

## **Limited Detailed Site Investigation**

14-16 George Street, Marulan NSW 2579  
Lot 2/-/DP1053945 and Lot 3/-/DP1053945

**N4806 and N4807**


13<sup>th</sup> June 2021

## Report distribution

Limited Detailed Site Investigation  
Address: 14-16 George Street, Marulan NSW 2579  
NEO Consulting Report No: N4806 and N4807  
Date: 13<sup>th</sup> June 2021

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## Executive Summary

NEO Consulting were appointed by DIB Group Pty Ltd (the client) to undertake a Limited Detailed Site Investigation (DSI) for the property located at 14-16 George Street, Marulan NSW 2579. The entire site consists of three (3) lots and legally identified as Lot 1, 2 and 3 / - / DP1053945. However this DSI is focused on the proposed developments within Lots 2 and 3, with consideration given to the service station operations. The entire site has an area of approximately 7.2ha. Lot 2 and 3 have an area of approximately 3.9ha and 0.54ha, respectively. The site is currently zoned as IN1 - General Industrial. Only partial areas of Lots 2 and 3 have been validated.

This DSI provides a detailed assessment of current or historical potentially contaminating activities that may have impacted the site and will determine if the site is suitable for the proposed developments onsite.

The scope of work undertaken includes:

- A site inspection to identify potential sources of contamination;
- Sampling and chemical analysis of soil and groundwater on the site;
- Historical investigations relating to the site (if any);
- Review of current and historical Certificates of Title;
- Local Council records and planning certificates;
- NSW EPA Priority Sites Register;
- Dial-Before-You-Dig enquiry for an evaluation into local underground services and assets;
- Review of local geological and hydrogeological information, including an evaluation of the NSW Groundwater registered groundwater bore database;
- Review of Acid Sulfate Soil data maps.

The site investigation was conducted on the 23<sup>rd</sup> May 2021 by a qualified environmental consultant. Soil and groundwater samples were collected and submitted to a NATA accredited laboratory for chemical analysis. Chemical analyses targeted Contaminants of Potential Concern (CoPC), which may have impacted the site during historical or present activities. Results for TRH, BTEX, PAH, OCP/OPP, Metals and Asbestos do not exceed the NEPM assessment criteria for all soil samples.

NEO Consulting implemented a systematic approach on the proposed development areas, Lot 3 being 5,363sqm – minimum 13 sampling locations and Lot 2 being 3,604sqm – minimum 9 sampling locations. A minimum of 2 soil samples per location, plus 1 water monitoring well was installed in each of the proposed development areas. MW2 was installed within the proposed development area of Lot 2, drill depth was 10.50m bgl. After purging and commissioning the well, the standing water level was recoded at 8.70m bgl. MW4 was installed within the proposed development area of Lot 3 to a maximum depth of 7.5m bgl, with no indications ground water reached. NEO Consulting also installed MW1, down gradient of the UPSS at the service station to determine the depth to ground

water and any potential contamination. This well was commissioned at 9.00m bgl, with the standing water level recorded at 7.80m bgl.

Results for groundwater did not show any indications of contamination in the form of petroleum or chemical based contaminants, BTEX or TRH, however, Copper and Zinc were recorded slightly above the ground water investigation levels. Total metals were recorded, not dissolved metals which are often recorded higher, also these metals are not directly associated with the service station operations and can be attributed to naturally occurring levels of Zinc and Copper within ground water. NEO Consulting can confirm the current and historical service station operations have not impacted on the ground water in the sampling locations. NEO Consulting understands that none of the proposed developments for the site will include deep excavations beyond the water bearing zone.

Only partial areas of Lots 2 and 3 have been validated. NEO Consulting finds, based on this Detailed Site Investigation that the site is suitable for the proposed developments on both Lot 2 and Lot 3 providing the recommendations within **Section 16** are implemented.

## 1. Introduction

### 1.1 Background

NEO Consulting was appointed to undertake a Detailed Site Investigation (DSI) for the property located at 14-16 George Street, Marulan NSW 2579. The entire site consists of three (3) lots and legally identified as Lot 1, 2 and 3 / - / DP1053945, with an area of approximately 7.2ha. However, this DSI is focused on Lots 2 and 3. Lot 2 and 3 have an area of approximately 4ha and 0.54ha, respectively. The site is currently zoned as IN1 - General Industrial. A site inspection was undertaken on the 23<sup>rd</sup> May 2021 by a qualified environmental consultant. Reporting, photographs and sampling were conducted on this day and with reference to the relevant regulatory criteria (**2. Scope of Work**). Further information of the inspection is described in **4. Site Condition** and regarding the sampling in **11. Sampling and Analysis Plan**.

### 1.2 Objectives

The objective of this DSI report was to provide a detailed assessment of current and/or historical potentially contaminating activities that may have impacted the soils and groundwater at the site and will determine if the site is suitable for the proposed land use.

### 1.3 Regulatory Framework

This DSI has been prepared in general accordance with the following regulatory framework:

- Goulburn Mulwaree Local Environmental Plan 2009;
- Department of Urban Affairs and Planning, NSW Environmental Protection Authority, *Managing Land Contamination – Planning Guidelines – SEPP 55 – Remediation of Land*, 1998;
- National Environment Protection Measures, *Schedule B1 – Guideline on Investigation Levels for Soil and Groundwater 2013*;
- National Environment Protection Measures, *Schedule B2 – Guideline on Site Characterisation*, 2013;
- National Environmental Protection Measures, *Schedule B5c – Guideline on Ecological Investigation Levels for Arsenic, Chromium (III), Copper, DDT, Lead, Naphthalene, Nickel and Zinc*, 2013;
- National Environment Protection Measures, *Schedule B7 – Guideline on Derivation of Health – Based Investigation Levels*, 2013;
- National Environment Protection Measures, *Appendix 1 – The Derivation of HILS for Metals and Inorganics*, 2013;
- NSW EPA, *Contaminated Land Management, Guidelines for the NSW Site Auditor Scheme*, 2017 (3<sup>rd</sup> Edition);

- NSW Environmental Protection Authority, *Waste Classification Guidelines Part 1: Classifying Waste*, 2014;
- NSW Environmental Protection Authority, *Sampling Design Guidelines*, 1995;
- The Contaminated Land Management Act 1997;
- NSW Environmental Protection Authority, *Guidelines on the Duty to Report Contamination under Contaminated Land Management Act*, 1997;
- NSW EPA, *Technical Note: Investigation of Service Station Sites*, 2014;
- NSW Department of Environment and Conservation, *Guidelines for the Assessment and Management of Groundwater Contamination*, 2007;
- NSW Environmental Protection Authority, *Guidelines for Consultants Reporting on Contaminated Sites*, 2020;
- Protection of the Environment and Operation Act 1997;
- Protection of the Environment Operations (Waste) Regulations, 2005;
- SafeWork SNW Code of Practice, *How to Safely Remove Asbestos*, 2016;
- SafeWork NSW Code of Practice, *How to Manage and Control Asbestos in the Workplace*, 2016;
- SafeWork NSW, *Managing Asbestos in or On Soil*, 2014
- State Environment Protection Policy 55 (SEPP 55). *Remediation of Land Under the Environmental Planning and Assessment Act*, 1998;
- Work Health and Safety Act, 2011; and
- Work Health and Safety Regulation, 2011.

## 2. Scope of Work

To meet the requirements in Section 1.3 of this report, the following scope of works were included:

- A site inspection to identify potential sources of contamination on site;
- A site inspection to identify potential sources of contamination on neighbouring properties;
- Sampling and chemical analysis of soil and groundwater on the site;
- Historical investigations relating to the site (if any);
- Review of current and historical Certificates of Title;
- Local Council records and planning certificates;
- NSW EPA Priority Sites Register;
- Dial-Before-You-Dig enquiry for an evaluation into local underground services and assets;
- Review of local geological and hydrogeological information, including an evaluation of the NSW Groundwater registered groundwater bore database;
- Review of Acid Sulfate Soil data maps;

- Development of a Conceptual Site Model (CSM) to identify the connections between potential sources of contamination and exposure pathways, human and/or ecological receptors; and
- Recommendations for additional investigations (if any), based on the identified data gaps and findings of this DSI.

### 3. Site Details

**Table 1.** Site Details

Address	14-16 George Street, Marulan NSW 2579
Deposited plan	Lot 2 and 3 / - / DP1053945
Zoning	IN1: General Industrial
Locality map	Figure 1, Appendix A
Site Boundary	Figure 2, Appendix A
Area	4.5ha

**Table 2.** Surrounding land-use adjacent to the site

Direction from site	Land-use
North	Rural vacant land
East	Rural residential property
South	Portland Avenue and George Street intersecting
West	Rural residential property

### 4. Site Condition

During the site inspection, the following observations were noted (photographs in **Appendix A**):

#### **Lot 2 in 14 George Street Marulan NSW**

- Lot 2, is approximately 3.9hectares, contains a truck stop, an active fuel station and a retail shop. The proposed development is for a fast-food restaurant within vacant grass land, approximately 3,289m<sup>2</sup> at the front of the site, also on the site there is a proposed truck wash and weighbridge.
- The site is located on the corner of George Street and Portland Avenue, with the entrance and exit points on George Street.

- The fuel station contained two metal canopies.
- The larger metal canopy sheltered five (5) DSL self-service fuel bowsers.
- The smaller canopy shelters Four (4) ULP, E10 and DSL self-service fuel bowsers.
- A metal shed used as a generator room was observed near the central west portion of the site, fuel oil storage drums were also observed inside the generator room.
- Oil drums were observed at the backside of the retail shop.
- Seven (7) USTs, one (1) Adblue Above Storage Tank (AST), two (2) LPG Storage Cylinders and six vents were observed on site.
- The site consisted of a mix groundcover including grass, concrete, bitumen, and pavement and was overall flat, with a slight gradient of approximately 5% down towards the South East.
- Two pre-existing wells, NEO installed an additional

### **Lot 3 in 16 George Street Marulan NSW**

- Lot 3 is irregular in shape and comprised of open grass areas and two wooden sheds with metal roofing. The lot is approximately 5,363m<sup>2</sup>.
- Lot 3 also contains three unused storage tanks, two old out of service bowsers and a metal shed near the north-east portion.
- Most of the lot has grass and gravel groundcover.
- No oil stains were observed near the bowsers on site.
- The proposed development for Lot 3 is for a Hotel / motel.
- Lot 3 is also on an upward gradient to the service station on Lot 2.

The surrounding sites within a 500m radius include residential and commercial properties including Straw Services Australia, Marulan Motor Inn, Alis Motel and some food retails. The closest water body is the water tributary of Marulan Creek and Jaorimin Creek. These water tributaries are located approximately 370m south east of the site and 680m north west of the site respectively.

## 5. Site History

### 5.1 History of site

**Table 3.** Historical aerial images of the site and surrounding area.

Year	Proprietor(s)
	<b>Lot 2 in DP 1053945 (14 George Street Marulan NSW)</b>
2014-Current	DIB Group Pty Ltd
	<b>Prior: Vol.199, Fol.38</b>
2011-2014	Helen Margaret Millis
	<b>Prior: Vol.13737, Fol.38</b>
1995-2011	Malcolm Edward Biddlecombe, service station propertier
	<b>Prior: Vol.10641, Fol.151</b>
1985-1995	1985-1995 Melhem Ayoub
	<b>Prior: Vol.7303, Fol.127</b>
1968-1985	Kemria Concrete Haulage Pty Ltd
	<b>Prior: Vol.7303, Fol.127</b>
1957-1968	Robert Stanley Shepherd, Haulage Contractor and Kathleen Stella Shepherd
	<b>Prior: Vol.7444, Fol.214</b>
1936-1957	Cecil Stanley Shepherd
	<b>Lot 3 in DP 1053945 (16 George Street, Marulan NSW)</b>
2014-Current	DIB Group Pty Ltd
	<b>Prior: Vol.199, Fol.38</b>
2011-2014	Helen Margaret Millis
	<b>Prior: Vol.13737, Fol.38</b>
1985-2011	Malcolm Edward Biddlecombe, service station proprietor
	<b>Prior: Vol.7303, Fol.127</b>
1968-1985	Kemria Concrete Haulage Pty Ltd
	<b>Prior: Vol.7303, Fol.127</b>
1957-1968	Robert Stanley Shepherd, Haulage Contractor and Kathleen Stella Shepherd
	<b>Prior: Vol.7444, Fol.214</b>
1936-1957	Cecil Stanley Shepherd

## **5.2 Section 10.7 (2) Planning Certificate**

A Section 10.7 Planning Certificate describes how a property may be used and the restrictions on development. The Planning Certificate is issued under Section 149 of the Environmental Planning and Assessment Act 1979. At the time of reporting, a search has been undertaken, results can be found within **Appendix C**.

## **5.3 NSW EPA Priority Sites Register**

A search on the NSW EPA Priority Sites Register was undertaken. No record detected for the site.

## **5.4 Protection of the Environment Operation Act (POEO) Public Register**

A search on the POEO public register of licensed and delicensed premises (DECC) found nine (9) results for the suburb of Marulan. These results were issued in 2000, 2001, 2008, 2009, 2017 and 2019. However, none of them is located within 500m radius of the site. Therefore, the results have a low risk of impacting the site.

## **5.5 SafeWork NSW Hazardous Goods**

A search was undertaken with SafeWork NSW for historical dangerous goods stored onsite. However the results have not been received yet.

## **5.6 Product Spill and Loss History**

The visual site inspection did not find evidence of chemical contamination within the site (i.e. chemical staining, unhealthy vegetation).

## **5.7 Dial Before You Dig**

A review of assets and services via a Dial-Before-You-Dig request suggests the following assets could be affected:

- Essential Energy
- Jemena Gas Country
- NBN Co, NSWAct
- Telstra NSW, South



## 6. Environmental Setting

### 6.1 Hydrology

A groundwater bore search was conducted on the 23<sup>rd</sup> May 2021 and it is found that seven (7) (GW022357, GW023891, GW113742 (9m bgl), GW113743 (10m bgl), GW113744, GW113745, GW113756 (11m bgl)) borehole were present within a 500m radius of the site.

The closest registered ground water bore offsite is GW022357, which was installed in 1964 to a depth of 26.5m bgl. Drilling encountered clay and granite, the standing water level was recorded at 18.5m bgl. This well is to the North of the site on an upward gradient.

To the south of the site, other registered bores are located on the BP service station. These wells were drilled to a maximum depth of 11.0m bgl, however ground water level was not recorded.

### 6.2 Geology

Data obtained from the Geological Survey of NSW and the Geoscience Australia Stratigraphic Units Database indicate the site to be underlain by sediments comprising residual deposits of unconsolidated clay and fine grained sands to partially consolidated clay layers.

Previous investigations encountered natural Clays to 4.5 m bgl. With granite identified beyond 10m below ground level within near by bore logs.

### 6.3 Acid Sulfate Soil

To determine whether there is any possibility for Acid Sulfate Soils to be present at the site, information was reviewed utilising the eSPADE map viewer. The data obtained indicated there was "no known occurrence" of Acid Sulfate Soils at this site or in the immediate vicinity.

## 7. Areas of Environmental Concern

Based on the above information, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Potential Concern (CoPC) for the site were identified and summarised (**Table 4**).

**Table 4.** Potential Areas and Contaminants of Concern

Potential Areas of Concern	Potentially Contaminating / Hazardous Activity	CoPCs	Likelihood of Site Impact	Comments
Entire site	Importation of fill material from unknown origin	Metals, TPH, BTEX, PAH, OCP, PCB, Phenols, Cyanides, Asbestos	Low	Based on site observations, the presence of imported fill material is unlikely.
USTs	Storage of petroleum products underground	Heavy Metals, TRH, BTEX and PAH	Moderate	Due to soil properties and unknown condition of storage tank, migration of contaminants is possible.
Self-service area	Dispensing of petroleum products	Heavy Metals, TRH, BTEX and PAH	Low	Due to the sealed groundcover, migration of contaminants is unlikely.
Building structures	Hazardous materials	ACM, SMF, ODS, Lead (paint and/or dust), PCBs	Moderate	Based on site observations, it cannot be concluded that any of the hazardous materials mentioned here are present at this location. A HMS is required to identify these contaminants.

Abbreviations: Asbestos Containing Materials (ACM), Benzene, Toluene, Ethylbenzene and Xylene (BTEX), Ozone Depleting Substances (ODS), Polychlorinated biphenyls (PCBs), Polycyclic Aromatic Hydrocarbon (PAH), Total Petroleum Hydrocarbons (TPH), Synthetic Mineral Fibres (SMF), Hazardous Materials Survey (HMS).

## 8. Conceptual Site Model

A CSM was developed to provide an indication of potential risks associated with contamination source and contamination migration pathways, receptors and exposure mechanisms. The CSM provides a framework for the review of the reliability and useability of the data collected and to identify data gaps in the existing site characterisation. Here, we consider the connections between the following elements:

- Potential contamination sources and associated CoPCs;
- Potential human receptors that may be impacted by the site contamination are current and future site users including occupants to the dwelling/infrastructures onsite, site workers and the general public within the immediate vicinity of the site;
- Potential environmental receptors to the site including but not limited to: groundwater and surface water bodies, residual soils at and/or nearby the site;
- Potential exposure pathways; and
- Whether source-pathway-receptor connections are complete based on current and future suite conditions.

**Table 5.** Conceptual Site Model

Potential Sources	Potential Receptor	Potential Exposure Pathway	Complete connection	Risk	Justification/ Control Measures
Contaminated soil from importation of uncontrolled fill across the site.	Site occupants, workers, general public	Dermal contact, inhalation/ingestion of particulates	Limited (current)	Low	Direct contact with potentially contaminated soils is limited.
			No (Future)	Low	If present, impacted soils are likely to be disposed of off-site.
Contaminated soil from current and/or historical onsite operations.  ACM	Underlying aquifer	Leaching and migration of contaminants through groundwater infiltration.	Limited (current)	Low	Due to existing sealed surfaces, expected shallow bedrock, leachability of CoPCs, migration of CoPCs is likely to be limited.
			Limited (Future)	Low	If present, contaminated soil and/or groundwater is likely to be remediated.

Potential Sources	Potential Receptor	Potential Exposure Pathway	Complete connection	Risk	Justification/ Control Measures
Multiple hydrocarbon spills  Heavy vehicle traffic causing soil contamination (BTEX, TRH, Heavy Metals)					
Unassessed potential structural dwelling	Site occupants, workers, general public	Vapours, dermal contact, inhalation/ingestion of particulates	Limited (current)	Medium	Assessment to be undertaken within the onsite buildings to determine if there is any potential contamination.
			No (future)	High	If present, areas will be remediated.
USTs	Site occupants, workers, general public	Dermal contact, inhalation/ingestion of particulates	Limited (current)	Medium	Assessment should be undertaken onsite of USTs. If potential contamination is identified a risk assessment and removal plan to be implemented.

## 9. Data Gaps

The following data gaps have been identified at the site:

- Ground water flow direction

## 10. Assessment Criteria

The following assessment criteria were adopted for the investigation.

### 10.1 NEPM Health Investigation Level D (HIL-D)

HILs are scientific, risk-based guidance levels to be used as in the primary stage of assessing soil contamination to evaluate the potential risks to human health from chronic exposure to contaminants. HILs are applicable to a broad range of metals and organic substances, and generally apply to depths up to 3m below the surface for residential use.

Tier 1 HILs are divided into the following sub-criteria:

- HIL A – residential with garden/accessible soils
- HIL B – residential with minimal opportunities for soil access
- HIL C – public open space/recreational areas
- HIL D – commercial/industrial premises

### 10.2 NEPM Health Screening Level D (HSL-D)

HSLs have been developed for selected petroleum compounds and fractions and are used for the assessment of potential risks to human health from chronic inhalation and direct contact pathways of petroleum vapour emanating off petroleum contaminated soils (Vapour Risk). HSLs are guided by land-use scenarios, specific soil physicochemical properties and generally apply to depths below surface to >4m.

Tier 1 HSLs are divided into the following sub-criteria:

- HSL A – residential with garden/accessible soils
- HSL B – residential with minimal opportunities for soil access
- HSL C – public open space/recreational areas
- HSL D – commercial/industrial premises

### 10.3 NEPM Ecological Investigation Level D (EIL-D)

Ecological investigation levels (EILs) have been developed to assess the risk for the presence of metals and organic substance in a terrestrial ecosystem. EILs are guided by land-use scenarios, specific soil physicochemical properties

and generally apply to the top 2m of soil. EILs can be applied for arsenic (As), copper (Cu), chromium III (Cr(III)), dichlorodiphenyltrichloroethane (DDT), naphthalene, nickel (Ni), lead (Pb) and zinc (Zn). The NEPM Soil Quality Guidelines (SQG) for EILs are calculated using the Added Contamination Limit (ACL) to determine the amount of contamination that had to be added to the soil to cause toxicity, including ambient background concentration (ABC).

## **10.5 NEPM Management Limits – Commercial and Industrial**

Management Limits for petroleum have been developed for prevention of explosive vapour accumulation, prevention of the formation of observable Light Non-Aqueous Phase Liquids (LNAPL) and protection against effects on buried infrastructure. Commercial and Industrial limits have been adopted based on the proposed land use.

## **10.6 NEPM Groundwater Investigation Levels (GIL)**

Groundwater Investigation Levels (GILs) are the concentration of a contaminant in the groundwater above which further investigation or a response is required. These levels are based on Australian water quality guidelines and drinking water guidelines and are applicable for assessing human health risk and ecological risk (fresh water or marine water) from direct contact within groundwater.

# **11. Sampling and Analysis Plan**

## **11.1 Sampling Rationale**

A grid sampling pattern was selected. This pattern was selected due to the area of the site, access to underlying soil and groundwater, the AEC and CoPC as well as the potential heterogeneity of any contamination. The total number of soil samples collected from Lot 2 was 26 (18 soil samples, from nine (9) boreholes within proposed fast food area and 8 soil samples from four bore holes as part of targeted ESA of UPSS), also 1 water sample from an onsite well (MW1) located down gradient and within close proximity of the UPSS. An additional water samples was taken from MW2, which was a newly installed well within the location of the proposed fast food development area. Additionally, 28 soil samples were collected from Lot 3 from 13 boreholes including two (2) duplicate samples within the location of the proposed hotel/motel. One (1) groundwater monitoring well was installed to a depth of 7.5m bgl, however no water was reached. This sampling density was selected based on the extent of the potential contaminated area to be detected, feasibility, the site history, distribution of current and historical uses on site, proposed development location and condition of structures, and any residual hotspots that remain undetected. Soil samples were collected at depths ranging from 0.2m to 5m. These depths were selected in compliment with sampling density and to target depths of potential contaminants. Additionally, soil thickness and proximity to the aquifer were considered when determining these depths.

## **11.2 Field Sampling Methodology**

### **11.2.1 Soil Samples**

All boreholes were completed with a drill auger. Two (2) soil samples were collected from each borehole at depths ranging from 0.2m to 5m. The soil samples were named accordingly. For example, in Lot 2 and at borehole number one (1) (BH1) the first sample which was collected at 0.2m depth was named BH1.1 and the second sample which was collected at 0.7m depth was named as BH1.2. The location and depth of the soil samples for Lot 2 and 3 are reported in Appendix A, Figure 3, Table 1 and Figure 4, Table 2, respectively. In total 54 soil samples were collected from both lots. Additionally, two (2) duplicate samples were collected for quality control and assurance as part of the Sampling and Analysis Plan and two water samples were collected.

By using a drill auger for the boreholes, the qualified environmental consultant was able to conduct a visual inspection of the soil cross section. Soil was scraped from the freshly cut cross section for sample collection. Drill auger was decontaminated with deionised water between boreholes. Samples were immediately placed in laboratory prepared jars (labelled prior to arriving on site), with the lid securely attached to jar and only removed for the purpose of storing each sample. This sample storage approach allowed the preservation of any potential fill layers as well as natural underlying clay to be stored in stratigraphic layers.

All the soil samples were placed on ice in an esky for transport under Chain of Custody (COC) to a NATA accredited laboratory for the analysis of the CoPC.

### **11.2.2 Groundwater Sampling**

Groundwater samples were collected from two (2) monitoring wells, with one (1) sample from each well (MW1 and MW2). A HydraSleeve was lowered into each well, positioned appropriately and allowed to reach equilibrium before retrieval. Depth to water and depth of well were recorded for each well. Groundwater samples were placed in laboratory prepared bottles: amber glass vial for metal analysis and two (2) glass vials for VOCs and TRH per groundwater monitoring well.

The groundwater samples were placed on ice in an esky for transport under Chain of Custody (COC) to a NATA accredited laboratory for the analysis of the COPC.

## **11.3 Field Quality Assurance & Quality Control Procedures**

The following procedures were undertaken to ensure the data quality for each sample:

- Selection of appropriate sampling methods;
- Decontamination procedures;
- Appropriate containers selected for planned analyses;
- Appropriate preservation and storage measures to minimise contamination or analyte loss;
- Statement of duplicate frequency;

- Sampling devices and equipment;
- Field instrument calibrations.

## **11.4 Chemical Analysis Methodology**

### **11.4.1 Soil Analysis**

Soil samples were extracted and analysed for Benzene, Toluene, Ethylbenzene, Xylenes (BTEX), Naphthalene, Total Recoverable Hydrocarbons (TRH), Metals and Asbestos. Soil samples were solvent extracted with methanol and analysed using Gas Chromatography-Mass Spectrometry (GC-MS) Purge and Trap for BTEX, Naphthalene and F1 (C<sub>6</sub>-C<sub>9</sub>) of TRH. Three (3) different extraction surrogates (Bromofluorobenzene, d4-1,2-dichloroethane and d8-toluene) were spiked with a known concentration into each sample to evaluate extraction efficiency. Due to the volatility and potential loss of F1 (C<sub>6</sub>-C<sub>9</sub>) of TRH, this fraction was analysed with GC-MS P&T because this instrument provides a suitable detection limit for these low molecular weight hydrocarbons. The remainder of TRH (F2, F3 and F4) was extracted with Acetone:Dichloromethane (ratio 50:50) and analysed using Gas Chromatography-Flame Ionisation Detection (GC-FID), spiked with the three (3) extraction surrogates used in the previous analysis. Metals (aside from Mercury (Hg)) were digested with nitric acid to decompose organic matter (OM) and hydrochloric acid to complete digestion of metals, then analysed using Inductively Coupled Plasma-Optical Emission Spectrometry (ICP-OES), with results reported as dry sample. Hg was analysed by digestion with nitric acid, hydrogen peroxide and hydrochloric acid. Hg ions were reduced via stannous chloride reagent in acidic solution to elemental Hg. The vapour was purged using nitrogen as the carrier gas into a cold cell in an Atomic Absorption Spectrometer (AAS).

Soil moisture % was carried out by placing a known amount of sample in a weighed evaporating basin and drying the soil at either 40°C or 105°C.

### **11.4.2 Groundwater Analysis**

Groundwater samples were analysed for Benzene, Toluene, Ethylbenzene, Xylenes (BTEX), Naphthalene, Total Recoverable Hydrocarbons (TRH) and Metals. BTEX, Naphthalene and F1 (C<sub>6</sub>-C<sub>9</sub>) of TRH were analysed directly using Gas Chromatography-Mass Spectrometry (GC-MS) Purge and Trap and were spiked with three (3) different surrogates (Bromofluorobenzene, d4-1,2-dichloroethane and d8-toluene). TRH F2, F3 and F4 groundwater samples were extracted with dichloromethane and analysed using Gas Chromatography-Flame Ionisation Detection (GC-FID).

Metals (aside from Hg) were analysed directly using Inductively Coupled Plasma-Mass Spectrometry (ICP-MS). Hg was analysed by reducing ions via stannous chloride reagent in acidic solution to elemental Hg. The vapour was purged using nitrogen as the carrier gas into a cold cell in an Atomic Absorption Spectrometer (AAS).

## **11.5 Laboratory Quality Assurance & Quality Control Procedures**

The following procedures were undertaken to ensure the data quality for each sample:



- A copy of signed chain-of-custody forms acknowledging receipt date, time and temperature and identity of samples included in shipments;
- Record of holding times;
- Analytical methods used, including any deviations or method detection limit;
- Laboratory accreditation for analytical methods used;
- Laboratory performance for the analytical method using duplicates calculated as Relative Percentage Differences (RPD);
- Surrogates used during extraction process;
- Practical quantification limits (PQL);
- Reference laboratory control sample (LCS) used throughout the full method process from extraction to injection;
- Matrix spikes (MS) indicate percentage of recovery of an expected result, via a known concentration if an analyte spiked in a field sub-sample;
- Laboratory blank results (tabulate);
- Results are within control chart limits;
- Instrument detection limit.

## 12. Data Quality Objectives (DQOs)

The DQOs have been developed in accordance with the NEPM Appendix B of Schedule B2 and provide the type, quantity and quality of data to support decisions regarding the environmental conditions of this site.

**Table 6.** Data Quality Objectives

<b>Step 1: State the problem</b>	<p>NEO Consulting have identified the following risks to human and environmental receptors:</p> <ul style="list-style-type: none"> <li>- current and/or historical potentially contaminating activities that may have impacted the soils and groundwater at the site.</li> </ul>
<b>Step 2: Identify the decision/goal of the study</b>	<p>NEO Consulting considered the site history, the use of this site, and the NEPM Guidelines, when identifying the decisions required for the site to be considered suitable for its continued land use. The decisions required to meet these decisions are as follows:</p> <ul style="list-style-type: none"> <li>- Was the sampling, analysis and quality plan designed appropriate to achieve the aim of the DSI?</li> <li>- If present, is on-site contamination capable of migrating off-site?</li> <li>- Are there any unacceptable risks to the future on site or off-site</li> </ul>

	<p>receptors in the soil or groundwater?</p> <ul style="list-style-type: none"> <li>- Is the site suitable for its continued land use?</li> </ul>
<b>Step 3: Identify the information inputs</b>	<p>NEO Consulting has identified issues of potential environmental concern;</p> <ul style="list-style-type: none"> <li>• Appropriate identification of CoPC;</li> <li>• Soil and groundwater sampling and analysis programs across the site;</li> <li>• Appropriate quality assurance/quality control to enable an evaluation of the reliability of the analytical data; and</li> <li>• Screening sampler analytical results against appropriate assessment criteria for the intended land use.</li> </ul>
<b>Step 4: Define the boundaries of the study</b>	<p>The study boundaries are:</p> <ul style="list-style-type: none"> <li>- Lateral boundary: The legally defined area of the site;</li> <li>- Vertical boundary: The soil interface to the maximum depth reached during soil and groundwater sampling; and</li> <li>- Temporal boundary: Constrained to a single visit to the site.</li> </ul>
<b>Step 5: Develop the analytical approach</b>	<p>Here, NEO Consulting integrate the information from steps 1 – 4 to support and justify our proposed analytical approach. Our aim is to confirm if the site is suitable for the proposed development. If the findings of the SAQP identify;</p> <ul style="list-style-type: none"> <li>- 250% exceedance of the adopted assessment criteria for soil;</li> <li>- Any exceedance of the adopted assessment criteria for groundwater;</li> <li>- Groundwater flow direction confirms contamination likely to be transported offsite;</li> <li>- Professional opinion that further assessment is required; and/or</li> <li>- Adopted RPD for QC data not met.</li> </ul> <p>Further assessment may be required to confirm suitability of the site in the form of; Data Gap investigation, Remediation Action Plan and Site Validation.</p>
<b>Step 6: Specify performance or acceptance criteria</b>	<p>To determine if the soils and groundwater are within acceptable ranges, we employ the following NEPM criteria:</p> <ul style="list-style-type: none"> <li>- The 95% upper confidence limit (UCL) is calculated for the mean concentration of each contaminant for each individual sample across a</li> </ul>

	<p>sampling plane (eg. surface samples, depth samples), which provides the probability that 95% of the data obtained will meet the acceptance criteria; and</p> <ul style="list-style-type: none"> <li>- a limit on decision error will be 5% that the conclusion may be incorrect.</li> </ul>
<b>Step 7: Optimise the design for obtaining data</b>	Grid sampling pattern within the AEC will provide suitable coverage of the site to produce reliable data in alignment with the Data Quality Indicators (DQIs) to cover precision, accuracy, representativeness, completeness and comparability (PARCC). This sampling pattern will ensure that critical locations are assessed and analysed appropriately for CoPC.
<b>The DQOs align with CSM</b>	Yes

## 13. Analytical Results

### 13.1 Soil Analytical Results

The soil analytical results are summarised below. Detailed soil analytical results are presented in the laboratory reports in **Appendix B**.

**Table 7.** Summary of soil analytical results.

#### Lot 2 in 14 George Street

Contaminant	NEPM Guideline Limit	Level of Reporting (LOR)
BTEX	Below NEPM HSL-D Guideline Limit for all samples	Below LOR for all samples
Naphthalene	Below NEPM HSL-D Guideline Limit for all samples	Below LOR for all samples
TRH F1 (C <sub>6</sub> -C <sub>10</sub> less BTEX)	Below NEPM HSL-D Guideline Limit for all samples (NL)	Below LOR for all samples
TRH F2 (>C <sub>10</sub> -C <sub>16</sub> less Naphthalene)	Below NEPM HSL-D Guideline Limit for all samples (NL)	Below LOR for all samples
TRH F1	Below NEPM ESL-D, HSL-D and	Below LOR for all samples

	Management Limits Guideline Limit for all samples	
TRH F2	Below NEPM HSL-D Guideline Limit for all samples (NL)	Below LOR for all samples
TRH F3	Below NEPM HSL-D Guideline Limit for all samples (NL)	Below LOR for all samples
TRH F4	Below NEPM ESL-D, HSL-D and Management Limits Guideline Limit for all samples	Below LOR for all samples
Metals	Below NEPM HIL-D Guideline Limit for all samples	Metals <b>above</b> LOR for As, Cr, Cu, Pb, Ni, Zn for all samples
OCP	Below NEPM HIL-D Guideline Limit for all samples	Below LOR for all samples
OPP	Below NEPM HIL-D Guideline Limit for all samples	Below LOR for all samples
Asbestos (estimated fibres)	Below NEPM HIL-D Guideline Limit for all samples	Below LOR for all samples

Abbreviations: Benzene, Toluene, Ethylbenzene and Xylene (BTEX), Total Recoverable Hydrocarbons (TRH), Arsenic (As), Cadmium (Cd), Chromium (Cr), Copper (Cu), Lead (Pb), Nickel (Ni), Zinc (Zn), Mercury (Hg). Not Limiting (NL).

**Table 8.** Summary of soil analytical results.

**Lot 3 in 16 George Street**

Contaminant	NEPM Guideline Limit	Level of Reporting (LOR)
BTEX	Below NEPM HSL-D Guideline Limit for all samples	Below LOR for all samples
Naphthalene	Below NEPM HSL-D Guideline Limit for all samples	Below LOR for all samples
TRH F1 (C <sub>6</sub> -C <sub>10</sub> less BTEX)	Below NEPM HSL-D Guideline Limit for all samples (NL)	Below LOR for all samples
TRH F2 (>C <sub>10</sub> -C <sub>16</sub> less Naphthalene)	Below NEPM HSL-D Guideline Limit for all samples (NL)	Above LOR for BH9.1 and BH9.2 Below LOR for all other samples
TRH F1	Below NEPM ESL-D, HSL-D and	Above LOR for BH9.1 and BH9.2

	Management Limits Guideline Limit for all samples	Below LOR for all other samples
TRH F2	Below NEPM HSL-D Guideline Limit for all samples (NL)	Below LOR for all samples
TRH F3	Below NEPM HSL-D Guideline Limit for all samples (NL)	Above LOR for BH9.1, BH9.2, BH5.1 and BH5.2 Below LOR for all other samples
TRH F4	Below NEPM ESL-D, HSL-D and Management Limits Guideline Limit for all samples	Below LOR for all samples
Metals	Below NEPM HIL-D Guideline Limit for all samples	Metals above for all samples
OCP	Below NEPM HIL-D Guideline Limit for all samples	Below LOR for all samples
OPP	Below NEPM HIL-D Guideline Limit for all samples	Below LOR for all samples
Asbestos (estimated fibres)	Below NEPM HIL-D Guideline Limit for all samples	Below LOR for all samples

Abbreviations: Benzene, Toluene, Ethylbenzene and Xylene (BTEX), Total Recoverable Hydrocarbons (TRH), Arsenic (As), Cadmium (Cd), Chromium (Cr), Copper (Cu), Lead (Pb), Nickel (Ni), Zinc (Zn), Mercury (Hg). Not Limiting (NL).

### 13.2 Groundwater Results

The groundwater analytical results are summarised below. Detailed groundwater analytical results are presented in the laboratory reports in **Appendix B**.

**Table 9.** Summary of soil analytical results.

Contaminant	NEPM Guideline Limit	Level of Reporting (LOR)
BTEX	Below NEPM HSL-D Guideline limits	Below LOR for all samples
Naphthalene	Below NEPM HSL-D Guideline limits	Below LOR for all samples
TRH F1 (C <sub>6</sub> -C <sub>10</sub> less BTEX)	Below NEPM HSL-D Guideline limits	Above LOR for one sample
TRH F2 (>C <sub>10</sub> -	Below NEPM HSL-D Guideline limits	Below LOR for all samples

C <sub>16</sub> less Naphthalene)		
Metals	Cu and Zn above NEPM GIL Guidelines for Marine and Fresh Water in MW1; All other metals below GIL Guideline limits.	Above LOR for one sample

Abbreviations: Benzene, Toluene, Ethylbenzene and Xylene (BTEX), Total Recoverable Hydrocarbons (TRH), Arsenic (As), Cadmium (Cd), Chromium (Cr), Copper (Cu), Lead (Pb), Nickel (Ni), Zinc (Zn), Mercury (Hg). Not Limiting (NL).

## 14. Data Quality Indicators

**Table 10.** Field Data Quality Indicators

<b>Completeness</b>	The DSI ensured that all critical locations for soil and groundwater were sampled, and samples were collected within the grid formation at the appropriate depths during a single visit to the site. This plan also aligns with Standard Operating Practices (SOP), to produce valid and reproducible data. NEO Consulting's qualified environmental consultants are experience and ensure compliance and completion of all sample recording, labelling and COC procedures.
<b>Comparability</b>	The DSI aligns with SOP to produce qualitative data. NEO Consulting's qualified environmental consultants sampled uniformly to ensure that each individual sample collection contained sufficient soil (g) and groundwater (mL) to produce a dataset that is reflective of the environmental conditions of the site at time of collection. All samples were handled and stored in a manner that maximised the preservation of all potential CoPC within the soil and groundwater samples. Climatic and physical conditions at the time of sample collection were considered and recorded.
<b>Representativeness</b>	The DSI aligns with SOP to produce a qualitative dataset that is representative of both soil and groundwater on site. NEO Consulting's qualified environmental consultants ensured sample collection, handling, storage and transfer was appropriate for soil and groundwater. Additionally, samples reflect environmental conditions at time of collection and samples are homogenised to maximise detection during laboratory analysis.

<b>Precision</b>	The DSI aligns with SOP to produce qualitative data that measures the variability of results. The primary technique for evaluating field precision is by collection of duplicate samples, to measure the difference in response between two (2) different samples from the sample location. NEO Consulting's qualified environmental consultants ensured that duplicate frequency was appropriate to sampling plan and area of site.
<b>Accuracy</b>	The DSI aligns with SOP to produce qualitative data that measures bias within the results. NEO Consulting's qualified environmental consultants ensured all COC procedures were carried out appropriately to minimise incidents of cross contamination or incorrect handling and storage of samples.

**Table 11.** Laboratory Data Quality Indicators

<b>Completeness</b>	The allocated NATA accredited laboratory produce reliable and thorough datasets. All samples were analysed for CoPC using an appropriate and standardised extraction method and analytical instrument. Samples were received, extracted and injected within specified holding times. The laboratory qualified environmental organic chemists ensured completion of COC procedures, wet chemistry, data integration and calculation.
<b>Comparability</b>	Analytical procedures within the NATA accredited laboratory were specialised and standardised for both soil and groundwater samples. The qualified environmental organic chemists determined the appropriate extraction methods and analytical instruments used based on response factor and ability to target CoPC. Spikes and surrogates were chosen based on appropriateness to avoid coelution with contaminants indigenous to the samples and across varying retention times to map response factor. The chosen spikes and surrogates were used for all samples and analysis was completed within the same batch to account for analytical instrument calibration (in addition system blanks support instrument calibration baseline results).
<b>Representativeness</b>	The NATA accredited laboratory procedures ensured the data is representative of the site by using appropriate extraction and analytical instrument methods. The qualified environmental organic chemists followed COC procedures; ensured that extraction methods were specialised for each potential contaminant and

	standardised across all samples; and used analytical instruments suitable for the sample type, targeted CoPC, extraction method, instrument sensitivity, response factor and detection limit.
<b>Precision</b>	Quantitative measures undertaken by the NATA accredited laboratory include field and laboratory duplicates. The qualified environmental organic chemists produced a field duplicate analysis that measured the precision of field sampling and maps the potential heterogeneity of contamination across a field sampling location. The laboratory duplicate procedure included two (2) laboratory sub-samples for extraction and analysis from the one (1) field sample in the collection container. The two (2) laboratory sub-samples map the potential heterogeneity of contamination that can occur within the one (1) field samples collection.
<b>Accuracy</b>	Quantitative measures undertaken by the NATA accredited laboratory's qualified environmental organic chemists include the analysis of field, rinsate and method blanks; spike and surrogate analysis to measure response factor and retention time; laboratory control samples; appropriateness of analytical method; and timing and completion of analysis.



## 15. Conclusion

### 15.1 Soil

#### Lot 2 in 14 George Street

Results for TRH, BTEX, OCP/OPP and Asbestos do not exceed the NEPM HSL-D, ESL-D and Management Limits Guidelines for all samples. Additionally, results for Metals do not exceed the NEPM HIL-D Guideline limits. However, Arsenic (As), Chromium (Cr), Copper (Cu), Lead (Pb), Nickel (Ni), Zinc (Zn) exceed the LOR for all samples. This can be attributed to the natural ground material. Considering the relatively low levels of the above-mentioned metals, NEO Consulting suggests the levels have no bearing on the consideration of the site for the proposed future developments and will not be investigated further.

#### Lot 3 in 16 George Street

Results for TRH, BTEX, OCP/OPP and Asbestos do not exceed the NEPM HSL-D, ESL-D and Management Limits Guidelines for all other samples. However, samples taken from Lot 3 shows TRH F2 (>C10-C16 less Naphthalene), F1 and F3 were above LOR for BH9.1 and BH9.2. TRH F3 was above LOR for BH5.1 and BH5.2. Results for Metals do not exceed the NEPM HIL-D Guideline limits. However, Arsenic (As), Chromium (Cr), Copper (Cu), Lead (Pb), Nickel (Ni), Zinc (Zn) exceed the LOR for all samples. This can be attributed to the natural ground material. Considering the relatively low levels of the above-mentioned metals, NEO Consulting suggest the levels have no bearing on the consideration of the site for the proposed future developments and will not be investigated further.

### 15.2 Groundwater

Results for BTEX, Naphthalene, TRH F1 (C<sub>6</sub>-C<sub>10</sub> less BTEX) and TRH F2 (>C<sub>10</sub>-C<sub>16</sub> less Naphthalene) do not exceed the HSL-D Guidelines for both samples. Metals exceed the GIL Guidelines for Marine and Fresh Waters in sample MW1 with Copper (3µg/L) and Zinc (55µg/L), with GIL Guideline limits for Marine Water for Copper 1.3µg/L and Zinc 15µg/L, while GIL Guideline limits for Fresh Water for Copper 1.4µg/L and Zinc 8µg/L. Total metals were recorded, not dissolved metals which are often recorded higher, also these metals are not directly associated with the service station operations and can be attributed to naturally occurring levels of Zinc and Copper within ground water.

NEO Consulting can confirm the current and historical service station operations have not impacted on the ground water in the sampling locations. NEO Consulting understands that none of the proposed developments for the site will include deep excavations beyond the water bearing zone, approximately 8.5m within the proposed development area of Lot 2 and beyond 7.5m within proposed development area of Lot 3.

NEO Consulting finds, based on this Limited Detailed Site Investigation that the site is suitable for the proposed developments on both Lot 2 and Lot 3 providing the recommendations within **Section 16** are implemented.

## 16. Recommendations

Based on the information collected and available during this investigation, the following recommendations have been made:

- All onsite structures on Lot 3 which are assumed to be demolished will require a Hazardous Material Survey prior to demolition.
- Any soils requiring excavation, on-site reuse and/or removal must be classified in accordance with "Waste Classification Guidelines Part 1: Classifying Waste" NSW EPA (2014);
- Any areas of the site suspected of containing ACM including soil and/or fill material are to be handled in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements; and
- A site specific 'Unexpected Finds Protocol' is to be made available for reference for all occupants and/or site workers in the event unanticipated contamination is discovered, including asbestos.

## References

- Goulburn Mulwaree Local Environmental Plan 2009;
- Department of Urban Affairs and Planning, NSW Environmental Protection Authority, *Managing Land Contamination – Planning Guidelines – SEPP 55 – Remediation of Land*, 1998;
- National Environment Protection Measures, *Schedule B1 – Guideline on Investigation Levels for Soil and Groundwater 2013*;
- National Environment Protection Measures, *Schedule B2 – Guideline on Site Characterisation*, 2013;
- National Environmental Protection Measures, *Schedule B5c – Guideline on Ecological Investigation Levels for Arsenic, Chromium (III), Copper, DDT, Lead, Naphthalene, Nickel and Zinc*, 2013;
- National Environment Protection Measures, *Schedule B7 – Guideline on Derivation of Health – Based Investigation Levels*, 2013;
- National Environment Protection Measures, *Appendix 1 – The Derivation of HILS for Metals and Inorganics*, 2013;
- NSW EPA, *Contaminated Land Management, Guidelines for the NSW Site Auditor Scheme*, 2017 (3<sup>rd</sup> Edition);
- NSW Environmental Protection Authority, *Waste Classification Guidelines Part 1: Classifying Waste*, 2014;
- NSW Environmental Protection Authority, *Sampling Design Guidelines*, 1995;
- The Contaminated Land Management Act 1997;
- NSW Environmental Protection Authority, *Guidelines on the Duty to Report Contamination under Contaminated Land Management Act*, 1997;
- NSW EPA, *Technical Note: Investigation of Service Station Sites*, 2014;
- NSW Department of Environment and Conservation, *Guidelines for the Assessment and Management of Groundwater Contamination*, 2007;
- NSW Environmental Protection Authority, *Guidelines for Consultants Reporting on Contaminated Sites*, 2020;
- Protection of the Environment and Operation Act 1997;
- Protection of the Environment Operations (Waste) Regulations, 2005;
- SafeWork SNW Code of Practice, *How to Safely Remove Asbestos*, 2016;
- SafeWork NSW Code of Practice, *How to Manage and Control Asbestos in the Workplace*, 2016;
- SafeWork NSW, *Managing Asbestos in or On Soil*, 2014
- State Environment Protection Policy 55 (SEPP 55). *Remediation of Land Under the Environmental Planning and Assessment Act*, 1998;
- Work Health and Safety Act, 2011; and
- Work Health and Safety Regulation, 2011.

## Limitations

The findings of this report are based on the Scope of Work outlined in Section 2. NEO Consulting performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental consulting profession. No warranties, express or implied are made.

The results of this assessment are based upon the information documented and presented in this report. All conclusions and recommendations regarding the site are the professional opinions of NEO Consulting personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, NEO Consulting assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of NEO Consulting, or developments resulting from situations outside the scope of this project.

The results of this assessment are based on the site conditions identified at the time of the site inspection and validation sampling. NEO Consulting will not be liable to revise the report to account for any changes in site characteristics, regulatory requirements, assessment criteria or the availability of additional information, subsequent to the issue date of this report.

NEO Consulting is not engaged in environmental consulting and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes.

NEO CONSULTING

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# APPENDIX A

Figures and Site Photographic Log





Figure 1: The distance between the site and Wollongong CBD is approximately 88.36km.



Site location

Source: Six Maps 2021

Figure 1	Locality Map
Project	14-16 George St, Marulan NSW 2579





Figure 2: The latest image of the site shows that the site consists of three (3) separate lots.

The red area is **Lot 1**. The Lot 1 is a square shape and contains excavated areas and a structural dwelling. Lot 1 is approximately 27,770.12m<sup>2</sup> in size and has not been assessed as part of this investigation.

The purple shaded area is classified as **Lot 2**. Lot 2 is a oblique shape that contains an active fuel station. This site has an area of approximately 39896.33m<sup>2</sup>. The green shaded area is the location of the proposed fast food development.

The orange shaded area is classified as **Lot 3**. Lot 3 is a smaller site that contains a structural dwelling. The area of Lot 3 is approximately 5360.81m<sup>2</sup>.

Within this DSI, NEO Consultants only focused on Lot 2 and Lot 3.

⊗ Intrusive sampling locations

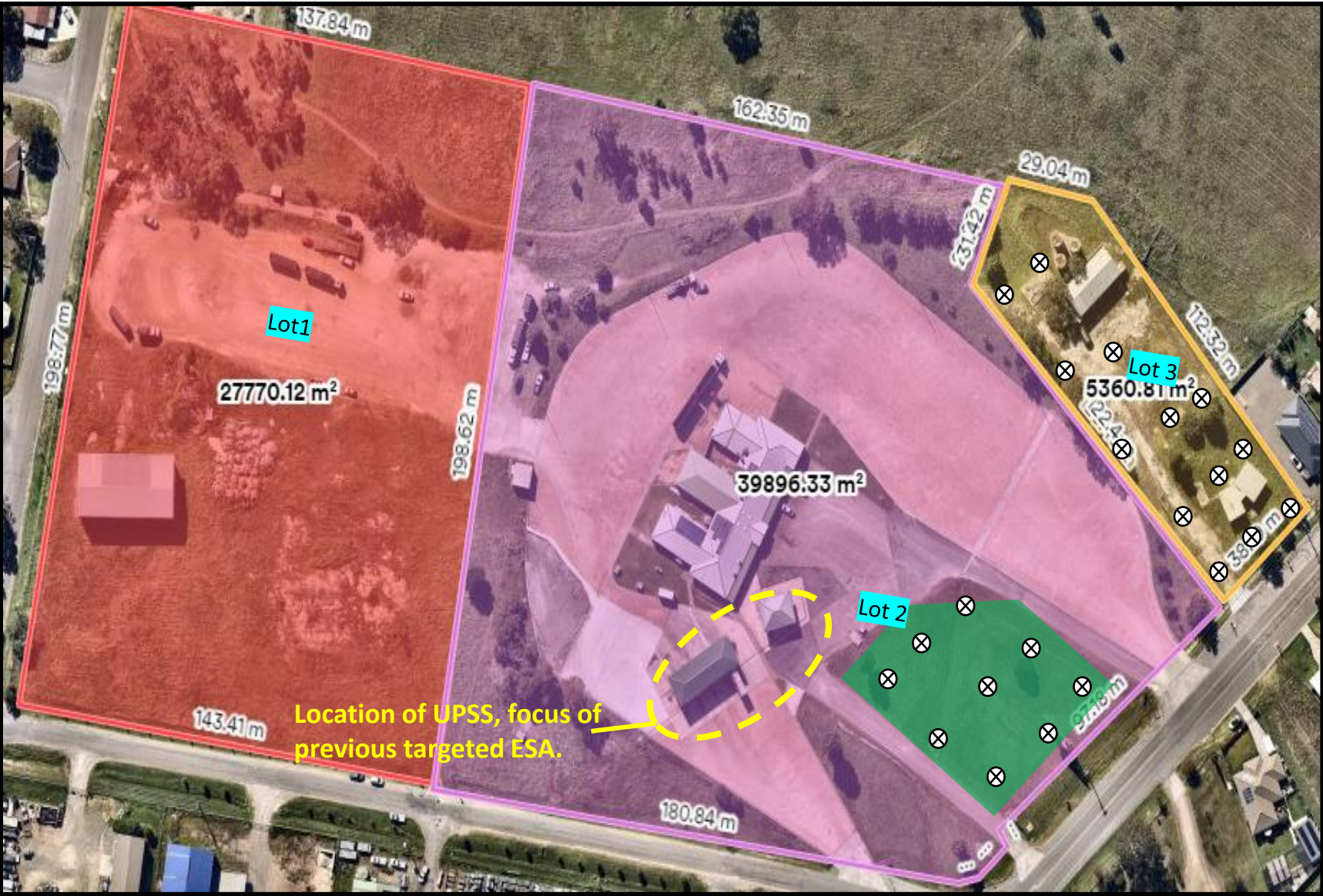






Figure 2	Site Details of Map
Project	14-16 George St, Marulan NSW 2579





Figure 3: locations of sampling and UPSS. Focus of previous Targeted ESA report.

Sample Name	Approximate Depth (m)
BH1 1.5	1.5
BH1 4.5	4.5
BH2 1.5	1.5
BH2 4.5	4.5
BH3 1.5	1.5
BH3 5	5.0
BH4 1.5	1.5
BH4 4.5	4.5

-  UST
-  Fuel pump bowser
-  Water monitoring wells, already onsite. Dry.
-  Borehole location

Source: NearMaps 2021



Figure 3	Site Details of Map
Project	14 George St, Marulan NSW 2579





Figure 4: Approximate borehole locations of Lot 2.

Sample Name	Approximate Depth (m)	Sample Name	Approximate Depth (m)
BH1.1	0.3	BH5.2	0.8
BH1.2	0.7	BH6.1	0.3
BH2.1	0.3	BH6.2	0.8
BH2.2	0.7	BH7.1	0.2
BH3.1	0.3	BH7.2	0.6
BH3.2	0.7	BH8.1	0.3
BH4.1	1.5	BH8.2	0.6
BH4.2	4	BH9.1	0.3
BH5.1	0.4	BH9.2	0.6

	Depth of well m bgl	Depth to water m bgl
MW2	10.50	8.70
MW1	9.00	7.80

⊗ Monitoring well installed by NEO

⊗ Borehole location

Source: NearMaps 2021



Figure 4	Site Details of Map
Project	14-16 George St, Marulan NSW 2579





Figure 5: Approximate borehole locations of Lot 3.

⊗ Borehole location

Sample Name	Approximate Depth (m)	Sample Name	Approximate Depth (m)
BH1.1	0.2	BH8.1	0.5
BH1.2	0.5	BH8.2	1.5
BH2.1	0.3	BH9.1	0.5
BH2.2	0.5	BH9.2	1.2
BH3.1	0.4	BH10.1	0.5
BH3.2	0.7	BH10.2	1.5
BH4.1	0.3	BH11.1	0.5
BH4.2	0.6	BH11.2	1.5
BH5.1	0.4	BH12.1	0.5
BH5.2	0.6	BH12.2	1.4
BH6.1	0.2	BH13.1	0.5
BH6.2	0.6	BH13.2	1.5
BH7.1	0.5	D1 (Duplicate of 3.1)	0.3
BH7.2	1.5	D2 (Duplicate of 13.2)	1.5

BH8 / MW3	Depth of well m bgl	Depth to water m bgl
MW3	7.5	Dry



Figure 5	Site Details of Map
Project	14-16 George St, Marulan NSW 2579





Figure 6: Depicts an aerial view of the site and surrounding area within the year 2010. The site is an irregular shaped lot and contains an active service station and a retail shop. Moreover, it comprises two abounded wooden shed, and un-used fuel bowsers and fuel tanks. The site also consists of landscaping including trees and grass areas. The surrounding area is composed of acreage, residential and commercial properties.



Figure 6	Historical Photograph: 2010
Project	14-16 George St, Marulan NSW 2579





Figure 7: Depicts an aerial view of the site and surrounding area within the year 2015. The site has remained similar to the image taken in 2010. The surrounding area has increased in residential and commercial developments.



Figure 7	Historical Photograph: 2015
Project	14-16 George St, Marulan NSW 2579







Figure 8: Depicts an aerial view of the site and surrounding area within the year 2021. The site has remained similar to the images taken in previous years. The surrounding area has increased in residential and commercial developments.



Figure 8	Historical Photograph: 2021
Project	14-16 George St, Marulan NSW 2579



### Onsite Photographs: 24.05.21

Description of Images	Image
<p><b>Photograph 1:</b> Overview of the site (Lot 2) from George Street. The site contains an active fuel station and retail shop. The site consists of a mix groundcover including grass, concrete, bitumen, and pavement. The site is overall flat.</p>	
<p><b>Photograph 2:</b> The fuel station within the site (Lot 2). The site contains two metal canopy which shelters nine (9) fuel bowsers.</p>	
<p><b>Photograph 3:</b> The retail shop within the site on Lot 2.</p>	

**Photograph 4:** The entrance gate of Lot 3 located on George Street. Lot 3 contains a wooden shed, fuel bowser and over ground fuel tanks. Lot 3 is separated from Lot 2 using chain wire fencing and consists of scattered grass groundcover and a few trees.



**Photograph 5:** historical fuel tanks within Lot 3.



**Photograph 6:** The steel shed and fuel bowser within Lot 3.



**Photograph 7:** The water monitoring well installed within Lot 3.



**Photograph 8:** A borehole within Lot 2.  
The soil is loamy, brown, and moist.



**Photograph 9:** A borehole within Lot 3.  
The soil is light brown clay and dry.





# APPENDIX B

## Laboratory Results Summary Table

## Ground water samples Lot 2.

Table 26. BTEX values indicating upper limit of reporting for Commercial/Industrial Health Screening Level D for groundwater vapour intrusion. Values are presented as µg/L and mg/L. LOR = Level of Reporting. NL = Not Limiting. F1 = subtract the sum of BTEX concentrations from the C<sub>6</sub>-C<sub>10</sub> aliphatic hydrocarbon fraction. F2 = subtract Naphthalene from the > C<sub>10</sub>-C<sub>16</sub> aliphatic hydrocarbon fraction.

	BTEX						PAH
	Benzene	Toluene	Ethylbenzene	Xylene Total	C6-C10 less BTEX (F1)	>C10-C16 less Naphthalene (F2)	Naphthalene
NEPM 2013 <b>Commercial/Industrial D</b> Groundwater HSL for Vapour Intrusion, 2 - <4m depth, Sand, mg/L	5	NL	NL	NL	6	NL	NL

MW1 mg/L	<0.0005	<0.0005	<0.0005	<0.0015	<0.05	<0.06	<0.0005
MW2 mg/L	<0.0005	<0.0005	<0.0005	<0.0015	<b>0.062</b>	<0.06	<0.0005

## Ground water samples Lot 2.

Table 27. Groundwater Investigation Levels for metals and metalloids in drinking (mg/L), marine (µg/L) and fresh (µg/L) waters.

NEPM 2013 GIL Drinking Water, mg/L	Metals and Metalloids	Arsenic	Cadmium	Chromium (Cr (III))	Chromium (Cr (VI))	Copper	Lead	Mercury (Total)	Nickel	Zinc
	mg/L	0.0100	0.0020	-	0.0500	2.0000	0.0100	0.0010	0.0200	-
NEPM 2013 GIL Marine Waters, µg/L	Metals and Metalloids	Arsenic	Cadmium	Chromium (Cr (III))	Chromium (Cr (VI))	Copper	Lead	Mercury (Total)	Nickel	Zinc
	µg/L	-	0.7000	27.0000	4.4000	1.3000	4.4000	0.1000	7.0000	15.0000
NEPM 2013 GIL Fresh Waters, µg/L	Metals and Metalloids	Arsenic	Cadmium	Chromium (Cr (III))	Chromium (Cr (VI))	Copper	Lead	Mercury (Total)	Nickel	Zinc
	µg/L	24 A(III); 13 As(V)	0.2000	-	1.0000	1.4000	3.4000	0.0600	11.0000	8.0000

	Arsenic, As	Cadmium, Cd	Chromium, Cr		Copper, Cu	Lead, Pb	Mercury, Hg	Nickel, Ni	Zinc, Zn
MW1 µg/L	<1	<0.1	<1		3	<1	<0.0001	1	22
MW2 µg/L	<1	<0.1	<1		<1	<1	<0.0001	<1	<5

	Arsenic, As	Cadmium, Cd	Chromium, Cr		Copper, Cu	Lead, Pb	Mercury, Hg	Nickel, Ni	Zinc, Zn
MW1 mg/L	<0.001	<0.0001	<0.001		0.003	<0.001	<0.0000001	0.001	0.022
MW2 mg/L	<0.001	<0.0001	<0.001		<0.001	<0.001	<0.0000001	<0.001	<0.005

## Samples from Lot 2

Table 12. BTEX values indicating upper limit of reporting for Commercial/Industrial Health Screening Level D for soil vapour intrusion. Values are presented as mg/kg. LOR = Level of Reporting. NL = Not Limiting. F1 = subtract the sum of BTEX concentrations from the C<sub>6</sub>-C<sub>10</sub> aliphatic hydrocarbon fraction. F2 = subtract Naphthalene from the > C<sub>10</sub>-C<sub>16</sub> aliphatic hydrocarbon fraction.

	BTEX					
	Benzene	Toulene	Ethylbenzene	Xylene Total	C6-C10 less BTEX (F1)	>C10-C16 les Naphthalene (F2)
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
NEPM 2013 <b>Commercial/Industrial D</b> Soil HSL for Vapour Intrusion, 0 - <1m depth, Sand	3.00	NL	NL	NL	260.00	NL
NEPM 2013 <b>Commercial/Industrial D</b> Soil HSL for Vapour Intrusion, 1 - <2m depth, Sand	3.00	NL	NL	NL	370.00	NL
NEPM 2013 <b>Commercial/Industrial D</b> Soil HSL for Vapour Intrusion, 2 - <4m depth, Sand	3.00	NL	NL	NL	630.00	NL

BH1.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH1.2	<0.1	<0.1	<0.1	<0.3	<25	<25
BH2.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH2.2	<0.1	<0.1	<0.1	<0.3	<25	<25
BH3.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH3.2	<0.1	<0.1	<0.1	<0.3	<25	<25
BH4.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH4.2	<0.1	<0.1	<0.1	<0.3	<25	<25
BH5.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH5.2	<0.1	<0.1	<0.1	<0.3	<25	<25
BH6.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH6.2	<0.1	<0.1	<0.1	<0.3	<25	<25
BH7.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH7.2	<0.1	<0.1	<0.1	<0.3	<25	<25
BH8.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH8.2	<0.1	<0.1	<0.1	<0.3	<25	<25

## Samples from Lot 2

BH9.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH9.2	<0.1	<0.1	<0.1	<0.3	<25	<25

## Samples from Lot 2

Table 13. TRH fractions F1 – F4 and BTEX indicating upper limit of reporting for Commercial/Industrial Health Screening Level D for direct contact. Values are presented as mg/kg.

	Benzene	Toluene	Ethylbenzene	Xylene Total	Naphthalene	C6- C10 (F1)	>C10- C16 (F2)	>C16- C34 (F3)	>C34- C40 (F4)
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
NEPM 2013 <b>Commercial/Industrial D</b> Soil HSL for direct contact	430.00	27000	99000	81000	11000	26000	20000	27000	38000
BH1.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH1.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH2.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH2.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH3.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH3.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH4.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH4.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH5.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH5.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH6.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH6.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH7.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH7.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH8.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH8.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH9.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH9.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120

## Samples from Lot 2

Table 14. TRH fractions F1 – F4 and BTEX values indicating upper limit of reporting for Commercial/Industrial Ecological Screening Level D for fine and coarse -grained soil. Values are presented as mg/kg.

	Benzene	Toulene	Ethylbenzene	Xylene Total	C6-C10 (F1)	>C10-C16 (F2)	>C16-C34 (F3)	>C34-C40 (F4)
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
NEPM 2013 <b>Commercial/Industrial D</b> Soil ESL for fine-grained soil mg/kg	65.00	105.00	125.00	45.00	180.00	120.00	1300.00	5600.00
NEPM 2013 <b>Commercial/Industrial D</b> Soil ESL for coarse-grained soil mg/kg	50.00	85.00	70.00	105.00	180.00	120.00	300.00	2800.00

BH1.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH1.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH2.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH2.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH3.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH3.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH4.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH4.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH5.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH5.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH6.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH6.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH7.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH7.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH8.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH8.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH9.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH9.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90

## Samples from Lot 2

Table 15. TRH fractions F1 – F4 indicating upper limit of reporting for Commercial/Industrial Management Limits Level D for fine and coarse - grained soil. Values are presented as mg/kg.

	C6-C10 (F1)	>C10-C16 (F2)	>C16-C34 (F3)	>C34-C40 (F4)
	mg/kg	mg/kg	mg/kg	mg/kg
NEPM 2013 <b>Commercial/Industrial D</b> Soil Management Limits fine-grained soil (mg/kg)	800	1000	5000	10000
NEPM 2013 <b>Commercial/Industrial D</b> Soil Management Limits coarse-grained soil (mg/kg)	700	1000	3500	10000

BH1.1	<0.1	<25	<25	<90
BH1.2	<0.1	<25	<25	<90
BH2.1	<0.1	<25	<25	<90
BH2.2	<0.1	<25	<25	<90
BH3.1	<0.1	<25	<25	<90
BH3.2	<0.1	<25	<25	<90
BH4.1	<0.1	<25	<25	<90
BH4.2	<0.1	<25	<25	<90
BH5.1	<0.1	<25	<25	<90
BH5.2	<0.1	<25	<25	<90
BH6.1	<0.1	<25	<25	<90
BH6.2	<0.1	<25	<25	<90
BH7.1	<0.1	<25	<25	<90
BH7.2	<0.1	<25	<25	<90
BH8.1	<0.1	<25	<25	<90
BH8.2	<0.1	<25	<25	<90
BH9.1	<0.1	<25	<25	<90
BH9.2	<0.1	<25	<25	<90



## Samples from Lot 2

Table 16. Commercial/Industrial Health Investigation Level D limits for metals in soil samples. Values are presented as mg/kg. NL = Not Limiting.

	Metals								
	Arsenic	Cadmium	Chromium	Copper	Lead	Nickel	Zinc	Mercury (inorganic)	Methyl mercury
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
NEPM 2013 <b>Commercial/Industrial D</b> Soil HIL	3000.00	900.00	3600.00	240000.00	1500.00	6000.00	400000.00	730.00	180.00

	Arsenic, As	Cadmium, Cd	Chromium, Cr	Copper, Cu	Lead, Pb	Nickel, Ni	Zinc, Zn	Mercury, Hg	
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	
BH1.1	2	<0.3	1.8	1.5	8	<0.5	10	<0.05	
BH1.2	1	<0.3	1.5	<0.5	7	<0.5	3.7	<0.05	
BH2.1	1	<0.3	2.0	1.6	8	<0.5	7.1	<0.05	
BH2.2	2	<0.3	2.8	<0.5	8	<0.5	4.8	<0.05	
BH3.1	1	<0.3	2.8	6.6	10	1.1	44	<0.05	
BH3.2	1	<0.3	2.8	1.3	9	0.7	7.6	<0.05	
BH4.1	5	<0.3	6.3	4.6	7	2.5	32	<0.05	
BH4.2	4	<0.3	14	4.4	9	3.3	41	<0.05	
BH5.1	6	<0.3	11	2.2	13	2.8	20	<0.05	
BH5.2	6	<0.3	9.8	2.7	13	2.5	20	<0.05	
BH6.1	1	<0.3	1.6	2.0	8	<0.5	9.7	<0.05	
BH6.2	7	<0.3	8.8	1.0	12	1.6	10	<0.05	
BH7.1	5	<0.3	8.3	1.7	28	1.0	24	<0.05	
BH7.2	5	<0.3	7.6	1.0	10	1.4	13	<0.05	
BH8.1	6	<0.3	8.2	0.6	10	1.2	13	<0.05	
BH8.2	5	<0.3	9.6	0.8	13	1.2	11	<0.05	
BH9.1	3	<0.3	3.6	1.1	17	0.8	10	<0.05	
BH9.2	7	<0.3	7.4	0.7	10	1.3	11	<0.05	

## Samples from Lot 2

Table 17. Commercial/Industrial Health Investigation Level D limits for OCP/OPP in soil samples. Values are presented as mg/kg. NL = Not Limiting.

	Organochlorine Pesticides							
	DDT+DDE+DDD	Aldrin & dieldrin	Endossulfan	Endrin	Heptachlor	Hexachlorobenzene (HCB)	Methoxychlor	Mirex
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
NEPM 2013 <b>Commercial / Industrial D</b> Soil HIL-D	3600	45	2000	100	50	80	2500	100

BH1.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH1.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH2.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH2.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH3.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH3.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH4.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH4.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH5.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH5.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH6.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH6.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH7.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH7.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH8.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH8.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH9.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1

## Samples from Lot 2

BH9.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH10.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH10.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH11.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH11.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH12.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH12.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH13.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH13.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
D1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
D2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1

## Samples from Lot 2

Table 18. Commercial/Industrial Health Investigation Level D limits for Asbestos in soil samples. NL = Not Limiting.

Asbestos Detected within Soil Sample	
BH1.2	No Asbestos Detected
BH2.1	No Asbestos Detected
BH3.1	No Asbestos Detected
BH4.1	No Asbestos Detected
BH5.1	No Asbestos Detected
BH6.1	No Asbestos Detected
BH7.1	No Asbestos Detected
BH8.2	No Asbestos Detected
BH9.1	No Asbestos Detected

## Samples from Lot 3

Table 19. BTEX values indicating upper limit of reporting for Commercial/Industrial Health Screening Level D for soil vapour intrusion. Values are presented as mg/kg. LOR = Level of Reporting. NL = Not Limiting. F1 = subtract the sum of BTEX concentrations from the C<sub>6</sub>-C<sub>10</sub> aliphatic hydrocarbon fraction. F2 = subtract Naphthalene from the > C<sub>10</sub>-C<sub>16</sub> aliphatic hydrocarbon fraction.

	BTEX					
	Benzene	Toulene	Ethylbenzene	Xylene Total	C6-C10 less BTEX (F1)	>C10-C16 les Naphthalene (F2)
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
NEPM 2013 <b>Commercial/Industrial D</b> Soil HSL for Vapour Intrusion, 0 - <1m depth, Sand	3.00	NL	NL	NL	260.00	NL
NEPM 2013 <b>Commercial/Industrial D</b> Soil HSL for Vapour Intrusion, 1 - <2m depth, Sand	3.00	NL	NL	NL	370.00	NL
NEPM 2013 <b>Commercial/Industrial D</b> Soil HSL for Vapour Intrusion, 2 - <4m depth, Sand	3.00	NL	NL	NL	630.00	NL

BH1.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH1.2	<0.1	<0.1	<0.1	<0.3	<25	<25
BH2.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH2.2	<0.1	<0.1	<0.1	<0.3	<25	<25
BH3.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH3.2	<0.1	<0.1	<0.1	<0.3	<25	<25
BH4.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH4.2	<0.1	<0.1	<0.1	<0.3	<25	<25
BH5.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH5.2	<0.1	<0.1	<0.1	<0.3	<25	<25
BH6.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH6.2	<0.1	<0.1	<0.1	<0.3	<25	<25
BH7.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH7.2	<0.1	<0.1	<0.1	<0.3	<25	<25
BH8.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH8.2	<0.1	<0.1	<0.1	<0.3	<25	<25

## Samples from Lot 3

BH9.1	<0.1	<0.1	<0.1	<0.3	<25	<b>400</b>
BH9.2	<0.1	<0.1	<0.1	<0.3	<25	<b>280</b>
BH10.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH10.2	<0.1	<0.1	<0.1	<0.3	<25	<25
BH11.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH11.2	<0.1	<0.1	<0.1	<0.3	<25	<25
BH12.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH12.2	<0.1	<0.1	<0.1	<0.3	<25	<25
BH13.1	<0.1	<0.1	<0.1	<0.3	<25	<25
BH13.2	<0.1	<0.1	<0.1	<0.3	<25	<25
D1	<0.1	<0.1	<0.1	<0.3	<25	<25
D2	<0.1	<0.1	<0.1	<0.3	<25	<25

## Samples from Lot 3

Table 20. TRH fractions F1 – F4 and BTEX indicating upper limit of reporting for Commercial/Industrial Health Screening Level D for direct contact. Values are presented as mg/kg.

	Benzene	Toluene	Ethylbenzene	Xylene Total	Naphthalene	C6- C10 (F1)	>C10- C16 (F2)	>C16- C34 (F3)	>C34- C40 (F4)
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
NEPM 2013 <b>Commercial/Industrial D</b> Soil HSL for direct contact	430.00	27000	99000	81000	11000	26000	20000	27000	38000
BH1.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH1.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH2.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH2.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH3.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH3.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH4.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH4.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH5.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<b>91</b>	<120
BH5.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<b>100</b>	<120
BH6.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH6.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH7.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH7.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH8.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH8.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH9.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<b>400</b>	<b>450</b>	<120
BH9.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<b>280</b>	<b>330</b>	<120
BH10.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH10.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH11.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH11.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120

### Samples from Lot 3

BH12.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH12.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH13.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
BH13.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
D1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120
D2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90	<120



## Samples from Lot 3

Table 21. TRH fractions F1 – F4 and BTEX values indicating upper limit of reporting for Commercial/Industrial Ecological Screening Level D for fine and coarse -grained soil. Values are presented as mg/kg.

	Benzene	Toulene	Ethylbenzene	Xylene Total	C6-C10 (F1)	>C10-C16 (F2)	>C16-C34 (F3)	>C34-C40 (F4)
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
NEPM 2013 <b>Commercial/Industrial D</b> Soil ESL for fine-grained soil mg/kg	65.00	105.00	125.00	45.00	180.00	120.00	1300.00	5600.00
NEPM 2013 <b>Commercial/Industrial D</b> Soil ESL for coarse-grained soil mg/kg	50.00	85.00	70.00	105.00	180.00	120.00	300.00	2800.00

BH1.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH1.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH2.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH2.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH3.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH3.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH4.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH4.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH5.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	91
BH5.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	100
BH6.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH6.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH7.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH7.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH8.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH8.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH9.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	400	450
BH9.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	280	330
BH10.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90

## Samples from Lot 3

BH10.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH11.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH11.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH12.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH12.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH13.1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
BH13.2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
D1	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90
D2	<0.1	<0.1	<0.1	<0.3	<0.1	<25	<25	<90

## Samples from Lot 3

Table 22. TRH fractions F1 – F4 indicating upper limit of reporting for Commercial/Industrial Management Limits Level D for fine and coarse - grained soil. Values are presented as mg/kg.

	C6-C10 (F1)	>C10-C16 (F2)	>C16-C34 (F3)	>C34-C40 (F4)
	mg/kg	mg/kg	mg/kg	mg/kg
NEPM 2013 <b>Commercial/Industrial D</b> Soil Management Limits fine-grained soil (mg/kg)	800	1000	5000	10000
NEPM 2013 <b>Commercial/Industrial D</b> Soil Management Limits coarse-grained soil (mg/kg)	700	1000	3500	10000

BH1.1	<0.1	<25	<25	<90
BH1.2	<0.1	<25	<25	<90
BH2.1	<0.1	<25	<25	<90
BH2.2	<0.1	<25	<25	<90
BH3.1	<0.1	<25	<25	<90
BH3.2	<0.1	<25	<25	<90
BH4.1	<0.1	<25	<25	<90
BH4.2	<0.1	<25	<25	<90
BH5.1	<0.1	<25	<25	<b>91</b>
BH5.2	<0.1	<25	<25	<b>100</b>
BH6.1	<0.1	<25	<25	<90
BH6.2	<0.1	<25	<25	<90
BH7.1	<0.1	<25	<25	<90
BH7.2	<0.1	<25	<25	<90
BH8.1	<0.1	<25	<25	<90
BH8.2	<0.1	<25	<25	<90
BH9.1	<0.1	<25	<b>400</b>	<b>450</b>
BH9.2	<0.1	<25	<b>280</b>	<b>330</b>

### Samples from Lot 3

BH10.1	<0.1	<25	<25	<90
BH10.2	<0.1	<25	<25	<90
BH11.1	<0.1	<25	<25	<90
BH11.2	<0.1	<25	<25	<90
BH12.1	<0.1	<25	<25	<90
BH12.2	<0.1	<25	<25	<90
BH13.1	<0.1	<25	<25	<90
BH13.2	<0.1	<25	<25	<90
D1	<0.1	<25	<25	<90
D2	<0.1	<25	<25	<90

## Samples from Lot 3

Table 23. Commercial/Industrial Health Investigation Level D limits for metals in soil samples. Values are presented as mg/kg. NL = Not Limiting.

	Metals								
	Arsenic	Cadmium	Chromium	Copper	Lead	Nickel	Zinc	Mercury (inorganic)	Methyl mercury
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
NEPM 2013 <b>Commercial/Industrial D</b> Soil HIL	3000.00	900.00	3600.00	240000.00	1500.00	6000.00	400000.00	730.00	180.00

	Arsenic, As	Cadmium, Cd	Chromium, Cr	Copper, Cu	Lead, Pb	Nickel, Ni	Zinc, Zn	Mercury, Hg	
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	
BH1.1	2	<0.3	2.1	1.6	6	0.8	10	<0.05	
BH1.2	5	1.5	7.3	17	30	5.2	98	<0.05	
BH2.1	4	<0.3	7.4	2.4	15	1.5	19	<0.05	
BH2.2	3	<0.3	6.1	0.6	9	0.8	9.4	<0.05	
BH3.1	5	<0.3	10	0.9	10	2.0	16	<0.05	
BH3.2	6	<0.3	10	<0.5	13	1.5	8.6	<0.05	
BH4.1	6	<0.3	7.6	0.6	14	1.1	13	<0.05	
BH4.2	5	<0.3	11	0.6	10	2.2	13	<0.05	
BH5.1	4	<0.3	5.8	1.1	12	1.7	17	<0.05	
BH5.2	7	<0.3	8.1	1.7	16	2.8	24	<0.05	
BH6.1	4	<0.3	8.6	1.1	10	1.8	17	<0.05	
BH6.2	5	<0.3	9.2	3.7	13	2.7	35	<0.05	
BH7.1	2	<0.3	5.8	3.8	5	2.3	32	<0.05	
BH7.2	3	<0.3	4.9	3.1	4	3.2	30	<0.05	
BH8.1	3	<0.3	7.2	1.3	8	1.4	7.5	<0.05	
BH8.2	5	<0.3	11	3.2	10	3.4	39	<0.05	
BH9.1	5	<0.3	9.4	1.8	9	1.8	9.7	<0.05	

## Samples from Lot 3

BH9.2	5	<0.3	7.3	0.8	9	1.8	9.6	<0.05	
BH10.1	3	<0.3	7.0	<0.5	15	1.2	5.9	<0.05	
BH10.2	2	<0.3	5.7	0.6	9	1.2	6.3	<0.05	
BH11.1	5	<0.3	8.9	0.6	9	1.5	13	<0.05	
BH11.2	4	<0.3	9.3	1.3	10	2.1	17	<0.05	
BH12.1	3	<0.3	4.3	1.4	11	1.4	14	<0.05	
BH12.2	5	<0.3	2.3	3.2	10	1.9	25	<0.05	
BH13.1	3	<0.3	7.9	3.7	10	1.9	16	<0.05	
BH13.2	3	<0.3	5.6	3.2	7	2.5	30	<0.05	
D1	7	2.5	9.9	20	32	4.3	130	<0.05	
D2	3	<0.3	4.9	3.7	6	2.3	29	<0.05	

## Samples from Lot 3

Table 24. Commercial/Industrial Health Investigation Level D limits for OCP/OPP in soil samples. Values are presented as mg/kg. NL = Not Limiting.

	Organochlorine Pesticides							
	DDT+DDE+DDD	Aldrin & dieldrin	Endossulfan	Endrin	Heptachlor	Hexachlorobenzene (HCB)	Methoxychlor	Mirex
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
NEPM 2013 Commercial / Industrial D Soil HIL-D	3600	45	2000	100	50	80	2500	100
BH1.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH1.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH2.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH2.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH3.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH3.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH4.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH4.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH5.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH5.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH6.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH6.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH7.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH7.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH8.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH8.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1

### Samples from Lot 3

BH9.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH9.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH10.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH10.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH11.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH11.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH12.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH12.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH13.1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
BH13.2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
D1	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1
D2	<0.6	<0.3	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1



## Samples from Lot 3

Table 25. Commercial/Industrial Health Investigation Level D limits for Asbestos in soil samples. NL = Not Limiting.

Asbestos Detected within Soil Sample	
BH1.2	No Asbestos Detected
BH2.1	No Asbestos Detected
BH3.1	No Asbestos Detected
BH4.1	No Asbestos Detected
BH5.1	No Asbestos Detected
BH6.1	No Asbestos Detected
BH7.1	No Asbestos Detected
BH8.2	No Asbestos Detected
BH9.1	No Asbestos Detected
BH10.1	No Asbestos Detected
BH11.1	No Asbestos Detected
BH12.1	No Asbestos Detected
BH13.1	No Asbestos Detected

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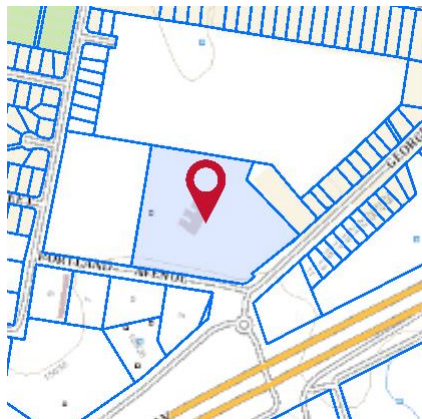
# APPENDIX C

Property Report and “Dial Before You Dig”  
Results



# Property Report

14 GEORGE STREET MARULAN 2579



## Property Details

Address: 14 GEORGE STREET MARULAN 2579  
 Lot/Section 2/-/DP1053945  
 /Plan No:  
 Council: GOULBURN MULWAREE COUNCIL

## Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Goulburn Mulwaree Local Environmental Plan 2009 (pub. 8-11-2013)
Land Zoning	IN1 - General Industrial: (pub. 20-2-2009)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	NA
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Drinking Water Catchment	Sub Catchment Boundaries Subject Land

## Detailed planning information

### State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences and Consents) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011: Subject Land (pub. 21-1-2011)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



# Property Report

14 GEORGE STREET MARULAN 2579

## Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	PEJAR

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



# Property Report

16 GEORGE STREET MARULAN 2579



## Property Details

Address: 16 GEORGE STREET MARULAN 2579  
 Lot/Section 3/-/DP1053945  
 /Plan No:  
 Council: GOULBURN MULWAREE COUNCIL

## Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Goulburn Mulwaree Local Environmental Plan 2009 (pub. 8-11-2013)
Land Zoning	IN1 - General Industrial: (pub. 20-2-2009)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	NA
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Drinking Water Catchment	Sub Catchment Boundaries Subject Land

## Detailed planning information

### State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences and Consents) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011: Subject Land (pub. 21-1-2011)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



# Property Report

16 GEORGE STREET MARULAN 2579

## Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	PEJAR

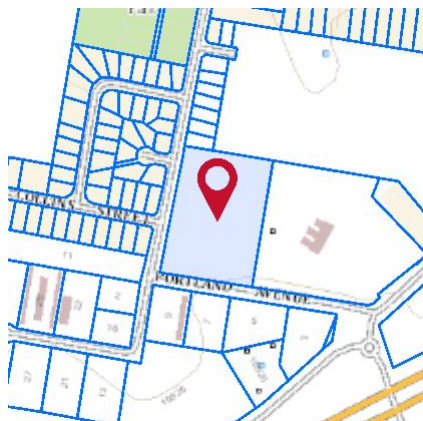
This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)





# Property Report

16-28 PORTLAND AVENUE MARULAN 2579



## Property Details

Address: 16-28 PORTLAND AVENUE MARULAN 2579  
 Lot/Section /Plan No: 1/-/DP1053945  
 Council: GOULBURN MULWAREE COUNCIL

## Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Goulburn Mulwaree Local Environmental Plan 2009 (pub. 8-11-2013)
Land Zoning	IN1 - General Industrial: (pub. 20-2-2009)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	NA
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Drinking Water Catchment	Sub Catchment Boundaries Subject Land

## Detailed planning information

### State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences and Consents) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011: Subject Land (pub. 21-1-2011)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

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# Property Report

16-28 PORTLAND AVENUE MARULAN 2579

## Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	PEJAR

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

### Caller Details

**Contact:** Mr Nick Caltabiano  
**Company:** NEO Consulting Pty Ltd  
**Address:** 186 Riverstone Pde  
RIVERSTONE NSW 2765

**Caller Id:** 2384105  
**Mobile:** Not Supplied  
**Email:** neo.searches.dbyd@gmail.com  
**Phone:** 0435656787  
**Fax:** Not Supplied

### Dig Site and Enquiry Details

**WARNING:** The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



**User Reference:** Metro Marulan  
**Working on Behalf of:** Private  
**Enquiry Date:** 17/05/2021  
**Start Date:** 24/05/2021  
**End Date:** 24/05/2021

**Address:**  
Metro Marulan 14 George Street  
Marulan NSW 2579

**Job Purpose:** Excavation  
**Onsite Activity:** Vertical Boring

**Location of Workplace:** Private Property  
**Location in Road:** Not Supplied

- Check the location of the dig site is correct. If not submit a new enquiry.
- If the scope of works change, or plan validity dates expire, resubmit your enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

#### Notes/Description of Works:

### Your Responsibilities and Duty of Care

- The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.
- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at [www.1100.com.au](http://www.1100.com.au)
- For more information on safe excavation practices, visit [www.1100.com.au](http://www.1100.com.au)

### Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

\*\* Asset owners highlighted by asterisks \*\* require that you visit their offices to collect plans.

# Asset owners highlighted with a hash require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
109768660	Essential Energy	132391	NOTIFIED
109768662	Jemena Gas Country	1300880906	NOTIFIED
109768663	NBN Co, NswAct	1800626329	NOTIFIED
109768661	Telstra NSW, South	1800653935	NOTIFIED

END OF UTILITIES LIST



Goulburn Mulwaree Council  
Locked Bag 22  
Goulburn NSW 2580

Civic Centre  
184 - 194 Bourke Street  
Goulburn NSW 2580  
t (02) 4823 4444  
e council@goulburn.nsw.gov.au  
www.goulburn.nsw.gov.au

Contact: Planning & Environment

Dib Group Pty Ltd  
PO Box 388  
LIDCOMBE NSW 1825

## **SECTION 10.7 (2) PLANNING CERTIFICATE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

**Receipt No.:** 333376  
**Applicant's Reference:** 20236  
**Certificate No:** PLAN/1169/2021

### **DESCRIPTION OF PROPERTY**

**Address:** 16-28 Portland Avenue MARULAN NSW 2579  
**Legal Description:** Lot 1 DP 1053945

### **1 Names of relevant planning instruments and DCP's**

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

#### **State Environmental Planning Policies (SEPP)**

SEPP No. 21 – Caravan Parks	SEPP (Building Sustainability Index: BASIX) 2004
SEPP No. 33 – Hazardous and Offensive Development	SEPP (Exempt and Complying Development Codes) 2008
SEPP No. 36 – Manufactured Home Estates	SEPP (Housing for Seniors or People with a Disability) 2004
SEPP No. 50 – Canal Estate Development	SEPP (Infrastructure) 2007
SEPP No. 55 – Remediation of Land	SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP No. 64 – Advertising and Signage	SEPP (Koala Habitat Protection) 2020
SEPP No. 65 - Design Quality of Residential Apartment Development	SEPP (State & Regional Development) 2011
SEPP No. 70 – Affordable Housing (Revised Schemes)	SEPP (State Significant Precincts) 2005
SEPP (Concurrences and Consents) 2018	SEPP (Affordable Rental Housing) 2009
SEPP (Primary Production and Rural Development) 2019	SEPP (Educational Establishments and Child Care Facilities) 2017
SEPP (Koala Habitat Protection) 2021	SEPP (Sydney Drinking Water Catchment) 2011
SEPP (Vegetation in Non-Rural Areas) 2017	

**Local Environmental Plan (LEP)**

*Goulburn Mulwaree Local Environmental Plan 2009*

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

<b>Draft Amendments to the <i>Goulburn Mulwaree Local Environmental Plan 2009</i></b>
<p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (B6 Enterprise Corridor and Currawang)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects: Lot 12 DP 581011, Lot 1 DP 995523, Lot 1 DP 38459, Lots 1 and 2 DP 1196725, Lots 2-6 DP 38459, Lot 22 DP 1113506, Lots 1 and 2 DP 845895, Lots 1 and 2 DP 153553, Lot Y DP 160746, Lot 33 DP 1062014, Lot B DP 152471, Lot A DP 163373, Lot 1 DP 841582, Lot 43 DP 28002, Lot 1 DP 1062993, Lots 1 and 2 DP 28002, Lot B DP 332337, Lot 51 DP 419287, Lot 20 DP 522273, Lot 1 DP 17363, Lots 131, 141, 150, 154, 190 and 204 DP750047, Lot 1 DP 1259043, and Lot 1 DP 590583</i></li> </ul> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (37 Ross Street and 23 Brewer Street, Goulburn)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects Lots 100 and 101 DP 1214244</i></li> </ul> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (Racecourse Drive, Goulburn)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects Lots 1 and 2 DP 1225883, Lots 2, 3, 4 and 5 DP 1047328, Lots 1 and 2 DP 1081406, Lots 11 and 12 DP 1184187, Lots 84, 85, 86, 87 and 88 DP 1090102, Lots 1 and 2 DP 1114744, Lots 81 and 82 DP 1061444, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 DP 1269481</i></li> </ul> <p>Proposed Natural Disasters Clause</p>
<b>Draft State Environmental Planning Policies (SEPP's)</b>
<p><i>Draft Environment SEPP</i></p> <p><i>ISEPP – Amendment – Health Infrastructure</i></p> <p><i>Explanation of Intended Effect - Housing Diversity SEPP includes the consolidation and amendment of three housing related SEPPs:</i></p> <ul style="list-style-type: none"> <li><i>SEPP (Affordable Rental Housing) 2009,</i></li> <li><i>SEPP (Housing for Seniors and People with a Disability) 2004, and</i></li> <li><i>SEPP No 70 – Affordable Housing (Revised Schemes).</i></li> </ul> <p><i>Explanation of Intended Effect - Agritourism and Small Scale Agricultural Development outlines proposed amendments to the:</i></p> <ul style="list-style-type: none"> <li><i>Standard Instrument (Local Environmental Plans) Order 2006 (Standard Instrument LEP Order),</i></li> <li><i>State Environmental Planning Policy (Primary Production and Rural Development) 2019 (PPRD SEPP), and</i></li> <li><i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP).</i></li> </ul> <p><i>Explanation of Intended Effect - Design and Place SEPP includes a proposal to:</i></p> <ul style="list-style-type: none"> <li><i>Repeal and replace SEPP No 65 – Design Quality of Residential Apartment Development and SEPP (Building Sustainability Index: BASIX) 2004 (BASIX SEPP), and</i></li> <li><i>Consolidate design and place requirements in other SEPPs in the future.</i></li> </ul>

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

*Goulburn Mulwaree Development Control Plan 2009*



- (4) In this clause, proposed environmental planning instruments includes a planning proposal for a LEP or a draft environmental planning instrument.

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**2 Zoning and land use under relevant LEP's**

- (a) The identity of the zone is IN1 General Industrial  
under the *Goulburn Mulwaree Local Environmental Plan 2009*.
- (b) The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent.
- (c) The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent.
- (d) The purposes for which the plan or instrument provides that development is prohibited within the zone.

The answers for parts (b) to (d) are set out in the land use table below:

**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.

**2 Permitted without consent**

Roads.

**3 Permitted with consent**

Depots; Extensive agriculture; Freight transport facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Rural supplies; Tank-based aquaculture; 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; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Eco-tourist facilities; Educational establishments; Exhibition homes; Exhibition villages; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Pond-based aquaculture Recreation facilities (major); Residential accommodation; Restricted premises; Retail premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities.

- (e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.  
No
- (f) Whether the land includes or comprises critical habitat.  
No the land does not include or comprise critical habitat.
- (g) Whether the land is located in a heritage conservation area.  
The land is not within a heritage conservation area.
- (h) Whether an item of environmental heritage is situated on the land.  
An item of environmental heritage is not situated on the land.

**2A Zoning and land use under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006***

Not applicable to the Goulburn Mulwaree Local Government Area.

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**3 Complying development**

Whether or not the land to which the certificate relates is land on which complying development may be carried out under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*?

Housing Code

No. Complying development under the Housing Code cannot be undertaken on the land due to the zoning of the land.

Low Rise Housing Diversity Code

No. Complying development under the Low Rise Housing Diversity Code cannot be undertaken on the land due to the zoning of the land.

Greenfield Housing Code

No. Complying development under the Greenfield Housing Code cannot be undertaken on the land due to the land not being within a Greenfield Housing Code Area Map under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Inland Code

No. Complying development under the Inland Code cannot be undertaken on the land due to the zoning of the land.

Rural Housing Code

No. Complying development under the Rural Housing Code cannot be undertaken on the land due to the zoning of the land.

Housing Alterations Code

Yes. Complying development under the Housing Alterations Code can be carried out on the land.

General Development Code

Yes. Complying development under the General Development Code can be carried out on the land.

Commercial and Industrial Alterations Code

Yes. Complying development under the Commercial and Industrial Alterations Code can be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Yes. Complying development under the Commercial and Industrial (New Buildings and Additions) Code can be carried out on the land.

Container Recycling Facilities Code

Yes. Complying development under the Container Recycling Facilities Code can be carried out on the land.

Subdivisions Code

Yes. Complying development under the Subdivisions Code can be carried out on the land.

Demolition Code

Yes. Complying development under the Demolition Code can be carried out on the land.

Fire Safety Code

Yes. Complying development under the Fire Safety Code can be carried out on the land.

**Note.** If the land is a lot to which the Housing Code, Rural Housing Code, Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code or Commercial and Industrial (New Buildings and Additions) Code (within the meaning of the *State Environmental Planning Policy (Exempt and Complying*



## SECTION 10.7 (2) PLANNING CERTIFICATE

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*Development Codes*) 2008 applies, complying development may be carried out on any part of the lot that is not affected by the provisions of Clause 1.19 of that Policy.

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**4B Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works**

Not applicable to the Goulburn Mulwaree Local Government Area.

---

**5 Mine subsidence**

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

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**6 Road widening and road realignment**

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

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

No.

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**7 Council and other public authority policies on hazard risk restrictions**

Whether or not the land is affected by Policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority,

that restricts development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

No.

---

**7A Flood related development controls information**

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

No.

**Note:** This land is outside the flood planning area on the flood planning map referred in Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009*. The land may also be outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2003*. If so, Council has not undertaken a flood study outside the flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

**Note:** This land is outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2016*. Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

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

No.

## SECTION 10.7 (2) PLANNING CERTIFICATE

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**Note:** This land is outside the flood planning area on the flood planning map referred in Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009*. The land may also be outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2003*. If so, Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

**Note:** This land is outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2016*. Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

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### 8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act?

No.

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### 9 Contribution plans

The name of each contributions plan applying to the land.

*Goulburn Mulwaree Section 94 Contributions Plan 2009* and/ or *Section 94A Development Contributions Plan 2009\**

\* The *Goulburn Mulwaree Local Infrastructure Contributions Plan 2021* (s.7.11 and s.7.12 plan) commences on 1 June 2021 and repeals the above two Plans upon its commencement.

The land may be affected by any of the following plans under Section 64 of the *Local Government Act 1993*:

Development Servicing Plan for Water Supply, Sewerage and Stormwater 2017.

---

### 9A Biodiversity certified land

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

No. Council is not aware that the land is biodiversity certified under Part 8 of the *Biodiversity Conservation Act 2016*.

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

---

### 10 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to the effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

No. Council has not been notified of a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* relating to the land.

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

---

### 10A Native vegetation clearing set asides

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

## SECTION 10.7 (2) PLANNING CERTIFICATE

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No. Council has not been notified that the land contains an area set aside under Section 60ZC of the *Local Land Services Act 2013*.

---

### 11 Bush fire prone land

Whether or not some or all of the land is bush fire prone land.

The land or part of the land is not bush fire prone land.

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### 12 Property vegetation plans

If the land is land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

Council is not aware of a property vegetation plan under the *Native Vegetation Act 2003* relating to the land.

---

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

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

No, an order under the *Trees (Disputes Between Neighbours) Act 2006* has not been made.

---

### 14 Directions under Part 3A

Whether there is a direction by the Minister in force under the former Section 75P (2) (c1) of the Act.

No direction is in force.

---

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

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

- (a) Whether or not Council is aware of a current site compatibility certificate (seniors housing), in respect of the proposed development on the land.

Council is not aware of any current site compatibility certificates (seniors housing) in respect of proposed development on the land.

- (b) Whether or not any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after October 2007 in respect of the land.

No terms referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* have been imposed as conditions of consent to a development application for the land granted after 11 October 2007.

---

### 16 Site compatibility certificates for infrastructure, schools or TAFE establishments

Whether or not Council is aware of a valid site compatibility certificate in respect of proposed development on the land.

Council is not aware of any valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments) in respect of proposed development on the land.

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### 17 Site compatibility certificates and conditions for affordable rental housing

- (1) Whether or not Council is aware of a current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

## SECTION 10.7 (2) PLANNING CERTIFICATE

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Council is not aware of any current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

- (2) Whether or not any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

No terms referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* have been imposed as conditions of consent to a development application in respect of the land.

---

### 18 Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
- (2) The date of any subdivision order that applies to the land.
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of *Environmental Planning and Assessment Regulation 2000*.

Not applicable.

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### 19 Site verification certificates

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

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

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### 20 Loose-fill asbestos insulation

Whether or not the land includes any residential premises (as defined in Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on a register of residential premises that contain or have contained loose-fill asbestos insulation.

No the land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

---

### 21 Affected Building Notices and Building Product Orders

- (1) Whether or not there is any affected building notice of which Council is aware that is in force in respect to the land.

Council is not aware of any affected building notice that is in force in respect of the land.

- (2) (a) Whether there is any building product rectification order of which Council is aware that is in force in respect of the land and has not been fully complied with.

Council is not aware of any affected building notice that is in force in respect of the land.

- (b) Whether any notice of intention to make a building product rectification order of which Council is aware has been given in respect of the land and is outstanding.

Council is not aware of any intention to make a building product rectification order in respect of the land and is outstanding.

**Additional Matters**

**Note.** The following matters are prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

- (a) Whether or not the land to which the certificate relates is significantly contaminated land within the meaning of that Act.

The land is not significantly contaminated as at the date this certificate is issued.

- (b) Whether or not the land to which the certificate relates is subject to a management order within the meaning of that Act.

The land is not subject to a management order as at the date this certificate is issued.

- (c) Whether or not the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of the Act.

The land is not the subject of an approved voluntary management proposal as at the date this certificate is issued.

- (d) Whether or not the land to which this certificate relates is subject to an ongoing maintenance order within the meaning of that Act.

The land is not subject to an ongoing maintenance order as at the date this certificate is issued.

- (e) Whether or not the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such statement has been provided at any time to the local authority issuing the certificate.

The land is not the subject of a site audit statement as at the date this certificate is issued.

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Legislation and Environmental Planning Instruments including *Goulburn Mulwaree Local Environmental Plan 2009* and the *Standard Instrument (Local Environmental Plans) Order 2006* can be found at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)

**SECTION 10.7 (5) PLANNING CERTIFICATE  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

At the date of this certificate, Council is aware of the following matters affecting the above mentioned land (other than those matters set out in Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*.

---

**A** Does the land have frontage to a Classified Road and consequently affected by Clauses 3.3.6, 4.1.7, 6.4.2 and 6.4.3 of *Goulburn Mulwaree Development Control Plan 2009*?

No.

---

**B** Is the land identified on the Height of Buildings Map and consequently affected by Clause 4.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

---

**C** Is the land identified on the Floor Space Ratio Map and consequently affected by Clauses 4.4 and 4.5 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**D** Is the land located within 50 metres of a zone boundary and consequently affected by Clause 5.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

Yes.

---

**E** Is a permit required from Council to clear vegetation under Part 3 of *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*?

Yes.

**Note:** The requirements for approval of vegetation clearing are varied depending on the location and uses of the land and the intention of the clearing. The question above relates only to whether a permit is required from Council under *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.

---

**F** Is the land identified on the Urban Release Area Map and consequently affected by Part 6 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

---

**G** Is the land identified on the Terrestrial Biodiversity Map and consequently affected by Clause 7.2 *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

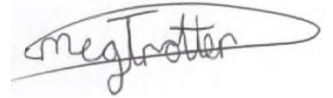
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**Information regarding loose-fill asbestos insulation**

Some residential homes located in the Goulburn Mulwaree local government area have been identified as potentially containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.

A handwritten signature in black ink, appearing to read 'Warwick Bennett', enclosed within a thin, hand-drawn oval border.

**Date of Certificate**  
**31 March 2021**

for **Warwick Bennett**  
**General Manager**  
**Goulburn Mulwaree Council**

**Notice to Prospective Purchasers/Residents of  
Urban Land in the Goulburn Mulwaree Local Government Area**

Due to extensive growth and development within and alongside the urban areas of the Goulburn Mulwaree Local Government Area, non-residential land uses increasingly adjoin residential developments. These mixed land uses and zones have resulted in the potential for land use conflicts.

Goulburn Mulwaree Council supports the right of persons carrying out legitimate non-residential land use activities on urban land.

Council advises that whilst some land use activities will have formal consent from Council and/or other Government Agencies for operations, other activities may not require consent and are undertaken within the objectives of the land use zone.

Council will not support any action that will unreasonably interfere with the existing use or ongoing operation of land uses, particularly where such activities or uses are carried out in accordance with existing approvals, industry standards and relevant legislation. Many businesses and commercial enterprises carry out operations as required, early in the morning or late in the evening. These operations may involve vehicle movements, machinery noise and trade and supply activities which may impact upon the amenity of an area.

Prospective purchasers of land are encouraged to undertake their own enquiries into any operations or activities on adjoining, neighbouring or nearby properties that may cause noise or amenity impact. Intending purchasers are advised that legitimate land uses in urban areas may include, but are not limited to:

- Agricultural produce stores
- Building trade supply retailers
- Childcare centres and schools
- Concrete batching plants
- Equine training and stabling facilities
- Food businesses
- Home businesses
- Landscape supplies
- Medical practices and services
- Motor vehicle and/or heavy machinery workshops
- Motorsport facilities
- Nurseries
- Nursing homes and aged care facilities
- Petrol stations
- Public recreation facilities including aquatic centres, playgrounds and sporting fields
- Pubs and clubs
- Recycling facilities
- Retail suppliers/ shops
- Steel fabrication and engineering
- Transport depots
- Veterinary practices
- Vehicle retailers
- Waste management facilities
- Water and waste water treatment facilities
- Wholesalers

In addition to the above, prospective purchasers are encouraged to attend locations of interest during different times of the day to determine the suitability of land for their intended use.



**Notice to Prospective Purchasers/Residents of  
Rural Land in the Goulburn Mulwaree Local Government Area**

Goulburn Mulwaree Council supports the rights of persons to carry out legitimate rural and agricultural uses and practices on rural land.

Goulburn Mulwaree Council will not support any action to unreasonably interfere with the legitimate rural and agricultural use of the land, where such activities or uses are carried out in accordance with industry standards, relevant regulations or approvals. Council wishes to point out that some rural activities will have required formal consent of Council and/or Government Agencies.

Legitimate activities are not limited to those listed and prospective purchasers are advised that they should be aware of them at the time of purchasing land. Many rural and agricultural practices, by necessity, are carried out very early in the morning or late into the evening. Intending purchasers are advised that legitimate rural and agricultural uses of the land may include:

- Abattoir operations
- Intensive livestock farming
- Dairies
- Livestock waste disposal systems
- Stockyard activities.
- Animal husbandry practices (castration, dehorning, mulesing etc.)
- The presence of noisy animals, including crowing roosters
- Livestock movement on Council roads
- Clearing and land cultivation
- Bush fire hazard reduction burning
- Burning of stubble for cropping operations
- Construction of fire breaks
- Earthmoving including construction of dams, drains and contour banks
- Construction of access roads and tracks
- Pumping and irrigation
- Harvesting operations
- Grain receival operations
- Transportation of rural produce
- Fodder conservation
- Chaff cutting operations
- Silage productions
- The growing of any agricultural crop or pasture species which may produce detectable aromas or pollens e.g. canola & lucerne
- Slashing and mowing of vegetation
- Logging
- Spreading of fertilisers, including lime and gypsum
- Crop spraying by both aerial and ground operations
- Control and eradication of noxious weeds
- Authorised measures to control agricultural pests including baiting, ripping, fumigation and shooting
- Planting of trees and shrubs for woodblocks, windbreaks etc
- Fencing construction and erection
- Tourist facilities
- Manufacture and repair of agricultural machinery
- Processing of rural commodities
- Council Landfill Facilities
- Council Sewerage Treatment Works.

In addition to the above, Council also wishes to highlight the land management responsibilities. In particular weeds management that accompany the ownership of rural land. In this regard, it is advisable to become familiar with Council's 'Rural Living Handbook' to ensure these responsibilities are met. The handbook is available on Council's website at [www.goulburn.nsw.gov.au/Development/Plans-Strategies](http://www.goulburn.nsw.gov.au/Development/Plans-Strategies) or in hard copy at Customer Service.



Goulburn Mulwaree Council  
Locked Bag 22  
Goulburn NSW 2580

Civic Centre  
184 - 194 Bourke Street  
Goulburn NSW 2580  
t (02) 4823 4444  
e council@goulburn.nsw.gov.au  
www.goulburn.nsw.gov.au

Contact: Planning & Environment

Dib Group Pty Ltd  
PO Box 388  
LIDCOMBE NSW 1825

## **SECTION 10.7 (2) PLANNING CERTIFICATE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

**Receipt No.:** 333376  
**Applicant's Reference:** 20236  
**Certificate No:** PLAN/1171/2021

### **DESCRIPTION OF PROPERTY**

**Address:** 14 George Street MARULAN NSW 2579  
**Legal Description:** Lot 2 DP 1053945

### **1 Names of relevant planning instruments and DCP's**

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

#### **State Environmental Planning Policies (SEPP)**

SEPP No. 21 – Caravan Parks	SEPP (Building Sustainability Index: BASIX) 2004
SEPP No. 33 – Hazardous and Offensive Development	SEPP (Exempt and Complying Development Codes) 2008
SEPP No. 36 – Manufactured Home Estates	SEPP (Housing for Seniors or People with a Disability) 2004
SEPP No. 50 – Canal Estate Development	SEPP (Infrastructure) 2007
SEPP No. 55 – Remediation of Land	SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP No. 64 – Advertising and Signage	SEPP (Koala Habitat Protection) 2020
SEPP No. 65 - Design Quality of Residential Apartment Development	SEPP (State & Regional Development) 2011
SEPP No. 70 – Affordable Housing (Revised Schemes)	SEPP (State Significant Precincts) 2005
SEPP (Concurrences and Consents) 2018	SEPP (Affordable Rental Housing) 2009
SEPP (Primary Production and Rural Development) 2019	SEPP (Educational Establishments and Child Care Facilities) 2017
SEPP (Koala Habitat Protection) 2021	SEPP (Sydney Drinking Water Catchment) 2011
SEPP (Vegetation in Non-Rural Areas) 2017	

**Local Environmental Plan (LEP)**

*Goulburn Mulwaree Local Environmental Plan 2009*

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

<b>Draft Amendments to the <i>Goulburn Mulwaree Local Environmental Plan 2009</i></b>
<p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (B6 Enterprise Corridor and Currawang)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects: Lot 12 DP 581011, Lot 1 DP 995523, Lot 1 DP 38459, Lots 1 and 2 DP 1196725, Lots 2-6 DP 38459, Lot 22 DP 1113506, Lots 1 and 2 DP 845895, Lots 1 and 2 DP 153553, Lot Y DP 160746, Lot 33 DP 1062014, Lot B DP 152471, Lot A DP 163373, Lot 1 DP 841582, Lot 43 DP 28002, Lot 1 DP 1062993, Lots 1 and 2 DP 28002, Lot B DP 332337, Lot 51 DP 419287, Lot 20 DP 522273, Lot 1 DP 17363, Lots 131, 141, 150, 154, 190 and 204 DP750047, Lot 1 DP 1259043, and Lot 1 DP 590583</i></li> </ul> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (37 Ross Street and 23 Brewer Street, Goulburn)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects Lots 100 and 101 DP 1214244</i></li> </ul> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (Racecourse Drive, Goulburn)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects Lots 1 and 2 DP 1225883, Lots 2, 3, 4 and 5 DP 1047328, Lots 1 and 2 DP 1081406, Lots 11 and 12 DP 1184187, Lots 84, 85, 86, 87 and 88 DP 1090102, Lots 1 and 2 DP 1114744, Lots 81 and 82 DP 1061444, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 DP 1269481</i></li> </ul> <p>Proposed Natural Disasters Clause</p>
<b>Draft State Environmental Planning Policies (SEPP's)</b>
<p><i>Draft Environment SEPP</i></p> <p><i>ISEPP – Amendment – Health Infrastructure</i></p> <p><i>Explanation of Intended Effect - Housing Diversity SEPP includes the consolidation and amendment of three housing related SEPPs:</i></p> <ul style="list-style-type: none"> <li><i>SEPP (Affordable Rental Housing) 2009,</i></li> <li><i>SEPP (Housing for Seniors and People with a Disability) 2004, and</i></li> <li><i>SEPP No 70 – Affordable Housing (Revised Schemes).</i></li> </ul> <p><i>Explanation of Intended Effect - Agritourism and Small Scale Agricultural Development outlines proposed amendments to the:</i></p> <ul style="list-style-type: none"> <li><i>Standard Instrument (Local Environmental Plans) Order 2006 (Standard Instrument LEP Order),</i></li> <li><i>State Environmental Planning Policy (Primary Production and Rural Development) 2019 (PPRD SEPP), and</i></li> <li><i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP).</i></li> </ul> <p><i>Explanation of Intended Effect - Design and Place SEPP includes a proposal to:</i></p> <ul style="list-style-type: none"> <li><i>Repeal and replace SEPP No 65 – Design Quality of Residential Apartment Development and SEPP (Building Sustainability Index: BASIX) 2004 (BASIX SEPP), and</i></li> <li><i>Consolidate design and place requirements in other SEPPs in the future.</i></li> </ul>

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

*Goulburn Mulwaree Development Control Plan 2009*

- (4) In this clause, proposed environmental planning instruments includes a planning proposal for a LEP or a draft environmental planning instrument.

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**2 Zoning and land use under relevant LEP's**

- (a) The identity of the zone is IN1 General Industrial  
under the *Goulburn Mulwaree Local Environmental Plan 2009*.
- (b) The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent.
- (c) The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent.
- (d) The purposes for which the plan or instrument provides that development is prohibited within the zone.

The answers for parts (b) to (d) are set out in the land use table below:

**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.

**2 Permitted without consent**

Roads.

**3 Permitted with consent**

Depots; Extensive agriculture; Freight transport facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Rural supplies; Tank-based aquaculture; 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; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Eco-tourist facilities; Educational establishments; Exhibition homes; Exhibition villages; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Pond-based aquaculture Recreation facilities (major); Residential accommodation; Restricted premises; Retail premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities.

- (e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.  
No
- (f) Whether the land includes or comprises critical habitat.  
No the land does not include or comprise critical habitat.
- (g) Whether the land is located in a heritage conservation area.  
The land is not within a heritage conservation area.
- (h) Whether an item of environmental heritage is situated on the land.  
An item of environmental heritage is not situated on the land.

**2A Zoning and land use under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006***

Not applicable to the Goulburn Mulwaree Local Government Area.

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**3 Complying development**

Whether or not the land to which the certificate relates is land on which complying development may be carried out under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*?

Housing Code

No. Complying development under the Housing Code cannot be undertaken on the land due to the zoning of the land.

Low Rise Housing Diversity Code

No. Complying development under the Low Rise Housing Diversity Code cannot be undertaken on the land due to the zoning of the land.

Greenfield Housing Code

No. Complying development under the Greenfield Housing Code cannot be undertaken on the land due to the land not being within a Greenfield Housing Code Area Map under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Inland Code

No. Complying development under the Inland Code cannot be undertaken on the land due to the zoning of the land.

Rural Housing Code

No. Complying development under the Rural Housing Code cannot be undertaken on the land due to the zoning of the land.

Housing Alterations Code

Yes. Complying development under the Housing Alterations Code can be carried out on the land.

General Development Code

Yes. Complying development under the General Development Code can be carried out on the land.

Commercial and Industrial Alterations Code

Yes. Complying development under the Commercial and Industrial Alterations Code can be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Yes. Complying development under the Commercial and Industrial (New Buildings and Additions) Code can be carried out on the land.

Container Recycling Facilities Code

Yes. Complying development under the Container Recycling Facilities Code can be carried out on the land.

Subdivisions Code

Yes. Complying development under the Subdivisions Code can be carried out on the land.

Demolition Code

Yes. Complying development under the Demolition Code can be carried out on the land.

Fire Safety Code

Yes. Complying development under the Fire Safety Code can be carried out on the land.

**Note.** If the land is a lot to which the Housing Code, Rural Housing Code, Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code or Commercial and Industrial (New Buildings and Additions) Code (within the meaning of the *State Environmental Planning Policy (Exempt and Complying*

## SECTION 10.7 (2) PLANNING CERTIFICATE

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*Development Codes*) 2008 applies, complying development may be carried out on any part of the lot that is not affected by the provisions of Clause 1.19 of that Policy.

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**4B Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works**

Not applicable to the Goulburn Mulwaree Local Government Area.

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**5 Mine subsidence**

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

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**6 Road widening and road realignment**

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

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

No.

---

**7 Council and other public authority policies on hazard risk restrictions**

Whether or not the land is affected by Policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority,

that restricts development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

No.

---

**7A Flood related development controls information**

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

No.

**Note:** This land is outside the flood planning area on the flood planning map referred in Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009*. The land may also be outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2003*. If so, Council has not undertaken a flood study outside the flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

**Note:** This land is outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2016*. Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

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

No.



## SECTION 10.7 (2) PLANNING CERTIFICATE

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**Note:** This land is outside the flood planning area on the flood planning map referred in Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009*. The land may also be outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2003*. If so, Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

**Note:** This land is outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2016*. Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

---

### 8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act?

No.

---

### 9 Contribution plans

The name of each contributions plan applying to the land.

*Goulburn Mulwaree Section 94 Contributions Plan 2009* and/ or *Section 94A Development Contributions Plan 2009\**

\* The *Goulburn Mulwaree Local Infrastructure Contributions Plan 2021* (s.7.11 and s.7.12 plan) commences on 1 June 2021 and repeals the above two Plans upon its commencement.

The land may be affected by any of the following plans under Section 64 of the *Local Government Act 1993*:

Development Servicing Plan for Water Supply, Sewerage and Stormwater 2017.

---

### 9A Biodiversity certified land

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

No. Council is not aware that the land is biodiversity certified under Part 8 of the *Biodiversity Conservation Act 2016*.

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

---

### 10 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to the effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

No. Council has not been notified of a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* relating to the land.

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

---

### 10A Native vegetation clearing set asides

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

## SECTION 10.7 (2) PLANNING CERTIFICATE

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No. Council has not been notified that the land contains an area set aside under Section 60ZC of the *Local Land Services Act 2013*.

---

### 11 Bush fire prone land

Whether or not some or all of the land is bush fire prone land.

The land or part of the land is not bush fire prone land.

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### 12 Property vegetation plans

If the land is land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

Council is not aware of a property vegetation plan under the *Native Vegetation Act 2003* relating to the land.

---

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

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

No, an order under the *Trees (Disputes Between Neighbours) Act 2006* has not been made.

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### 14 Directions under Part 3A

Whether there is a direction by the Minister in force under the former Section 75P (2) (c1) of the Act.

No direction is in force.

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

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

- (a) Whether or not Council is aware of a current site compatibility certificate (seniors housing), in respect of the proposed development on the land.

Council is not aware of any current site compatibility certificates (seniors housing) in respect of proposed development on the land.

- (b) Whether or not any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after October 2007 in respect of the land.

No terms referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* have been imposed as conditions of consent to a development application for the land granted after 11 October 2007.

---

### 16 Site compatibility certificates for infrastructure, schools or TAFE establishments

Whether or not Council is aware of a valid site compatibility certificate in respect of proposed development on the land.

Council is not aware of any valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments) in respect of proposed development on the land.

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### 17 Site compatibility certificates and conditions for affordable rental housing

- (1) Whether or not Council is aware of a current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

## SECTION 10.7 (2) PLANNING CERTIFICATE

---

Council is not aware of any current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

- (2) Whether or not any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

No terms referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* have been imposed as conditions of consent to a development application in respect of the land.

---

### 18 Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
- (2) The date of any subdivision order that applies to the land.
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of *Environmental Planning and Assessment Regulation 2000*.

Not applicable.

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### 19 Site verification certificates

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

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

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### 20 Loose-fill asbestos insulation

Whether or not the land includes any residential premises (as defined in Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on a register of residential premises that contain or have contained loose-fill asbestos insulation.

No the land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

---

### 21 Affected Building Notices and Building Product Orders

- (1) Whether or not there is any affected building notice of which Council is aware that is in force in respect to the land.

Council is not aware of any affected building notice that is in force in respect of the land.

- (2) (a) Whether there is any building product rectification order of which Council is aware that is in force in respect of the land and has not been fully complied with.

Council is not aware of any affected building notice that is in force in respect of the land.

- (b) Whether any notice of intention to make a building product rectification order of which Council is aware has been given in respect of the land and is outstanding.

Council is not aware of any intention to make a building product rectification order in respect of the land and is outstanding.

**Additional Matters**

**Note.** The following matters are prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

- (a) Whether or not the land to which the certificate relates is significantly contaminated land within the meaning of that Act.

The land is not significantly contaminated as at the date this certificate is issued.

- (b) Whether or not the land to which the certificate relates is subject to a management order within the meaning of that Act.

The land is not subject to a management order as at the date this certificate is issued.

- (c) Whether or not the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of the Act.

The land is not the subject of an approved voluntary management proposal as at the date this certificate is issued.

- (d) Whether or not the land to which this certificate relates is subject to an ongoing maintenance order within the meaning of that Act.

The land is not subject to an ongoing maintenance order as at the date this certificate is issued.

- (e) Whether or not the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such statement has been provided at any time to the local authority issuing the certificate.

The land is not the subject of a site audit statement as at the date this certificate is issued.

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Legislation and Environmental Planning Instruments including *Goulburn Mulwaree Local Environmental Plan 2009* and the *Standard Instrument (Local Environmental Plans) Order 2006* can be found at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)

**SECTION 10.7 (5) PLANNING CERTIFICATE  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

At the date of this certificate, Council is aware of the following matters affecting the above mentioned land (other than those matters set out in Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*.

---

**A** Does the land have frontage to a Classified Road and consequently affected by Clauses 3.3.6, 4.1.7, 6.4.2 and 6.4.3 of *Goulburn Mulwaree Development Control Plan 2009*?

No.

---

**B** Is the land identified on the Height of Buildings Map and consequently affected by Clause 4.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**C** Is the land identified on the Floor Space Ratio Map and consequently affected by Clauses 4.4 and 4.5 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**D** Is the land located within 50 metres of a zone boundary and consequently affected by Clause 5.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

Yes.

---

**E** Is a permit required from Council to clear vegetation under Part 3 of *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*?

Yes.

**Note:** The requirements for approval of vegetation clearing are varied depending on the location and uses of the land and the intention of the clearing. The question above relates only to whether a permit is required from Council under *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.

---

**F** Is the land identified on the Urban Release Area Map and consequently affected by Part 6 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

---

**G** Is the land identified on the Terrestrial Biodiversity Map and consequently affected by Clause 7.2 *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

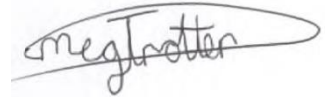
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**Information regarding loose-fill asbestos insulation**

Some residential homes located in the Goulburn Mulwaree local government area have been identified as potentially containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.

A handwritten signature in black ink, appearing to read 'Warwick Bennett', enclosed within a thin, hand-drawn oval border.

**Date of Certificate**  
**31 March 2021**

for **Warwick Bennett**  
**General Manager**  
**Goulburn Mulwaree Council**



**Notice to Prospective Purchasers/Residents of  
Urban Land in the Goulburn Mulwaree Local Government Area**

Due to extensive growth and development within and alongside the urban areas of the Goulburn Mulwaree Local Government Area, non-residential land uses increasingly adjoin residential developments. These mixed land uses and zones have resulted in the potential for land use conflicts.

Goulburn Mulwaree Council supports the right of persons carrying out legitimate non-residential land use activities on urban land.

Council advises that whilst some land use activities will have formal consent from Council and/or other Government Agencies for operations, other activities may not require consent and are undertaken within the objectives of the land use zone.

Council will not support any action that will unreasonably interfere with the existing use or ongoing operation of land uses, particularly where such activities or uses are carried out in accordance with existing approvals, industry standards and relevant legislation. Many businesses and commercial enterprises carry out operations as required, early in the morning or late in the evening. These operations may involve vehicle movements, machinery noise and trade and supply activities which may impact upon the amenity of an area.

Prospective purchasers of land are encouraged to undertake their own enquiries into any operations or activities on adjoining, neighbouring or nearby properties that may cause noise or amenity impact. Intending purchasers are advised that legitimate land uses in urban areas may include, but are not limited to:

- Agricultural produce stores
- Building trade supply retailers
- Childcare centres and schools
- Concrete batching plants
- Equine training and stabling facilities
- Food businesses
- Home businesses
- Landscape supplies
- Medical practices and services
- Motor vehicle and/or heavy machinery workshops
- Motorsport facilities
- Nurseries
- Nursing homes and aged care facilities
- Petrol stations
- Public recreation facilities including aquatic centres, playgrounds and sporting fields
- Pubs and clubs
- Recycling facilities
- Retail suppliers/ shops
- Steel fabrication and engineering
- Transport depots
- Veterinary practices
- Vehicle retailers
- Waste management facilities
- Water and waste water treatment facilities
- Wholesalers

In addition to the above, prospective purchasers are encouraged to attend locations of interest during different times of the day to determine the suitability of land for their intended use.

**Notice to Prospective Purchasers/Residents of  
Rural Land in the Goulburn Mulwaree Local Government Area**

Goulburn Mulwaree Council supports the rights of persons to carry out legitimate rural and agricultural uses and practices on rural land.

Goulburn Mulwaree Council will not support any action to unreasonably interfere with the legitimate rural and agricultural use of the land, where such activities or uses are carried out in accordance with industry standards, relevant regulations or approvals. Council wishes to point out that some rural activities will have required formal consent of Council and/or Government Agencies.

Legitimate activities are not limited to those listed and prospective purchasers are advised that they should be aware of them at the time of purchasing land. Many rural and agricultural practices, by necessity, are carried out very early in the morning or late into the evening. Intending purchasers are advised that legitimate rural and agricultural uses of the land may include:

- Abattoir operations
- Intensive livestock farming
- Dairies
- Livestock waste disposal systems
- Stockyard activities.
- Animal husbandry practices (castration, dehorning, mulesing etc.)
- The presence of noisy animals, including crowing roosters
- Livestock movement on Council roads
- Clearing and land cultivation
- Bush fire hazard reduction burning
- Burning of stubble for cropping operations
- Construction of fire breaks
- Earthmoving including construction of dams, drains and contour banks
- Construction of access roads and tracks
- Pumping and irrigation
- Harvesting operations
- Grain receival operations
- Transportation of rural produce
- Fodder conservation
- Chaff cutting operations
- Silage productions
- The growing of any agricultural crop or pasture species which may produce detectable aromas or pollens e.g. canola & lucerne
- Slashing and mowing of vegetation
- Logging
- Spreading of fertilisers, including lime and gypsum
- Crop spraying by both aerial and ground operations
- Control and eradication of noxious weeds
- Authorised measures to control agricultural pests including baiting, ripping, fumigation and shooting
- Planting of trees and shrubs for woodblocks, windbreaks etc
- Fencing construction and erection
- Tourist facilities
- Manufacture and repair of agricultural machinery
- Processing of rural commodities
- Council Landfill Facilities
- Council Sewerage Treatment Works.

In addition to the above, Council also wishes to highlight the land management responsibilities. In particular weeds management that accompany the ownership of rural land. In this regard, it is advisable to become familiar with Council's 'Rural Living Handbook' to ensure these responsibilities are met. The handbook is available on Council's website at [www.goulburn.nsw.gov.au/Development/Plans-Strategies](http://www.goulburn.nsw.gov.au/Development/Plans-Strategies) or in hard copy at Customer Service.



Goulburn Mulwaree Council  
Locked Bag 22  
Goulburn NSW 2580

Civic Centre  
184 - 194 Bourke Street  
Goulburn NSW 2580  
t (02) 4823 4444  
e council@goulburn.nsw.gov.au  
www.goulburn.nsw.gov.au

Contact: Planning & Environment

Dib Group Pty Ltd  
PO Box 388  
LIDCOMBE NSW 1825

## **SECTION 10.7 (2) PLANNING CERTIFICATE** **ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

**Receipt No.:** 333376  
**Applicant's Reference:** 20236  
**Certificate No:** PLAN/1170/2021

### **DESCRIPTION OF PROPERTY**

**Address:** 16 George Street MARULAN NSW 2579  
**Legal Description:** Lot 3 DP 1053945 Parish Marulan

### **1 Names of relevant planning instruments and DCP's**

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

#### **State Environmental Planning Policies (SEPP)**

SEPP No. 21 – Caravan Parks	SEPP (Building Sustainability Index: BASIX) 2004
SEPP No. 33 – Hazardous and Offensive Development	SEPP (Exempt and Complying Development Codes) 2008
SEPP No. 36 – Manufactured Home Estates	SEPP (Housing for Seniors or People with a Disability) 2004
SEPP No. 50 – Canal Estate Development	SEPP (Infrastructure) 2007
SEPP No. 55 – Remediation of Land	SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP No. 64 – Advertising and Signage	SEPP (Koala Habitat Protection) 2020
SEPP No. 65 - Design Quality of Residential Apartment Development	SEPP (State & Regional Development) 2011
SEPP No. 70 – Affordable Housing (Revised Schemes)	SEPP (State Significant Precincts) 2005
SEPP (Concurrences and Consents) 2018	SEPP (Affordable Rental Housing) 2009
SEPP (Primary Production and Rural Development) 2019	SEPP (Educational Establishments and Child Care Facilities) 2017
SEPP (Koala Habitat Protection) 2021	SEPP (Sydney Drinking Water Catchment) 2011
SEPP (Vegetation in Non-Rural Areas) 2017	

**Local Environmental Plan (LEP)**

*Goulburn Mulwaree Local Environmental Plan 2009*

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

<b>Draft Amendments to the <i>Goulburn Mulwaree Local Environmental Plan 2009</i></b>
<p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (B6 Enterprise Corridor and Currawang)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects: Lot 12 DP 581011, Lot 1 DP 995523, Lot 1 DP 38459, Lots 1 and 2 DP 1196725, Lots 2-6 DP 38459, Lot 22 DP 1113506, Lots 1 and 2 DP 845895, Lots 1 and 2 DP 153553, Lot Y DP 160746, Lot 33 DP 1062014, Lot B DP 152471, Lot A DP 163373, Lot 1 DP 841582, Lot 43 DP 28002, Lot 1 DP 1062993, Lots 1 and 2 DP 28002, Lot B DP 332337, Lot 51 DP 419287, Lot 20 DP 522273, Lot 1 DP 17363, Lots 131, 141, 150, 154, 190 and 204 DP750047, Lot 1 DP 1259043, and Lot 1 DP 590583</i></li> </ul> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (37 Ross Street and 23 Brewer Street, Goulburn)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects Lots 100 and 101 DP 1214244</i></li> </ul> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (Racecourse Drive, Goulburn)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects Lots 1 and 2 DP 1225883, Lots 2, 3, 4 and 5 DP 1047328, Lots 1 and 2 DP 1081406, Lots 11 and 12 DP 1184187, Lots 84, 85, 86, 87 and 88 DP 1090102, Lots 1 and 2 DP 1114744, Lots 81 and 82 DP 1061444, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 DP 1269481</i></li> </ul> <p>Proposed Natural Disasters Clause</p>
<b>Draft State Environmental Planning Policies (SEPP's)</b>
<p><i>Draft Environment SEPP</i></p> <p><i>ISEPP – Amendment – Health Infrastructure</i></p> <p><i>Explanation of Intended Effect - Housing Diversity SEPP includes the consolidation and amendment of three housing related SEPPs:</i></p> <ul style="list-style-type: none"> <li><i>SEPP (Affordable Rental Housing) 2009,</i></li> <li><i>SEPP (Housing for Seniors and People with a Disability) 2004, and</i></li> <li><i>SEPP No 70 – Affordable Housing (Revised Schemes).</i></li> </ul> <p><i>Explanation of Intended Effect - Agritourism and Small Scale Agricultural Development outlines proposed amendments to the:</i></p> <ul style="list-style-type: none"> <li><i>Standard Instrument (Local Environmental Plans) Order 2006 (Standard Instrument LEP Order),</i></li> <li><i>State Environmental Planning Policy (Primary Production and Rural Development) 2019 (PPRD SEPP), and</i></li> <li><i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP).</i></li> </ul> <p><i>Explanation of Intended Effect - Design and Place SEPP includes a proposal to:</i></p> <ul style="list-style-type: none"> <li><i>Repeal and replace SEPP No 65 – Design Quality of Residential Apartment Development and SEPP (Building Sustainability Index: BASIX) 2004 (BASIX SEPP), and</i></li> <li><i>Consolidate design and place requirements in other SEPPs in the future.</i></li> </ul>

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

*Goulburn Mulwaree Development Control Plan 2009*

- (4) In this clause, proposed environmental planning instruments includes a planning proposal for a LEP or a draft environmental planning instrument.

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**2 Zoning and land use under relevant LEP's**

- (a) The identity of the zone is IN1 General Industrial  
under the *Goulburn Mulwaree Local Environmental Plan 2009*.
- (b) The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent.
- (c) The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent.
- (d) The purposes for which the plan or instrument provides that development is prohibited within the zone.

The answers for parts (b) to (d) are set out in the land use table below:

**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.

**2 Permitted without consent**

Roads.

**3 Permitted with consent**

Depots; Extensive agriculture; Freight transport facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Rural supplies; Tank-based aquaculture; 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; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Eco-tourist facilities; Educational establishments; Exhibition homes; Exhibition villages; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Pond-based aquaculture Recreation facilities (major); Residential accommodation; Restricted premises; Retail premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities.

- (e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.  
No
- (f) Whether the land includes or comprises critical habitat.  
No the land does not include or comprise critical habitat.
- (g) Whether the land is located in a heritage conservation area.  
The land is not within a heritage conservation area.
- (h) Whether an item of environmental heritage is situated on the land.  
An item of environmental heritage is not situated on the land.

**2A Zoning and land use under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006***

Not applicable to the Goulburn Mulwaree Local Government Area.

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**3 Complying development**

Whether or not the land to which the certificate relates is land on which complying development may be carried out under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*?

Housing Code

No. Complying development under the Housing Code cannot be undertaken on the land due to the zoning of the land.

Low Rise Housing Diversity Code

No. Complying development under the Low Rise Housing Diversity Code cannot be undertaken on the land due to the zoning of the land.

Greenfield Housing Code

No. Complying development under the Greenfield Housing Code cannot be undertaken on the land due to the land not being within a Greenfield Housing Code Area Map under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Inland Code

No. Complying development under the Inland Code cannot be undertaken on the land due to the zoning of the land.

Rural Housing Code

No. Complying development under the Rural Housing Code cannot be undertaken on the land due to the zoning of the land.

Housing Alterations Code

Yes. Complying development under the Housing Alterations Code can be carried out on the land.

General Development Code

Yes. Complying development under the General Development Code can be carried out on the land.

Commercial and Industrial Alterations Code

Yes. Complying development under the Commercial and Industrial Alterations Code can be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Yes. Complying development under the Commercial and Industrial (New Buildings and Additions) Code can be carried out on the land.

Container Recycling Facilities Code

Yes. Complying development under the Container Recycling Facilities Code can be carried out on the land.

Subdivisions Code

Yes. Complying development under the Subdivisions Code can be carried out on the land.

Demolition Code

Yes. Complying development under the Demolition Code can be carried out on the land.

Fire Safety Code

Yes. Complying development under the Fire Safety Code can be carried out on the land.

**Note.** If the land is a lot to which the Housing Code, Rural Housing Code, Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code or Commercial and Industrial (New Buildings and Additions) Code (within the meaning of the *State Environmental Planning Policy (Exempt and Complying*



## SECTION 10.7 (2) PLANNING CERTIFICATE

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*Development Codes*) 2008 applies, complying development may be carried out on any part of the lot that is not affected by the provisions of Clause 1.19 of that Policy.

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**4B Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works**

Not applicable to the Goulburn Mulwaree Local Government Area.

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**5 Mine subsidence**

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

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**6 Road widening and road realignment**

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

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

No.

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**7 Council and other public authority policies on hazard risk restrictions**

Whether or not the land is affected by Policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority,

that restricts development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

No.

---

**7A Flood related development controls information**

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

No.

**Note:** This land is outside the flood planning area on the flood planning map referred in Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009*. The land may also be outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2003*. If so, Council has not undertaken a flood study outside the flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

**Note:** This land is outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2016*. Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

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

No.

## SECTION 10.7 (2) PLANNING CERTIFICATE

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**Note:** This land is outside the flood planning area on the flood planning map referred in Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009*. The land may also be outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2003*. If so, Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

**Note:** This land is outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2016*. Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

---

### 8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act?

No.

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### 9 Contribution plans

The name of each contributions plan applying to the land.

*Goulburn Mulwaree Section 94 Contributions Plan 2009* and/ or *Section 94A Development Contributions Plan 2009\**

\* The *Goulburn Mulwaree Local Infrastructure Contributions Plan 2021* (s.7.11 and s.7.12 plan) commences on 1 June 2021 and repeals the above two Plans upon its commencement.

The land may be affected by any of the following plans under Section 64 of the *Local Government Act 1993*:

Development Servicing Plan for Water Supply, Sewerage and Stormwater 2017.

---

### 9A Biodiversity certified land

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

No. Council is not aware that the land is biodiversity certified under Part 8 of the *Biodiversity Conservation Act 2016*.

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

---

### 10 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to the effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

No. Council has not been notified of a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* relating to the land.

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

---

### 10A Native vegetation clearing set asides

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

## SECTION 10.7 (2) PLANNING CERTIFICATE

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No. Council has not been notified that the land contains an area set aside under Section 60ZC of the *Local Land Services Act 2013*.

---

### 11 Bush fire prone land

Whether or not some or all of the land is bush fire prone land.

The land or part of the land is not bush fire prone land.

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### 12 Property vegetation plans

If the land is land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

Council is not aware of a property vegetation plan under the *Native Vegetation Act 2003* relating to the land.

---

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

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

No, an order under the *Trees (Disputes Between Neighbours) Act 2006* has not been made.

---

### 14 Directions under Part 3A

Whether there is a direction by the Minister in force under the former Section 75P (2) (c1) of the Act.

No direction is in force.

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

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

- (a) Whether or not Council is aware of a current site compatibility certificate (seniors housing), in respect of the proposed development on the land.

Council is not aware of any current site compatibility certificates (seniors housing) in respect of proposed development on the land.

- (b) Whether or not any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after October 2007 in respect of the land.

No terms referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* have been imposed as conditions of consent to a development application for the land granted after 11 October 2007.

---

### 16 Site compatibility certificates for infrastructure, schools or TAFE establishments

Whether or not Council is aware of a valid site compatibility certificate in respect of proposed development on the land.

Council is not aware of any valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments) in respect of proposed development on the land.

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### 17 Site compatibility certificates and conditions for affordable rental housing

- (1) Whether or not Council is aware of a current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

## SECTION 10.7 (2) PLANNING CERTIFICATE

---

Council is not aware of any current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

- (2) Whether or not any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

No terms referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* have been imposed as conditions of consent to a development application in respect of the land.

---

### 18 Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
- (2) The date of any subdivision order that applies to the land.
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of *Environmental Planning and Assessment Regulation 2000*.

Not applicable.

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### 19 Site verification certificates

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

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

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### 20 Loose-fill asbestos insulation

Whether or not the land includes any residential premises (as defined in Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on a register of residential premises that contain or have contained loose-fill asbestos insulation.

No the land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

---

### 21 Affected Building Notices and Building Product Orders

- (1) Whether or not there is any affected building notice of which Council is aware that is in force in respect to the land.

Council is not aware of any affected building notice that is in force in respect of the land.

- (2) (a) Whether there is any building product rectification order of which Council is aware that is in force in respect of the land and has not been fully complied with.

Council is not aware of any affected building notice that is in force in respect of the land.

- (b) Whether any notice of intention to make a building product rectification order of which Council is aware has been given in respect of the land and is outstanding.

Council is not aware of any intention to make a building product rectification order in respect of the land and is outstanding.

**Additional Matters**

**Note.** The following matters are prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

- (a) Whether or not the land to which the certificate relates is significantly contaminated land within the meaning of that Act.

The land is not significantly contaminated as at the date this certificate is issued.

- (b) Whether or not the land to which the certificate relates is subject to a management order within the meaning of that Act.

The land is not subject to a management order as at the date this certificate is issued.

- (c) Whether or not the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of the Act.

The land is not the subject of an approved voluntary management proposal as at the date this certificate is issued.

- (d) Whether or not the land to which this certificate relates is subject to an ongoing maintenance order within the meaning of that Act.

The land is not subject to an ongoing maintenance order as at the date this certificate is issued.

- (e) Whether or not the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such statement has been provided at any time to the local authority issuing the certificate.

The land is not the subject of a site audit statement as at the date this certificate is issued.

---

Legislation and Environmental Planning Instruments including *Goulburn Mulwaree Local Environmental Plan 2009* and the *Standard Instrument (Local Environmental Plans) Order 2006* can be found at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)

**SECTION 10.7 (5) PLANNING CERTIFICATE  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

At the date of this certificate, Council is aware of the following matters affecting the above mentioned land (other than those matters set out in Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*.

---

**A** Does the land have frontage to a Classified Road and consequently affected by Clauses 3.3.6, 4.1.7, 6.4.2 and 6.4.3 of *Goulburn Mulwaree Development Control Plan 2009*?

No.

---

**B** Is the land identified on the Height of Buildings Map and consequently affected by Clause 4.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

---

**C** Is the land identified on the Floor Space Ratio Map and consequently affected by Clauses 4.4 and 4.5 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

---

**D** Is the land located within 50 metres of a zone boundary and consequently affected by Clause 5.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

Yes.

---

**E** Is a permit required from Council to clear vegetation under Part 3 of *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*?

Yes.

**Note:** The requirements for approval of vegetation clearing are varied depending on the location and uses of the land and the intention of the clearing. The question above relates only to whether a permit is required from Council under *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.

---

**F** Is the land identified on the Urban Release Area Map and consequently affected by Part 6 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

---

**G** Is the land identified on the Terrestrial Biodiversity Map and consequently affected by Clause 7.2 *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

---

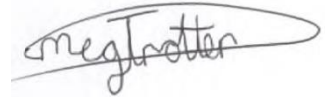
**Information regarding loose-fill asbestos insulation**

Some residential homes located in the Goulburn Mulwaree local government area have been identified as potentially containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.



Contact NSW Fair Trading for further information.

A handwritten signature in black ink, appearing to read 'Warwick Bennett', enclosed within a thin, hand-drawn oval border.

**Date of Certificate**  
**31 March 2021**

for **Warwick Bennett**  
**General Manager**  
**Goulburn Mulwaree Council**

**Notice to Prospective Purchasers/Residents of  
Urban Land in the Goulburn Mulwaree Local Government Area**

Due to extensive growth and development within and alongside the urban areas of the Goulburn Mulwaree Local Government Area, non-residential land uses increasingly adjoin residential developments. These mixed land uses and zones have resulted in the potential for land use conflicts.

Goulburn Mulwaree Council supports the right of persons carrying out legitimate non-residential land use activities on urban land.

Council advises that whilst some land use activities will have formal consent from Council and/or other Government Agencies for operations, other activities may not require consent and are undertaken within the objectives of the land use zone.

Council will not support any action that will unreasonably interfere with the existing use or ongoing operation of land uses, particularly where such activities or uses are carried out in accordance with existing approvals, industry standards and relevant legislation. Many businesses and commercial enterprises carry out operations as required, early in the morning or late in the evening. These operations may involve vehicle movements, machinery noise and trade and supply activities which may impact upon the amenity of an area.

Prospective purchasers of land are encouraged to undertake their own enquiries into any operations or activities on adjoining, neighbouring or nearby properties that may cause noise or amenity impact. Intending purchasers are advised that legitimate land uses in urban areas may include, but are not limited to:

- Agricultural produce stores
- Building trade supply retailers
- Childcare centres and schools
- Concrete batching plants
- Equine training and stabling facilities
- Food businesses
- Home businesses
- Landscape supplies
- Medical practices and services
- Motor vehicle and/or heavy machinery workshops
- Motorsport facilities
- Nurseries
- Nursing homes and aged care facilities
- Petrol stations
- Public recreation facilities including aquatic centres, playgrounds and sporting fields
- Pubs and clubs
- Recycling facilities
- Retail suppliers/ shops
- Steel fabrication and engineering
- Transport depots
- Veterinary practices
- Vehicle retailers
- Waste management facilities
- Water and waste water treatment facilities
- Wholesalers

In addition to the above, prospective purchasers are encouraged to attend locations of interest during different times of the day to determine the suitability of land for their intended use.

**Notice to Prospective Purchasers/Residents of  
Rural Land in the Goulburn Mulwaree Local Government Area**

Goulburn Mulwaree Council supports the rights of persons to carry out legitimate rural and agricultural uses and practices on rural land.

Goulburn Mulwaree Council will not support any action to unreasonably interfere with the legitimate rural and agricultural use of the land, where such activities or uses are carried out in accordance with industry standards, relevant regulations or approvals. Council wishes to point out that some rural activities will have required formal consent of Council and/or Government Agencies.

Legitimate activities are not limited to those listed and prospective purchasers are advised that they should be aware of them at the time of purchasing land. Many rural and agricultural practices, by necessity, are carried out very early in the morning or late into the evening. Intending purchasers are advised that legitimate rural and agricultural uses of the land may include:

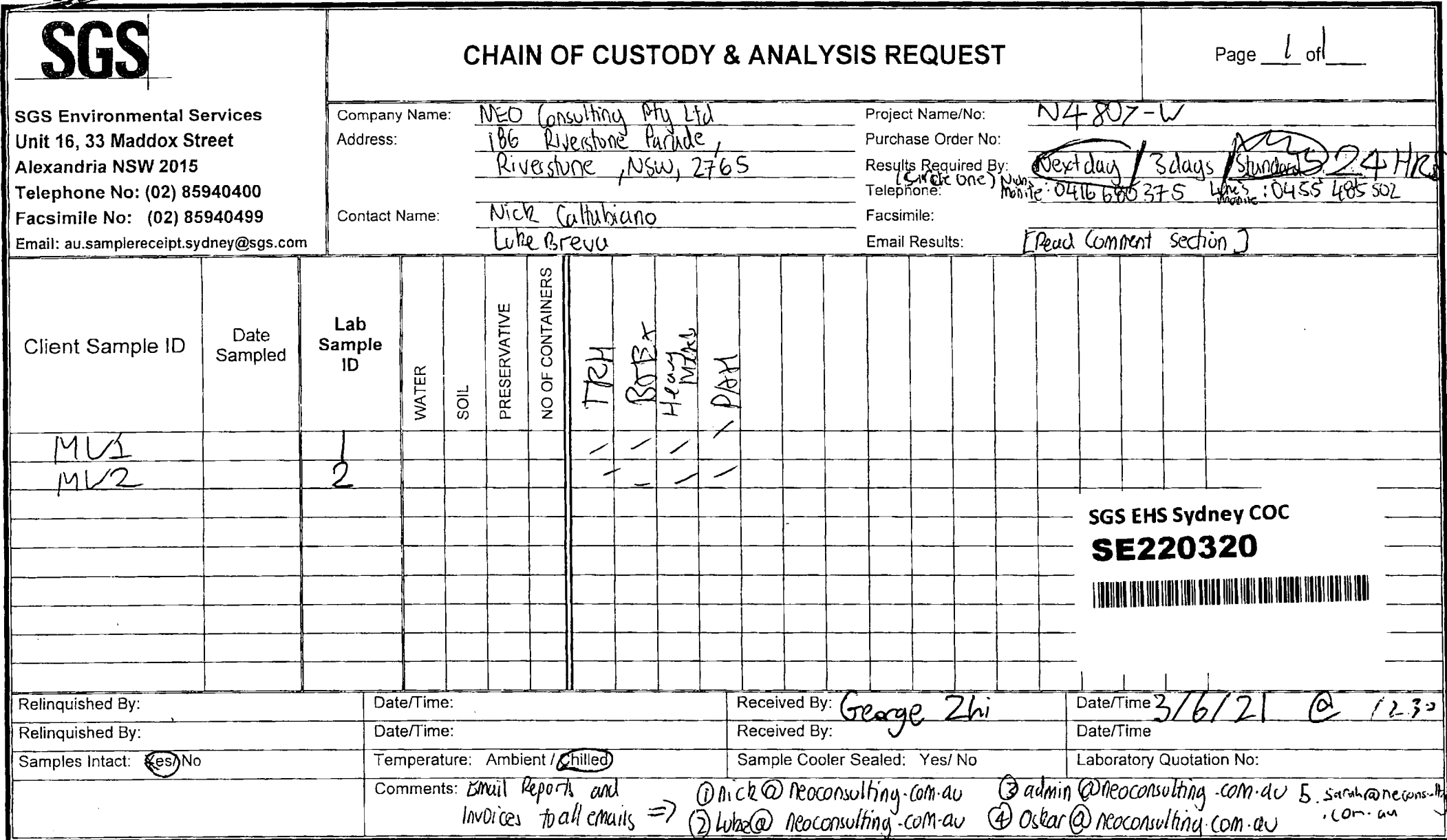
- Abattoir operations
- Intensive livestock farming
- Dairies
- Livestock waste disposal systems
- Stockyard activities.
- Animal husbandry practices (castration, dehorning, mulesing etc.)
- The presence of noisy animals, including crowing roosters
- Livestock movement on Council roads
- Clearing and land cultivation
- Bush fire hazard reduction burning
- Burning of stubble for cropping operations
- Construction of fire breaks
- Earthmoving including construction of dams, drains and contour banks
- Construction of access roads and tracks
- Pumping and irrigation
- Harvesting operations
- Grain receival operations
- Transportation of rural produce
- Fodder conservation
- Chaff cutting operations
- Silage productions
- The growing of any agricultural crop or pasture species which may produce detectable aromas or pollens e.g. canola & lucerne
- Slashing and mowing of vegetation
- Logging
- Spreading of fertilisers, including lime and gypsum
- Crop spraying by both aerial and ground operations
- Control and eradication of noxious weeds
- Authorised measures to control agricultural pests including baiting, ripping, fumigation and shooting
- Planting of trees and shrubs for woodblocks, windbreaks etc
- Fencing construction and erection
- Tourist facilities
- Manufacture and repair of agricultural machinery
- Processing of rural commodities
- Council Landfill Facilities
- Council Sewerage Treatment Works.

In addition to the above, Council also wishes to highlight the land management responsibilities. In particular weeds management that accompany the ownership of rural land. In this regard, it is advisable to become familiar with Council's 'Rural Living Handbook' to ensure these responsibilities are met. The handbook is available on Council's website at [www.goulburn.nsw.gov.au/Development/Plans-Strategies](http://www.goulburn.nsw.gov.au/Development/Plans-Strategies) or in hard copy at Customer Service.

---

# APPENDIX D

## Certificates of Analysis



## CLIENT DETAILS

Contact Admin  
Client NEO CONSULTING PTY LTD  
Address PO BOX 279  
RIVERSTONE NSW 2765

Telephone 0416 680 375  
Facsimile (Not specified)  
Email admin@neoconsulting.com.au

Project **N4807-W**  
Order Number (Not specified)  
Samples 2

## LABORATORY DETAILS

Manager Huong Crawford  
Laboratory SGS Alexandria Environmental  
Address Unit 16, 33 Maddox St  
Alexandria NSW 2015

Telephone +61 2 8594 0400  
Facsimile +61 2 8594 0499  
Email au.environmental.sydney@sgs.com

SGS Reference **SE220320 R0**  
Date Received 3/6/2021  
Date Reported 4/6/2021

## COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

## SIGNATORIES



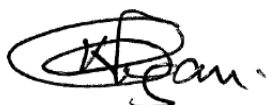
**Akheeqar BENIAMEEN**  
Chemist



**Dong LIANG**  
Metals/Inorganics Team Leader



**Huong CRAWFORD**  
Production Manager



**Kamrul AHSAN**  
Senior Chemist



**Teresa NGUYEN**  
Organic Chemist



## ANALYTICAL RESULTS

SE220320 R0

VOCs in Water [AN433] Tested: 3/6/2021

			MW1	MW2
			WATER	WATER
			-	-
			2/6/2021	2/6/2021
PARAMETER	UOM	LOR	SE220320.001	SE220320.002
Benzene	µg/L	0.5	<0.5	<0.5
Toluene	µg/L	0.5	<0.5	<0.5
Ethylbenzene	µg/L	0.5	<0.5	<0.5
m/p-xylene	µg/L	1	<1	<1
o-xylene	µg/L	0.5	<0.5	<0.5
Total Xylenes	µg/L	1.5	<1.5	<1.5
Total BTEX	µg/L	3	<3	<3
Naphthalene	µg/L	0.5	<0.5	<0.5





## ANALYTICAL RESULTS

SE220320 R0

Volatile Petroleum Hydrocarbons in Water [AN433] Tested: 3/6/2021

PARAMETER	UOM	LOR	MW1	MW2
			WATER - 2/6/2021 SE220320.001	WATER - 2/6/2021 SE220320.002
TRH C6-C9	µg/L	40	<40	<b>57</b>
Benzene (F0)	µg/L	0.5	<0.5	<0.5
TRH C6-C10	µg/L	50	<50	<b>62</b>
TRH C6-C10 minus BTEX (F1)	µg/L	50	<50	<b>62</b>



## ANALYTICAL RESULTS

SE220320 R0

TRH (Total Recoverable Hydrocarbons) in Water [AN403] Tested: 4/6/2021

PARAMETER	UOM	LOR	MW1	MW2
			WATER - 2/6/2021 SE220320.001	WATER - 2/6/2021 SE220320.002
TRH C10-C14	µg/L	50	<50	<50
TRH C15-C28	µg/L	200	<b>270</b>	<200
TRH C29-C36	µg/L	200	<200	<200
TRH C37-C40	µg/L	200	<200	<200
TRH >C10-C16	µg/L	60	<60	<60
TRH >C10-C16 - Naphthalene (F2)	µg/L	60	<60	<60
TRH >C16-C34 (F3)	µg/L	500	<500	<500
TRH >C34-C40 (F4)	µg/L	500	<500	<500
TRH C10-C40	µg/L	320	<320	<320

## PAH (Polynuclear Aromatic Hydrocarbons) in Water [AN420] Tested: 4/6/2021

PARAMETER	UOM	LOR	MW1	MW2
			WATER - 2/6/2021 SE220320.001	WATER - 2/6/2021 SE220320.002
Naphthalene	µg/L	0.1	<0.1	<0.1
2-methylnaphthalene	µg/L	0.1	<0.1	<0.1
1-methylnaphthalene	µg/L	0.1	<0.1	<0.1
Acenaphthylene	µg/L	0.1	<0.1	<0.1
Acenaphthene	µg/L	0.1	<0.1	<0.1
Fluorene	µg/L	0.1	<0.1	<0.1
Phenanthrene	µg/L	0.1	<0.1	<0.1
Anthracene	µg/L	0.1	<0.1	<0.1
Fluoranthene	µg/L	0.1	<0.1	<0.1
Pyrene	µg/L	0.1	<0.1	<0.1
Benzo(a)anthracene	µg/L	0.1	<0.1	<0.1
Chrysene	µg/L	0.1	<0.1	<0.1
Benzo(b&j)fluoranthene	µg/L	0.1	<0.1	<0.1
Benzo(k)fluoranthene	µg/L	0.1	<0.1	<0.1
Benzo(a)pyrene	µg/L	0.1	<0.1	<0.1
Indeno(1,2,3-cd)pyrene	µg/L	0.1	<0.1	<0.1
Dibenzo(ah)anthracene	µg/L	0.1	<0.1	<0.1
Benzo(ghi)perylene	µg/L	0.1	<0.1	<0.1
Total PAH (18)	µg/L	1	<1	<1

## Trace Metals (Dissolved) in Water by ICPMS [AN318] Tested: 3/6/2021

PARAMETER	UOM	LOR	MW1	MW2
			WATER - 2/6/2021 SE220320.001	WATER - 2/6/2021 SE220320.002
Arsenic, As	µg/L	1	<b>1</b>	<1
Cadmium, Cd	µg/L	0.1	<0.1	<0.1
Chromium, Cr	µg/L	1	<1	<1
Copper, Cu	µg/L	1	<b>3</b>	<1
Lead, Pb	µg/L	1	<1	<1
Nickel, Ni	µg/L	1	<b>1</b>	<1
Zinc, Zn	µg/L	5	<b>22</b>	<5



## ANALYTICAL RESULTS

SE220320 R0

Mercury (dissolved) in Water [AN311(Perth)/AN312] Tested: 4/6/2021

			MW1	MW2
			WATER	WATER
			-	-
			2/6/2021	2/6/2021
PARAMETER	UOM	LOR	SE220320.001	SE220320.002
Mercury	mg/L	0.0001	<0.0001	<0.0001

## METHOD

## METHODOLOGY SUMMARY

<b>AN020</b>	Unpreserved water sample is filtered through a 0.45µm membrane filter and acidified with nitric acid similar to APHA3030B.
<b>AN311(Perth)/AN312</b>	Mercury by Cold Vapour AAS in Waters: Mercury ions are reduced by stannous chloride reagent in acidic solution to elemental mercury. This mercury vapour is purged by nitrogen into a cold cell in an atomic absorption spectrometer or mercury analyser. Quantification is made by comparing absorbances to those of the calibration standards. Reference APHA 3112/3500.
<b>AN318</b>	Determination of elements at trace level in waters by ICP-MS technique,, referenced to USEPA 6020B and USEPA 200.8 (5.4).
<b>AN403</b>	Total Recoverable Hydrocarbons: Determination of Hydrocarbons by gas chromatography after a solvent extraction. Detection is by flame ionisation detector (FID) that produces an electronic signal in proportion to the combustible matter passing through it. Total Recoverable Hydrocarbons (TRH) are routinely reported as four alkane groupings based on the carbon chain length of the compounds: C6-C9, C10-C14, C15-C28 and C29-C36 and in recognition of the NEPM 1999 (2013), >C10-C16 (F2), >C16-C34 (F3) and >C34-C40 (F4). Where F2 is corrected for Naphthalene, the VOC data for Naphthalene is used.
<b>AN403</b>	Additionally, the volatile C6-C9/C6-C10 fractions may be determined by a purge and trap technique and GC/MS because of the potential for volatiles loss. Total Recoverable Hydrocarbons - Silica (TRH-Silica) follows the same method of analysis after silica gel cleanup of the solvent extract. Aliphatic/Aromatic Speciation follows the same method of analysis after fractionation of the solvent extract over silica with differential polarity of the eluent solvents.
<b>AN403</b>	The GC/FID method is not well suited to the analysis of refined high boiling point materials (ie lubricating oils or greases) but is particularly suited for measuring diesel, kerosene and petrol if care to control volatility is taken. This method will detect naturally occurring hydrocarbons, lipids, animal fats, phenols and PAHs if they are present at sufficient levels, dependent on the use of specific cleanup/fractionation techniques. Reference USEPA 3510B, 8015B.
<b>AN420</b>	(SVOCs) including OC, OP, PCB, Herbicides, PAH, Phthalates and Speciated Phenols (etc) in soils, sediments and waters are determined by GCMS/ECD technique following appropriate solvent extraction process (Based on USEPA 3500C and 8270D).
<b>AN433</b>	VOCs and C6-C9 Hydrocarbons by GC-MS P&T: VOC's are volatile organic compounds. The sample is presented to a gas chromatograph via a purge and trap (P&T) concentrator and autosampler and is detected with a Mass Spectrometer (MSD). Solid samples are initially extracted with methanol whilst liquid samples are processed directly. References: USEPA 5030B, 8020A, 8260.

FOOTNOTES

*	NATA accreditation does not cover the performance of this service.	-	Not analysed.	UOM	Unit of Measure.
**	Indicative data, theoretical holding time exceeded.	NVL	Not validated.	LOR	Limit of Reporting.
***	Indicates that both * and ** apply.	IS	Insufficient sample for analysis.	↑↓	Raised/lowered Limit of Reporting.
		LNR	Sample listed, but not received.		

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received.  
Solid samples expressed on a dry weight basis.

Where "Total" analyte groups are reported (for example, Total PAHs, Total OC Pesticides) the total will be calculated as the sum of the individual analytes, with those analytes that are reported as <LOR being assumed to be zero. The summed (Total) limit of reporting is calculated by summing the individual analyte LORs and dividing by two. For example, where 16 individual analytes are being summed and each has an LOR of 0.1 mg/kg, the "Totals" LOR will be 1.6 / 2 (0.8 mg/kg). Where only 2 analytes are being summed, the "Total" LOR will be the sum of those two LORs.

Some totals may not appear to add up because the total is rounded after adding up the raw values.

If reported, measurement uncertainty follow the ± sign after the analytical result and is expressed as the expanded uncertainty calculated using a coverage factor of 2, providing a level of confidence of approximately 95%, unless stated otherwise in the comments section of this report.

Results reported for samples tested under test methods with codes starting with ARS-SOP, radionuclide or gross radioactivity concentrations are expressed in becquerel (Bq) per unit of mass or volume or per wipe as stated on the report. Becquerel is the SI unit for activity and equals one nuclear transformation per second.

Note that in terms of units of radioactivity:

- 1 Bq is equivalent to 27 pCi
- 37 MBq is equivalent to 1 mCi

For results reported for samples tested under test methods with codes starting with ARS-SOP, less than (<) values indicate the detection limit for each radionuclide or parameter for the measurement system used. The respective detection limits have been calculated in accordance with ISO 11929.

The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: [www.sgs.com.au/en-gb/environment-health-and-safety](http://www.sgs.com.au/en-gb/environment-health-and-safety).

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## Page 1 of 2

Email: [au.samplerreceipt.sydney@sgs.com](mailto:au.samplerreceipt.sydney@sgs.com)

Contact Name: Nick Calubiano  
Luke Brevu

Results Required By: Next day / 3 days / Standard  
(Circle One) Numb. 0416 600 375 Lines: 0455 405 502  
Telephone: 0416 600 375

Email Results: [Read Comment section]

Client Sample ID	Date Sampled	Lab Sample ID	WATER	SOIL	PRESERVATIVE	NO OF CONTAINERS
B21 1.1		1				
1.2		2				
2.1		3				
2.2		4				
3.1		5				
3.2		6				
4.1		7				
4.2		8				
5.1		9				

SGS EHS Sydney COC  
SE219982

SGS EHS Sydney COC  
**SE219982**



Laboratory Quotation No:

Comments: Email Reports and Invoices to all emails  $\Rightarrow$  ① nick@neoconsulting.com.au ③ admin@neoconsulting.com.au 5. sarah@neoconsulting.com.au  
② luke@neoconsulting.com.au ④ oscar@neoconsulting.com.au



## CHAIN OF CUSTODY &amp; ANALYSIS REQUEST

Page 2 of 2

SGS Environmental Services  
Unit 16, 33 Maddox Street  
Alexandria NSW 2015

Telephone No: (02) 85940400

Facsimile No: (02) 85940499

Email: au.samplereceipt.sydney@sgs.com

Company Name: NEO Consulting Pty Ltd  
Address: 186 Riverstone Parade,  
Riverstone, NSW, 2765

Contact Name: Nick Calubiano  
Luhe Brevu

Project Name/No: N 4007

Purchase Order No:

Results Required By: Next day / 3 days / Standard  
(Circle one) Mobile: 0416 680 375 Landline: 0455 485 502

Facsimile:

Email Results: [Read Comment section]

Client Sample ID	Date Sampled	Lab Sample ID	WATER	SOIL	PRESERVATIVE	NO OF CONTAINERS	TRM	BTEX	Heavy Metals	OCp/OPP	Asbestos
<u>PAH 5.2</u>		<u>10</u>									
<u>6.1</u>		<u>11</u>									
<u>6.2</u>		<u>12</u>									
<u>7.1</u>		<u>13</u>									
<u>7.2</u>		<u>14</u>									
<u>8.1</u>		<u>15</u>									
<u>8.2</u>		<u>16</u>									
<u>9.1</u>		<u>17</u>									
<u>9.2</u>		<u>18</u>									

Relinquished By:	Date/Time:	Received By: <u>LM</u>	Date/Time: <u>25/12/1 4:40</u>
Relinquished By:	Date/Time:	Received By:	Date/Time:
Samples Intact: <u>Yes/No</u>	Temperature: <u>Ambient / Chilled</u>	Sample Cooler Sealed: <u>Yes/No</u>	Laboratory Quotation No:
Comments: <u>Email Reports and Invoices to all emails =&gt;</u> <u>① Nick@neoconsulting.com.au</u> <u>③ admin@neoconsulting.com.au</u> <u>⑤ Sarah@neoconsulting.com.au</u> <u>② Luhe@neoconsulting.com.au</u> <u>④ Oskar@neoconsulting.com.au</u>			

## CLIENT DETAILS

Contact Admin  
Client NEO CONSULTING PTY LTD  
Address PO BOX 279  
RIVERSTONE NSW 2765

Telephone 0416 680 375  
Facsimile (Not specified)  
Email admin@neoconsulting.com.au

Project N4807  
Order Number (Not specified)  
Samples 18

## LABORATORY DETAILS

Manager Huong Crawford  
Laboratory SGS Alexandria Environmental  
Address Unit 16, 33 Maddox St  
Alexandria NSW 2015

Telephone +61 2 8594 0400  
Facsimile +61 2 8594 0499  
Email au.environmental.sydney@sgs.com

SGS Reference SE219982 R0  
Date Received 25/5/2021  
Date Reported 2/6/2021

## COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

No respirable fibres detected in all soil samples using trace analysis technique.

A portion of the soil sample supplied has been sub-sampled for asbestos according to SGS In-house procedures. We therefore cannot guarantee that the sub-sample is representative of the entire sample supplied. For identification of asbestos in soil samples, Industries & environment recommends supplying approximately 50-100g of sample in a separate container.

Asbestos analysed by Approved Identifier Yusuf Kuthupudin.

## SIGNATORIES



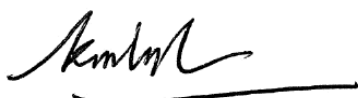
**Akheeque BENIAEMEEN**  
Chemist



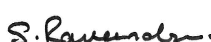
**Dong LIANG**  
Metals/Inorganics Team Leader



**Kamrul AHSAN**  
Senior Chemist



**Ly Kim HA**  
Organic Section Head



**Ravee SIVASUBRAMANIAM**  
Hygiene Team Leader



**Shane MCDERMOTT**  
Inorganic/Metals Chemist



VOC's in Soil [AN433] Tested: 28/5/2021

PARAMETER	UOM	LOR	BH 1.1	BH 1.2	BH 2.1	BH 2.2	BH 3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219982.001	24/5/2021 SE219982.002	24/5/2021 SE219982.003	24/5/2021 SE219982.004	24/5/2021 SE219982.005
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total Xylenes	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6	<0.6	<0.6	<0.6
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1

PARAMETER	UOM	LOR	BH 3.2	BH 4.1	BH 4.2	BH 5.1	BH 5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219982.006	24/5/2021 SE219982.007	24/5/2021 SE219982.008	24/5/2021 SE219982.009	24/5/2021 SE219982.010
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total Xylenes	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6	<0.6	<0.6	<0.6
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1

PARAMETER	UOM	LOR	BH 6.1	BH 6.2	BH 7.1	BH 7.2	BH 8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219982.011	24/5/2021 SE219982.012	24/5/2021 SE219982.013	24/5/2021 SE219982.014	24/5/2021 SE219982.015
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total Xylenes	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6	<0.6	<0.6	<0.6
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1

PARAMETER	UOM	LOR	BH 8.2	BH 9.1	BH 9.2
			SOIL	SOIL	SOIL
			24/5/2021 SE219982.016	24/5/2021 SE219982.017	24/5/2021 SE219982.018
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1
Total Xylenes	mg/kg	0.3	<0.3	<0.3	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6	<0.6
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1

## Volatile Petroleum Hydrocarbons in Soil [AN433] Tested: 28/5/2021

			BH 1.1	BH 1.2	BH 2.1	BH 2.2	BH 3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021	24/5/2021	24/5/2021	24/5/2021	24/5/2021
PARAMETER	UOM	LOR	SE219982.001	SE219982.002	SE219982.003	SE219982.004	SE219982.005
TRH C6-C9	mg/kg	20	<20	<20	<20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25	<25	<25

			BH 3.2	BH 4.1	BH 4.2	BH 5.1	BH 5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021	24/5/2021	24/5/2021	24/5/2021	24/5/2021
PARAMETER	UOM	LOR	SE219982.006	SE219982.007	SE219982.008	SE219982.009	SE219982.010
TRH C6-C9	mg/kg	20	<20	<20	<20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25	<25	<25

PARAMETER	UOM	LOR	BH 6.1	BH 6.2	BH 7.1	BH 7.2	BH 8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219982.011	24/5/2021 SE219982.012	24/5/2021 SE219982.013	24/5/2021 SE219982.014	24/5/2021 SE219982.015
TRH C6-C9	mg/kg	20	<20	<20	<20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25	<25	<25

PARAMETER	UOM	LOR	BH 8.2	BH 9.1	BH 9.2
			SOIL	SOIL	SOIL
			-	-	-
			24/5/2021 SE219982.016	24/5/2021 SE219982.017	24/5/2021 SE219982.018
TRH C6-C9	mg/kg	20	<20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25

TRH (Total Recoverable Hydrocarbons) in Soil [AN403]    Tested: 28/5/2021

PARAMETER	UOM	LOR	BH 1.1	BH 1.2	BH 2.1	BH 2.2	BH 3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219982.001	24/5/2021 SE219982.002	24/5/2021 SE219982.003	24/5/2021 SE219982.004	24/5/2021 SE219982.005
TRH C10-C14	mg/kg	20	<20	<20	<20	<20	<20
TRH C15-C28	mg/kg	45	<45	<45	<45	<45	<45
TRH C29-C36	mg/kg	45	<45	<45	<45	<45	<45
TRH C37-C40	mg/kg	100	<100	<100	<100	<100	<100
TRH >C10-C16	mg/kg	25	<25	<25	<25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	<25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<90	<90	<90	<90	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	<120	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	<110	<110	<110	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	<210	<210	<210

PARAMETER	UOM	LOR	BH 3.2	BH 4.1	BH 4.2	BH 5.1	BH 5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219982.006	24/5/2021 SE219982.007	24/5/2021 SE219982.008	24/5/2021 SE219982.009	24/5/2021 SE219982.010
TRH C10-C14	mg/kg	20	<20	<20	<20	<20	<20
TRH C15-C28	mg/kg	45	<45	<45	<45	<45	<45
TRH C29-C36	mg/kg	45	<45	<45	<45	<45	<45
TRH C37-C40	mg/kg	100	<100	<100	<100	<100	<100
TRH >C10-C16	mg/kg	25	<25	<25	<25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	<25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<90	<90	<90	<90	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	<120	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	<110	<110	<110	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	<210	<210	<210

PARAMETER	UOM	LOR	BH 6.1	BH 6.2	BH 7.1	BH 7.2	BH 8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219982.011	24/5/2021 SE219982.012	24/5/2021 SE219982.013	24/5/2021 SE219982.014	24/5/2021 SE219982.015
TRH C10-C14	mg/kg	20	<20	<20	<20	<20	<20
TRH C15-C28	mg/kg	45	<45	<45	<45	<45	<45
TRH C29-C36	mg/kg	45	<45	<45	<45	<45	<45
TRH C37-C40	mg/kg	100	<100	<100	<100	<100	<100
TRH >C10-C16	mg/kg	25	<25	<25	<25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	<25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<90	<90	<90	<90	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	<120	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	<110	<110	<110	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	<210	<210	<210

TRH (Total Recoverable Hydrocarbons) in Soil [AN403]    Tested: 28/5/2021    (continued)

PARAMETER	UOM	LOR	BH 8.2	BH 9.1	BH 9.2
			SOIL - 24/5/2021 SE219982.016	SOIL - 24/5/2021 SE219982.017	SOIL - 24/5/2021 SE219982.018
TRH C10-C14	mg/kg	20	<20	<20	<20
TRH C15-C28	mg/kg	45	<45	<45	<45
TRH C29-C36	mg/kg	45	<45	<45	<45
TRH C37-C40	mg/kg	100	<100	<100	<100
TRH >C10-C16	mg/kg	25	<25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<90	<90	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	<110	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	<210



OC Pesticides in Soil [AN420]    Tested: 28/5/2021

PARAMETER	UOM	LOR	BH 1.1	BH 1.2	BH 2.1	BH 2.2	BH 3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219982.001	24/5/2021 SE219982.002	24/5/2021 SE219982.003	24/5/2021 SE219982.004	24/5/2021 SE219982.005
Hexachlorobenzene (HCB)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Lindane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Delta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor epoxide	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
o,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Gamma Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
trans-Nonachlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Endrin	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
o,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
p,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan sulphate	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Ketone	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Isodrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Mirex	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total CLP OC Pesticides	mg/kg	1	<1	<1	<1	<1	<1

OC Pesticides in Soil [AN420]    Tested: 28/5/2021    (continued)

PARAMETER	UOM	LOR	BH 3.2	BH 4.1	BH 4.2	BH 5.1	BH 5.2
			SOIL - 24/5/2021 SE219982.006	SOIL - 24/5/2021 SE219982.007	SOIL - 24/5/2021 SE219982.008	SOIL - 24/5/2021 SE219982.009	SOIL - 24/5/2021 SE219982.010
Hexachlorobenzene (HCB)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Lindane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Delta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor epoxide	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
o,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Gamma Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
trans-Nonachlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Endrin	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
o,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
p,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan sulphate	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Ketone	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Isodrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Mirex	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total CLP OC Pesticides	mg/kg	1	<1	<1	<1	<1	<1

## OC Pesticides in Soil [AN420]    Tested: 28/5/2021    (continued)

PARAMETER	UOM	LOR	BH 6.1	BH 6.2	BH 7.1	BH 7.2	BH 8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219982.011	24/5/2021 SE219982.012	24/5/2021 SE219982.013	24/5/2021 SE219982.014	24/5/2021 SE219982.015
Hexachlorobenzene (HCB)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Lindane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Delta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor epoxide	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
o,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Gamma Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
trans-Nonachlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Endrin	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
o,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
p,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan sulphate	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Ketone	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Isodrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Mirex	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total CLP OC Pesticides	mg/kg	1	<1	<1	<1	<1	<1

OC Pesticides in Soil [AN420]    Tested: 28/5/2021    (continued)

PARAMETER	UOM	LOR	BH 8.2	BH 9.1	BH 9.2
			SOIL - 24/5/2021 SE219982.016	SOIL - 24/5/2021 SE219982.017	SOIL - 24/5/2021 SE219982.018
Hexachlorobenzene (HCB)	mg/kg	0.1	<0.1	<0.1	<0.1
Alpha BHC	mg/kg	0.1	<0.1	<0.1	<0.1
Lindane	mg/kg	0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	0.1	<0.1	<0.1	<0.1
Beta BHC	mg/kg	0.1	<0.1	<0.1	<0.1
Delta BHC	mg/kg	0.1	<0.1	<0.1	<0.1
Heptachlor epoxide	mg/kg	0.1	<0.1	<0.1	<0.1
o,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1
Alpha Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2
Gamma Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1
Alpha Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1
trans-Nonachlor	mg/kg	0.1	<0.1	<0.1	<0.1
p,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	0.2	<0.2	<0.2	<0.2
Endrin	mg/kg	0.2	<0.2	<0.2	<0.2
o,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1
o,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1
Beta Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2
p,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1
p,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1
Endosulfan sulphate	mg/kg	0.1	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	0.1	<0.1	<0.1	<0.1
Endrin Ketone	mg/kg	0.1	<0.1	<0.1	<0.1
Isodrin	mg/kg	0.1	<0.1	<0.1	<0.1
Mirex	mg/kg	0.1	<0.1	<0.1	<0.1
Total CLP OC Pesticides	mg/kg	1	<1	<1	<1

OP Pesticides in Soil [AN420]    Tested: 28/5/2021

PARAMETER	UOM	LOR	BH 1.1	BH 1.2	BH 2.1	BH 2.2	BH 3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219982.001	24/5/2021 SE219982.002	24/5/2021 SE219982.003	24/5/2021 SE219982.004	24/5/2021 SE219982.005
Dichlorvos	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Dimethoate	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Diazinon (Dimpylate)	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Fenitrothion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Malathion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Parathion-ethyl (Parathion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Bromophos Ethyl	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Methidathion	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Ethion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Azinphos-methyl (Guthion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Total OP Pesticides*	mg/kg	1.7	<1.7	<1.7	<1.7	<1.7	<1.7

PARAMETER	UOM	LOR	BH 3.2	BH 4.1	BH 4.2	BH 5.1	BH 5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219982.006	24/5/2021 SE219982.007	24/5/2021 SE219982.008	24/5/2021 SE219982.009	24/5/2021 SE219982.010
Dichlorvos	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Dimethoate	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Diazinon (Dimpylate)	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Fenitrothion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Malathion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Parathion-ethyl (Parathion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Bromophos Ethyl	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Methidathion	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Ethion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Azinphos-methyl (Guthion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Total OP Pesticides*	mg/kg	1.7	<1.7	<1.7	<1.7	<1.7	<1.7

PARAMETER	UOM	LOR	BH 6.1	BH 6.2	BH 7.1	BH 7.2	BH 8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219982.011	24/5/2021 SE219982.012	24/5/2021 SE219982.013	24/5/2021 SE219982.014	24/5/2021 SE219982.015
Dichlorvos	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Dimethoate	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Diazinon (Dimpylate)	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Fenitrothion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Malathion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Parathion-ethyl (Parathion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Bromophos Ethyl	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Methidathion	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Ethion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Azinphos-methyl (Guthion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Total OP Pesticides*	mg/kg	1.7	<1.7	<1.7	<1.7	<1.7	<1.7

OP Pesticides in Soil [AN420]    Tested: 28/5/2021    (continued)

PARAMETER	UOM	LOR	BH 8.2	BH 9.1	BH 9.2
			SOIL - 24/5/2021 SE219982.016	SOIL - 24/5/2021 SE219982.017	SOIL - 24/5/2021 SE219982.018
Dichlorvos	mg/kg	0.5	<0.5	<0.5	<0.5
Dimethoate	mg/kg	0.5	<0.5	<0.5	<0.5
Diazinon (Dimpylate)	mg/kg	0.5	<0.5	<0.5	<0.5
Fenitrothion	mg/kg	0.2	<0.2	<0.2	<0.2
Malathion	mg/kg	0.2	<0.2	<0.2	<0.2
Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	<0.2	<0.2	<0.2
Parathion-ethyl (Parathion)	mg/kg	0.2	<0.2	<0.2	<0.2
Bromophos Ethyl	mg/kg	0.2	<0.2	<0.2	<0.2
Methidathion	mg/kg	0.5	<0.5	<0.5	<0.5
Ethion	mg/kg	0.2	<0.2	<0.2	<0.2
Azinphos-methyl (Guthion)	mg/kg	0.2	<0.2	<0.2	<0.2
Total OP Pesticides*	mg/kg	1.7	<1.7	<1.7	<1.7

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES [AN040/AN320] Tested: 31/5/2021

PARAMETER	UOM	LOR	BH 1.1	BH 1.2	BH 2.1	BH 2.2	BH 3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219982.001	24/5/2021 SE219982.002	24/5/2021 SE219982.003	24/5/2021 SE219982.004	24/5/2021 SE219982.005
Arsenic, As	mg/kg	1	2	1	1	2	1
Cadmium, Cd	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	1.8	1.5	2.0	2.8	2.8
Copper, Cu	mg/kg	0.5	1.5	<0.5	1.6	<0.5	6.6
Lead, Pb	mg/kg	1	8	7	8	8	10
Nickel, Ni	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	1.1
Zinc, Zn	mg/kg	2	10	3.7	7.1	4.8	44

PARAMETER	UOM	LOR	BH 3.2	BH 4.1	BH 4.2	BH 5.1	BH 5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219982.006	24/5/2021 SE219982.007	24/5/2021 SE219982.008	24/5/2021 SE219982.009	24/5/2021 SE219982.010
Arsenic, As	mg/kg	1	1	5	4	6	6
Cadmium, Cd	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	2.8	6.3	14	11	9.8
Copper, Cu	mg/kg	0.5	1.3	4.6	4.4	2.2	2.7
Lead, Pb	mg/kg	1	9	7	9	13	13
Nickel, Ni	mg/kg	0.5	0.7	2.5	3.3	2.8	2.5
Zinc, Zn	mg/kg	2	7.6	32	41	20	20

PARAMETER	UOM	LOR	BH 6.1	BH 6.2	BH 7.1	BH 7.2	BH 8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219982.011	24/5/2021 SE219982.012	24/5/2021 SE219982.013	24/5/2021 SE219982.014	24/5/2021 SE219982.015
Arsenic, As	mg/kg	1	1	7	5	5	6
Cadmium, Cd	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	1.6	8.8	8.3	7.6	8.2
Copper, Cu	mg/kg	0.5	2.0	1.0	1.7	1.0	0.6
Lead, Pb	mg/kg	1	8	12	28	10	10
Nickel, Ni	mg/kg	0.5	<0.5	1.6	1.0	1.4	1.2
Zinc, Zn	mg/kg	2	9.7	10	24	13	13

PARAMETER	UOM	LOR	BH 8.2	BH 9.1	BH 9.2
			SOIL	SOIL	SOIL
			24/5/2021 SE219982.016	24/5/2021 SE219982.017	24/5/2021 SE219982.018
Arsenic, As	mg/kg	1	5	3	7
Cadmium, Cd	mg/kg	0.3	<0.3	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	9.6	3.6	7.4
Copper, Cu	mg/kg	0.5	0.8	1.1	0.7
Lead, Pb	mg/kg	1	13	17	10
Nickel, Ni	mg/kg	0.5	1.2	0.8	1.3
Zinc, Zn	mg/kg	2	11	10	11



Mercury in Soil [AN312] Tested: 31/5/2021

PARAMETER	UOM	LOR	BH 1.1	BH 1.2	BH 2.1	BH 2.2	BH 3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219982.001	24/5/2021 SE219982.002	24/5/2021 SE219982.003	24/5/2021 SE219982.004	24/5/2021 SE219982.005
Mercury	mg/kg	0.05	<0.05	<0.05	<0.05	<0.05	<0.05

PARAMETER	UOM	LOR	BH 3.2	BH 4.1	BH 4.2	BH 5.1	BH 5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219982.006	24/5/2021 SE219982.007	24/5/2021 SE219982.008	24/5/2021 SE219982.009	24/5/2021 SE219982.010
Mercury	mg/kg	0.05	<0.05	<0.05	<0.05	<0.05	<0.05

PARAMETER	UOM	LOR	BH 6.1	BH 6.2	BH 7.1	BH 7.2	BH 8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219982.011	24/5/2021 SE219982.012	24/5/2021 SE219982.013	24/5/2021 SE219982.014	24/5/2021 SE219982.015
Mercury	mg/kg	0.05	<0.05	<0.05	<0.05	<0.05	<0.05

PARAMETER	UOM	LOR	BH 8.2	BH 9.1	BH 9.2
			SOIL	SOIL	SOIL
			-	-	-
			24/5/2021 SE219982.016	24/5/2021 SE219982.017	24/5/2021 SE219982.018
Mercury	mg/kg	0.05	<0.05	<0.05	<0.05

Moisture Content [AN002] Tested: 28/5/2021

PARAMETER	UOM	LOR	BH 1.1	BH 1.2	BH 2.1	BH 2.2	BH 3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219982.001	24/5/2021 SE219982.002	24/5/2021 SE219982.003	24/5/2021 SE219982.004	24/5/2021 SE219982.005
% Moisture	%w/w	1	15.9	13.0	18.0	13.1	20.9

PARAMETER	UOM	LOR	BH 3.2	BH 4.1	BH 4.2	BH 5.1	BH 5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219982.006	24/5/2021 SE219982.007	24/5/2021 SE219982.008	24/5/2021 SE219982.009	24/5/2021 SE219982.010
% Moisture	%w/w	1	18.5	9.1	5.6	18.4	19.5

PARAMETER	UOM	LOR	BH 6.1	BH 6.2	BH 7.1	BH 7.2	BH 8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219982.011	24/5/2021 SE219982.012	24/5/2021 SE219982.013	24/5/2021 SE219982.014	24/5/2021 SE219982.015
% Moisture	%w/w	1	13.5	20.2	21.7	15.7	16.8

PARAMETER	UOM	LOR	BH 8.2	BH 9.1	BH 9.2
			SOIL	SOIL	SOIL
			-	-	-
			24/5/2021 SE219982.016	24/5/2021 SE219982.017	24/5/2021 SE219982.018
% Moisture	%w/w	1	16.4	17.3	17.1

## Fibre Identification in soil [AN602] Tested: 31/5/2021

PARAMETER	UOM	LOR	BH 1.1	BH 2.1	BH 3.1	BH 4.1	BH 5.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219982.001	24/5/2021 SE219982.003	24/5/2021 SE219982.005	24/5/2021 SE219982.007	24/5/2021 SE219982.009
Asbestos Detected	No unit	-	No	No	No	No	No
Estimated Fibres*	%w/w	0.01	<0.01	<0.01	<0.01	<0.01	<0.01

PARAMETER	UOM	LOR	BH 6.1	BH 7.1	BH 8.1	BH 9.1
			SOIL	SOIL	SOIL	SOIL
			-	-	-	-
			24/5/2021 SE219982.011	24/5/2021 SE219982.013	24/5/2021 SE219982.015	24/5/2021 SE219982.017
Asbestos Detected	No unit	-	No	No	No	No
Estimated Fibres*	%w/w	0.01	<0.01	<0.01	<0.01	<0.01

## METHOD

## METHODOLOGY SUMMARY

### AN002

The test is carried out by drying (at either 40°C or 105°C) a known mass of sample in a weighed evaporating basin. After fully dry the sample is re-weighed. Samples such as sludge and sediment having high percentages of moisture will take some time in a drying oven for complete removal of water.

### AN040/AN320

A portion of sample is digested with nitric acid to decompose organic matter and hydrochloric acid to complete the digestion of metals. The digest is then analysed by ICP OES with metals results reported on the dried sample basis. Based on USEPA method 200.8 and 6010C.

### AN040

A portion of sample is digested with Nitric acid to decompose organic matter and Hydrochloric acid to complete the digestion of metals and then filtered for analysis by ASS or ICP as per USEPA Method 200.8.

### AN312

Mercury by Cold Vapour AAS in Soils: After digestion with nitric acid, hydrogen peroxide and hydrochloric acid, mercury ions are reduced by stannous chloride reagent in acidic solution to elemental mercury. This mercury vapour is purged by nitrogen into a cold cell in an atomic absorption spectrometer or mercury analyser. Quantification is made by comparing absorbances to those of the calibration standards. Reference APHA 3112/3500

### AN403

Total Recoverable Hydrocarbons: Determination of Hydrocarbons by gas chromatography after a solvent extraction. Detection is by flame ionisation detector (FID) that produces an electronic signal in proportion to the combustible matter passing through it. Total Recoverable Hydrocarbons (TRH) are routinely reported as four alkane groupings based on the carbon chain length of the compounds: C6-C9, C10-C14, C15-C28 and C29-C36 and in recognition of the NEPM 1999 (2013), >C10-C16 (F2), >C16-C34 (F3) and >C34-C40 (F4). F2 is reported directly and also corrected by subtracting Naphthalene (from VOC method AN433) where available.

### AN403

Additionally, the volatile C6-C9 fraction may be determined by a purge and trap technique and GC/MS because of the potential for volatiles loss. Total Recoverable Hydrocarbons - Silica (TRH-Si) follows the same method of analysis after silica gel cleanup of the solvent extract. Aliphatic/Aromatic Speciation follows the same method of analysis after fractionation of the solvent extract over silica with differential polarity of the eluent solvents.

### AN403

The GC/FID method is not well suited to the analysis of refined high boiling point materials (ie lubricating oils or greases) but is particularly suited for measuring diesel, kerosene and petrol if care to control volatility is taken. This method will detect naturally occurring hydrocarbons, lipids, animal fats, phenols and PAHs if they are present at sufficient levels, dependent on the use of specific cleanup/fractionation techniques. Reference USEPA 3510B, 8015B.

### AN420

SVOC Compounds: Semi-Volatile Organic Compounds (SVOCs) including OC, OP, PCB, Herbicides, PAH, Phthalates and Speciated Phenols in soils, sediments and waters are determined by GCMS/ECD technique following appropriate solvent extraction process (Based on USEPA 3500C and 8270D).

### AN433

VOCs and C6-C9 Hydrocarbons by GC-MS P&T: VOC's are volatile organic compounds. The sample is presented to a gas chromatograph via a purge and trap (P&T) concentrator and autosampler and is detected with a Mass Spectrometer (MSD). Solid samples are initially extracted with methanol whilst liquid samples are processed directly. References: USEPA 5030B, 8020A, 8260.

### AN602

Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by polarised light microscopy (PLM) in conjunction with dispersion staining (DS). AS4964 provides the basis for this document. Unequivocal identification of the asbestos minerals present is made by obtaining sufficient diagnostic 'clues', which provide a reasonable degree of certainty, dispersion staining is a mandatory 'clue' for positive identification. If sufficient 'clues' are absent, then positive identification of asbestos is not possible. This procedure requires removal of suspect fibres/bundles from the sample which cannot be returned.

### AN602

Fibres/material that cannot be unequivocally identified as one of the three asbestos forms, will be reported as unknown mineral fibres (umf). The fibres detected may or may not be asbestos fibres.

### AN602

AS4964.2004 Method for the Qualitative Identification of Asbestos in Bulk Samples, Section 8.4, Trace Analysis Criteria, Note 4 states: "Depending upon sample condition and fibre type, the detection/reporting limit (RL) of this technique has been found to lie generally in the range of 1 in 1,000 to 1 in 10,000 parts by weight, equivalent to 1 to 0.1 g/kg."

### AN602

The sample can be reported "no asbestos found at the reporting limit (RL) of 0.1 g/kg" (<0.01%w/w) where AN602 section 4.5 of this method has been followed, and if-

- (a) no trace asbestos fibres have been detected (i.e. no 'respirable' fibres):
- (b) the estimated weight of non-respirable asbestos fibre bundles and/or the estimated weight of asbestos in asbestos-containing materials are found to be less than 0.1g/kg: and
- (c) these non-respirable asbestos fibre bundles and/or the asbestos containing materials are only visible under stereo-microscope viewing conditions.

## FOOTNOTES

*	NATA accreditation does not cover the performance of this service.	-	Not analysed.	UOM	Unit of Measure.
**	Indicative data, theoretical holding time exceeded.	NVL	Not validated.	LOR	Limit of Reporting.
***	Indicates that both * and ** apply.	IS	Insufficient sample for analysis.	↑↓	Raised/lowered Limit of Reporting.
		LNR	Sample listed, but not received.		

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received.  
Solid samples expressed on a dry weight basis.

Where "Total" analyte groups are reported (for example, Total PAHs, Total OC Pesticides) the total will be calculated as the sum of the individual analytes, with those analytes that are reported as <LOR being assumed to be zero. The summed (Total) limit of reporting is calculated by summing the individual analyte LORs and dividing by two. For example, where 16 individual analytes are being summed and each has an LOR of 0.1 mg/kg, the "Totals" LOR will be 1.6 / 2 (0.8 mg/kg). Where only 2 analytes are being summed, the "Total" LOR will be the sum of those two LORs.

Some totals may not appear to add up because the total is rounded after adding up the raw values.

If reported, measurement uncertainty follow the ± sign after the analytical result and is expressed as the expanded uncertainty calculated using a coverage factor of 2, providing a level of confidence of approximately 95%, unless stated otherwise in the comments section of this report.

Results reported for samples tested under test methods with codes starting with ARS-SOP, radionuclide or gross radioactivity concentrations are expressed in becquerel (Bq) per unit of mass or volume or per wipe as stated on the report. Becquerel is the SI unit for activity and equals one nuclear transformation per second.

Note that in terms of units of radioactivity:

- 1 Bq is equivalent to 27 pCi
- 37 MBq is equivalent to 1 mCi

For results reported for samples tested under test methods with codes starting with ARS-SOP, less than (<) values indicate the detection limit for each radionuclide or parameter for the measurement system used. The respective detection limits have been calculated in accordance with ISO 11929.

The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: [www.sgs.com.au/en-gb/environment-health-and-safety](http://www.sgs.com.au/en-gb/environment-health-and-safety).

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Email: [au.samplereceipt.sydney@sgs.com](mailto:au.samplereceipt.sydney@sgs.com)

Contact Name: Nick Calabiano  
Luke Brevu

Email Results: Read Comment section

Client Sample ID	Date Sampled	Lab Sample ID	WATER	SOIL	PRESERVATIVE	NO OF CONTAINERS
BH 1.1		1				
" 1.2		2				
" 2.1		3				
" 2.2		4				
" 3.1		5				
" 3.2		6				
" 4.1		7				
" 4.2		8				
" 5.1		9				

SGS EHS Sydney COC  
SE219984

SGS EHS Sydney COC  
**SE219984**



Date/Time 25/5/21 @ 4:40 pm

Date/Time	Location	Activity	Remarks
10/10/2023	...	...	...

Laboratory Quotation No:

Comments: Email Reports and Invoices to all emails  $\Rightarrow$  ① nick@neoconsulting-com-au ② admin@neoconsulting-com-au ③ admin@neoconsulting-com-au ④ oscar@neoconsulting-com-au ⑤ sarah@neoconsulting-com-au





## CHAIN OF CUSTODY &amp; ANALYSIS REQUEST

Page 2 of 4

SGS Environmental Services  
Unit 16, 33 Maddox Street  
Alexandria NSW 2015

Telephone No: (02) 85940400

Facsimile No: (02) 85940499

Email: au.samplerreceipt.sydney@sgs.com

Company Name: NEO Consulting Pty Ltd  
Address: 186 Riverstone Parade  
Riverstone, NSW, 2765

Contact Name: Nick Calabiano  
Luke Brevu

Project Name/No: N 4806

Purchase Order No:

Results Required By: Next day / 3 days / Standard  
(Circle one) Telephone: Mobile: 0416 680 375 Home: 0455 485 502

Facsimile:

Email Results: [Read Comment section]

Client Sample ID	Date Sampled	Lab Sample ID	WATER	SOIL	PRESERVATIVE	NO OF CONTAINERS													
<u>B21 5.2</u>		<u>10</u>					<u>TRCH</u>	<u>BTEX</u>	<u>Heavy Metals</u>	<u>OC/PP</u>	<u>Asbestos</u>								
<u>" 6.1</u>		<u>11</u>					<u>FOR</u>	<u>ALL</u>											
<u>" 6.2</u>		<u>12</u>																	
<u>" 7.1</u>		<u>13</u>																	
<u>" 7.2</u>		<u>14</u>																	
<u>" 8.1</u>		<u>15</u>																	
<u>" 8.2</u>		<u>16</u>																	
<u>" 9.1</u>		<u>17</u>																	
<u>" 9.2</u>		<u>18</u>																	

Relinquished By:

Date/Time:

Received By: George ZhiDate/Time: 25/5/21 @ 4:40pm

Relinquished By:

Date/Time:

Received By:

Date/Time:

Samples Intact: ☒ Yes ☐ NoTemperature: Ambient / Chilled

Sample Cooler Sealed: Yes/ No

Laboratory Quotation No:

Comments: Email Reports and  
Invoices to all emails =>① nick@neoconsulting.com.au  
② Luke@neoconsulting.com.au③ admin@neoconsulting.com.au  
④ Oskar@neoconsulting.com.au  
⑤ Sarah@neoconsulting.com.au





## CHAIN OF CUSTODY &amp; ANALYSIS REQUEST

Page 3 of 4

SGS Environmental Services  
Unit 16, 33 Maddox Street  
Alexandria NSW 2015

Telephone No: (02) 85940400

Facsimile No: (02) 85940499

Email: au.samplerreceipt.sydney@sgs.com

Company Name: NEO Consulting Pty Ltd  
Address: 186 Riverstone Parade,  
Riverstone, NSW, 2765

Contact Name: Nick Calabiano  
Luke Brevu

Project Name/No: N4806

Purchase Order No:

Results Required By: Next day / 3 days / Standard  
(Circle one) Next day  
Telephone: Mobile: 0416 680 375 Land: 0455 405 502

Facsimile:

Email Results: [Read Comment section]

Client Sample ID	Date Sampled	Lab Sample ID	WATER	SOIL	PRESERVATIVE	NO OF CONTAINERS														
							<u>TREN</u>	<u>BTEX</u>	<u>Heavy Metals</u>	<u>OC/PCP</u>	<u>Asbestos</u>									
<u>DA 10.1</u>		<u>19</u>																		
<u>10.2</u>		<u>20</u>																		
<u>11.1</u>		<u>21</u>																		
<u>11.2</u>		<u>22</u>																		
<u>12.1</u>		<u>23</u>																		
<u>12.2</u>		<u>24</u>																		
<u>13.1</u>		<u>25</u>																		
<u>13.2</u>		<u>26</u>																		
<u>DS</u>		<u>27</u>																		

Relinquished By:

Date/Time:

Received By: George ZhiDate/Time: 25/5/21 @ 4:40 pm

Relinquished By:

Date/Time:

Received By:

Date/Time:

Samples Intact: Yes / NoTemperature: Ambient / Chilled

Sample Cooler Sealed: Yes / No

Laboratory Quotation No:

Comments: Email Reports and Invoices to all emails => ① nick@neoconsulting.com.au ② admin@neoconsulting.com.au ③ admin@neoconsulting.com.au ④ oskar@neoconsulting.com.au ⑤ sarah@neoconsulting.com.au



## CLIENT DETAILS

Contact Admin  
Client NEO CONSULTING PTY LTD  
Address PO BOX 279  
RIVERSTONE NSW 2765

Telephone 0416 680 375  
Facsimile (Not specified)  
Email admin@neoconsulting.com.au  
Project N4806  
Order Number (Not specified)  
Samples 28

## LABORATORY DETAILS

Manager Huong Crawford  
Laboratory SGS Alexandria Environmental  
Address Unit 16, 33 Maddox St  
Alexandria NSW 2015

Telephone +61 2 8594 0400  
Facsimile +61 2 8594 0499  
Email au.environmental.sydney@sgs.com  
SGS Reference SE219984 R0  
Date Received 25/5/2021  
Date Reported 2/6/2021

## COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

No respirable fibres detected in all soil samples using trace analysis technique.

A portion of the soil sample supplied has been sub-sampled for asbestos according to SGS In-house procedures. We therefore cannot guarantee that the sub-sample is representative of the entire sample supplied. For identification of asbestos in soil samples, Industries & environment recommends supplying approximately 50-100g of sample in a separate container.

Asbestos analysed by Approved Identifier Yusuf Kuthupudin.

## SIGNATORIES



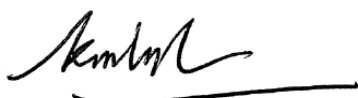
**Akheeque BENIAEMEEN**  
Chemist



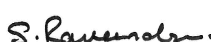
**Dong LIANG**  
Metals/Inorganics Team Leader



**Kamrul AHSAN**  
Senior Chemist



**Ly Kim HA**  
Organic Section Head



**Ravee SIVASUBRAMANIAM**  
Hygiene Team Leader



**Shane MCDERMOTT**  
Inorganic/Metals Chemist

VOC's in Soil [AN433] Tested: 28/5/2021

PARAMETER	UOM	LOR	BH 1.1	BH 1.2	BH 2.1	BH 2.2	BH 3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.001	24/5/2021 SE219984.002	24/5/2021 SE219984.003	24/5/2021 SE219984.004	24/5/2021 SE219984.005
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total Xylenes	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6	<0.6	<0.6	<0.6
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1

PARAMETER	UOM	LOR	BH 3.2	BH 4.1	BH 4.2	BH 5.1	BH 5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.006	24/5/2021 SE219984.007	24/5/2021 SE219984.008	24/5/2021 SE219984.009	24/5/2021 SE219984.010
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total Xylenes	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6	<0.6	<0.6	<0.6
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1

PARAMETER	UOM	LOR	BH 6.1	BH 6.2	BH 7.1	BH 7.2	BH 8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.011	24/5/2021 SE219984.012	24/5/2021 SE219984.013	24/5/2021 SE219984.014	24/5/2021 SE219984.015
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total Xylenes	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6	<0.6	<0.6	<0.6
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1

PARAMETER	UOM	LOR	BH 8.2	BH 9.1	BH 9.2	BH 10.1	BH 10.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.016	24/5/2021 SE219984.017	24/5/2021 SE219984.018	24/5/2021 SE219984.019	24/5/2021 SE219984.020
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total Xylenes	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6	<0.6	<0.6	<0.6
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1



VOC's in Soil [AN433] Tested: 28/5/2021 (continued)

PARAMETER	UOM	LOR	BH 11.1	BH 11.2	BH 12.1	BH 12.2	BH 13.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.021	24/5/2021 SE219984.022	24/5/2021 SE219984.023	24/5/2021 SE219984.024	24/5/2021 SE219984.025
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total Xylenes	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6	<0.6	<0.6	<0.6
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1

PARAMETER	UOM	LOR	BH 13.2	D1	D2
			SOIL	SOIL	SOIL
			24/5/2021 SE219984.026	24/5/2021 SE219984.027	24/5/2021 SE219984.028
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1
Total Xylenes	mg/kg	0.3	<0.3	<0.3	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6	<0.6
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1

## Volatile Petroleum Hydrocarbons in Soil [AN433] Tested: 28/5/2021

PARAMETER	UOM	LOR	BH 1.1	BH 1.2	BH 2.1	BH 2.2	BH 3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219984.001	24/5/2021 SE219984.002	24/5/2021 SE219984.003	24/5/2021 SE219984.004	24/5/2021 SE219984.005
TRH C6-C9	mg/kg	20	<20	<20	<20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25	<25	<25

PARAMETER	UOM	LOR	BH 3.2	BH 4.1	BH 4.2	BH 5.1	BH 5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219984.006	24/5/2021 SE219984.007	24/5/2021 SE219984.008	24/5/2021 SE219984.009	24/5/2021 SE219984.010
TRH C6-C9	mg/kg	20	<20	<20	<20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25	<25	<25

PARAMETER	UOM	LOR	BH 6.1	BH 6.2	BH 7.1	BH 7.2	BH 8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219984.011	24/5/2021 SE219984.012	24/5/2021 SE219984.013	24/5/2021 SE219984.014	24/5/2021 SE219984.015
TRH C6-C9	mg/kg	20	<20	<20	<20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25	<25	<25

PARAMETER	UOM	LOR	BH 8.2	BH 9.1	BH 9.2	BH 10.1	BH 10.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219984.016	24/5/2021 SE219984.017	24/5/2021 SE219984.018	24/5/2021 SE219984.019	24/5/2021 SE219984.020
TRH C6-C9	mg/kg	20	<20	<20	<20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25	<25	<25

PARAMETER	UOM	LOR	BH 11.1	BH 11.2	BH 12.1	BH 12.2	BH 13.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219984.021	24/5/2021 SE219984.022	24/5/2021 SE219984.023	24/5/2021 SE219984.024	24/5/2021 SE219984.025
TRH C6-C9	mg/kg	20	<20	<20	<20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25	<25	<25

PARAMETER	UOM	LOR	BH 13.2	D1	D2
			SOIL	SOIL	SOIL
			-	-	-
			24/5/2021 SE219984.026	24/5/2021 SE219984.027	24/5/2021 SE219984.028
TRH C6-C9	mg/kg	20	<20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25

TRH (Total Recoverable Hydrocarbons) in Soil [AN403]    Tested: 28/5/2021

PARAMETER	UOM	LOR	BH 1.1	BH 1.2	BH 2.1	BH 2.2	BH 3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.001	24/5/2021 SE219984.002	24/5/2021 SE219984.003	24/5/2021 SE219984.004	24/5/2021 SE219984.005
TRH C10-C14	mg/kg	20	<20	<20	<20	<20	<20
TRH C15-C28	mg/kg	45	<45	<45	<b>67</b>	<45	<45
TRH C29-C36	mg/kg	45	<45	<45	<45	<45	<45
TRH C37-C40	mg/kg	100	<100	<100	<100	<100	<100
TRH >C10-C16	mg/kg	25	<25	<25	<25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	<25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<90	<90	<90	<90	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	<120	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	<110	<110	<110	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	<210	<210	<210

PARAMETER	UOM	LOR	BH 3.2	BH 4.1	BH 4.2	BH 5.1	BH 5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.006	24/5/2021 SE219984.007	24/5/2021 SE219984.008	24/5/2021 SE219984.009	24/5/2021 SE219984.010
TRH C10-C14	mg/kg	20	<20	<20	<20	<20	<20
TRH C15-C28	mg/kg	45	<45	<45	<45	<45	<45
TRH C29-C36	mg/kg	45	<45	<45	<45	<b>99</b>	<b>110</b>
TRH C37-C40	mg/kg	100	<100	<100	<100	<100	<100
TRH >C10-C16	mg/kg	25	<25	<25	<25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	<25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<90	<90	<90	<b>91</b>	<b>100</b>
TRH >C34-C40 (F4)	mg/kg	120	<120	<120	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	<110	<110	<110	<110	<b>110</b>
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	<210	<210	<210

PARAMETER	UOM	LOR	BH 6.1	BH 6.2	BH 7.1	BH 7.2	BH 8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.011	24/5/2021 SE219984.012	24/5/2021 SE219984.013	24/5/2021 SE219984.014	24/5/2021 SE219984.015
TRH C10-C14	mg/kg	20	<20	<20	<20	<20	<20
TRH C15-C28	mg/kg	45	<45	<45	<45	<45	<45
TRH C29-C36	mg/kg	45	<45	<45	<45	<45	<45
TRH C37-C40	mg/kg	100	<100	<100	<100	<100	<100
TRH >C10-C16	mg/kg	25	<25	<25	<25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	<25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<90	<90	<90	<90	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	<120	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	<110	<110	<110	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	<210	<210	<210



## TRH (Total Recoverable Hydrocarbons) in Soil [AN403]    Tested: 28/5/2021    (continued)

PARAMETER	UOM	LOR	BH 8.2	BH 9.1	BH 9.2	BH 10.1	BH 10.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.016	24/5/2021 SE219984.017	24/5/2021 SE219984.018	24/5/2021 SE219984.019	24/5/2021 SE219984.020
TRH C10-C14	mg/kg	20	<20	<b>230</b>	<b>160</b>	<20	<20
TRH C15-C28	mg/kg	45	<45	<b>620</b>	<b>440</b>	<45	<45
TRH C29-C36	mg/kg	45	<45	<45	<45	<45	<45
TRH C37-C40	mg/kg	100	<100	<100	<100	<100	<100
TRH >C10-C16	mg/kg	25	<25	<b>400</b>	<b>280</b>	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<b>400</b>	<b>280</b>	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<90	<b>450</b>	<b>330</b>	<90	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	<120	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	<110	<b>850</b>	<b>600</b>	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<b>850</b>	<b>600</b>	<210	<210

PARAMETER	UOM	LOR	BH 11.1	BH 11.2	BH 12.1	BH 12.2	BH 13.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.021	24/5/2021 SE219984.022	24/5/2021 SE219984.023	24/5/2021 SE219984.024	24/5/2021 SE219984.025
TRH C10-C14	mg/kg	20	<20	<20	<20	<20	<20
TRH C15-C28	mg/kg	45	<45	<45	<45	<45	<45
TRH C29-C36	mg/kg	45	<45	<45	<45	<45	<45
TRH C37-C40	mg/kg	100	<100	<100	<100	<100	<100
TRH >C10-C16	mg/kg	25	<25	<25	<25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	<25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<90	<90	<90	<90	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	<120	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	<110	<110	<110	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	<210	<210	<210

PARAMETER	UOM	LOR	BH 13.2	D1	D2
			SOIL	SOIL	SOIL
			24/5/2021 SE219984.026	24/5/2021 SE219984.027	24/5/2021 SE219984.028
TRH C10-C14	mg/kg	20	<20	<20	<20
TRH C15-C28	mg/kg	45	<45	<45	<45
TRH C29-C36	mg/kg	45	<45	<45	<45
TRH C37-C40	mg/kg	100	<100	<100	<100
TRH >C10-C16	mg/kg	25	<25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<90	<90	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	<110	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	<210

OC Pesticides in Soil [AN420]    Tested: 28/5/2021

PARAMETER	UOM	LOR	BH 1.1	BH 1.2	BH 2.1	BH 2.2	BH 3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.001	24/5/2021 SE219984.002	24/5/2021 SE219984.003	24/5/2021 SE219984.004	24/5/2021 SE219984.005
Hexachlorobenzene (HCB)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Lindane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Delta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor epoxide	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
o,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Gamma Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
trans-Nonachlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Endrin	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
o,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
p,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan sulphate	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Ketone	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Isodrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Mirex	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total CLP OC Pesticides	mg/kg	1	<1	<1	<1	<1	<1

OC Pesticides in Soil [AN420]    Tested: 28/5/2021    (continued)

PARAMETER	UOM	LOR	BH 3.2	BH 4.1	BH 4.2	BH 5.1	BH 5.2
			SOIL - 24/5/2021 SE219984.006	SOIL - 24/5/2021 SE219984.007	SOIL - 24/5/2021 SE219984.008	SOIL - 24/5/2021 SE219984.009	SOIL - 24/5/2021 SE219984.010
Hexachlorobenzene (HCB)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Lindane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Delta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor epoxide	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
o,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Gamma Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
trans-Nonachlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Endrin	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
o,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
p,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan sulphate	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Ketone	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Isodrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Mirex	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total CLP OC Pesticides	mg/kg	1	<1	<1	<1	<1	<1

## OC Pesticides in Soil [AN420]    Tested: 28/5/2021    (continued)

PARAMETER	UOM	LOR	BH 6.1	BH 6.2	BH 7.1	BH 7.2	BH 8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.011	24/5/2021 SE219984.012	24/5/2021 SE219984.013	24/5/2021 SE219984.014	24/5/2021 SE219984.015
Hexachlorobenzene (HCB)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Lindane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Delta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor epoxide	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
o,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Gamma Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
trans-Nonachlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Endrin	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
o,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
p,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan sulphate	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Ketone	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Isodrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Mirex	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total CLP OC Pesticides	mg/kg	1	<1	<1	<1	<1	<1

OC Pesticides in Soil [AN420]    Tested: 28/5/2021    (continued)

PARAMETER	UOM	LOR	BH 8.2	BH 9.1	BH 9.2	BH 10.1	BH 10.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.016	24/5/2021 SE219984.017	24/5/2021 SE219984.018	24/5/2021 SE219984.019	24/5/2021 SE219984.020
Hexachlorobenzene (HCB)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Lindane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Delta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor epoxide	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
o,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Gamma Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
trans-Nonachlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Endrin	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
o,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
p,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan sulphate	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Ketone	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Isodrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Mirex	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total CLP OC Pesticides	mg/kg	1	<1	<1	<1	<1	<1

OC Pesticides in Soil [AN420]    Tested: 28/5/2021    (continued)

PARAMETER	UOM	LOR	BH 11.1	BH 11.2	BH 12.1	BH 12.2	BH 13.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.021	24/5/2021 SE219984.022	24/5/2021 SE219984.023	24/5/2021 SE219984.024	24/5/2021 SE219984.025
Hexachlorobenzene (HCB)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Lindane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Delta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor epoxide	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
o,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Gamma Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
trans-Nonachlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Endrin	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
o,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
p,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan sulphate	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Ketone	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Isodrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Mirex	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total CLP OC Pesticides	mg/kg	1	<1	<1	<1	<1	<1

OC Pesticides in Soil [AN420]    Tested: 28/5/2021    (continued)

PARAMETER	UOM	LOR	BH 13.2	D1	D2
			SOIL - 24/5/2021 SE219984.026	SOIL - 24/5/2021 SE219984.027	SOIL - 24/5/2021 SE219984.028
Hexachlorobenzene (HCB)	mg/kg	0.1	<0.1	<0.1	<0.1
Alpha BHC	mg/kg	0.1	<0.1	<0.1	<0.1
Lindane	mg/kg	0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	0.1	<0.1	<0.1	<0.1
Beta BHC	mg/kg	0.1	<0.1	<0.1	<0.1
Delta BHC	mg/kg	0.1	<0.1	<0.1	<0.1
Heptachlor epoxide	mg/kg	0.1	<0.1	<0.1	<0.1
o,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1
Alpha Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2
Gamma Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1
Alpha Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1
trans-Nonachlor	mg/kg	0.1	<0.1	<0.1	<0.1
p,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	0.2	<0.2	<0.2	<0.2
Endrin	mg/kg	0.2	<0.2	<0.2	<0.2
o,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1
o,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1
Beta Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2
p,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1
p,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1
Endosulfan sulphate	mg/kg	0.1	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	0.1	<0.1	<0.1	<0.1
Endrin Ketone	mg/kg	0.1	<0.1	<0.1	<0.1
Isodrin	mg/kg	0.1	<0.1	<0.1	<0.1
Mirex	mg/kg	0.1	<0.1	<0.1	<0.1
Total CLP OC Pesticides	mg/kg	1	<1	<1	<1



OP Pesticides in Soil [AN420]    Tested: 28/5/2021

PARAMETER	UOM	LOR	BH 1.1	BH 1.2	BH 2.1	BH 2.2	BH 3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.001	24/5/2021 SE219984.002	24/5/2021 SE219984.003	24/5/2021 SE219984.004	24/5/2021 SE219984.005
Dichlorvos	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Dimethoate	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Diazinon (Dimpylate)	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Fenitrothion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Malathion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Parathion-ethyl (Parathion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Bromophos Ethyl	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Methidathion	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Ethion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Azinphos-methyl (Guthion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Total OP Pesticides*	mg/kg	1.7	<1.7	<1.7	<1.7	<1.7	<1.7

PARAMETER	UOM	LOR	BH 3.2	BH 4.1	BH 4.2	BH 5.1	BH 5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.006	24/5/2021 SE219984.007	24/5/2021 SE219984.008	24/5/2021 SE219984.009	24/5/2021 SE219984.010
Dichlorvos	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Dimethoate	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Diazinon (Dimpylate)	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Fenitrothion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Malathion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Parathion-ethyl (Parathion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Bromophos Ethyl	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Methidathion	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Ethion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Azinphos-methyl (Guthion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Total OP Pesticides*	mg/kg	1.7	<1.7	<1.7	<1.7	<1.7	<1.7

PARAMETER	UOM	LOR	BH 6.1	BH 6.2	BH 7.1	BH 7.2	BH 8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.011	24/5/2021 SE219984.012	24/5/2021 SE219984.013	24/5/2021 SE219984.014	24/5/2021 SE219984.015
Dichlorvos	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Dimethoate	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Diazinon (Dimpylate)	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Fenitrothion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Malathion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Parathion-ethyl (Parathion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Bromophos Ethyl	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Methidathion	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Ethion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Azinphos-methyl (Guthion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Total OP Pesticides*	mg/kg	1.7	<1.7	<1.7	<1.7	<1.7	<1.7

OP Pesticides in Soil [AN420]    Tested: 28/5/2021    (continued)

PARAMETER	UOM	LOR	BH 8.2	BH 9.1	BH 9.2	BH 10.1	BH 10.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.016	24/5/2021 SE219984.017	24/5/2021 SE219984.018	24/5/2021 SE219984.019	24/5/2021 SE219984.020
Dichlorvos	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Dimethoate	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Diazinon (Dimpylate)	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Fenitrothion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Malathion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Parathion-ethyl (Parathion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Bromophos Ethyl	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Methidathion	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Ethion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Azinphos-methyl (Guthion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Total OP Pesticides*	mg/kg	1.7	<1.7	<1.7	<1.7	<1.7	<1.7

PARAMETER	UOM	LOR	BH 11.1	BH 11.2	BH 12.1	BH 12.2	BH 13.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.021	24/5/2021 SE219984.022	24/5/2021 SE219984.023	24/5/2021 SE219984.024	24/5/2021 SE219984.025
Dichlorvos	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Dimethoate	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Diazinon (Dimpylate)	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Fenitrothion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Malathion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Parathion-ethyl (Parathion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Bromophos Ethyl	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Methidathion	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Ethion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Azinphos-methyl (Guthion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Total OP Pesticides*	mg/kg	1.7	<1.7	<1.7	<1.7	<1.7	<1.7

PARAMETER	UOM	LOR	BH 13.2	D1	D2
			SOIL	SOIL	SOIL
			24/5/2021 SE219984.026	24/5/2021 SE219984.027	24/5/2021 SE219984.028
Dichlorvos	mg/kg	0.5	<0.5	<0.5	<0.5
Dimethoate	mg/kg	0.5	<0.5	<0.5	<0.5
Diazinon (Dimpylate)	mg/kg	0.5	<0.5	<0.5	<0.5
Fenitrothion	mg/kg	0.2	<0.2	<0.2	<0.2
Malathion	mg/kg	0.2	<0.2	<0.2	<0.2
Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	<0.2	<0.2	<0.2
Parathion-ethyl (Parathion)	mg/kg	0.2	<0.2	<0.2	<0.2
Bromophos Ethyl	mg/kg	0.2	<0.2	<0.2	<0.2
Methidathion	mg/kg	0.5	<0.5	<0.5	<0.5
Ethion	mg/kg	0.2	<0.2	<0.2	<0.2
Azinphos-methyl (Guthion)	mg/kg	0.2	<0.2	<0.2	<0.2
Total OP Pesticides*	mg/kg	1.7	<1.7	<1.7	<1.7

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES [AN040/AN320] Tested: 31/5/2021

PARAMETER	UOM	LOR	BH 1.1	BH 1.2	BH 2.1	BH 2.2	BH 3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.001	24/5/2021 SE219984.002	24/5/2021 SE219984.003	24/5/2021 SE219984.004	24/5/2021 SE219984.005
Arsenic, As	mg/kg	1	2	5	4	3	5
Cadmium, Cd	mg/kg	0.3	<0.3	1.5	<0.3	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	2.1	7.3	7.4	6.1	10
Copper, Cu	mg/kg	0.5	1.6	17	2.4	0.6	0.9
Lead, Pb	mg/kg	1	6	30	15	9	10
Nickel, Ni	mg/kg	0.5	0.8	5.2	1.5	0.8	2.0
Zinc, Zn	mg/kg	2	10	98	19	9.4	16

PARAMETER	UOM	LOR	BH 3.2	BH 4.1	BH 4.2	BH 5.1	BH 5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.006	24/5/2021 SE219984.007	24/5/2021 SE219984.008	24/5/2021 SE219984.009	24/5/2021 SE219984.010
Arsenic, As	mg/kg	1	6	6	5	4	7
Cadmium, Cd	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	10	7.6	11	5.8	8.1
Copper, Cu	mg/kg	0.5	<0.5	0.6	0.6	1.1	1.7
Lead, Pb	mg/kg	1	13	14	10	12	16
Nickel, Ni	mg/kg	0.5	1.5	1.1	2.2	1.7	2.8
Zinc, Zn	mg/kg	2	8.6	13	13	17	24

PARAMETER	UOM	LOR	BH 6.1	BH 6.2	BH 7.1	BH 7.2	BH 8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.011	24/5/2021 SE219984.012	24/5/2021 SE219984.013	24/5/2021 SE219984.014	24/5/2021 SE219984.015
Arsenic, As	mg/kg	1	4	5	2	3	3
Cadmium, Cd	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	8.6	9.2	5.8	4.9	7.2
Copper, Cu	mg/kg	0.5	1.1	3.7	3.8	3.1	1.3
Lead, Pb	mg/kg	1	10	13	5	4	8
Nickel, Ni	mg/kg	0.5	1.8	2.7	2.3	3.2	1.4
Zinc, Zn	mg/kg	2	17	35	32	30	7.5

PARAMETER	UOM	LOR	BH 8.2	BH 9.1	BH 9.2	BH 10.1	BH 10.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.016	24/5/2021 SE219984.017	24/5/2021 SE219984.018	24/5/2021 SE219984.019	24/5/2021 SE219984.020
Arsenic, As	mg/kg	1	5	5	5	3	2
Cadmium, Cd	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	11	9.4	7.3	7.0	5.7
Copper, Cu	mg/kg	0.5	3.2	1.8	0.8	<0.5	0.6
Lead, Pb	mg/kg	1	10	9	9	15	9
Nickel, Ni	mg/kg	0.5	3.4	1.8	1.8	1.2	1.2
Zinc, Zn	mg/kg	2	39	9.7	9.6	5.9	6.3

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES [AN040/AN320] Tested: 31/5/2021 (continued)

PARAMETER	UOM	LOR	BH 11.1	BH 11.2	BH 12.1	BH 12.2	BH 13.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE219984.021	24/5/2021 SE219984.022	24/5/2021 SE219984.023	24/5/2021 SE219984.024	24/5/2021 SE219984.025
Arsenic, As	mg/kg	1	5	4	3	5	3
Cadmium, Cd	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	8.9	9.3	4.3	2.3	7.9
Copper, Cu	mg/kg	0.5	0.6	1.3	1.4	3.2	3.7
Lead, Pb	mg/kg	1	9	10	11	10	10
Nickel, Ni	mg/kg	0.5	1.5	2.1	1.4	1.9	1.9
Zinc, Zn	mg/kg	2	13	17	14	25	16

PARAMETER	UOM	LOR	BH 13.2	D1	D2
			SOIL	SOIL	SOIL
			24/5/2021 SE219984.026	24/5/2021 SE219984.027	24/5/2021 SE219984.028
Arsenic, As	mg/kg	1	3	7	3
Cadmium, Cd	mg/kg	0.3	<0.3	2.5	<0.3
Chromium, Cr	mg/kg	0.5	5.6	9.9	4.9
Copper, Cu	mg/kg	0.5	3.2	20	3.7
Lead, Pb	mg/kg	1	7	32	6
Nickel, Ni	mg/kg	0.5	2.5	4.3	2.3
Zinc, Zn	mg/kg	2	30	130	29

Mercury in Soil [AN312] Tested: 31/5/2021

PARAMETER	UOM	LOR	BH 1.1	BH 1.2	BH 2.1	BH 2.2	BH 3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219984.001	24/5/2021 SE219984.002	24/5/2021 SE219984.003	24/5/2021 SE219984.004	24/5/2021 SE219984.005
Mercury	mg/kg	0.05	<0.05	<0.05	<0.05	<0.05	<0.05

PARAMETER	UOM	LOR	BH 3.2	BH 4.1	BH 4.2	BH 5.1	BH 5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219984.006	24/5/2021 SE219984.007	24/5/2021 SE219984.008	24/5/2021 SE219984.009	24/5/2021 SE219984.010
Mercury	mg/kg	0.05	<0.05	<0.05	<0.05	<0.05	<0.05

PARAMETER	UOM	LOR	BH 6.1	BH 6.2	BH 7.1	BH 7.2	BH 8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219984.011	24/5/2021 SE219984.012	24/5/2021 SE219984.013	24/5/2021 SE219984.014	24/5/2021 SE219984.015
Mercury	mg/kg	0.05	<0.05	<0.05	<0.05	<0.05	<0.05

PARAMETER	UOM	LOR	BH 8.2	BH 9.1	BH 9.2	BH 10.1	BH 10.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219984.016	24/5/2021 SE219984.017	24/5/2021 SE219984.018	24/5/2021 SE219984.019	24/5/2021 SE219984.020
Mercury	mg/kg	0.05	<0.05	<0.05	<0.05	<0.05	<0.05

PARAMETER	UOM	LOR	BH 11.1	BH 11.2	BH 12.1	BH 12.2	BH 13.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219984.021	24/5/2021 SE219984.022	24/5/2021 SE219984.023	24/5/2021 SE219984.024	24/5/2021 SE219984.025
Mercury	mg/kg	0.05	<0.05	<0.05	<0.05	<0.05	<0.05

PARAMETER	UOM	LOR	BH 13.2	D1	D2
			SOIL	SOIL	SOIL
			-	-	-
			24/5/2021 SE219984.026	24/5/2021 SE219984.027	24/5/2021 SE219984.028
Mercury	mg/kg	0.05	<0.05	<0.05	<0.05

Moisture Content [AN002] Tested: 28/5/2021

PARAMETER	UOM	LOR	BH 1.1	BH 1.2	BH 2.1	BH 2.2	BH 3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219984.001	24/5/2021 SE219984.002	24/5/2021 SE219984.003	24/5/2021 SE219984.004	24/5/2021 SE219984.005
% Moisture	%w/w	1	13.7	12.7	20.4	17.9	23.5

PARAMETER	UOM	LOR	BH 3.2	BH 4.1	BH 4.2	BH 5.1	BH 5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219984.006	24/5/2021 SE219984.007	24/5/2021 SE219984.008	24/5/2021 SE219984.009	24/5/2021 SE219984.010
% Moisture	%w/w	1	18.3	17.1	23.0	17.6	20.5

PARAMETER	UOM	LOR	BH 6.1	BH 6.2	BH 7.1	BH 7.2	BH 8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219984.011	24/5/2021 SE219984.012	24/5/2021 SE219984.013	24/5/2021 SE219984.014	24/5/2021 SE219984.015
% Moisture	%w/w	1	18.9	16.9	7.3	5.7	14.1

PARAMETER	UOM	LOR	BH 8.2	BH 9.1	BH 9.2	BH 10.1	BH 10.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219984.016	24/5/2021 SE219984.017	24/5/2021 SE219984.018	24/5/2021 SE219984.019	24/5/2021 SE219984.020
% Moisture	%w/w	1	12.7	21.5	18.2	18.0	17.3

PARAMETER	UOM	LOR	BH 11.1	BH 11.2	BH 12.1	BH 12.2	BH 13.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219984.021	24/5/2021 SE219984.022	24/5/2021 SE219984.023	24/5/2021 SE219984.024	24/5/2021 SE219984.025
% Moisture	%w/w	1	15.2	22.4	17.7	15.9	13.1

PARAMETER	UOM	LOR	BH 13.2	D1	D2
			SOIL	SOIL	SOIL
			-	-	-
			24/5/2021 SE219984.026	24/5/2021 SE219984.027	24/5/2021 SE219984.028
% Moisture	%w/w	1	9.8	14.4	9.9

## Fibre Identification in soil [AN602] Tested: 31/5/2021

PARAMETER	UOM	LOR	BH 1.1	BH 2.1	BH 3.1	BH 4.1	BH 5.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219984.001	24/5/2021 SE219984.003	24/5/2021 SE219984.005	24/5/2021 SE219984.007	24/5/2021 SE219984.009
Asbestos Detected	No unit	-	No	No	No	No	No
Estimated Fibres*	%w/w	0.01	<0.01	<0.01	<0.01	<0.01	<0.01

PARAMETER	UOM	LOR	BH 6.1	BH 7.1	BH 8.1	BH 9.1	BH 10.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE219984.011	24/5/2021 SE219984.013	24/5/2021 SE219984.015	24/5/2021 SE219984.017	24/5/2021 SE219984.019
Asbestos Detected	No unit	-	No	No	No	No	No
Estimated Fibres*	%w/w	0.01	<0.01	<0.01	<0.01	<0.01	<0.01

PARAMETER	UOM	LOR	BH 11.1	BH 12.1	BH 13.1
			SOIL	SOIL	SOIL
			-	-	-
			24/5/2021 SE219984.021	24/5/2021 SE219984.023	24/5/2021 SE219984.025
Asbestos Detected	No unit	-	No	No	No
Estimated Fibres*	%w/w	0.01	<0.01	<0.01	<0.01



## METHOD

## METHODOLOGY SUMMARY

### AN002

The test is carried out by drying (at either 40°C or 105°C) a known mass of sample in a weighed evaporating basin. After fully dry the sample is re-weighed. Samples such as sludge and sediment having high percentages of moisture will take some time in a drying oven for complete removal of water.

### AN040/AN320

A portion of sample is digested with nitric acid to decompose organic matter and hydrochloric acid to complete the digestion of metals. The digest is then analysed by ICP OES with metals results reported on the dried sample basis. Based on USEPA method 200.8 and 6010C.

### AN040

A portion of sample is digested with Nitric acid to decompose organic matter and Hydrochloric acid to complete the digestion of metals and then filtered for analysis by ASS or ICP as per USEPA Method 200.8.

### AN312

Mercury by Cold Vapour AAS in Soils: After digestion with nitric acid, hydrogen peroxide and hydrochloric acid, mercury ions are reduced by stannous chloride reagent in acidic solution to elemental mercury. This mercury vapour is purged by nitrogen into a cold cell in an atomic absorption spectrometer or mercury analyser. Quantification is made by comparing absorbances to those of the calibration standards. Reference APHA 3112/3500

### AN403

Total Recoverable Hydrocarbons: Determination of Hydrocarbons by gas chromatography after a solvent extraction. Detection is by flame ionisation detector (FID) that produces an electronic signal in proportion to the combustible matter passing through it. Total Recoverable Hydrocarbons (TRH) are routinely reported as four alkane groupings based on the carbon chain length of the compounds: C6-C9, C10-C14, C15-C28 and C29-C36 and in recognition of the NEPM 1999 (2013), >C10-C16 (F2), >C16-C34 (F3) and >C34-C40 (F4). F2 is reported directly and also corrected by subtracting Naphthalene (from VOC method AN433) where available.

### AN403

Additionally, the volatile C6-C9 fraction may be determined by a purge and trap technique and GC/MS because of the potential for volatiles loss. Total Recoverable Hydrocarbons - Silica (TRH-Si) follows the same method of analysis after silica gel cleanup of the solvent extract. Aliphatic/Aromatic Speciation follows the same method of analysis after fractionation of the solvent extract over silica with differential polarity of the eluent solvents.

### AN403

The GC/FID method is not well suited to the analysis of refined high boiling point materials (ie lubricating oils or greases) but is particularly suited for measuring diesel, kerosene and petrol if care to control volatility is taken. This method will detect naturally occurring hydrocarbons, lipids, animal fats, phenols and PAHs if they are present at sufficient levels, dependent on the use of specific cleanup/fractionation techniques. Reference USEPA 3510B, 8015B.

### AN420

SVOC Compounds: Semi-Volatile Organic Compounds (SVOCs) including OC, OP, PCB, Herbicides, PAH, Phthalates and Speciated Phenols in soils, sediments and waters are determined by GCMS/ECD technique following appropriate solvent extraction process (Based on USEPA 3500C and 8270D).

### AN433

VOCs and C6-C9 Hydrocarbons by GC-MS P&T: VOC's are volatile organic compounds. The sample is presented to a gas chromatograph via a purge and trap (P&T) concentrator and autosampler and is detected with a Mass Spectrometer (MSD). Solid samples are initially extracted with methanol whilst liquid samples are processed directly. References: USEPA 5030B, 8020A, 8260.

### AN602

Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by polarised light microscopy (PLM) in conjunction with dispersion staining (DS). AS4964 provides the basis for this document. Unequivocal identification of the asbestos minerals present is made by obtaining sufficient diagnostic 'clues', which provide a reasonable degree of certainty, dispersion staining is a mandatory 'clue' for positive identification. If sufficient 'clues' are absent, then positive identification of asbestos is not possible. This procedure requires removal of suspect fibres/bundles from the sample which cannot be returned.

### AN602

Fibres/material that cannot be unequivocally identified as one of the three asbestos forms, will be reported as unknown mineral fibres (umf) The fibres detected may or may not be asbestos fibres.

### AN602

AS4964.2004 Method for the Qualitative Identification of Asbestos in Bulk Samples, Section 8.4, Trace Analysis Criteria, Note 4 states:"Depending upon sample condition and fibre type, the detection/reporting limit (RL) of this technique has been found to lie generally in the range of 1 in 1,000 to 1 in 10,000 parts by weight, equivalent to 1 to 0.1 g/kg."

### AN602

The sample can be reported "no asbestos found at the reporting limit (RL) of 0.1 g/kg" (<0.01%w/w) where AN602 section 4.5 of this method has been followed, and if-

- (a) no trace asbestos fibres have been detected (i.e. no 'respirable' fibres):
- (b) the estimated weight of non-respirable asbestos fibre bundles and/or the estimated weight of asbestos in asbestos-containing materials are found to be less than 0.1g/kg: and
- (c) these non-respirable asbestos fibre bundles and/or the asbestos containing materials are only visible under stereo-microscope viewing conditions.

## FOOTNOTES

*	NATA accreditation does not cover the performance of this service.	-	Not analysed.	UOM	Unit of Measure.
**	Indicative data, theoretical holding time exceeded.	NVL	Not validated.	LOR	Limit of Reporting.
***	Indicates that both * and ** apply.	IS	Insufficient sample for analysis.	↑↓	Raised/lowered Limit of Reporting.
		LNR	Sample listed, but not received.		

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received.  
Solid samples expressed on a dry weight basis.

Where "Total" analyte groups are reported (for example, Total PAHs, Total OC Pesticides) the total will be calculated as the sum of the individual analytes, with those analytes that are reported as <LOR being assumed to be zero. The summed (Total) limit of reporting is calculated by summing the individual analyte LORs and dividing by two. For example, where 16 individual analytes are being summed and each has an LOR of 0.1 mg/kg, the "Totals" LOR will be 1.6 / 2 (0.8 mg/kg). Where only 2 analytes are being summed, the "Total" LOR will be the sum of those two LORs.

Some totals may not appear to add up because the total is rounded after adding up the raw values.

If reported, measurement uncertainty follow the ± sign after the analytical result and is expressed as the expanded uncertainty calculated using a coverage factor of 2, providing a level of confidence of approximately 95%, unless stated otherwise in the comments section of this report.

Results reported for samples tested under test methods with codes starting with ARS-SOP, radionuclide or gross radioactivity concentrations are expressed in becquerel (Bq) per unit of mass or volume or per wipe as stated on the report. Becquerel is the SI unit for activity and equals one nuclear transformation per second.

Note that in terms of units of radioactivity:

- 1 Bq is equivalent to 27 pCi
- 37 MBq is equivalent to 1 mCi

For results reported for samples tested under test methods with codes starting with ARS-SOP, less than (<) values indicate the detection limit for each radionuclide or parameter for the measurement system used. The respective detection limits have been calculated in accordance with ISO 11929.

The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: [www.sgs.com.au/en-gb/environment-health-and-safety](http://www.sgs.com.au/en-gb/environment-health-and-safety).

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# APPENDIX E

Targeted ESA Report & PSI

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# Environmental Site Assessment

Truck Stop 31

14 George Street, Marulan NSW 2579

Lot 2/-/DP1053945

**N5389**

3<sup>rd</sup> June 2021

## Report distribution

Environmental Site Assessment


Address: 14-16 George Street, Marulan NSW 2579

NEO Consulting Report No: N5389

Date: 3<sup>rd</sup> June 2021

<i>Copies</i>	<i>Recipient/Custodian</i>
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<b>Version</b>	<b>Prepared by</b>	<b>Reviewed by</b>	<b>Date issue</b>
<b>Draft</b>	Luke Brevia Environmental Scientist 	Nick Caltabiano Project Manager 	2 <sup>nd</sup> June 2021
<b>Final</b>	Luke Brevia Environmental Scientist 	Nick Caltabiano Project Manager 	3 <sup>rd</sup> June 2021

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## APPENDICES

Appendix A – Figures and Site Photographic Log

Appendix B – Property Report and “Dial Before You Dig”

Appendix C – Laboratory Results and Chain of Custody

Appendix D – Previous Information and Relevant Data



## Executive Summary

NEO Consulting were commissioned by DIB Group Pty Ltd, to undertake an Environmental Site Assessment (ESA) for the property located at 14 George Street, Marulan NSW 2579. The property is currently operating as a service station which has an Underground Petroleum Storage System (UPSS) in place.

NEO Consulting understands that this investigation has been requested for an end of lease investigation and to compare the results of the previous investigation in 2017. This assessment is also to confirm that the suitability of the site to continue to operate as a service station, and to ensure that no contamination of the surrounding environment has occurred as a result of the sites current use. The Site is legally identified as Lot 2 / - / DP1053945 and has an area of approximately 4ha. The site is currently zoned as IN1 - General Industrial.

This site contains a fuel station, and the objective of this report is to provide an assessment of the site's competency regarding environmental regulations.

The objectives of the ESA were to provide a preliminary assessment of potentially contaminating activities which may have impacted the site. The scope of work undertaken includes:

- A site inspection to identify potential sources of contamination;
- Sampling of the soil and groundwater underlying the site.
- Historical investigations relating to the site (if any);
- Local Council records and planning certificates;
- NSW Environment Protection Authority (EPA) environmental contaminated lands register;
- Protection of the Environment Operations (POEO) Act public register;
- Dial-Before-You-Dig enquiry for an evaluation into local underground services and assets;
- Review of local geological and hydrogeological information, including an evaluation of the WaterNSW registered groundwater bore database;
- Acid Sulfate Soil data maps;

A site inspection was undertaken on the 24<sup>th</sup> May 2021. Qualified environmental consultants found that the site is an irregular shape lot that contains an active fuel station. The site is located within a General Industrial zoning. The site is located within the corner of George Street and Portland Avenue. The entrance and exit points are off George Street. The fuel station contains two metal canopies. The larger metal canopy shelters five (5) DSL fuel bowsers and is designed for serving trucks. The smaller canopy shelters four (4) UPL, E10 and DSL bowsers and is designed for serving passenger cars. NEO Consulting identified 2 water monitoring wells onsite, each well was assessed with maximum well depth at 7m bgl and found to be dry.

NEO Consulting undertook a soil investigation onsite to determine whether the activities of the service station have impacted the surrounding environmental conditions. NEO Consulting undertook a total of 20 soil samples, all samples were screened with a PID in the field, 8 of the most representative soil samples were chosen for laboratory

analysis. Based on the current and historical use of the site being used for the storage and sales of Petroleum based chemicals, NEO Consulting determined that all soil samples were to be tested for:

- TRH (Total Recoverable Hydrocarbons);
- BTEX (Benzene, Toluene, Ethylbenzene, Xylene); and
- Heavy Metals

All laboratory testing was undertaken by SGS Environmental, which is a NATA accredited laboratory. The levels of contamination recorded by the laboratory for the samples taken onsite, show TRH F1 (360 mg/kg) was above ecological investigation guideline values (215 mg/kg) for BH2 1.5. When comparing the results of this assessment to the previous investigation undertaken onsite in 2017, similar findings were made. NEO Consulting do not believe the site has had any significant changes in the contamination condition.

NEO Consulting finds that the site is suitable for continue uses as a fuel station, providing the recommendations within **Section 15** of this report are undertaken.

# 1. Introduction

NEO Consulting was commissioned to undertake an Environmental Site Assessment (ESA) for the property located at 14 George Street, Marulan NSW 2579. The Site is legally identified as Lot 2 / - / DP1053945 and has an area of approximately 4ha. The site is currently zoned as IN1 - General Industrial.

This ESA report was aimed to provide a preliminary assessment of potentially contaminating activities which may have impacted the site. The format of this report follows the NSW Government EPA "*Consultants Reporting on Contaminated Sites*" (2020). In addition, NEO Consulting will provide recommendations if further investigation on site is required.

NEO Consulting understands that the investigation is being undertaken in order to assess the environmental state of the site, and to determine if it is suitable for continued use as a fuel station.

A site inspection was undertaken on the 24<sup>th</sup> May 2021. Reporting and photos were conducted on this day and with reference to the relevant regulatory criteria. Further information of the inspection is described in **Section 4: Site Condition**.

## 2. Scope of Work

The ESA has been prepared in general accordance with the following regulatory framework:

- NSW UPSS regulation
- NSW Environmental Protection Authority (EPA) "*Guidelines for Consultants Reporting on Contaminated Sites*" (2020);
- NEPM (2013), Schedule B2 – Guideline on Site Characterisation;
- State Environment Protection Policy 55 (SEPP 55). Remediation of Land Under the Environmental Planning and Assessment Act 1997; and
- National Environmental Protection (Assessment of Site Contamination) Measure – National Environmental Protection Council 2013.

The scope of works required to complete the ESA includes:

- A site inspection for evidence of sources of potential contamination on-site and neighbouring properties;
- A soil and water sampling program;
- Historical investigations relating to the site;
- Information on the current and Historical Certificates of Title;
- Local Council records and planning certificates;
- NSW EPA environmental contaminated lands register;
- Protection of the Environment Operations (POEO) Act public register;
- Dial-Before-You-Dig enquiry for an evaluation into local underground services and assets;

- Review of local geological and hydrogeological information, including an evaluation of the WaterNSW registered groundwater bore database;
- Acid Sulfate Soil data maps;
- Establish whether data gaps may exist within the investigation;
- Development of a Conceptual Site Model (CSM) to identify the connections between potential sources of contamination, exposure pathways, and human/ ecological receptors; and
- Recommendations for additional investigations (if any), based on the identified data gaps and findings of the ESA.

### 3. Site Details

A site inspection was undertaken on the 24<sup>th</sup> May 2021. Qualified environmental consultants found that the site is an irregular shape lot that contains an active fuel station. The retail store within the property is a single storey building. The site is located within a General Industrial zoning. The lot is located within the corner of George Street and Portland Avenue. The entrance and exit points are off George Street. The fuel station contains two metal canopies. The larger metal canopy shelters five (5) DSL fuel bowsers and is designed for serving trucks. The smaller canopy shelters four (4) UPL, E10 and DSL bowsers and is designed for serving passenger cars. The site consists of a mix groundcover including grass, concrete, bitumen, and pavement and is overall flat.

The surrounding sites within a 500m radius include residential and commercial properties including Straw Services Australia, Marulan Motor Inn, Alis Motel and some food retails. The closest water body is the water tributary of Marulan Creek and Jaorimin Creek. These water tributaries are located approximately 370m south east of the site and 680m north west of the site respectively. The location of the site is shown in **Figure 1** with a detailed site plan shown in **Figure 2**. All figures are located within **Appendix A**.

**Table 1:** Site Details

Address	14 George Street, Marulan NSW 2579
Deposited plan	Lot 2 / - / DP1053945
Zoning	IN1: General Industrial
Locality map	Figure 1, Appendix A
Site plan	Figure 2, Appendix A
Area	4ha

**Table 2:** Current Tank Storage details.

Product	Quantity	Size (Cap-L)	Type	Material (assumed)
UST - Diesel	Two (2)	54,800	Underground	Steel
UST - Diesel	One (1)	4,600	Underground	Steel

UST - Diesel	Two (2)	27,400	Underground	Steel
UST – E10	One (1)	27,400	Underground	Steel
UST – ULP	One (1)	27,400	Underground	Steel
AST- AdBlue	One (1)	10,000	Underground	Steel

**Table 3:** Surrounding land-use adjacent to the site

Direction from site	Land-use
North	Rural vacant land
East	Rural residential property
South	Portland Avenue and George Street intersecting
West	Rural residential property

## 4. Site Condition

Qualified environmental consultants inspected the site on the 24<sup>th</sup> May 2021. Site photographs are provided in

**Appendix A.** Observations noted during the inspection are summarised below:

- Qualified environmental consultants found that the site is an irregular shape lot that contains an active fuel station.
- The site topography is slightly sloping, with George Street (along the eastern perimeter) slightly sloping to the southeast at approximately 5% slope, and Portland
- Avenue (along the southern perimeter) sloping to the west at approximately 5% slope. Stormwater runoff from the site is expected to flow in a south-easterly direction along George Street and Portland Avenue.
- The site is located within a General Industrial.
- The site contains a Truckstop and consists of an active fuel station and a retail shop. The fuel station contains two metal canopies.
- The larger metal canopy shelters five (5) DSL fuel bowsers and is designed for serving trucks.
- The smaller canopy shelters four (4) UPL, E10 and DSL bowsers and is designed for serving passenger cars.
- A metal shed used as a generator room was observed near the central west portion of the site, fuel oil storage drums were also observed inside the generator room.
- Oil drums were observed at the backside of the retail shop.
- Seven (7) USTs, one (1) Adblue Above Storage Tank (AST), two (2) LPG Storage Cylinders and six vents were observed on site.

## 5. Site History

### 5.1 History of the site

**Table 4:** A brief summary of the historical owners of the site is contained below:

Year	Proprietor(s)
	<b>Lot 2 in DP 1053945 (14 George Street Marulan NSW)</b>
2014-Current	DIB Group Pty Ltd
	<b>Prior: Vol.199, Fol.38</b>
2011-2014	Helen Margaret Millis
	<b>Prior: Vol.13737, Fol.38</b>
1995-2011	Malcolm Edward Biddlecombe, service station proprietor
	<b>Prior: Vol.10641, Fol.151</b>
1985-1995	1985-1995 Melhem Ayoub
	<b>Prior: Vol.7303, Fol.127</b>
1968-1985	Kemria Concrete Haulage Pty Ltd
	<b>Prior: Vol.7303, Fol.127</b>
1957-1968	Robert Stanley Shepherd, Haulage Contractor and Kathleen Stella Shepherd
	<b>Prior: Vol.7444, Fol.214</b>
1936-1957	Cecil Stanley Shepherd

In summary, the land title information provided suggested that the site was used by private individuals from 1936 to 1968. In 1968, the site was acquired by Kemria Concrete Haulage Pty Ltd and remained under the same ownership until 1985. The site was owned by Malcolm Edward Biddlecombe, a service station proprietor between 1985 and 2011. Helen Margaret Millis owned the site between 2011 and 2014. In 2014, the site was acquired by DIB Group Pty Ltd.

### 5.2 Section 10.7 (2) Planning Certificate

A Section 10.7 Planning Certificate describes how a property may be used and the restrictions on development. The Planning Certificate is issued under Section 149 of the Environmental Planning and Assessment Act 1979. At the time of reporting, the results of the search had not yet been received.

### 5.3 NSW EPA Contaminated Land Register

A search of the NSW EPA contaminated land register was undertaken for the subject site with no result being found. This indicates that there is no significant contamination that can contaminate the site.

## 5.4 Protection of the Environment Operations Act (POEO) Public Register

A search on the POEO public register of licensed and delicensed premises (DECC) found that there are nine (9) results that appeared within the suburb of Marulan. These results were issued in 2000, 2001, 2008, 2009, 2017 and 2019. However, none of them is located within 500m radius of the site. Therefore, the results have a low risk of impacting the site.

## 5.5 SafeWork NSW Hazardous Goods

A search of the SafeWork NSW records is currently being undertaken and will be provided as an addendum to this report once received.

## 5.6 Product Spill and Loss History

Considering the nature of the business, NEO Consulting determined that a soil and water investigation was most appropriate to investigate any potential contamination.

## 5.7 Dial Before You Dig

A review of assets and services via a Dial-Before-You-Dig request suggests the following assets could be affected:

- Essential Energy
- Jemena Gas Country
- NBN Co, NSWAct
- Telstra NSW, South

# 6. Site Geology and Hydrology

Data obtained from the Geological Survey of NSW and the Geoscience Australia Stratigraphic Units Database indicate the residual soils within the site to be underlain by Residuum of the Quaternary Cenozoic Units, comprising residual deposits of unconsolidated clayey coarse to fine grained sands to weakly consolidated clay layers.

A groundwater bore search was conducted on the 24<sup>th</sup> May 2021 and it is found that seven (7) (GW022357, GW023891, GW113742, GW113743, GW113744, GW113745, GW113756) borehole were present within a 500m radius of the site.

## 7. Acid Sulfate Soil

To determine whether there is any possibility for Acid Sulfate Soils to be present at the site, information was reviewed utilising the NSW Office of Environment and Heritage and eSPADE map viewer. The data obtained indicated there was "No known occurrence" of Acid Sulfate Soils at this site or in the immediate vicinity.

## 8. Areas of Environmental Concern

Based on the above information, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Potential Concern (CoPC) for the site were identified and summarised in **Table 5** below.

Table 5: Potential Areas and Contaminants of Potential Concern

Potential Areas of Concern	Potentially Contaminating / Hazardous Activity	CoPCs	Likelihood of Site Impact	Comments
Entire site	Importation of fill material from unknown origin.	Metals, TRH, BTEX.	Low	Based on site observations, the presence of imported fill material is possible. The presence of any contaminants in this layer was assessed via shallow samples and infield assessment. Laboratory testing of these samples indicated that none of the CoPCs were present.
Building structures	Hazardous materials	ACM, SMF, ODS, Lead (paint and/or dust), PCBs	Low	Based on site observations, it cannot be concluded that any of the hazardous materials mentioned here are present at this location.



Potential Areas of Concern	Potentially Contaminating / Hazardous Activity	CoPCs	Likelihood of Site Impact	Comments
UPSS	Leaks and spills associated with the storage and sales of Petroleum products.	TRH, BTEX and heavy Metals	Low	NEO Consulting undertook intrusive soil assessment onsite. No evidence of significant contamination was identified within the soil beneath the site.

**Abbreviations:** Asbestos Containing Materials (ACM), Benzene, Toluene, Ethylbenzene and Xylene (BTEX), Ozone Depleting Substances (ODS), Polychlorinated biphenyls (PCBs), Polycyclic Aromatic Hydrocarbon (PAH), Total Petroleum Hydrocarbons (TPH), Synthetic Mineral Fibres (SMF), Hazardous Materials Survey (HMS).

## 9. Conceptual Site Model

A conceptual site model (CSM) has been developed and presented in **Table 6** below and provides a representation of the potential risks associated with the connections between the following elements:

- Potential contamination sources and their associated CoPCs;
- Potential human receptors that may be impacted by the site contamination are current and future site users including occupants to the dwelling on site, site workers and the general public within the immediate vicinity of the site;
- Potential environmental receptors to the site including but not limited to: groundwater and surface water bodies, residual soils at and/or nearby the site.
- Potential exposure pathways; and
- Whether source-pathway-receptor connections are complete based on current and future suite conditions.

**Table 6:** Conceptual Site Model

Potential Sources	Potential Receptor	Potential Exposure Pathway	Complete connection	Risk	Justification/ Control Measures
Contaminated soil from importation of	Site occupants, workers,	Dermal contact, inhalation/ingestion of particulates	Limited (current)	Low	Direct contact with potentially contaminated soils is limited.

Potential Sources	Potential Receptor	Potential Exposure Pathway	Complete connection	Risk	Justification/ Control Measures
uncontrolled fill across the site.	general public		No (Future)	Low	If present, impacted soils are likely to be disposed of off-site.
Contaminated soil from historical onsite operations.  ACM  UPSS	Marulan or Jaorimin Creek	Migration of impacted groundwater and surface water run-off.	No (current)	Medium	The water tributary of Marulan Creek located approximately 370m to the southeast and Jaorimin Creek located approximately 680m to the northwest of the site. Due to these waterways' proximity to the site, it is likely that any soil contamination onsite would enter the creek via runoff during high rainfall or flood events.
			Limited (Future)	Medium	If present, contaminated soils and groundwater are likely to be remediated. Due to proximity, any contamination that does occur will easily reach local waterways.
	Underlying aquifer	Leaching and migration of contaminants through groundwater infiltration.	Limited (current)	Medium	Due to existing unsealed surfaces, highly porous soils, and leachability of CoPCs, migration of CoPCs can occur easily at this location.
			Limited (Future)	Low	If present, contaminated soil and/or groundwater is likely to be remediated.

## 10. Data Gaps

The following data gaps have been identified at the site:

- Extent of ACM within onsite structures.
- Condition of underground infrastructure.
- Condition of ground water beneath the site.

## 11. Assessment Criteria

### 11. 1 Determining Soil Assessment Criteria

The site is a service station with within a IN1 - General Industrial Zone. The appropriate land-use classification for assessing contaminants is HIL D. Soil criteria as determined by measurement of volatile organic compounds (VOC) are used to determine the potential for volatile hydrocarbon contamination. These criteria have been developed based on experience to assist in the assessment of hydrocarbon contamination levels in soil. It is important to note these generalised criteria are only a guide and that the level of VOC varies with hydrocarbon type.

The assessment criteria for the soil data in commercial sites is described in Table 1A (1) of Guideline on Investigation Levels for Soil and Groundwater (NEPC 2013). The criteria list health investigation levels (HIL) for a range of land-uses. The appropriate initial comparison for the site is column 4, commercial or industrial (HIL D). The HIL D threshold is considered appropriate for the current land-use of the site.

The NEPC (2013) also provides health screening levels (HSL) for hydrocarbons in soil. The HSLs have been developed to be protective of human health for soil types, depths below surface and apply to exposure to hydrocarbons through the predominant vapour exposure pathway.

Ecological investigation levels (EIL) have been developed for the protection of terrestrial ecosystems for selected metals and organic substances in the soil in the guideline (NEPC 2013). Ecological screening levels (ESL) assess the risk to terrestrial ecosystems from petroleum hydrocarbons in the soil. The EILs and ESLs consider the properties of the soil and contaminants and the capacity of the local ecosystem to accommodate increases in contaminant levels. EILs vary with land-use and apply to contaminants up to 2m depth below the surface. EILs for lead are determined by identifying ambient background concentration (ABC) and adding the added contaminant limits (ACL). The ABC has been assumed to be zero for lead as a conservative measure.

ESLs are dependent on land-use, soil types and are applicable to contaminants up to 2m below the surface. The appropriate ESL for the site is commercial and fine soil.

Management limits have been developed to assess petroleum hydrocarbons following evaluation of human health and ecological risks (NEPC 2013). Management units are applicable as screening levels after consideration of relevant ESLs and HSLs.

## 12 Field Sampling Methods Used

Tools were decontaminated between sampling locations to prevent cross contamination by: brushing to remove caked or encrusted material, washing in *Decon 90* and tap water, rinsing with clean tap water and allowing to air dry or using a clean towel.

After collection, sample was placed in an insulated container with ice bricks and refrigerated shortly after.

Transportation to the laboratory for analysis was in insulated containers with ice bricks.

A Chain of Custody (COC) form was completed for the samples. The samples and the COC were sent to SGS Alexandria.

### 12.1 Soil sampling

The sampler wore a clean pair of disposable nitrile gloves at each sampling location to minimize potential cross contamination of samples. Soil samples were collected using a split spoon sampler. Samples were collected in a 250ml laboratory supplied glass jar and plastic zip lock bags marked with appropriate sample identification.

Care was taken to minimize volatile and semi-volatile organic compound losses during sampling by minimizing the head space in each sample jar. The bagged sample was screened for the presence of volatile organic compounds (VOC's) using a photo-ionisation detector (PID).

The jarred samples were placed on ice in an esky immediately after sampling to minimize potential losses of volatile and semi-volatile compounds during transport.

The soil profile of each borehole was logged in the field to include soil type, colour, moisture conditions, grain size, inclusions, staining, odour and the results of PID screening.

Samples from each soil assessment hole were analysed for TRH, BTEX and Heavy Metals. Soil samples were selected for analysis on the basis of field observations and field screening with a PID.

## 13. Laboratory Results

The soil analytical results are summarised below. Soil and water analytical results are presented in the laboratory reports in **Appendix C**.

**Table 7:** Summary of Soil Analytical Results

Sample ID				BH1 1.5	BH1 4.5	BH2 1.5	BH2 5	BH3 1.5	BH3 5	BH4 1.5	BH4 4.5
Sample Date				24.05.21	24.05.21	24.05.21	24.05.21	24.05.21	24.05.21	24.05.21	24.05.21
Analyte	Health Assessment Criteria		Ecological investigation Guideline Value	Soil (mg/kg)							
BTEX	NEPM Soil HSL D for Vapour intrusion	NEPM Soil HSL for direct contact	NEPM Soil ESL D								
Benzene	3	1100	C: 75 / F: 95	<0.1	<0.1	1.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	-	120000	135	<0.1	<0.1	2.0	0.2	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	-	85000	C: 165 / F: 185	<0.1	<0.1	6.0	0.1	<0.1	<0.1	<0.1	<0.1
Total Xylene	230	130000	C: 180 / F: 95	<0.3	<0.3	34	0.4	<0.3	<0.3	<0.3	<0.3
NEPM HSL	NEPM Soil HSL D for Vapour intrusion	NEPM Soil HSL for direct contact	NEPM Soil ESL D								
F1	<1m: 260; 1-2m: 370	82000	215	<25	<25	360	<25	<25	<25	<25	<25
F2	-	62000	170	<25	56	150	36	<25	<25	<25	<25
F3	-	85000	C: 1700 / F: 2500	<90	<90	110	<90	<90	<90	<90	<90
F4	-	120000	C: 3300 / F: 6600	<120	<120	<120	<120	<120	<120	<120	<120
Metals	NEPM HSL D		EIL								
Arsenic	3,000	-	160	7	5	6	5	4	4	2	4
Cadmium	900		-	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Chromium	3,600		660	6.1	9.1	8.6	6.2	9.0	7.8	5.9	10
Copper	240,000		-	17	6.3	20	3.3	5.4	3.3	3.0	5.6
Lead	1,500		1100	6	6	8	8	7	9	5	6
Mercury	730		-	0.06	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Nickel	6,000		-	3.0	2.1	3.4	2.2	2.1	2.4	1.5	3.1

Zinc	400,000		-	3.0	23	16	32	20	36	3.6	40
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### 13.1 Benzene Toluene Ethylbenzene Xylenes

The detected amount of Benzene, Toluene, Ethylbenzene, and Total Xylene were all below health investigational and ecological investigation guideline values.

### 13.2 Total Recoverable Hydrocarbons

TRH F1, F2 and F3 were detected above LOR for BH2 1.5. Moreover, TRH F1 (360 mg/kg) was also above ecological investigation guideline values (215 mg/kg) for BH2 1.5. TRH F2 was detected above LOR for BH1 4.5. No TRH were detected above the relevant guidelines in any of the other samples taken.

### 13.4 Heavy Metals

Heavy metals were detected above the LOR within all soil samples. However, all the soil sample results were below the relevant investigation levels.

## 14. Conclusion

NEO Consulting finds that the site is suitable for continued use as a fuel station, providing the recommendations within **Section 15** of this report are undertaken.

## 15. Recommendations

Based on the information collected and available during this investigation, the following recommendations have been made:

- Review the SIRA data, if any anomalies, underground tank and line integrity testing will be required.
- Operate and monitor a Fuel System Operations plan in accordance with the NSW EPA UPSS Regulation 2019 which requires, but is not limited to;
  - Continued 6-monthly inspections of groundwater wells
  - Installation of additional water monitoring wells to meet the minimum requirements of the UPSS regulation.

## References

- Geological Survey of NSW Department of Minerals and Energy, Goulburn 1:100 000 Geological Series sheet 8828, (Edition 1) 2013.
- National Environment Protection Measures (2013), Schedule B1 – *Guideline on Investigation Levels for Soil and Groundwater*.
- National Environment Protection Measures (2013), Schedule B2 – *Guideline on Site Characterisation*.
- NSW EPA- Contaminated land register, <https://apps.epa.nsw.gov.au/prclmapp/sitedetails.aspx>, accessed on 3<sup>rd</sup> June 2021.
- NSW Environmental Protection Authority, Waste Classification Guidelines Part 1: Classifying Waste, 2014.
- NSW Environmental Protection Authority, Guidelines for Consultants Reporting on Contaminated Sites, 2011.
- Protection of the Environment Operations Act (POEO) Public Register, <https://www.epa.nsw.gov.au/licensing-and-regulation/public-registers>, accessed on 3<sup>rd</sup> June 2021.
- SafeWork NSW, Site Search for Schedule 11 Hazardous Chemical on Premises.
- State Environment Protection Policy 55 (SEPP 55). Remediation of Land Under the Environmental Planning and Assessment Act.
- Topography – map.com, <https://en-au.topographic-map.com/> , accessed on 3<sup>rd</sup> June 2021.
- WaterNSW, <https://realtimedata.waternsw.com.au/>, accessed on 3<sup>rd</sup> June 2021.

## Limitations

The findings of this report are based on the Scope of Work outlined in Section 2. NEO Consulting performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental consulting profession. No warranties, express or implied are made.

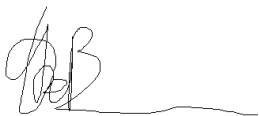
The results of this assessment are based upon the information documented and presented in this report. All conclusions and recommendations regarding the site are the professional opinions of NEO Consulting personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, NEO Consulting assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of NEO Consulting, or developments resulting from situations outside the scope of this project.

The results of this assessment are based on the site conditions identified at the time of the site inspection and validation sampling. NEO Consulting will not be liable to revise the report to account for any changes in site characteristics, regulatory requirements, assessment criteria or the availability of additional information, subsequent to the issue date of this report.

NEO Consulting is not engaged in environmental consulting and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes.

### NEO CONSULTING

Prepared by:



Luke Breva  
Environmental Scientist

Reviewed by:



Nick Caltabiano  
Project Manager



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# APPENDIX A

Figures and Site Photographic Log



Figure 1: The distance between the site and Wollongong CBD is approximately 88.36km.



Site location

Figure 1	Locality Map
Project	14 George St, Marulan NSW 2579

Source: Six Maps 2021





Figure 2: The latest image of the site shows that the site consists of 3 lots and is approximately 3.99ha in area.

Focus of assessment






Figure 2	Site Details of Map
Project	14 George St, Marulan NSW 2579






Figure 3: locations of sampling and UPSS.

Sample Name	Approximate Depth (m)
BH1 1.5	1.5
BH1 4.5	4.5
BH2 1.5	1.5
BH2 4.5	4.5
BH3 1.5	1.5
BH3 5	5.0
BH4 1.5	1.5
BH4 4.5	4.5

-  UST
-  Fuel pump bowser
-  Water monitoring well

 Borehole location

Source: NearMaps 2021



Figure 3	Site Details of Map
Project	14 George St, Marulan NSW 2579





Figure 4: Depicts an aerial view of the site and surrounding area within the year 2010. The site is an irregular shaped lot and contains an active service station and a retail shop. The site also consists of landscaping including trees and grass areas. The surrounding area is composed of acreage, residential and commercial properties.



Figure 4	Historical Photograph: 2010
Project	14 George St, Marulan NSW 2579





Figure 5: Depicts an aerial view of the site and surrounding area within the year 2015. The site has remained similar to the image taken in 2010. The surrounding area has increased in residential and commercial developments.



Figure 5	Historical Photograph: 2015
Project	14 George St, Marulan NSW 2579





Figure 6: Depicts an aerial view of the site and surrounding area within the year 2021. The site has remained similar to the images taken in previous years. The surrounding area has increased in residential and commercial developments.



Figure 6	Historical Photograph: 2021
Project	14 George St, Marulan NSW 2579





Figure 1: The distance between the site and Wollongong CBD is approximately 88.36km.



Site location

Source: Six Maps 2021

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BH2 4.5	4.5
BH3 1.5	1.5
BH3 5	5.0
BH4 1.5	1.5
BH4 4.5	4.5

-  UST
-  Fuel pump bowser
-  Water monitoring well
-  Borehole location

Source: NearMaps 2021



Figure 3	Site Details of Map
Project	14 George St, Marulan NSW 2579





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Figure 6: Depicts an aerial view of the site and surrounding area within the year 2021. The site has remained similar to the images taken in previous years. The surrounding area has increased in residential and commercial developments.



Figure 6	Historical Photograph: 2021
Project	14 George St, Marulan NSW 2579



## Onsite Photographs: 24.05.21

Description of Images	Image
<p><b>Photograph 1:</b> Depicts an overview of the location of the site. The site contains an active fuel station and a retail shop. The site consists of a mix groundcover including grass, concrete, bitumen, and pavement. The site is overall flat.</p>	 <p>This photograph shows a wide-angle view of a commercial site at dusk. In the foreground, there is a large, dark asphalt area with a single orange and white traffic cone. In the background, a fuel station with a large white canopy is visible, along with a retail shop that has a red and white sign. Several vehicles, including a white van and a red car, are parked near the fuel station. The sky is a mix of blue and orange from the setting or rising sun.</p>
<p><b>Photograph 2:</b> Depicts an overview of the fuel station within the site. The site contains two (2) metal canopies. The larger metal canopy shelters five (5) DSL fuel bowsters and is designed for serving trucks.</p>	 <p>This photograph shows a large, open-sided metal canopy structure. Underneath the canopy, there are several fuel dispensing units. The ground is a mix of concrete and brick-paved areas. The sky is overcast with grey clouds. The canopy is supported by several white pillars, and there are yellow bollards at the entrance.</p>
<p><b>Photograph 3:</b> Depicts an overview of the smaller canopy within the site. The smaller canopy shelters four (4) UPL, E10 and DSL bowsters and is designed for serving passenger cars.</p>	 <p>This photograph shows a smaller, more compact metal canopy structure. Underneath, there are four fuel dispensing units. The ground is a mix of concrete and asphalt. The sky is overcast. The canopy is supported by white pillars, and there are some yellow bollards visible in the background.</p>



**Photograph 4:** Depicts the soil profile within BH1. The soil contains gravel and dusty gritty material. At 2m - 3.5m depth the soil is brown and sandy clay. .



**Photograph 5:** Depicts the soil profile within BH2.



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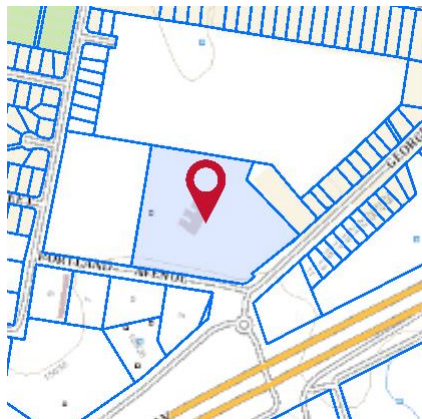
# **APPENDIX B**

Property Report and “Dial Before You Dig”



# Property Report

14 GEORGE STREET MARULAN 2579



## Property Details

Address: 14 GEORGE STREET MARULAN 2579  
 Lot/Section 2/-/DP1053945  
 /Plan No:  
 Council: GOULBURN MULWAREE COUNCIL

## Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Goulburn Mulwaree Local Environmental Plan 2009 (pub. 8-11-2013)
Land Zoning	IN1 - General Industrial: (pub. 20-2-2009)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	NA
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Drinking Water Catchment	Sub Catchment Boundaries Subject Land

## Detailed planning information

### State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences and Consents) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011: Subject Land (pub. 21-1-2011)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



# Property Report

14 GEORGE STREET MARULAN 2579

## Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	PEJAR

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

### Caller Details

**Contact:** Mr Nick Caltabiano  
**Company:** NEO Consulting Pty Ltd  
**Address:** 186 Riverstone Pde  
RIVERSTONE NSW 2765

**Caller Id:** 2384105  
**Mobile:** Not Supplied  
**Email:** neo.searches.dbyd@gmail.com  
**Phone:** 0435656787  
**Fax:** Not Supplied

### Dig Site and Enquiry Details

**WARNING:** The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



**User Reference:** Metro Marulan  
**Working on Behalf of:** Private  
**Enquiry Date:** 17/05/2021  
**Start Date:** 24/05/2021  
**End Date:** 24/05/2021  
**Address:** Metro Marulan 14 George Street  
Marulan NSW 2579  
**Job Purpose:** Excavation  
**Location of Workplace:** Private Property  
**Onsite Activity:** Vertical Boring  
**Location in Road:** Not Supplied

- Check the location of the dig site is correct. If not submit a new enquiry.
- If the scope of works change, or plan validity dates expire, resubmit your enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

#### Notes/Description of Works:

### Your Responsibilities and Duty of Care

- The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.
- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at [www.1100.com.au](http://www.1100.com.au)
- For more information on safe excavation practices, visit [www.1100.com.au](http://www.1100.com.au)

### Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

\*\* Asset owners highlighted by asterisks \*\* require that you visit their offices to collect plans.

# Asset owners highlighted with a hash require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
109768660	Essential Energy	132391	NOTIFIED
109768662	Jemena Gas Country	1300880906	NOTIFIED
109768663	NBN Co, NswAct	1800626329	NOTIFIED
109768661	Telstra NSW, South	1800653935	NOTIFIED

END OF UTILITIES LIST



# APPENDIX C

## Laboratory Results and Chain of Custody



**SGS Environmental Services Sydney**  
Unit 16, 33 Maddox Street  
Alexandria NSW 2015  
Telephone No: (02) 85940400  
Facsimile No: (02) 85940499  
Email: [au.samplerreceipt.sydne@sgs.com](mailto:au.samplerreceipt.sydne@sgs.com)

**SGS EHS Sydney COC**  
**SE220003**



## CHAIN OF CUSTODY & ANALYSIS REQUEST

Page . of

Company Name:	Neo Consulting	Project Name/No:	N 5389	
Address:		Purchase Order No:		
		Results Required Date:	Standard	
		Telephone:		Fax:
Contact Name:	Nick, Luke	Email Results to:	Nick, Luke @ neoconsulting.com.au	
Quotation No:			Oskar i.admink@neo-consulting.com.au	

[illegible]

Relinquished By:	Date/Time:	Received By: <i>[Signature]</i>	Date/Time: <i>25/05/21 @ 4:40</i>
Relinquished By:	Date/Time:	Received By:	Date/Time:
Samples Intact: <i>Yes / No</i>	Temperature: <i>10</i> °C	Sample Security Sealed: <i>Yes / No</i>	Hazards: <i>e.g. may contain Asbestos</i>
Comments / Subcontracting details:			

## Yin, Emily (Sydney)

---

**From:** Oskar Lamperts <oskar@neoconsulting.com.au>  
**Sent:** Wednesday, 26 May 2021 9:21 AM  
**To:** Yin, Emily (Sydney)  
**Subject:** [EXTERNAL] Re: N5510, N5511, N5512 and N5389 - COCx did not make it to the lab

\*\*\* WARNING: this message is from an EXTERNAL SENDER. Please be cautious, particularly with links and attachments. \*\*\*

---

N5510: 3 day turnaround

TRH, BTEX, heavy metals for all samples.

N5511: 5 day turnaround

TRH, BTEX, heavy metals for all samples

N5512: 5 day turnaround

TRH, BTEX, PAH, heavy metals for all samples

N5389: 5 day turnaround

TRH, BTEX, Heavy metals for all samples.

Kind regards

On Tue, 25 May 2021 at 5:10 pm, Yin, Emily (Sydney) <[Emily.Yin@sgs.com](mailto:Emily.Yin@sgs.com)> wrote:

Dear All,

Please forward COC for these samples please.

Thank You.

Regards,

Emily Yin

## CLIENT DETAILS

Contact Admin  
Client NEO CONSULTING PTY LTD  
Address PO BOX 279  
RIVERSTONE NSW 2765

Telephone 0416 680 375  
Facsimile (Not specified)  
Email admin@neoconsulting.com.au

Project N5389  
Order Number (Not specified)  
Samples 8

## LABORATORY DETAILS

Manager Huong Crawford  
Laboratory SGS Alexandria Environmental  
Address Unit 16, 33 Maddox St  
Alexandria NSW 2015

Telephone +61 2 8594 0400  
Facsimile +61 2 8594 0499  
Email au.environmental.sydney@sgs.com

SGS Reference SE220003 R0  
Date Received 25/5/2021  
Date Reported 1/6/2021

## COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

VOC/VPH-The Limit of Reporting (LOR) has been raised due to interferences from the sample matrix.

## SIGNATORIES



**Dong LIANG**  
Metals/Inorganics Team Leader



**Ly Kim HA**  
Organic Section Head



**Shane MCDERMOTT**  
Inorganic/Metals Chemist

VOC's in Soil [AN433] Tested: 28/5/2021

PARAMETER	UOM	LOR	BH1 1.5	BH1 4.5	BH2 1.5	BH2 5	BH3 1.5
			SOIL	SOIL	SOIL	SOIL	SOIL
			- 24/5/2021 SE220003.001	- 24/5/2021 SE220003.002	- 24/5/2021 SE220003.003	- 24/5/2021 SE220003.004	- 24/5/2021 SE220003.005
Benzene	mg/kg	0.1	<0.1	<0.1	<b>1.1</b>	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<b>2.0</b>	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<b>0.1</b>	<b>6.0</b>	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<b>0.2</b>	<b>17</b>	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<b>17</b>	<0.1	<0.1
Total Xylenes	mg/kg	0.3	<0.3	<0.3	<b>34</b>	<0.3	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6	<b>43</b>	<0.6	<0.6
Naphthalene	mg/kg	0.1	<0.1	<0.1	<b>1.6</b>	<0.1	<0.1

PARAMETER	UOM	LOR	BH3 5	BH4 1.5	BH4 4.5
			SOIL	SOIL	SOIL
			- 24/5/2021 SE220003.006	- 24/5/2021 SE220003.007	- 24/5/2021 SE220003.008
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1
Total Xylenes	mg/kg	0.3	<0.3	<0.3	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6	<0.6
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1

## Volatile Petroleum Hydrocarbons in Soil [AN433] Tested: 28/5/2021

PARAMETER	UOM	LOR	BH1 1.5	BH1 4.5	BH2 1.5	BH2 5	BH3 1.5
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021 SE220003.001	24/5/2021 SE220003.002	24/5/2021 SE220003.003	24/5/2021 SE220003.004	24/5/2021 SE220003.005
TRH C6-C9	mg/kg	20	<20	<20	<b>300</b>	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<b>1.1</b>	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<b>400</b>	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<b>360</b>	<25	<25

PARAMETER	UOM	LOR	BH3 5	BH4 1.5	BH4 4.5
			SOIL	SOIL	SOIL
			-	-	-
			24/5/2021 SE220003.006	24/5/2021 SE220003.007	24/5/2021 SE220003.008
TRH C6-C9	mg/kg	20	<20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25



TRH (Total Recoverable Hydrocarbons) in Soil [AN403]    Tested: 28/5/2021

PARAMETER	UOM	LOR	BH1 1.5	BH1 4.5	BH2 1.5	BH2 5	BH3 1.5
			SOIL	SOIL	SOIL	SOIL	SOIL
			24/5/2021 SE220003.001	24/5/2021 SE220003.002	24/5/2021 SE220003.003	24/5/2021 SE220003.004	24/5/2021 SE220003.005
TRH C10-C14	mg/kg	20	<20	<b>43</b>	<b>130</b>	<20	<20
TRH C15-C28	mg/kg	45	<45	<b>48</b>	<b>160</b>	<45	<45
TRH C29-C36	mg/kg	45	<45	<45	<45	<45	<45
TRH C37-C40	mg/kg	100	<100	<100	<100	<100	<100
TRH >C10-C16	mg/kg	25	<25	<b>56</b>	<b>160</b>	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<b>56</b>	<b>150</b>	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<90	<90	<b>110</b>	<90	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	<120	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	<110	<110	<b>280</b>	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	<b>270</b>	<210	<210

PARAMETER	UOM	LOR	BH3 5	BH4 1.5	BH4 4.5
			SOIL	SOIL	SOIL
			24/5/2021 SE220003.006	24/5/2021 SE220003.007	24/5/2021 SE220003.008
TRH C10-C14	mg/kg	20	<20	<20	<20
TRH C15-C28	mg/kg	45	<45	<45	<45
TRH C29-C36	mg/kg	45	<45	<45	<45
TRH C37-C40	mg/kg	100	<100	<100	<100
TRH >C10-C16	mg/kg	25	<25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<90	<90	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	<110	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	<210

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES [AN040/AN320] Tested: 31/5/2021

PARAMETER	UOM	LOR	BH1 1.5	BH1 4.5	BH2 1.5	BH2 5	BH3 1.5
			SOIL	SOIL	SOIL	SOIL	SOIL
			- 24/5/2021 SE220003.001	- 24/5/2021 SE220003.002	- 24/5/2021 SE220003.003	- 24/5/2021 SE220003.004	- 24/5/2021 SE220003.005
Arsenic, As	mg/kg	1	<b>7</b>	<b>5</b>	<b>6</b>	<b>5</b>	<b>4</b>
Cadmium, Cd	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	<b>6.1</b>	<b>9.1</b>	<b>8.6</b>	<b>6.2</b>	<b>9.0</b>
Copper, Cu	mg/kg	0.5	<b>17</b>	<b>6.3</b>	<b>20</b>	<b>3.3</b>	<b>5.4</b>
Lead, Pb	mg/kg	1	<b>6</b>	<b>6</b>	<b>8</b>	<b>8</b>	<b>7</b>
Nickel, Ni	mg/kg	0.5	<b>3.0</b>	<b>2.1</b>	<b>3.4</b>	<b>2.2</b>	<b>2.1</b>
Zinc, Zn	mg/kg	2	<b>3.0</b>	<b>23</b>	<b>16</b>	<b>32</b>	<b>20</b>

PARAMETER	UOM	LOR	BH3 5	BH4 1.5	BH4 4.5
			SOIL	SOIL	SOIL
			- 24/5/2021 SE220003.006	- 24/5/2021 SE220003.007	- 24/5/2021 SE220003.008
Arsenic, As	mg/kg	1	<b>4</b>	<b>2</b>	<b>4</b>
Cadmium, Cd	mg/kg	0.3	<0.3	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	<b>7.8</b>	<b>5.9</b>	<b>10</b>
Copper, Cu	mg/kg	0.5	<b>3.3</b>	<b>3.0</b>	<b>5.6</b>
Lead, Pb	mg/kg	1	<b>9</b>	<b>5</b>	<b>6</b>
Nickel, Ni	mg/kg	0.5	<b>2.4</b>	<b>1.5</b>	<b>3.1</b>
Zinc, Zn	mg/kg	2	<b>36</b>	<b>3.6</b>	<b>40</b>

Mercury in Soil [AN312] Tested: 31/5/2021

PARAMETER	UOM	LOR	BH1 1.5	BH1 4.5	BH2 1.5	BH2 5	BH3 1.5
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021	24/5/2021	24/5/2021	24/5/2021	24/5/2021
			SE220003.001	SE220003.002	SE220003.003	SE220003.004	SE220003.005
Mercury	mg/kg	0.05	0.06	<0.05	<0.05	<0.05	<0.05

PARAMETER	UOM	LOR	BH3 5	BH4 1.5	BH4 4.5
			SOIL	SOIL	SOIL
			-	-	-
			24/5/2021	24/5/2021	24/5/2021
			SE220003.006	SE220003.007	SE220003.008
Mercury	mg/kg	0.05	<0.05	<0.05	<0.05

Moisture Content [AN002]    Tested: 28/5/2021

PARAMETER	UOM	LOR	BH1 1.5	BH1 4.5	BH2 1.5	BH2 5	BH3 1.5
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			24/5/2021	24/5/2021	24/5/2021	24/5/2021	24/5/2021
			SE220003.001	SE220003.002	SE220003.003	SE220003.004	SE220003.005
% Moisture	%w/w	1	<b>7.5</b>	<b>13.4</b>	<b>16.3</b>	<b>15.3</b>	<b>21.8</b>

PARAMETER	UOM	LOR	BH3 5	BH4 1.5	BH4 4.5
			SOIL	SOIL	SOIL
			-	-	-
			24/5/2021	24/5/2021	24/5/2021
			SE220003.006	SE220003.007	SE220003.008
% Moisture	%w/w	1	<b>11.0</b>	<b>11.5</b>	<b>11.8</b>

## METHOD

## METHODOLOGY SUMMARY

### AN002

The test is carried out by drying (at either 40°C or 105°C) a known mass of sample in a weighed evaporating basin. After fully dry the sample is re-weighed. Samples such as sludge and sediment having high percentages of moisture will take some time in a drying oven for complete removal of water.

### AN040/AN320

A portion of sample is digested with nitric acid to decompose organic matter and hydrochloric acid to complete the digestion of metals. The digest is then analysed by ICP OES with metals results reported on the dried sample basis. Based on USEPA method 200.8 and 6010C.

### AN040

A portion of sample is digested with Nitric acid to decompose organic matter and Hydrochloric acid to complete the digestion of metals and then filtered for analysis by ASS or ICP as per USEPA Method 200.8.

### AN312

Mercury by Cold Vapour AAS in Soils: After digestion with nitric acid, hydrogen peroxide and hydrochloric acid, mercury ions are reduced by stannous chloride reagent in acidic solution to elemental mercury. This mercury vapour is purged by nitrogen into a cold cell in an atomic absorption spectrometer or mercury analyser. Quantification is made by comparing absorbances to those of the calibration standards. Reference APHA 3112/3500

### AN403

Total Recoverable Hydrocarbons: Determination of Hydrocarbons by gas chromatography after a solvent extraction. Detection is by flame ionisation detector (FID) that produces an electronic signal in proportion to the combustible matter passing through it. Total Recoverable Hydrocarbons (TRH) are routinely reported as four alkane groupings based on the carbon chain length of the compounds: C6-C9, C10-C14, C15-C28 and C29-C36 and in recognition of the NEPM 1999 (2013), >C10-C16 (F2), >C16-C34 (F3) and >C34-C40 (F4). F2 is reported directly and also corrected by subtracting Naphthalene (from VOC method AN433) where available.

### AN403

Additionally, the volatile C6-C9 fraction may be determined by a purge and trap technique and GC/MS because of the potential for volatiles loss. Total Recoverable Hydrocarbons - Silica (TRH-Si) follows the same method of analysis after silica gel cleanup of the solvent extract. Aliphatic/Aromatic Speciation follows the same method of analysis after fractionation of the solvent extract over silica with differential polarity of the eluent solvents.

### AN403

The GC/FID method is not well suited to the analysis of refined high boiling point materials (ie lubricating oils or greases) but is particularly suited for measuring diesel, kerosene and petrol if care to control volatility is taken. This method will detect naturally occurring hydrocarbons, lipids, animal fats, phenols and PAHs if they are present at sufficient levels, dependent on the use of specific cleanup/fractionation techniques. Reference USEPA 3510B, 8015B.

### AN433

VOCs and C6-C9 Hydrocarbons by GC-MS P&T: VOC's are volatile organic compounds. The sample is presented to a gas chromatograph via a purge and trap (P&T) concentrator and autosampler and is detected with a Mass Spectrometer (MSD). Solid samples are initially extracted with methanol whilst liquid samples are processed directly. References: USEPA 5030B, 8020A, 8260.

FOOTNOTES

*	NATA accreditation does not cover the performance of this service.	-	Not analysed.	UOM	Unit of Measure.
**	Indicative data, theoretical holding time exceeded.	NVL	Not validated.	LOR	Limit of Reporting.
***	Indicates that both * and ** apply.	IS	Insufficient sample for analysis.	↑↓	Raised/lowered Limit of Reporting.
		LNR	Sample listed, but not received.		

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received.  
Solid samples expressed on a dry weight basis.

Where "Total" analyte groups are reported (for example, Total PAHs, Total OC Pesticides) the total will be calculated as the sum of the individual analytes, with those analytes that are reported as <LOR being assumed to be zero. The summed (Total) limit of reporting is calculated by summing the individual analyte LORs and dividing by two. For example, where 16 individual analytes are being summed and each has an LOR of 0.1 mg/kg, the "Totals" LOR will be 1.6 / 2 (0.8 mg/kg). Where only 2 analytes are being summed, the "Total" LOR will be the sum of those two LORs.

Some totals may not appear to add up because the total is rounded after adding up the raw values.

If reported, measurement uncertainty follow the ± sign after the analytical result and is expressed as the expanded uncertainty calculated using a coverage factor of 2, providing a level of confidence of approximately 95%, unless stated otherwise in the comments section of this report.

Results reported for samples tested under test methods with codes starting with ARS-SOP, radionuclide or gross radioactivity concentrations are expressed in becquerel (Bq) per unit of mass or volume or per wipe as stated on the report. Becquerel is the SI unit for activity and equals one nuclear transformation per second.

Note that in terms of units of radioactivity:

- 1 Bq is equivalent to 27 pCi
- 37 MBq is equivalent to 1 mCi

For results reported for samples tested under test methods with codes starting with ARS-SOP, less than (<) values indicate the detection limit for each radionuclide or parameter for the measurement system used. The respective detection limits have been calculated in accordance with ISO 11929.

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# APPENDIX D

Previous Investigations and Relevant Data



ENVIRONMENTAL - REMEDIATION - GEOTECHNICAL ENGINEERING - WORK HEALTH & SAFETY - LABORATORIES - DRILLING

# **PRELIMINARY SITE INVESTIGATION**

**16-28 Portland Avenue &  
14-16 George Street, Marulan NSW**

*Prepared for*

**DIB Group Pty Ltd**

31<sup>st</sup> March 2020

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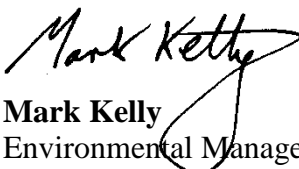
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## ABBREVIATIONS

ADWG	Australian Drinking Water Guidelines
ANZECC	Australian and New Zealand Environment and Conservation Council
AST	Aboveground Storage Tank
BGL	Below Ground Level
BTEX	Benzene, Toluene, Ethyl benzene and Xylene
COC	Contaminants of Concern
DLWC	Department of Land & Water Conservation
DNR	Department of Natural Resources
DQOs	Data Quality Objectives
POEO	Protection of the Environment Operations
DSI	Detailed Site Investigation
EPA	Environment Protection Authority
ESA	Environmental Site Assessment
HIL	Health-Based Soil Investigation Level
LGA	Local Government Area
NEHF	National Environmental Health Forum
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NHMRC	National Health and Medical Research Council
OCP	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyl
PID	Photo Ionisation Detector
PQL	Practical Quantitation Limit
PSH	Phase Separated Hydrocarbon
PSI	Preliminary Site Investigation
QA/QC	Quality Assurance / Quality Control
RAC	Remediation Acceptance Criteria
RAP	Site Remediation Plan
RPD	Relative Percentage Difference
SAC	Site Assessment Criteria
SCID	Stored Chemical Information Database
SEPP	State Environment Planning Policy
SMP	Site Management Plan
SVC	Site Validation Criteria
TCLP	Toxicity Characteristics Leaching Procedure
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
UCL	Upper Confidence Limit
UST	Underground Storage Tank
VOC	Volatile Organic Compounds
VHC	Volatile Halogenated Compounds

## EXECUTIVE SUMMARY

Aargus Pty Ltd ('Aargus') was appointed by DIB Group Pty Ltd (the 'client') to undertake a Preliminary Site Investigation (PSI) within the property located at 16-28 Portland Avenue & 14-16 George Street, Marulan NSW (the 'site').

The site is proposed for development into:

- Hotel/motel with landscaping areas at Lot 3 in DP1053945
- Fast food restaurant & truck wash with landscaping areas at Part Lot 2 in DP1053945
- Industrial Park at Lot 1 in DP1053945

A PSI was requested by the client to determine the potential for onsite contamination. This report shall provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.

At the time of Aargus inspection (25<sup>th</sup> March 2021), the site comprised of a metal shed in Lot 1, a retail shop, two canopies with bowzers underneath, an AdBlue storage tank, a metal shed used as a generator room in Lot 2, two wooden sheds, a metal shed, three storage tanks, an abandoned fuel storage tank and two abandoned bowzers in Lot 3.

In summary, the land title information provided suggested that the site was used by private individuals from 1936 to 1968. In 1968, the site was acquired by Kemria Concrete Haulage Pty Ltd and remained under the same ownership until 1985. The site was owned by Malcolm Edward Biddlecombe, a service station proprietor between 1985 and 2011. Helen Margaret Millis owned the site between 2011 and 2014. In 2014, the site was acquired by DIB Group Pty Ltd. Aerial photography indicates that the land use of the site appeared to have been vacant from at least 1967 to 1979 and subsequently developed for commercial land use between 1979 and 1991, comprising of a service station in the central portion of the site. From 1991 to 1997 the structures appear to remain generally unchanged with the exception of a few changes in the structures in the central portion of the site. From 1997 to 2021, the

structures appear to remain generally unchanged with the exception of vegetation observed at the western portion of the site.

The general land use of the immediate site vicinity seems to have been consistently low-density residential and commercial from 1987 to 1991, with residential development in the western vicinity and commercial development in the southern vicinity of the site appearing to increase between 1997 and 2021.

As part of the service station activities, the following infrastructure was located:

- Two 54,800L USTs - Diesel
- One 54,600L UST – Diesel
- Two 27,400L USTs – Diesel
- One 27,400L UST – E10
- One 27,400L UST – ULP
- One 10,000L AST- AdBlue
- Bowsers, fuel lines, vent pipes, spill boxes, LPG cylinders etc.

The findings of the assessment indicated the following areas of potential environmental concern, those being imported fill materials (stockpiles and insitu), former and current site activities, driveway and car parking areas, USTs, ASTS & associated infrastructure, groundwater, pesticide use, metal degradation, and asbestos in buildings.

The contaminants that may be present in some of these areas were considered to be of low to moderate significance in terms of risk to the human and environmental receptors identified. Therefore, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed development application and to address the data gaps identified.

Based on the CSM, the following data gaps were identified with respect to the pollution linkages identified:

- Confirmation if contamination has occurred from current and historical site activities through collection and laboratory analysis of soil.
- The presence and quality of groundwater is currently unknown and may be impacted by contaminated fill and historical leakages from service station operations on site.

Based on the information collected during this investigation and in reference to Clause 7 (DA development) of SEPP 55, the site will be suitable subject to the completion of a Detailed Site Investigation (and after remediation and validation, if required) for the proposed development.

# **1 INTRODUCTION**

## **1.1 Background**

Aargus Pty Ltd ('Aargus') was appointed by DIB Group Pty Ltd (the 'client') to undertake a Preliminary Site Investigation (PSI) within the property located at 16-28 Portland Avenue & 14-16 George Street, Marulan NSW (the 'site'). The location of the property is presented in Figure 1 of Appendix A.

It is understood that the site is proposed for the development into:

- Hotel/motel with landscaping areas at Lot 3 in DP1053945
- Fast food restaurant & truck wash with landscaping areas at Part Lot 2 in DP1053945
- Industrial Park at Lot 1 in DP1053945

The proposed development plans can be found in Appendix B.

A site investigation was required by Goulburn Mulwaree Council to determine the potential for onsite contamination as part of the Development Application (DA).

## **1.2 Objective**

The primary objectives of this PSI are as follows:

- Identify potential areas where contamination may have occurred from current and historical activities;
- Identify potential contaminants associated with potentially contaminating activities;
- Assess the potential for soils and groundwater to have been impacted by current and historical activities; and
- Assess the suitability of the site for development into a mixed use area with deep soil landscaping areas, based on its current condition and the findings of this investigation.

### 1.3 Scope of Works

The scope of works for this PSI includes:

- Review of the physical site setting and site conditions based on a site inspection, including research of the location of sewers, drains, holding tanks and pits, spills, patches of discoloured vegetation, etc. (where applicable);
- Research and review of the information available, including previous environmental investigations, current and historical titles information, review of aerial photographs, groundwater bore searches, EPA notices, council records, anecdotal evidence, site survey and site records on waste management practices;
- Development of a preliminary Conceptual Site Model (CSM) to demonstrate the interactions between potential sources of contamination, exposure pathways and human/ecological receptors identified; and
- Recommendations for additional investigations should any data gaps be identified or possible strategies for the management of the site, where relevant.

This report was prepared with reference to the NSW Environment Protection Authority (EPA) "*Guidelines for Consultants Reporting on Contaminated Sites*" (2020).



## 2 SITE IDENTIFICATION AND DESCRIPTION

### 2.1 Site Identification

Site identification information and land use is summarised in the table below.

**Table 1: Site Identification**

<b>Lot and DP Number (Address)</b>	Lot 1 in DP 1053945 (16-28 Portland Avenue, Marulan NSW) Lot 2 in DP 1053945 (14 George Street, Marulan NSW) Lot 3 in DP 1053945 (16 George Street, Marulan NSW)
<b>Coordinates (SE corner) *</b>	Latitude: -34.716146, Longitude: 150.000667
<b>Approx. Lot 1 in DP 1053945 Area</b>	2.748ha
<b>Approx. Lot 2 in DP 1053945 Area</b>	3.994ha
<b>Approx. Lot 3 in DP 1053945 Area</b>	5,363m <sup>2</sup>
<b>Approx. Site Area</b>	7.278ha
<b>Local Government Area</b>	Goulburn Mulwaree
<b>Parish</b>	Marulan
<b>County</b>	Argyle
<b>Current Land Zoning**</b>	IN1 – General Industrial
<b>Proposed Land Use</b>	Mixed Use
<b>Current Site Owner</b>	DIB Group Pty Ltd
<b>Site End Users</b>	Workers & visitors

Notes: \* refer to <http://maps.six.nsw.gov.au/>

\*\* refer to <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>

The site boundary and Lot and DP numbers are presented in Figure 2 of Appendix A.

## 2.2 Site Inspection

A site visit was carried out on Thursday 25<sup>th</sup> March 2021 by an Aargus field scientist to inspect the site for any potential sources of contamination and document any observations made regarding the current site conditions. At the time of the site inspection, the following observations were made:

### 16-28 Portland Avenue

- The site was square in shape and used for heavy duty vehicle parking purposes.
- The site comprised of a metal shed in the west central portion of the site (refer to Photograph 15 in Appendix C).
- The access to the site was along Portland Avenue on the western boundary.
- No signs of stress were observed on the weeds, although there were signs of dehydration in some areas.
- Stockpiles containing shale and gravel, sand and gravel were observed near the west central portion and north west portion of the site (refer to Photographs 15 & 17 in Appendix C).
- Assorted materials, including metal, wood and household scrap were observed within the metal shed, bricks and concrete blocks were observed near the west central portion of the site (refer to Photograph 18 in Appendix C).
- The majority of the site was occupied by an unsealed gravel covered driveway (refer to Photograph 16 in Appendix C).
- The site boundaries were defined by metal fences along the western, southern boundaries, and northern boundaries.
- No surface standing water was noticed at the site.
- No USTs and/or ASTs were observed on site.

### 14 George Street

- The site was irregular in shape and used as a Caltex Service Station (refer to Photographs 1 & 6 in Appendix C).
- The service station is occupied by two canopies located in the centre of the site (refer to Photograph 6 in Appendix C).

- The site is occupied by a retail structure near the central portion of the site (refer to Photograph 1 in Appendix C).
- The site comprises a concrete paved forecourt accessed by two driveways, one in the south east and one in the north east. The service station is accessed via George Street in the eastern portion and via unsealed gravel driveway in the western portion (refer to Photographs 3 & 7 in Appendix C).
- Oil staining was observed near the bowzers on site (refer to Photograph 9 in Appendix C).
- A metal shed used as a generator room was observed near the central west portion of the site, fuel oil storage drums were also observed inside the generator room (refer to Photograph 8 in Appendix C).
- Oil drums were observed at the backside of the retail shop (refer to Photograph 4 in Appendix C).
- Seven (7) USTs, one (1) Adblue Above Storage Tank (AST), nine (9) bowzers, two (2) LPG Storage Cylinders and six vents were observed on site.

#### 16 George Street

- The site was irregular in shape and comprised of two wooden sheds with metal roofing (refer to Photographs 11 & 12 in Appendix C).
- The site also comprised of three storage tanks (access unavailable to identify the contents) and a metal shed near the north east portion of the site (refer to Photographs 10 & 13 in Appendix C).
- The site comprised of an abandoned fuel storage tank and two bowzers (refer to Photographs 13 & 14 in Appendix C).
- The majority of the site is grass and gravel covered (refer to Photographs 10 & 11 in Appendix C).
- No oil stains were observed near the bowzers on site (refer to Photograph 13 in Appendix C).

The site features are presented in Figure 3 of Appendix A. Site photographs are included in Appendix C.

## 2.3 Topography and Surface Water Drainage

The following observations were made during the site inspection carried out on the 25<sup>th</sup> March 2021:

- The site topography is slightly sloping, with George Street (along the eastern perimeter) slightly sloping to the southeast at approximately 5% slope, and Portland Avenue (along the southern perimeter) sloping to the west at approximately 5% slope.
- Stormwater runoff from the site is expected to flow in a south-easterly direction along George Street and Portland Avenue.

## 2.4 Surrounding Land Uses

The surrounding land uses identified are described in the table below:

**Table 2: Surrounding Land Uses**

<b>Orientation</b>	<b>Description</b>
North	Vacant land, then low density residential
East	George Street, then low density residential & vacant land
South	Portland Avenue, then commercial buildings
West	Portland Avenue, then low density residential

### 3 SITE HISTORY

#### 3.1 Land Titles

A review of historical documents held at the NSW Department of Lands offices accessed via “Directinfo” website was undertaken to identify the current and previous land owners, and potential land uses. The results of the title search are summarised in the following table.

**Table 3: Land Title Information**

<b>Year</b>	<b>Lot 1 in DP 1053945 (16-28 Portland Avenue, Marulan NSW)</b>
2014-Current	DIB Group Pty Ltd
	<b>Prior: Vol.199, Fol.38</b>
2011-2014	Helen Margaret Millis
	<b>Prior: Vol.13737, Fol.38</b>
1985-2011	Malcolm Edward Biddlecombe, service station propertier
	<b>Prior: Vol.13737, Fol.11, 12, 13, 14, 15 Vol 8137, Fol.161</b>
1968-1985	Westpac Banking Corporation
	<b>Prior: Vol.7303, Fol.127</b>
1968-1985	Kemria Concrete Haulage Pty Ltd
1957-1968	Robert Stanley Shepherd, Haulage Contractor and Kathleen Stella Shepherd
	<b>Prior: Vol.7444, Fol.214</b>
1936-1957	Cecil Stanley Shepherd
	<b>Lot 2 in DP 1053945 (14 George Street, Marulan NSW)</b>
2014-Current	DIB Group Pty Ltd
	<b>Prior: Vol.199, Fol.38</b>
2011-2014	Helen Margaret Millis
	<b>Prior: Vol.13737, Fol.38</b>
1995-2011	Malcolm Edward Biddlecombe, service station propertier
	<b>Prior: Vol.10641, Fol.151</b>
1985-1995	Melhem Ayoub
	<b>Prior: Vol.7303, Fol.127</b>
1968-1985	Kemria Concrete Haulage Pty Ltd
	<b>Prior: Vol.7303, Fol.127</b>
1957-1968	Robert Stanley Shepherd, Haulage Contractor and Kathleen Stella Shepherd
	<b>Prior: Vol.7444, Fol.214</b>
1936-1957	Cecil Stanley Shepherd
	<b>Lot 3 in DP 1053945 (16 George Street, Marulan NSW)</b>
2014-Current	DIB Group Pty Ltd

	<b>Prior: Vol.199, Fol.38</b>
2011-2014	Helen Margaret Millis
	<b>Prior: Vol.13737, Fol.38</b>
1985-2011	Malcolm Edward Biddlecombe, service station proprietor
	<b>Prior: Vol.7303, Fol.127</b>
1968-1985	Kemria Concrete Haulage Pty Ltd
	<b>Prior: Vol.7303, Fol.127</b>
1957-1968	Robert Stanley Shepherd, Haulage Contractor and Kathleen Stella Shepherd
	<b>Prior: Vol.7444, Fol.214</b>
1936-1957	Cecil Stanley Shepherd

In summary, the land title information provided suggested that the site was used by private individuals from 1936 to 1968. In 1968, the site was acquired by Kemria Concrete Haulage Pty Ltd and remained under the same ownership until 1985. The site was owned by Malcolm Edward Biddlecombe, a service station proprietor between 1985 and 2011. Helen Margaret Millis owned the site between 2011 and 2014. In 2014, the site was acquired by DIB Group Pty Ltd.

A copy of the land titles information obtained by Aargus can be found in Appendix D.



### 3.2 Aerial Photographs

Selected aerial photographs obtained from the NSW Department of Spatial Services were reviewed to describe the site features and surrounding areas at various timelines. A summary of the review is presented in the table below.

**Table 4: Summary of Historical Aerial Photos**

Year	Site	Surrounding areas
1967	The site appeared to be a vacant bush and grass covered land.	N: Vacant land S: Vacant land E: Vacant land and a road W: Vacant land
1979	The site comprised of two small structures one along the south western boundary portion of the site and one along the north east boundary portion of the site.	No apparent changes in the surroundings from the previous photograph.
1987	The site comprised of a few structures along the north east portion of the site covering the north east boundary of the site. A structure was observed in the central west portion of the site. Driveway access into the site was observed along the eastern portion of the site. The site appeared to be disturbed compared to the previous photo.	N: Vacant land and low density residential S: Road and commercial E: Road and vacant land W: Road and Low density residential
1991	The site layout appeared to be similar to that observed in the 1987 photo. However, new structures were observed in the central portion of the site appearing similar to the structures of the service station in the present day.	No apparent changes were observed from the previous photo except in the western property where new residential developments were observed.
1997	The site layout appeared to be similar to that observed in the 1991 photo. However, few small structures were observed to the west of the previous existing structures in the central portion of the site.	No apparent changes were observed from the previous photo.

Year	Site	Surrounding areas
2021	No apparent changes were observed from the photo in 1997.	No apparent changes were observed from the previous photo except in the southern and eastern properties where commercial and low density residential developments were observed.

In summary, land use of the site appeared to have been vacant from at least 1967 to 1979 and subsequently developed for commercial land use between 1979 and 1991, comprising of a service station in the central portion of the site. From 1991 to 1997 the structures appear to remain generally unchanged with the exception of a few changes in the structures in the central portion of the site. From 1997 to 2021, the structures appear to remain generally unchanged with the exception of vegetation observed at the western portion of the site.

The general land use of the immediate site vicinity seems to have been consistently low-density residential and commercial from 1987 to 1991, with residential development in the western vicinity and commercial development in the southern vicinity of the site appearing to increase between 1997 and 2021.

Copies of current and historical aerial photographs are presented in Appendix E.

### 3.3 EPA Records

#### 3.3.1 CLM Act 1997

The NSW EPA publishes records of contaminated sites under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act. However, it should be noted that the EPA record of Notices for Contaminated Land does not provide a record of all contaminated land in NSW.

A search of the EPA database revealed that the subject site is not listed. Copies of the EPA records are included in Appendix F.

### **3.3.2 POEO Register**

A search of the POEO Register revealed that the site was not listed. A copy of the POEO register search is included in Appendix F.

### **3.4 SafeWork NSW Records**

A search of the SafeWork NSW records is currently being undertaken and will be provided as an addendum to this report once received.

### **3.5 Council Records**

A search of the Council records is currently being undertaken and will be provided as an addendum to this report once received.

### **3.6 Section 10.7 certificates**

The Planning Certificate – Section 10.7 (2 & 5) of the Environmental Planning & Assessment Act 1979 for the site was obtained by the client and provided to Aargus for review. A summary of the information pertaining to the site is provided below:

#### 16-28 Portland Avenue

- The site is zoned IN1-General Industrial under the provision of the *Goulburn Mulwaree Local Environmental Plan 2009*.
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out.
- The land does not include or comprise conservation areas, or environmental heritage items.

- The property is not affected by a road widening or road realignment under the Roads Act.
- The land is not affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1993*.
- The land is not within a proclaimed mine subsidence district.
- The land is not affected by a policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulphate soils or flooding.
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

#### 14 George Street

- The site is zoned IN1-General Industrial under the provision of the *Goulburn Mulwaree Local Environmental Plan 2009*.
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out.
- The land does not include or comprise conservation areas, or environmental heritage items.
- The property is not affected by a road widening or road realignment under the Roads Act.
- The land is not affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1993*.
- The land is not within a proclaimed mine subsidence district.
- The land is not affected by a policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulphate soils or flooding.
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

### 16 George Street

- The site is zoned IN1-General Industrial under the provision of the *Goulburn Mulwaree Local Environmental Plan 2009*.
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out.
- The land does not include or comprise conservation areas, or environmental heritage items.
- The property is not affected by a road widening or road realignment under the Roads Act.
- The land is not affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1993*.
- The land is not within a proclaimed mine subsidence district.
- The land is not affected by a policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulphate soils or flooding.
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

Copies of the certificates are included in Appendix J.

### **3.7 Industrial Processes and Products Manufactured**

A review of the industrial processes and/or products manufactured at the site was conducted, with such activities unlikely to be undertaken given the site was used as a service station since 1987.

### **3.8 Former / Current Chemical Storage and Transfer Areas**

A review of the former chemical storage and transfer areas and/or products manufactured at the site was conducted with a summary of the information pertaining to the site is provided below:

#### **Lot 2 - 14 George Street**

- Two 54,800L USTs - Diesel
- One 54,600L UST – Diesel
- Two 27,400L USTs – Diesel
- One 27,400L UST – E10
- One 27,400L UST – ULP
- One 10,000L AST- AdBlue
- Bowsers, fuel lines, vent pipes, spill boxes, LPG cylinders etc.

#### **Lot 3 - 16 George Street (no access inside the property was provided)**

- Two bowsers
- One fuel AST
- Three unknown ASTs

### **3.9 Product Spill & Loss History**

Based on Aargus review, no records of product spill & loss history were available.

### **3.10 Discharges to Land, Water and Air**

There were no discharges to land, water and/or air noted.



### **3.11 Complaints History**

There were no known complaints noted for the site.

### **3.12 Historical Use of Adjacent Land**

It was indicated by the client that to their knowledge, the adjacent lands to the site have been used primarily for residential and commercial / industrial developments.

### **3.13 Discussion and Summary of Site History**

Based on available information, the site historical usage is summarised as follows:

- The land title information provided suggested that the site was used by private individuals from 1936 to 1968. In 1968, the site was acquired by Kemria Concrete Haulage Pty Ltd and remained under the same ownership until 1985. The site was owned by Malcolm Edward Biddlecombe, a service station proprietor between 1985 and 2011. Helen Margaret Millis owned the site between 2011 and 2014. In 2014, the site was acquired by DIB Group Pty Ltd.
- Aerial photography indicated that the land use of the site appeared to have been vacant from at least 1967 to 1979 and subsequently developed for commercial land use between 1979 and 1991, comprising of a service station in the central portion of the site. From 1991 to 1997 the structures appear to remain generally unchanged with the exception of a few changes in the structures in the central portion of the site. From 1997 to 2021, the structures appear to remain generally unchanged with the exception of vegetation observed at the western portion of the site.
- The general land use of the immediate site vicinity seems to have been consistently low-density residential and commercial from 1987 to 1991, with residential development in the western vicinity and commercial development in the southern vicinity of the site appearing to increase between 1997 and 2021.
- There were no records for the site listed on the NSW EPA database.
- The POEO register had no licence.

- Review of the former chemical storage and transfer areas and/or products manufactured at the site was conducted with a summary of the information pertaining to the site is provided below:

Lot 2 - 14 George Street

- Two 54,800L USTs - Diesel
- One 54,600L UST – Diesel
- Two 27,400L USTs – Diesel
- One 27,400L UST – E10
- One 27,400L UST – ULP
- One 10,000L AST- AdBlue
- Bowsers, fuel lines, vent pipes, spill boxes, LPG cylinders etc.

Lot 3 - 16 George Street (no access inside the property was provided)

- Two bowsers
- One fuel AST
- Three unknown ASTs
- The adjacent lands to the site have been used primarily for residential and commercial / industrial developments.

## **4 ENVIRONMENTAL SETTING**

### **4.1 Sensitive Environmental Receptors**

The nearest down-gradient watercourse is Marulan Creek, located approximately 265m south east of the site, whilst Jaorimin Creek is located approximately 430m to the northwest of the site.

Other environmental sensitive receptors like Marulan Family Medical Centre and Marulan Children's Centre are located immediately northwest and 100m northwest of the site. Marulan Public School is also located 480m northwest of the site.

### **4.2 Soil**

The Soil Landscape Map of Marulan, indicates that the site is located within the Paralithic Leptic Rudosols (Lithosols) and chemical Tenosols with Shallow Red Kandosols (Red Earth) also present. The site is also located within the Marulan Landscape area typically consists of coars sandy loam/sandy clay loam.

### **4.3 Geology**

The Geological Map of Goulburn & Moss Vale (Geological Series Sheet 9130, Scale 1:100,000, 1983), published by the Department of Mineral Resources indicates the residual soils within the site to be underlain by Residium of the Quaternary Cenozoic Units, comprising residual deposits of unconsolidated clayey coarse to fine grained sands to weakly consolidated clay layers.

Previous investigations encountered natural Clays to 4.5 mbgl.

#### 4.4 Acid Sulfate Soils

To determine whether there is a potential for acid sulphate soils to be present at the site, reference was made to the NSW Department of Land & Water Conservation (DLWC) *Acid Sulphate Soil Risk Maps* (Edition Two, December 1997, Scale 1:250,000), no maps were available.

#### 4.5 Hydrogeology

Based on available information, our desktop study indicates that the inferred groundwater flow direction from site is likely to be flowing towards Marulan Creek, located approximately 265m south east of the site or Jaorimin Creek located approximately 430m to the northwest of the site, as shown in Figure 4 in Appendix A.

A search of the Water NSW borehole database information revealed that there were seven (7) groundwater bores within a 500m radius of the site.

A summary of the relevant information provided by the registered groundwater bore record search is provided in the following table:

**Table 5: Groundwater Bore Search**

GW Bore ID	Approximate Location	Intended Purpose	Depth (m bgl)	Standing Water Level (m bgl)	Water Bearing Zones	Salinity (µS/cm)
GW022357	500m	Domestic	26.50	-	Granite	-
GW023891	500m	Domestic	60.90	-	-	-
GW113742	500m	Monitoring	9.0	-	-	-
GW113743	500m	Monitoring	10.0	-	-	-
GW113744	500m	Monitoring	11.0	-	-	-
GW113745	500m	Monitoring	11.0	-	-	-
GW113756	500m	Monitoring	11.0	-	-	-

The registered groundwater bores within a 500m radius of the site were located down-gradient and up-gradient used for domestic and monitoring purposes.

Based on the single bore record with data on the water bearing zone (GW022357), groundwater is likely to be present within water bearing zones in the underlying granite stratum. No information was provided regarding salinity records, however, groundwater is likely to be fresh or brackish based on other site surroundings in the area.

A copy of the groundwater bore search records can be found in Appendix G.

#### **4.6 Local Meteorology**

The monthly rainfall of the local area can be represented by the data collected by Bureau of Meteorology (BOM) from the rainfall gauge located in the Concord (Brays Rd), which is located approximately 0.7km away from the site. Records indicate that the mean annual rainfall from 1894 to 2021 is 708.8mm.

Reference can be made to Appendix H – Local Meteorology.

## 5 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Based on the site inspection, site history, previous reports and review of available information from the desktop study, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Concern (CoC) for the site were identified. These are summarised in the following table.

**Table 6: Summary of Potential Areas and Contaminants of Concern**

Potential AEC	Potentially contaminating activity	Potential CoCs	Potentially Impacted Medium	Likelihood of Site Impact	Justification
Entire site	Importation of fill material from unknown origin	Metals, TPH, BTEX, PAH, OCP, PCB, Phenols, Cyanides, Asbestos	Soil	low	Based on Aargus site observations, stockpiles of unknown origin were observed in the western portion of the site. Fill layer is likely to be minimal based on previous investigations.
	Previous site activities	Metals, TPH, BTEX, PAH, OCP, PCB, Phenols, Cyanides, Asbestos, VOCs	Soil / Groundwater	Moderate	Lot 2 of the site was predominantly concrete sealed which was in a good condition. However, Lots 1 & 3 were predominantly covered by unsealed gravel and grass.
Entire site	Pesticide use	OCP	Soil	Low	If use of OCPs has occurred, the impact is likely to have been localised and limited to the near surface layer.
Metal Features	Metal degradation	Metals	Soil	Low	If degradation has occurred, the impact is likely to have been localised and limited to the near surface layer.
Driveway and car parking areas	Leaks from vehicles	Metals, TPH, BTEX, PAH	Soil	Low	Stains were observed near the bowsters in Lot 2; however the concrete was in a good condition. If contamination did occur it would likely be restricted to the near



Potential AEC	Potentially contaminating activity	Potential CoCs	Potentially Impacted Medium	Likelihood of Site Impact	Justification
					surface.
USTs, ASTs and associated infrastructure	Leaking of tanks and lines	Metals, TPH, BTEX, PAH, Phenols	Soil / Groundwater	Moderate	Hydrocarbon staining was observed around the diesel bowser. However, it is unknown if the tanks and lines have been leaking.
Groundwater	Off-site migration	Metals, TPH, BTEX, PAH, Phenols	Groundwater	Low	Based on the desktop review and Aargus field observation, groundwater is expected to be in a deep aquifer in the granite bedrock.
North Eastern Portion	Leaking of tanks and lines	Metals, TPH, BTEX, PAH, Phenols	Soil	Low to Moderate	Abandoned storage tanks, fuels storage tanks and bowzers observed on Lot 3. However, it is unknown if the tanks and lines have been leaking.
Building Structures	Potential Asbestos/Fibro Features	Asbestos	Soil	Low	If present, these will be removed by licensed contractors.

## **6 PRELIMINARY CONCEPTUAL SITE MODEL**

### **6.1 Conceptual Site Model**

The Preliminary Conceptual Site Model (CSM) presented in the table below provides a representation of the potential risks associated with the linkages between the following elements:

- Potential contamination sources and their associated contaminants of concern identified in Section 6. Only potential areas of concern with a significance rating of low to high were included;
- Potential human receptors that may be impacted by site contamination are current and future end-users, construction workers and the general public within the immediate vicinity;
- Potential environmental receptors identified in Section 4;
- Potential exposure pathways; and
- Whether each source-pathway-receptor pollution linkage are complete, limited or not present, based on current and future site conditions.

**Table 7: Conceptual Site Model**

Potential Sources	Potential Receptor	Potential Exposure Pathways	Complete Linkages	Risk	Justification
Entire site – fill materials, former / current site activities and pesticide use	Site users or the general public	Dermal contact, inhalation or ingestion of exposed impacted soils	Limited (Current)	Low to Moderate	Majority of the site in Lot 2 is covered by hard standing surfaces while Lots 1 & 3 are covered by unsealed gravel and grass. Contamination if occurred will be limited to the surface. However, it is currently unknown if tanks and lines are leaking below the surface layer.
			Limited (Future)	Low to Moderate	Further assessment will be required.
Metal Degradation	The aquatic ecosystems at Marulan Creek	Migration of impacted groundwater and surface water run-off	Yes (Current)	Low to Moderate	Surface oil stains observed near bowsters on site could migrate offsite with the surface water runoff. However contamination is unlikely considering the minor nature of the oil stains. Leaks from USTs and lines are currently unknown.
			Limited (Future)	Low to Moderate	Further assessment will be required.
Driveway and car parking areas	USTs, ASTs and associated infrastructure	Leaching and migration of contaminants through groundwater infiltration	Limited (Current)	Low to Moderate	Depending on the thickness of the expected confining sandy clay layer and leachability of metals and organic compounds, vertical migration of contaminants may be limited. However, shallow bedrock layer indicates any contamination would be restricted to surface of the bedrock.
			Limited (Future)	Low to Moderate	Further assessment will be required.
Groundwater	Underlying Bedrock Aquifer	Leaching and migration of contaminants through groundwater infiltration	Limited (Current)	Low to Moderate	Depending on the thickness of the expected confining sandy clay layer and leachability of metals and organic compounds, vertical migration of contaminants may be limited. However, shallow bedrock layer indicates any contamination would be restricted to surface of the bedrock.
Asbestos	Site user or visitors	Inhalation of airborne fibres	Limited (Current)	Low	Any asbestos present will be likely removed by licensed contractors.

### **6.1.1 Data Gaps**

Based on the CSM, the following data gaps were identified with respect to the pollution linkages identified:

- Confirmation if contamination has occurred from current and historical site activities through collection and laboratory analysis of soil.
- The presence and quality of groundwater is currently unknown and may be impacted by contaminated fill and historical leakages from service station operations on site.

## 7 CONCLUSION AND RECOMMENDATIONS

The contaminants that may be present in some of these areas were considered to be of low to moderate significance in terms of risk to the human and environmental receptors identified. Therefore, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed development application and to address the data gaps identified.

Based on the information collected during this investigation and in reference to Clause 7 (DA development) of SEPP 55, the site will be suitable subject to the completion of a Detailed Site Investigation (and after remediation and validation, if required) for the proposed mixed use development.

Thank you for the opportunity to undertake this work. We would be pleased to provide further information on any aspects of this report.

For and on behalf of

**Aargus Pty Ltd**

**Written by:**



**Gokul Balakrishnan**

Environmental Engineer

**Reviewed By:**



**Mark Kelly**

Environmental Manager

## LIMITATIONS

The Aargus assessment is based on the result of limited site investigations and sample testing. Neither Aargus, nor any other reputable consultant, can provide unqualified warranties nor does Aargus assume any liability for site conditions not observed or accessible during the time of the investigations.

Despite all reasonable care and diligence, the materials encountered and concentrations of contaminants measured may not be representative of conditions between the locations sampled and investigated. There is always some disparity in subsurface conditions across a site that cannot be fully defined by investigation. Hence it is unlikely that measurements and values obtained from sampling and testing during environmental works carried out at a site will characterise the extremes of conditions that exist within the site. In addition, site characteristics may change at any time in response to variations in natural conditions, chemical reactions, truck movement or contractor movement of soils and other events, e.g. groundwater movement and or spillages of contaminating substances. These changes may occur subsequent to Aargus investigations and assessment.

This report and associated documentation and the information herein have been prepared solely for the use of the client at the time of writing the report and is valid (for the purposes of management or transport of material) for a period of one month only from the date of issue. Any other reliance assumed by third parties on this report shall be at such parties' own risk. Any ensuing liability resulting from use of the report by third parties cannot be transferred to Aargus.

Whilst this report provides a review of site conditions encountered at sampling locations within the investigation, it should be noted that if materials are proposed to be moved from site - Part 5.6, Section 143 of the Protection of the Environment Operations (POEO) Act 1997 states that it is an offence for waste to be transported to a place that cannot lawfully be used as a facility to accept that waste. It is the duty of the owner and transporter of the waste to ensure that all material removed from a site must be accompanied by an appropriate waste classification report and materials are disposed of appropriately. An environmental or validation report does not constitute a waste classification report and results are treated



differently. Aargus accepts no liability for the unlawful disposal of waste materials from any site. Aargus does not accept any responsibility for the material tracking, loading, management, transport or disposal of waste from the site. If material is to be removed from a site, before disposal of any material to a licensed landfill is undertaken, the site owner must ensure an appropriate waste classification exists for all materials on the site planning to be removed, the waste producer will need to obtain prior consent from the licensed landfill/recycler. The receiving site should check to ensure that the material received matches the description provided in the report.

Opinions are judgements, which are based on our understanding and interpretation of current regulatory standards, and should not be construed as legal opinions.

Appendix I – Important information about your environmental site report should also be read in conjunction with this report.

## REFERENCES

This report was prepared with reference to the following guiding documents:

- ANZECC/NHMRC (1992) – “Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites”. Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council, Canberra.
- Department of Urban Affairs and Planning – EPA (1998) “Managing Land Contamination – Planning Guidelines – SEPP 55 – Remediation of Land”.
- National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1).
- NSW DEC “Guidelines for the NSW Site Auditor Scheme” (2017, 3<sup>rd</sup> edition) NSW Environment Protection Authority, Sydney.
- NSW EPA (2014) – “Waste Classification Guidelines, Part 1: Classifying Waste”.
- NSW EPA “Guidelines for Consultants Reporting on Contaminated Sites” (2011). NSW Environment Protection Authority, Sydney.

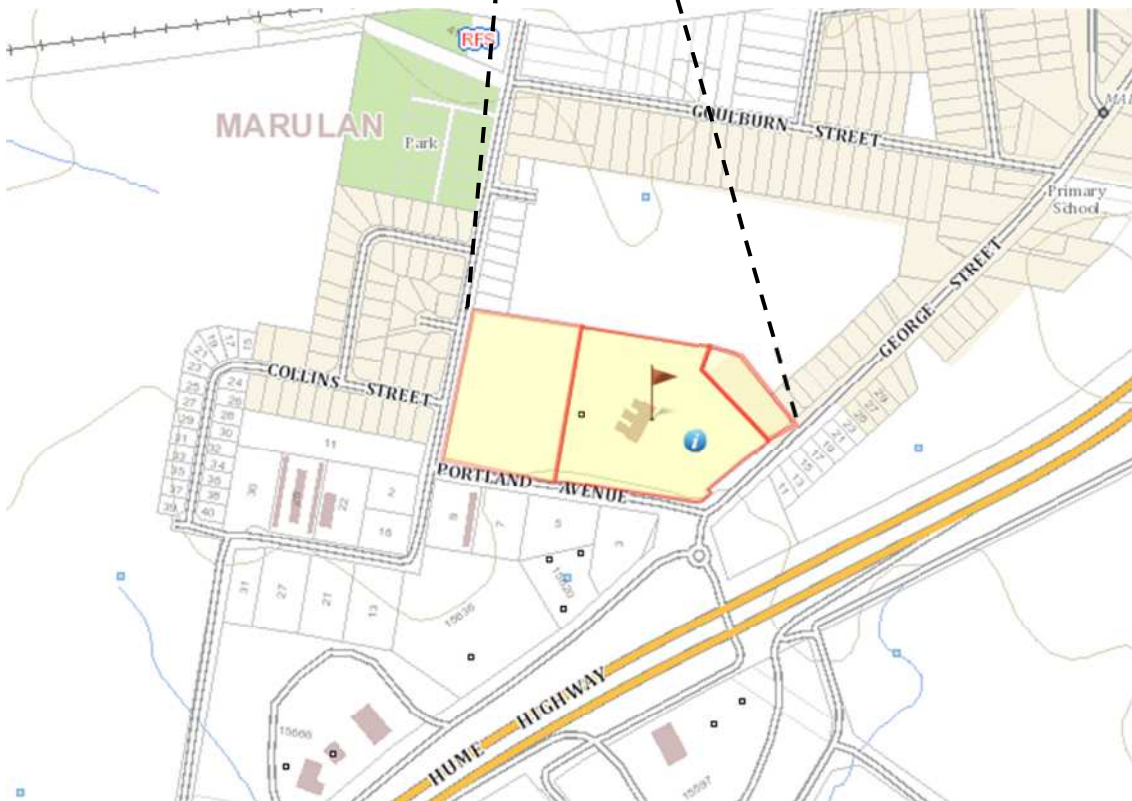
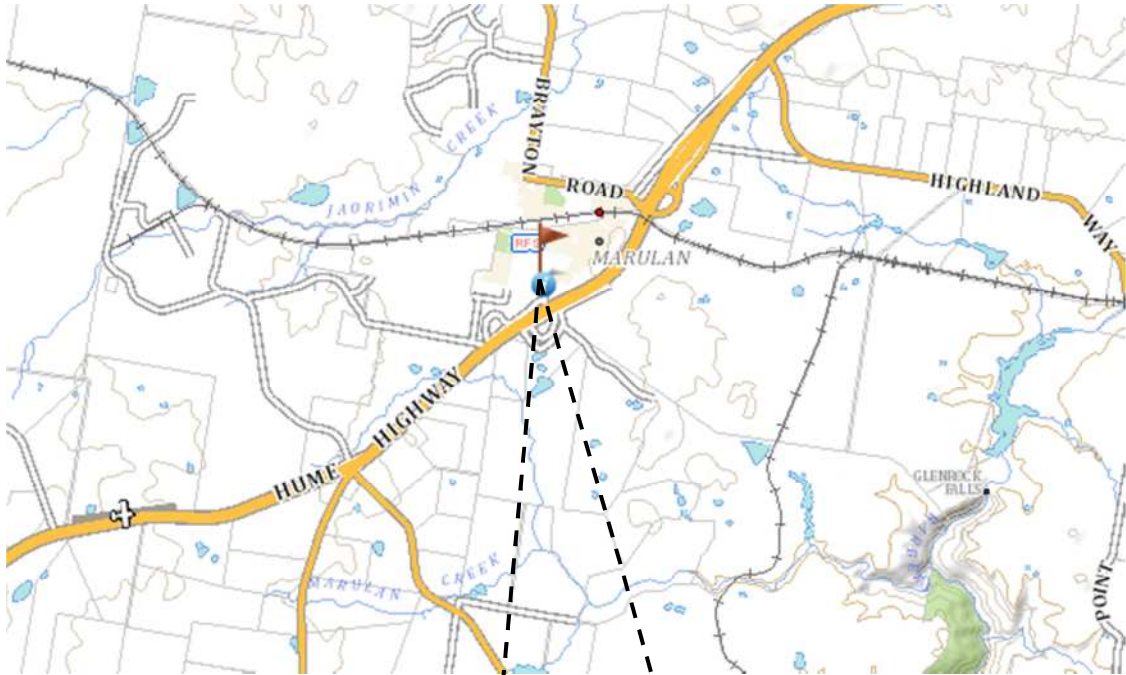
# APPENDIX A

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## SITE PLANS



# SITE LOCALITY MAP



## PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES8191
Client	DIB Group Pty Ltd
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW



## DRAWING DETAILS

Figure No.	1	Rev No.	0
Scale	As above	Size	A4
Drawn by	GB	Date	26.03.2021
Approved by	MK	Date	31.03.2021

# SITE PLAN – LOT & DEPOSITED PLAN



## LEGEND



Site Boundary

## PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES8191
Client	DIB Group Pty Ltd
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW

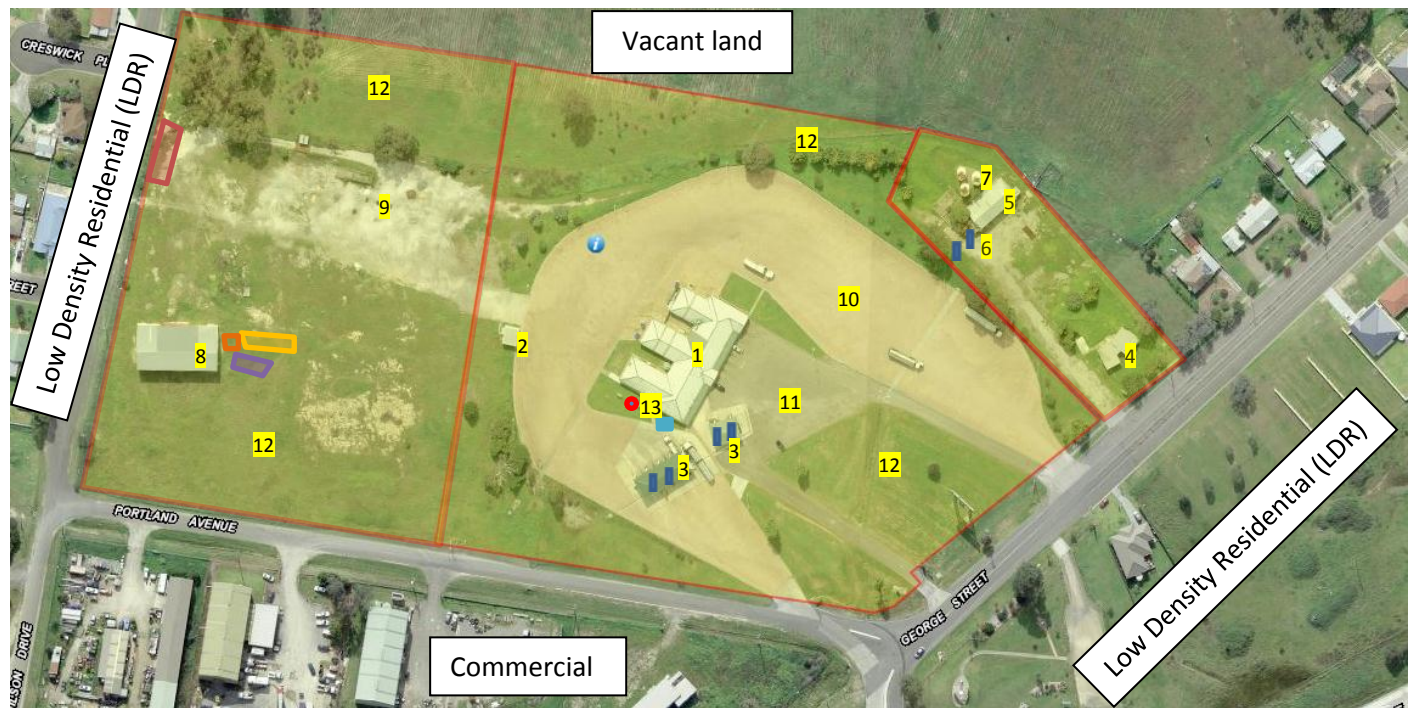


## DRAWING DETAILS

Figure No.	2	Rev No.	0
Scale	As above	Size	A4
Drawn by	GB	Date	26.03.2021
Approved by	MK	Date	31.03.2021



# SITE FEATURES



## SITE FEATURES - LEGEND

1. Retail shop (fibre board and brick structure) with metal roof
2. Generator with oil drums stored within a metal shed
3. Metal Roofing above the bowzers
4. Woodens sheds with metal roofing
5. Metal shed with metal roofing in Lot3 DP1053945
6. Petroleum Fuel storage tank
7. Water Storage tanks
8. Metal shed with metal roofing(contains metal, plastic, wooden and household scraps) in Lot1 DP1053945
9. Unsealed gravel driveway
10. Concrete block driveway
11. Bitumen covered driveway
12. Grass covered driveway
13. Ice storage box
14. Bowser location
15. Sandy gravel stockpile – 22m<sup>3</sup>(11mx2mx1m)
16. Shale & gravel stockpile – 12.5m<sup>3</sup>(25mx0.5mx1m)
17. Brick & Concrete block stockpile
18. LPG Refill cylinders
19. AdBlue storage tank- 10,000L
20. Stockpile covered by grass – 5m<sup>3</sup>(5mx1mx1m)

## PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES8191
Client	DIB Group Pty Ltd
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW



## DRAWING DETAILS

Figure No.	3	Rev No.	0
Scale	As above	Size	A4
Drawn by	GB	Date	26.03.2021
Approved by	MK	Date	26.03.2021




# Inferred Groundwater Flow Direction



Marulan, Goulburn Mulwaree Council, New South Wales, Australia (-34.71117 150.00640)

## SITE FEATURES - LEGEND

 Inferred Groundwater Flow Direction

 Site Boundary

## PROJECT DETAILS

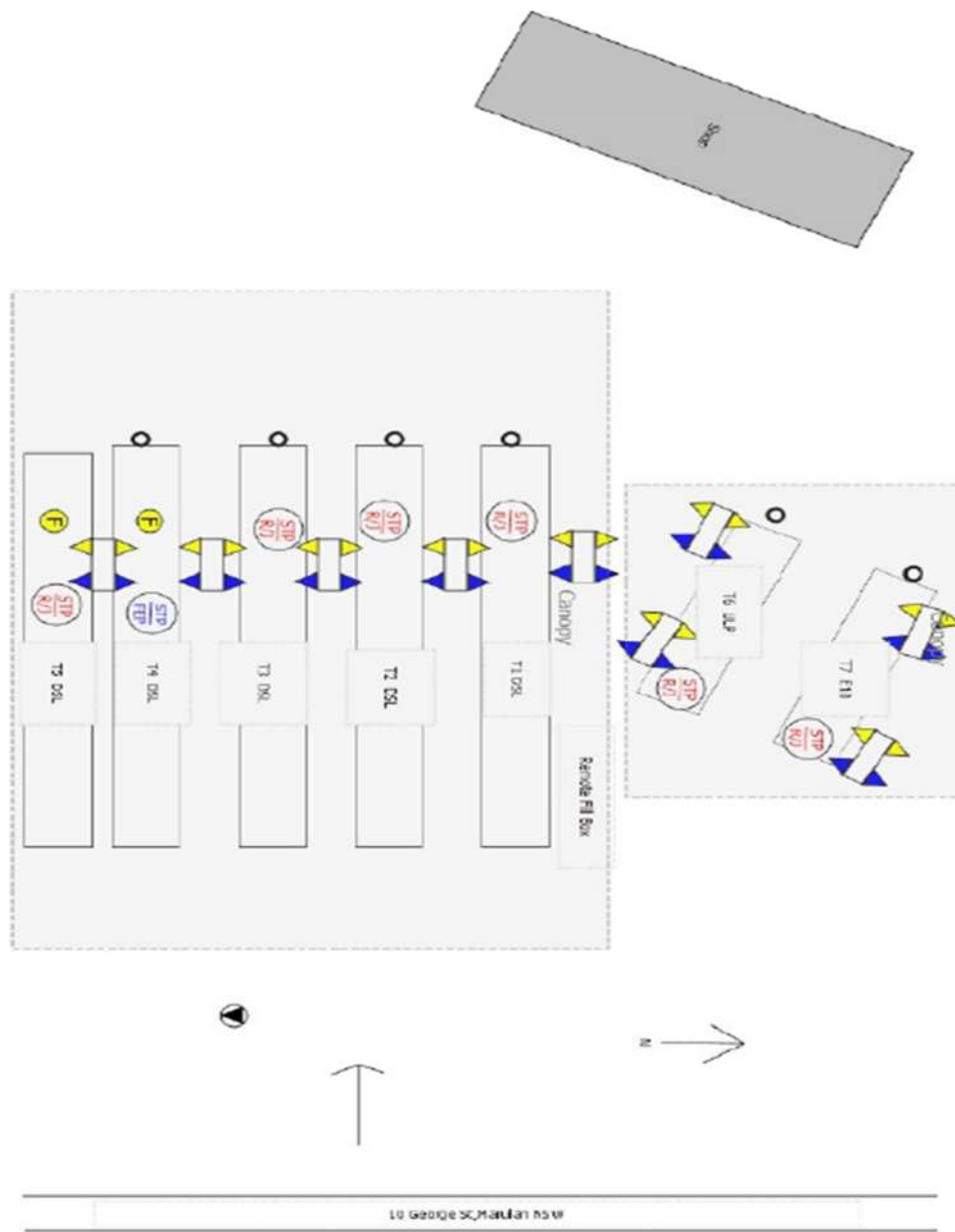
Project Title	Preliminary Site Investigation
Project No.	ES8191
Client	DIB Group Pty Ltd
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW



## DRAWING DETAILS

Figure No.	4	Rev No.	0
Scale	As above	Size	A4
Drawn by	GB	Date	26.03.2021
Approved by	MK	Date	31.03.2021

# UST LAYOUT



## SITE FEATURES - LEGEND

 Site Boundary

PROJECT DETAILS			DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	5	Rev No.	0
Project No.	ES8191		Scale	As above	Size	A4
Client	DIB Group Pty Ltd		Drawn by	GB	Date	26.03.2021
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW		Approved by	MK	Date	31.03.2021

# **APPENDIX B**

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## **PROPOSED DEVELOPMENT PLANS**





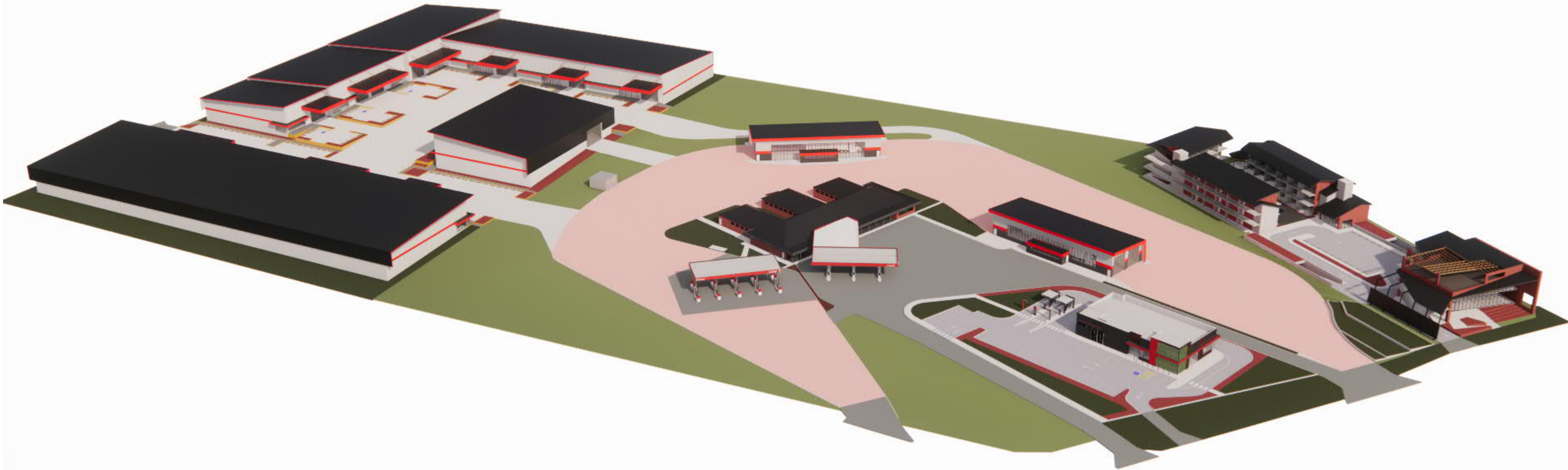
# COMMERCIAL DEVELOPMENT

## DIB GROUP - METRO PETROLEUM

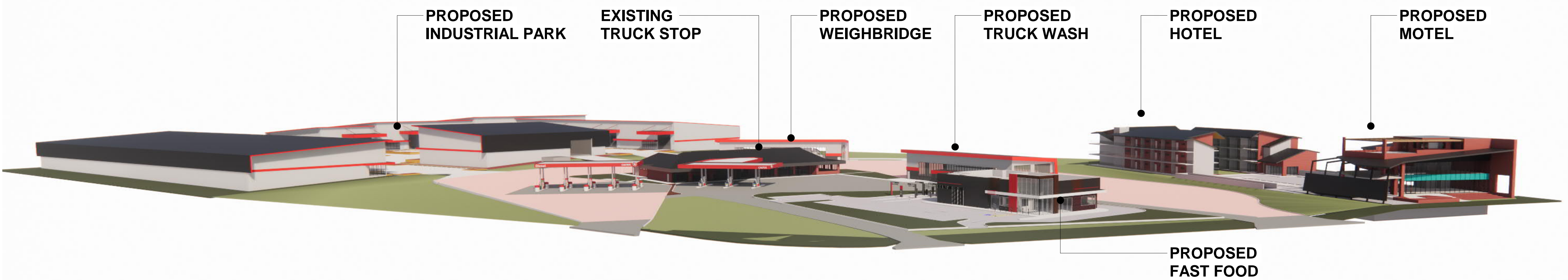
### MARULAN, NSW

#### TRUCKSTOP 31, 14 GEORGE STREET

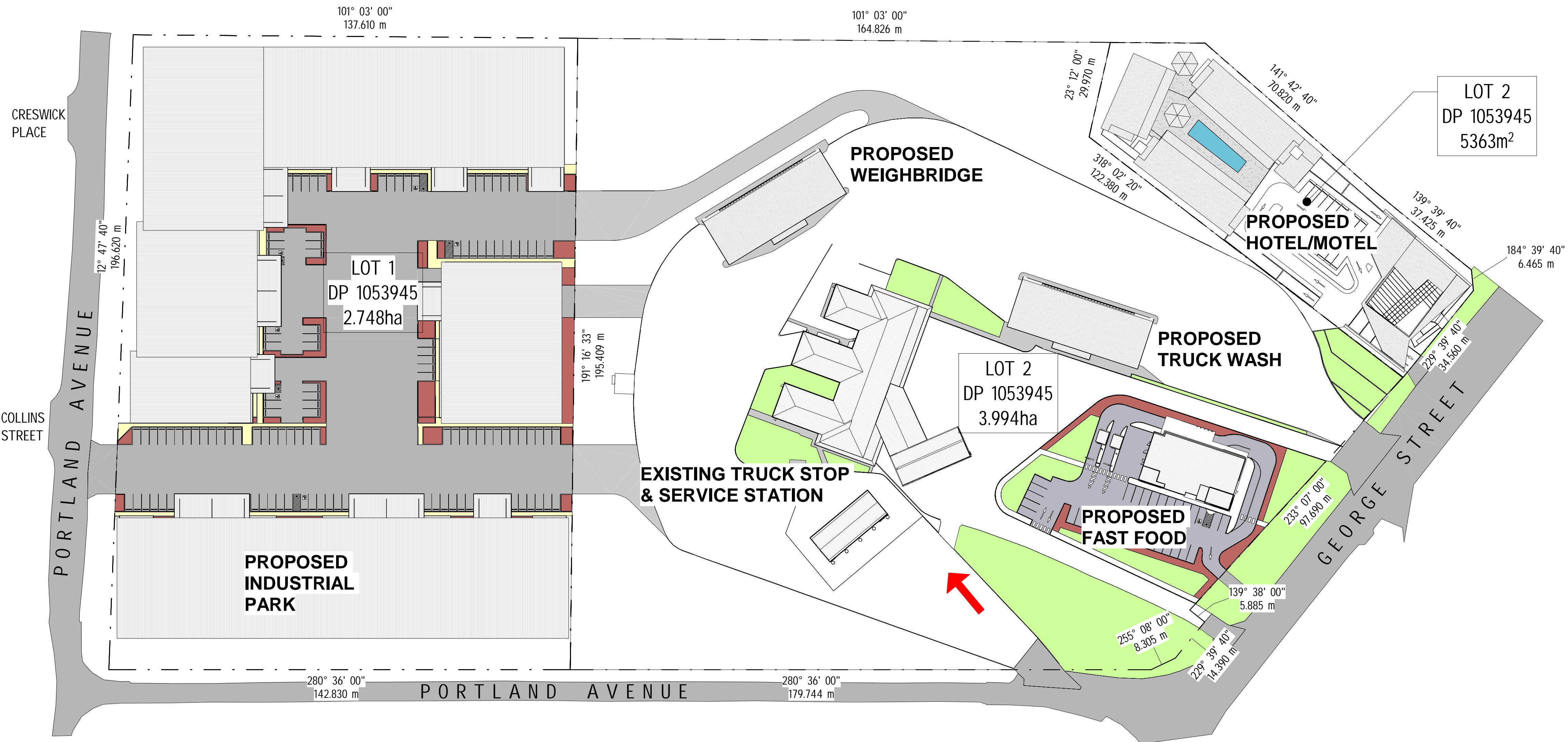
Drg No.	Drawing Title
CD00	COVER SHEET
CD01	PROPOSED SITE LAYOUT
CD02	PROPOSED TRUCKSTOP CONCEPT
CD03	PROPOSED FAST FOOD CONCEPT
CD04	PROPOSED INDUSTRIAL PARK CONCEPT
CD05	PROPOSED HOTEL & MOTEL CONCEPT PLANS
CD06	PROPOSED HOTEL & MOTEL CONCEPT IMAGES








2 AERIAL VIEW



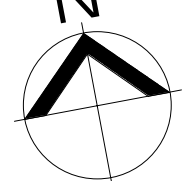
1 PROPOSED SITE PLAN  
SCALE 1 : 800 @ A1



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REV	DATE	BY	DESCRIPTION	CHK	PROJECT DETAILS	DRAWING TITLE	STATUS
A	12.10.20	EEK	CONCEPT DESIGN		COMMERCIAL DEVELOPMENT for: METRO PETROLEUM at: 10 GEORGE STREET MARULAN, NSW	PROPOSED SITE LAYOUT	CONCEPT DESIGN

DRAWN  
EEK

DATE CREATED  
06.10.20

DRAWING NO  
20236

APPROVED

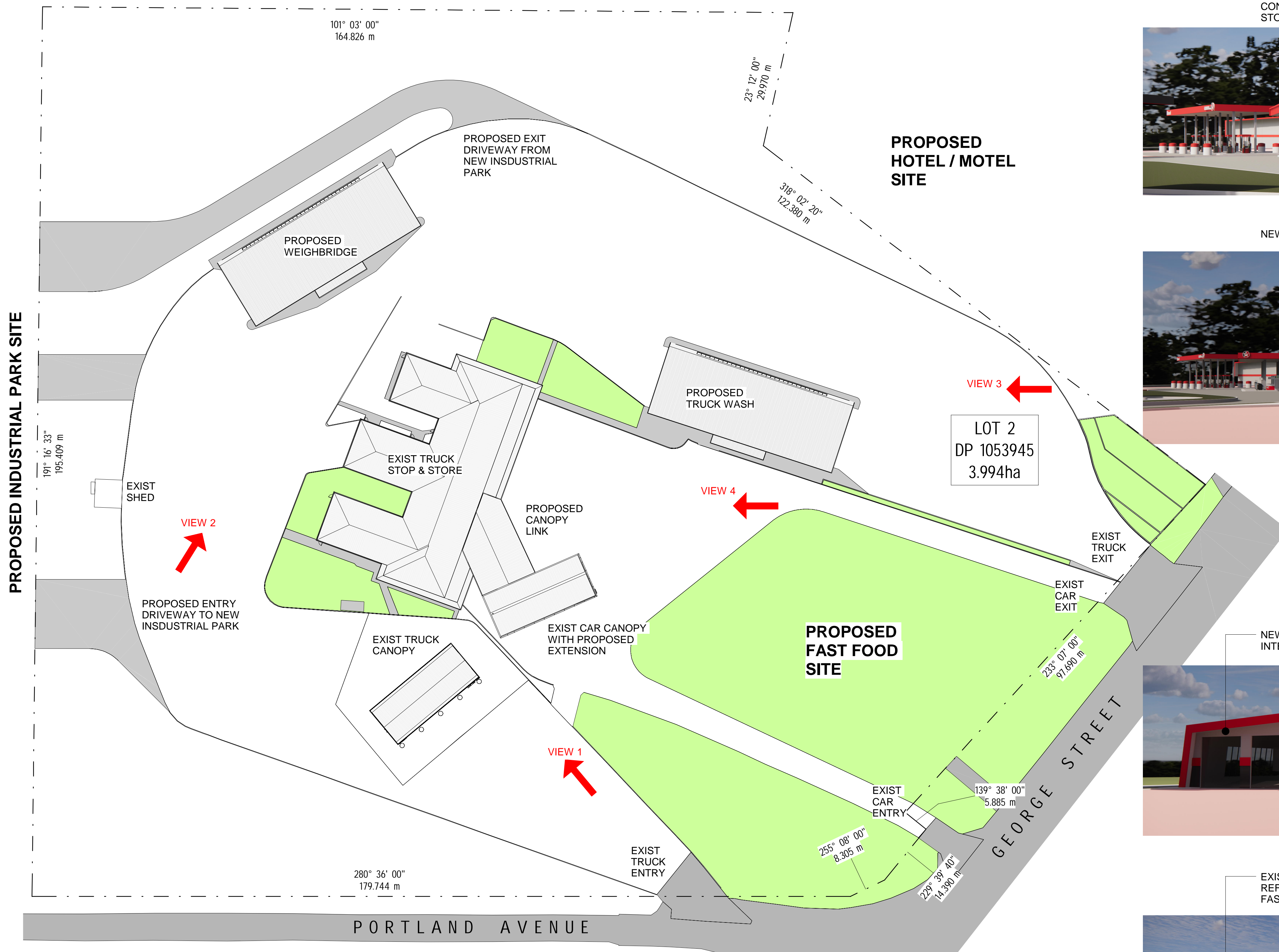
A1 SCALE  
As indicated

CD01

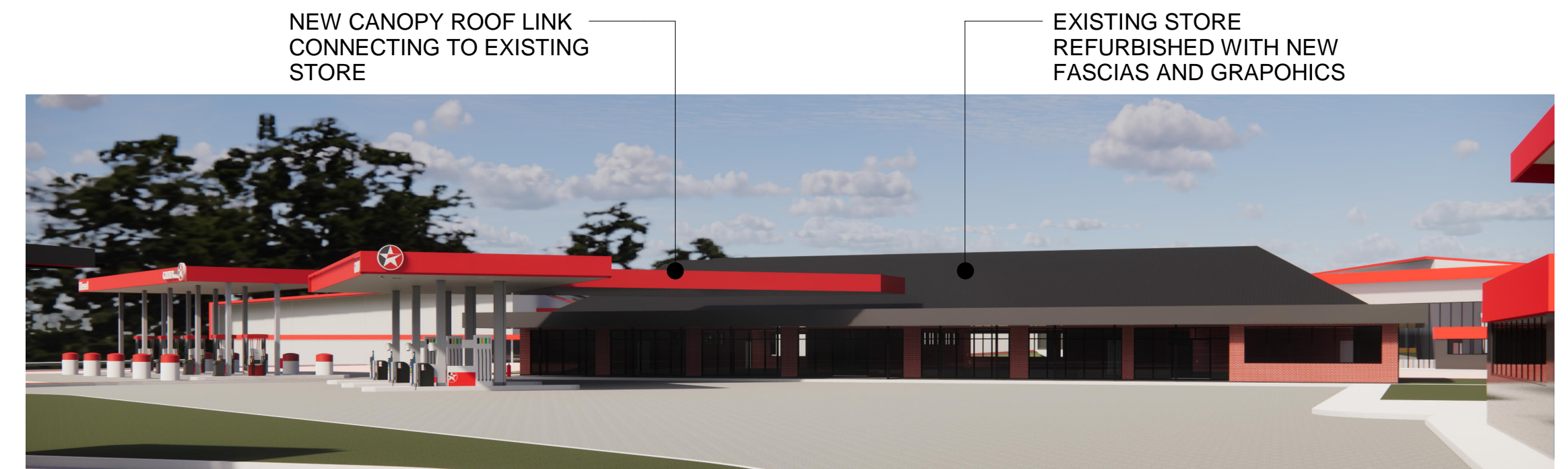
A3 SCALE

REV  
A





1 PROPOSED SITE PLAN TRUCK STOP  
SCALE 1 : 500 @ A1



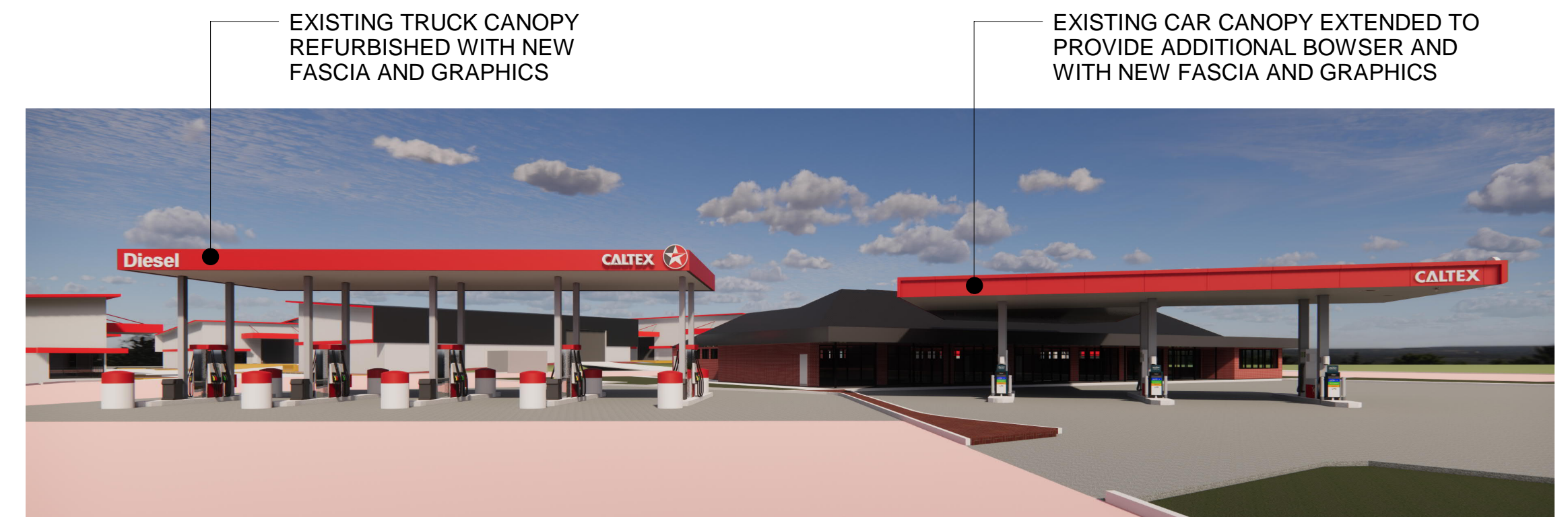
VIEW 4 - NEW CANOPY LINK



VIEW 3 - TRUCK WASH



VIEW 2 - WEIGHBRIDGE



VIEW 1 - TRUCK & CAR CANOPIES



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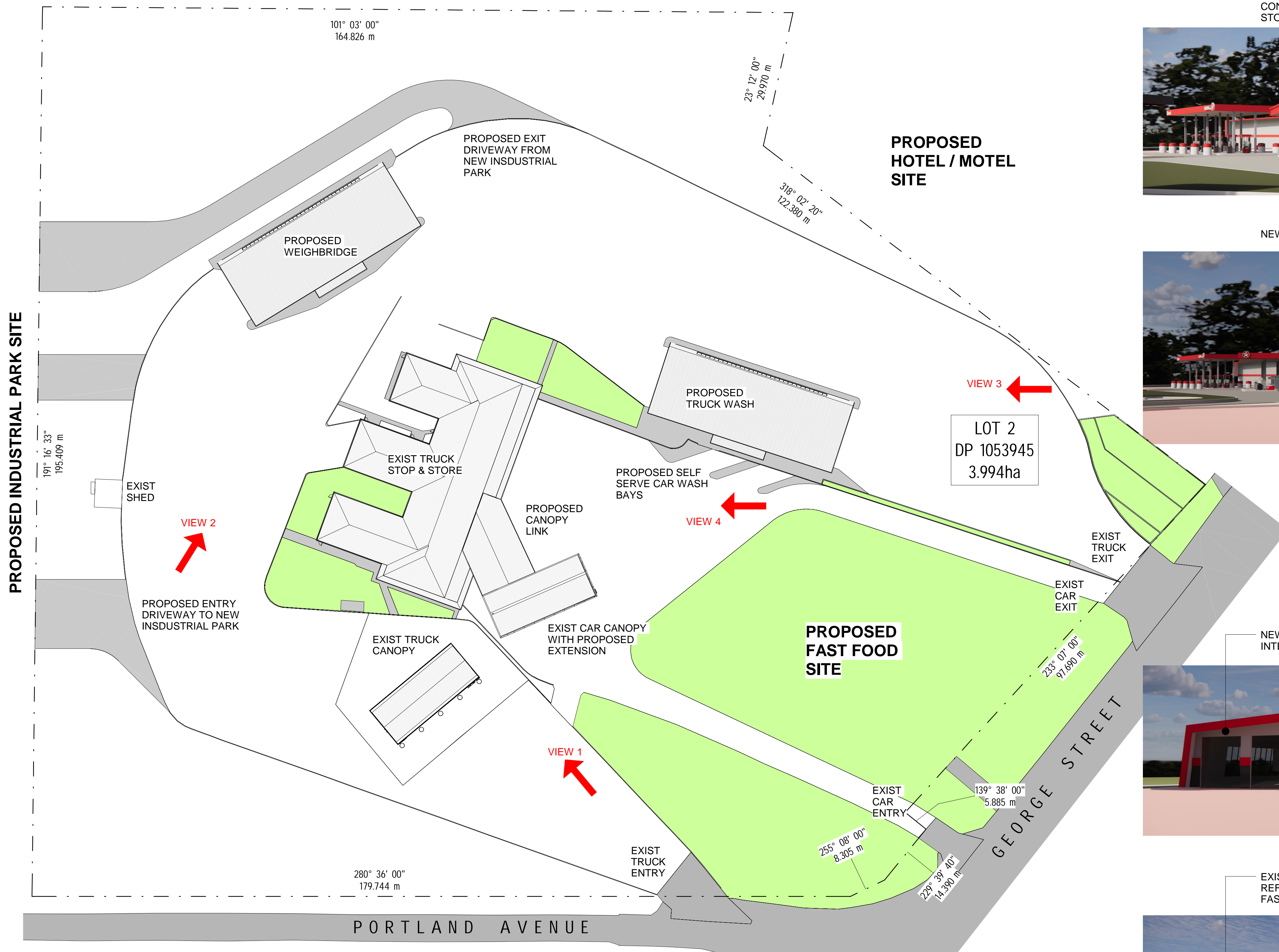


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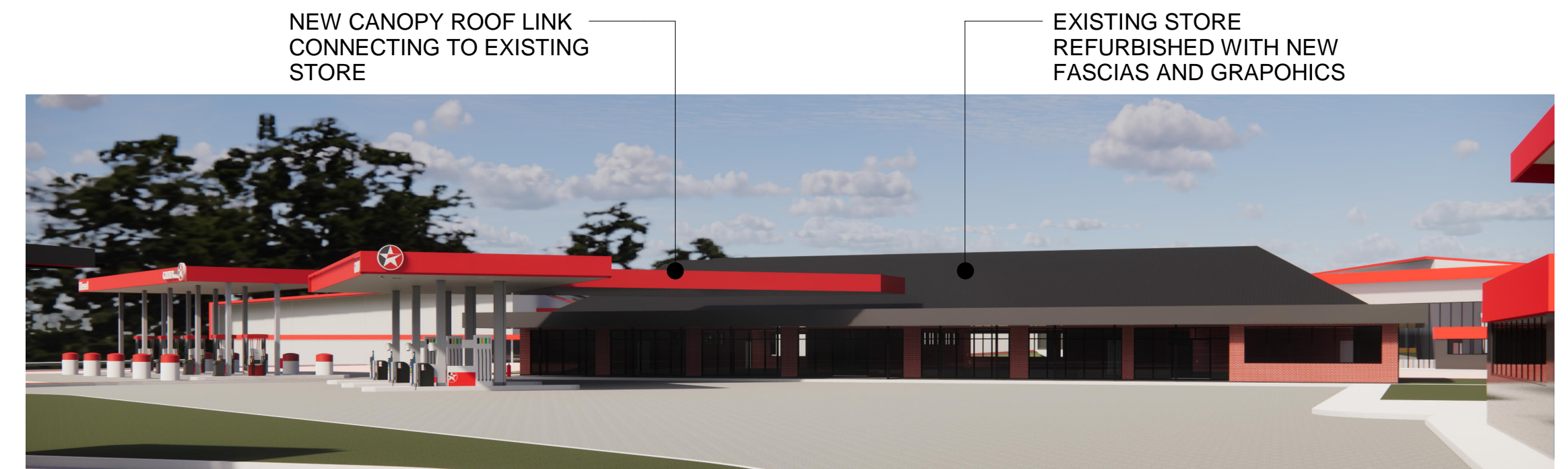
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Ph: 61 3 9640 0206  
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Ph: 61 8 9480 0430

REV	DATE	BY	DESCRIPTION	CHK	PROJECT DETAILS	DRAWING TITLE	STATUS		
A	12.10.20	EEK	CONCEPT DESIGN		COMMERCIAL DEVELOPMENT for: METRO PETROLEUM at: 10 GEORGE STREET MARULAN, NSW	PROPOSED TRUCKSTOP CONCEPT	CONCEPT DESIGN		
DRAWN EEK		APPROVED							
DATE CREATED 08.10.20		A1 SCALE 1 : 500		A3 SCALE					
DRAWING NO		REV							
20236		CD02		A					





1 PROPOSED SITE PLAN TRUCK STOP  
SCALE 1 : 500 @ A1



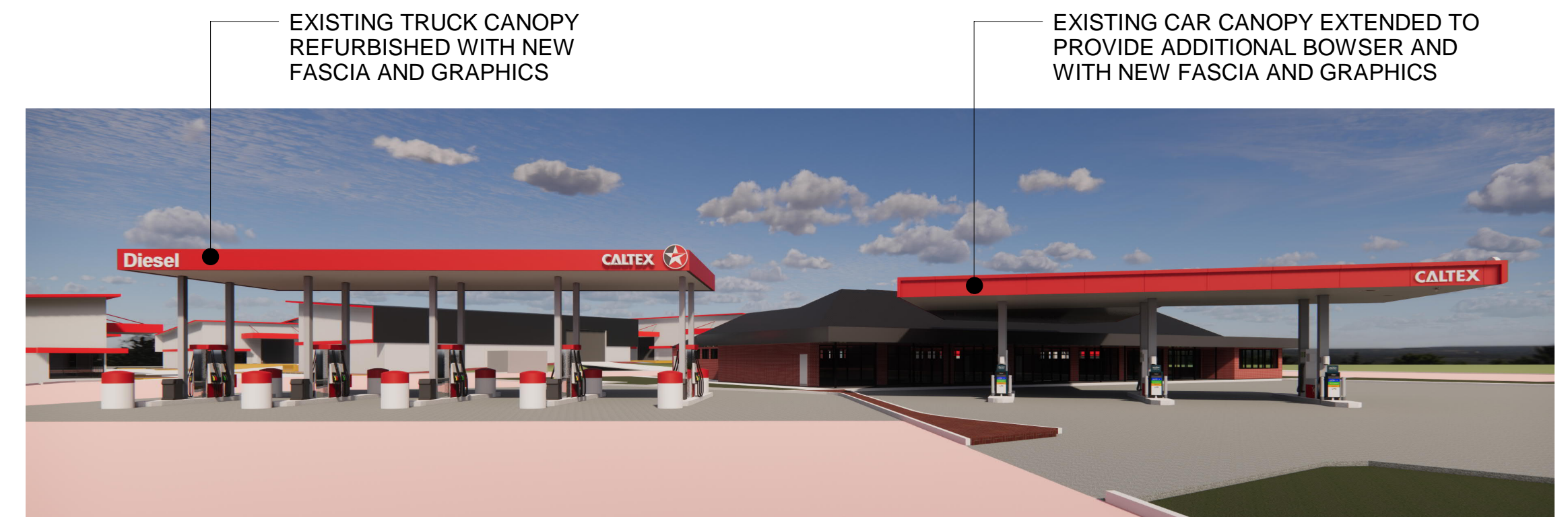
VIEW 4 - NEW CANOPY LINK



VIEW 3 - TRUCK WASH



VIEW 2 - WEIGHBRIDGE



VIEW 1 - TRUCK & CAR CANOPIES



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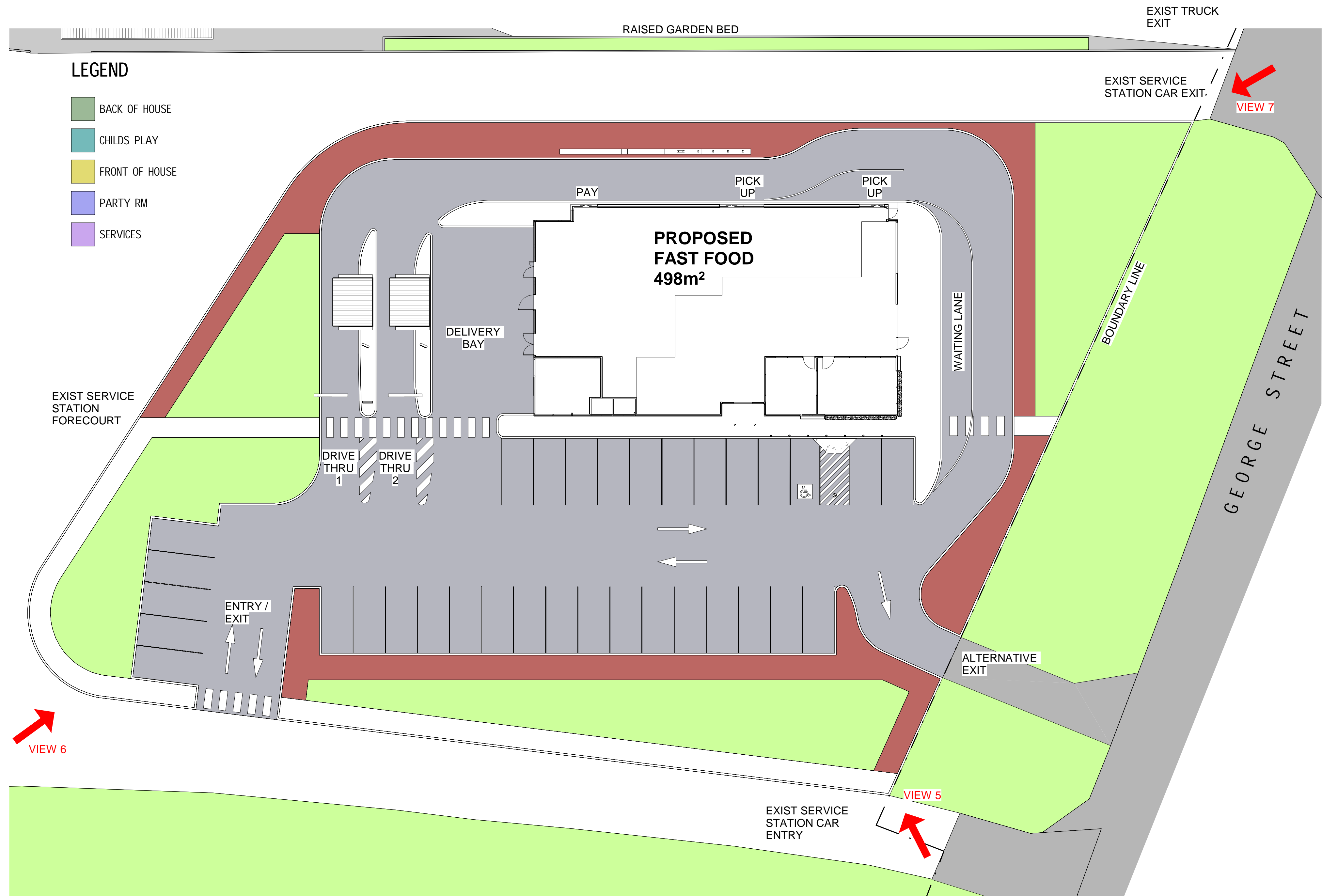


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REV	DATE	BY	DESCRIPTION	CHK	PROJECT DETAILS	DRAWING TITLE	STATUS		
A	12.10.20	EEK	CONCEPT DESIGN		COMMERCIAL DEVELOPMENT  for: METRO PETROLEUM  at: 14 GEORGE STREET MARULAN, NSW	PROPOSED TRUCKSTOP CONCEPT	CONCEPT DESIGN		
B	02.11.20	EEK	CAR WASH BAYS ADDED				DRAWN EEK	APPROVED	
							DATE CREATED 08.10.20	A1 SCALE 1 : 500	A3 SCALE
							DRAWING NO 20236		

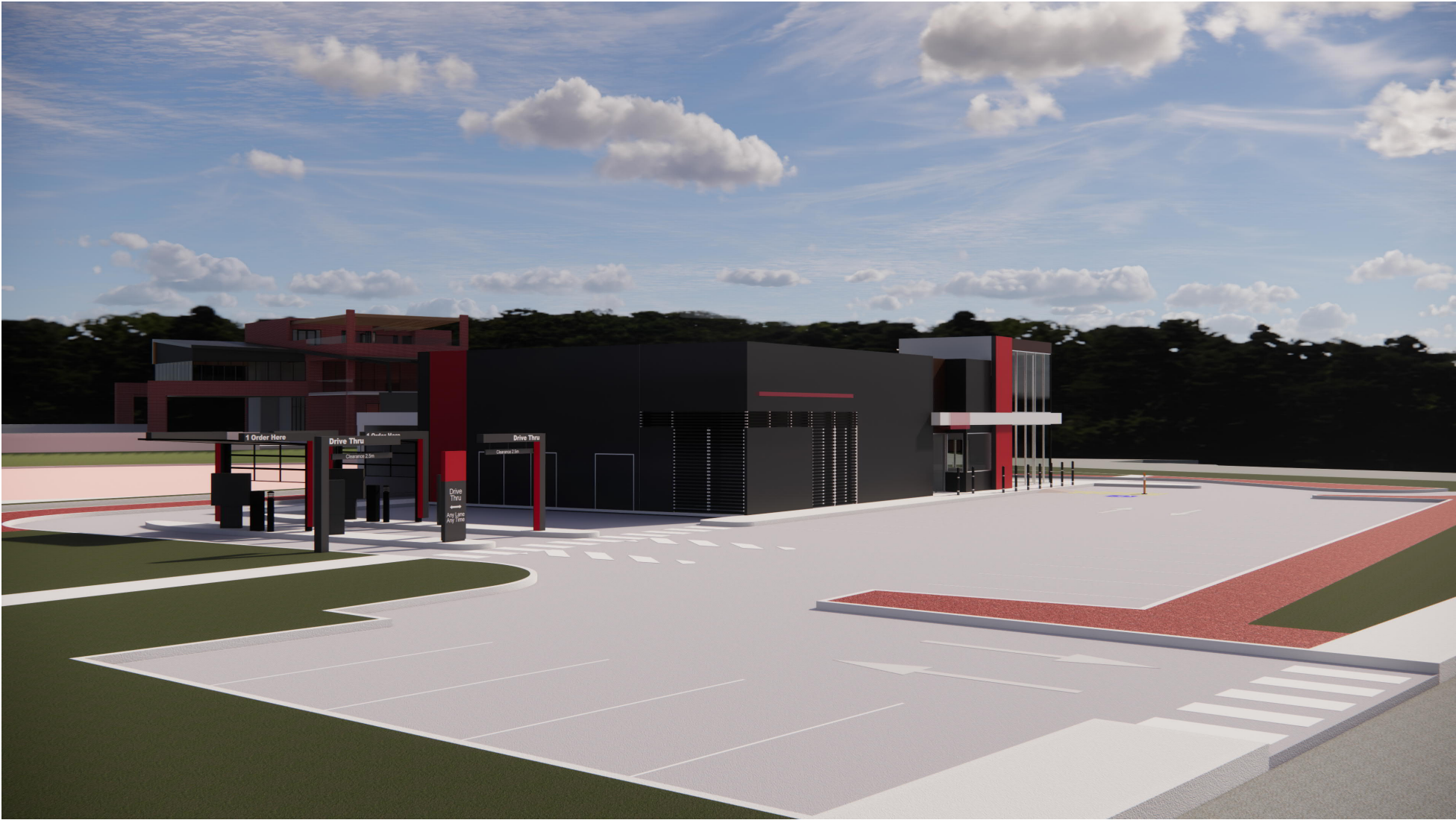




1 PROPOSED SITE PLAN FAST FOOD  
SCALE 1 : 200 @ A1




VIEW 7 - FAST FOOD GEORGE STREET FRONTAGE



VIEW 6 - FAST FOOD DRIVE THRU



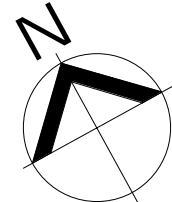
VIEW 5 - FAST FOOD ACCESS SIDE




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REV	DATE	BY	DESCRIPTION	CHK	PROJECT DETAILS	DRAWING TITLE	STATUS
A	12.10.20	EEK	CONCEPT DESIGN		COMMERCIAL DEVELOPMENT for: METRO PETROLEUM at: 10 GEORGE STREET MARULAN, NSW	PROPOSED FAST FOOD CONCEPT	CONCEPT DESIGN

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EEK

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08.10.20

A1 SCALE  
1 : 200

A3 SCALE

DRAWING NO  
20236

REV  
CD03

A





VIEW 11 - INTERNAL VIEW



VIEW 10 - ENTRANCE OFF PORTLAND AVENUE



VIEW 9 - EXIT FROM INDUSTRIAL PARK INTO SERVICE STATION SITE



VIEW 8 - ENRY INTO INDUSTRIAL PARK FROM SERVICE STATION

# 1 PROPOSED INDUSTRIAL PARK SCALE 1 : 500 @ A1

INDUSTRIAL PARK AREA SCHEDULE	
Name	Area
BUILDING A	4860 m <sup>2</sup>
BUILDING B	2823 m <sup>2</sup>
BUILDING C	4680 m <sup>2</sup>
BUILDING D	1670 m <sup>2</sup>
GROSS BUILDING AREA	14034 m <sup>2</sup>



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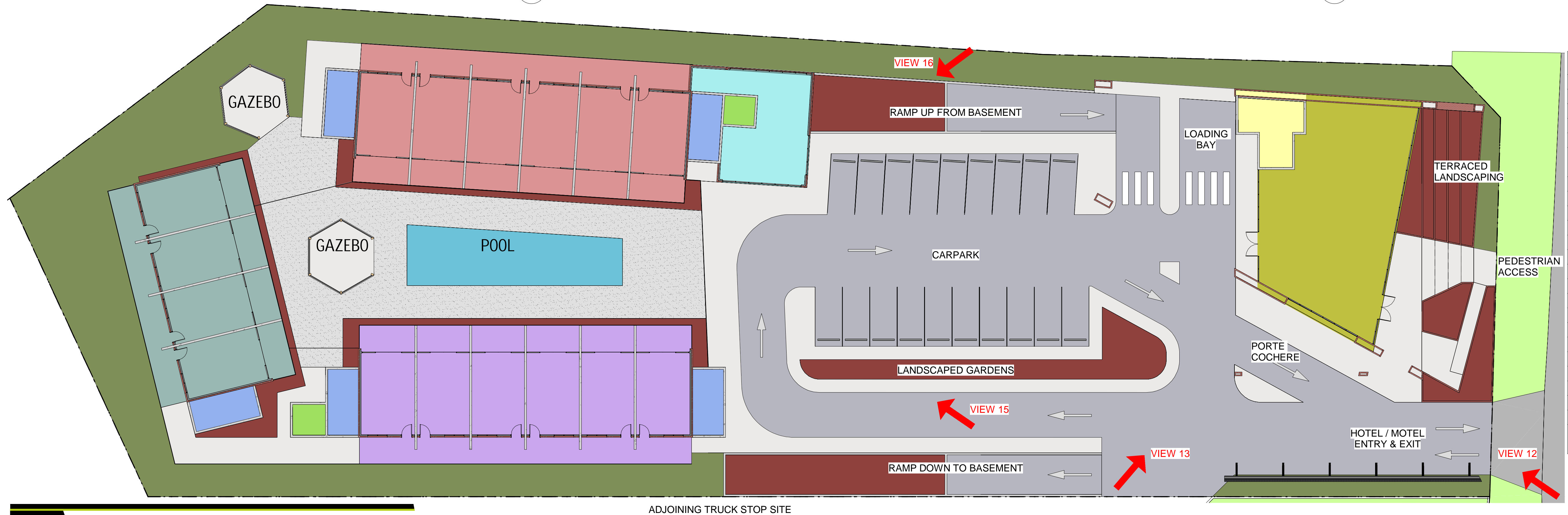
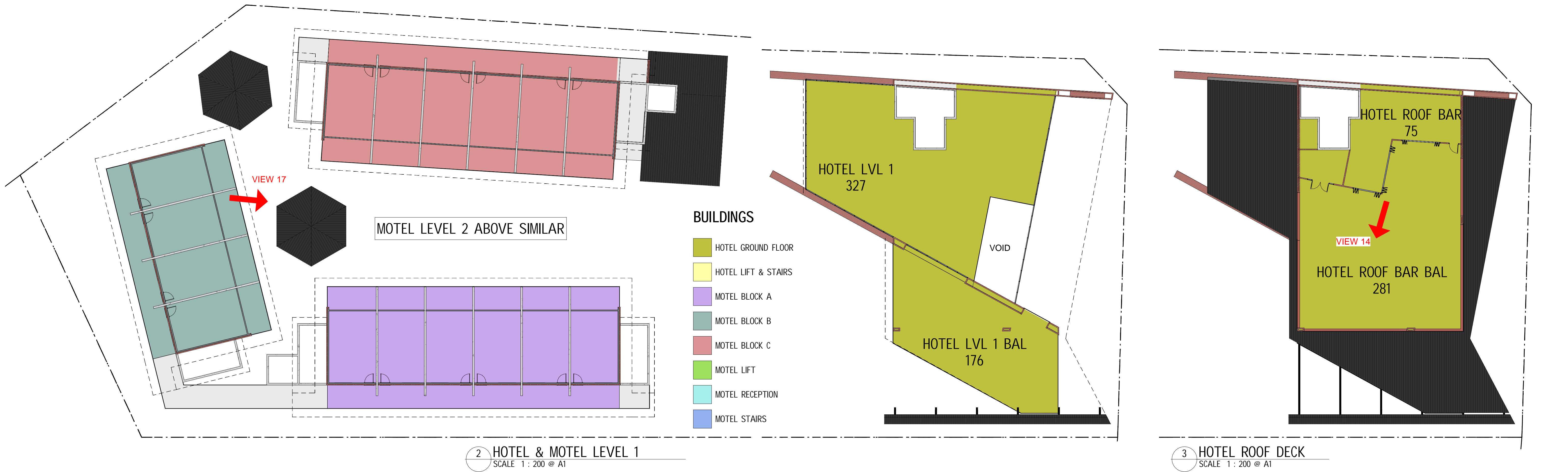


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REV	DATE	BY	DESCRIPTION	CHK	PROJECT DETAILS	DRAWING TITLE	STATUS		
A	12.10.20	EEK	CONCEPT DESIGN		COMMERCIAL DEVELOPMENT for: METRO PETROLEUM at: 10 GEORGE STREET MARULAN, NSW	PROPOSED INDUSTRIAL PARK CONCEPT	CONCEPT DESIGN		
							DRAWN EEK	APPROVED	
							DATE CREATED 08.10.20	A1 SCALE 1 : 500	A3 SCALE
							DRAWING NO	REV	
							20236	CD04	A





HOTEL & MOTEL AREA SCHEDULE		
Name	Area	Level
HOTEL GROUND FLOOR	242 m <sup>2</sup>	HOTEL GRND
HOTEL LIFT & STAIRS	36 m <sup>2</sup>	HOTEL GRND
HOTEL LEVEL 1	522 m <sup>2</sup>	HOTEL LVL 1
HOTEL ROOF TOP	404 m <sup>2</sup>	HOTEL LVL 2
HOTEL	1204 m <sup>2</sup>	
MOTEL BLOCK A	382 m <sup>2</sup>	HOTEL GRND
MOTEL BLOCK B	256 m <sup>2</sup>	HOTEL GRND
MOTEL BLOCK C	382 m <sup>2</sup>	HOTEL GRND
MOTEL LIFT	10 m <sup>2</sup>	HOTEL GRND
MOTEL LIFT	9 m <sup>2</sup>	HOTEL GRND
MOTEL RECEPTION	84 m <sup>2</sup>	HOTEL GRND
MOTEL STAIRS	19 m <sup>2</sup>	HOTEL GRND
MOTEL STAIRS	20 m <sup>2</sup>	HOTEL GRND
MOTEL STAIRS	20 m <sup>2</sup>	HOTEL GRND
MOTEL STAIRS	20 m <sup>2</sup>	HOTEL GRND
MOTEL STAIRS	20 m <sup>2</sup>	HOTEL GRND
MOTEL BLOCK A	382 m <sup>2</sup>	HOTEL LVL 1
MOTEL BLOCK B	256 m <sup>2</sup>	HOTEL LVL 1
MOTEL BLOCK C	382 m <sup>2</sup>	HOTEL LVL 1
MOTEL BLOCK A	382 m <sup>2</sup>	HOTEL LVL 2
MOTEL BLOCK B	256 m <sup>2</sup>	HOTEL LVL 2
MOTEL BLOCK C	382 m <sup>2</sup>	HOTEL LVL 2
MOTEL	3261 m <sup>2</sup>	
GROSS BUILDING AREA	4466 m <sup>2</sup>	

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**1 HOTEL & MOTEL GROUND LEVEL**  
SCALE 1 : 200 @ A1

ADJOINING TRUCK STOP SITE

REV A 12.10.20 EEK CONCEPT DESIGN

CHK PROJECT DETAILS

for: METRO PETROLEUM

at: 10 GEORGE STREET MARULAN, NSW

DRAWING TITLE

**PROPOSED HOTEL & MOTEL CONCEPT PLANS**

STATUS

**CONCEPT DESIGN**

DRAWN EEK

DATE CREATED 08.10.20

A1 SCALE 1 : 200

A3 SCALE

DRAWING NO 20236

REV CD05

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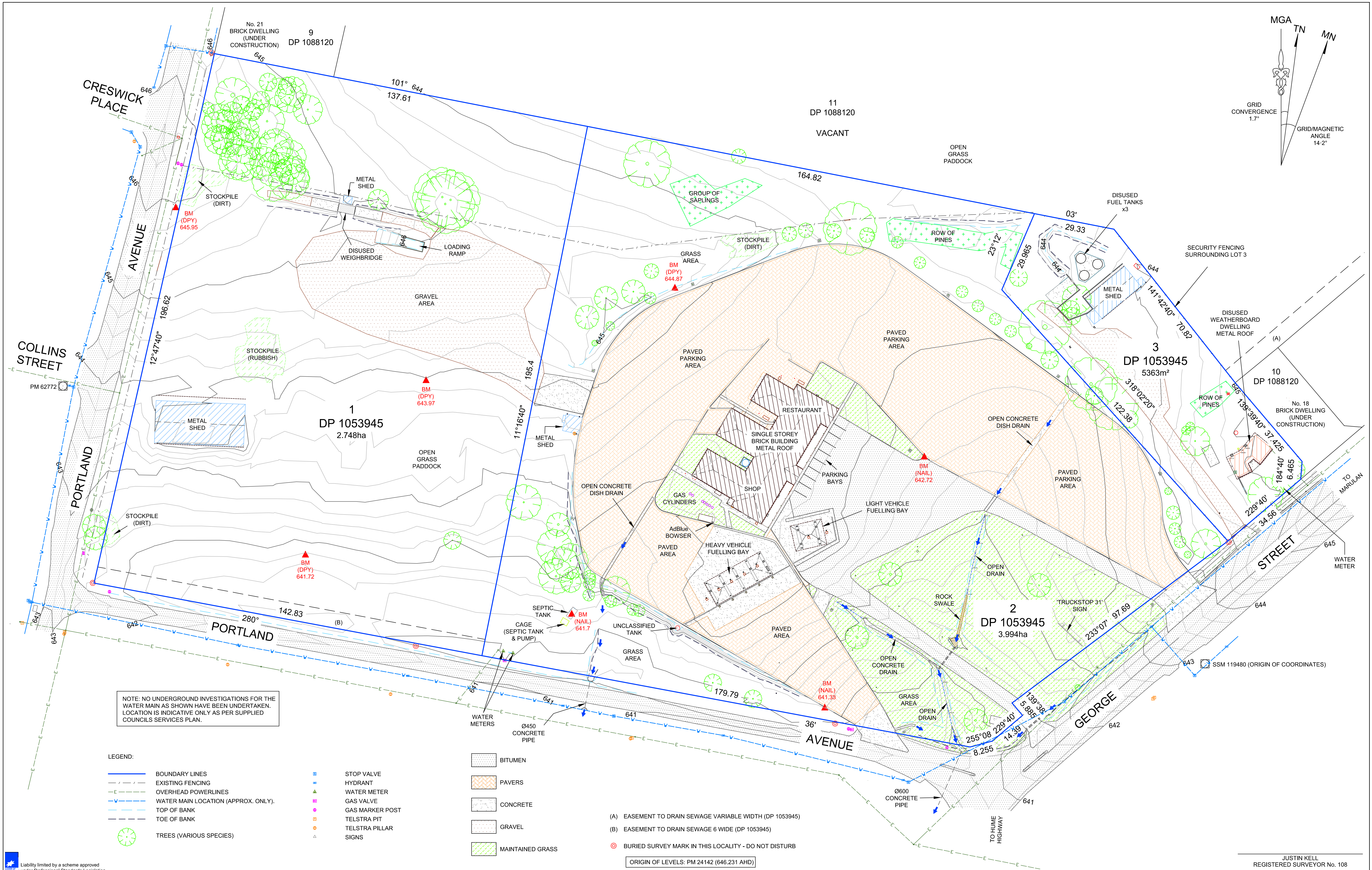
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THIS PLAN IS PREPARED FOR DIB GROUP PTY LTD FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE TITLE BOUNDARIES SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS AND BY FIELD MEASUREMENT. SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY.

PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

SCALE 1:600

0 10 20 30 40 50 60 Metres


ISSUE	AMENDMENT	DRAWN	DATE
A	INITIAL ISSUE	SH	08/05/2017
B	WATER MAIN ADDED. BOUNDARY BEARINGS ADDED	SH	08/05/2017

ORIGIN OF LEVELS: PM 24142 (646.231 AHD)

LandTeam Australia Pty Ltd  
ABN 35 300 283 592

Goulburn Office  
36 Montague Street  
Postal: PO Box 1040  
GOULBURN NSW 2580

p: (02) 4821 1033  
e: goulburn@landteam.com.au  
www.landteam.com.au



A1 SHEET

DIB GROUP PTY LTD

GOULBURN MULWAREE COUNCIL

PLAN OF DETAIL SURVEY OF LOTS 1, 2 & 3 DP 1053945, 'TRUCKSTOP 31' GEORGE STREET, MARULAN.

DATUM AHD CONTOUR INTERVAL 0.25m DATE 28/04/2017

SURVEYED: SH/RH  
DRAWN: SH  
CHECKED: JK  
DRAWING No. 207205-DS01-01

ISSUE B



# **APPENDIX C**

---

## **SITE PHOTOGRAPHS**



## SITE PHOTOGRAPHS

Client:	DIB Group Pty Ltd
Project:	PSI
Site Location:	16-28 Portland Avenue & 14-16 George Street, Marulan NSW
Job No.:	ES8191
Photos Taken By:	GB



**Photograph N° 1**



View of: Retail shop with metal roof and bitumen covered driveway and car park  
Site address: 14 George Street, Marulan NSW  
Inspected on 25.03.2021

**Photograph N° 2**



View of: Retail shop with metal roof and concrete block covered driveway  
Site address: 14 George Street, Marulan NSW  
Inspected on 25.03.2021

**Photograph N° 3**



View of: Concrete block driveway with shed in the far end  
Site address: 14 George Street, Marulan NSW  
Inspected on 25.03.2021

**Photograph N° 4**



View of: Concrete block driveway with oil drums stored at the back end of the retail shop  
Site address: 14 George Street, Marulan NSW  
Inspected on 25.03.2021

**Photograph N° 5**



View of: Adblue storage tank, LPG Cylinders and ice box next to the retail shop  
Site address: 14 George Street, Marulan NSW  
Inspected on 25.03.2021

**Photograph N° 6**



View of: Bowlers under the canopy with concrete driveway  
Site address: 14 George Street, Marulan NSW  
Inspected on 25.03.2021

## SITE PHOTOGRAPHS

<b>Client:</b>	DIB Group Pty Ltd
<b>Project:</b>	PSI
<b>Site Location:</b>	16-28 Portland Avenue & 14-16 George Street, Marulan NSW
<b>Job No.:</b>	ES8191
<b>Photos Taken By:</b>	GB



**Photograph N° 7**



View of: Concrete and bitumen covered driveway access to the site from George Street near the south west portion of the site.  
Site address: 14 George Street, Marulan NSW  
Inspected on 25.03.2021

**Photograph N° 8**



View of: the metal shed with generator and fuel oil storage drums  
Site address: 14 George Street, Marulan NSW  
Inspected on 25.03.2021

**Photograph N° 9**



View of: Oil stains next to the bowser on site  
Site address: 14 George Street, Marulan NSW  
Inspected on 25.03.2021

## SITE PHOTOGRAPHS

<b>Client:</b>	DIB Group Pty Ltd
<b>Project:</b>	PSI
<b>Site Location:</b>	16-28 Portland Avenue & 14-16 George Street, Marulan NSW
<b>Job No.:</b>	ES8191
<b>Photos Taken By:</b>	GB



**Photograph N° 10**



View of: Storage tanks on site  
Site address: 16 George Street, Marulan NSW  
Inspected on 25.03.2021

**Photograph N° 11**



View of: Wooden shed with metal roof on grass covered areas  
Site address: 16 George Street, Marulan NSW  
Inspected on 25.03.2021

**Photograph N° 12**



View of: Wooden shed on gravel and grass covered area  
Site address: 16 George Street, Marulan NSW  
Inspected on 25.03.2021

**Photograph N° 13**



View of: Metal shed with blocks or bricks, two bowzers and a fuel storage tank  
Site address: 16 George Street, Marulan NSW  
Inspected on 25.03.2021

**Photograph N° 14**



View of: Bowser and petroleum storage tank  
Site address: 14 George Street, Marulan NSW  
Inspected on 25.03.2021



## SITE PHOTOGRAPHS

<b>Client:</b>	DIB Group Pty Ltd
<b>Project:</b>	PSI
<b>Site Location:</b>	16-28 Portland Avenue & 14-16 George Street, Marulan NSW
<b>Job No.:</b>	ES8191
<b>Photos Taken By:</b>	GB



**Photograph N° 15**



View of: Shale and gravel stockpile and metal shed near the west central portion of the site  
 Site address: 16-28 Portland Avenue, Marulan NSW  
 Inspected on 25.03.2021

**Photograph N° 16**



View of: Unsealed gravel covered driveway  
 Site address: 16-28 Portland Avenue, Marulan NSW  
 Inspected on 25.03.2021

**Photograph N° 17**



View of: Sandy gravel stockpile area near the north west portion of the site  
 Site address: 16-28 Portland Avenue, Marulan NSW  
 Inspected on 25.03.2021

**Photograph N° 18**



View of: Metal, wood and household scrap inside the metal shed  
 Site address: 16-28 Portland Avenue, Marulan NSW  
 Inspected on 25.03.2021

# APPENDIX D

---

## LAND TITLE INFORMATION





**LAND  
REGISTRY  
SERVICES**

**Direct** Info  
Quick and easy online

29/03/2021 03:29 PM

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**CANCELLED**



10641151

NEW SOUTH WALES

**CERTIFICATE OF TITLE**

RTY ACT, 1900, as amended.

**SEE AUTO FOLIO**

Vol. 10641 Fol. 151

Crown Grant Vol. 199 Fol. 38  
Prior Title Vol. 4744 Fol. 214



HB Edition issued 15-9-1967

K465437

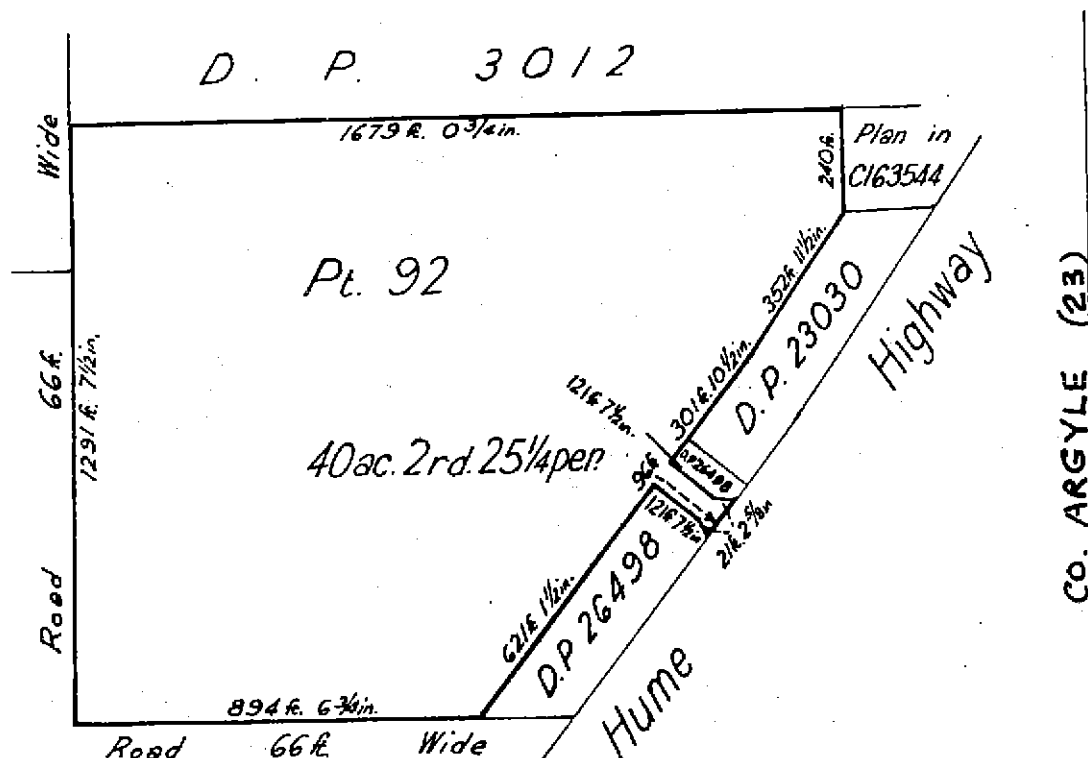
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. Walter*

*Jawakson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



THE LAND WITHIN  
DESCRIBED IS NOW  
LOT 92 IN DP652222

Scale : 400 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the part of Portion 92 shown in the plan hereon at Marulan, in the Shire of Mulwaree, Parish of Marulan and County of Argyle. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)




~~KENLA CONCRETE HAULAGE PTY. LIMITED.~~

SECOND SCHEDULE (continued overleaf)

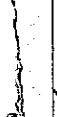








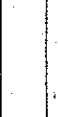
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

*Jawakson*  
Registrar General.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar-General
NATURE	DATE	NATURE	NUMBER	DATE	
Western Gold Pty. Limited		Transfer	R 180533	19-11-1989	
Malcolm Edred Biddlecombe by Transfer V911389. Registered 25.10.1985.					
Malcolm Edred Biddlecombe in 1/4 share and George Ayoub in 1/4 share as tenants in common by Transfer Y610564. Registered 29.11.1989.		Transfer	Y 610564	29-11-1989	
CANCELLED					
SEE AUTO FOLIO					

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS		ENTERED	Signature of Registrar-General	CANCELLATION
NATURE	NUMBER	NATURE	DATE			
Mortgage	R 180531	to Kumbia Concrete Handling Pty. Ltd.		19-11-1989		Discharged
Caveat	5270489	by Neville Eather		2-2-1984		Lapsed
T 92662	Mortgage	to Bank of New South Wales Registered 10-6-1982.				Cancelled
V911390	Mortgage to Westpac Banking Corporation.	Registered 25.10.1985.				Y 610563
W895309	Mortgage to Westpac Banking Corporation	Registered 26.5.1987				Y 610562
2494539	Mortgage to Australia and New Zealand Banking Group Limited	Registered 20-2-1991				
2936781	Caveat by R. J. Young Pty. Limited.	Registered 3-10-1991.				
2919160	Caveat by BP Australia Limited.	Registered 3-10-1991.				
2936781	Caveat by R.J. Young Pty. Limited as regards the interest of George Ayoub.	Registered 3-10-1991.				
2919160	Caveat by BP Australia Limited as regards the interest of George Ayoub.	Registered 3-10-1991.				

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

R 180533 R  
- 9/11  
S 278489  
5408443 R  
V 610564  
Y 610564  
- 6/11  
- 2/11  
V 911389 T  
- 90 M  
W 895309  
Y 610562  
3/11  
2494539  
2919160 X  
2936781 X

## Historical Search

26/03/2021 12:20 PM

Client Reference: DI-ES8191

### NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

26/3/2021 12:20PM

FOLIO: 2/1053945

First Title(s): VOL 199 FOL 38

Prior Title(s): 18/26498 1/121134

92/652222 14/658719

15/658720 16/658721

17/658722

Recorded	Number	Type of Instrument	C.T. Issue
4/7/2003	DP1053945	DEPOSITED PLAN	FOLIO CREATED
		EDITION 1	
16/7/2003	9794875	DEPARTMENTAL DEALING	
30/9/2003	AA21456	DISCHARGE OF MORTGAGE	
30/9/2003	AA21457	DISCHARGE OF MORTGAGE	EDITION 2
21/10/2003	AA58124	MORTGAGE	EDITION 3
3/6/2004	AA687733	DEPARTMENTAL DEALING	
27/5/2009	AE711307	LEASE	EDITION 4
28/6/2011	AG329582	DISCHARGE OF MORTGAGE	
28/6/2011	AG329583	TRANSMISSION APPLICATION	EDITION 5
18/2/2014	AI382750	TRANSFER	
18/2/2014	AI382751	MORTGAGE	EDITION 6
9/11/2016	AK904961	DISCHARGE OF MORTGAGE	
9/11/2016	AK904962	MORTGAGE	EDITION 7
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 8
		CORD ISSUED	

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



DI-ES8191

PRINTED ON 26/3/2021

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**LAND  
REGISTRY  
SERVICES**

**Direct** Info  
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29/03/2021 03:44 PM

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Form: 03TA  
Release: 3.1  
www.lpma.nsw.gov.au

3

# TRANSMISSION APPLICATION

New South Wales  
Section 93 Real Property Act



AG329583K

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

## STAMP DUTY

Office of State Revenue use only

Office of State Revenue	
NSW Treasury	
Client No: 3337774	584
Duty: \$50-	Trans No: 6313181
Asst details:	

## (A) TORRENS TITLE

1/1053945; 2/1053945; 3/1053945

## (B) REGISTERED DEALING

Number  
AE711307

Torrens Title  
2/1053945

## (C) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any CITILINK & LEGALITIES DX 597 SYDNEY Reference: 11-110.SSN.DF.110519	CODE TA
LLPN: 123819E CITYLINK		

## (D) DECEASED REGISTERED PROPRIETOR

MALCOLM EDRED BIDDLECOMBE

## (E) APPLICANT

HELEN MARGARET MILLS

(F) I, the applicant, being entitled as beneficiary of the estate of the deceased registered proprietor (who died on 26 February 2011) pursuant to probate No. 2011/160240 granted on 17 May 2011 to HELEN MARGARET MILLS (a certified copy of which is lodged herewith) apply to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned LAND AND REGISTERED DEALING.  
DATE \_\_\_\_\_

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

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

Signature of witness:

*Tess Wharton*

Signature of Applicant:

Name of witness:

Tess Wharton

Address of witness:

39 Monastery Drive  
Goulburn 2580

*Helen M Mills*

## (H) CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE

I, HELEN MARGARET MILLS

executor of the will \_\_\_\_\_ of the estate of the deceased registered proprietor, consent to this application.

Signature of witness:

*Tess Wharton*

Signature of executor of the will:

Name of witness:

Tess Wharton

Address of witness:

39 Monastery Drive Goulburn 2580

*Helen M Mills*

(I) This section is to be completed where a notice of sale is required and the relevant data has been forwarded to LPMA through eNOS. The applicant, \_\_\_\_\_ certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. \_\_\_\_\_ Full name: \_\_\_\_\_ Signature: \_\_\_\_\_

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

LAND AND PROPERTY MANAGEMENT AUTHORITY  
Office use only—  
Evidence sighted and returned: *off*

*Probate*

Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH  
-----

FOLIO: 2/1053945  
-----

SEARCH DATE -----	TIME -----	EDITION NO -----	DATE -----
14/12/2020	2:52 PM	8	8/9/2018

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

LAND  
-----

LOT 2 IN DEPOSITED PLAN 1053945  
AT MARULAN  
LOCAL GOVERNMENT AREA GOULBURN MULWAREE  
PARISH OF MARULAN COUNTY OF ARGYLE  
TITLE DIAGRAM DP1053945

FIRST SCHEDULE  
-----

DIB GROUP PTY LTD (T AI382750)

SECOND SCHEDULE (4 NOTIFICATIONS)  
-----

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND  
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP1053945 EASEMENT TO DRAIN SEWAGE 6 METRE(S) WIDE APPURTENANT  
TO THE LAND ABOVE DESCRIBED
- 3 AE711307 LEASE TO DIB GROUP PTY LIMITED EXPIRES: 30/4/2014.  
OPTION OF RENEWAL: 5 YEARS & A FURTHER PERIOD OF 5  
YEARS.
- 4 AK904962 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

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

20236 Dib Marulan

PRINTED ON 14/12/2020

Provided on 14/12/2020 01:52 PM by CITEC Confirm

\* 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.

CITEC Confirm 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.

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, [confirm.com.au](http://confirm.com.au), an approved NSW Information Broker.

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26/03/2021 01:14 PM

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Licence: 05-11-638  
Licensee: Softdocs

**TRANSFER**

New South Wales  
Real Property Act 1900

**AI382750R**

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

**STAMP DUTY**

Office of State Revenue use only

Office of State Revenue  
NSW Treasury  
Client No: 111926606 3054  
Duty \$10.00 Trans No: 7476476-001  
Ass: details

**(A) TORRENS TITLE**

2/1053945

**(B) LODGED BY**Document  
Collection  
Box

248K

Name, Address or DX, Telephone, and Customer Account Number if any

*DIAMOND CONWAY*  
*WHPN 123/645*  
Reference (optional): *BOS 143/44*

CODES

**T****TW****(C) TRANSFEROR**

HELEN MARGARET MILLS

OFFICE OF STATE REVENUE  
(NSW TREASURY)

(D) CONSIDERATION

(E) ESTATE

(F) SHARE

ALTERATION NOTED

TRANSFERRED

The transferor acknowledges receipt of the consideration of \$4,756,236.35 and as regards the land specified above transfers to the transferee an estate in fee simple. \$1,931,859.99

**(G)**

Encumbrances (if applicable):

**(H) TRANSFEREE**

DIB GROUP PTY LTD (ACN 002 889 474)

**(I)**

TENANCY:

DATE

12/12/2014

(J) I certify I am an eligible witness and that the transferor signed this dealing in my presence.  
[See note\* below]

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

Signature of witness:

Name of witness:

Patricia Dianne Fennamore

Address of witness:

A Justice of the Peace in and for  
the State of New South Wales

No. 120130

Signature of transferor:

*Helen M Mills*

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

Signature:

Signatory's name: Ian Johnson

Capacity: Solicitor for the transferee

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No.  Full Name:  Signature:

\* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.





26/03/2021 01:55 PM

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NEW SOUTH WALES



CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13737011



**CANCELLED**

SEE AUTO FOLIO

EDITION ISSUED

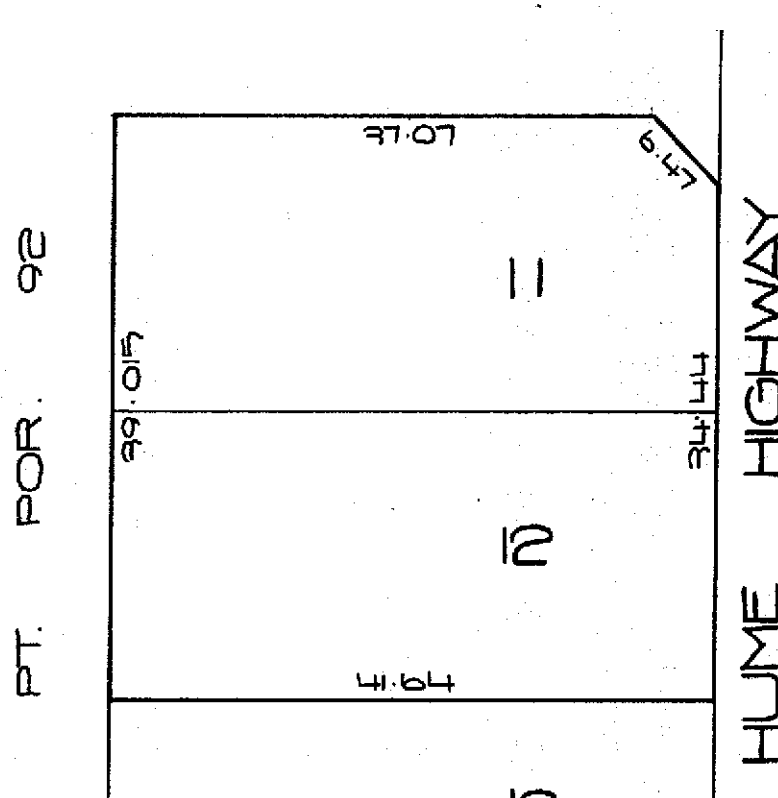
7 11 1978



Registrar General.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



AREA : 1606 m<sup>2</sup>  
REDUCTION RATIO 1 : 500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 11 and 12 in Deposited Plan 26498 at Marulan in the Shire of Mulwaree Parish of Marulan dn County of Argyle. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

~~KEMBLA CONCRETE HAULAGE COY. LIMITED~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

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

Malcolm Edred Biddlecombe by Transfer V911389. Registered 25.10.1985.

Vol.

X

**SEE AUTO-FOLO**

(Page 2 of 2 pages)

## Historical Search

26/03/2021 12:20 PM

Client Reference: DI-ES3945

### NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

26/3/2021 12:20PM

FOLIO: 3/1053945

First Title(s): VOL 199 FOL 38

Prior Title(s): 92/652222 VOL 13737 FOL 11

Recorded	Number	Type of Instrument	C.T. Issue
4/7/2003	DP1053945	DEPOSITED PLAN	FOLIO CREATED
		EDITION 1	
16/7/2003	9794875	DEPARTMENTAL DEALING	
30/9/2003	AA21456	DISCHARGE OF MORTGAGE	
30/9/2003	AA21457	DISCHARGE OF MORTGAGE	EDITION 2
3/6/2004	AA687733	DEPARTMENTAL DEALING	
28/6/2011	AG329583	TRANSMISSION APPLICATION	EDITION 3
19/2/2014	AI389449	TRANSFER	
19/2/2014	AI389451	MORTGAGE	EDITION 4
24/2/2016	AK242581	DISCHARGE OF MORTGAGE	EDITION 5
11/8/2016	AK673496	MORTGAGE	EDITION 6
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 7
		CORD ISSUED	

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



DI-ES3945

PRINTED ON 26/3/2021

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Form: 03TA  
Release: 3.1  
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3

# TRANSMISSION APPLICATION

New South Wales  
Section 93 Real Property Act



AG329583K

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

## STAMP DUTY

Office of State Revenue use only

Office of State Revenue	
NSW Treasury	
Client No: 3337774	584
Duty: \$50-	Trans No: 6313181
Asst details:	

## (A) TORRENS TITLE

1/1053945; 2/1053945; 3/1053945

## (B) REGISTERED DEALING

Number  
AE711307

Torrens Title  
2/1053945

## (C) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any CITILINK & LEGALITIES DX 597 SYDNEY Reference: 11-110.SSN.DF.110519	CODE TA
LLPN: 123819E CITYLINK		

## (D) DECEASED REGISTERED PROPRIETOR

MALCOLM EDRED BIDDLECOMBE

## (E) APPLICANT

HELEN MARGARET MILLS

(F) I, the applicant, being entitled as beneficiary of the estate of the deceased registered proprietor (who died on 26 February 2011) pursuant to probate No. 2011/160240 granted on 17 May 2011 to HELEN MARGARET MILLS (a certified copy of which is lodged herewith) apply to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned LAND AND REGISTERED DEALING.  
DATE \_\_\_\_\_

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

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

Signature of witness:

*Tess Wharton*

Signature of Applicant:

*Helen M Mills*

Name of witness:

Tess Wharton

Address of witness:

39 Monastery Drive  
Goulburn 2580

## (H) CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE

I, HELEN MARGARET MILLS

executor of the will of the estate of the deceased registered proprietor, consent to this application.

Signature of witness:

*Tess Wharton*

Signature of executor of the will:

*Helen M Mills*

Name of witness:

Tess Wharton

Address of witness:

39 Monastery Drive Goulburn 2580

(I) This section is to be completed where a notice of sale is required and the relevant data has been forwarded to LPMA through eNOS. The applicant, \_\_\_\_\_ certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. \_\_\_\_\_ Full name: \_\_\_\_\_ Signature: \_\_\_\_\_

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

LAND AND PROPERTY MANAGEMENT AUTHORITY  
Office use only—  
Evidence sighted and returned: *off*

*Probate*



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/1053945

SEARCH DATE	TIME	EDITION NO	DATE
14/12/2020	2:52 PM	7	8/9/2018

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

LAND

LOT 3 IN DEPOSITED PLAN 1053945  
AT MARULAN  
LOCAL GOVERNMENT AREA GOULBURN MULWAREE  
PARISH OF MARULAN COUNTY OF ARGYLE  
TITLE DIAGRAM DP1053945

FIRST SCHEDULE

DIB GROUP PTY LTD (T AI389449)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP1053945 EASEMENT TO DRAIN SEWAGE VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 3 AK673496 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

20236 Dib Marulan

PRINTED ON 14/12/2020

Provided on 14/12/2020 01:52 PM by CITEC Confirm

\* 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.

CITEC Confirm 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.

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, [confirm.com.au](http://confirm.com.au), an approved NSW Information Broker.

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26/03/2021 01:17 PM

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Licence: 05-11-638  
Licensee: Softdocs

**TRANSFER**  
New South Wales  
Real Property Act 1900



**AI389449A**

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

**STAMP DUTY**

Office of State Revenue use only

Office of State Revenue  
NSW Treasury  
Client No: 111926606 3054  
Duty: \$10.00 Trans No: 7476404.00  
Ass: duty is \_\_\_\_\_

**(A) TORRENS TITLE**

3/1053945

**(B) LODGED BY**

Document Collection Box <b>124E</b>	Name, Address or DX, Telephone, and Customer Account Number if any <b>LegalinX Pty Ltd</b> <b>LLPN: 123820V</b> Level 3, 175 Castlereagh Street SYDNEY 2000 Ph: (02) 9230 6900 Reference (optional): <b>NASH 815253</b>	CODES <b>T</b> <b>TW</b>
--	---	--------------------------------

**(C) TRANSFEROR**

HELEN MARGARET MILLS

**(D) CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 224,000.00 and as regards the land

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

**(F) SHARE TRANSFERRED**

**(G)** Encumbrances (if applicable):

**(H) TRANSFEE**

DIB GROUP PTY LTD (ACN 002 889 474)

**(I)** TENANCY:

**DATE** 12 / 02 / 2014

**(J)** I certify I am an eligible witness and that the transferor signed this dealing in my presence.  
[See note\* below]

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

Signature of witness:

Name of witness: Patricia Dianne Fennamore  
Address of witness: A Justice of the Peace in and for  
the State of New South Wales  
No. 120130

Cl- Goulburn Local Court  
Montague St  
Goulburn NSW 2580

Signature of transferor:

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

Signature:

Signatory's name: Ian Johnson  
Capacity: Solicitor for the transferee

**(K)** The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. [ ] Full Name: Signature: [ ]

\* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.



29/03/2021 03:29 PM

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**CANCELLED**



10641151

NEW SOUTH WALES

**CERTIFICATE OF TITLE**

RTY ACT, 1900, as amended.

**SEE AUTO FOLIO**

Vol. 10641 Fol. 151

Crown Grant Vol. 199 Fol. 38  
Prior Title Vol. 4744 Fol. 214



HB Edition issued 15-9-1967

K465437

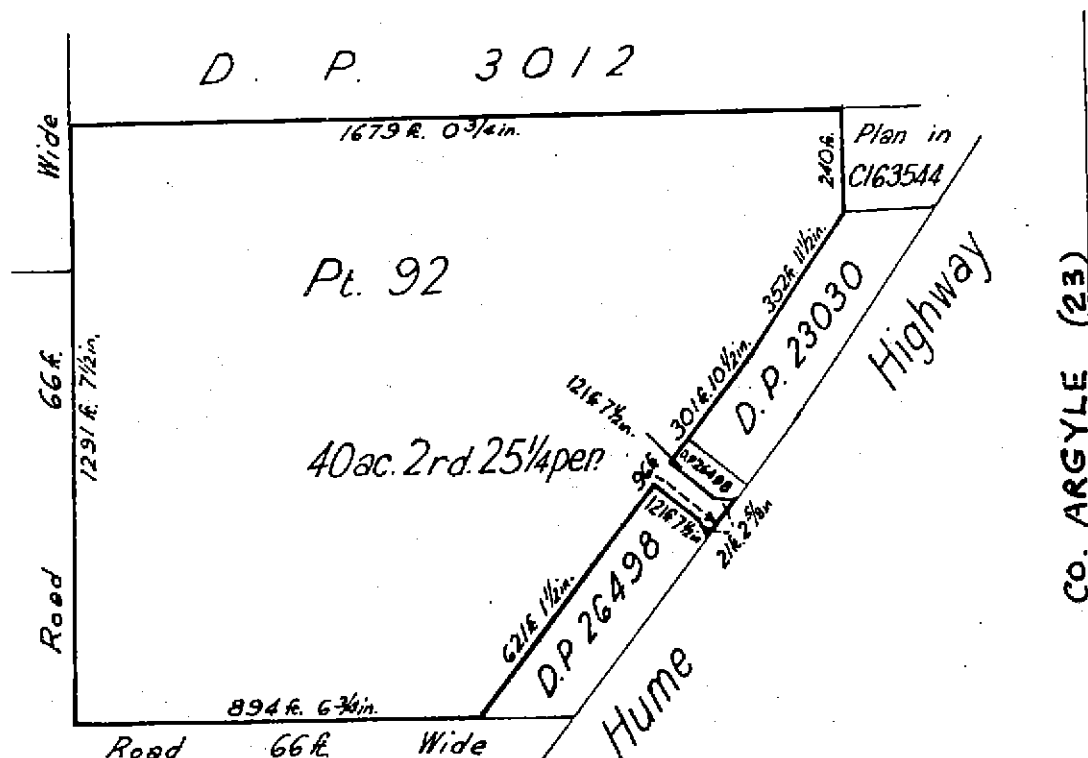
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. Walter*

*Jawakson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



THE LAND WITHIN  
DESCRIBED IS NOW  
LOT 92 IN DP652222

Scale : 400 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the part of Portion 92 shown in the plan hereon at Marulan, in the Shire of Mulwaree, Parish of Marulan and County of Argyle. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)




~~KENLA CONCRETE HAULAGE PTY. LIMITED.~~

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

*Jawakson*  
Registrar General.

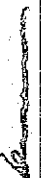







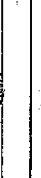
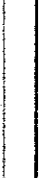
**FIRST SCHEDULE (continued)**

FIRST SCHEDULE (continued)					
REGISTERED PROPRIETOR	NATURE	INSTRUMENT		ENTERED	Signature of Registrar-General
		NUMBER	DATE		
<del>Malcolm Edred Biddlecombe by Transfer V914389. Registered 25.10.1985.</del>	<del>Transfer</del>	<del>R 180532</del>	<del>19-8-1989</del>		<del></del>
<del>Malcolm Edred Biddlecombe in 1/4 share and George Ayoub in 1/4 share as tenants in common in equal shares by Transfer Y 610564. Registered 29-11-1989.</del>	<del>Transfer</del>	<del>Y 610564</del>	<del>29-11-1989</del>		<del></del>
<del>Malcolm Edred Biddlecombe in 1/4 share, Melhem Ayoub in 1/4 share and George Ayoub in 1/4 share as tenants in common by Transfer Y610564. Registered 29-11-1989.</del>	<del>Transfer</del>	<del>Y 610564</del>	<del>29-11-1989</del>		<del></del>
<b>CANCELLED</b>					
SEE AUTO FOLIO					

**CANCELLED**

**SEE AUTO FOLIO**

## SECOND SCHEDULE (continued)

SECOND SCHEDULE (continued)						
INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
NATURE	NUMBER					
Mortgage	A-180539	to Karaka Concrete Structures Pty. Ltd.	14-4-1979		Discharged	T92661
Caveat	B270489	by Neville Bether	2-2-1984		Lapsed	S408443
Mortgage	T92662	to Bank of New South Wales Registered 10-6-1982.			Cancelled	V911389
Mortgage to Westpac Banking Corporation	V911390	Registered 25.10.1985.			Y 610563	29-11-1989
Mortgage to Westpac Banking Corporation	W895209	Registered 26-5-1987			Y 610562	29-11-1989
Mortgage to Australia and New Zealand Banking Group Limited	2494539	Registered 20-2-1991				
Caveat by R. J. Young Pty. Limited.	7936781	Registered 3-10-1991.				
Caveat by BP Australia Limited.	7919160	Registered 3-10-1991.				
Caveat by R.J. Young Pty. Limited as regards the interest of George Ayoub.	7936781	Registered 3-10-1991.				
Caveat by BP Australia Limited as regards the interest of George Ayoub.	7919160	Registered 3-10-1991.				

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



29/03/2021 10:28 AM

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202

Primary Appn. No.

Reference to Last Title

Vol. 4744

Fol. 214

# New South Wales.



[CERTIFICATE OF TITLE.]

JOINT TENANCY

REGISTER BOOK.

VOL. 7303 FOL. 127

Issued on Transfer No. G607296

CANCELLED ☒

ROBERT STANLEY SHEPHERD of Marulan, Haulage Contractor and KATHLEEN STELLA SHEPHERD his wife, are now the proprietors of an Estate in Fee Simple as joint tenants, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land in the Shire of Mulwaree Parish of Marulan, and County of Argyle shown in the plan hereon and therein edged red being Lote 11 and 12 in Deposited Plan No. 26498 and being part of Portion 92 granted on 20th August 1874 by Crown Grant Volume 199 Folio 38. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

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

Tenth

day of

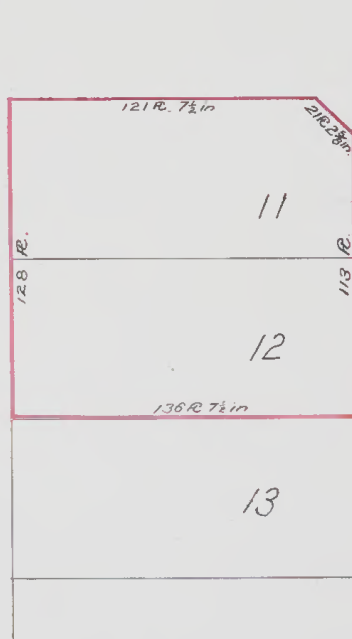
June

, 1957

Signed in the presence of

*G. W. Moss*

*J. H. Pells*  
Registrar-General.



MORTGAGE No. G717631 has been discharged

See K465435 Entered 10th October 1966

*J. H. Pells*

REGISTRAR GENERAL



*Lemela Concrete Haulage Pty. Limited*

now the registered proprietor of the land within described.

See TRANSFER No. K465436 dated 26th August 1966

Entered 10th October 1966

*J. H. Pells*

REGISTRAR GENERAL



G607296

*P.H.*

Area: 1rd 23 1/2 per

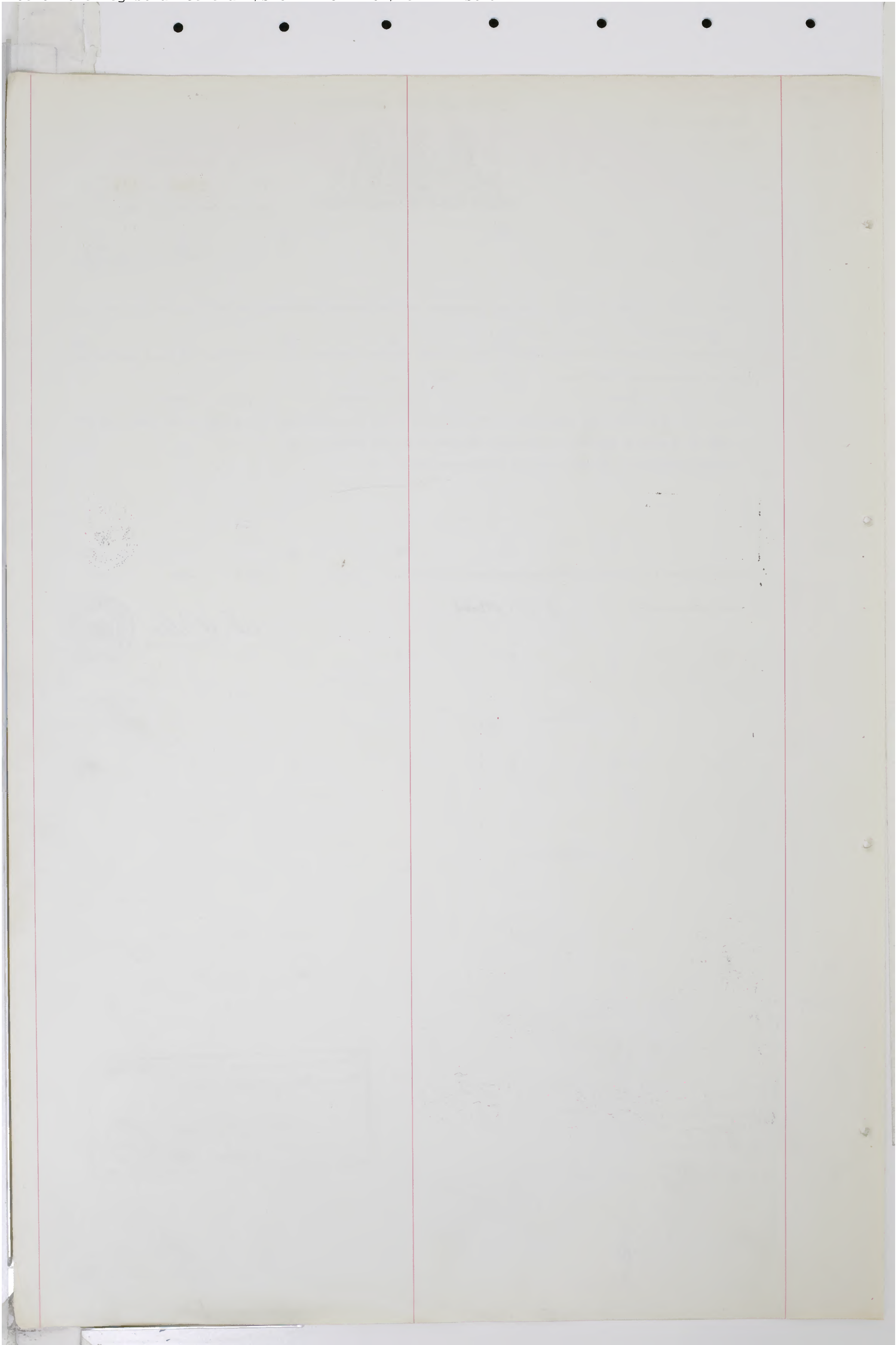
Scale: 60 feet to one inch.

NOTIFICATION REFERRED TO

No. G717631 MORTGAGE dated 14th May 1957 from the said Robert Stanley Shepherd and Kathleen Stella Shepherd to Rural Banks of New South Wales. Entered 26th June 1957 *J. H. Pells* REGISTRAR GENERAL

This Deed is cancelled and Certificate of Title Issued. Vol. 13737 Fol. 11 dated 7.11.1978. *[Signature]* REGISTRAR GENERAL

*G717631*  
*9760197*  
*S.H. H.W.*





26/03/2021 01:23 PM

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No. 12/182

New South Wales.

[LAND GRANT.]



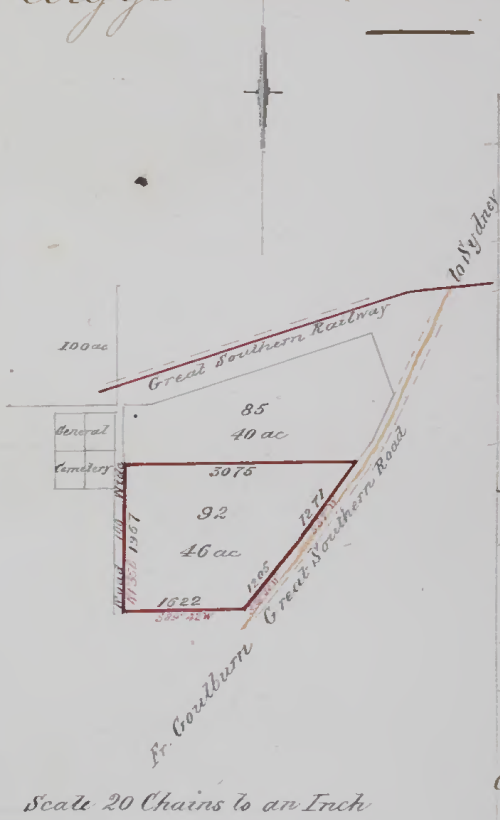
REGISTER BOOK,  
Vol. CXCIX Folio 38

# GRANT OF LAND PURCHASED BY CONDITIONAL SALE WITHOUT COMPETITION.

VICTORIA, by the Grace of God, of the United Kingdom of Great Britain and Ireland, Queen, Defender of the Faith, and so forth:  
TO ALL to whom these presents shall come, Greeting,

CANCELLED

WHEREAS on the Twenty third day of August in the Year of Our Lord One thousand eight hundred and Eighty six  
Richard Chapman of Marulan  
in Our said Colony, became, under and by virtue of the 18th section of the Crown Lands Alienation Act of 1861, the Purchaser by Conditional Sale  
without Competition of the Parcel of Land hereinafter described: And whereas the said Richard Chapman  
hath duly paid into the Office of the Colonial Treasurer of the said Colony, the sum of  
Forty six Pounds Sterling,  
being the Purchase Money payable by him for the said Lands: And whereas the said Richard Chapman  
hath made the declaration required by the 18th section of the said Act, and the Minister for the time-  
being charged with the administration of the public lands is satisfied that the said Richard Chapman  
hath done all things required by law to be done by him, to entitle him the said Richard  
Chapman to a grant of the fee simple of the said Lands, subject to the Reservations  
hereinafter contained: Now Know Ye, That for and in consideration of the said sum, for and on Our behalf well and truly paid into the Colonial  
Treasury of Our said Colony, before these presents are issued, and of all and singular the premises, We, for Us, Our Heirs and Successors, Do HEREBY GRANT  
unto the said Richard Chapman his Heirs and Assigns, subject to  
the several and respective reservations hereinafter mentioned, ALL THAT Allotment or Parcel of Land in Our said Colony, containing by Admeasurement  
Forty six acres be the same more or less, situated in the  
County of Argyle and Parish of Marulan



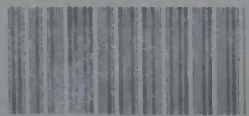
Portion ninety two  
COMMENCING on the north Western Side of the Great  
Southern road from Goulburn to Sydney at the South  
Eastern corner of portion eighty five of forty acres and  
bounded thence on the South East by that Road bearing  
South thirty seven degrees West twelve Chains seventy one  
links and thence South thirty eight degrees forty minutes  
West twelve Chains and five links on the South by a line  
bearing South eighty nine degrees forty two minutes West  
sixteen chains and twenty two links on the West by a  
road one Chain wide dividing it partly from part of  
the General Cemetery bearing north one degree thirty  
five minutes East nineteen chains and fifty seven  
links and on the North by the Southern boundary  
of portion eighty five aforesaid bearing East thirty  
chains and seventy five links to the point of commencement

As per plan in the margin hereof: with all the Rights and Appurtenances whatsoever thereto belonging: To Hold unto the said Richard  
Chapman his Heirs and Assigns for ever: Subject nevertheless, to the reservations, provisoes, and  
conditions hereinafter contained, that is to say: **Provided Nevertheless,** AND WE DO HEREBY RESERVE unto Us, Our Heirs and Successors, all Minerals  
which the said Land contains, with full power and authority for Us, Our Heirs and Successors, and such person or persons as shall from time to time be  
authorized by Us, Our Heirs and Successors, or by the Governor for the time-being of Our said Colony, to enter upon the said Lands, and to search for,  
mine, dig, and remove the said Minerals, with full right of ingress, egress, and regress, for the purposes aforesaid: **Provided Also,** AND WE DO HEREBY  
FURTHER EXCEPT AND RESERVE unto Us, Our Heirs and Successors, all such parts and so much of the said Land as may hereafter be required for a Public  
Way, or Public Ways, Canals, or Railroads, in, over, and through the same, to be set out by Our Governor for the time-being of Our said Colony, or some  
person by him authorized in that respect; AND ALSO all Sand, Clay, Stone, Gravel, and Indigenous Timber, and all other Materials, the natural produce  
of the said Land, which may be required at any time or times hereafter by the Government of Our said Colony, for the construction and repair of any Public  
Ways, Bridges, or Canals, or for Naval purposes, or Railroads, or any Fences, Embankments, Dams, Sewers, or Drains necessary for the same, together with the  
right of taking and removing all such Materials; AND ALSO all Land within One hundred feet of High Water Mark on the Sea Coast, and on every Creek,  
Harbour, and Inlet of the Sea, AND ALSO the right of full and free ingress, egress, and regress, into, out of, and upon the said Land, for the several purposes  
aforesaid, or any of them: **In Testimony Whereof,** We have caused this Our Grant to be Sealed with the Seal of Our said Colony.

WITNESS Our Trusty and Well-beloved SIR HERCULES GEORGE ROBERT ROBINSON,  
Knight Commander of Our Most Distinguished Order of Saint Michael and  
Saint George, Governor and Commander-in-Chief of Our Colony of NEW SOUTH  
WALES and its Dependencies, and Vice-Admiral of the same, at Government  
House, Sydney, in NEW SOUTH WALES aforesaid, this Twentieth  
day of August in the thirty-eighth year of Our Reign;  
and in the year of Our Lord One thousand eight hundred and eighty-four.

Hercules Robinson

ES266102





RECORDED and ENROLLED in the Registrar General's Office, at Sydney, in New  
South Wales, this 12<sup>th</sup> day of January 1875.

*W. Muir* Registrar General.

NO 73822 MORTGAGE DATED 2<sup>d</sup> December 1881  
FROM THE WITHIN NAMED *Richard Chapman Senior*  
TO *English, Scottish and Australian*  
*Chartered Bank*  
PRODUCED & ENTERED 29<sup>th</sup> April 1883  
AT 10<sup>th</sup> 11 O'CLOCK IN THE *Fore* NOON  
*W. Muir* REGISTRAR GENERAL

DISCHARGE OF THE *above* MORTGAGE NO 73822  
DATED 30<sup>th</sup> April 1886 PRODUCE & ENTERED  
35<sup>th</sup> May 1886 1/2 past 10  
O'CLOCK IN THE *Fore* NOON  
*W. Muir* REGISTRAR GENERAL

NO 104485 TRANSFER DATED 5<sup>th</sup> May 1886  
FROM THE WITHIN NAMED *Richard Chapman To the*  
*Right Reverend Merac Thomas Lord Bishop of*  
*Gaulburn of part* OF THE LAND WITHIN DESCRIBED  
PRODUCED & ENTERED 35<sup>th</sup> May 1886  
AT 10<sup>th</sup> 11 O'CLOCK IN THE *after* NOON  
*W. Muir* REGISTRAR GENERAL

Cancelled as regards the land or above Transfer NO 104485  
see Certificate of Title Vol 494 Fol. 195  
*W. Muir*  
Deputy Registrar General

Cancelled and Certificate of Title issued Vol. 826  
Fol. 56 *Residue*  
*W. Muir*  
Deputy Registrar General





**LAND  
REGISTRY  
SERVICES**

**Direct** Info  
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Form: 03TA  
Release: 3.1  
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3

# TRANSMISSION APPLICATION

New South Wales  
Section 93 Real Property Act



AG329583K

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

## STAMP DUTY

Office of State Revenue use only

Office of State Revenue

NSW Treasury

Client No: 3337774

584

Duty: \$50- Trans No: 6313181

Asst details:

## (A) TORRENS TITLE

1/1053945; 2/1053945; 3/1053945

## (B) REGISTERED DEALING

Number

AE711307

Torrens Title

2/1053945

## (C) LODGED BY

Document  
Collection  
Box

Name, Address or DX, Telephone, and Customer Account Number if any

CITILINK & LEGALITIES  
DX 597  
SYDNEY

48T

LLPN: 123819E  
CITYLINK

Reference: 11-110.SSN.DF.110519

CODE

TA

## (D) DECEASED REGISTERED PROPRIETOR

MALCOLM EDRED BIDDLECOMBE

## (E) APPLICANT

HELEN MARGARET MILLS

(F) I, the applicant, being entitled as beneficiary of the estate of the deceased registered proprietor (who died on 26 February 2011) pursuant to probate No. 2011/160240 granted on 17 May 2011 to HELEN MARGARET MILLS (a certified copy of which is lodged herewith) apply to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned LAND AND REGISTERED DEALING.

DATE

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

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

Signature of witness:

*Tess Wharton*

Signature of Applicant:

Name of witness:

Tess Wharton

Address of witness:

39 Monastery Drive  
Goulburn 2580

*Helen M Mills*

## (H) CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE

I, HELEN MARGARET MILLS

executor of the will of the estate of the deceased registered proprietor, consent to this application.

Signature of witness:

*Tess Wharton*

Signature of executor of the will:

Name of witness:

Tess Wharton

Address of witness:

39 Monastery Drive Goulburn 2580

*Helen M Mills*

(I) This section is to be completed where a notice of sale is required and the relevant data has been forwarded to LPMA through eNOS. The applicant, \_\_\_\_\_ certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. \_\_\_\_\_ Full name: \_\_\_\_\_ Signature: \_\_\_\_\_

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

LAND AND PROPERTY MANAGEMENT AUTHORITY

Office use only—

Evidence sighted and returned:

*Probate*



**LAND  
REGISTRY  
SERVICES**

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29/03/2021 01:21 PM

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212.

Appn. No. \_\_\_\_\_  
Reference to last certificate  
Vol. 826 Fol. 56

# New South Wales.



[CERTIFICATE OF TITLE]

REGISTER BOOK.  
Vol. 4744 Fol. 214

**CANCELLED** *to rent!*

R

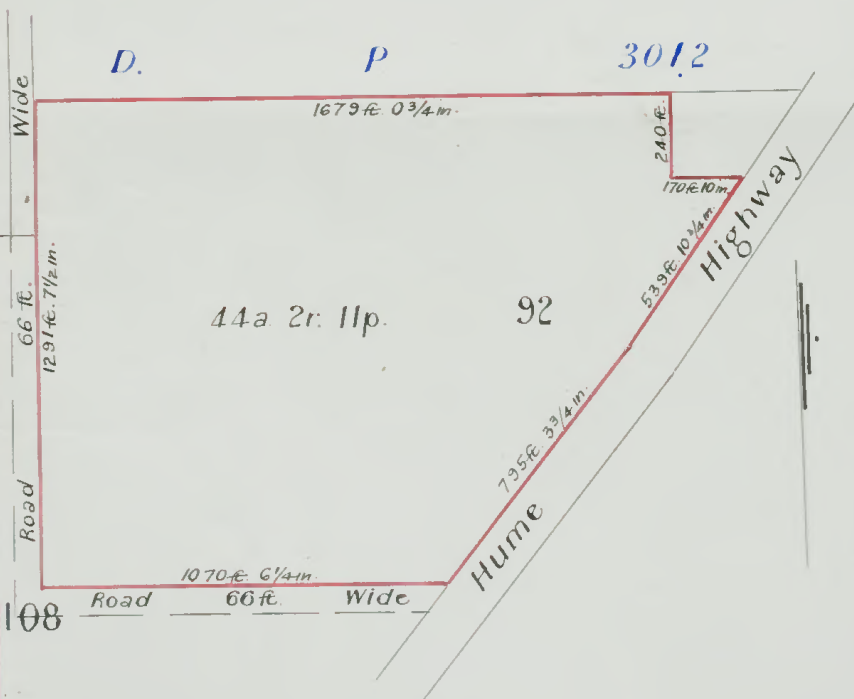
CECIL STANLEY SHEPHERD, of Marulan, Shire Council Employee, Transferee under Instrument of Transfer No. C406341 is now the proprietor of an Estate in Fee Simple, \_\_\_\_\_ subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated \_\_\_\_\_ in the Shire of Mulwaree \_\_\_\_\_ Parish of Marulan \_\_\_\_\_, and County of Argyle \_\_\_\_\_ containing Forty four acres two roods eleven perches \_\_\_\_\_ or thereabouts, as shown in the Plan hereon and therein edged red, being also part of Portion 92 originally granted to Richard Chapman by Crown Grant dated the 20th day of August 1874 Volume 199 Folio 38. \_\_\_\_\_

In witness whereof I have hereunto signed my name and affixed my Seal, this *Twenty fourth* day of *February* 1936

Signed in the presence of

*Mr. Cagard*

*Reg. W. Mills*  
Registrar General.



C406341.

Scale - 400 feet to one inch.

## NOTIFICATION REFERRED TO

Amongst the reservations and conditions contained in the Grant above referred to are reservations of minerals.

*Reg. W. Mills*  
Registrar General.



No. F327549 TRANSFER dated 24th August 1950 from the said Cecil Stanley Shepherd to Alfred Wooding of part (Subject to Covenant) \_\_\_\_\_ of the land within described Produced 18th October 1950 and entered 15th February 1951 at 12 o'clock in the \_\_\_\_\_ As to land in this transfer this Certificate is cancelled and new Certificate issued Vol. 6299 Fol. 110 *J. H. Pells* REGISTRAR GENERAL

No. F327550 TRANSFER dated 24th August 1950 from the said Cecil Stanley Shepherd to Thomas James Sedorey of part (Subject to Covenant) \_\_\_\_\_ of the land within described Produced 18th October 1950 and entered 15th February 1951 at 12 o'clock in the \_\_\_\_\_ As to land in this transfer this Certificate is cancelled and new Certificate issued Vol. 6299 Fol. 108 *J. H. Pells* REGISTRAR GENERAL



No. F330308 TRANSFER dated 24th August 1950 from the said Cecil Stanley Shepherd to Walter Edward Driver and Myra Driver as joint tenants of part (Subject to Covenant) \_\_\_\_\_ of the land within described Produced 20th October 1950 and entered 15th February 1951 at 12 o'clock in the \_\_\_\_\_ As to land in this transfer this Certificate is cancelled and new Certificate issued Vol. 6299 Fol. 109 *J. H. Pells* REGISTRAR GENERAL



The interest of the Council of the Shire of Mulwaree in the Reserve for Drainage Shown on Deposited Plan No. 23030 Dated 15th February 1951 *J. H. Pells* REGISTRAR GENERAL



*F327549 24th Aug 1950*  
*F330308 24th Aug 1950*  
*F327550 24th Aug 1950*




No. F4G4 845 TRANSFER dated 19th March 1957  
 from the said Cecil Stanley Shepherd to Edmund  
Grandson Murphy & Marcellan Prosser of  
Lot 1 DP 43030 Subject to Covenants  
of the land within d scribed  
 Produced 4th June 1957 and entered 12th July 1957  
 at 12 o'clock in the noon.  
 As to land in this transfer  
 this certificat shall d  
 and now that issued  
 Vol 6356 Fol 153  
J. Wells  
 REGISTRAR GENERAL  
 SOUTH WALES

145. F 688702 TRANSFER dated 19<sup>th</sup> June 1952  
 from the said Coal Stanley Shepherd to The Commonwealth  
 Portland Cement Company Limited of Lot 2 DP 23030  
 of the land within described  
 Produced 29<sup>th</sup> June 1952 and entered 21<sup>st</sup> August 1952  
 at 12 o'clock in the noon.  
 As to land in this transfer  
 this ~~transfer~~ cancelled  
 and New Certificate issued  
 Vol. 6551 Fol. 46  
 REGISTRAR GENERAL

No. F 79820 TRANSFER dated 9<sup>th</sup> March 1953  
 from the said Bevil Sharkey Shepherd to Florence  
Rogers of Crows Nest, at Spring, Chertsey  
Norman, Lots 3, 4, 8 and 9, D.P. 231300 (Subject  
to Covenants) of the land within described.  
 Produced 30 January 1953 and entered 9<sup>th</sup> March 1953  
 at 12 o'clock in the noon.  
 As to land in this transfer  
 this Certificate is cancelled  
 and new Certificate issued  
 No. 648 of 115  
 REGISTRAR GENERAL

The interest of the Council of the  
Shire of Bulwerie in the addition  
to existing roads shown on Deposited  
Plan No. 26498  
Dated 11<sup>th</sup> January 1956

J. Wells  
Registrar General


No. G. 672454 TRANSFER dated 23<sup>rd</sup> January 1954.  
to Norman Ernest Pole and Hazel Lilian Pole as joint tenants of  
Lot 10 D.P. 26498.  
\_\_\_\_\_ of the land within described  
Entered 19<sup>th</sup> March 1954.  
As to land in this transfer  
this deed is contained  
and new certificate issued  
Vol. \_\_\_\_\_ Fol. \_\_\_\_\_  
J. W. Pells  
REGISTRAR GENERAL  



No. 6607296 TRANSFER dated 29th September 1956  
to Robert Stanley Shepherd and Kathleen  
Stella Shepherd as joint tenants of  
Lots 11 and 12 D.P. 26498  
\_\_\_\_\_ of the land within described.  
\_\_\_\_\_  
Entered 1st May 1957  
As to land in this transfer  
this deed is cancelled  
and new certificate issued  
Vol. \_\_\_\_\_ Fol. \_\_\_\_\_  
S. H. Pells  
REGISTRAR GENERAL


No further dealings with land in D.P. 26498 to be registered until issue of n/c's on untransferred lots in the D.P.

As to the untransferred lots in DP 26498  
this Deed is cancelled and new Certificate of Title issued  
Vol 8137 Fol. 156 to 161  
~~Vol~~ (for lots 13 to 18 inc.)

*Lawson*  
Registrar General.



No. K465437 TRANSFER dated 26th August 1966.  
to Hemlita Concrete Heritage Pty Limited  
\_\_\_\_\_ of the land within described.  
excluding the land in D.P. 26498 and DP 23030  
Entered 13th September 1967.  
As to land in this transfer  
this deed is concerned  
and new certificate issued  
Vol. 1064 Fol. 151:  
  
\_\_\_\_\_  
REGISTRAR GENERAL



The residue of land in this folio comprises  
LOT 10 IN DP 23030.

*J. A. Watson*

RECEIVED 1914 JUN 10

SEAL OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF THE INTERIOR  
BUREAU OF LANDS

**FOLIO CANCELLED NEW FOLIO IS 10/23030  
NO FURTHER DEALINGS TO BE REGISTERED  
RESIDUE IS ROAD(S) VIDE DP26498**

F68102 Lr. 2 H  
F79820 L5341  
829.  
P300

233571308  
zone 26498

67244 7/24/10

H 718622 bt 13  
K465

at 13  
K465437 T (Positive)

30-  
K465437  
Whole -  
EX LAND IN  
DR. 23030 AND  
DR. 26498.)





**LAND  
REGISTRY  
SERVICES**

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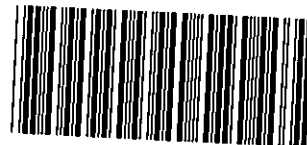
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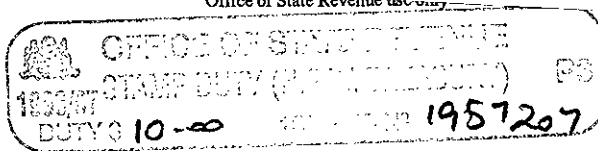
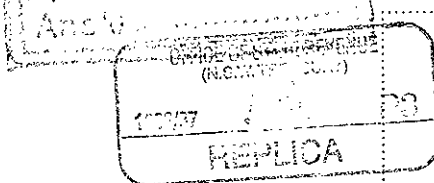
Form number:  
97-01T  
Licence number:  
10V/0096/95

# TRANSFER

Real Property Act 1900

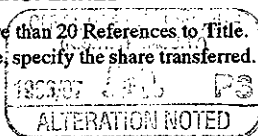


2951645 S



## (A) LAND TRANSFERRED

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



X VOLUME 13737 FOLIO 12 FOLIO IDENTIFIERS:  
O VOLUME 13737 FOLIO 13 18/26498 ✓  
+ VOLUME 13737 FOLIO 14 10/4/3012 ✓  
X VOLUME 13737 FOLIO 15 1/121134 ✓ 92/652222

X Now 17/658722

## (B) LODGED BY

L.T.O. Box

Name, Address or DX and Telephone

SALLY NASH & CO, SOLICITORS  
63 ALBION STREET, SURRY HILLS  
DX 128 SYDNEY  
TEL: (02) 9212 2800

REFERENCE (max. 15 characters):

## (C) TRANSFEROR

THE OFFICIAL TRUSTEE IN BANKRUPTCY

(D) acknowledges receipt of the consideration of ... \$10,000.00

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

(E) subject to the following ENCUMBRANCES 1. ... Z494589 2. ... 3. ...

## (F) TRANSFEE

T TS (s713 LGA)	MALCOLM EDRED BIDDLECOMBE
TW (Sheriff)	TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE

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

THE COMMON SEAL OF THE OFFICIAL TRUSTEE IN  
BANKRUPTCY WAS HEREUNTO AFFIXED BY GEORGE  
LIONEL CADDY OFFICIAL RECEIVER FOR THE  
BANKRUPTCY DISTRICT OF THE STATE OF NEW  
SOUTH WALES FOR AND ON BEHALF OF THE  
OFFICIAL TRUSTEE IN BANKRUPTCY

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferor  
Commonwealth  
of  
Australia  
OFFICIAL TRUSTEE  
IN  
BANKRUPTCY

Signature of Transferee's Solicitor  
NB: if applicable, indicate that the signatory is the transferee's solicitor  
and show the solicitor's full name.

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

CHECKED BY (office use only)

0196LTO

Approved By Lee 11 OFF X 0953370 O/S



**LAND  
REGISTRY  
SERVICES**

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29/03/2021 02:29 PM

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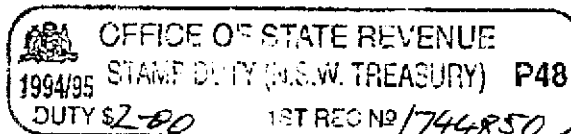
# TRANSFER

Real Property Act, 1900



0  
322549 X

Office of State Revenue use only



(A) **LAND TRANSFERRED**

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

Volume	Folio	Folio Identifiers
Volume 13737	Folio 12	
Volume 13737	Folio 13	18/26498
Volume 13737	Folio 14	1/121134
Volume 13737	Folio 15	10/4/3012
ONE QUARTER UNDIVIDED SHARE		92/652222

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone SALLY NASH & CO SOLICITORS DX 128 SYDNEY
REFERENCE (max. 15 characters):	

MELHEM AYOUB

(C) **TRANSFEROR**

(D) acknowledges receipt of the consideration of \$10,000.00

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

(E) subject to the following **ENCUMBRANCES** 1. Z 494589 2. 3.

(F) **TRANSFEEE**

<b>T</b>	MALCOLM EDRED BIDDLECOMBE
as joint tenants/tenants in common	

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

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

*Leslie Ronald Fletcher*

Signature of Witness

LESLIE RONALD FLETCHER

Name of Witness (BLOCK LETTERS)

61 THE ESPLANADE OAK FLATS

Address of Witness

*[Signature of Transferor]*

Signature of Transferor

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

*Leslie Ronald Fletcher*

Signature of Witness

LESLIE RONALD FLETCHER

Name of Witness (BLOCK LETTERS)

61 The Esplanade OAK FLATS

Address of Witness

*[Signature of Transferee]*

Signature of Transferee

*Carey allong 20.*

*205.*

*[Handwritten initials]*



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1053945

SEARCH DATE	TIME	EDITION NO	DATE
14/12/2020	2:52 PM	7	8/9/2018

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

LAND

LOT 1 IN DEPOSITED PLAN 1053945  
AT MARULAN  
LOCAL GOVERNMENT AREA GOULBURN MULWAREE  
PARISH OF MARULAN COUNTY OF ARGYLE  
TITLE DIAGRAM DP1053945

FIRST SCHEDULE

DIB GROUP PTY LTD (T AI389450)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP1053945 EASEMENT TO DRAIN SEWAGE 6 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 AK673496 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

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



20236 Dib Marulan

PRINTED ON 14/12/2020

Provided on 14/12/2020 01:52 PM by CITEC Confirm

\* 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.

CITEC Confirm 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.

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, [confirm.com.au](http://confirm.com.au), an approved NSW Information Broker.

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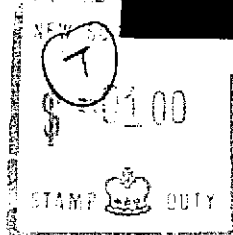
29/03/2021 01:35 PM

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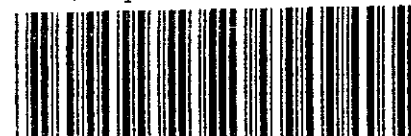
RP 13



STAMP DUTY



EXIST. FEE OF \$ 33.00  
DATE 31-7-9  
17-10-85  
W. J. J. J.



V911389

TRANSFER

REAL PROPERTY ACT, 1900

T

B	1	of	2
\$ 33			

DESCRIPTION  
OF LAND  
Note (a)

Torrens Title Reference  
VOLUME 10641 FOLIO 151 ✓  
VOLUME 13737 FOLIO 11 ✓  
VOLUME 13737 FOLIO 12 ✓  
VOLUME 13737 FOLIO 13 ✓  
VOLUME 13737 FOLIO 14 ✓  
VOLUME 13737 FOLIO 15 ✓  
VOLUME 8137 FOLIO 161 ✓

If Part Only, Delete Whole and Give Details

WHOLE

Location

MUNICIPALITY/SHIRE OF  
MULWAREE, PARISH OF  
MARULAN AND COUNTY OF  
ARGYLE

TRANSFEROR  
Note (b)

WESTPAC BANKING CORPORATION (formerly Bank of New South Wales) as Mortgagee exercising  
Power of Sale pursuant to Mortgage No. T92662 dated 6th April, 1982 from Western Gold  
Pty. Limited.

ESTATE  
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 110,000.00  
and transfers an estate in fee simple  
in the land above described to the TRANSFEE

TRANSFEE  
Note (d)

MALCOLM EDRED BIDDLECOMBE of 98 Hume Highway, Marulan, Service Station  
Proprietor.

OFFICE USE ONLY

S  
\* see below.

TENANCY  
Note (e)

as joint tenants/tenants in common

PRIOR  
ENCUMBRANCES  
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. (Mortgage No. T92662) mortgage  
2. 3.

DATE 11th JULY 1985

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION  
Note (g)

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

Signature of Witness

Signed Sealed and Delivered  
for and on behalf of  
WESTPAC BANKING CORPORATION  
by

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

DAVID ROBERT MCCURE

its duly constituted  
Attorney who is  
personally known to me

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

FREDA IRENE HORNE  
Justice of the Peace

WESTPAC BANKING CORPORATION  
by its Attorney

who hereby states at the time of his executing this  
instrument he has no notice of the revocation of the  
Power of Attorney registered in the office of the  
Registrar General No 734, Book 3558 under the authority  
of which he has executed this instrument

ACTING Manager Legal, New South Wales Division

Signature of Transferee  
IAN GARTH MCGILL

Solicitor for the Transferee

TO BE COMPLETED  
BY LODGING PARTY  
Notes (h)  
and (i)

LODGED BY

Westpac Banking Corporation  
THE BANKING HOUSE, 220 PITT STREET,  
SYDNEY, 2000 PHONE: 226-2611  
DELIVERY BOX NO. 37Y

Delivery Box Number

Checked Passed

Signed Extra Fee

REGISTERED 25 - 10 - 19 85

LOCATION OF DOCUMENTS

CT OTHER

7 MTC

Herewith.

In L.T.O. with

Produced by

Secondary  
Directions

Delivery  
Directions

OFF M T92662 Cancelled



26/03/2021 01:12 PM

© Office of the Registrar-General 2021

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

# TRANSFER

New South Wales  
 Real Property Act 1900



## AI389450R

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

### STAMP DUTY

Office of State Revenue use only

Office of State Revenue NSW Treasury	
Client No: 111926606	3054
Duty: 310.00	Trans No: 14763 SI-001
Ass: details:	

### (A) TORRENS TITLE

1/1053945

### (B) LODGED BY

Document Collection Box <b>124E</b>	Name, Address or DX, Telephone, and Customer Account Number if any	CODES <b>T</b> <b>TW</b>
	<b>LegalinX Pty Ltd</b> <b>LLPN: 123820V</b> <b>Level 3, 175 Castlereagh Street</b> <b>SYDNEY 2000</b> <b>Ph: (02) 9230 6900</b> Reference (optional): <b>NASH 815253</b>	

### (C) TRANSFEROR

HELEN MARGARET MILLS

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 646,000.00 and as regards the land

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

### (F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

### (H) TRANSFEREE

DIB GROUP PTY LTD (ACN 002 889 474)

### (I) TENANCY:

DATE 12 / 2 / 2014

(J) I certify I am an eligible witness and that the transferor signed this dealing in my presence.  
 [See note\* below]

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

Signature of witness:

Name of witness:

Address of witness:

Patricia Dianne Fennamore  
 A Justice of the Peace in and for  
 the State of New South Wales

No. 120130

Cl- Goulburn Local Court  
 Montague St  
 Goulburn NSW 2580

Signature of transferor:

Helen H Mills

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

Signature:

*[Signature]*

Signatory's name: Ian Johnson

Capacity: Solicitor for the transferee

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and

stored under eNOS ID No. [ ] Full Name: [ ] Signature: [ ]

\* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.





**LAND  
REGISTRY  
SERVICES**

**Direct** Info  
Quick and easy online

29/03/2021 11:03 AM

© Office of the Registrar-General 2021

No. \_\_\_\_\_



K 465436

New South Wales



Lodgment  
Endorsement

R.P. 13  
FEES:—

# MEMORANDUM OF TRANSFER

(REAL PROPERTY ACT, 1900)

(Trusts must not be disclosed in the transfer.)

Typing or handwriting in this instrument should not extend into any margin. Handwriting should be clear and legible and in permanent black non-copying ink.

**I**

**WE, ROBERT STANLEY SHEPHERD** of Marulan,  
Haulage Contractor and **KATHLEEN STELLA**  
**SHEPHERD**, his wife

(herein called transferor )

being registered as the proprietor of an estate in *fee simple*<sup>a</sup> in the land hereinafter described,  
subject, however, to such encumbrances, liens and interests as are notified hereunder, in consideration of  
**TEN THOUSAND DOLLARS**

(\$10,000.00 )

(the receipt whereof is hereby acknowledged) paid to us by

**KEMBLA CONCRETE HAULAGE PTY. LIMITED**

**HERBERT STANLEY ROBINSON**

do hereby transfer to

**HERBERT STANLEY ROBINSON**

**KEMBLA CONCRETE HAULAGE PTY. LIMITED**

(herein called transferee)<sup>d</sup>

ALL such our Estate and Interest in ALL THE land mentioned in the schedule following:—

County	Parish	Reference to Title			Description of Land (if part only) <sup>e</sup>
		Whole or Part	Vol.	Fol.	
Argyle	Marulan	Whole	7303	127	

ENCUMBRANCES, &c., REFERRED TO<sup>f</sup>

Nil.

Signed at Marulan the 26<sup>th</sup> day of August, 1968.

Signed in my presence by the transferor

WHO IS PERSONALLY KNOWN TO ME

[Signature]  
[Signature]  
[Signature]

R. Shepherd  
R. S. Shepherd  
Transferor\*

Signed

Signed in my presence by the transferee

WHO IS PERSONALLY KNOWN TO ME

† Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

[Signature]  
Solicitor for the Transferee whose signature can not be obtained without difficulty and delay  
Transferee(s)

JAMES A. MACKAY

\* If signed by virtue of any power of attorney, the original power must be registered in the Miscellaneous Register, and produced with each dealing, and the memorandum of non-revocation on back of form signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by each Transferee or his Solicitor or Conveyancer, and renders any person falsely or negligently certifying liable to a penalty; also to damages recoverable by parties injured. Acceptance by the Solicitor or Conveyancer (who must sign his own name, and not that of his firm) is permitted only when the signature of the Transferee cannot be obtained without difficulty, and when the instrument does not impose a liability on the party taking under it. When the instrument contains some special covenant by the Transferee or is subject to a mortgage, encumbrance or lease, the Transferee must accept personally.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

LEAVE THESE SPACES FOR DEPARTMENTAL USE

PROGRESS RECORD		Vol. _____	
Date	Initials	Sent to Survey Branch	
		Received from Records	
		Draft written	
		Draft examined	
		Diagram prepared	
		Diagram examined	
		Draft forwarded	
		Supl. of Engrssets	
		Cancellation Clerk	

<p>INDEXED</p>	<p>MEMORANDUM OF TRANSFER</p>	<p>Checked by</p> <p>Particulars entered in Register Book,</p> <p>10-10-1966</p>	<p>Passed (in S.D.B.) by</p>	<p>Signed by</p> <p>Registrar General</p>	<p>DOCUMENTS LODGED HEREWITH</p> <p>To be filled in by person looking dealing</p>

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS:

Appeared before me at \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, one thousand \_\_\_\_\_, the attesting witness to this instrument \_\_\_\_\_ and declared that he personally knew \_\_\_\_\_ signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said \_\_\_\_\_ is \_\_\_\_\_ own handwriting, and that \_\_\_\_\_ he was of sound mind and freely and voluntarily signed the same.

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS\*

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY

(To be signed at the time of executing the within instrument)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. \_\_\_\_\_

Miscellaneous Register under the authority of which he has just executed the within transfer.

Signed at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Signed in the presence of—

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY

release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

mortgagee under Mortgage No.

Dated at this day of 19 .

Signed in my presence by

who is personally known to me.

Mortgagee.

*PARTIAL DISCHARGE OF MORTGAGE*  
(N.B.—Before execution read marginal note)  
Address: \_\_\_\_\_  
Lodged by \_\_\_\_\_  
Phone No.: \_\_\_\_\_

by Lord

1

Dated at \_\_\_\_\_  
Signed in my presence by \_\_\_\_\_

who is personally known to me.

release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

mortgagee under Mortgage No.

Phone No.:

(N.B.—Before execution read marginal note)

Address:

by Lord

NON

## Historical Search

26/03/2021 12:19 PM

Client Reference: DI-ES8191

### NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

26/3/2021 12:19PM

FOLIO: 1/1053945

First Title(s): VOL 199 FOL 38

Prior Title(s): 92/652222

Recorded	Number	Type of Instrument	C.T. Issue
4/7/2003	DP1053945	DEPOSITED PLAN	FOLIO CREATED
		EDITION 1	
16/7/2003	9794875	DEPARTMENTAL DEALING	
30/9/2003	AA21456	DISCHARGE OF MORTGAGE	
30/9/2003	AA21457	DISCHARGE OF MORTGAGE	EDITION 2
3/6/2004	AA687733	DEPARTMENTAL DEALING	
28/6/2011	AG329583	TRANSMISSION APPLICATION	EDITION 3
19/2/2014	AI389450	TRANSFER	
19/2/2014	AI389451	MORTGAGE	EDITION 4
24/2/2016	AK242581	DISCHARGE OF MORTGAGE	EDITION 5
11/8/2016	AK673496	MORTGAGE	EDITION 6
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 7
		CORD ISSUED	

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



DI-ES8191

PRINTED ON 26/3/2021

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## Historical Search

29/03/2021 02:24 PM

Client Reference: DI-ES8191

### NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

-----

29/3/2021 2:24PM

FOLIO: 92/652222

-----

First Title(s): VOL 199 FOL 38

Prior Title(s): VOL 10641 FOL 151

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
20/1/1993		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED
		CT NOT ISSUED	
8/3/1994		AMENDMENT: TITLE DIAGRAM	
21/6/1995	O322549	TRANSFER	EDITION 1
1/3/1996	O953370	CAVEAT	
27/3/1996	2045108	WITHDRAWAL OF CAVEAT	
27/3/1996	2045110	WITHDRAWAL OF CAVEAT	
28/11/1996	2651010	CAVEAT	
4/2/1997	2805431	REQUEST	
22/5/1997	2951644	REQUEST	
22/5/1997	2951645	TRANSFER	EDITION 2
12/9/1997	3373175	CAVEAT	
15/9/1998	2685671	REQUEST	
15/9/1998	5255707	WITHDRAWAL OF CAVEAT	
15/9/1998	5255708	CAVEAT	
17/8/1999	5973583	MORTGAGE	
17/8/1999	5973584	REQUEST	EDITION 3
21/2/2000	6578725	WITHDRAWAL OF CAVEAT	
21/2/2000	6578726	DISCHARGE OF MORTGAGE	EDITION 4
27/3/2000	6671037	DISCHARGE OF MORTGAGE	



27/3/2000	6671038	MORTGAGE	EDITION 5
23/1/2001	7362112	MORTGAGE	EDITION 6
4/7/2003	DP1053945	DEPOSITED PLAN	FOLIO CANCELLED

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

DI-ES8191                      PRINTED ON 29/3/2021

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# **APPENDIX E**


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## **CURRENT AND HISTORICAL AERIAL PHOTOGRAPHS**

HISTORICAL AERIAL PHOTOGRAPHS - 1967



LEGEND

 Site Boundary

PROJECT DETAILS	
Project Title	Detailed Site Investigation
Project No.	ES8191
Client	DIB Pty Ltd
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW




DRAWING DETAILS			
Figure No.	1	Rev No.	0
Scale	NTS	Size	A3
Drawn by	SB	Date	26.03.2021
Approved by	MK	Date	31.03.2021

# HISTORICAL AERIAL PHOTOGRAPHS - 1979



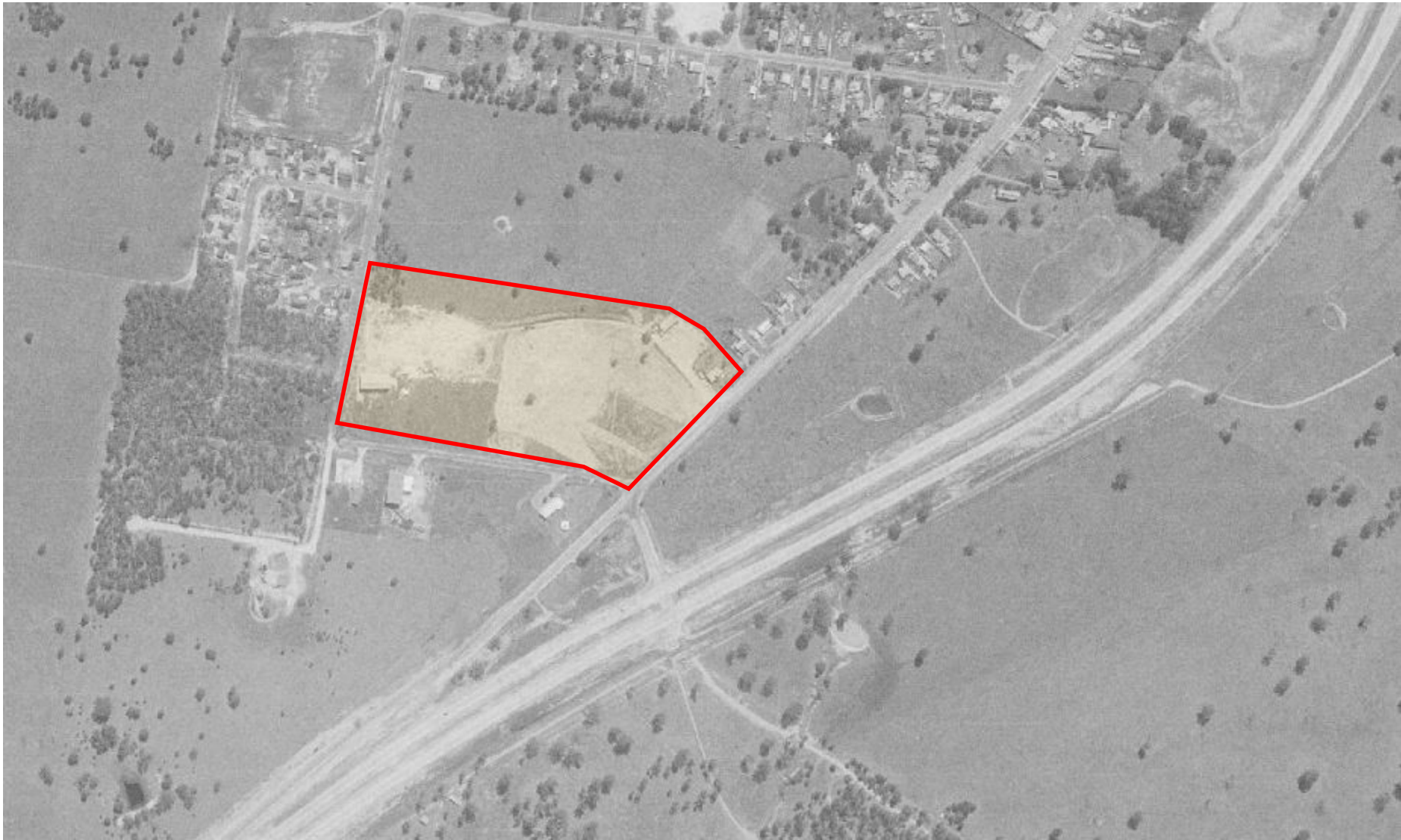
**LEGEND**

 Site Boundary

PROJECT DETAILS			DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	2	Rev No.	0
Project No.	ES8191		Scale	NTS	Size	A3
Client	DIB Group Pty Ltd		Drawn by	SB	Date	26.03.2021
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW		Approved by	MK	Date	31.03.2021




# HISTORICAL AERIAL PHOTOGRAPHS - 1987



## LEGEND

 Site Boundary

PROJECT DETAILS			DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	3	Rev No.	0
Project No.	ES8191		Scale	NTS	Size	A3
Client	DIB Group Pty Ltd		Drawn by	SB	Date	26.03.2021
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW		Approved by	MK	Date	31.03.2021

# HISTORICAL AERIAL PHOTOGRAPHS - 1991



## LEGEND

 Site Boundary

## PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES8191
Client	DIB Group Pty Ltd
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW



## DRAWING DETAILS


Figure No.	4	Rev No.	0
Scale	NTS	Size	A3
Drawn by	SB	Date	26.03.2021
Approved by	MK	Date	31.03.2021




# HISTORICAL AERIAL PHOTOGRAPHS - 1997



## LEGEND

 Site Boundary

PROJECT DETAILS		 <b>Aargus</b>	DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	5	Rev No.	0
Project No.	ES8191		Scale	NTS	Size	A3
Client	DIB Group Pty Ltd		Drawn by	SB	Date	26.03.2021
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW		Approved by	MK	Date	31.03.2021



# HISTORICAL AERIAL PHOTOGRAPHS - 2021



## LEGEND

 Site Boundary

## PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES8191
Client	DIB Group Pty Ltd
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW



## DRAWING DETAILS

Figure No.	6	Rev No.	0
Scale	NTS	Size	A3
Drawn by	SB	Date	26.03.2021
Approved by	MK	Date	31.03.2021

# **APPENDIX F**

---

## **NSW EPA RECORDS**





[Home](#) [Public registers](#) [Contaminated land record of notices](#)

## Search results

Your search for: Suburb: MARULAN

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

[Search Again](#)

[Refine Search](#)

### Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... [more search tips](#)

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.

This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register. [POEO public register](#)

**For business and industry** ^

30 March 2021

**For local government** ^

## Contact us

131 555 (tel:131555)

Online (<https://yoursay.epa.nsw.gov.au/epa-website-feedback>)

[info@epa.nsw.gov.au](mailto:info@epa.nsw.gov.au) (<mailto:info@epa.nsw.gov.au>)

EPA Office Locations (<https://www.epa.nsw.gov.au/about-us/contact-us/locations>)

Accessibility (<https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index>)

Disclaimer (<https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer>)

Privacy (<https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy>)

Copyright (<https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright>)

**in**  
(<https://au.linkedin.com/company/environment-protection-authority-epa/>)

Find us on

[Home](#) [Public registers](#) [POEO Public Register](#) [Licences, applications and notices search](#)

## Search results

Your search for: **General Search** with the following criteria

**Suburb - Marulan**

returned 37 results

[Export to excel](#)

1 of 2 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
<a href="#">1600516</a>		BRAYTON ROAD, MARULAN, NSW 2579	s.80 Surrender of a Licence	Issued	23 Oct 2020
<a href="#">10321</a>	CON FILIPOPPOULOS	LOT 2 WILSON DRIVE, MARULAN, NSW 2579	POEO licence	Surrendered	06 Jan 2000
<a href="#">1038298</a>	CON FILIPOPPOULOS	LOT 2 WILSON DRIVE, MARULAN, NSW 2579	s.58 Licence Variation	Issued	19 Aug 2004
<a href="#">1109395</a>	CON FILIPOPPOULOS	LOT 2 WILSON DRIVE, MARULAN, NSW 2579	s.80 Surrender of a Licence	Issued	27 Nov 2009
<a href="#">1009087</a>	CSR LIMITED	BRAYTON ROAD, MARULAN, NSW 2579	s.58 Licence Variation	Issued	13 Mar 2002
<a href="#">13012</a>	Gunlake Quarries Pty Limited	715 Brayton Road, MARULAN, NSW 2579	POEO licence	Issued	09 Jul 2009
<a href="#">1522524</a>	Gunlake Quarries Pty Limited	715 Brayton Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	27 Oct 2014
<a href="#">1532111</a>	Gunlake Quarries Pty Limited	715 Brayton Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	10 Aug 2015
<a href="#">1565848</a>	Gunlake Quarries Pty Limited	715 Brayton Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	12 Jul 2018
<a href="#">1588001</a>	Gunlake Quarries Pty Limited	715 Brayton Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	11 Dec 2019
<a href="#">1371</a>	HOLCIM (AUSTRALIA) PTY LTD	BRAYTON ROAD, MARULAN, NSW 2579	POEO licence	Surrendered	25 May 2000
<a href="#">12939</a>	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	POEO licence	Issued	12 Dec 2008
<a href="#">1126971</a>	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	11 Apr 2011
<a href="#">1516510</a>	HOLCIM (AUSTRALIA) PTY LTD	BRAYTON ROAD, MARULAN, NSW 2579	s.58 Licence Variation	Issued	22 Aug 2013
<a href="#">1514428</a>	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	Compliance Audit	Complete	16 Sep 2013
<a href="#">1516663</a>	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	23 Sep 2013
<a href="#">1513911</a>	HOLCIM (AUSTRALIA) PTY LTD	BRAYTON ROAD, MARULAN, NSW 2579	Compliance Audit	Complete	25 Jul 2014
<a href="#">1546136</a>	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	21 Dec 2016
<a href="#">1582898</a>	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	27 Sep 2019
<a href="#">1587552</a>	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	30 Oct 2019

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## Search results

Your search for: **General Search** with the following criteria

**Suburb - Marulan**

returned 37 results

[Export to excel](#)

2 of 2 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
<a href="#">1588473</a>	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	20 Nov 2019
<a href="#">1588899</a>	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	02 Dec 2019
<a href="#">1589467</a>	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	12 Dec 2019
<a href="#">1590431</a>	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	09 Jan 2020
<a href="#">1590941</a>	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	29 Jan 2020
<a href="#">1591391</a>	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	10 Feb 2020
<a href="#">1592523</a>	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	05 Mar 2020
<a href="#">1593427</a>	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	20 Apr 2020
<a href="#">1595328</a>	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	11 Jun 2020
<a href="#">1598295</a>	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	28 Aug 2020
<a href="#">11077</a>	MITTAGONG MUSHROOMS PTY LTD	LOT 100 WINFARTHING ROAD, MARULAN, NSW 2579	POEO licence	Surrendered	21 Sep 2001
<a href="#">1032698</a>	MITTAGONG MUSHROOMS PTY LTD	LOT 100 WINFARTHING ROAD, MARULAN, NSW 2579	s.80 Surrender of a Licence	Issued	03 Dec 2003
<a href="#">1514430</a>	ROLLERS AUSTRALIA PTY LIMITED	715 Brayton Road, MARULAN, NSW 2579	Compliance Audit	Complete	16 Sep 2013
<a href="#">1516660</a>	ROLLERS AUSTRALIA PTY LIMITED	715 Brayton Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	16 Sep 2013
<a href="#">3085772571</a>	ROLLERS AUSTRALIA PTY LIMITED	715 Brayton Road, MARULAN, NSW 2579	Penalty Notice	Issued	23 Jan 2014
<a href="#">20830</a>	STEPHEN LICHTENBERGER	270 Glynmar Road, MARULAN, NSW 2579	POEO licence	Issued	03 Feb 2017
<a href="#">21312</a>	THE AUSTRAL BRICK CO PTY LTD	16431 HUME HIGHWAY, MARULAN, NSW 2579	POEO licence	Issued	09 Oct 2019

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# APPENDIX G

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**GROUNDWATER BORE SEARCH**



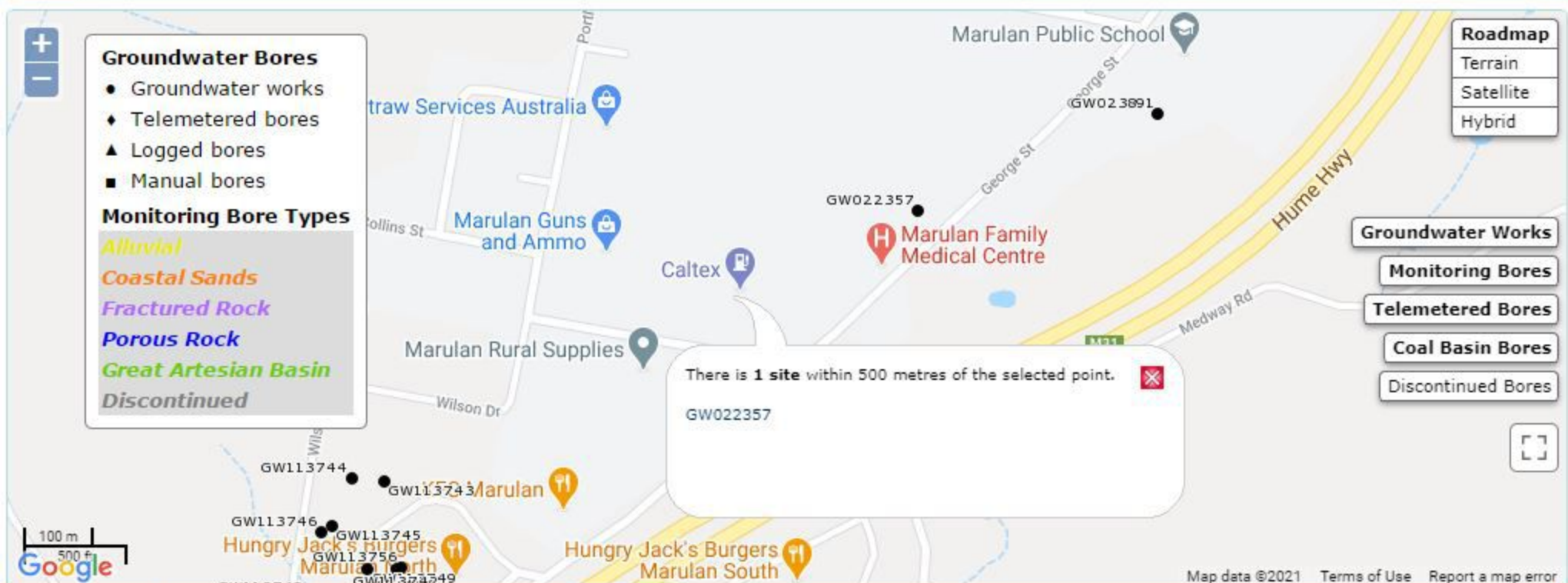
**Aargus**

# WOLLONGONG BASIN

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All data times are Eastern Standard Time

Map



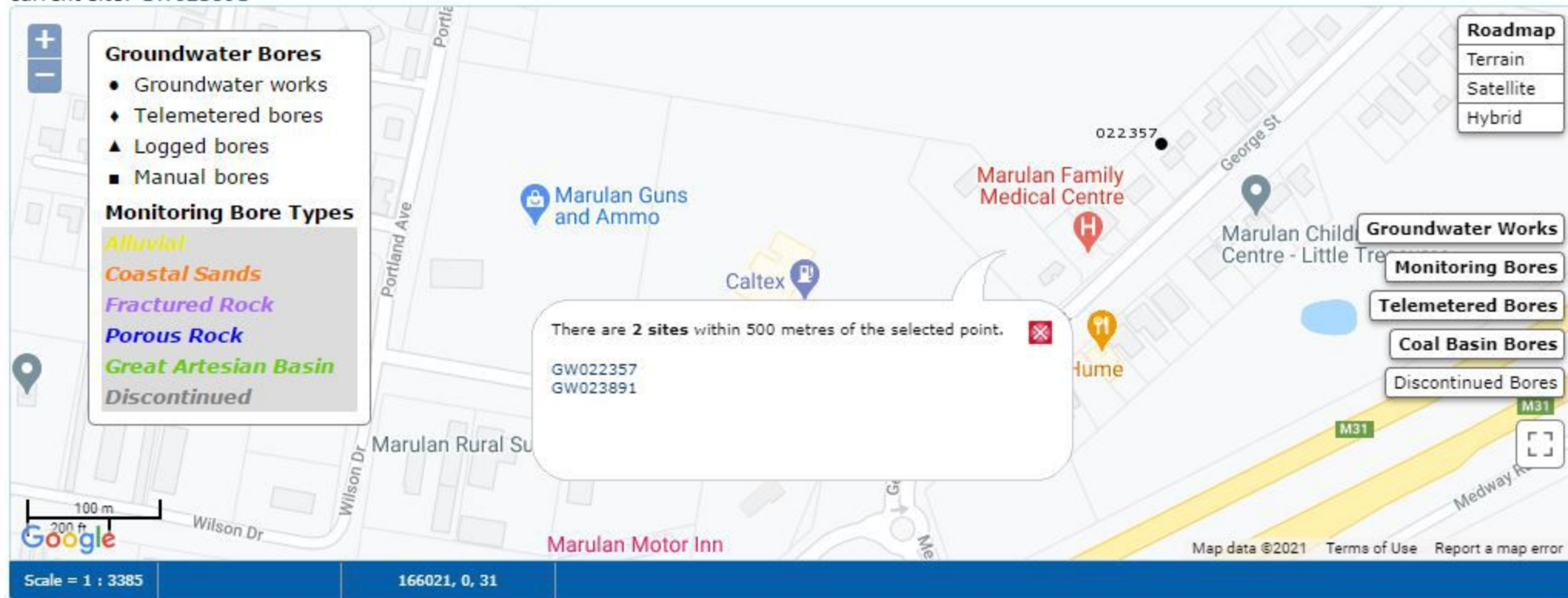
# WOLLONGONG BASIN

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All data times are Eastern Standard Time

Map

current site: GW023891



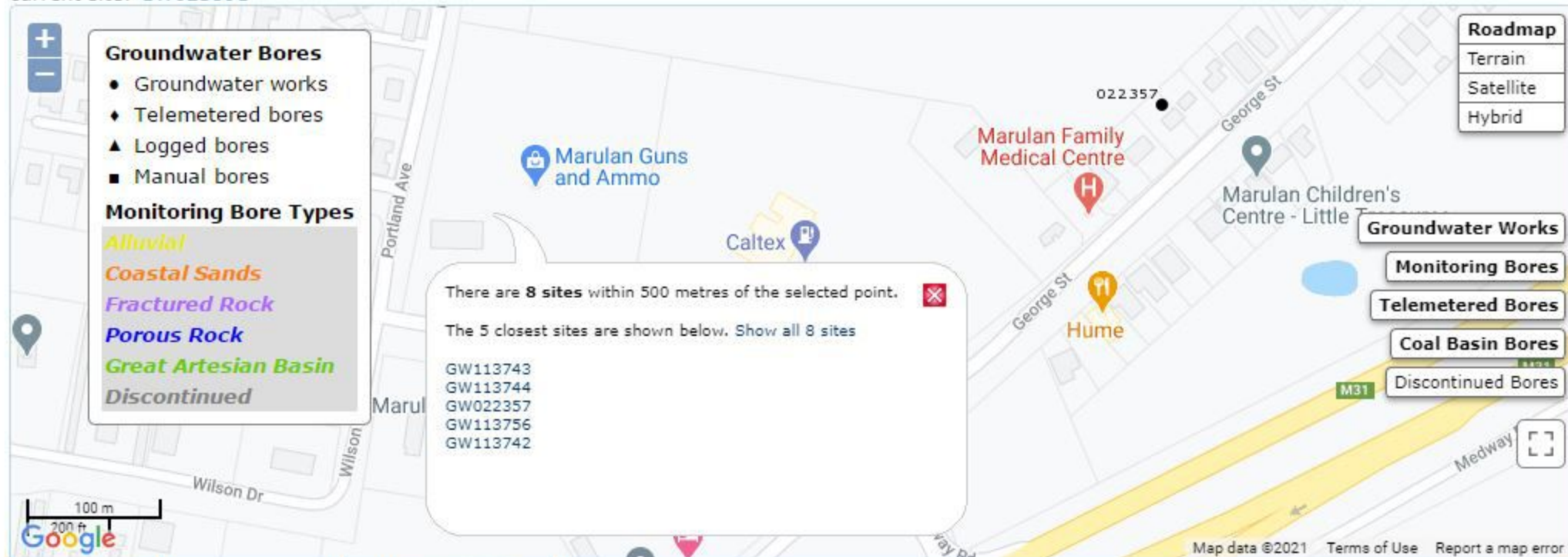
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All data times are Eastern Standard Time

Map

current site: GW023891





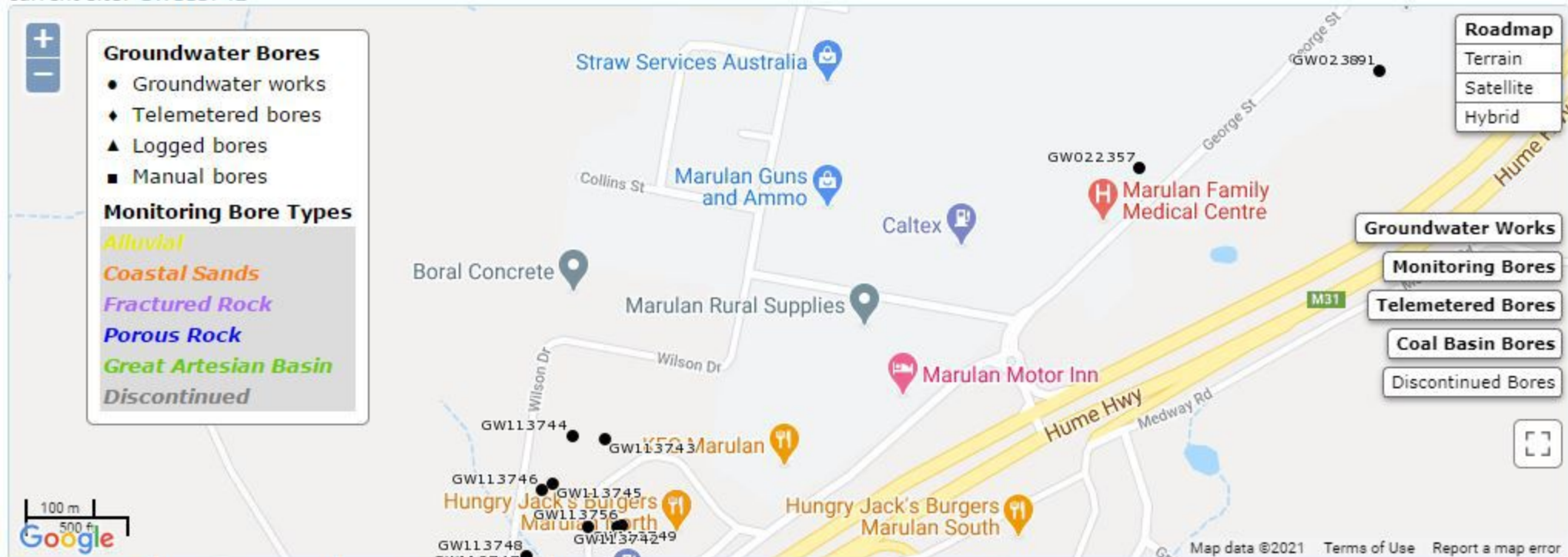
# WOLLONGONG BASIN

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All data times are Eastern Standard Time

Map

current site: GW113742



Scale = 1 : 6771

166021, 0, 31



# WaterNSW

## Work Summary

GW022357

Licence: 10WA114834	Licence Status: CURRENT
Authorised Purpose(s): WASTE DISPOSAL Intended Purpose(s): DOMESTIC	
Work Type: Bore open thru rock	
Work Status:	
Construct.Method: Cable Tool	
Owner Type: Private	
Commenced Date:	Final Depth: 26.50 m
Completion Date: 01/12/1964	Drilled Depth: 26.50 m
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property: N/A NSW	Standing Water Level (m):
GWMA: -	Salinity Description:
GW Zone: -	Yield (L/s):

### Site Details

Site Chosen By:			
County	Parish	Cadastre	
Form A: ARGYLE	MARULAN	92	
Licensed: ARGYLE	MARULAN	Whole Lot //	
Region: 10 - Sydney South Coast	CMA Map: 8928-4S		
River Basin: 215 - SHOALHAVEN RIVER	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6154520.000	Latitude: 34°42'52.4"S	
Elevation Source: (Unknown)	Easting: 225464.000	Longitude: 150°00'08.3"E	
GS Map: -	MGA Zone: 56	Coordinate Source: GD.,ACC.MAP	

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Threaded Steel	-0.30	25.30	127			

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
22.80	22.80	0.00	Fractured	18.80		0.15			
25.90	25.90	0.00	Fractured	13.70		0.28			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.05	3.05	Clay	Clay	
3.05	6.10	3.05	Clay Sandy	Clay	
6.10	15.24	9.14	Granite Decomposed	Granite	
15.24	26.52	11.28	Granite Water Supply	Granite	

Remarks

---

28/02/1983: SHELL SERVICE STATION HUME HWY M00ARULAN

\*\*\* End of GW022357 \*\*\*

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

# WaterNSW

## Work Summary

GW023891

Licence: 10WA114840	Licence Status: SURRENDERED
Authorised Purpose(s): WASTE DISPOSAL Intended Purpose(s): DOMESTIC	
Work Type: Bore	
Work Status:	
Construct.Method: Rotary Air	
Owner Type: P.W.D.	
Commenced Date:	Final Depth: 60.90 m
Completion Date: 01/11/1965	Drilled Depth: 61.00 m
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property: N/A NSW	Standing Water Level (m):
GWMA: -	Salinity Description:
GW Zone: -	Yield (L/s):

### Site Details

Site Chosen By:			
	County Form A: ARGYLE Licensed: ARGYLE	Parish MARULAN MARULAN	Cadastre 211 Whole Lot //
Region: 10 - Sydney South Coast	CMA Map: 8928-4S		
River Basin: 215 - SHOALHAVEN RIVER	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6154652.000	Latitude: 34°42'48.4"S	
Elevation Source: (Unknown)	Easting: 225765.000	Longitude: 150°00'20.3"E	
GS Map: -	MGA Zone: 56	Coordinate Source: GD.,ACC.MAP	

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	Soil	Soil	
0.30	14.93	14.63	Clay Boulders Large Solid Hard	Clay	
14.93	16.76	1.83	Rock Broken Hard	Rock	
16.76	18.28	1.52	Boulders Hard Granite	Granite	
18.28	60.96	42.68	Granite Very Hard	Granite	

\*\*\* End of GW023891 \*\*\*

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# WaterNSW

## Work Summary

GW113742

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Bore	
Work Status: Equipped	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 9.00 m
Completion Date: 08/10/2009	Drilled Depth: 9.00 m
Contractor Name: (None)	
Driller: Unkown Unknown	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

### Site Details

Site Chosen By:			
	County Form A: ARGYLE Licensed:	Parish MARULAN	Cadastre 19//791620
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6154070.000		Latitude: 34°43'07.2"S
Elevation Source: Unknown	Easting: 774277.000		Longitude: 149°59'42.1"E
GS Map: -	MGA Zone: 55		Coordinate Source: Unknown

### Remarks

31/07/2014: Nat Carling, 31-July-2014; Added status, drill method & depth.

\*\*\* End of GW113742 \*\*\*

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

# WaterNSW

## Work Summary

GW113743

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Bore	
Work Status: Equipped	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 10.00 m
Completion Date: 08/10/2009	Drilled Depth: 10.00 m
Contractor Name: (None)	
Driller: Unkown Unknown	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

### Site Details

Site Chosen By:			
	County Form A: ARGYLE Licensed:	Parish MARULAN	Cadastre 15//715105
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6154182.000		Latitude: 34°43'03.6"S
Elevation Source: Unknown	Easting: 774265.000		Longitude: 149°59'41.5"E
GS Map: -	MGA Zone: 55		Coordinate Source: Unknown

### Remarks

31/07/2014: Nat Carling, 31-July-2014; Added status, drill method & depth.

\*\*\* End of GW113743 \*\*\*

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



# WaterNSW

## Work Summary

GW113744

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Bore	
Work Status: Equipped	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 11.00 m
Completion Date: 14/10/2009	Drilled Depth: 11.00 m
Contractor Name: (None)	
Driller: Unkown Unknown	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

### Site Details

Site Chosen By:			
	County Form A: ARGYLE Licensed:	Parish MARULAN	Cadastre 15//715105
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6154188.000		Latitude: 34°43'03.4"S
Elevation Source: Unknown	Easting: 774223.000		Longitude: 149°59'39.8"E
GS Map: -	MGA Zone: 55		Coordinate Source: Unknown

### Remarks

31/07/2014: Nat Carling, 31-July-2014; Added status, drill method & depth.

\*\*\* End of GW113744 \*\*\*

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

# WaterNSW

## Work Summary

GW113745

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Bore	
Work Status: Equipped	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 11.00 m
Completion Date: 15/10/2009	Drilled Depth: 11.00 m
Contractor Name: (None)	
Driller: Unkown Unknown	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

### Site Details

Site Chosen By:			
	County Form A: ARGYLE Licensed:	Parish MARULAN	Cadastre 19//791620
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6154128.000		Latitude: 34°43'05.4"S
Elevation Source: Unknown	Easting: 774195.000		Longitude: 149°59'38.8"E
GS Map: -	MGA Zone: 55		Coordinate Source: Unknown

### Remarks

31/07/2014: Nat Carling, 31-July-2014; Added status, drill method & depth.

\*\*\* End of GW113745 \*\*\*

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

# WaterNSW

## Work Summary

GW113756

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Bore	
Work Status: Equipped	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 11.00 m
Completion Date: 14/10/2009	Drilled Depth: 11.00 m
Contractor Name: (None)	
Driller: Unkown Unknown	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

### Site Details

Site Chosen By:			
	County Form A: ARGYLE Licensed:	Parish MARULAN	Cadastre 19//791620
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6154072.000		Latitude: 34°43'07.1"S
Elevation Source: Unknown	Easting: 774283.000		Longitude: 149°59'42.3"E
GS Map: -	MGA Zone: 55		Coordinate Source: Unknown

### Remarks

31/07/2014: Nat Carling, 31-July-2014; Added status, drill method & depth.

\*\*\* End of GW113756 \*\*\*

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# APPENDIX H

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## LOCAL METEOROLOGY



**Aargus**

## Monthly rainfall

The Monthly rainfall is the total of all available Daily rainfall for the month. Observations of Daily rainfall are nominally made at 9 am local clock time and record the total for the previous 24 hours. Rainfall includes all forms of precipitation that reach the ground, such as rain, drizzle, hail and snow.

[About monthly rainfall](#)

Station: Marulan (George St)

Number: 70063

Opened: 1894

Now: Open

Lat: 34.71°S

Lon: 150.00°E

Elevation: 645.m

Key: Units are millimetres. 12.3 = Not quality controlled.

Period for calculating statistics: ☒ All years ☐ 1961-1990

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1894						56.4	3.8	20.1	71.2	70.6	35.3	58.0	
1895	197.5	46.2	6.4	14.0	20.5	11.7	15.3	41.4	58.8	10.9	15.0	71.4	509.1
1896	38.8	78.0	89.2	9.7	62.2	124.2	7.2	52.3	7.9	52.4	123.2	20.3	665.4
1897	41.6	3.1	14.4	93.8	40.9	106.5	46.9	53.3	68.1	30.0	12.6	80.1	591.3
1898	83.4	272.9	2.8	2.3	31.4	62.3	22.4	103.3	30.0	73.3	2.5	44.1	730.7
1899	17.1	2.1	22.4	43.3	27.1	99.0	137.7	224.0	32.5	33.0	74.0	25.6	737.8
1900	51.0	38.2	129.3	71.1	185.2	67.1	249.4	7.6	57.2	8.4	109.0	15.4	988.9
1901	102.6	9.7	81.3	43.6	6.8	40.4	28.9	113.6	42.0	67.1	45.4	8.7	590.1
1902	28.0	0.0	39.5	6.3	8.6	8.7	31.4	16.7	23.1	146.3	46.1	144.7	499.4
1903	18.8	44.6	45.1	75.1	27.6	46.2	56.6	51.0	96.2	143.6	28.2	90.4	723.4
1904	51.0	65.6	28.1	96.5	31.7	6.6	155.7	0.0	34.5	57.4	23.6	20.5	571.2
1905	34.6	35.4	29.5	72.3	91.5	75.0	11.4	5.3	18.0	51.9	6.4	77.6	508.9
1906	13.2	7.9	117.1	12.0	28.7	14.2	8.3	94.8	30.7	42.2	49.8	21.3	440.2
1907	55.6	23.3	49.0	21.8	21.9	98.4	7.9	13.9	22.8	0.8	49.5	33.9	398.8
1908	65.6	102.9	4.8	22.1	19.8	8.6	11.2	102.1	36.9	7.1			
1909	115.6	82.8	0.0	0.0	9.4	69.1	53.6	20.8	14.7	43.5	0.0	81.6	491.1
1910	110.3	0.5	100.5	0.5	5.1	34.6	153.4	0.0	49.1	28.4	13.5	134.4	630.3
1911	221.9	39.9	138.2	9.7	59.7	29.3	60.6	75.5	44.3	16.5	61.4	76.7	833.7
1912	4.8	78.1	70.6	28.4	24.0	80.3	157.0	43.5	39.0	28.5	17.1	39.0	610.3
1913	22.2	12.6	155.7	63.1	259.0	113.0	21.6	22.5	35.9	82.7	30.0	26.0	844.3
1914	16.1	23.6	245.1	10.4	1.8	17.2	72.7	3.6	73.4	51.9	74.0	199.7	789.5
1915	53.8	22.3	86.6	21.3	18.1	156.7	44.2	30.6	73.7	30.5	0.0	62.0	599.8
1916	23.8	44.7	34.6	139.5	0.0	59.5	66.6	26.4	89.4	207.5	86.6	78.8	857.4
1917	44.9	108.2	34.3	41.9	12.7	17.8	11.4	42.4	63.2	43.4	123.1	84.4	627.7
1918	145.3	59.7	12.7	41.4	7.6	0.0	55.4	37.3	19.8	5.8	5.8	0.0	390.8
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1919	11.5	42.1	10.7	22.8	101.6	5.8	16.5	31.2	19.1			135.4	
1920	98.7	32.7	68.9	20.3	1.3	28.7	53.1	41.3			97.3	161.3	
1921	66.5	23.6	92.4	143.5	178.8	33.0					24.6		
1922						27.9	318.7	5.1			38.6	85.9	
1923	39.9		17.0	27.4	27.4	98.4	78.2	31.8	80.3	35.2	33.1	52.6	
1924	31.5	50.0	29.7	66.0									
1926	21.3	8.7	152.6	69.1	70.9	56.5	49.5						
1941			13.2	14.9	23.6	32.4	5.9	22.7	47.6	29.6	36.1	11.2	
1942	6.6	28.7	98.3	21.8	30.9	64.0	32.2	22.0	14.2	114.4	127.6	45.1	605.8
1943	33.2	7.9	6.1	40.1	405.9	17.0	6.9	72.1	80.2	66.4	59.0	83.2	878.0
1944	10.2	3.5	25.9	41.2	90.1	1.5	31.0	21.5	10.5	27.8	8.8	15.7	287.7
1945	77.5	82.5	28.2	126.9	35.1	110.6	26.9	33.3	20.1	24.1	43.5	50.2	658.9
1946	47.7	91.8	16.3	91.0	17.0	88.9	18.5	0.0	23.7	16.0	82.6	18.3	511.8
1947	8.1	205.2	39.7	60.1	15.3	27.8	27.8	49.5	15.3	48.4	82.5	144.8	724.5
1948	113.4	120.5	17.0	27.7	101.5	121.1	6.8	15.8	20.3	23.6	7.6	95.3	670.6
1949	63.0	96.0	124.1	25.5	117.4	184.3	15.3	10.9	107.4	77.1	132.0	61.4	1014.4
1950	127.3	196.2	236.9	120.5	156.5	192.9	121.9	31.7	30.2	184.1	44.2	26.7	1469.1
1951	166.1	104.7	39.6	7.6	29.5	273.5	28.9	62.2	165.7	39.9	12.7	0.0	930.4
1952	90.9	19.6	127.8	147.4	52.0	120.3	92.5	154.0	14.2	118.2	52.6	97.1	1086.6
1953	63.5	56.7	16.0	30.7	82.1	5.8	10.2	23.9	41.6	35.1	21.1	23.7	410.4
1954	37.3	170.4	0.0	7.6	4.8	16.6	34.2	23.4	32.1	64.0	111.0	13.2	514.6
1955	63.7	104.9	62.7	33.8	193.5	53.0	16.0	34.0	19.3	51.6	79.6	76.2	788.3



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1956	97.5	181.8	309.0	113.3	82.4	126.2	27.8	58.5	25.4	111.3			
1957	22.9	52.4	32.3	1.8	7.6	41.2	109.1	74.0	0.0	21.3	41.9	95.7	500.2
1958	127.7	109.1	67.9	67.9	32.4	92.0	72.7	45.0	35.0	33.9	8.2	88.9	780.7
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1959	83.7	67.1	123.9	75.7	6.9	103.6	157.5	20.8	25.7	263.1	96.1	16.2	1040.3
1960	89.4	50.0	46.7	42.3	58.4	18.8	111.2	47.7	84.6	68.6	45.7	158.1	821.5
1961	40.7	65.6	163.3	33.1	7.9	45.6	76.2	101.8	44.2	82.5	247.5	122.8	1031.2
1962	177.8	96.6	30.3	33.2	77.0	5.6	28.6	69.9	95.7	39.2	8.2	161.7	823.8
1963	62.8	67.8	100.9	99.0	84.1	97.5	53.6	108.6	91.7	53.7	55.4	105.2	980.3
1964	30.9	3.8	92.9	155.0	32.4	116.3	33.9	48.5	33.8	80.3	28.4	46.5	702.7
1965	10.7	4.8	3.3	99.4	8.9	23.5	25.0	14.6	31.4	139.7	16.5	45.3	423.1
1966	28.8	53.5	67.7	15.5	25.6	60.7	20.8	33.8	48.8	110.7	120.0	77.5	663.4
1967	64.8	18.6	17.0	20.1	19.7	72.6	16.8	100.4	103.4	59.2	15.6	0.3	508.5
1968	110.0	1.5	31.0	24.9	117.7	9.2	28.5	31.6	2.3	29.9	31.5	130.7	548.8
1969	40.4	172.7	119.8	118.9	66.4	109.8	27.8	71.2	38.1	127.9	165.4	26.1	1084.5
1970	89.5	84.3	71.9	47.1	48.6	36.3	0.0	38.7	101.5	50.0	87.8	144.4	800.1
1971	155.8	208.4	30.9	16.6	15.8	1.3	10.4	60.0	38.5	11.4	84.7	127.9	761.7
1972	166.1	36.0	33.9	57.6	9.6	23.6	2.8	56.0	11.0	89.7	50.0	16.5	552.8
1973	61.7	169.8	31.0	18.2	44.7	46.7	38.0	62.5	16.7	75.9	143.1	53.0	761.3
1974	108.4	82.6	83.4	217.4	115.2	86.2	37.1	189.2	36.2	128.8	109.4	0.8	1194.7
1975	21.8	88.6	55.6	107.5	4.8	250.6	58.6	24.0	62.2	104.2	29.2	15.6	822.7
1976	188.2	94.0	143.2	31.4	2.2	68.0	85.6	19.2	56.2	169.8	81.2	16.6	955.6
1977	17.4	160.8	78.6	23.8	121.8	29.0	1.2	16.0	110.4	6.9	1.0	26.5	593.4
1978	194.1	10.6	329.8	47.3	115.6	157.6	41.1	17.7	90.8	45.8	90.3	44.4	1185.1
1979	6.3	7.4	123.0	35.5	37.6	24.9	48.3	26.2	27.9	33.6	42.6	1.0	414.3
1980	73.0	54.7	45.3	8.0	100.2	17.2	24.4	10.0	23.8	47.1	46.0	21.6	471.3
1981	14.4	107.0	6.8	38.5	72.0	31.0	25.2	30.5	17.2	44.3	99.8	82.0	568.7
1982	72.9	14.6	93.8	13.0	3.4	15.0	9.8	12.4	70.2	9.7	4.2	22.3	341.3
1983	27.2	38.5	109.0	24.8	136.2	25.9	23.0	21.7	39.1	117.9	56.6	95.5	715.4
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1984	150.6	90.5	49.1	101.6	36.9	71.9	105.7	37.7	53.1	24.9	110.9	78.0	910.9
1985	41.5	39.2	100.6	50.8	82.8	36.0	21.8	41.0	107.3	115.1	80.0	32.6	748.7
1986	76.3	2.6	1.6	54.6	31.2	6.5	57.4	156.8	40.1	48.2	112.9	61.8	650.0
1987	39.6	54.8	81.0	33.8	52.2	19.2	74.6	97.2	15.2	102.2	71.5	84.0	725.3
1988	41.2	65.6	26.2	232.6	79.0	26.9	68.6	44.6	72.5	10.2	124.6	76.0	868.0
1989	137.6	44.9	175.4	181.5	42.2	88.5	54.8	24.6	14.0	18.4	73.0	46.0	900.9
1990	50.6	147.7	58.0	148.4	140.1	16.0	226.4	36.1	95.0	33.2	16.7	10.0	978.2
1991	57.6	37.1	8.6	34.1	31.0	166.0	97.5	28.6	37.6	34.2	38.9	74.3	645.5
1992	102.1	149.7	64.2	42.6	44.6	63.6	10.0	32.5	34.5	63.0	73.4	103.2	783.4
1993	89.0	92.0	83.7	3.0	15.5	40.5	72.1	10.0	63.9	47.0	61.3	41.2	619.2
1994	8.6	105.8	60.7	91.0	12.5	51.7	19.0	5.5	4.5	23.7	54.3	35.6	472.9
1995	100.4	18.4	68.7	1.8	117.4	18.3	27.3	1.4	107.0	72.5	87.6	75.1	695.9
1996	105.8	35.7	31.9	53.1	104.5	20.8	48.8	34.5	49.0	80.1	72.8	64.4	701.4
1997	61.5	42.4	47.6	0.4	40.5	204.1	18.5	11.0	111.8	15.7	8.2	21.2	582.9
1998	84.3	17.0	0.0	62.6	84.3	74.3	48.2	149.5	49.1	42.1	134.3	29.4	775.1
1999	51.1	51.6	33.1	40.9	16.5	30.2	79.4	41.9		187.8	26.3		
2000	26.2	10.9	138.9	28.4	36.3	42.2	20.7	30.8	46.8	39.4	147.9	32.7	601.2
2001	73.3	152.6	43.1		10.1	11.1	73.7	60.3	25.8	49.4	58.3	15.9	
2002	29.4	153.6	35.7	24.8	15.9	14.6	11.8	27.6	27.2	3.2	7.5	53.0	404.3
2003	25.1		86.9	34.1	67.7	35.4	19.9	29.1		77.1	87.0	50.2	
2004	34.1		54.3	13.5	2.0	4.7	24.2	20.2	59.4	109.8	74.5	72.4	
2005	77.9	129.3	54.4	12.3	13.1	53.0	83.5	12.7	78.9	59.2	115.6	37.8	727.7
2006	143.8	19.7	28.9	3.2	22.2	81.8	56.0	21.7	21.6	1.0	27.7	71.2	498.8
2007	21.9	185.0	63.8	28.2	21.6	259.4	15.2	26.0	14.5	23.0	136.9	117.6	913.1
2008	75.4	125.3	47.3	35.7	9.9	36.2	21.3	37.4	42.6	89.4	39.4	87.9	647.8
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2009	29.9	59.6	18.8	84.3	39.5	35.4							
2011	21.6	81.6	79.0	26.2	26.8	58.2	23.4	65.2	49.6			49.2	
2012	54.2	188.6	252.4	52.8	12.6	72.0	36.6	13.0	30.6	42.2	40.8	66.6	862.4
2013	107.8	149.0	45.0	30.6	27.8	234.2	39.6	6.8	50.8	23.6	55.8	28.8	799.8
2014	4.6	92.9		37.2	26.8	33.8	8.0	167.4	26.0	36.6	13.6	204.2	
2015		55.6	26.0	101.0	25.8	48.4	47.4	117.4	22.6	36.0	56.2	14.8	
2016	152.9	17.8	49.6	17.0	29.2	209.4	47.0	60.4	65.8	21.6	33.8	64.2	768.7
2017	26.4		111.3	36.4			10.8	37.0		64.0	104.1	40.5	
2018	59.2	157.0	15.0	12.0	14.0	41.3	7.0	18.2	20.0	46.5	76.0	106.0	572.2

3/31/2021Monthly Rainfall - 070063 - Bureau of Meteorology

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2019	34.2	19.5	94.0	7.0	17.0	77.0	8.9	15.5	53.3	20.3	5.0	0.0	351.7
2020	33.0	232.0	67.5	53.0	43.0	20.0	69.0	174.5	43.5	142.5	69.5	115.5	1063.0
2021	58.5	94.5											

1894GoView a year of daily data

Summary statistics for all years

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	66.7	73.0	68.6	50.4	52.2	64.2	49.4	46.7	46.8	60.7	59.9	62.5	708.8
Lowest	4.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.0	287.7
5th %ile	9.2	3.2	3.8	2.5	3.8	5.8	6.8	5.2	11.1	7.2	5.1	2.2	401.5
10th %ile	15.6	7.9	10.1	7.6	7.3	9.1	8.2	10.0	14.8	12.3	8.2	15.0	440.2
Median	54.9	55.6	49.3	34.8	31.0	45.6	31.2	32.5	38.8	47.0	51.3	53.0	701.4
90th %ile	144.2	166.2	138.4	115.0	117.4	132.3	106.7	102.6	94.7	126.0	122.2	129.9	988.9
95th %ile	166.1	187.9	171.2	146.0	151.6	199.6	154.9	152.6	106.8	146.0	134.0	144.8	1073.8
Highest	221.9	272.9	329.8	232.6	405.9	273.5	318.7	224.0	165.7	263.1	247.5	204.2	1469.1

Data within the table which are in italics represent observations which have not been fully quality controlled, a process which may take a number of months to complete. While these data may be correct, you should exercise caution in their use.

Gaps occur in the table where there are missing valid daily observations within the month. This is frequently associated with the observer being unavailable (where observations are undertaken manually), a failure in the observing equipment, or when an event has produced suspect data.

Product Code: IDCJAC0001 reference: 74119530

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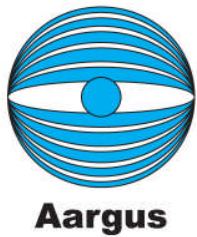
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# **APPENDIX I**

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## **IMPORTANT INFORMATION ABOUT YOUR REPORT**





## **IMPORTANT INFORMATION ABOUT YOUR ENVIRONMENTAL SITE ASSESSMENT**

These notes have been prepared by Aargus (Australia) Pty Ltd and its associated companies using guidelines prepared by ASFE (The Association) of Engineering Firms Practising in the Geo-sciences. They are offered to help you in the interpretation of your Environmental Site Assessment (ESA) reports.

### **REASONS FOR CONDUCTING AN ESA**

ESA's are typically, though not exclusively, carried out in the following circumstances:

- as pre-acquisition assessments, on behalf of either purchaser or vender, when a property is to be sold;
- as pre-development assessments, when a property or area of land is to be redeveloped or have its use changed for example, from a factory to a residential subdivision;
- as pre-development assessments of greenfield sites, to establish "baseline" conditions and assess environmental, geological and hydrological constraints to the development of, for example, a landfill; and
- as audits of the environmental effects of an ongoing operation.

Each of these circumstances requires a specific approach to the assessment of soil and groundwater contamination. In all cases however, the objective is to identify and if possible quantify the risks that unrecognised contamination poses to the proposed activity. Such risks may be both financial, for example, cleanup costs or limitations on site use, and physical, for example, health risks to site users or the public.

### **THE LIMITATIONS OF AN ESA**

Although the information provided by an ESA could reduce exposure to such risks, no ESA, however, diligently carried out can eliminate them. Even a rigorous professional assessment may fail to detect all contamination on a site. Contaminants may be present in areas that were not surveyed or sampled,

or may migrate to areas which showed no signs of contamination when sampled.

### **AN ESA REPORT IS BASED ON A UNIQUE SET OF PROJECT SPECIFIC FACTORS**

Your environmental report should not be used:

- when the nature of the proposed development is changed, for example, if a residential development is proposed instead of a commercial one;
- when the size or configuration of the proposed development is altered;
- when the location or orientation of the proposed structure is modified;
- when there is a change of ownership
- or for application to an adjacent site.

To help avoid costly problems, refer to your consultant to determine how any factors, which have changed subsequent to the date of the report, may affect its recommendations.

### **ESA "FINDINGS" ARE PROFESSIONAL ESTIMATES**

Site assessment identifies actual subsurface conditions only at those points where samples are taken, when they are taken. Data derived through sampling and subsequent laboratory testing are interpreted by geologists, engineers or scientists who then render an opinion about overall subsurface conditions, the nature and extent of contamination, its likely impact on the proposed development and appropriate remediation measures. Actual conditions may differ from those inferred to exist, because no professional, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than a report indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to help minimise its impact. For this reason owners should retain the services of their consultants

through the development stage, to identify variances, conduct additional tests which may be needed, and to recommend solutions to problems encountered on site.

### **SUBSURFACE CONDITIONS CAN CHANGE**

Natural processes and the activity of man change subsurface conditions. As an ESA report is based on conditions, which existed at the time of subsurface exploration, decisions should not be based on an ESA report whose adequacy may have been affected by time. Speak with the consultant to learn if additional tests are advisable.

### **ESA SERVICES ARE PERFORMED FOR SPECIFIC PURPOSES AND PERSONS**

Every study and ESA report is prepared in response to a specific brief to meet the specific needs of specific individuals. A report prepared for a consulting civil engineer may not be adequate for a construction contractor, or even some other consulting civil engineer. Other persons should not use a report for any purpose, or by the client for a different purpose. No individual other than the client should apply a report even apparently for its intended purpose without first conferring with the consultant. No person should apply a report for any purpose other than that originally contemplated without first conferring with the consultant.

### **AN ESA REPORT IS SUBJECT TO MISINTERPRETATION**

Costly problems can occur when design professionals develop their plans based on misinterpretations of an ESA. To help avoid these problems, the environmental consultant should be retained to work with appropriate design professionals to explain relevant findings and to review the adequacy of their plans and specifications relative to contamination issues.

### **LOGS SHOULD NOT BE SEPARATED FROM THE ENGINEERING REPORT**

Final borehole or test pit logs are developed by environmental scientists, engineers or geologists based upon their interpretation of field logs (assembled by site personnel) and laboratory evaluation of field samples. Only final logs customarily included in our reports. These logs should not under any circumstances be redrawn for inclusion in site remediation or other design drawings, because drafters may commit errors or omissions in the transfer process. Although photographic reproduction eliminates this problem, it does nothing to minimise the possibility of contractors misinterpreting the logs during bid preparation. When this occurs, delays, disputes and unanticipated costs are the all-too-frequent result.

To reduce the likelihood of boring log misinterpretation, the complete report must be available to persons or organisations involved in the project, such as contractors, for their use. Those who do not provide such access may proceed under the mistaken impression that simply disclaiming responsibility for the accuracy of subsurface information always insulates them from attendant liability. Providing all the available information to persons and organisations such as contractors helps prevent costly construction problems and the adversarial attitudes that may aggravate them to disproportionate scale.

### **READ RESPONSIBILITY CLAUSES CLOSELY**

Because an ESA is based extensively on judgement and opinion, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, model clauses have been developed for use in transmittals. These are not exculpatory clauses designed to foist liabilities onto some other party. Rather, they are definitive clauses that identify where your consultant's responsibilities begin and end. Their use helps all parties involved recognise their individual responsibilities and take appropriate action. Some of these definitive clauses are likely to appear in your ESA report, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to your questions.



# **APPENDIX J**

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## **SECTION 10.7 CERTIFICATES**



Goulburn Mulwaree Council  
Locked Bag 22  
Goulburn NSW 2580

Civic Centre  
184 - 194 Bourke Street  
Goulburn NSW 2580  
t (02) 4823 4444  
e council@goulburn.nsw.gov.au  
www.goulburn.nsw.gov.au

Contact: Planning & Environment

Dib Group Pty Ltd  
PO Box 388  
LIDCOMBE NSW 1825

## **SECTION 10.7 (2) PLANNING CERTIFICATE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

**Receipt No.:** 333376  
**Applicant's Reference:** 20236  
**Certificate No:** PLAN/1171/2021

### **DESCRIPTION OF PROPERTY**

**Address:** 14 George Street MARULAN NSW 2579  
**Legal Description:** Lot 2 DP 1053945

### **1 Names of relevant planning instruments and DCP's**

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

#### **State Environmental Planning Policies (SEPP)**

SEPP No. 21 – Caravan Parks	SEPP (Building Sustainability Index: BASIX) 2004
SEPP No. 33 – Hazardous and Offensive Development	SEPP (Exempt and Complying Development Codes) 2008
SEPP No. 36 – Manufactured Home Estates	SEPP (Housing for Seniors or People with a Disability) 2004
SEPP No. 50 – Canal Estate Development	SEPP (Infrastructure) 2007
SEPP No. 55 – Remediation of Land	SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP No. 64 – Advertising and Signage	SEPP (Koala Habitat Protection) 2020
SEPP No. 65 - Design Quality of Residential Apartment Development	SEPP (State & Regional Development) 2011
SEPP No. 70 – Affordable Housing (Revised Schemes)	SEPP (State Significant Precincts) 2005
SEPP (Concurrences and Consents) 2018	SEPP (Affordable Rental Housing) 2009
SEPP (Primary Production and Rural Development) 2019	SEPP (Educational Establishments and Child Care Facilities) 2017
SEPP (Koala Habitat Protection) 2021	SEPP (Sydney Drinking Water Catchment) 2011
SEPP (Vegetation in Non-Rural Areas) 2017	

**Local Environmental Plan (LEP)**

*Goulburn Mulwaree Local Environmental Plan 2009*

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

<b>Draft Amendments to the <i>Goulburn Mulwaree Local Environmental Plan 2009</i></b>
<p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (B6 Enterprise Corridor and Currawang)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects: Lot 12 DP 581011, Lot 1 DP 995523, Lot 1 DP 38459, Lots 1 and 2 DP 1196725, Lots 2-6 DP 38459, Lot 22 DP 1113506, Lots 1 and 2 DP 845895, Lots 1 and 2 DP 153553, Lot Y DP 160746, Lot 33 DP 1062014, Lot B DP 152471, Lot A DP 163373, Lot 1 DP 841582, Lot 43 DP 28002, Lot 1 DP 1062993, Lots 1 and 2 DP 28002, Lot B DP 332337, Lot 51 DP 419287, Lot 20 DP 522273, Lot 1 DP 17363, Lots 131, 141, 150, 154, 190 and 204 DP750047, Lot 1 DP 1259043, and Lot 1 DP 590583</i></li> </ul> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (37 Ross Street and 23 Brewer Street, Goulburn)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects Lots 100 and 101 DP 1214244</i></li> </ul> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (Racecourse Drive, Goulburn)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects Lots 1 and 2 DP 1225883, Lots 2, 3, 4 and 5 DP 1047328, Lots 1 and 2 DP 1081406, Lots 11 and 12 DP 1184187, Lots 84, 85, 86, 87 and 88 DP 1090102, Lots 1 and 2 DP 1114744, Lots 81 and 82 DP 1061444, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 DP 1269481</i></li> </ul> <p>Proposed Natural Disasters Clause</p>
<b>Draft State Environmental Planning Policies (SEPP's)</b>
<p><i>Draft Environment SEPP</i></p> <p><i>ISEPP – Amendment – Health Infrastructure</i></p> <p><i>Explanation of Intended Effect - Housing Diversity SEPP includes the consolidation and amendment of three housing related SEPPs:</i></p> <ul style="list-style-type: none"> <li><i>SEPP (Affordable Rental Housing) 2009,</i></li> <li><i>SEPP (Housing for Seniors and People with a Disability) 2004, and</i></li> <li><i>SEPP No 70 – Affordable Housing (Revised Schemes).</i></li> </ul> <p><i>Explanation of Intended Effect - Agritourism and Small Scale Agricultural Development outlines proposed amendments to the:</i></p> <ul style="list-style-type: none"> <li><i>Standard Instrument (Local Environmental Plans) Order 2006 (Standard Instrument LEP Order),</i></li> <li><i>State Environmental Planning Policy (Primary Production and Rural Development) 2019 (PPRD SEPP), and</i></li> <li><i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP).</i></li> </ul> <p><i>Explanation of Intended Effect - Design and Place SEPP includes a proposal to:</i></p> <ul style="list-style-type: none"> <li><i>Repeal and replace SEPP No 65 – Design Quality of Residential Apartment Development and SEPP (Building Sustainability Index: BASIX) 2004 (BASIX SEPP), and</i></li> <li><i>Consolidate design and place requirements in other SEPPs in the future.</i></li> </ul>

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

*Goulburn Mulwaree Development Control Plan 2009*

- (4) In this clause, proposed environmental planning instruments includes a planning proposal for a LEP or a draft environmental planning instrument.

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**2 Zoning and land use under relevant LEP's**

- (a) The identity of the zone is IN1 General Industrial  
under the *Goulburn Mulwaree Local Environmental Plan 2009*.
- (b) The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent.
- (c) The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent.
- (d) The purposes for which the plan or instrument provides that development is prohibited within the zone.

The answers for parts (b) to (d) are set out in the land use table below:

**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.

**2 Permitted without consent**

Roads.

**3 Permitted with consent**

Depots; Extensive agriculture; Freight transport facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Rural supplies; Tank-based aquaculture; 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; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Eco-tourist facilities; Educational establishments; Exhibition homes; Exhibition villages; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Pond-based aquaculture Recreation facilities (major); Residential accommodation; Restricted premises; Retail premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities.

- (e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.  
No
- (f) Whether the land includes or comprises critical habitat.  
No the land does not include or comprise critical habitat.
- (g) Whether the land is located in a heritage conservation area.  
The land is not within a heritage conservation area.
- (h) Whether an item of environmental heritage is situated on the land.  
An item of environmental heritage is not situated on the land.

**2A Zoning and land use under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006***

Not applicable to the Goulburn Mulwaree Local Government Area.

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**3 Complying development**

Whether or not the land to which the certificate relates is land on which complying development may be carried out under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*?

Housing Code

No. Complying development under the Housing Code cannot be undertaken on the land due to the zoning of the land.

Low Rise Housing Diversity Code

No. Complying development under the Low Rise Housing Diversity Code cannot be undertaken on the land due to the zoning of the land.

Greenfield Housing Code

No. Complying development under the Greenfield Housing Code cannot be undertaken on the land due to the land not being within a Greenfield Housing Code Area Map under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Inland Code

No. Complying development under the Inland Code cannot be undertaken on the land due to the zoning of the land.

Rural Housing Code

No. Complying development under the Rural Housing Code cannot be undertaken on the land due to the zoning of the land.

Housing Alterations Code

Yes. Complying development under the Housing Alterations Code can be carried out on the land.

General Development Code

Yes. Complying development under the General Development Code can be carried out on the land.

Commercial and Industrial Alterations Code

Yes. Complying development under the Commercial and Industrial Alterations Code can be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Yes. Complying development under the Commercial and Industrial (New Buildings and Additions) Code can be carried out on the land.

Container Recycling Facilities Code

Yes. Complying development under the Container Recycling Facilities Code can be carried out on the land.

Subdivisions Code

Yes. Complying development under the Subdivisions Code can be carried out on the land.

Demolition Code

Yes. Complying development under the Demolition Code can be carried out on the land.

Fire Safety Code

Yes. Complying development under the Fire Safety Code can be carried out on the land.

**Note.** If the land is a lot to which the Housing Code, Rural Housing Code, Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code or Commercial and Industrial (New Buildings and Additions) Code (within the meaning of the *State Environmental Planning Policy (Exempt and Complying*



## SECTION 10.7 (2) PLANNING CERTIFICATE

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*Development Codes*) 2008 applies, complying development may be carried out on any part of the lot that is not affected by the provisions of Clause 1.19 of that Policy.

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**4B Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works**

Not applicable to the Goulburn Mulwaree Local Government Area.

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**5 Mine subsidence**

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

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**6 Road widening and road realignment**

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

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

No.

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**7 Council and other public authority policies on hazard risk restrictions**

Whether or not the land is affected by Policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority,

that restricts development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

No.

---

**7A Flood related development controls information**

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

No.

**Note:** This land is outside the flood planning area on the flood planning map referred in Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009*. The land may also be outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2003*. If so, Council has not undertaken a flood study outside the flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

**Note:** This land is outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2016*. Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

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

No.

## SECTION 10.7 (2) PLANNING CERTIFICATE

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**Note:** This land is outside the flood planning area on the flood planning map referred in Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009*. The land may also be outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2003*. If so, Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

**Note:** This land is outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2016*. Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

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### 8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act?

No.

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### 9 Contribution plans

The name of each contributions plan applying to the land.

*Goulburn Mulwaree Section 94 Contributions Plan 2009* and/ or *Section 94A Development Contributions Plan 2009\**

\* The *Goulburn Mulwaree Local Infrastructure Contributions Plan 2021* (s.7.11 and s.7.12 plan) commences on 1 June 2021 and repeals the above two Plans upon its commencement.

The land may be affected by any of the following plans under Section 64 of the *Local Government Act 1993*:

Development Servicing Plan for Water Supply, Sewerage and Stormwater 2017.

---

### 9A Biodiversity certified land

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

No. Council is not aware that the land is biodiversity certified under Part 8 of the *Biodiversity Conservation Act 2016*.

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

---

### 10 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to the effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

No. Council has not been notified of a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* relating to the land.

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

---

### 10A Native vegetation clearing set asides

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

## SECTION 10.7 (2) PLANNING CERTIFICATE

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No. Council has not been notified that the land contains an area set aside under Section 60ZC of the *Local Land Services Act 2013*.

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### 11 Bush fire prone land

Whether or not some or all of the land is bush fire prone land.

The land or part of the land is not bush fire prone land.

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### 12 Property vegetation plans

If the land is land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

Council is not aware of a property vegetation plan under the *Native Vegetation Act 2003* relating to the land.

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

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

No, an order under the *Trees (Disputes Between Neighbours) Act 2006* has not been made.

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### 14 Directions under Part 3A

Whether there is a direction by the Minister in force under the former Section 75P (2) (c1) of the Act.

No direction is in force.

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

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

- (a) Whether or not Council is aware of a current site compatibility certificate (seniors housing), in respect of the proposed development on the land.

Council is not aware of any current site compatibility certificates (seniors housing) in respect of proposed development on the land.

- (b) Whether or not any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after October 2007 in respect of the land.

No terms referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* have been imposed as conditions of consent to a development application for the land granted after 11 October 2007.

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### 16 Site compatibility certificates for infrastructure, schools or TAFE establishments

Whether or not Council is aware of a valid site compatibility certificate in respect of proposed development on the land.

Council is not aware of any valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments) in respect of proposed development on the land.

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### 17 Site compatibility certificates and conditions for affordable rental housing

- (1) Whether or not Council is aware of a current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

## SECTION 10.7 (2) PLANNING CERTIFICATE

---

Council is not aware of any current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

- (2) Whether or not any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

No terms referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* have been imposed as conditions of consent to a development application in respect of the land.

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### 18 Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
- (2) The date of any subdivision order that applies to the land.
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of *Environmental Planning and Assessment Regulation 2000*.

Not applicable.

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### 19 Site verification certificates

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

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

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### 20 Loose-fill asbestos insulation

Whether or not the land includes any residential premises (as defined in Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on a register of residential premises that contain or have contained loose-fill asbestos insulation.

No the land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

---

### 21 Affected Building Notices and Building Product Orders

- (1) Whether or not there is any affected building notice of which Council is aware that is in force in respect to the land.

Council is not aware of any affected building notice that is in force in respect of the land.

- (2) (a) Whether there is any building product rectification order of which Council is aware that is in force in respect of the land and has not been fully complied with.

Council is not aware of any affected building notice that is in force in respect of the land.

- (b) Whether any notice of intention to make a building product rectification order of which Council is aware has been given in respect of the land and is outstanding.

Council is not aware of any intention to make a building product rectification order in respect of the land and is outstanding.

**Additional Matters**

**Note.** The following matters are prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

- (a) Whether or not the land to which the certificate relates is significantly contaminated land within the meaning of that Act.

The land is not significantly contaminated as at the date this certificate is issued.

- (b) Whether or not the land to which the certificate relates is subject to a management order within the meaning of that Act.

The land is not subject to a management order as at the date this certificate is issued.

- (c) Whether or not the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of the Act.

The land is not the subject of an approved voluntary management proposal as at the date this certificate is issued.

- (d) Whether or not the land to which this certificate relates is subject to an ongoing maintenance order within the meaning of that Act.

The land is not subject to an ongoing maintenance order as at the date this certificate is issued.

- (e) Whether or not the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such statement has been provided at any time to the local authority issuing the certificate.

The land is not the subject of a site audit statement as at the date this certificate is issued.

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Legislation and Environmental Planning Instruments including *Goulburn Mulwaree Local Environmental Plan 2009* and the *Standard Instrument (Local Environmental Plans) Order 2006* can be found at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)



**SECTION 10.7 (5) PLANNING CERTIFICATE  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

At the date of this certificate, Council is aware of the following matters affecting the above mentioned land (other than those matters set out in Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*.

---

**A** Does the land have frontage to a Classified Road and consequently affected by Clauses 3.3.6, 4.1.7, 6.4.2 and 6.4.3 of *Goulburn Mulwaree Development Control Plan 2009*?

No.

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**B** Is the land identified on the Height of Buildings Map and consequently affected by Clause 4.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**C** Is the land identified on the Floor Space Ratio Map and consequently affected by Clauses 4.4 and 4.5 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**D** Is the land located within 50 metres of a zone boundary and consequently affected by Clause 5.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

Yes.

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**E** Is a permit required from Council to clear vegetation under Part 3 of *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*?

Yes.

**Note:** The requirements for approval of vegetation clearing are varied depending on the location and uses of the land and the intention of the clearing. The question above relates only to whether a permit is required from Council under *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.

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**F** Is the land identified on the Urban Release Area Map and consequently affected by Part 6 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**G** Is the land identified on the Terrestrial Biodiversity Map and consequently affected by Clause 7.2 *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

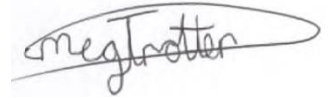
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**Information regarding loose-fill asbestos insulation**

Some residential homes located in the Goulburn Mulwaree local government area have been identified as potentially containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.

A handwritten signature in black ink, appearing to read 'Warwick Bennett', enclosed within a thin, hand-drawn oval border.

**Date of Certificate**  
**31 March 2021**

for **Warwick Bennett**  
**General Manager**  
**Goulburn Mulwaree Council**

**Notice to Prospective Purchasers/Residents of  
Urban Land in the Goulburn Mulwaree Local Government Area**

Due to extensive growth and development within and alongside the urban areas of the Goulburn Mulwaree Local Government Area, non-residential land uses increasingly adjoin residential developments. These mixed land uses and zones have resulted in the potential for land use conflicts.

Goulburn Mulwaree Council supports the right of persons carrying out legitimate non-residential land use activities on urban land.

Council advises that whilst some land use activities will have formal consent from Council and/or other Government Agencies for operations, other activities may not require consent and are undertaken within the objectives of the land use zone.

Council will not support any action that will unreasonably interfere with the existing use or ongoing operation of land uses, particularly where such activities or uses are carried out in accordance with existing approvals, industry standards and relevant legislation. Many businesses and commercial enterprises carry out operations as required, early in the morning or late in the evening. These operations may involve vehicle movements, machinery noise and trade and supply activities which may impact upon the amenity of an area.

Prospective purchasers of land are encouraged to undertake their own enquiries into any operations or activities on adjoining, neighbouring or nearby properties that may cause noise or amenity impact. Intending purchasers are advised that legitimate land uses in urban areas may include, but are not limited to:

- Agricultural produce stores
- Building trade supply retailers
- Childcare centres and schools
- Concrete batching plants
- Equine training and stabling facilities
- Food businesses
- Home businesses
- Landscape supplies
- Medical practices and services
- Motor vehicle and/or heavy machinery workshops
- Motorsport facilities
- Nurseries
- Nursing homes and aged care facilities
- Petrol stations
- Public recreation facilities including aquatic centres, playgrounds and sporting fields
- Pubs and clubs
- Recycling facilities
- Retail suppliers/ shops
- Steel fabrication and engineering
- Transport depots
- Veterinary practices
- Vehicle retailers
- Waste management facilities
- Water and waste water treatment facilities
- Wholesalers

In addition to the above, prospective purchasers are encouraged to attend locations of interest during different times of the day to determine the suitability of land for their intended use.

**Notice to Prospective Purchasers/Residents of  
Rural Land in the Goulburn Mulwaree Local Government Area**

Goulburn Mulwaree Council supports the rights of persons to carry out legitimate rural and agricultural uses and practices on rural land.

Goulburn Mulwaree Council will not support any action to unreasonably interfere with the legitimate rural and agricultural use of the land, where such activities or uses are carried out in accordance with industry standards, relevant regulations or approvals. Council wishes to point out that some rural activities will have required formal consent of Council and/or Government Agencies.

Legitimate activities are not limited to those listed and prospective purchasers are advised that they should be aware of them at the time of purchasing land. Many rural and agricultural practices, by necessity, are carried out very early in the morning or late into the evening. Intending purchasers are advised that legitimate rural and agricultural uses of the land may include:

- Abattoir operations
- Intensive livestock farming
- Dairies
- Livestock waste disposal systems
- Stockyard activities.
- Animal husbandry practices (castration, dehorning, mulesing etc.)
- The presence of noisy animals, including crowing roosters
- Livestock movement on Council roads
- Clearing and land cultivation
- Bush fire hazard reduction burning
- Burning of stubble for cropping operations
- Construction of fire breaks
- Earthmoving including construction of dams, drains and contour banks
- Construction of access roads and tracks
- Pumping and irrigation
- Harvesting operations
- Grain receival operations
- Transportation of rural produce
- Fodder conservation
- Chaff cutting operations
- Silage productions
- The growing of any agricultural crop or pasture species which may produce detectable aromas or pollens e.g. canola & lucerne
- Slashing and mowing of vegetation
- Logging
- Spreading of fertilisers, including lime and gypsum
- Crop spraying by both aerial and ground operations
- Control and eradication of noxious weeds
- Authorised measures to control agricultural pests including baiting, ripping, fumigation and shooting
- Planting of trees and shrubs for woodblocks, windbreaks etc
- Fencing construction and erection
- Tourist facilities
- Manufacture and repair of agricultural machinery
- Processing of rural commodities
- Council Landfill Facilities
- Council Sewerage Treatment Works.

In addition to the above, Council also wishes to highlight the land management responsibilities. In particular weeds management that accompany the ownership of rural land. In this regard, it is advisable to become familiar with Council's 'Rural Living Handbook' to ensure these responsibilities are met. The handbook is available on Council's website at [www.goulburn.nsw.gov.au/Development/Plans-Strategies](http://www.goulburn.nsw.gov.au/Development/Plans-Strategies) or in hard copy at Customer Service.



Goulburn Mulwaree Council  
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Goulburn NSW 2580

Civic Centre  
184 - 194 Bourke Street  
Goulburn NSW 2580  
t (02) 4823 4444  
e council@goulburn.nsw.gov.au  
www.goulburn.nsw.gov.au

Contact: Planning & Environment

Dib Group Pty Ltd  
PO Box 388  
LIDCOMBE NSW 1825

## **SECTION 10.7 (2) PLANNING CERTIFICATE** **ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

**Receipt No.:** 333376  
**Applicant's Reference:** 20236  
**Certificate No:** PLAN/1170/2021

### **DESCRIPTION OF PROPERTY**

**Address:** 16 George Street MARULAN NSW 2579  
**Legal Description:** Lot 3 DP 1053945 Parish Marulan

### **1 Names of relevant planning instruments and DCP's**

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

#### **State Environmental Planning Policies (SEPP)**

SEPP No. 21 – Caravan Parks	SEPP (Building Sustainability Index: BASIX) 2004
SEPP No. 33 – Hazardous and Offensive Development	SEPP (Exempt and Complying Development Codes) 2008
SEPP No. 36 – Manufactured Home Estates	SEPP (Housing for Seniors or People with a Disability) 2004
SEPP No. 50 – Canal Estate Development	SEPP (Infrastructure) 2007
SEPP No. 55 – Remediation of Land	SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP No. 64 – Advertising and Signage	SEPP (Koala Habitat Protection) 2020
SEPP No. 65 - Design Quality of Residential Apartment Development	SEPP (State & Regional Development) 2011
SEPP No. 70 – Affordable Housing (Revised Schemes)	SEPP (State Significant Precincts) 2005
SEPP (Concurrences and Consents) 2018	SEPP (Affordable Rental Housing) 2009
SEPP (Primary Production and Rural Development) 2019	SEPP (Educational Establishments and Child Care Facilities) 2017
SEPP (Koala Habitat Protection) 2021	SEPP (Sydney Drinking Water Catchment) 2011
SEPP (Vegetation in Non-Rural Areas) 2017	



**Local Environmental Plan (LEP)**

*Goulburn Mulwaree Local Environmental Plan 2009*

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

<b>Draft Amendments to the <i>Goulburn Mulwaree Local Environmental Plan 2009</i></b>
<p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (B6 Enterprise Corridor and Currawang)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects: Lot 12 DP 581011, Lot 1 DP 995523, Lot 1 DP 38459, Lots 1 and 2 DP 1196725, Lots 2-6 DP 38459, Lot 22 DP 1113506, Lots 1 and 2 DP 845895, Lots 1 and 2 DP 153553, Lot Y DP 160746, Lot 33 DP 1062014, Lot B DP 152471, Lot A DP 163373, Lot 1 DP 841582, Lot 43 DP 28002, Lot 1 DP 1062993, Lots 1 and 2 DP 28002, Lot B DP 332337, Lot 51 DP 419287, Lot 20 DP 522273, Lot 1 DP 17363, Lots 131, 141, 150, 154, 190 and 204 DP750047, Lot 1 DP 1259043, and Lot 1 DP 590583</i></li> </ul> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (37 Ross Street and 23 Brewer Street, Goulburn)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects Lots 100 and 101 DP 1214244</i></li> </ul> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (Racecourse Drive, Goulburn)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects Lots 1 and 2 DP 1225883, Lots 2, 3, 4 and 5 DP 1047328, Lots 1 and 2 DP 1081406, Lots 11 and 12 DP 1184187, Lots 84, 85, 86, 87 and 88 DP 1090102, Lots 1 and 2 DP 1114744, Lots 81 and 82 DP 1061444, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 DP 1269481</i></li> </ul> <p>Proposed Natural Disasters Clause</p>
<b>Draft State Environmental Planning Policies (SEPP's)</b>
<p><i>Draft Environment SEPP</i></p> <p><i>ISEPP – Amendment – Health Infrastructure</i></p> <p><i>Explanation of Intended Effect - Housing Diversity SEPP includes the consolidation and amendment of three housing related SEPPs:</i></p> <ul style="list-style-type: none"> <li><i>SEPP (Affordable Rental Housing) 2009,</i></li> <li><i>SEPP (Housing for Seniors and People with a Disability) 2004, and</i></li> <li><i>SEPP No 70 – Affordable Housing (Revised Schemes).</i></li> </ul> <p><i>Explanation of Intended Effect - Agritourism and Small Scale Agricultural Development outlines proposed amendments to the:</i></p> <ul style="list-style-type: none"> <li><i>Standard Instrument (Local Environmental Plans) Order 2006 (Standard Instrument LEP Order),</i></li> <li><i>State Environmental Planning Policy (Primary Production and Rural Development) 2019 (PPRD SEPP), and</i></li> <li><i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP).</i></li> </ul> <p><i>Explanation of Intended Effect - Design and Place SEPP includes a proposal to:</i></p> <ul style="list-style-type: none"> <li><i>Repeal and replace SEPP No 65 – Design Quality of Residential Apartment Development and SEPP (Building Sustainability Index: BASIX) 2004 (BASIX SEPP), and</i></li> <li><i>Consolidate design and place requirements in other SEPPs in the future.</i></li> </ul>

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

*Goulburn Mulwaree Development Control Plan 2009*

- (4) In this clause, proposed environmental planning instruments includes a planning proposal for a LEP or a draft environmental planning instrument.

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**2 Zoning and land use under relevant LEP's**

- (a) The identity of the zone is IN1 General Industrial  
under the *Goulburn Mulwaree Local Environmental Plan 2009*.
- (b) The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent.
- (c) The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent.
- (d) The purposes for which the plan or instrument provides that development is prohibited within the zone.

The answers for parts (b) to (d) are set out in the land use table below:

**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.

**2 Permitted without consent**

Roads.

**3 Permitted with consent**

Depots; Extensive agriculture; Freight transport facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Rural supplies; Tank-based aquaculture; 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; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Eco-tourist facilities; Educational establishments; Exhibition homes; Exhibition villages; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Pond-based aquaculture Recreation facilities (major); Residential accommodation; Restricted premises; Retail premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities.

- (e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.  
No
- (f) Whether the land includes or comprises critical habitat.  
No the land does not include or comprise critical habitat.
- (g) Whether the land is located in a heritage conservation area.  
The land is not within a heritage conservation area.
- (h) Whether an item of environmental heritage is situated on the land.  
An item of environmental heritage is not situated on the land.

**2A Zoning and land use under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006***

Not applicable to the Goulburn Mulwaree Local Government Area.

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**3 Complying development**

Whether or not the land to which the certificate relates is land on which complying development may be carried out under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*?

Housing Code

No. Complying development under the Housing Code cannot be undertaken on the land due to the zoning of the land.

Low Rise Housing Diversity Code

No. Complying development under the Low Rise Housing Diversity Code cannot be undertaken on the land due to the zoning of the land.

Greenfield Housing Code

No. Complying development under the Greenfield Housing Code cannot be undertaken on the land due to the land not being within a Greenfield Housing Code Area Map under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Inland Code

No. Complying development under the Inland Code cannot be undertaken on the land due to the zoning of the land.

Rural Housing Code

No. Complying development under the Rural Housing Code cannot be undertaken on the land due to the zoning of the land.

Housing Alterations Code

Yes. Complying development under the Housing Alterations Code can be carried out on the land.

General Development Code

Yes. Complying development under the General Development Code can be carried out on the land.

Commercial and Industrial Alterations Code

Yes. Complying development under the Commercial and Industrial Alterations Code can be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Yes. Complying development under the Commercial and Industrial (New Buildings and Additions) Code can be carried out on the land.

Container Recycling Facilities Code

Yes. Complying development under the Container Recycling Facilities Code can be carried out on the land.

Subdivisions Code

Yes. Complying development under the Subdivisions Code can be carried out on the land.

Demolition Code

Yes. Complying development under the Demolition Code can be carried out on the land.

Fire Safety Code

Yes. Complying development under the Fire Safety Code can be carried out on the land.

**Note.** If the land is a lot to which the Housing Code, Rural Housing Code, Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code or Commercial and Industrial (New Buildings and Additions) Code (within the meaning of the *State Environmental Planning Policy (Exempt and Complying*

## SECTION 10.7 (2) PLANNING CERTIFICATE

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*Development Codes*) 2008 applies, complying development may be carried out on any part of the lot that is not affected by the provisions of Clause 1.19 of that Policy.

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**4B Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works**

Not applicable to the Goulburn Mulwaree Local Government Area.

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**5 Mine subsidence**

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

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**6 Road widening and road realignment**

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

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

No.

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**7 Council and other public authority policies on hazard risk restrictions**

Whether or not the land is affected by Policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority,

that restricts development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

No.

---

**7A Flood related development controls information**

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

No.

**Note:** This land is outside the flood planning area on the flood planning map referred in Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009*. The land may also be outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2003*. If so, Council has not undertaken a flood study outside the flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

**Note:** This land is outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2016*. Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

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

No.

## SECTION 10.7 (2) PLANNING CERTIFICATE

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**Note:** This land is outside the flood planning area on the flood planning map referred in Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009*. The land may also be outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2003*. If so, Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

**Note:** This land is outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2016*. Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

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### 8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act?

No.

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### 9 Contribution plans

The name of each contributions plan applying to the land.

*Goulburn Mulwaree Section 94 Contributions Plan 2009* and/ or *Section 94A Development Contributions Plan 2009\**

\* The *Goulburn Mulwaree Local Infrastructure Contributions Plan 2021* (s.7.11 and s.7.12 plan) commences on 1 June 2021 and repeals the above two Plans upon its commencement.

The land may be affected by any of the following plans under Section 64 of the *Local Government Act 1993*:

Development Servicing Plan for Water Supply, Sewerage and Stormwater 2017.

---

### 9A Biodiversity certified land

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

No. Council is not aware that the land is biodiversity certified under Part 8 of the *Biodiversity Conservation Act 2016*.

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

---

### 10 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to the effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

No. Council has not been notified of a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* relating to the land.

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

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### 10A Native vegetation clearing set asides

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



## SECTION 10.7 (2) PLANNING CERTIFICATE

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No. Council has not been notified that the land contains an area set aside under Section 60ZC of the *Local Land Services Act 2013*.

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### 11 Bush fire prone land

Whether or not some or all of the land is bush fire prone land.

The land or part of the land is not bush fire prone land.

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### 12 Property vegetation plans

If the land is land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

Council is not aware of a property vegetation plan under the *Native Vegetation Act 2003* relating to the land.

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

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

No, an order under the *Trees (Disputes Between Neighbours) Act 2006* has not been made.

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### 14 Directions under Part 3A

Whether there is a direction by the Minister in force under the former Section 75P (2) (c1) of the Act.

No direction is in force.

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

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

- (a) Whether or not Council is aware of a current site compatibility certificate (seniors housing), in respect of the proposed development on the land.

Council is not aware of any current site compatibility certificates (seniors housing) in respect of proposed development on the land.

- (b) Whether or not any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after October 2007 in respect of the land.

No terms referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* have been imposed as conditions of consent to a development application for the land granted after 11 October 2007.

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### 16 Site compatibility certificates for infrastructure, schools or TAFE establishments

Whether or not Council is aware of a valid site compatibility certificate in respect of proposed development on the land.

Council is not aware of any valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments) in respect of proposed development on the land.

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### 17 Site compatibility certificates and conditions for affordable rental housing

- (1) Whether or not Council is aware of a current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

## SECTION 10.7 (2) PLANNING CERTIFICATE

---

Council is not aware of any current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

- (2) Whether or not any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

No terms referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* have been imposed as conditions of consent to a development application in respect of the land.

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### 18 Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
- (2) The date of any subdivision order that applies to the land.
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of *Environmental Planning and Assessment Regulation 2000*.

Not applicable.

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### 19 Site verification certificates

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

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

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### 20 Loose-fill asbestos insulation

Whether or not the land includes any residential premises (as defined in Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on a register of residential premises that contain or have contained loose-fill asbestos insulation.

No the land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

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### 21 Affected Building Notices and Building Product Orders

- (1) Whether or not there is any affected building notice of which Council is aware that is in force in respect to the land.

Council is not aware of any affected building notice that is in force in respect of the land.

- (2) (a) Whether there is any building product rectification order of which Council is aware that is in force in respect of the land and has not been fully complied with.

Council is not aware of any affected building notice that is in force in respect of the land.

- (b) Whether any notice of intention to make a building product rectification order of which Council is aware has been given in respect of the land and is outstanding.

Council is not aware of any intention to make a building product rectification order in respect of the land and is outstanding.

**Additional Matters**

**Note.** The following matters are prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

- (a) Whether or not the land to which the certificate relates is significantly contaminated land within the meaning of that Act.

The land is not significantly contaminated as at the date this certificate is issued.

- (b) Whether or not the land to which the certificate relates is subject to a management order within the meaning of that Act.

The land is not subject to a management order as at the date this certificate is issued.

- (c) Whether or not the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of the Act.

The land is not the subject of an approved voluntary management proposal as at the date this certificate is issued.

- (d) Whether or not the land to which this certificate relates is subject to an ongoing maintenance order within the meaning of that Act.

The land is not subject to an ongoing maintenance order as at the date this certificate is issued.

- (e) Whether or not the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such statement has been provided at any time to the local authority issuing the certificate.

The land is not the subject of a site audit statement as at the date this certificate is issued.

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Legislation and Environmental Planning Instruments including *Goulburn Mulwaree Local Environmental Plan 2009* and the *Standard Instrument (Local Environmental Plans) Order 2006* can be found at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)

**SECTION 10.7 (5) PLANNING CERTIFICATE  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

At the date of this certificate, Council is aware of the following matters affecting the above mentioned land (other than those matters set out in Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*.

---

**A** Does the land have frontage to a Classified Road and consequently affected by Clauses 3.3.6, 4.1.7, 6.4.2 and 6.4.3 of *Goulburn Mulwaree Development Control Plan 2009*?

No.

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**B** Is the land identified on the Height of Buildings Map and consequently affected by Clause 4.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**C** Is the land identified on the Floor Space Ratio Map and consequently affected by Clauses 4.4 and 4.5 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**D** Is the land located within 50 metres of a zone boundary and consequently affected by Clause 5.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

Yes.

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**E** Is a permit required from Council to clear vegetation under Part 3 of *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*?

Yes.

**Note:** The requirements for approval of vegetation clearing are varied depending on the location and uses of the land and the intention of the clearing. The question above relates only to whether a permit is required from Council under *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.

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**F** Is the land identified on the Urban Release Area Map and consequently affected by Part 6 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**G** Is the land identified on the Terrestrial Biodiversity Map and consequently affected by Clause 7.2 *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

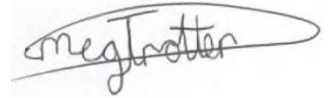
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**Information regarding loose-fill asbestos insulation**

Some residential homes located in the Goulburn Mulwaree local government area have been identified as potentially containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.

A handwritten signature in black ink, appearing to read 'Warwick Bennett', enclosed within a thin, hand-drawn oval border.

**Date of Certificate**  
**31 March 2021**

for **Warwick Bennett**  
**General Manager**  
**Goulburn Mulwaree Council**



**Notice to Prospective Purchasers/Residents of  
Urban Land in the Goulburn Mulwaree Local Government Area**

Due to extensive growth and development within and alongside the urban areas of the Goulburn Mulwaree Local Government Area, non-residential land uses increasingly adjoin residential developments. These mixed land uses and zones have resulted in the potential for land use conflicts.

Goulburn Mulwaree Council supports the right of persons carrying out legitimate non-residential land use activities on urban land.

Council advises that whilst some land use activities will have formal consent from Council and/or other Government Agencies for operations, other activities may not require consent and are undertaken within the objectives of the land use zone.

Council will not support any action that will unreasonably interfere with the existing use or ongoing operation of land uses, particularly where such activities or uses are carried out in accordance with existing approvals, industry standards and relevant legislation. Many businesses and commercial enterprises carry out operations as required, early in the morning or late in the evening. These operations may involve vehicle movements, machinery noise and trade and supply activities which may impact upon the amenity of an area.

Prospective purchasers of land are encouraged to undertake their own enquiries into any operations or activities on adjoining, neighbouring or nearby properties that may cause noise or amenity impact. Intending purchasers are advised that legitimate land uses in urban areas may include, but are not limited to:

- Agricultural produce stores
- Building trade supply retailers
- Childcare centres and schools
- Concrete batching plants
- Equine training and stabling facilities
- Food businesses
- Home businesses
- Landscape supplies
- Medical practices and services
- Motor vehicle and/or heavy machinery workshops
- Motorsport facilities
- Nurseries
- Nursing homes and aged care facilities
- Petrol stations
- Public recreation facilities including aquatic centres, playgrounds and sporting fields
- Pubs and clubs
- Recycling facilities
- Retail suppliers/ shops
- Steel fabrication and engineering
- Transport depots
- Veterinary practices
- Vehicle retailers
- Waste management facilities
- Water and waste water treatment facilities
- Wholesalers

In addition to the above, prospective purchasers are encouraged to attend locations of interest during different times of the day to determine the suitability of land for their intended use.

**Notice to Prospective Purchasers/Residents of  
Rural Land in the Goulburn Mulwaree Local Government Area**

Goulburn Mulwaree Council supports the rights of persons to carry out legitimate rural and agricultural uses and practices on rural land.

Goulburn Mulwaree Council will not support any action to unreasonably interfere with the legitimate rural and agricultural use of the land, where such activities or uses are carried out in accordance with industry standards, relevant regulations or approvals. Council wishes to point out that some rural activities will have required formal consent of Council and/or Government Agencies.

Legitimate activities are not limited to those listed and prospective purchasers are advised that they should be aware of them at the time of purchasing land. Many rural and agricultural practices, by necessity, are carried out very early in the morning or late into the evening. Intending purchasers are advised that legitimate rural and agricultural uses of the land may include:

- Abattoir operations
- Intensive livestock farming
- Dairies
- Livestock waste disposal systems
- Stockyard activities.
- Animal husbandry practices (castration, dehorning, mulesing etc.)
- The presence of noisy animals, including crowing roosters
- Livestock movement on Council roads
- Clearing and land cultivation
- Bush fire hazard reduction burning
- Burning of stubble for cropping operations
- Construction of fire breaks
- Earthmoving including construction of dams, drains and contour banks
- Construction of access roads and tracks
- Pumping and irrigation
- Harvesting operations
- Grain receival operations
- Transportation of rural produce
- Fodder conservation
- Chaff cutting operations
- Silage productions
- The growing of any agricultural crop or pasture species which may produce detectable aromas or pollens e.g. canola & lucerne
- Slashing and mowing of vegetation
- Logging
- Spreading of fertilisers, including lime and gypsum
- Crop spraying by both aerial and ground operations
- Control and eradication of noxious weeds
- Authorised measures to control agricultural pests including baiting, ripping, fumigation and shooting
- Planting of trees and shrubs for woodblocks, windbreaks etc
- Fencing construction and erection
- Tourist facilities
- Manufacture and repair of agricultural machinery
- Processing of rural commodities
- Council Landfill Facilities
- Council Sewerage Treatment Works.

In addition to the above, Council also wishes to highlight the land management responsibilities. In particular weeds management that accompany the ownership of rural land. In this regard, it is advisable to become familiar with Council's 'Rural Living Handbook' to ensure these responsibilities are met. The handbook is available on Council's website at [www.goulburn.nsw.gov.au/Development/Plans-Strategies](http://www.goulburn.nsw.gov.au/Development/Plans-Strategies) or in hard copy at Customer Service.



Goulburn Mulwaree Council  
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Goulburn NSW 2580

Civic Centre  
184 - 194 Bourke Street  
Goulburn NSW 2580  
t (02) 4823 4444  
e council@goulburn.nsw.gov.au  
www.goulburn.nsw.gov.au

Contact: Planning & Environment

Dib Group Pty Ltd  
PO Box 388  
LIDCOMBE NSW 1825

## **SECTION 10.7 (2) PLANNING CERTIFICATE** **ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

**Receipt No.:** 333376  
**Applicant's Reference:** 20236  
**Certificate No:** PLAN/1169/2021

### **DESCRIPTION OF PROPERTY**

**Address:** 16-28 Portland Avenue MARULAN NSW 2579  
**Legal Description:** Lot 1 DP 1053945

### **1 Names of relevant planning instruments and DCP's**

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

#### **State Environmental Planning Policies (SEPP)**

SEPP No. 21 – Caravan Parks	SEPP (Building Sustainability Index: BASIX) 2004
SEPP No. 33 – Hazardous and Offensive Development	SEPP (Exempt and Complying Development Codes) 2008
SEPP No. 36 – Manufactured Home Estates	SEPP (Housing for Seniors or People with a Disability) 2004
SEPP No. 50 – Canal Estate Development	SEPP (Infrastructure) 2007
SEPP No. 55 – Remediation of Land	SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP No. 64 – Advertising and Signage	SEPP (Koala Habitat Protection) 2020
SEPP No. 65 - Design Quality of Residential Apartment Development	SEPP (State & Regional Development) 2011
SEPP No. 70 – Affordable Housing (Revised Schemes)	SEPP (State Significant Precincts) 2005
SEPP (Concurrences and Consents) 2018	SEPP (Affordable Rental Housing) 2009
SEPP (Primary Production and Rural Development) 2019	SEPP (Educational Establishments and Child Care Facilities) 2017
SEPP (Koala Habitat Protection) 2021	SEPP (Sydney Drinking Water Catchment) 2011
SEPP (Vegetation in Non-Rural Areas) 2017	

**Local Environmental Plan (LEP)**

*Goulburn Mulwaree Local Environmental Plan 2009*

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

<b>Draft Amendments to the <i>Goulburn Mulwaree Local Environmental Plan 2009</i></b>
<p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (B6 Enterprise Corridor and Currawang)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects: Lot 12 DP 581011, Lot 1 DP 995523, Lot 1 DP 38459, Lots 1 and 2 DP 1196725, Lots 2-6 DP 38459, Lot 22 DP 1113506, Lots 1 and 2 DP 845895, Lots 1 and 2 DP 153553, Lot Y DP 160746, Lot 33 DP 1062014, Lot B DP 152471, Lot A DP 163373, Lot 1 DP 841582, Lot 43 DP 28002, Lot 1 DP 1062993, Lots 1 and 2 DP 28002, Lot B DP 332337, Lot 51 DP 419287, Lot 20 DP 522273, Lot 1 DP 17363, Lots 131, 141, 150, 154, 190 and 204 DP750047, Lot 1 DP 1259043, and Lot 1 DP 590583</i></li> </ul> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (37 Ross Street and 23 Brewer Street, Goulburn)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects Lots 100 and 101 DP 1214244</i></li> </ul> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (Racecourse Drive, Goulburn)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects Lots 1 and 2 DP 1225883, Lots 2, 3, 4 and 5 DP 1047328, Lots 1 and 2 DP 1081406, Lots 11 and 12 DP 1184187, Lots 84, 85, 86, 87 and 88 DP 1090102, Lots 1 and 2 DP 1114744, Lots 81 and 82 DP 1061444, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 DP 1269481</i></li> </ul> <p>Proposed Natural Disasters Clause</p>
<b>Draft State Environmental Planning Policies (SEPP's)</b>
<p><i>Draft Environment SEPP</i></p> <p><i>ISEPP – Amendment – Health Infrastructure</i></p> <p><i>Explanation of Intended Effect - Housing Diversity SEPP includes the consolidation and amendment of three housing related SEPPs:</i></p> <ul style="list-style-type: none"> <li><i>SEPP (Affordable Rental Housing) 2009,</i></li> <li><i>SEPP (Housing for Seniors and People with a Disability) 2004, and</i></li> <li><i>SEPP No 70 – Affordable Housing (Revised Schemes).</i></li> </ul> <p><i>Explanation of Intended Effect - Agritourism and Small Scale Agricultural Development outlines proposed amendments to the:</i></p> <ul style="list-style-type: none"> <li><i>Standard Instrument (Local Environmental Plans) Order 2006 (Standard Instrument LEP Order),</i></li> <li><i>State Environmental Planning Policy (Primary Production and Rural Development) 2019 (PPRD SEPP), and</i></li> <li><i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP).</i></li> </ul> <p><i>Explanation of Intended Effect - Design and Place SEPP includes a proposal to:</i></p> <ul style="list-style-type: none"> <li><i>Repeal and replace SEPP No 65 – Design Quality of Residential Apartment Development and SEPP (Building Sustainability Index: BASIX) 2004 (BASIX SEPP), and</i></li> <li><i>Consolidate design and place requirements in other SEPPs in the future.</i></li> </ul>

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

*Goulburn Mulwaree Development Control Plan 2009*

- (4) In this clause, proposed environmental planning instruments includes a planning proposal for a LEP or a draft environmental planning instrument.

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**2 Zoning and land use under relevant LEP's**

- (a) The identity of the zone is IN1 General Industrial  
under the *Goulburn Mulwaree Local Environmental Plan 2009*.
- (b) The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent.
- (c) The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent.
- (d) The purposes for which the plan or instrument provides that development is prohibited within the zone.

The answers for parts (b) to (d) are set out in the land use table below:

**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.

**2 Permitted without consent**

Roads.

**3 Permitted with consent**

Depots; Extensive agriculture; Freight transport facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Rural supplies; Tank-based aquaculture; 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; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Eco-tourist facilities; Educational establishments; Exhibition homes; Exhibition villages; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Pond-based aquaculture Recreation facilities (major); Residential accommodation; Restricted premises; Retail premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities.

- (e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.  
No
- (f) Whether the land includes or comprises critical habitat.  
No the land does not include or comprise critical habitat.
- (g) Whether the land is located in a heritage conservation area.  
The land is not within a heritage conservation area.
- (h) Whether an item of environmental heritage is situated on the land.  
An item of environmental heritage is not situated on the land.



**2A Zoning and land use under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006***

Not applicable to the Goulburn Mulwaree Local Government Area.

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**3 Complying development**

Whether or not the land to which the certificate relates is land on which complying development may be carried out under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*?

Housing Code

No. Complying development under the Housing Code cannot be undertaken on the land due to the zoning of the land.

Low Rise Housing Diversity Code

No. Complying development under the Low Rise Housing Diversity Code cannot be undertaken on the land due to the zoning of the land.

Greenfield Housing Code

No. Complying development under the Greenfield Housing Code cannot be undertaken on the land due to the land not being within a Greenfield Housing Code Area Map under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Inland Code

No. Complying development under the Inland Code cannot be undertaken on the land due to the zoning of the land.

Rural Housing Code

No. Complying development under the Rural Housing Code cannot be undertaken on the land due to the zoning of the land.

Housing Alterations Code

Yes. Complying development under the Housing Alterations Code can be carried out on the land.

General Development Code

Yes. Complying development under the General Development Code can be carried out on the land.

Commercial and Industrial Alterations Code

Yes. Complying development under the Commercial and Industrial Alterations Code can be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Yes. Complying development under the Commercial and Industrial (New Buildings and Additions) Code can be carried out on the land.

Container Recycling Facilities Code

Yes. Complying development under the Container Recycling Facilities Code can be carried out on the land.

Subdivisions Code

Yes. Complying development under the Subdivisions Code can be carried out on the land.

Demolition Code

Yes. Complying development under the Demolition Code can be carried out on the land.

Fire Safety Code

Yes. Complying development under the Fire Safety Code can be carried out on the land.

**Note.** If the land is a lot to which the Housing Code, Rural Housing Code, Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code or Commercial and Industrial (New Buildings and Additions) Code (within the meaning of the *State Environmental Planning Policy (Exempt and Complying*

## SECTION 10.7 (2) PLANNING CERTIFICATE

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*Development Codes*) 2008 applies, complying development may be carried out on any part of the lot that is not affected by the provisions of Clause 1.19 of that Policy.

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**4B Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works**

Not applicable to the Goulburn Mulwaree Local Government Area.

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**5 Mine subsidence**

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

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**6 Road widening and road realignment**

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

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

No.

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**7 Council and other public authority policies on hazard risk restrictions**

Whether or not the land is affected by Policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority,

that restricts development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

No.

---

**7A Flood related development controls information**

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

No.

**Note:** This land is outside the flood planning area on the flood planning map referred in Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009*. The land may also be outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2003*. If so, Council has not undertaken a flood study outside the flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

**Note:** This land is outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2016*. Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

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

No.

## SECTION 10.7 (2) PLANNING CERTIFICATE

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**Note:** This land is outside the flood planning area on the flood planning map referred in Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009*. The land may also be outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2003*. If so, Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

**Note:** This land is outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2016*. Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

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### 8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act?

No.

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### 9 Contribution plans

The name of each contributions plan applying to the land.

*Goulburn Mulwaree Section 94 Contributions Plan 2009* and/ or *Section 94A Development Contributions Plan 2009\**

\* The *Goulburn Mulwaree Local Infrastructure Contributions Plan 2021* (s.7.11 and s.7.12 plan) commences on 1 June 2021 and repeals the above two Plans upon its commencement.

The land may be affected by any of the following plans under Section 64 of the *Local Government Act 1993*:

Development Servicing Plan for Water Supply, Sewerage and Stormwater 2017.

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### 9A Biodiversity certified land

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

No. Council is not aware that the land is biodiversity certified under Part 8 of the *Biodiversity Conservation Act 2016*.

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

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### 10 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to the effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

No. Council has not been notified of a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* relating to the land.

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

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### 10A Native vegetation clearing set asides

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

## SECTION 10.7 (2) PLANNING CERTIFICATE

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No. Council has not been notified that the land contains an area set aside under Section 60ZC of the *Local Land Services Act 2013*.

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### 11 Bush fire prone land

Whether or not some or all of the land is bush fire prone land.

The land or part of the land is not bush fire prone land.

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### 12 Property vegetation plans

If the land is land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

Council is not aware of a property vegetation plan under the *Native Vegetation Act 2003* relating to the land.

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

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

No, an order under the *Trees (Disputes Between Neighbours) Act 2006* has not been made.

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### 14 Directions under Part 3A

Whether there is a direction by the Minister in force under the former Section 75P (2) (c1) of the Act.

No direction is in force.

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

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

- (a) Whether or not Council is aware of a current site compatibility certificate (seniors housing), in respect of the proposed development on the land.

Council is not aware of any current site compatibility certificates (seniors housing) in respect of proposed development on the land.

- (b) Whether or not any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after October 2007 in respect of the land.

No terms referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* have been imposed as conditions of consent to a development application for the land granted after 11 October 2007.

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### 16 Site compatibility certificates for infrastructure, schools or TAFE establishments

Whether or not Council is aware of a valid site compatibility certificate in respect of proposed development on the land.

Council is not aware of any valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments) in respect of proposed development on the land.

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### 17 Site compatibility certificates and conditions for affordable rental housing

- (1) Whether or not Council is aware of a current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

## SECTION 10.7 (2) PLANNING CERTIFICATE

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Council is not aware of any current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

- (2) Whether or not any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

No terms referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* have been imposed as conditions of consent to a development application in respect of the land.

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### 18 Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
- (2) The date of any subdivision order that applies to the land.
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of *Environmental Planning and Assessment Regulation 2000*.

Not applicable.

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### 19 Site verification certificates

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

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

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### 20 Loose-fill asbestos insulation

Whether or not the land includes any residential premises (as defined in Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on a register of residential premises that contain or have contained loose-fill asbestos insulation.

No the land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

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### 21 Affected Building Notices and Building Product Orders

- (1) Whether or not there is any affected building notice of which Council is aware that is in force in respect to the land.

Council is not aware of any affected building notice that is in force in respect of the land.

- (2) (a) Whether there is any building product rectification order of which Council is aware that is in force in respect of the land and has not been fully complied with.

Council is not aware of any affected building notice that is in force in respect of the land.

- (b) Whether any notice of intention to make a building product rectification order of which Council is aware has been given in respect of the land and is outstanding.

Council is not aware of any intention to make a building product rectification order in respect of the land and is outstanding.



**Additional Matters**

**Note.** The following matters are prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

- (a) Whether or not the land to which the certificate relates is significantly contaminated land within the meaning of that Act.

The land is not significantly contaminated as at the date this certificate is issued.

- (b) Whether or not the land to which the certificate relates is subject to a management order within the meaning of that Act.

The land is not subject to a management order as at the date this certificate is issued.

- (c) Whether or not the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of the Act.

The land is not the subject of an approved voluntary management proposal as at the date this certificate is issued.

- (d) Whether or not the land to which this certificate relates is subject to an ongoing maintenance order within the meaning of that Act.

The land is not subject to an ongoing maintenance order as at the date this certificate is issued.

- (e) Whether or not the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such statement has been provided at any time to the local authority issuing the certificate.

The land is not the subject of a site audit statement as at the date this certificate is issued.

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Legislation and Environmental Planning Instruments including *Goulburn Mulwaree Local Environmental Plan 2009* and the *Standard Instrument (Local Environmental Plans) Order 2006* can be found at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)

**SECTION 10.7 (5) PLANNING CERTIFICATE**  
**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

At the date of this certificate, Council is aware of the following matters affecting the above mentioned land (other than those matters set out in Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*.

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**A** Does the land have frontage to a Classified Road and consequently affected by Clauses 3.3.6, 4.1.7, 6.4.2 and 6.4.3 of *Goulburn Mulwaree Development Control Plan 2009*?

No.

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**B** Is the land identified on the Height of Buildings Map and consequently affected by Clause 4.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**C** Is the land identified on the Floor Space Ratio Map and consequently affected by Clauses 4.4 and 4.5 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**D** Is the land located within 50 metres of a zone boundary and consequently affected by Clause 5.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

Yes.

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**E** Is a permit required from Council to clear vegetation under Part 3 of *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*?

Yes.

**Note:** The requirements for approval of vegetation clearing are varied depending on the location and uses of the land and the intention of the clearing. The question above relates only to whether a permit is required from Council under *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.

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**F** Is the land identified on the Urban Release Area Map and consequently affected by Part 6 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**G** Is the land identified on the Terrestrial Biodiversity Map and consequently affected by Clause 7.2 *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

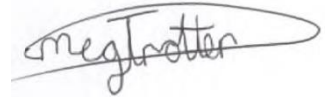
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**Information regarding loose-fill asbestos insulation**

Some residential homes located in the Goulburn Mulwaree local government area have been identified as potentially containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.

A handwritten signature in black ink, appearing to read 'Warwick Bennett', enclosed within a thin, hand-drawn oval border.

**Date of Certificate**  
**31 March 2021**

for **Warwick Bennett**  
**General Manager**  
**Goulburn Mulwaree Council**

**Notice to Prospective Purchasers/Residents of  
Urban Land in the Goulburn Mulwaree Local Government Area**

Due to extensive growth and development within and alongside the urban areas of the Goulburn Mulwaree Local Government Area, non-residential land uses increasingly adjoin residential developments. These mixed land uses and zones have resulted in the potential for land use conflicts.

Goulburn Mulwaree Council supports the right of persons carrying out legitimate non-residential land use activities on urban land.

Council advises that whilst some land use activities will have formal consent from Council and/or other Government Agencies for operations, other activities may not require consent and are undertaken within the objectives of the land use zone.

Council will not support any action that will unreasonably interfere with the existing use or ongoing operation of land uses, particularly where such activities or uses are carried out in accordance with existing approvals, industry standards and relevant legislation. Many businesses and commercial enterprises carry out operations as required, early in the morning or late in the evening. These operations may involve vehicle movements, machinery noise and trade and supply activities which may impact upon the amenity of an area.

Prospective purchasers of land are encouraged to undertake their own enquiries into any operations or activities on adjoining, neighbouring or nearby properties that may cause noise or amenity impact. Intending purchasers are advised that legitimate land uses in urban areas may include, but are not limited to:

- Agricultural produce stores
- Building trade supply retailers
- Childcare centres and schools
- Concrete batching plants
- Equine training and stabling facilities
- Food businesses
- Home businesses
- Landscape supplies
- Medical practices and services
- Motor vehicle and/or heavy machinery workshops
- Motorsport facilities
- Nurseries
- Nursing homes and aged care facilities
- Petrol stations
- Public recreation facilities including aquatic centres, playgrounds and sporting fields
- Pubs and clubs
- Recycling facilities
- Retail suppliers/ shops
- Steel fabrication and engineering
- Transport depots
- Veterinary practices
- Vehicle retailers
- Waste management facilities
- Water and waste water treatment facilities
- Wholesalers

In addition to the above, prospective purchasers are encouraged to attend locations of interest during different times of the day to determine the suitability of land for their intended use.

**Notice to Prospective Purchasers/Residents of  
Rural Land in the Goulburn Mulwaree Local Government Area**

Goulburn Mulwaree Council supports the rights of persons to carry out legitimate rural and agricultural uses and practices on rural land.

Goulburn Mulwaree Council will not support any action to unreasonably interfere with the legitimate rural and agricultural use of the land, where such activities or uses are carried out in accordance with industry standards, relevant regulations or approvals. Council wishes to point out that some rural activities will have required formal consent of Council and/or Government Agencies.

Legitimate activities are not limited to those listed and prospective purchasers are advised that they should be aware of them at the time of purchasing land. Many rural and agricultural practices, by necessity, are carried out very early in the morning or late into the evening. Intending purchasers are advised that legitimate rural and agricultural uses of the land may include:

- Abattoir operations
- Intensive livestock farming
- Dairies
- Livestock waste disposal systems
- Stockyard activities.
- Animal husbandry practices (castration, dehorning, mulesing etc.)
- The presence of noisy animals, including crowing roosters
- Livestock movement on Council roads
- Clearing and land cultivation
- Bush fire hazard reduction burning
- Burning of stubble for cropping operations
- Construction of fire breaks
- Earthmoving including construction of dams, drains and contour banks
- Construction of access roads and tracks
- Pumping and irrigation
- Harvesting operations
- Grain receival operations
- Transportation of rural produce
- Fodder conservation
- Chaff cutting operations
- Silage productions
- The growing of any agricultural crop or pasture species which may produce detectable aromas or pollens e.g. canola & lucerne
- Slashing and mowing of vegetation
- Logging
- Spreading of fertilisers, including lime and gypsum
- Crop spraying by both aerial and ground operations
- Control and eradication of noxious weeds
- Authorised measures to control agricultural pests including baiting, ripping, fumigation and shooting
- Planting of trees and shrubs for woodblocks, windbreaks etc
- Fencing construction and erection
- Tourist facilities
- Manufacture and repair of agricultural machinery
- Processing of rural commodities
- Council Landfill Facilities
- Council Sewerage Treatment Works.

In addition to the above, Council also wishes to highlight the land management responsibilities. In particular weeds management that accompany the ownership of rural land. In this regard, it is advisable to become familiar with Council's 'Rural Living Handbook' to ensure these responsibilities are met. The handbook is available on Council's website at [www.goulburn.nsw.gov.au/Development/Plans-Strategies](http://www.goulburn.nsw.gov.au/Development/Plans-Strategies) or in hard copy at Customer Service.