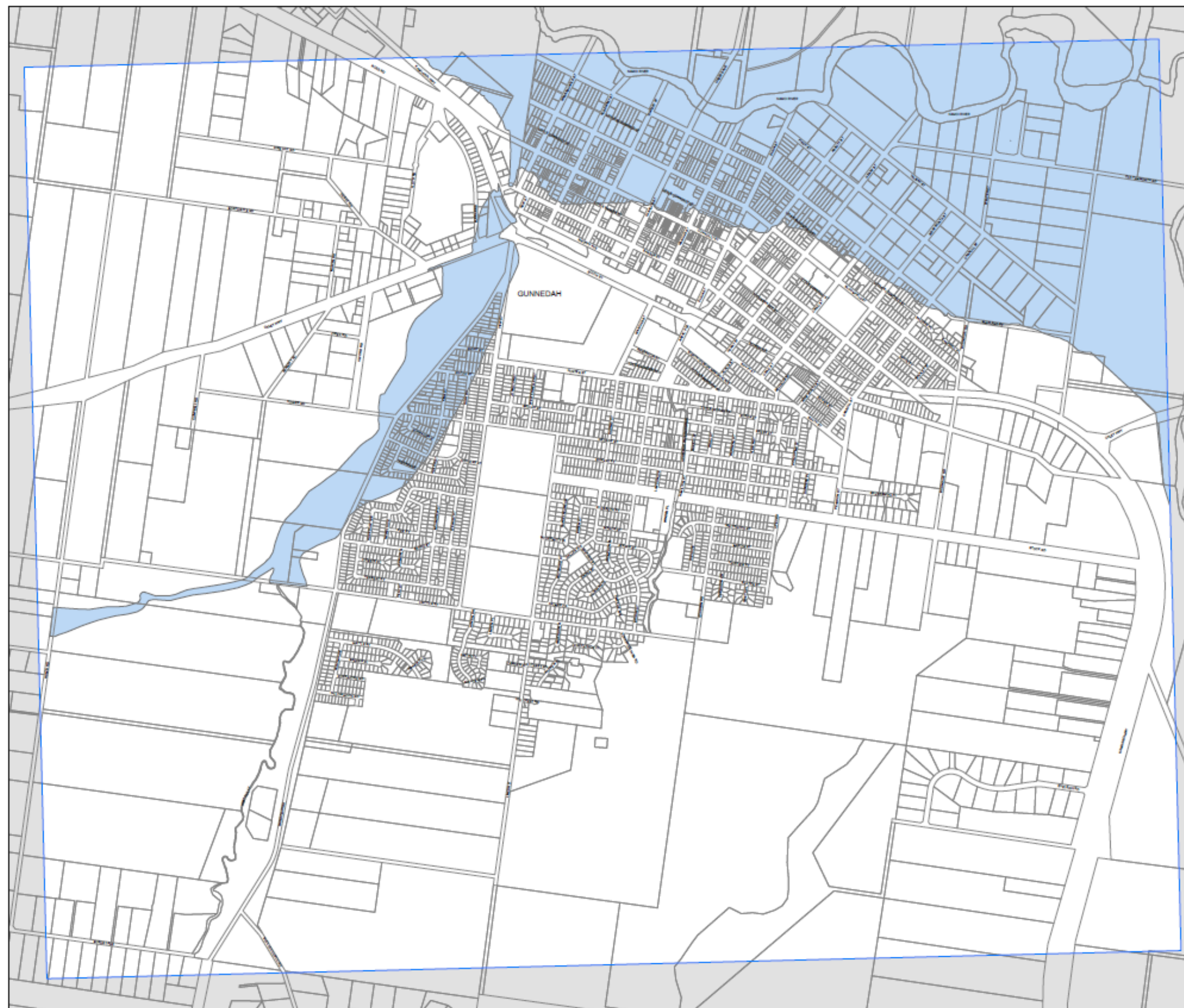
### Cadastre

Base data 26/3/2012 ©  
 Land and Property Management (LPI)



0 0.4 0.8  
Kilometres

Projection: GDA 1994  
Zone 55  
Scale: 1:20000 @ A3  
Map Identification Number:  
3850\_COM\_FLD\_005AA\_020\_20120420







# Stewart Surveys Pty Ltd

## Preliminary Contaminated Site Investigation

Lot 1 DP 840712 and Lot 2 DP  
555359

2 South Street,  
Gunnedah, NSW



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*Stephanie Cameron demonstrates the relevant qualifications, competencies, and experience appropriate to undertake this site investigation under Schedule B9 of the National Environment Protection (Assessment of Site Contamination) Measure 1999. Stephanie holds current membership of the Australian Contaminated Land Consultants Association, the Royal Australian Chemical Institute, the Australasian Land and Groundwater Association, and Soil Science Australia.*

*East West is a long established Tamworth-based laboratory undertaking environmental, construction, and agricultural testing. East West is accredited with the National Association of Testing Authorities and the Australasian Soil and Plant Analysis Council. East West have been successfully involved in many environmental sampling and monitoring projects over the past seven years.*

*This report does not provide a complete assessment of the environmental integrity of the site and is limited to the scope defined herein. Should any reader require that other matters be considered apart from those considered within this report, they should then make their own investigations and form their own conclusions.*

*This report has been prepared by:*

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Issue	Rev.	Date	Author	Approved	Issued To
Final	01	8 September 2020	A Welch	S Cameron	Stewart Surveys Ptd Ltd



## EXECUTIVE SUMMARY

East West was engaged by Stewart Surveys to conduct a preliminary contaminated site investigation (PSI) into use of Lot 1 DP 840712 and Lot 2 DP 555359 (2 South Street) in the Parish of Gunnedah, County of Pottinger, and Local Government Area of Gunnedah Shire Council. The site is currently owned by Ben Hennessey, with plans to rezone the site from rail infrastructure to a commercial/industrial zoning.

The objective of this preliminary site investigation is to determine whether the site is deemed free of contamination and fit for its intended use or whether further investigation and sampling is required in accordance with NEPM guidelines (2013). The scope of works included for the preliminary investigation involved a desktop investigation with site history search of historical deeds, a site field investigation with topsoil sampling of the site to 95% confidence, and analysis of the results with any conclusions or recommendations about the site.

Site history shows the site has been held primarily by the State Rail Authority of NSW as part of the railway corridor for the Mungindi rail line. The site was leased to The Forestry Commission of NSW for over two decades and the existing site and carport/wash bay on site was used for related uses. An underground petroleum storage system (UPSS) was discovered during the site inspection. Contaminants of potential concern from previous use could include hydrocarbons and PCBs related to fuel storage and vehicle maintenance, repair and washing, and lingering pesticide and fertiliser contaminants related to vegetation control.

Field investigations were conducted on 27<sup>th</sup> August 2020, where six topsoil (0-150mm) samples were collected from the site. In addition, six boreholes were drilled to 2m as a check for visual signs of fill or contamination and soil profile logs recorded.

The results of the sampling reveal that no single sample exceeds 250% of the concentration of potential contamination (COPC) assessment criteria. With regard to contaminants of concern, no contaminant exceeded the specified soil assessment criteria for HILs and EILs. The standard deviation of the concentration COPC analytical results are less than 50% of the soil assessment criteria which displays that the proposed development area is fit for its intended future use. No visual signs of contamination were discovered as a result of the borehole investigation and the borehole drilled closest and downslope of the UPSS revealed no visual or olfactory signs of UPSS associated contamination.

**Considering the assessment contained within this report, the site at 2 South Street, Lot 1 DP 840712 and Lot 2 DP 555359, Gunnedah NSW has low potential for contaminants of concern and the topsoil across the site meets the adopted criteria for the proposed land rezoning of commercial/industrial D health-based investigation levels which includes shops and offices. While there is no surface soil contamination on the site, the UPSS on site may have contaminated the surrounding soil at depth and could require investigation before future developments are undertaken.**



## TABLE OF CONTENTS

<b>1. SCOPE OF WORKS.....</b>	<b>6</b>
<b>2. SITE DESCRIPTION .....</b>	<b>7</b>
2.1. LAND USE .....	8
2.1.1. NEIGHBOURING LAND USE .....	8
2.2. GEOLOGY AND HYDROGEOLOGY .....	9
<b>3. SITE INVESTIGATION.....</b>	<b>10</b>
3.1. LOCAL SITE HISTORY.....	10
3.2. SITE INSPECTION.....	12
3.3. POSSIBLE CONTAMINANT SOURCES .....	15
3.4. POTENTIAL RECEPTORS .....	15
3.5. EXPOSURE PATHWAYS .....	15
<b>4. SAMPLING AND ANALYSIS PLAN .....</b>	<b>15</b>
<b>5. RESULTS .....</b>	<b>18</b>
5.1. SOIL ASSESSMENT CRITERIA .....	18
5.2. DISCUSSION OF RESULTS.....	19
<b>6. QUALITY ASSURANCE/QUALITY CONTROL .....</b>	<b>21</b>
6.1. QA/QC DOCUMENTATION .....	21
6.2. LABORATORIES .....	21
<b>7. CONCLUSIONS .....</b>	<b>22</b>
<b>7. REPORT LIMITATIONS.....</b>	<b>23</b>
<b>8. REFERENCES .....</b>	<b>23</b>

## TABLE OF TABLES

Table 1.....	11
Table 2.....	18
Table 3.....	20

## TABLE OF APPENDICES

Appendix A.....	24
Appendix B.....	34
Appendix C.....	40



## INTRODUCTION

East West has been engaged by Stewart Surveys to undertake a Preliminary Site Contamination Investigation (PSI) to assess the potential for contamination at the site held as Lot 1 DP 840712 and Lot 2 DP 555359 (2 South Street) in the Parish of Gunnedah, County of Pottinger, and Local Government Area of Gunnedah Shire Council (hereafter referred to as the 'site').

The site is currently owned by Ben Hennessey and it is understood that the site is to be rezoned from rail infrastructure facilities to a commercial/industrial zoning and retain the existing shed on site.

The site is situated within the locality of Gunnedah, approximately 500 metres south of Gunnedah's town centre.

The site is currently unused and contains a corrugated iron shed on the north-east corner with a bunded vehicle wash bay and drain. The site has had historical ownership by the railway as use as a railway corridor.

This site assessment was carried out by East West on behalf of Stewart Surveys.

The assessment was conducted and completed as required by the EPA guideline *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (2000) and consists of:

- Identify all past and present potentially contaminating activities;
- Identify potential contamination types;
- Discuss the site condition;
- Provide an assessment of site contamination; and
- Assess the need for further investigation.

## 1. SCOPE OF WORKS

The scope of work undertaken relates solely to the site held as Lot 1 DP 840712 and Lot 2 DP 555359 (2 South Street, Gunnedah NSW).

The scope of work undertaken in this preliminary contaminated site investigation comprises:

- A summary of site history covering the last 100 years;
- Description of potential for contamination;
- Systematic sampling of the site with enough samples taken for adequate site characterisation;
- Soil profile logs to 2m at locations across the site;
- Details of sampling and analysis; and
- Analysis of the results of the investigation and conclude with any recommendations about the site.

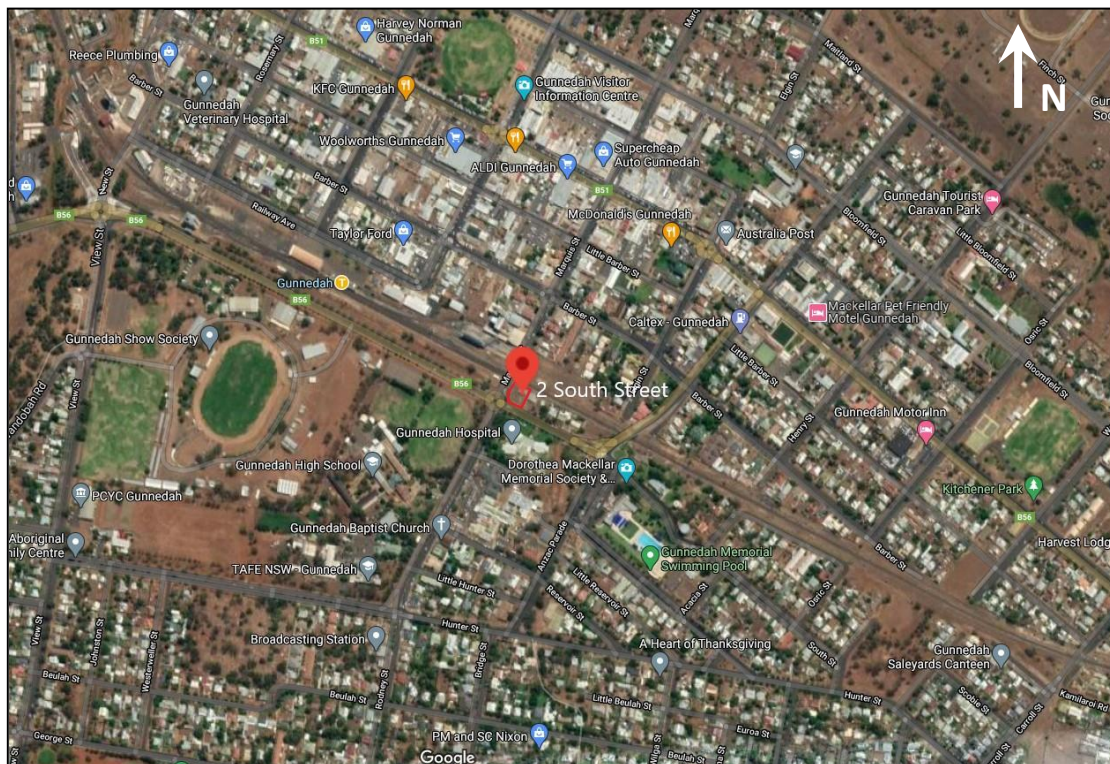


## 2. SITE DESCRIPTION

The site is held as Lot 1 DP 840712 and Lot 2 DP 555359 in the Parish of Gunnedah, County of Pottinger, and Local Government Area of Gunnedah Shire Council. At the time of writing, the site is under contract to be transferred to Ben Hennessey from Hilda Mary Bowden's estate. There are plans to rezone the site to a commercial zoning from its current zoning as rail infrastructure.

The site is located within the locality of Gunnedah and is approximately five hundred metres south of Gunnedah's main centre (Figure 1). The site is on the corner of South Street and Marquis Street and borders the Mungindi railway line on its northern boundary. There exists a shed and car port with a bunded concrete wash bay on the north-eastern portion of the site. The remainder of the site is covered in mixed grassy vegetation. The site has proximity to low density residential premises to the south, public recreation areas to the west, and medium density residential premises to the north.

The total site area is approximately 900m<sup>2</sup>. The site is zoned as SP2 – *Rail Infrastructure Facilities* in the Gunnedah Local Environment Plan 2012. The site is not burdened by any current leases or easements.



**Figure 1.** The site at 2 South Street, Gunnedah NSW (Lot 1 DP 840712 and Lot 2 DP 555359) outlined in red, with reference to the town of Gunnedah. The site is surrounded by residential and recreational lots and directly borders the railway line that runs through Gunnedah. *Image Source: Google Maps accessed on 31.8.2020. All boundaries are approximate and for illustrative purposes only.*



## 2.1. Land Use

The site has been unused for a number of years, but due to its inclusion in the railway corridor, has historical use by the State Rail Authority of NSW and more recently The Forestry Commission of NSW. The shed and carport with wash bay on site was used in association with the activities of The Forestry Commission of NSW. The wash bay has an associated silt and grease trap. The shed is currently not in use and no known storage of any dangerous or contaminating goods are presently stored on site. There does exist an underground petroleum storage system (UPSS) by the car port.

### 2.1.1. Neighbouring Land Use

The site borders the Mungindi railway line directly to the north (Figure 2). The railway line has use for the transport of passengers and freight such as grains and coal. The lot neighbouring the site immediately to the east similarly accommodates a shed and further lots within the railway corridor zoning are residential premises. The site has proximity to Gunnedah Hospital, Gunnedah High School, and Gunnedah Flour Mill (Figure 2). Broadly, low density residential premises and public recreation areas surround the site to the south and west with medium density residential premises to the north.



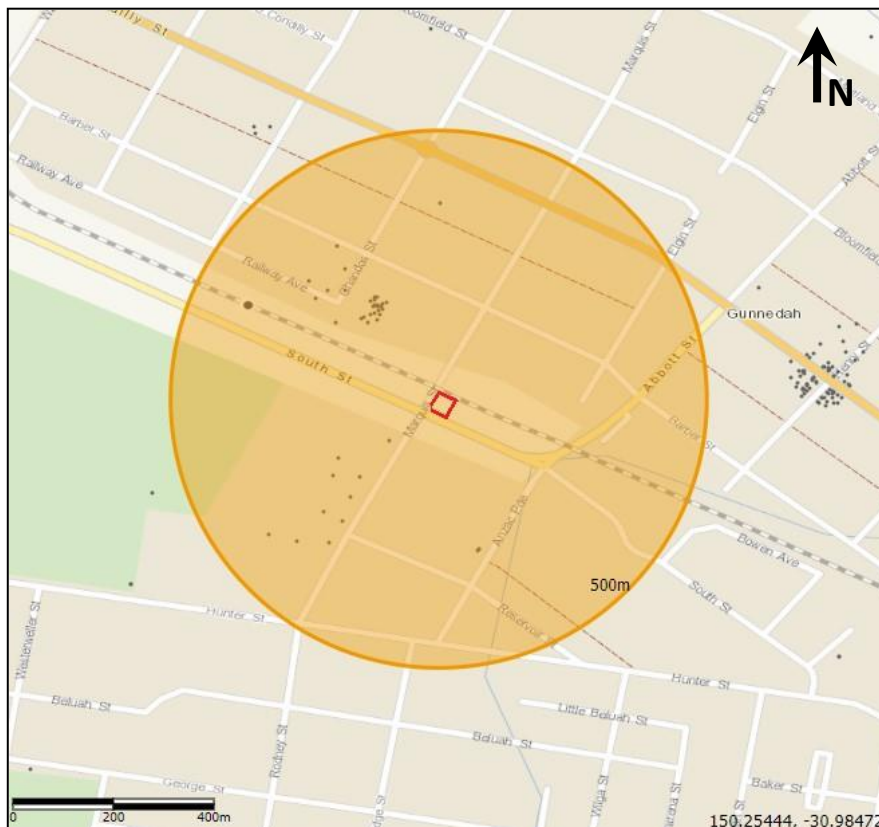
**Figure 2.** Surrounding land use of the site (outlined in red) at 2 South Street, Gunnedah NSW (Lot 1 DP 840712 & Lot 2 DP 555359). Image Source: Six Maps accessed on 3/09/2020. All boundaries are approximate and for illustrative purposes only.



## 2.2 Geology and Hydrogeology

According to the Australia Manilla-Narrabri 1:250,000 Geological Series Sheet, the site's bedrock geology consists of undifferentiated alluvial deposits and includes Holocene alluvial channels and overbank deposits of sand, silt and clay sediments. These bedrock components are from the Quaternary period of the Cainozoic era. The soil at the site consists predominantly of sandy brown clays with trace gravel. Some small patches (<1m) of fill interrupted the grassy groundcover in the eastern portion of the site, and correlated with the old driveway leading from the site's entrance to the shed on site.

A search for registered groundwater bores within a 500m radius of the site was conducted using the Australian Government Bureau of Meteorology's online Australian Groundwater Explorer (accessed on 31/08/20). There are no registered groundwater bores on site. Forty-two registered groundwater bores appeared within 500m of the site. The site has a gentle slope towards the north-northeast. Surface water run-off is therefore expected to progress down slope to the north-northeast. The nearest surface water is the Namoi River that runs approximately 1.1km north of the site.



**Figure 3.** Published groundwater bores available within 500m of the site (outlined in red) at 2 South Street, Gunnedah NSW (Lot 1 DP 840712 and Lot 2 DP 555359). *Image Source: Australian Groundwater Explorer: Bureau of Meteorology, Australian Government accessed 3/09/2020. All boundaries are approximate and for illustrative purposes only.*



## 3. Site Investigation

### 3.1. Local Site History

A site historical information review was conducted in order to ascertain historical past use of the site for the last one hundred years. The site history was provided by InfoTrack and includes a review of historical deeds, easements and leases. The site history is available from 1879.

The site is currently on record as owned by Hilda Mary Bowden but ownership is under contract to be transferred to Ben Hennessey. The site has been owned by the current owner since 1995. Historically, the site has been owned and used by the State Rail Authority of New South Wales as part of the railway corridor of the Mungindi railway line. The line has been used to transport passengers and freight such as grains and coal that are grown and mined in the region. Throughout the seventies, eighties and early nineties, the site was leased to The Forestry Commission of New South Wales. The Forestry Commission of NSW managed the state forests and conducted forestry research work. There are no records pertaining to the age of the shed on site, however, the carport with bunded wash bay was built by The Forestry Commission in 1994. The shed and carport/wash bay was allegedly used for the activities of The Forestry Commission of NSW. Anecdotal information collected on 27<sup>th</sup> August 2020, revealed these activities including using the site and associated shed as a nursery.

There are plans to rezone the site from rail infrastructure to commercial/industrial land use. The shed and carport/wash bay are to remain on-site.

A summary of owners report can be found in Table 1 and a full title search can be found in Appendix C.

The site is not burdened by any easements. The site is currently zoned as SP2 – *Rail Infrastructure Facilities*.



**Table 1. Summary of Owners Report**

<b>As regards to Lot 1 D.P. 840712</b>		
<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
06.12.1879 (1879 to 1995)	Public Transport Commission of New South Wales Intervening name changes, Now State Rail Authority of New South Wales	Vol 478 Fol 22 Now 1/840712
09.01.1995 (1995 to 2012)	Lionel Thomas Bowden Hilda Mary Bowden	1/840712
10.12.2012 (2012 to	# Hilda Mary Bowden	1/840712
<b>As regards to Lot 2 D.P. 555359</b>		
	This parcel of land was formerly part of Marquis Street	
08.09.1972 (1972 to 1995)	Public Transport Commission of New South Wales Now State Rail Authority of New South Wales	Gazette Now 2/555359
09.01.1995 (1995 to 2012)	Lionel Thomas Bowden Hilda Mary Bowden	2/555359
10.12.2012 (2012 to	# Hilda Mary Bowden	2/555359

# denotes current registered proprietor

Easements: - NIL

Leases: -

- 17.01.1973 to The Forestry Commission of New South Wales, of Lot 1 D.P. 555359 – expired 16.03.1978
- 16.03.1978 to The Forestry Commission of New South Wales, of Lot 1 D.P. 555359 – expired 31.12.1981
- 19.05.1987 (W 860581) to The Forestry Commission of New South Wales – expired 30.09.1987
- 30.04.1990 (Y 915196) to The Forestry Commission of New South Wales - expired



### 3.2. Site Inspection

A site inspection was conducted on 27<sup>th</sup> August 2020.

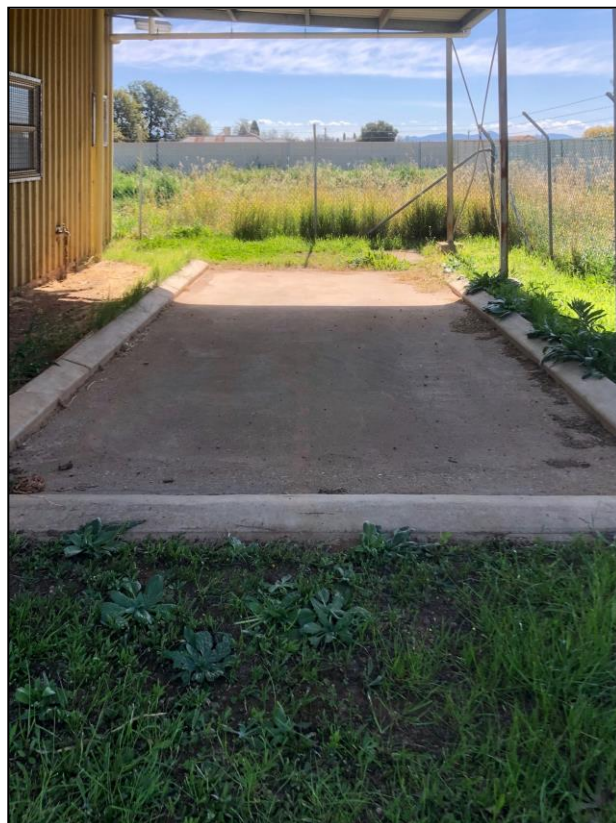
The majority of the above ground site revealed:

- Drainage of the proposed development area of the site is primarily towards the north-northeast;
- A shed on the north-eastern portion of the site with a carport (Figure 4) and bunded concrete wash bay containing a grease trap and silt/grease arrestor (Figure 5). The wash bay and associated drains appeared clean;
- An underground petroleum storage system (UPSS) was located on the south-eastern side of the shed (Figure 6);
- Small patches (<1m) of remnants of fill on the eastern portion of the site leading to the entrance of the shed on site;
- Visible signs of responses to toxic contaminants/pesticide use along the site boundary fence line (Figure 7);
- Groundcover is predominantly mixed grasses and weeds;
- No visible signs of spills or leaks within the site boundaries;
- No obvious odours were observed; and
- No visible on-site losses of dangerous goods or discarding of explosive materials.

The site inspection did not indicate any major contamination or environmental issues in relation to the site. The UPSS discovered on site could require further investigation into its condition and the condition of the surrounding soil. It is unknown whether the appearance of vegetation control on site is Council applied. The existing shed on site was not internally inspected as it is expected to remain on site.



**Figure 4.** On-site shed and carport used in association with The Forestry Commission of NSW.





**Figure 5.** Concrete are located on the concrete.



bunded wash bay. Drains northern edge of the

**Figure 6.** Evidence of UPSS located on site, situated on the eastern side of the shed.





**Figure 7.** Evidence of pesticide use along site boundary and Council pathway

### 3.3. Possible Contaminant Sources

Surface soil contamination from known or suspected previous use could exist risk for lingering topsoil contamination related to use as a railway corridor and use of the carport/wash bay.

The most likely types of contamination would be:

- Heavy metal contaminants (arsenic, cadmium, chromium, copper, mercury, nickel, lead, selenium and zinc) from rail use and/or pesticide/herbicide use;
- Total recoverable hydrocarbons (TRH), polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), benzene, toluene, ethylbenzene and xylene (BTEX) contaminants related to any spills, leaks or improper storage of contaminants related to vehicle maintenance/repair and fuel;
- Phenols, organochlorine pesticides (OPPs) and organochlorines pesticides (OCPs) related to weed and vegetation management; and
- TRH, PAHs and BTEX related to leakage from the UPSS in the subsoil.

### 3.4. Potential Receptors

The potential receptors include:

- Future site visitors;
- Contractors and construction workers involved in any future site use or development;
- Surface or groundwater quality;
- Flora and fauna surrounding the site; and
- Neighbouring residents of the site.

### 3.5. Exposure Pathways

Possible exposure pathways include:

- Ingestion (via soil), dermal contact, or inhalation of surface soil contamination;
- Accessing soil for home grown fruits and vegetables;
- Inhalation of vapours from soil; and
- Inhalation through air transport of soil particulates (dust).

## 4. Sampling and Analysis Plan



Six (6) sampling locations were selected by East West on 27<sup>th</sup> August 2020 from within the site. Six topsoil samples were collected at a depth of 150mm using an excavator with a 200mm auger attachment. According to *NSW EPA Contaminated Sites – Sampling Design Guidelines 2012*, these surface soils are most likely to be contaminated and come into contact with future users of the area or construction workers.

Sampling rationale was to collect one topsoil sample per ~150m<sup>2</sup> grid area to ensure a spatial probability of detecting potential contaminant “hot spots” of reasonable size. If a location is found to have more than 2.5 times the contaminant’s acceptable limit, then it will be classified as a hotspot and require further assessment, remediation, removal or management. The sampling design used was systematic sampling.

Soil profile logs were performed down to 2m at each sampling location. Soil profile logs were used to determine depth of any fill and visually detect any visual signs of contamination.

All samples were collected carefully to ensure no cross-contamination occurred between sampling. Samples were collected using a scoop brushed off in between sampling points and nitrile gloves were worn. The auger was brushed off between sampling points.

To effectively preserve the samples, each sample for contamination analysis was placed in a new glass jar with plastic screw-top lid and sealed. The samples were assigned a job number, date, sample location, sampler, and a unique sample number.

A sample log for each sample was filled in with the date, job number, site address, GPS coordinates, samplers, sample locations, and sample names. The soil jars were carefully transported back to East West in a cooled esky and a filled and signed chain of custody (COC) accompanied the samples to their destination at Envirolab.

The sample containers were wrapped in bubble wrap to ensure they did not break during transit and transported via overnight express in a cooled esky. A Sample Receipt Advice (SRA) was provided once Envirolab had received the samples. The sample logs, soil profile logs, COC, and SRA can be found in Appendix C.

All samples were collected in accordance with the NSW EPA Sampling Design Guidelines and National Environmental Protection (Assessment of Site Contamination) Measure 1999.

Sampling was performed on 27/8/20 by Ashley Welch (Scientific Officer). Soil profile logs were performed by Brendan Footit (Geotechnical Field Technician) and assisted by Ashley Welch.

Table 2 contains a sample log of those samples collected. Figure 8 indicates where the samples were collected from and includes UPSS location.

Analysis of the results for systematic grid based sampling must meet the following:



- The 95% Upper Confidence Limit (UCL) of the concentration of potential contamination (COPC) results do not exceed the soil assessment criteria;
- No single sample exceeds 250% of the COPC assessment criteria; and
- The standard deviation of the concentration COPC analytical results are less than 50% of the soil assessment criteria.



**Figure 8.** Mud Map of Site – sample collection locations for the site at 2 South Street, Gunnedah NSW (Lot 1 DP 840712 and Lot 2 DP 555359). *Mud map is for illustrative purposes only.*



Table 2: Sample Log of Samples Collected on 27/8/20

SAMPLE ID	DEPTH	GPS COORDINATES	DESCRIPTION
EW200994-1	0-150mm	30°58.874" S 150°50.096" E	<b>SP1</b> East of USPS bowser, south of concrete wash bay, east side of site
EW200994-2	0-150mm	30°58.879" S 150°50.091" E	<b>SP2</b> Eastern edge of site in south-east corner
EW200994-3	0-150mm	30°58.877" S 150°50.086" E	<b>SP3</b> Southern portion of site in line with SP2
EW200994-4	0-150mm	30°58.874" S 150°50.080" E	<b>SP4</b> Western edge of site on southern portion
EW200994-5	0-150mm	30°58.869" S 150°50.082" E	<b>SP5</b> On western portion of the site, parallel to SP1
EW200994-6	0-150mm	30°58.862" S 150°50.085" E	<b>SP6</b> North-western corner of the site

## 5. RESULTS

### 5.1. Soil Assessment Criteria

Health Investigation Levels (HILs) are Tier 1 risk based generic assessment criteria used for the assessment of potential risks to human health from chronic exposure to contaminants in soil. They are intentionally conservative and based on a reasonable worst-case scenario for generic land use settings. The HILs selected for the soil assessment criteria are the Residential HIL D guidelines which are commercial/industrial areas that include premises such as shops, offices, factories and industrial sites. These HILs have been selected as they reflect the proposed land use of the site.

Ecological investigation levels (EILs) for commercial and industrial land uses is broadly equivalent to the HIL D land use scenario. The protection levels for the generic land use settings are 60% for commercial and industrial land uses. EILs apply principally to contaminants in the top 2m of soil at the finished surface/ground level which corresponds to the root zone and habitation zone of many species.

The guidelines have been located through the NSW Environment and Protection Authority (EPA) and they indicate suitable threshold values for contaminants in soil from the appropriate guidelines outlined in the *National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999* (April 2013), NEPC 2013, Canberra.

A full breakdown of the HILs and EILs can be found in Appendix B.



## 5.2. Discussion of Results

All six topsoil samples were tested for heavy metal contaminants (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc), total recoverable hydrocarbons (TRH), polycyclic aromatic hydrocarbons (PAHs), total phenols, polychlorinated biphenyls (PCBs), organophosphorus pesticides (OCPS), organochlorine pesticides (OCPs), and benzene, toluene, ethylbenzene, and xylene (BTEX) at Envirolab (NATA accreditation 2901).

All topsoil sample results at SP1 through to SP6 indicate concentrations for tested analytes below detectable limits of instrument analysis or below the soil assessment criteria – HIL commercial/industrial D threshold values. However, lead concentrations above background levels were detected in soil samples at SP1, SP2, SP4, SP5 and SP6. Total positive PAH concentrations were also detected above background levels in all soil samples. The lead and PAH concentrations are well below HIL commercial/industrial D guidelines.

Boreholes drilled to a depth of 2m at the six locations revealed no obvious signs of fill or contamination. The borehole drilled closest and downslope of the UPSS revealed no visual or olfactory signs of UPSS associated contamination. Soil across the site was predominantly brown sandy clay with trace gravel.

A summary of analysis for the soil samples (project reference EW200994) are located in Table 3. The first column contains the analytes (element and compounds tested for), the second column is the units of the results (i.e. mg/kg is milligram per kilogram or ppm of soil) and the middle columns contain the validation results for the soil samples collected. The last column displays the maximum permissible concentration of a contaminant for specific Health-Based Investigation Levels (HILs).

Full result summary tables of soil analyses are available in Appendix B. The tables contain NEPM investigation and screening guidelines with each maximum permissible concentration of a contaminant for each specified HIL and EIL. Statistical analyses of the results are included. Values over the maximum permissible concentration of a contaminant will be highlighted and further appropriate health investigation and evaluation is required.

The results of the soil sampling investigation into the proposed development area reveal that:

- No contaminants of concern have been detected with the 95% Upper Confidence Limit (UCL) of the concentration of potential contamination (COPC) with no contaminant exceeding the specified soil assessment criteria for HILs and EILs;
- No single sample exceeds 250% of the COPC assessment criteria; and
- The standard deviation of the concentration COPC analytical results are less than 50% of the soil assessment criteria.

Full laboratory documents are attached in Appendix C.



Table 3. Summary of Topsoil Analysis Results

ANALYTE Units		SP 1	SP 2	SP 3	SP 4	SP 5	SP 6	NEPC Guidelines NEPM Health-Based Investigation Levels (Commercial/Industrial D)
		200994- 1	200994- 2	200994- 3	200994- 4	200994- 5	200994- 6	
		0- 150mm	0- 150mm	0- 150mm	0- 150mm	0- 150mm	0- 150mm	
Heavy Metals								
Arsenic	mg/kg	<4	<4	<4	<4	<4	5	3000
Cadmium	mg/kg	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	800
Chromium	mg/kg	13	14	15	17	16	15	3000
Copper	mg/kg	8	11	11	16	11	13	250000
Mercury	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	4000 (inorganic Hg)
Nickel	mg/kg	10	12	16	16	16	14	4000
Lead	mg/kg	21	24	12	40	23	33	1500
Zinc	mg/kg	56	57	33	57	39	38	400000
Organochlorine Pesticides								
Total +ve DDT + DDD + DDE	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	4000
Organophosphorus Pesticides								
Chlorpyrifos-methyl	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	2000
PCBs								
Total +ve PCBs (1016-1260)	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	8
PAHs								
Total +ve PAHs	mg/kg	0.2	1.8	0.4	3.1	0.76	2.4	4000



## 6. QUALITY ASSURANCE/QUALITY CONTROL

### 6.1. QA/QC Documentation

All samples were transported to the laboratories for analysis with relevant COC documentation containing the following:

- Site identification;
- Sampler(s);
- Nature of the sample – soil;
- Collection date; and
- Analysis to be performed

Original COC and sample receipts advisory (SRA) documentation can be found in Appendix C.

### 6.2. Laboratories

Samples were submitted to NATA accredited laboratory:

- Envirolab (primary intra-laboratory) – NATA accreditation 2901

As part of their National Association of Testing Authorities NATA accreditation, laboratories are required to carry out routine in-house quality control (QC) procedures, which are presented in Appendix C.



## 7. CONCLUSIONS

Preliminary investigations of the site history were consistent with use of the site for the railway line. The site was leased to The Forestry Commission of NSW for over two decades and the existing site and carport/wash bay on site was used for related uses. An underground petroleum storage system (UPSS) was discovered on site during sampling. There is interest in rezoning the site from rail infrastructure to commercial/industrial.

A preliminary site assessment was conducted on the 27<sup>th</sup> August 2020 in order to assess the contamination status of the site. Contaminants of potential concern were not identified in the topsoil at concentrations in excess of assessment criteria in all samples analysed.

**Considering the assessment contained within this report, the site at 2 South Street, Lot 1 DP 840712 and Lot 2 DP 555359, Gunnedah NSW has low potential for contaminants of concern as evidenced by the results of testing across the topsoil of the site.**

**The UPSS discovered on site may require further investigation into its condition and to determine whether any related contamination has compromised the surrounding soil at depth.**

**On the basis of the investigation undertaken, the topsoil across the site meets the adopted criteria for for the proposed land rezoning of commercial/industrial D health-based investigation levels which includes shops and offices. While there is no surface soil contamination on the site, the UPSS on site may have contaminated the surrounding soil at depth and could require investigation before future developments are undertaken.**



## 7. REPORT LIMITATIONS

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only.

This report does not provide a complete assessment of the environmental integrity of the site and is limited by the scope as defined above.

## 8. REFERENCES

Geological Survey of New South Wales (1991), Manilla-Narrabri 1:250,000.

NEPC (1999), *Amended National Environment Protection (Assessment of Site Contamination) Measure (2013)*, National Environmental Protection Council.

NEPC (1999), *Schedule B1 – Guideline on Investigation Levels for Soil and Groundwater Measure 1999*, National Environmental Protection Council.

NSW EPA (2000), *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*, NSW Environmental Protection Authority.

NSW EPA (1995), *Contaminated Sites – Sampling Design Guidelines*, NSW Environmental Protection Authority.



## **APPENDIX A – SAMPLING LOCATIONS AND SOIL PROFILE LOGS (AUGUST 27 2020)**

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Figure 9. SP1 (200994-1) 0-150mm, east of the UPSS on the eastern boundary of the site.



Figure 10. SP2 (200994-2) 0-15mm, in the south-eastern portion of the site.



Figure 11. SP3 (200994-3), 0-150mm on southern portion of site in line with shed.



Figure 12. SP4 (200994-4), 0-150mm on south-western portion of the site.



Figure 13. SP5 (200994-5), 0-150mm western portion of the site.



Figure 14. SP6 (200994-6), 0-150mm, north-western portion of the site.



**Preliminary  
Site Investigation**  
Lot 1 DP840712 & Lot 2 DP555359  
Gunnedah, NSW

BOREHOLE LOG		BOREHOLE NO.: SP1						
CLIENT: Stewart Surveys PROJECT: Site Classification LOCATION: 2 South St, Gunnedah NSW 2380		JOB NO.:  <b>EW200994</b>						
CO-ORDINATE \$:		START DATE: 27/08/2020						
ELEVATION:		END DATE: 27/08/2020						
RIG: St Excavator	DRILL BIT:	OPERATOR:						
		LOGGER: AW						
USCS	DESCRIPTION	METHOD	DEPTH	GRAPHIC	SPT BLOWS	DATA	SAMPLES	WATER
					DCP BLOWS			
	Grass on Surface Bandy CLAY, Medium Plasticity, Brown, MC=WP,							
	Bandy CLAY, Medium Plasticity, Brown, MC=WP,							
	Bandy CLAY, Medium Plasticity, Brown, MC=WP, Trace Gravel							
	Terminated, Target Depth							
					HOLE DEPTH: 2.05m			

REMARKS
 

HOLE DEPTH: 2.05m  
 Sheet 1 of 1



eastwest geo log enviro		BOREHOLE LOG				BOREHOLE NO.: SP2		
		CLIENT: Stewart Surveys PROJECT: Site Classification LOCATION: 2 South St, Gunnedah NSW 2380				JOB NO.: EW200994		
CO-ORDINATES: ELEVATION:		RIG: 5t Excavator DRILL BIT:				START DATE: 27/08/2020 END DATE: 27/08/2020 LOGGER: AW		
USCS	DESCRIPTION	METHOD	DEPTH	GRAPHIC	SPT BLOW S 10 20 30 40	DATA	SAMPLES	WATER
					DCP BLOW S			
	Grass on Surface Sandy CLAY, Medium Plasticity, MC<WP							
	Sandy CLAY, Medium Plasticity, MC<WP							
	Terminated, Target Depth		2.0					
					HOLE DEPTH: 2.05m			
					Sheet 1 of 1			

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REMARKS

Groundwater Not Encountered

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BOREHOLE LOG		BOREHOLE NO.: SP3							
CLIENT: Stewart Surveys PROJECT: Site Classification LOCATION: 2 South St, Gunnedah NSW 2380		JOB NO.: <b>EW200994</b>							
CO-ORDINATES: . ELEVATION:		START DATE: 27/08/2020 END DATE: 27/08/2020 LOGGER: AW							
RIG: 5t Excavator		DRILL BIT:							
OPERATOR:									
USCS	DESCRIPTION	METHOD	DEPTH	GRAPHIC	SPT BLOWS	DCP BLOWS	DATA	SAMPLES	WATER
	Grass on Surface Sandy CLAY, Medium Plasticity, Brown, MC-vWP, Trace Gravel								
	Sandy GRAVEL, Low Plasticity, MC-vWP, Trace Clay								
	Terminated, Target Depth		2.0						
					EOL: 2.05m				

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REMARKS

HOLE DEPTH: 2.05m

Sheet 1 of 1



**Preliminary  
Site Investigation**  
Lot 1 DP840712 & Lot 2 DP555359  
Gunnedah, NSW

		BOREHOLE LOG				BOREHOLE NO.: SP4						
		CLIENT: Stewart Surveys PROJECT: Site Classification LOCATION: 2 South St, Gunnedah NSW 2380				JOB NO.:  EW200994						
CO-ORDINATES: . ELEVATION:						START DATE: 27/08/2020 END DATE: 27/08/2020 LOGGER: AW						
RIG: 5t Excavator		DRILL BIT:		OPERATOR:								
USCS	DESCRIPTION	METHOD	DEPTH	GRAPHIC	SPT BLOWS				DATA	SAMPLES	WATER	
					1-10	10-20	20-30	30-40				
					DCP BLOW5							
					1-5	5-10	10-15	15-20				
	Grass on Surface Sandy CLAY, Medium Plasticity, Brown, MC-WP, Trace Gravel										0.00 - 0.15m, Bulk disturbed sample	
			1.0									
	CLAY, Medium Plasticity, Orange, MC-WP, Trace Sand											
			2.0									
	Terminated, Target Depth											
					EOH: 2.05m							
REMARKS												

HOLE DEPTH: 2.05m  
 Sheet 1 of 1

Document ID: EW200994  
Issued By: S.Cameron  
Issue No: 1  
Date of Issue: 8.09.2020

BOREHOLE LOG		BOREHOLE NO.: SP5						
CLIENT: Stewart Surveys PROJECT: Site Classification LOCATION: 2 South St, Gunnedah NSW 2380		JOB NO.:  EW200994						
CO-ORDINATES: , ELEVATION: RIG: 5t Excavator      DRILL BIT:		START DATE: 27/08/2020 END DATE: 27/08/2020 LOGGER: AW						
USCS	DESCRIPTION	METHOD	DEPTH	GRAPHIC	SPT BLOWS	DATA	SAMPLES	WATER
					DCP BLOWS			
	Grass on Surface SANDY Gravelly CLAY, Medium Plasticity, MC-WP				1 2 3 4		0.00 - 0.15m, Bulk disturbed sample	
			1.0					
			2.0					
	Terminated, Target Depth							
					HOL: 2.05m			
REMARKS								



eastwest geo ag enviro		BOREHOLE LOG				BOREHOLE NO.: <b>SP6</b>					
CLIENT: Stewart Surveys PROJECT: Site Classification LOCATION: 2 South St, Gunnedah NSW 2380		JOB NO.: <b>EW200994</b>									
CO-ORDINATES: ELEVATION: RIG: 5t Excavator      DRILL BIT:				START DATE: 27/08/2020 END DATE: 27/08/2020 LOGGER: AW							
USCS	DESCRIPTION	METHOD	DEPTH	GRAPHIC	SPT BLOWS				DATA	SAMPLES	WATER
					1-10	10-20	20-30	30-40			
					DCP BLOWS						
					1-5	5-10	10-15	15-20			
	Grass on Surface Sandy Gravelly CLAY, Medium Plasticity, MC-WP										
			1.0								
			2.0								
	Terminated, Target Depth										
					BOH: 2.05m						
REMARKS											
HOLE DEPTH: 2.05m Sheet 1 of 1											

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## APPENDIX B – FULL RESULTS TABLES

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		Organochlorine Pesticides																				
		HCB	α-BHC	gamma-BHC	beta-BHC	Heptachlor	delta-BHC	Aldrin	Heptachlor Epoxide	gamma-Chlordane	alpha-Chlordane	Endosulfan I	pp-DDE	Dieldrin	Endrin	pp-DDD	Endosulfan II	pp-DDT	Endrin Aldehyde	Endosulfan Sulphate	Methoxychlor	Total +ve DDT+DDD+DDE
		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL		0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
NSW 2014 General Solid Waste CT1 (No Leaching)																						
NSW 2014 General Solid Waste CT2 (No Leaching)																						
NEPM 2013 Table 1B(4) Generic EIL - Commercial and Industrial																	640					640
NEPM 2013 Table 1B(5) ESLs for Commercial/Industrial (Coarse Soil) 0-2m																						
NEPM 2013 Table 1B(5) ESLs for Commercial/Industrial (Fine Soil) 0-2m																						
NEPM 2013 Table 1A(1) HILs Commercial/Industrial D Soil		85				7		50	50	560	560			50	100		2000				2700	4000
Field ID	Date																					
200994-1	27/8/20	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
200994-2	27/8/20	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
200994-3	27/8/20	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
200994-4	27/8/20	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
200994-5	27/8/20	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
200994-6	27/8/20	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
	Mean (mg/L)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
	Std Dev	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	CV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	α at 95% (n-1)	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015
	95% UCL	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
	Guidelines Pass/Fail	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS



		Heavy Metals								PCBs							
		Arsenic	Cadmium	Chromium	Copper	Mercury	Nickel	Lead	Zinc	Aroclor 1016	Aroclor 1221	Aroclor 1232	Aroclor 1242	Aroclor 1248	Aroclor 1254	Aroclor 1260	Total +ve PCBs (1016-1260)
		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL		4	0.4	5	5	0.1	5	5	5	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
NSW 2014 General Solid Waste CT1 (No Leaching)		100	20	100		4	40	100									50
NSW 2014 General Solid Waste CT2 (No Leaching)		400	80	400		16	160	400									50
NEPM 2013 Table 1B(4) Generic EIL - Commercial and Industrial		170		580	230		350	1800	670								
NEPM 2013 Table 1B(5) ESLs for Commercial/Industrial (Coarse Soil)																	
0-2m																	
NEPM 2013 Table 1B(5) ESLs for Commercial/Industrial (Fine Soil)																	
0-2m																	
NEPM 2013 Table 1A(1) HILs Commercial/Industrial D Soil		3000	800	3000	250000	200	4000	1500	400000								8
Field ID	Date																
200994-1	27/8/20	<4	<0.4	13	8	<0.1	9	21	60	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
200994-2	27/8/20	<4	<0.4	14	11	<0.1	12	24	57	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
200994-3	27/8/20	<4	<0.4	15	11	<0.1	16	12	33	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
200994-4	27/8/20	<4	<0.4	17	16	<0.1	16	40	57	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
200994-5	27/8/20	<4	<0.4	16	11	<0.1	16	23	39	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
200994-6	27/8/20	5	<0.4	15	13	<0.1	14	33	38	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
	Mean (mg/L)	4.167	0.4	15	11.67	0.1	13.83	25.5	47.33	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
	Std Dev	0.408	0.00	1.41	2.66	0.00	2.86	9.77	11.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	CV	10.206	0.00	10.61	4.39	0.00	4.84	2.61	3.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	α at 95% (n-1)	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015
	95% UCL	4.503	0.4	16.16	13.85	0.1	16.18	33.54	57.13	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
	Guidelines Pass/Fail	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS



		PAHs																			Phenols
		Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b, j + k)fluoranthene	Benzo(g,h,i)perylene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Naphthalene	Phenanthrene	Pyrene	Benzo(a)pyrene TEQ calc (Half)	Benzo(a)pyrene TEQ (LOR)	Benzo(a)pyrene TEQ calc (PQL)	PAHs (Sum of total)	Total Phenolics
		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL		0.1	0.1	0.1	0.1	0.05	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.5	0.5	0.5	0.05	5
NSW 2014 General Solid Waste CT1 (No Leaching)						0.8														200	
NSW 2014 General Solid Waste CT2 (No Leaching)						3.2														800	
NEPM 2013 Table 1A(3) HSL D Soil for Vapour Intrusion (Clay)																					
0-1m														4							
1-2m														85							
2-4m														240							
>=4m														560							
NEPM 2013 Table 1A(3) HSL D Soil for Vapour Intrusion (Sand)																					
0-1m														3							
1-2m														15							
2-4m														35							
>=4m														75							
NEPM 2013 Table 1B(4) Generic EIL - Commercial and Industrial														370							
NEPM 2013 Table 1B(5) ESLs for Commercial/Industrial (Coarse Soil)																					
0-2m						0.7											0.7				
NEPM 2013 Table 1B(5) ESLs for Commercial/Industrial (Fine Soil)																					
0-2m						0.7											1.4				
NEPM 2013 Table 1A(1) HILs Commercial/Industrial D Soil																	40	40	40	4000	250000
Field ID	Date																				
200994-1	27/8/20	<0.1	<0.1	<0.1	<0.1	<0.05	<0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.5	<0.5	<0.5	<0.05	<5
200994-2	27/8/20	<0.1	<0.1	<0.1	0.1	0.2	0.3	0.2	0.1	<0.1	0.4	<0.1	0.1	<0.1	0.1	0.4	<0.5	<0.5	<0.5	1.8	<5
200994-3	27/8/20	<0.1	<0.1	<0.1	<0.1	0.06	<0.2	<0.1	<0.1	<0.1	0.2	<0.1	<0.1	<0.1	<0.1	0.2	<0.5	<0.5	<0.5	0.4	<5
200994-4	27/8/20	<0.1	<0.1	<0.1	0.2	0.2	0.4	0.2	0.2	<0.1	0.7	<0.1	0.1	<0.1	0.3	0.7	<0.5	<0.5	<0.5	3.1	<5
200994-5	27/8/20	<0.1	<0.1	<0.1	<0.1	0.1	<0.2	0.1	<0.1	<0.1	0.3	<0.1	<0.1	<0.1	<0.1	0.3	<0.5	<0.5	<0.5	0.76	<5
200994-6	27/8/20	<0.1	<0.1	<0.1	0.2	0.2	0.3	0.2	0.2	<0.1	0.5	<0.1	0.1	<0.1	0.2	0.5	<0.5	<0.5	<0.5	2.4	<5
	Mean (mg/L)	0.1	0.1	0.1	0.133	0.135	0.267	0.150	0.133	0.1	0.367	0.1	0.10	0.1	0.150	0.367	0.5	0.5	0.5	1.418	5
	Std Dev	0.00	0.00	0.00	0.052	0.073	0.082	0.055	0.052	0.00	0.216	0.00	0.00	0.00	0.084	0.216	0.00	0.00	0.00	1.207	0.00
	CV	0.00	0.00	0.00	2.582	1.846	3.266	2.739	2.582	0.00	1.697	0.00	0.00	0.00	1.793	1.697	0.00	0.00	0.00	1.175	0.00
	α at 95% (n-1)	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015
	95% UCL	0.1	0.1	0.1	0.176	0.195	0.334	0.195	0.176	0.1	0.544	0.1	0.10	0.1	0.219	0.544	0.50	0.5	0.5	2.411	5
Guidelines Pass/Fail		PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS



Organophosphorus Pesticides													
	Azinphos-methyl (Guthion)	Bromophos-ethyl	Chlorpyrifos	Chlorpyrifos-methyl	Diazinon	Dichlorvos	Dimethoate	Ethion	Fenitrothion	Malathion	Parathion	Ronnel	
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
NSW 2014 General Solid Waste CT1 (No Leaching)													
NSW 2014 General Solid Waste CT2 (No Leaching)													
NEPM 2013 Table 1B(4) Generic EIL – Commercial and Industrial													
NEPM 2013 Table 1B(5) ESLs for Urban Res (Coarse Soil) 0-2m													
NEPM 2013 Table 1B(5) ESLs for Urban Res (Fine Soil) 0-2m													
NEPM 2013 Table 1A(1) HILs Commercial/Industrial D Soil			2000	2000									
Field ID	Date												
200994-1	27/8/20	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
200994-2	27/8/20	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
200994-3	27/8/20	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
200994-4	27/8/20	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
200994-5	27/8/20	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
200994-6	27/8/20	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
	Mean (mg/L)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
	Std Dev	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	CV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	α at 95% (n-1)	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015
	95% UCL	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
	Guidelines Pass/Fail	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS



		BTEX						TRH							TPH				
		Benzene	Toluene	Ethylbenzene	Xylene (m & p)	Xylene (o)	Xylene Total	C6-C10	C6-C10 (F1 minus BTEX)	C10-C16	C10-C16 (F2 minus Naphthalene)	C16-C34	C134-C40	C10-C40 (Sum of total)	C6-C9	C10-C14	C15-C28	C29-C36	+C10-C36 (Sum of total)
		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL		0.2	0.5	1	2	1	3	25	25	50	50	100	100	50	25	50	100	100	100
NSW 2014 General Solid Waste CT1 (No Leaching)		10	288	600			1000								650				10000
NSW 2014 General Solid Waste CT2 (No Leaching)		40	1152	2400			4000								2600				40000
NEPM 2013 Table 1A(3) HSL D Soil for Vapour Intrusion (Clay) 0-1m 1-2m 2-4m ≥4m																			
		4	NL	NL			NL		310		NL								
		6	NL	NL			NL		480		NL								
		9	NL	NL			NL		NL		NL								
		20	NL	NL			NL		NL		NL								
NEPM 2013 Table 1A(3) HSL D Soil for Vapour Intrusion (Sand) 0-1m 1-2m 2-4m ≥4m																			
		3	NL	NL			230		260		NL								
		3	NL	NL			NL		370		NL								
		3	NL	NL			NL		630	NL	NL								
		3	NL	NL			NL		NL		NL								
NEPM 2013 Table 1B(4) Generic EIL - Commercial and Industrial																			
NEPM 2013 Table 1B(5) ESLs for Urban Res (Coarse Soil) 0-2m																			
		75	135	165			180		215		170	1700	3300						
NEPM 2013 Table 1B(5) ESLs for Urban Res (Fine Soil) 0-2m																			
		95	135	185			95		215		170	2500	6600						
NEPM 2013 Table 1A(1) HILs Commercial/Industrial D Soil																			
Field ID	Date																		
200994-1	27/8/20	<0.2	<0.5	<1	>2	<1	<3	<25	<25	<50	<50	<100	<100	<50	<25	<50	<100	<100	<100
200994-2	27/8/20	<0.2	<0.5	<1	>2	<1	<3	<25	<25	<50	<50	<100	<100	<50	<25	<50	<100	<100	<100
200994-3	27/8/20	<0.2	<0.5	<1	>2	<1	<3	<25	<25	<50	<50	<100	<100	<50	<25	<50	<100	<100	<100
200994-4	27/8/20	<0.2	<0.5	<1	>2	<1	<3	<25	<25	<50	<50	<100	<100	<50	<25	<50	<100	<100	<100
200994-5	27/8/20	<0.2	<0.5	<1	>2	<1	<3	<25	<25	<50	<50	<100	<100	<50	<25	<50	<100	<100	<100
200994-6	27/8/20	<0.2	<0.5	<1	>2	<1	<3	<25	<25	<50	<50	<100	<100	<50	<25	<50	<100	<100	<100
	Mean (mg/L)	0.2	0.5	1	2	1	3	25	25	50	50	100	100	50	25	50	100	100	100
	Std Dev	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	CV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	α at 95% (n-1)	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015
	95% UCL	0.2	0.5	1	2	1	3	25	25	50	50	100	100	50	25	50	100	100	100
	Guidelines Pass/Fail	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS



## APPENDIX C – SUPPORTING DOCUMENTS

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## **CERTIFICATE OF ANALYSIS 249976**

### **Client Details**

<b>Client</b>	East West Enviroag Pty Ltd
<b>Attention</b>	Stephanie Cameron
<b>Address</b>	82 Plain St, Tamworth, NSW, 2340

### **Sample Details**

<b>Your Reference</b>	<b><u>EW200994</u></b>
<b>Number of Samples</b>	6 SOIL
<b>Date samples received</b>	28/08/2020
<b>Date completed instructions received</b>	28/08/2020

### **Analysis Details**

Please refer to the following pages for results, methodology summary and quality control data.  
 Samples were analysed as received from the client. Results relate specifically to the samples as received.  
 Results are reported on a dry weight basis for solids and on an as received basis for other matrices.  
**Please refer to the last page of this report for any comments relating to the results.**

### **Report Details**

<b>Date results requested by</b>	04/09/2020
<b>Date of Issue</b>	02/09/2020
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. <b>Tests not covered by NATA are denoted with *</b>	

#### **Results Approved By**

Diego Bigolin, Team Leader, Inorganics  
 Dragana Tomas, Senior Chemist  
 Jaimie Loa-Kum-Cheung, Metals Supervisor  
 Ken Nguyen, Reporting Supervisor

#### **Authorised By**



Nancy Zhang, Laboratory Manager

## vTRH(C6-C10)/BTEXN in Soil

Our Reference		249976-1	249976-2	249976-3	249976-4	249976-5
Your Reference	UNITS	200994-1	200994-2	200994-3	200994-4	200994-5
Depth		0-0.15	0-0.15	0-0.15	0-0.15	0-0.15
Date Sampled		26/08/2020	26/08/2020	26/08/2020	26/08/2020	26/08/2020
Type of sample		SOIL	SOIL	SOIL	SOIL	SOIL
Date extracted	-	31/08/2020	31/08/2020	31/08/2020	31/08/2020	31/08/2020
Date analysed	-	31/08/2020	31/08/2020	31/08/2020	31/08/2020	31/08/2020
TRH C <sub>6</sub> - C <sub>9</sub>	mg/kg	<25	<25	<25	<25	<25
TRH C <sub>6</sub> - C <sub>10</sub>	mg/kg	<25	<25	<25	<25	<25
vTPH C <sub>6</sub> - C <sub>10</sub> less BTEX (F1)	mg/kg	<25	<25	<25	<25	<25
Benzene	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	mg/kg	<1	<1	<1	<1	<1
m+p-xylene	mg/kg	<2	<2	<2	<2	<2
o-Xylene	mg/kg	<1	<1	<1	<1	<1
naphthalene	mg/kg	<1	<1	<1	<1	<1
Total +ve Xylenes	mg/kg	<3	<3	<3	<3	<3
Surrogate aaa-Trifluorotoluene	%	97	84	105	93	102

## vTRH(C6-C10)/BTEXN in Soil

Our Reference		249976-6
Your Reference	UNITS	200994-6
Depth		0-0.15
Date Sampled		26/08/2020
Type of sample		SOIL
Date extracted	-	31/08/2020
Date analysed	-	31/08/2020
TRH C <sub>6</sub> - C <sub>9</sub>	mg/kg	<25
TRH C <sub>6</sub> - C <sub>10</sub>	mg/kg	<25
vTPH C <sub>6</sub> - C <sub>10</sub> less BTEX (F1)	mg/kg	<25
Benzene	mg/kg	<0.2
Toluene	mg/kg	<0.5
Ethylbenzene	mg/kg	<1
m+p-xylene	mg/kg	<2
o-Xylene	mg/kg	<1
naphthalene	mg/kg	<1
Total +ve Xylenes	mg/kg	<3
Surrogate aaa-Trifluorotoluene	%	94

## svTRH (C10-C40) in Soil

Our Reference		249976-1	249976-2	249976-3	249976-4	249976-5
Your Reference	UNITS	200994-1	200994-2	200994-3	200994-4	200994-5
Depth		0-0.15	0-0.15	0-0.15	0-0.15	0-0.15
Date Sampled		26/08/2020	26/08/2020	26/08/2020	26/08/2020	26/08/2020
Type of sample		SOIL	SOIL	SOIL	SOIL	SOIL
Date extracted	-	31/08/2020	31/08/2020	31/08/2020	31/08/2020	31/08/2020
Date analysed	-	31/08/2020	31/08/2020	31/08/2020	31/08/2020	31/08/2020
TRH C <sub>10</sub> - C <sub>14</sub>	mg/kg	<50	<50	<50	<50	<50
TRH C <sub>15</sub> - C <sub>28</sub>	mg/kg	<100	<100	<100	<100	<100
TRH C <sub>29</sub> - C <sub>36</sub>	mg/kg	<100	<100	<100	<100	<100
TRH >C <sub>10</sub> -C <sub>16</sub>	mg/kg	<50	<50	<50	<50	<50
TRH >C <sub>10</sub> - C <sub>16</sub> less Naphthalene (F2)	mg/kg	<50	<50	<50	<50	<50
TRH >C <sub>16</sub> -C <sub>34</sub>	mg/kg	<100	<100	<100	<100	<100
TRH >C <sub>34</sub> -C <sub>40</sub>	mg/kg	<100	<100	<100	<100	<100
Total +ve TRH (>C10-C40)	mg/kg	<50	<50	<50	<50	<50
Surrogate o-Terphenyl	%	90	82	80	93	89

## svTRH (C10-C40) in Soil

Our Reference		249976-6
Your Reference	UNITS	200994-6
Depth		0-0.15
Date Sampled		26/08/2020
Type of sample		SOIL
Date extracted	-	31/08/2020
Date analysed	-	31/08/2020
TRH C <sub>10</sub> - C <sub>14</sub>	mg/kg	<50
TRH C <sub>15</sub> - C <sub>28</sub>	mg/kg	<100
TRH C <sub>29</sub> - C <sub>36</sub>	mg/kg	<100
TRH >C <sub>10</sub> -C <sub>16</sub>	mg/kg	<50
TRH >C <sub>10</sub> - C <sub>16</sub> less Naphthalene (F2)	mg/kg	<50
TRH >C <sub>16</sub> -C <sub>34</sub>	mg/kg	<100
TRH >C <sub>34</sub> -C <sub>40</sub>	mg/kg	<100
Total +ve TRH (>C10-C40)	mg/kg	<50
Surrogate o-Terphenyl	%	82

PAHs in Soil						
Our Reference		249976-1	249976-2	249976-3	249976-4	249976-5
Your Reference	UNITS	200994-1	200994-2	200994-3	200994-4	200994-5
Depth		0-0.15	0-0.15	0-0.15	0-0.15	0-0.15
Date Sampled		26/08/2020	26/08/2020	26/08/2020	26/08/2020	26/08/2020
Type of sample		SOIL	SOIL	SOIL	SOIL	SOIL
Date extracted	-	31/08/2020	31/08/2020	31/08/2020	31/08/2020	31/08/2020
Date analysed	-	31/08/2020	31/08/2020	31/08/2020	31/08/2020	31/08/2020
Naphthalene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthylene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Fluorene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Phenanthrene	mg/kg	<0.1	0.1	<0.1	0.3	<0.1
Anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Fluoranthene	mg/kg	0.1	0.4	0.2	0.7	0.3
Pyrene	mg/kg	0.1	0.4	0.2	0.7	0.3
Benzo(a)anthracene	mg/kg	<0.1	0.1	<0.1	0.2	<0.1
Chrysene	mg/kg	<0.1	0.1	<0.1	0.2	<0.1
Benzo(b,j+k)fluoranthene	mg/kg	<0.2	0.3	<0.2	0.4	<0.2
Benzo(a)pyrene	mg/kg	<0.05	0.2	0.06	0.2	0.1
Indeno(1,2,3-c,d)pyrene	mg/kg	<0.1	0.1	<0.1	0.1	<0.1
Dibenzo(a,h)anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(g,h,i)perylene	mg/kg	<0.1	0.2	<0.1	0.2	0.1
Total +ve PAH's	mg/kg	0.2	1.8	0.4	3.1	0.76
Benzo(a)pyrene TEQ calc (zero)	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ calc(half)	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ calc(PQL)	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Surrogate <i>p</i> -Terphenyl-d14	%	103	106	112	108	110

PAHs in Soil		
Our Reference		249976-6
Your Reference	UNITS	200994-6
Depth		0-0.15
Date Sampled		26/08/2020
Type of sample		SOIL
Date extracted	-	31/08/2020
Date analysed	-	31/08/2020
Naphthalene	mg/kg	<0.1
Acenaphthylene	mg/kg	<0.1
Acenaphthene	mg/kg	<0.1
Fluorene	mg/kg	<0.1
Phenanthrene	mg/kg	0.2
Anthracene	mg/kg	<0.1
Fluoranthene	mg/kg	0.5
Pyrene	mg/kg	0.5
Benzo(a)anthracene	mg/kg	0.2
Chrysene	mg/kg	0.2
Benzo(b,j+k)fluoranthene	mg/kg	0.3
Benzo(a)pyrene	mg/kg	0.2
Indeno(1,2,3-c,d)pyrene	mg/kg	0.1
Dibenzo(a,h)anthracene	mg/kg	<0.1
Benzo(g,h,i)perylene	mg/kg	0.2
Total +ve PAH's	mg/kg	2.4
Benzo(a)pyrene TEQ calc (zero)	mg/kg	<0.5
Benzo(a)pyrene TEQ calc(half)	mg/kg	<0.5
Benzo(a)pyrene TEQ calc(PQL)	mg/kg	<0.5
Surrogate <i>p</i> -Terphenyl-d14	%	111

Organochlorine Pesticides in soil						
Our Reference		249976-1	249976-2	249976-3	249976-4	249976-5
Your Reference	UNITS	200994-1	200994-2	200994-3	200994-4	200994-5
Depth		0-0.15	0-0.15	0-0.15	0-0.15	0-0.15
Date Sampled		26/08/2020	26/08/2020	26/08/2020	26/08/2020	26/08/2020
Type of sample		SOIL	SOIL	SOIL	SOIL	SOIL
Date extracted	-	31/08/2020	31/08/2020	31/08/2020	31/08/2020	31/08/2020
Date analysed	-	31/08/2020	31/08/2020	31/08/2020	31/08/2020	31/08/2020
alpha-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
HCB	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
beta-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
gamma-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
delta-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor Epoxide	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
gamma-Chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
alpha-chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan I	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
pp-DDE	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan II	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
pp-DDD	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
pp-DDT	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan Sulphate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Total +ve DDT+DDD+DDE	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Surrogate TCMX	%	100	101	105	102	104

Organochlorine Pesticides in soil		
Our Reference		249976-6
Your Reference	UNITS	200994-6
Depth		0-0.15
Date Sampled		26/08/2020
Type of sample		SOIL
Date extracted	-	31/08/2020
Date analysed	-	31/08/2020
alpha-BHC	mg/kg	<0.1
HCB	mg/kg	<0.1
beta-BHC	mg/kg	<0.1
gamma-BHC	mg/kg	<0.1
Heptachlor	mg/kg	<0.1
delta-BHC	mg/kg	<0.1
Aldrin	mg/kg	<0.1
Heptachlor Epoxide	mg/kg	<0.1
gamma-Chlordane	mg/kg	<0.1
alpha-chlordane	mg/kg	<0.1
Endosulfan I	mg/kg	<0.1
pp-DDE	mg/kg	<0.1
Dieldrin	mg/kg	<0.1
Endrin	mg/kg	<0.1
Endosulfan II	mg/kg	<0.1
pp-DDD	mg/kg	<0.1
Endrin Aldehyde	mg/kg	<0.1
pp-DDT	mg/kg	<0.1
Endosulfan Sulphate	mg/kg	<0.1
Methoxychlor	mg/kg	<0.1
Total +ve DDT+DDD+DDE	mg/kg	<0.1
Surrogate TCMX	%	105

Organophosphorus Pesticides in Soil						
Our Reference		249976-1	249976-2	249976-3	249976-4	249976-5
Your Reference	UNITS	200994-1	200994-2	200994-3	200994-4	200994-5
Depth		0-0.15	0-0.15	0-0.15	0-0.15	0-0.15
Date Sampled		26/08/2020	26/08/2020	26/08/2020	26/08/2020	26/08/2020
Type of sample		SOIL	SOIL	SOIL	SOIL	SOIL
Date extracted	-	31/08/2020	31/08/2020	31/08/2020	31/08/2020	31/08/2020
Date analysed	-	31/08/2020	31/08/2020	31/08/2020	31/08/2020	31/08/2020
Dichlorvos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Dimethoate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Diazinon	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorpyrifos-methyl	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Ronnel	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Fenitrothion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Malathion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorpyrifos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Parathion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Bromophos-ethyl	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Ethion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Azinphos-methyl (Guthion)	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Surrogate TCMX	%	100	101	105	102	104

Organophosphorus Pesticides in Soil		
Our Reference		249976-6
Your Reference	UNITS	200994-6
Depth		0-0.15
Date Sampled		26/08/2020
Type of sample		SOIL
Date extracted	-	31/08/2020
Date analysed	-	31/08/2020
Dichlorvos	mg/kg	<0.1
Dimethoate	mg/kg	<0.1
Diazinon	mg/kg	<0.1
Chlorpyrifos-methyl	mg/kg	<0.1
Ronnel	mg/kg	<0.1
Fenitrothion	mg/kg	<0.1
Malathion	mg/kg	<0.1
Chlorpyrifos	mg/kg	<0.1
Parathion	mg/kg	<0.1
Bromophos-ethyl	mg/kg	<0.1
Ethion	mg/kg	<0.1
Azinphos-methyl (Guthion)	mg/kg	<0.1
Surrogate TCMX	%	105

PCBs in Soil						
Our Reference	UNITS	249976-1	249976-2	249976-3	249976-4	249976-5
Your Reference		200994-1	200994-2	200994-3	200994-4	200994-5
Depth		0-0.15	0-0.15	0-0.15	0-0.15	0-0.15
Date Sampled		26/08/2020	26/08/2020	26/08/2020	26/08/2020	26/08/2020
Type of sample		SOIL	SOIL	SOIL	SOIL	SOIL
Date extracted	-	31/08/2020	31/08/2020	31/08/2020	31/08/2020	31/08/2020
Date analysed	-	31/08/2020	31/08/2020	31/08/2020	31/08/2020	31/08/2020
Aroclor 1016	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1221	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1232	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1242	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1248	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1254	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1260	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Total +ve PCBs (1016-1260)	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Surrogate TCMX	%	100	101	105	102	104

PCBs in Soil		
Our Reference	UNITS	249976-6
Your Reference		200994-6
Depth		0-0.15
Date Sampled		26/08/2020
Type of sample		SOIL
Date extracted	-	31/08/2020
Date analysed	-	31/08/2020
Aroclor 1016	mg/kg	<0.1
Aroclor 1221	mg/kg	<0.1
Aroclor 1232	mg/kg	<0.1
Aroclor 1242	mg/kg	<0.1
Aroclor 1248	mg/kg	<0.1
Aroclor 1254	mg/kg	<0.1
Aroclor 1260	mg/kg	<0.1
Total +ve PCBs (1016-1260)	mg/kg	<0.1
Surrogate TCMX	%	105

**Misc Soil - Inorg**

Our Reference		249976-1	249976-2	249976-3	249976-4	249976-5
Your Reference	UNITS	200994-1	200994-2	200994-3	200994-4	200994-5
Depth		0-0.15	0-0.15	0-0.15	0-0.15	0-0.15
Date Sampled		26/08/2020	26/08/2020	26/08/2020	26/08/2020	26/08/2020
Type of sample		SOIL	SOIL	SOIL	SOIL	SOIL
Date prepared	-	31/08/2020	31/08/2020	31/08/2020	31/08/2020	31/08/2020
Date analysed	-	31/08/2020	31/08/2020	31/08/2020	31/08/2020	31/08/2020
Total Phenolics (as Phenol)	mg/kg	<5	<5	<5	<5	<5

**Misc Soil - Inorg**

Our Reference		249976-6
Your Reference	UNITS	200994-6
Depth		0-0.15
Date Sampled		26/08/2020
Type of sample		SOIL
Date prepared	-	31/08/2020
Date analysed	-	31/08/2020
Total Phenolics (as Phenol)	mg/kg	<5

## Acid Extractable metals in soil

Our Reference		249976-1	249976-2	249976-3	249976-4	249976-5
Your Reference	UNITS	200994-1	200994-2	200994-3	200994-4	200994-5
Depth		0-0.15	0-0.15	0-0.15	0-0.15	0-0.15
Date Sampled		26/08/2020	26/08/2020	26/08/2020	26/08/2020	26/08/2020
Type of sample		SOIL	SOIL	SOIL	SOIL	SOIL
Date prepared	-	01/09/2020	01/09/2020	01/09/2020	01/09/2020	01/09/2020
Date analysed	-	01/09/2020	01/09/2020	01/09/2020	01/09/2020	01/09/2020
Arsenic	mg/kg	<4	<4	<4	<4	<4
Cadmium	mg/kg	<0.4	<0.4	<0.4	<0.4	<0.4
Chromium	mg/kg	13	14	15	17	16
Copper	mg/kg	8	11	11	16	11
Lead	mg/kg	21	24	12	40	23
Mercury	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Nickel	mg/kg	10	12	16	16	16
Zinc	mg/kg	56	57	33	57	39

## Acid Extractable metals in soil

Our Reference		249976-6
Your Reference	UNITS	200994-6
Depth		0-0.15
Date Sampled		26/08/2020
Type of sample		SOIL
Date prepared	-	01/09/2020
Date analysed	-	01/09/2020
Arsenic	mg/kg	5
Cadmium	mg/kg	<0.4
Chromium	mg/kg	15
Copper	mg/kg	13
Lead	mg/kg	33
Mercury	mg/kg	<0.1
Nickel	mg/kg	14
Zinc	mg/kg	38

Moisture						
Our Reference	UNITS	249976-1	249976-2	249976-3	249976-4	249976-5
Your Reference		200994-1	200994-2	200994-3	200994-4	200994-5
Depth		0-0.15	0-0.15	0-0.15	0-0.15	0-0.15
Date Sampled		26/08/2020	26/08/2020	26/08/2020	26/08/2020	26/08/2020
Type of sample		SOIL	SOIL	SOIL	SOIL	SOIL
Date prepared	-	31/08/2020	31/08/2020	31/08/2020	31/08/2020	31/08/2020
Date analysed	-	01/09/2020	01/09/2020	01/09/2020	01/09/2020	01/09/2020
Moisture	%	3.2	10	9.5	14	13

Moisture		
Our Reference	UNITS	249976-6
Your Reference		200994-6
Depth		0-0.15
Date Sampled		26/08/2020
Type of sample		SOIL
Date prepared	-	31/08/2020
Date analysed	-	01/09/2020
Moisture	%	9.5

Method ID	Methodology Summary
<b>Inorg-008</b>	Moisture content determined by heating at 105+/-5 °C for a minimum of 12 hours.
<b>Inorg-031</b>	Total Phenolics by segmented flow analyser (in line distillation with colourimetric finish). Solids are extracted in a caustic media prior to analysis.
<b>Metals-020</b>	Determination of various metals by ICP-AES.
<b>Metals-021</b>	Determination of Mercury by Cold Vapour AAS.
<b>Org-020</b>	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID. F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis.
<b>Org-020</b>	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID.  F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis.  Note, the Total +ve TRH PQL is reflective of the lowest individual PQL and is therefore "Total +ve TRH" is simply a sum of the positive individual TRH fractions (>C10-C40).
<b>Org-021</b>	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-ECD.
<b>Org-021</b>	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-ECD. Note, the Total +ve PCBs PQL is reflective of the lowest individual PQL and is therefore "Total +ve PCBs" is simply a sum of the positive individual PCBs.
<b>Org-022</b>	Determination of VOCs sampled onto coconut shell charcoal sorbent tubes, that can be desorbed using carbon disulphide, and analysed by GC-MS.
<b>Org-022/025</b>	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS/GC-MSMS.
<b>Org-022/025</b>	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-MS/GC-MSMS.  Note, the Total +ve reported DDD+DDE+DDT PQL is reflective of the lowest individual PQL and is therefore simply a sum of the positive individually report DDD+DDE+DDT.

Method ID	Methodology Summary
<b>Org-022/025</b>	<p>Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS and/or GC-MS/MS. Benzo(a)pyrene TEQ as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater - 2013.</p> <p>For soil results:-</p> <ol style="list-style-type: none"> <li>1. 'EQ PQL' values are assuming all contributing PAHs reported as &lt;PQL are actually at the PQL. This is the most conservative approach and can give false positive TEQs given that PAHs that contribute to the TEQ calculation may not be present.</li> <li>2. 'EQ zero' values are assuming all contributing PAHs reported as &lt;PQL are zero. This is the least conservative approach and is more susceptible to false negative TEQs when PAHs that contribute to the TEQ calculation are present but below PQL.</li> <li>3. 'EQ half PQL' values are assuming all contributing PAHs reported as &lt;PQL are half the stipulated PQL. Hence a mid-point between the most and least conservative approaches above.</li> </ol> <p>Note, the Total +ve PAHs PQL is reflective of the lowest individual PQL and is therefore "Total +ve PAHs" is simply a sum of the positive individual PAHs.</p>
<b>Org-023</b>	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS.
<b>Org-023</b>	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater.
<b>Org-023</b>	<p>Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater.</p> <p>Note, the Total +ve Xylene PQL is reflective of the lowest individual PQL and is therefore "Total +ve Xylenes" is simply a sum of the positive individual Xylenes.</p>

QUALITY CONTROL: vTRH(C6-C10)/BTEXN in Soil						Duplicate		Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-2	249976-2
Date extracted	-			31/08/2020	1	31/08/2020	31/08/2020		31/08/2020	31/08/2020
Date analysed	-			31/08/2020	1	31/08/2020	31/08/2020		31/08/2020	31/08/2020
TRH C <sub>6</sub> - C <sub>9</sub>	mg/kg	25	Org-023	<25	1	<25	<25	0	85	92
TRH C <sub>6</sub> - C <sub>10</sub>	mg/kg	25	Org-023	<25	1	<25	<25	0	85	92
Benzene	mg/kg	0.2	Org-023	<0.2	1	<0.2	<0.2	0	100	102
Toluene	mg/kg	0.5	Org-023	<0.5	1	<0.5	<0.5	0	81	98
Ethylbenzene	mg/kg	1	Org-023	<1	1	<1	<1	0	79	81
m+p-xylene	mg/kg	2	Org-023	<2	1	<2	<2	0	90	91
o-Xylene	mg/kg	1	Org-023	<1	1	<1	<1	0	75	87
naphthalene	mg/kg	1	Org-023	<1	1	<1	<1	0	[NT]	[NT]
Surrogate aaa-Trifluorotoluene	%		Org-023	83	1	97	110	13	109	109

QUALITY CONTROL: svTRH (C10-C40) in Soil					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-2	249976-2
Date extracted	-			31/08/2020	1	31/08/2020	31/08/2020		31/08/2020	31/08/2020
Date analysed	-			31/08/2020	1	31/08/2020	31/08/2020		31/08/2020	31/08/2020
TRH C <sub>10</sub> - C <sub>14</sub>	mg/kg	50	Org-020	<50	1	<50	<50	0	118	103
TRH C <sub>15</sub> - C <sub>28</sub>	mg/kg	100	Org-020	<100	1	<100	<100	0	91	80
TRH C <sub>29</sub> - C <sub>36</sub>	mg/kg	100	Org-020	<100	1	<100	<100	0	77	67
TRH >C <sub>10</sub> -C <sub>16</sub>	mg/kg	50	Org-020	<50	1	<50	<50	0	118	103
TRH >C <sub>16</sub> -C <sub>34</sub>	mg/kg	100	Org-020	<100	1	<100	<100	0	91	80
TRH >C <sub>34</sub> -C <sub>40</sub>	mg/kg	100	Org-020	<100	1	<100	<100	0	77	67
Surrogate o-Terphenyl	%		Org-020	84	1	90	87	3	108	97

QUALITY CONTROL: PAHs in Soil					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-2	249976-2
Date extracted	-			31/08/2020	1	31/08/2020	31/08/2020		31/08/2020	31/08/2020
Date analysed	-			31/08/2020	1	31/08/2020	31/08/2020		31/08/2020	31/08/2020
Naphthalene	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	88	70
Acenaphthylene	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Acenaphthene	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	81	78
Fluorene	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	88	72
Phenanthrene	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	95	72
Anthracene	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Fluoranthene	mg/kg	0.1	Org-022/025	<0.1	1	0.1	<0.1	0	100	#
Pyrene	mg/kg	0.1	Org-022/025	<0.1	1	0.1	<0.1	0	98	#
Benzo(a)anthracene	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Chrysene	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	94	72
Benzo(b,j+k)fluoranthene	mg/kg	0.2	Org-022/025	<0.2	1	<0.2	<0.2	0	[NT]	[NT]
Benzo(a)pyrene	mg/kg	0.05	Org-022/025	<0.05	1	<0.05	<0.05	0	80	#
Indeno(1,2,3-c,d)pyrene	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Dibenzo(a,h)anthracene	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Benzo(g,h,i)perylene	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Surrogate p-Terphenyl-d14	%		Org-022/025	109	1	103	105	2	107	106

QUALITY CONTROL: Organochlorine Pesticides in soil					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-2	249976-2
Date extracted	-			31/08/2020	1	31/08/2020	31/08/2020		31/08/2020	31/08/2020
Date analysed	-			31/08/2020	1	31/08/2020	31/08/2020		31/08/2020	31/08/2020
alpha-BHC	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	89	73
HCB	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
beta-BHC	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	87	72
gamma-BHC	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Heptachlor	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	89	73
delta-BHC	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Aldrin	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	97	77
Heptachlor Epoxide	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	91	72
gamma-Chlordane	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
alpha-chlordane	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Endosulfan I	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
pp-DDE	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	101	80
Dieldrin	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	83	81
Endrin	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	94	68
Endosulfan II	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
pp-DDD	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	90	74
Endrin Aldehyde	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
pp-DDT	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Endosulfan Sulphate	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	109	91
Methoxychlor	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Surrogate TCMX	%		Org-022/025	104	1	100	99	1	100	101

QUALITY CONTROL: Organophosphorus Pesticides in Soil					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-2	249976-2
Date extracted	-			31/08/2020	1	31/08/2020	31/08/2020		31/08/2020	31/08/2020
Date analysed	-			31/08/2020	1	31/08/2020	31/08/2020		31/08/2020	31/08/2020
Dichlorvos	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	78	71
Dimethoate	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Diazinon	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Chlorpyrifos-methyl	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Ronnel	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	105	82
Fenitrothion	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	85	75
Malathion	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	106	94
Chlorpyrifos	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	99	80
Parathion	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	86	82
Bromophos-ethyl	mg/kg	0.1	Org-022	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Ethion	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	93	81
Azinphos-methyl (Guthion)	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Surrogate TCMX	%		Org-022/025	104	1	100	99	1	100	101

QUALITY CONTROL: PCBs in Soil					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-2	249976-2
Date extracted	-			31/08/2020	1	31/08/2020	31/08/2020		31/08/2020	31/08/2020
Date analysed	-			31/08/2020	1	31/08/2020	31/08/2020		31/08/2020	31/08/2020
Aroclor 1016	mg/kg	0.1	Org-021	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1221	mg/kg	0.1	Org-021	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1232	mg/kg	0.1	Org-021	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1242	mg/kg	0.1	Org-021	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1248	mg/kg	0.1	Org-021	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1254	mg/kg	0.1	Org-021	<0.1	1	<0.1	<0.1	0	106	100
Aroclor 1260	mg/kg	0.1	Org-021	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Surrogate TCMX	%		Org-021	104	1	100	99	1	100	101

QUALITY CONTROL: Misc Soil - Inorg						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	249976-2
Date prepared	-			31/08/2020	1	31/08/2020	31/08/2020		31/08/2020	31/08/2020
Date analysed	-			31/08/2020	1	31/08/2020	31/08/2020		31/08/2020	31/08/2020
Total Phenolics (as Phenol)	mg/kg	5	Inorg-031	<5	1	<5	<5	0	101	100

QUALITY CONTROL: Acid Extractable metals in soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-2	249976-2
Date prepared	-			01/09/2020	1	01/09/2020	01/09/2020		01/09/2020	01/09/2020
Date analysed	-			01/09/2020	1	01/09/2020	01/09/2020		01/09/2020	01/09/2020
Arsenic	mg/kg	4	Metals-020	<4	1	<4	<4	0	104	77
Cadmium	mg/kg	0.4	Metals-020	<0.4	1	<0.4	<0.4	0	102	74
Chromium	mg/kg	1	Metals-020	<1	1	13	13	0	102	78
Copper	mg/kg	1	Metals-020	<1	1	8	8	0	101	83
Lead	mg/kg	1	Metals-020	<1	1	21	21	0	101	84
Mercury	mg/kg	0.1	Metals-021	<0.1	1	<0.1	<0.1	0	104	88
Nickel	mg/kg	1	Metals-020	<1	1	10	9	11	102	77
Zinc	mg/kg	1	Metals-020	<1	1	56	60	7	102	94

**Result Definitions**

<b>NT</b>	Not tested
<b>NA</b>	Test not required
<b>INS</b>	Insufficient sample for this test
<b>PQL</b>	Practical Quantitation Limit
<b>&lt;</b>	Less than
<b>&gt;</b>	Greater than
<b>RPD</b>	Relative Percent Difference
<b>LCS</b>	Laboratory Control Sample
<b>NS</b>	Not specified
<b>NEPM</b>	National Environmental Protection Measure
<b>NR</b>	Not Reported

## Quality Control Definitions

<b>Blank</b>	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
<b>Duplicate</b>	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
<b>Matrix Spike</b>	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
<b>LCS (Laboratory Control Sample)</b>	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
<b>Surrogate Spike</b>	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	
The recommended maximums for analytes in urine are taken from "2018 TLVs and BEIs", as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.	
Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2	

## Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

## Report Comments

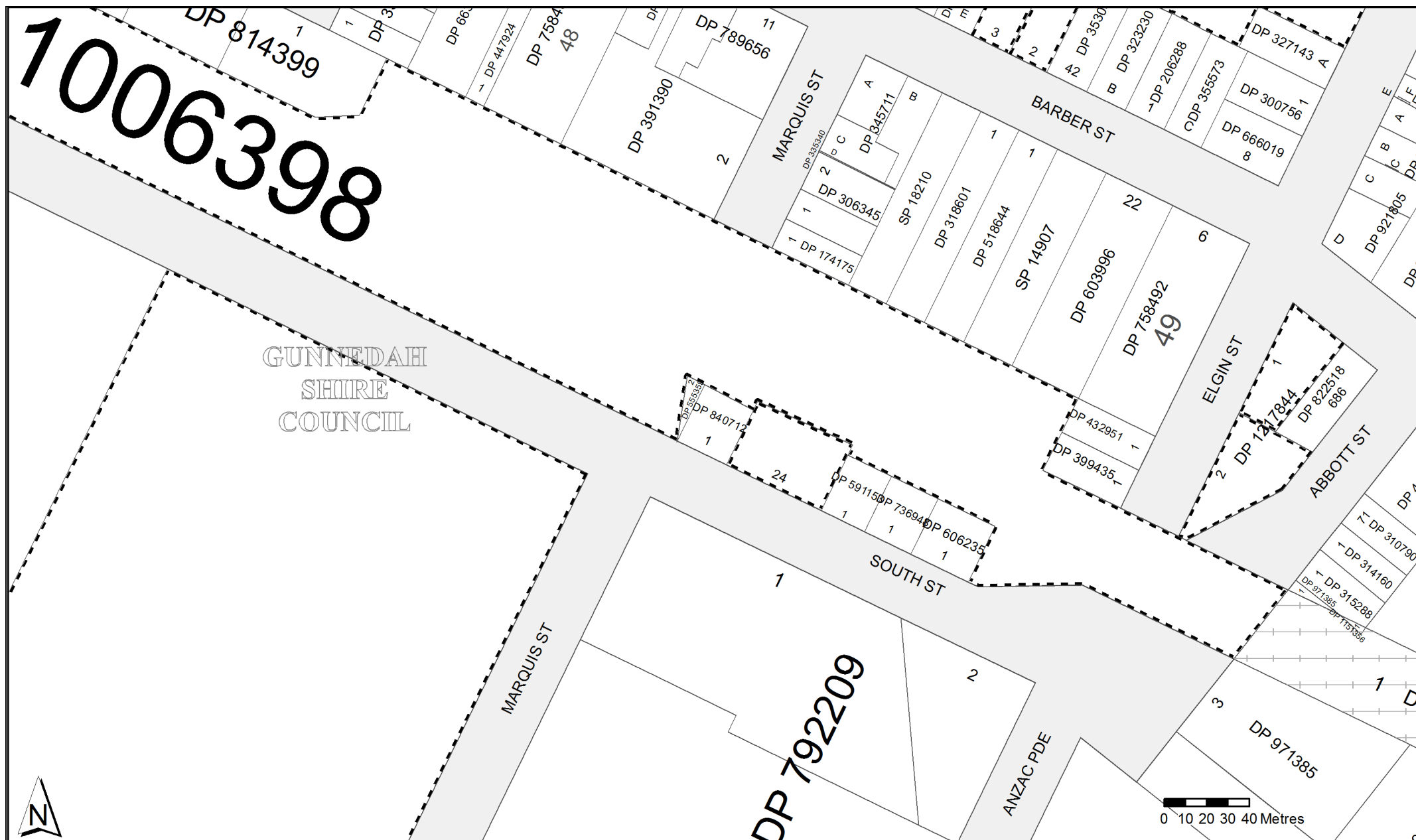
PAHs in Soil - # Percent recovery for the matrix spike is not possible to report as the high concentration of analytes in sample 249976-2ms have caused interference.

**Locality :** GUNNEDAH

**Parish : GUNNEDAH**

**LGA : GUNNEDAH**

**County : POTTINGER**



449585

49585

APPLICATION FOR CERTIFICATE OF TITLE FOR RESUMED  
LAND REAL PROPERTY ACT, 1900 SECTION 31A

*[Signature]*  
Solicitor for Railways

1/2. 50

13/12

PUBLIC TRANSPORT COMMISSION OF NEW SOUTH WALES a corporation constituted by the Public Transport Commission Act 1972 (the successor in title to The Commissioner for Railways), hereby certifies that notification of resumption, a copy of which is set out hereunder, appeared in the Government Gazette Number 96 of the eighth day of September One thousand nine hundred and seventy-two and the said Public Transport Commission of New South Wales hereby applies to the Registrar General for a Certificate of Title for the land described in the said Notification set out hereunder and certifies this Application to be correct for the purpose of the said Act.

NOTIFICATION OF APPROPRIATION AND RESUMPTION OF LAND FOR  
RAILWAY PURPOSES UNDER THE MINISTRY OF TRANSPORT ACT, 1932,  
AND THE PUBLIC WORKS ACT, 1912.

Vol. 3604.

WHEREAS the Commissioner for Railways is desirous of acquiring the land referred to in the Schedule hereto for the purpose of confirming his title to such land, which was acquired and has been used in connection with the authorised line of railway from Werris Creek to Narrabri, and whereas the said land is, in my opinion, required: Now, therefore, I the Governor, with the advice of the Executive Council, in pursuance of the Ministry of Transport Act, 1932, and Public Works Act, 1912, do hereby direct that the said land may be acquired and taken for the purpose aforesaid; and I do declare by this notification to be published in the Government Gazette and in one or more newspapers published or circulated in the Police District wherein the said land is situated that the land referred to in the Schedule hereto is hereby appropriated and resumed for the purpose hereinbefore referred to.

SCHEDULE

All that parcel of land situate at GUNNEDAH in the Municipality of Gunnedah Parish of Gunnedah County of Pottinger and State of New South Wales being part of the former site of Marquis Street being Lot 2 in Deposited Plan 555359 and containing an area of about 12¼ perches.

Signed at Sydney, this nineteenth day of July, 1972.

A.R. CUTLER, Governor.

By His Excellency's Command,

M.A. MORRIS, Minister for Transport.

(8613)

GOD SAVE THE QUEEN!

DATED this *twenty eighth* day of *November* 1972.

The Common Seal of PUBLIC TRANSPORT COMMISSION  
OF NEW SOUTH WALES was hereunto affixed in the  
presence of:-

*[Signature]*

Authorised Officer.

*[Signature]*  
CORRECT  
Asst. Solicitor for Railways (Gen.)

Cert. of T., issued Vol. 12043 Fol. 136

Dated 15 FEB 1973

*[Signature]*

SOLICITOR FOR RAILWAYS

D. 555359

13/12/72

19 YORK STREET, SYDNEY

29-1021

49585

449585

49585

APPLICATION FOR CERTIFICATE OF TITLE FOR RESUMED  
LAND REAL PROPERTY ACT, 1900 SECTION 31A

*[Signature]*  
Solicitor for Railways

1/2. 50

13/12

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RAILWAY PURPOSES UNDER THE MINISTRY OF TRANSPORT ACT, 1932,  
AND THE PUBLIC WORKS ACT, 1912.

For 3604.

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SCHEDULE

All that parcel of land situate at GUNNEDAH in the Municipality of Gunnedah Parish of Gunnedah County of Pottinger and State of New South Wales being part of the former site of Marquis Street being Lot 2 in Deposited Plan 555359 and containing an area of about 12¼ perches.

Signed at Sydney, this nineteenth day of July, 1972.

A.R. CUTLER, Governor.

By His Excellency's Command,

M.A. MORRIS, Minister for Transport.

(8613)

GOD SAVE THE QUEEN!

DATED this *twenty eighth* day of *November* 1972.

The Common Seal of PUBLIC TRANSPORT COMMISSION  
OF NEW SOUTH WALES was hereunto affixed in the  
presence of:-

*[Signature]*

Authorised Officer.

CORRECT  
*[Signature]*  
Asst. Solicitor for Railways (Gen.)

Cert. of T., issued No 12043 Fol. 136

Dated 15 FEB 1973

*[Signature]*

SOLICITOR FOR RAILWAYS

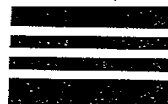
D. 555359

Q 13/12/72

19 YORK STREET, SYDNEY

29-1021

49585



# CIFICATE OF TITLE



12043136

NEW SOUTH WALES

LAND PROPERTY ACT, 1900

Appln. No. 49585



Vol. **12043** Fol. **136**

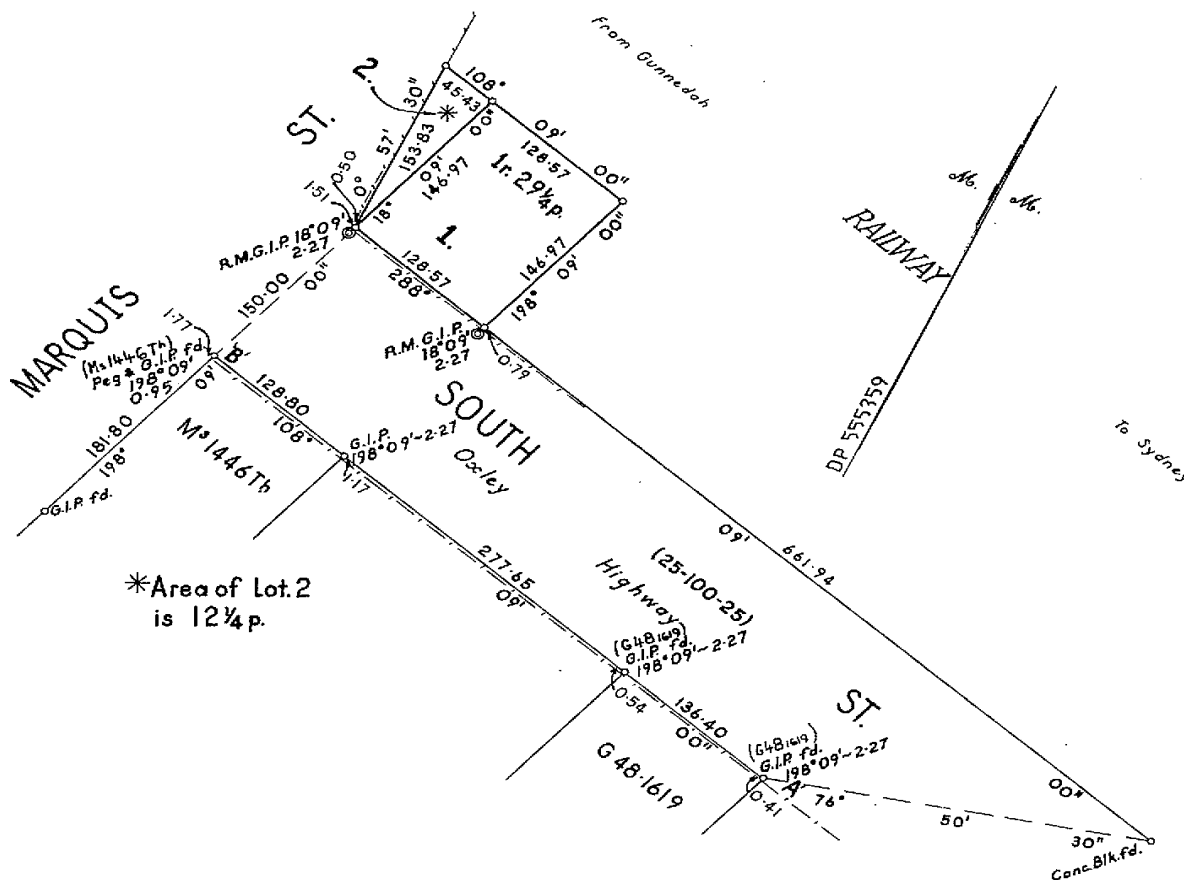
Edition issued 13-2-1973

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

**CANCELLED**  
*Jawatson*  
Registrar General.  
**SEE AUTO FOLIO**



## PLAN SHOWING LOCATION OF LAND



## ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 555359 in the Municipality of Gunnedah Parish of Gunnedah and County of Pottinger being land for which no Crown Grant has issued. EXCEPTING THEREOUT all minerals.

## FIRST SCHEDULE

~~PUBLIC TRANSPORT COMMISSION NEW SOUTH WALES.~~

## SECOND SCHEDULE

NIL.

*Jawatson*  
Registrar General

Q456560  
 Q5148510  
 W860580  
 1/1/1

# FIRST SCHEDULE (continued)

## REGISTERED PROPRIETOR

State Rail Authority of New South Wales by Request W860580. Registered 19.5.1987.

## INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of Registrar General

**CANCELLED**

**SEE AUTO FOLIO**

# SECOND SCHEDULE (continued)

## INSTRUMENT

NATURE

NUMBER

DATE

PARTICULARS

ENTERED

Signature of Registrar General

CANCELLATION

~~Lease~~ ~~W860580~~ ~~of land being Lot 1 in D.P. 555359 to The Forestry~~

~~Commission of New South Wales. Date of Expiry 31-12-1981.~~

W860581 Lease to The Forestry Commission of New South Wales. Expires: 30.9.1987.

Registered 19.5.1987.

Expired

19.5.1987.

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



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

26/8/2020 4:33PM

FOLIO: 2/555359

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 12043 FOL 136

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/1/1995	U925707	TRANSFER	EDITION 1
10/12/2012	AH420074	NOTICE OF DEATH	EDITION 2

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

Gunnedah 2 South Street

PRINTED ON 26/8/2020

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Received: 26/08/2020 16:33:36

RP13



# TRANSFER

Real Property Act, 1900



U  
925707 U

(2)

Office

00\*2\$

20/85898+008 +0 50+0 +61130

(A) **LAND TRANSFERRED**

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

Folio Identifier 1/840712 and  
Folio Identifier 2/555359  
at Gunnedah

(B) **LODGED BY**

L.T.O. Box

28A.

Name, Address or DX and Telephone

**GALLOWAY & CO.**

Phone: 233-1011

Fax: 232-649

DX 340.

L.T.O. Delivery 28A

REFERENCE (max. 15 characters):

BAXTER-BOWDEN

(C) **TRANSFEROR**

STATE RAIL AUTHORITY OF NEW SOUTH WALES

of 11-31 York Street, Sydney

(D) acknowledges receipt of the consideration of \$48,000.00

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

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

(F) **TRANSFeree**



LIONEL THOMAS BOWDEN and HILDA MARY BOWDEN

both of 129 View Street, Gunnedah

as joint tenants/tenants-in-common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE OF EXECUTION** 23 December 1994

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

*E. Baker*

Signature of Witness

**EDDIE BAKER**

Name of Witness (BLOCK LETTERS)

*11 York Street, Sydney*

Address of Witness

The Common Seal of STATE RAIL AUTHORITY  
OF NEW SOUTH WALES was hereunto affixed  
in the presence of:-

*[Signature]*

AUTHORISED OFFICER

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

12043-136

OFFICE USE

OFF L

W860581

*[Signature]*  
**MICHAEL WILLIAM ALLEN BAXTER,**  
**SOLICITOR FOR THE TRANSFeree**

Signature of Transferee

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

CHECKED BY (office use only)

ST SIGNED  
CANC. & RET.



LAND  
REGISTRY  
SERVICES

# Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/555359

-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
26/8/2020	4:32 PM	2	10/12/2012

LAND

----

LOT 2 IN DEPOSITED PLAN 555359  
LOCAL GOVERNMENT AREA GUNNEDAH  
PARISH OF GUNNEDAH COUNTY OF POTTINGER  
TITLE DIAGRAM DP555359

FIRST SCHEDULE

-----

HILDA MARY BOWDEN (ND AH420074)

SECOND SCHEDULE (1 NOTIFICATION)

-----

1 LAND EXCLUDES MINERALS

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

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

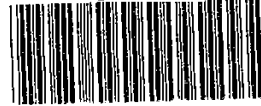
Gunnedah 2 South Street

PRINTED ON 26/8/2020

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

# CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13440249

NEW SOUTH WALES

Vol. 13440 Fol. 249

Crown Grants Vol. 159 Fol. 133  
Vol. 265 Fols. 159  
160, 161 & 162  
Prior Title Vol. 478 Fol. 22



EDITION ISSUED  
20 9 1977

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

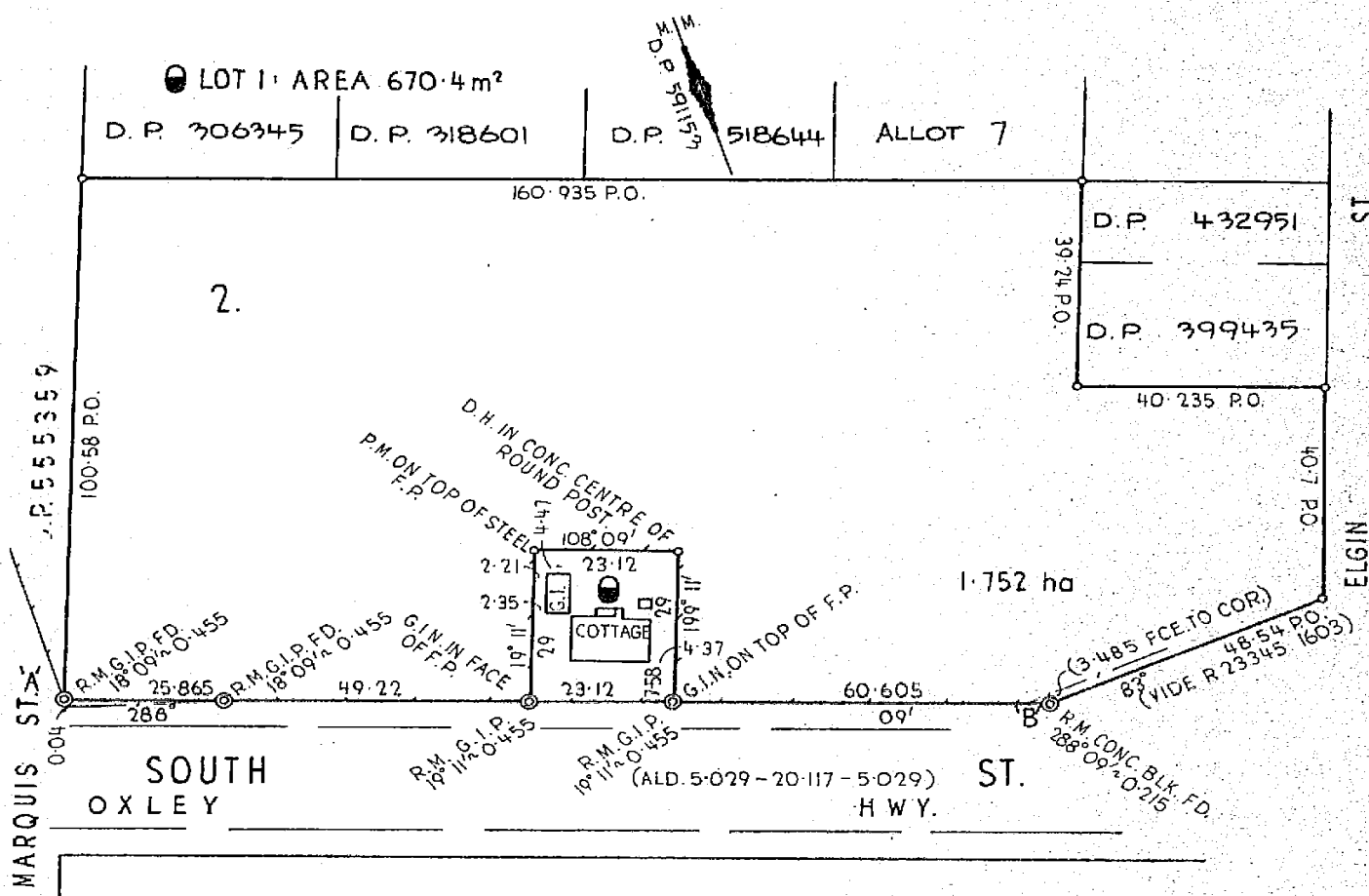
**CANCELLED**

*[Signature]*  
Registrar General.



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 591153 at Gunnedah in the Municipality of Gunnedah Parish of Gunnedah and County of Pottinger.

### FIRST SCHEDULE

PUBLIC TRANSPORT COMMISSION OF NEW SOUTH WALES.

### SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grants above referred to.
- G642237 Easement for Telephone Line appurtenant to the land above described affecting the piece of land shown as "Proposed Easement for Telephone Line 8 feet wide" in Deposited Plan 399435.
- ~~N125840 Lease to The Portentary Commission of New South Wales of land being Lot 1 in Deposited Plan 555359. Expired 16-3-1978~~

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

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

Q456560 L  
 (lot 1 of 5535)  
 & 514851  
 + regis fee  
 DP606235

Vol. 13440 Fol. 249


# FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

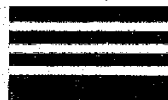
INSTRUMENT  
 NATURE NUMBER DATE ENTERED Signature of Registrar General

NEW CERTIFICATE(S) OF TITLE ISSUING ON DP606235  
 NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO  
 SURVEY DRAFTING BRANCH

## SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
NATURE	NUMBER	DATE					
Lease	Q456560	-----	of land being Lot 1 in D.P. 555359 to The Forestry Commission of New South Wales. Date of Expiry 31-12-1981.	16-3-1978	<i>[Signature]</i>		
<div> <p>This deed is cancelled as the <u>Whole</u></p> <p>New certificates of title have issued on <u>10-1-1980</u></p> <p>for lots in <u>Deposited</u> Plan No <u>606235</u> as follows:</p> <p>Lots <u>1 to 2</u> Vol <u>14031</u> Fol <u>174-6-175</u> respectively.</p> <p><i>[Signature]</i></p> <p>REGISTRAR GENERAL</p>  </div>							

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



# CERTIFICATE OF TITLE



14031175

NEW SOUTH WALES

133

LAND PROPERTY ACT, 1900

Crown Grants Vol. 159 Fol. 159  
Vol. 265 Fol. 159  
Vol. 265 Fol. 160  
Vol. 265 Fol. 162  
Prior Title Vol. 13440 Fol. 249



Vol. **CANCELLED** Fol. 175

EDITION ISSUED

11 1 1980

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

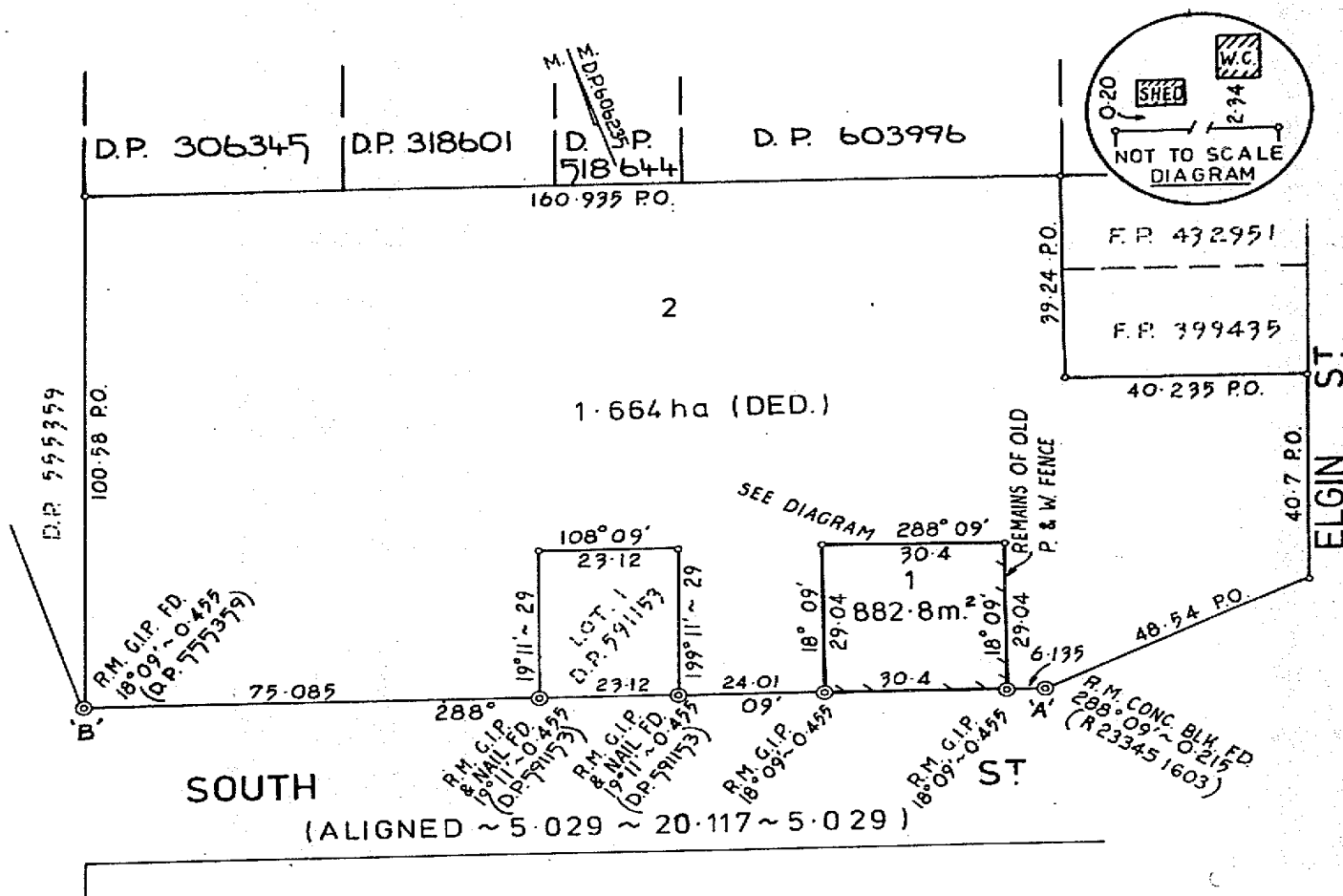
*[Signature]*

Registrar General.



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 606235 at Gunnedah in the Municipality of Gunnedah Parish of Gunnedah and County of Pottinger.

### FIRST SCHEDULE

PUBLIC TRANSPORT COMMISSION OF NEW SOUTH WALES.

### SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. G642237 Easement for telephone line appurtenant to the land above described affecting the part of Deposited Plan 399435 shown so burdened therein.
3. Q456560 Lease to The Forestry Commission of New South Wales of Lot 1 in Deposited Plan 555359. Expires 31-12-1981.

DP736948



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

[illegible]



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

26/8/2020 4:33PM

FOLIO: 2/736948

First Title(s): VOL 159 FOL 133 VOL 265 FOL 159  
VOL 265 FOL 160 VOL 265 FOL 161  
VOL 265 FOL 162

Prior Title(s): VOL 14031 FOL 175

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
13/10/1986	DP736948	DEPOSITED PLAN	FOLIO CREATED EDITION 1
20/5/1987	W860581	LEASE	EDITION 2
3/4/1990	Y915196	LEASE	EDITION 3
28/7/1994	DP840712	DEPOSITED PLAN	FOLIO CANCELLED

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

Gunnedah 2 South Street

PRINTED ON 26/8/2020

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

26/8/2020 4:33PM

FOLIO: 1/840712

First Title(s): VOL 159 FOL 133  
Prior Title(s): 2/736948

Recorded	Number	Type of Instrument	C.T. Issue
28/7/1994	DP840712	DEPOSITED PLAN	FOLIO CREATED EDITION 1
9/1/1995	U925707	TRANSFER	EDITION 2
10/12/2012	AH420074	NOTICE OF DEATH	EDITION 3

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

Gunnedah 2 South Street

PRINTED ON 26/8/2020

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



FOLIO: 1/840712

-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
26/8/2020	4:32 PM	3	10/12/2012

LAND

----

LOT 1 IN DEPOSITED PLAN 840712  
AT GUNNEDAH  
LOCAL GOVERNMENT AREA GUNNEDAH  
PARISH OF GUNNEDAH COUNTY OF POTTINGER  
TITLE DIAGRAM DP840712

FIRST SCHEDULE

-----

HILDA MARY BOWDEN (ND AH420074)

SECOND SCHEDULE (2 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G642237 EASEMENT FOR TELEPHONE WIRES 2.44 WIDE APPURTENANT  
TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOT  
1 IN DP399435 SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

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

## SAMPLE RECEIPT ADVICE

### Client Details

<b>Client</b>	East West Enviroag Pty Ltd
<b>Attention</b>	Stephanie Cameron

### Sample Login Details

<b>Your reference</b>	EW200994
<b>Envirolab Reference</b>	249976
<b>Date Sample Received</b>	28/08/2020
<b>Date Instructions Received</b>	28/08/2020
<b>Date Results Expected to be Reported</b>	04/09/2020

### Sample Condition

<b>Samples received in appropriate condition for analysis</b>	Yes
<b>No. of Samples Provided</b>	6 SOIL
<b>Turnaround Time Requested</b>	Standard
<b>Temperature on Receipt (°C)</b>	4
<b>Cooling Method</b>	Ice Pack
<b>Sampling Date Provided</b>	YES

### Comments

Nil

Please direct any queries to:

<b>Aileen Hie</b>	<b>Jacinta Hurst</b>
<b>Phone:</b> 02 9910 6200	<b>Phone:</b> 02 9910 6200
<b>Fax:</b> 02 9910 6201	<b>Fax:</b> 02 9910 6201
<b>Email:</b> ahie@envirolab.com.au	<b>Email:</b> jhurst@envirolab.com.au

Analysis Underway, details on the following page:



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Sample ID	vTRH(C6-C10)/BTEXN in Soil	svTRH (C10-C40) in Soil	PAHs in Soil	Organochlorine Pesticides in soil	Organophosphorus Pesticides in Soil	PCBs in Soil	Misc Soil - Inorg	Acid Extractable metals in soil
200994-1-0-0.15	✓	✓	✓	✓	✓	✓	✓	✓
200994-2-0-0.15	✓	✓	✓	✓	✓	✓	✓	✓
200994-3-0-0.15	✓	✓	✓	✓	✓	✓	✓	✓
200994-4-0-0.15	✓	✓	✓	✓	✓	✓	✓	✓
200994-5-0-0.15	✓	✓	✓	✓	✓	✓	✓	✓
200994-6-0-0.15	✓	✓	✓	✓	✓	✓	✓	✓

The '✓' indicates the testing you have requested. **THIS IS NOT A REPORT OF THE RESULTS.**

### Additional Info

Sample storage - Waters are routinely disposed of approximately 1 month and soils approximately 2 months from receipt.

Requests for longer term sample storage must be received in writing.

Please contact the laboratory immediately if observed settled sediment present in water samples is to be included in the extraction and/or analysis (exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, Total Recoverable metals and PFAS analysis where solids are included by default.

TAT for Micro is dependent on incubation. This varies from 3 to 6 days.





# SOIL SAMPLING LOG SHEET

Project ID:	200994	Date and Time:	27.8.20	Sampled by:	AW
Client Details:	Stuart Surveys				
	Sampling Location: 2 South Street, Gunnedah				

EW Sample ID	Site Name	Client ID # Hole/ Pit #	Co-ordinates/ GPS	Depth and Units	Description/ Comments	Number of Samples
200994-1	SP1		-30° 58.874'S 150° 15.096'E	0-150mm	east of USPS bowser, south of concrete wash station, east side of site	
200994-2	SP2		-30° 58.879'S 150° 15.091'E		eastern edge of site in south-east corner	
200994-3	SP3		-30° 58.877'S 150° 15.086'E		southern <del>portion</del> portion of site in line with SP2	
200994-4	SP4		-30° 58.874'S 150° 15.080'E		western <del>portion</del> <sup>edge</sup> portion of site on southern portion	
200994-5	SP5		-30° 58.869'S 150° 15.082'E		in line with SP1, on western portion of site	
200994-6	SP6		-30° 58.862'S 150° 15.085'E	↓	<sup>west</sup> northern edge of site	



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