Dr Upsilon Environments Pty Ltd
ABN: 91 647 732 518
Phone: 0406 201 136
Email: Jeffrey.yu@DrUpsilonGroup.com
PO Box 289, Kingsford, NSW
Web: www.DrUpsilonGroup.com.au

Preliminary Site Investigation and Assessment Report

Prepared for	Elias Kedhi
Site Address	**25 South Parade, Auburn, NSW**
Prepared by	Jeffrey Yu Principal Environmental Consultant CEnvP (#1516) Licensed Asbestos Assessor (#001366) PhD (EnvEng), PhD (MediChem)
Date of field work	07/07/2022
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13/7/2023

DR UPSILON ENVIRONMENTS PTY LTD
ABN 91 647 732 518
PO Box 289, Kingsford, NSW
Phone: 0406 201 136
Email: jeffrey.yu@DrUpsilonGroup.com
Web: www.DrUpsilonGroup.com.au

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Dr Upsilon Environments Pty Ltd
ABN: 91 647 732 518
Phone: 0406 201 136
Email: Jeffrey.yu@DrUpsilonGroup.com
PO Box 289, Kingsford, NSW
Web: www.DrUpsilonGroup.com.au

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Abbreviations

ACM	Asbestos Containing Material
AEC	Area of Environmental Concern
AHD	Australian Height Datum
AMP	Asbestos Management Plan
ASC NEPM	National Environment Protection (Assessment of Site Contamination) Measure
ASS	Acid Sulfate Soils
BGS	Below ground surface
BTEX	Benzene, Toluene, Ethylbenzene and Xylenes
COPC	Contaminant of Potential Concern
Council	Cumberland City Council
CSM	Conceptual Site Model
DA	Development Application
DQI	Data Quality Indicator
DQO	Data Quality Objective
DSI	Detailed Site Investigation
EIL	Ecological Investigation Level
ESL	Ecological Screening Level
EP&A	Environmental Planning and Assessment
DRYU	Dr Upsilon Environments Pty Ltd
HIL	Health Investigation Level
HSL	Health Screening Level
IL	Investigation Level
LOR	Limit of Reporting
NATA	National Association of Testing Authorities, Australia
NEPC	National Environment Protection Council
NSW EPA	Environment Protection Authority of New South Wales
NSW OEH	Office of Environment and Heritage of New South Wales
OCP	Organochlorine Pesticide
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyl
PPE	Personal Protective Equipment
QA	Quality Assurance

Dr Upsilon Environments Pty Ltd
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Web: www.DrUpsilonGroup.com.au

QC	Quality Control
RAP	Remediation Action Plan
RPD	Relative Percent Difference
SEPP	State Environmental Planning Policy
SWMS	Safe Work Method Statement
TRH	Total Recoverable Hydrocarbon
PFAS	Per- and Polyfluoroalkyl Substances
VENM	Virgin Excavated Natural Material

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ABN: 91 647 732 518
Phone: 0406 201 136
Email: Jeffrey.yu@DrUpsilonGroup.com
PO Box 289, Kingsford, NSW
Web: www.DrUpsilonGroup.com.au

Executive Summary

At the request of Elias Kehdi (the "**Client**"), this report presents the findings of a Preliminary Site Investigation and Assessment Report undertaken by Dr Upsilon Environments Pty Ltd ("**DRYU**") for the proposed ongoing landuse - General Industrial setting, seeking for amending Schedule 1 of Cumberland Council LEP 2021 to permit additional permitted uses (APUs) including a medical centre and office premises at 25 South Parade, Auburn, NSW (the "**Site**").

The purpose of the investigation is to provide the client with a sufficient level of data to assess the potential soil contamination on the site and whether further investigation is needed to assist with the planning proposal decision making process. Based on the investigation, the PSI comments on the potential for site contamination and recommendations for additional investigation, remediation action plan, and/or environmental management plan, if necessary.

The report documents the findings of site contamination investigation, including a comprehensive desktop review and site walkover inspection with reference to several relevant reports including:

- A Planning Proposal (Ref. No.: NA, The Planning Hub Pty Ltd, dated May 2022);
- A Planning Certificate (Ref. No.: PC2022/3280, Cumberland Council, dated 06 July 2022)
- A commercial environmental risk report (Ref. No.: LS034239, Lotsearch Pty Ltd, dated 13 July 2022), "**Lotsearch Report"**.

The objectives of the preliminary site investigation and assessment are to:

- provide indicative information as to the potential and risk of contamination at the site based on past and current land use activities;
- assess whether the site could be suitable, in the context of land contamination and planning proposal decision making processes, for the identified ongoing land use scenario;
- comment on the potential contamination risks at the site and the need if further investigation is required to find any contamination that could prevent the site suitable for low density residential land use.

In order to assist the Client's planning proposal, DRYU provided the Client with the following environmental consulting services (the "**Services**"):

- Review of planning and regulatory requirements;
- Review of the proposed planning proposal;
- Detailed desktop Review of historical site records, aerial photographs (where available), publicly available data, web-based information searches, and background information relevant to the study area, soil maps, survey data, geology, hydrogeology and topography;
- To conduct a site walkover inspection to to observe site characteristics and check for indicators of actual/potential contamination;
- To prepare a preliminary site contamination investigation and assessment report, presenting the results of the contamination assessment, assessing whether the site could be suitable, in the context of land contamination and planning proposal decision making processes, for the identified ongoing land use scenario;
- To provide recommendations for additional investigation, remediation and/or management.

Dr Upsilon Environments Pty Ltd
ABN: 91 647 732 518
Phone: 0406 201 136
Email: Jeffrey.yu@DrUpsilonGroup.com
PO Box 289, Kingsford, NSW
Web: www.DrUpsilonGroup.com.au

Main Findings

- There was no observed bulk storage of dangerous goods or chemicals (such as oils, lubricants, pesticides or similar), underground fuel storage tanks (USTs) or aboveground storage tanks (ASTs).
- NO suspicious materials (including unusual staining, odour, discolouration or inclusions such as building rubble, asbestos sheets/pieces/pipes, ash material, cut/fill activities, stockpile, underground structures that may be associated with subsurface contamination, etc.) were observed onsite, except minor building rubble observed around a container on the western corner.
- NO prominent potential contaminating land uses were sighted in the close proximity
- Evidence of on-site spillage of dangerous goods and /or off-site migration was not observed.
- According to Cumberland Local Environmental Plan 2021, the site is classified as a Class 5 Acid Sulfate Soils land. Since no disturbance, exposure or drainage acid sulfate soils happens onsite to cause environmental damage, DRYU is of the opinion that the environmental risk related with acid sulfate soils on the site for the proposed landuse amendment is unlikely.
- The land does not include or comprise critical habitat.
- The land is not within a heritage conservation area.
- A heritage item is situated on the land.
- In Note 1 – Matters arsing under the Contaminated Land Management Act 1997:
- At the date of this certificate, the land (or part of the land) is summerised as follows:
    - Not Significantly contaminated land;
    - Not subject to a management order;
    - Not the subject of an approved voluntary management proposal;
    - Not subject to an ongoing maintenance order;
    - Not the subject of a site audit statement.
- A review of the NSW EPA records indicates that three Contaminated Sites Notified to EPA within the 1 KM databuffer and no Contaminated Land Records of Notice within the suburb of Auburn. The sites are generally not considered to significantly impact the site through off-site migration (if exist),
- Those industries within close proximity of the site with suspicious activities (waste storge, treatment, generation) among nine (9) records of Licensed Activities under the POEO Act 1997, five (5) records of Delicensed Activities still regulated by the EPA and seven (7) Former Licensed Activities under the POEO Act 1997, now revoked or surrendered are not considered to significantly impact or impacted the site. However, none of those suspicious activities was identified onsite.
- NO Waste Management & Liquid Fuel Facilities were identified on-site.
- While there is uncertainty of off-site migration (if exist) from the long history of businesses like Dry Cleaners, Motor Garages & Service Stations in surrounding areas, it is generally not considered to significantly impact the site for the proposed landuse amendment. The review of the Historical Business Directory did not identified any type of Dry Cleaners, Motor Garages & Service Stations on the site in the past several decades.

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Web: www.DrUpsilonGroup.com.au

Conclusion and Recommendations

Based on the desktop review and site walkover inspection of the site, DRYU is of the opinion that:

- The potential for land contamination to be present at the site as a result of past and present land use activities is low or minimal;
- The environmental risk related with site contamination at the encapsulated site is unlikely or minimal.
-

Therefore, the site is considered to be suitable to be proposed additional permitted uses (a medical centre and office premises).

DRYU recommends that:

- NO further investigations, and management or remediation of land contamination is required for the identified ongoing landuse scenario.
- Should any soil disturbance earthworks, excavation or demolition works in the future, further assessment of site contamination will be required to re-assess the landuse suitability for the site.

1 Introduction

1.1 General

Dr Upsilon Environments Pty Ltd ("**DRYU**") was commissioned by Elias Kehdi (the "**Client**"), to conduct a Preliminary Site Investigation and Assessment for the proposed ongoing landuse - General Industrial setting, seeking for amending Schedule 1 of Cumberland Council (the "**Council**") LEP 2021 to permit additional permitted uses (APUs) including a medical centre and office premises at 25 South Parade, Auburn, NSW (the "**Site**").

The objectives of the preliminary site investigation and assessment are to:

- provide indicative information as to the potential and risk of contamination at the site based on past and current land use activities;
- assess whether the site could be suitable, in the context of land contamination and planning proposal decision making processes, for the identified ongoing land use scenario;
- comment on the potential contamination risks at the site and the need if further investigation is required to find any contamination that could prevent the site suitable for low density residential land use.

The report documents the findings of site contamination investigation, including a comprehensive desktop review and site walkover inspection with reference to several relevant reports including:

- A Planning Proposal (Ref. No.: NA, The Planning Hub Pty Ltd, dated May 2022);
- A Planning Certificate (Ref. No.: PC2022/3280, Cumberland Council, dated 06 July 2022)
- A commercial environmental risk report (Ref. No.: LS034239, Lotsearch Pty Ltd, dated 13 July 2022), "**Lotsearch Report"**.

1.2 Scope of Work

In order to assist the Client's planning proposal, DRYU provided the Client with the following environmental consulting services (the "**Services**") (Groundwater assessment was out of the scope of work):

- Review of planning and regulatory requirements;
- Review of the proposed planning proposal;
- Detailed desktop Review of historical site records, aerial photographs (where available), publicly available data, web-based information searches, and background information relevant to the study area, soil maps, survey data, geology, hydrogeology and topography;
- To conduct a site walkover inspection to to observe site characteristics and check for indicators of actual/potential contamination;
- To prepare a preliminary site contamination investigation and assessment report, presenting the results of the contamination assessment, assessing whether the site could be suitable, in the context of land contamination and planning proposal decision making processes, for the identified ongoing land use scenario;
- To provide recommendations for additional investigation, remediation and/or management.

2 Site Description

2.1 Site Location and Identification

General Site details are included below in Table 1, Figure 1 and Appendix 2 – Site Layout and Sampling Locations.

Table 1 Site Details

Item	Description
Site Address	25 South Parade, Auburn, NSW
Site Identification Details	Lot 2 DP 806999
Zoning	IN1- General Industrial
Approximate Site Area	~1630 m^2
Local Council	Cumberland City Council
Current Land Use:	The Site is currently used as IN1 General Industrial setting with an approved office building and carpark
Future Land Use:	The Site is going to be used as General Industrial setting, seeking for amending Schedule 1 of Cumberland LEP 2021 to permit additional permitted uses (APUs) including a medical centre and office premises.
Surrounding Land Uses:	• Medium density residential and commercial properties around southern and western close proximity. • St Joseph's Hospital, St John's Catholic Primary School and Sydney Catholic Early Childhood Service Centre are in the south-eastern close proximity. • LL Cleaning services to the western close proximity within 100 m. • Auburn train station within 350 m in the east. • Duck River and Haslams Creek over 1.2 KM in the west and east, respectively. • Archaeological Item A4 – Clyde Marshalling Yards along the northern boundary.
Site Co-ordinates:	The approximate centre of the site is located at approximately 317730.4 (E), 6253034.8 (N) (GDA 94, MGA Zone 56)

2.2 Site Conditions and Surrounding Environment

Site walkover inspection was carried out by Dr Upsilon Environments Consultant on 07 July 2022.

Figure 1 The site at 25 South Parade, Auburn, NSW (facing east) on 7 July 2022.

From the Site layout shown in Figure 1, Figure 3 and Appendix 1 – Representative Photographs, site features identified during the site walkover are summarised below:

- The Site is occupied by a two-storey structure with metal sheeting roof and appeared to be recently built and in good condition.
- A hardstand carpark is located at the western section of the site.
- Turf and sporadic trees are sighted around the boundaries.
- Internal renovation and minor landscaping around the building footprint is in progress.
- The Site is accessed through South Parade.
- There was no observed bulk storage of dangerous goods or chemicals (such as oils, lubricants, pesticides or similar), underground fuel storage tanks (USTs) or aboveground storage tanks (ASTs).
- NO suspicious materials (including unusual staining, odour, discolouration or inclusions such as building rubble, asbestos sheets/pieces/pipes, ash material, cut/fill activities, stockpile, underground structures that may be associated with subsurface contamination, etc.) were observed onsite, except minor building rubble observed around a container on the western corner.
- NO prominent potential contaminating land uses were sighted in the close proximity
- Evidence of on-site spillage of dangerous goods and /or off-site migration was not observed.

2.3 Site Topography and Drainage

Reference to the PARRAMATTA RIVER 9130-3N topographic map 1:25000 (accessed through the Spatial Information Exchange https://six.nsw.gov.au/etopo) indicates that the Site is situated in a flat plain. The Site slightly slopes toward north-western section. The topographic map indicates that the elevation of the Site is approximately 24 ~ 22 m Australian Height Datum (“AHD”).

With reference to the eSPADE from Office of Environment and Heritage NSW (https://www.environment.nsw.gov.au/eSpade2Webapp#) dataset information, the site has gently undulating rises on Wianamatta Group shales and Hawkesbury shale. Local relief to 30

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ABN: 91 647 732 518
Phone: 0406 201 136
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PO Box 289, Kingsford, NSW
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m, slopes are usually <5%. Broad rounded crests and ridges with gently inclined slopes. Cleared eucalypt woodland and tall open-forest (wet sclerophyll forests). Crests and ridges are broad (200–600 m) and rounded with convex upper slopes grading into concave lower slopes. Rock outcrop is absent.

2.4 Regional Geology and Soils

The site geology belongs to Wianamatta Group– Ashfield Shale consisting of laminite and dark grey siltstone and Bringelly Shale which consists of shale, with occasional calcareous claystone, laminite and coal.

Soils – shallow to moderately deep (<100 cm) Red and Brown Podzolic Soils (Dr3.21, Dr3.11, Db2.11) on crests, upper slopes and well-drained areas; deep (150–300 cm) Yellow Podzolic Soils and Soloths (Dy2.11, Dy3.11) on lower slopes and in areas of poor drainage.

2.5 Regional Hydrogeology and Local Groundwater Usage

The site is located at a porous, extensive aquifer with low to moderate productivity (Page Lotsearch Report).

According to the Groundwater Map provided by WaterNSW (https://realtimedata.waternsw.com.au/) and Lotsearch Report (Page 46-51), six closest boreholes were identified within 1000-m data buffer, as shown in Table 2. None of bore or monitoring well was identified onsite.

Table 2 Summary of the one closest groundwater wells within 1000 m data-buffer

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	SWL (mbgl)	Distance	Direction
10111133	GW112803	Monitoring	Functional	10/05/2012	6		305m	North West
10053829	GW112804	Monitoring	Functional	10/05/2012	6	1.5	525m	North West
10100249	GW112805	Monitoring	Functional	10/05/2012	6		532m	North West
10038634	GW112801	Monitoring	Functional	10/05/2012	6.5		779m	West
10030806	GW112800	Monitoring	Functional	07/05/2012	6		811m	North West
10099359	GW112802	Monitoring	Functional	09/05/2012	5		846m	North West

Temporary Water Restrictions Order 2018 relating to the Botany Sands Aquifer is not applicable for the stie.

2.6 Salinity Potential

According to Salinity Potential of Western Sydney, Department of Infrastructure, Planning and Natural Resources (DIPNR), 2002 (https://datasets.seed.nsw.gov.au/dataset/salinity-potential-of-western-sydney473ff) through SEED The Central Resource for Sharing and Enabling Environmental Data in NSW, the site has moderate potential of salinity.

2.7 Acid Sulfate Soils

Acid sulfate soils is the common name given to naturally occurring soils and sediments that contain iron sulfide (pyrite). As sea levels slowly rose (between 6,000 and 10,000 years ago), substantial deposits of pyritic sediments formed in estuarine mud, where tidal seawater (containing sulfur) met and mixed with freshwater outflows (containing iron). Acid sulfate soils are defined as either:

Dr Upsilon Environments Pty Ltd
ABN: 91 647 732 518
Phone: 0406 201 136
Email: Jeffrey.yu@DrUpsilonGroup.com
PO Box 289, Kingsford, NSW
Web: www.DrUpsilonGroup.com.au

- **Actual** acid sulfate soils (AASS) - where the soils have already been exposed to oxygen and have a pH < 4, or
- **Potential** acid sulfate soils (PASS) - where the soils have not been exposed but have the potential to generate sulfuric acid if exposed. PASS are naturally occurring soils and sediment that contains iron sulfides (pyrite) which, when exposed to oxygen generate sulfuric acid.

Left undisturbed, acid sulfate soils do not pose any harm. However, if they are disturbed and exposed to oxygen (air) through activities such as excavation or the lowering of the water table, sulfuric acid may be produced in large quantities.

The ASS planning maps provide an indication of the relative potential for disturbance of ASS to occur at locations within the council area. These maps do not provide an indication of the actual occurrence of ASS at a site or the likely severity of the conditions.

The ASS maps are divided into five classes dependent upon the type of activities/works that if undertaken, may represent an environmental risk through the development of acidic conditions associated with ASS:

Table 3 Acid Sulfate Soils Risk Classes

Class 1	All works.
Class 2	All works below existing ground level and works by which the water table is likely to be lowered.
Class 3	Works at depths beyond 1 m below existing ground level or works by which the water table is likely to be lowered beyond 1m below existing ground level.
Class 4	Works at depths beyond 2 m below existing ground level or works by which the water table is likely to be lowered beyond 2 m below existing ground level.
Class 5	**Works within 500 m of adjacent Class 1,2,3,4 land which are likely to lower the water table below 1 m AHD on the adjacent land.**

Note: [1]Australian Height Datum, and [2] 'work' is defined as any works that disturb more than one (1) tonne of soil, or lower the water table.

NSW Planning Industry & Environment resources (https://www.environment.nsw.gov.au/topics/land-and-soil/soil-degradation/acid-sulfate-soils and https://datasets.seed.nsw.gov.au/dataset/acid-sulfate-soils-risk0196c) and Acid Sulfate Soil ("**ASS**") Risk Mapping (https://www.environment.nsw.gov.au/eSpade2Webapp#) for the site indicate that the Site is classified as NO known occurrence, and the site is over 500 m away from adjacent Class 3, 4 and 2 lands,

According to Cumberland Local Environmental Plan 2021, the site is classified as a Class 5 area, as shown in Figure 2.

Since no disturbance, exposure or drainage acid sulfate soils happens onsite to cause environmental damage, DRYU is of the opinion that the environmental risk related with acid sulfate soils on the site for the proposed landuse amendment is unlikely.

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ABN: 91 647 732 518
Phone: 0406 201 136
Email: Jeffrey.yu@DrUpsilonGroup.com
PO Box 289, Kingsford, NSW
Web: www.DrUpsilonGroup.com.au

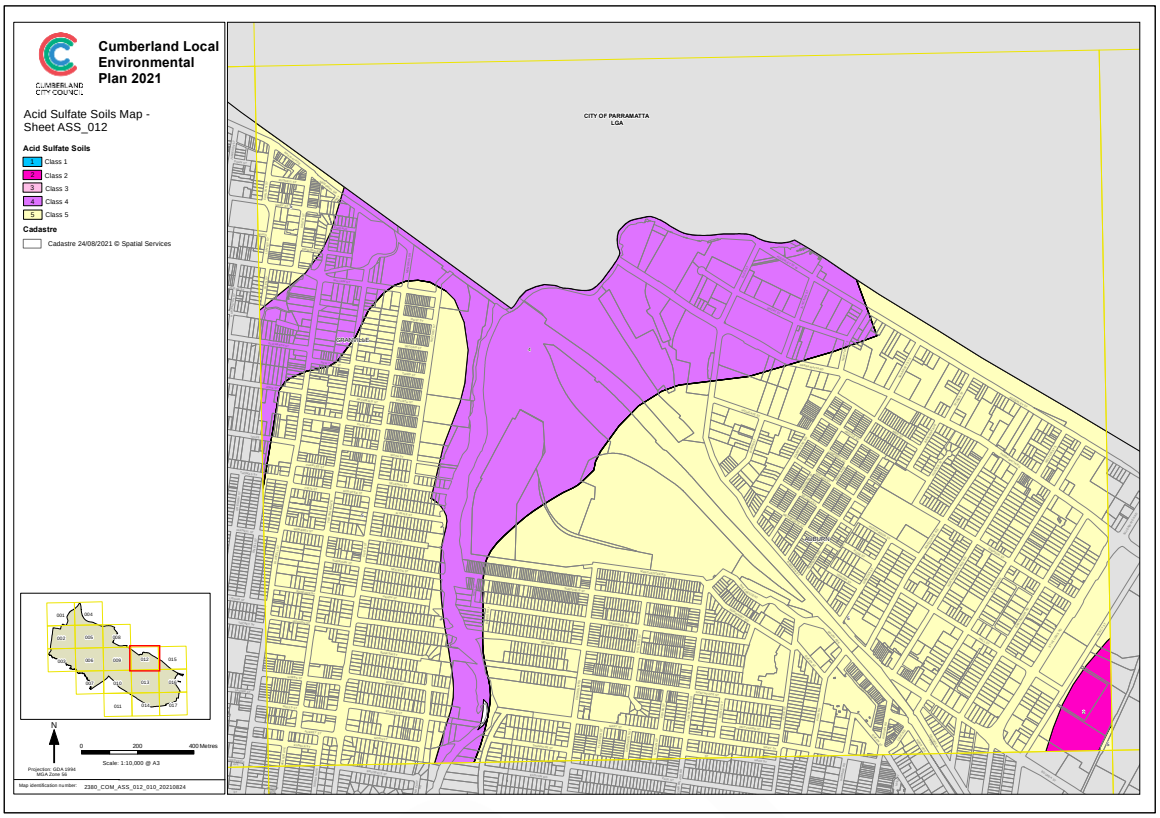

Figure 2 Acid Sulfate Soils ("ASS") Risk Mapping

3 Site and Surrounding Areas History Review

3.1 Information Sources

The desktop review was mainly based on the commercial Environmental Risk Report from Lotsearch ("Lotsearch Report") as well as environmental risk and planning information, public available data sources, including, but not limited to, NSW Environment Protection Authority (EPA) public registers, historical aerial photographs archived by the NSW Land and Property Information (LPI).

The findings of the site history review are provided in the sections below.

3.2 Historical Aerial Photographs Review

Historical aerial photographs were obtained and reviewed through NSW Space Services (Historical Aerial Satellite Imagery, https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccddda8075238cb) from years 1943, 1955, 1971, 1986, 1991, 1994, 2004, 2005, 2022 as shown in Table 4 and Appendix 3 – Summary of Historical Aerial and High resolution imagery records from 2009 to 2022 were purchased from Nearmap.

Aerial photography indicates the site was mainly a vacant land till 1970s with low density residential dwellings observed in surrounding areas. The train yard in the north-western close proximity could be built before 1943. The major landscape changes happened in around 1971, an industrial building and carpark were identified onsite. There are no apparent landscape changes on site and its surrounding since 1971.

Dr Upsilon Environments Pty Ltd
ABN: 91 647 732 518
Phone: 0406 201 136
Email: Jeffrey.yu@DrUpsilonGroup.com
PO Box 289, Kingsford, NSW
Web: www.DrUpsilonGroup.com.au

Table 4 Historical Aerial Photograph Summary

Year	Site Land Use Features	Surrounding Land Use Features
1943	A vacant land	The north boundary of the site is the railway, the west direction is industrial land, and the south direction are full of residential dwellings.
1955	There was no apparent landscape change on the site.	There was no apparent landscape change at surrounding areas. St John's School buildings were constructed at the south-eastern direction.
1971	Significant landscape change has appeared until 1971. Industrial buildings were built on site with large car park spaces.	Residential dwellings were completed especially in the southeast direction.
1986 - 1994	There was no apparent landscape change on the site.	An industrial like structure was built in the north-western close proximity.
2004-2005	The old structure was demolished and a new building was observed at the south-eastern section. Concrete carpark throughout the north-western section.	There was no apparent landscape change in the surrounding areas. A warehouse like structure was demolished and new medium density buildings were constructed in the southern surrounding area.
2005 - 2022	There was no apparent landscape change on the site.	There was no apparent landscape change in the surrounding areas.

3.3 NSW EPA Records Search

A review of the 'Record of notices' listed by the NSW EPA under the Contaminated Land Management Act 1997 (https://apps.epa.nsw.gov.au/prclmapp/searchregister.aspx) on 7 July 2022 identified three Contaminated Sites Notified to EPA within the 1 KM databuffer and no Contaminated Land Records of Notice within the suburb of Auburn (Page 5 – 7, Lotsearch Report). The Contaminated Site notified to EPA at 11-13 Percy Street, Auburn under assessment within 927 m in the east is generally not considered to significantly impact the site through off-site migration (if exist), as shown in Table 5.

Table 5 Contaminated Land: Contaminated Sites and Record of Notices Notified to EPA

Site	Address	Suburb	Activity	Management Class	Status	Distance (m)	Direction
Maintrain Facility - Sydney Trains Auburn	Manchester Road	Auburn	Other Industry	Regulation under CLM Act not required	Current EPA List	0	On-site
Janyon	Manchester Road	Auburn	Other Industry	Regulation under CLM Act not required	Current EPA List	504	West
Commercial Premises	11-13 Percy STREET	AUBURN	Other Industry	Under assessment	Current EPA List	927	East

3.4 Regulatory Notice Search Under the POEO and CLM Acts

The Protection of the Environment Operations Act public register, published by NSW Environmental Protection Authority (EPA), contains information regarding:

- Environmental protection licenses;
- Applications for new licenses and to transfer or vary existing licenses;
- Environment protection and noise control licenses;
- Convictions in prosecutions under the POEO Act;
- The result of civil proceedings;
- License review information;
- Exemptions from provisions of the POEO Act or Regulations;
- Approvals granted under Clause 9 of the POEO (Control of Burning) Regulation; and
- Approvals granted under Clause 7a of the POEO (Clean Air Regulation).

Dr Upsilon Environments Pty Ltd
ABN: 91 647 732 518
Phone: 0406 201 136
Email: Jeffrey.yu@DrUpsilonGroup.com
PO Box 289, Kingsford, NSW
Web: www.DrUpsilonGroup.com.au

A review of the "POEO Public Register" conducted on 14 July 2022, there are 104 notices for the Sites on the Protection of the Environment Operations Act 1997 public register. Those sites with suspicious activities (waste storge, treatment, generation) among nine (9) records of Licensed Activities under the POEO Act 1997, five (5) records of Delicensed Activities still regulated by the EPA and seven (7) Former Licensed Activities under the POEO Act 1997, now revoked or surrendered were summarised in Table (Page 13 – 17, Lotsearch report). The closet sites at St Joseph's Hospital and former licensed chemical storage activity at Manildra Starches are not considered to significantly impact or impacted the site.

However, none of those suspicious activities was identified onsite.

Table 6 Summary of Licensed, Delicensed or Former Licensed Activities with suspicious or potential contamination activity

Type	Organisation	Name	Address	Suburb	Activity	Distance (m)	Direction
Licensed	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	CLYDE TRANSFER TERMINAL	PARRAMATTA ROAD	CLYDE	Non-thermal treatment of general waste	697	North West
Licensed	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	CLYDE TRANSFER TERMINAL	PARRAMATTA ROAD	CLYDE	Waste storage - other types of waste	697	North West
Licensed	LION-BEER, SPIRITS & WINE PTY LTD	TOOHEYS PTY LTD	29 NYRANG STREET	LIDCOMBE	Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste	998	East
Delicensed	ST. JOSEPH'S HOSPITAL LIMITED	ST. JOSEPH'S HOSPITAL	NORMANBY ROAD	AUBURN	Hazardous, Industrial or Group A Waste Generation or Storage	124	South West
Delicensed	UGL RAIL SERVICES PTY LIMITED	MAINTRAIN SERVICE CENTRE	MANCHESTER ROAD	AUBURN	Hazardous, Industrial or Group A Waste Generation or Storage	231	North West
Delicensed	GILBARCO AUSTRALIA LIMITED		20 Highgate Street	AUBURN	Hazardous, Industrial or Group A Waste Generation or Storage	696	North
Delicensed	VIP PLASTIC PACKAGING PTY LTD	VISY INDUSTRIAL PACKAGING	11-13 PERCY ST	AUBURN	Hazardous, Industrial or Group A Waste Generation or Storage	927	East

Delicensed	SMORGON STEEL DISTRIBUTION PTY LTD	SMORGON STEEL METALS DISTRIBUTION	MANCHESTER ROAD WEST	AUBURN	Hazardous, Industrial or Group A Waste Generation or Storage	983	West
Former Licensed	MANILDRA STARCHES PTY LTD	THE CRSCENT, AUBURN, NSW 2144	Surrendered	27/12/2000	General chemicals storage	1	North West
Former Licensed	PACIFIC NATIONAL (NSW) PTY LTD	322 PARRAMATTA ROAD, CLYDE, NSW 2142	Surrendered	02/05/2000	Waste Storage, Transfer, Separating or Processing	697	North West
Former Licensed	SILTECH INTERNATIONAL PTY LTD	58 Percy Street, AUBURN, NSW 2144	Surrendered	13/05/2002	Hazardous, Industrial or Group A Waste Generation or Storage; Non-thermal treatment of hazardous and other waste	857	East

3.5 Waste Management & Liquid Fuel Facilities

Three records of Waste Management & Liquid Fuel Facilities were identified within the 1000-m data buffer (Page 8 – 9, Lotsearch Report).

NO Waste Management & Liquid Fuel Facilities were identified on-site.

3.6 PFAS Investigation and Management Programs

NO PFAS Investigation and Manage Programs were identified within the 5 KM data buffer, based on the EPA online search (https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program).

3.7 Section 10.7 (2) and (5) Planning Certificate Search

The Planning Certificate 10.7(2) and (5) includes that:

The following environmental planning instruments apply to the carrying out of development on the land:
Cumberland Local Environmental Plan 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Resource and Energy) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development
State Environmental Planning Policy - Building Sustainability Index: BASIX 2004
Cumberland Development Control Plan 2021
Standard Instrument (Local Environmental Plans) Order 2006

Dr Upsilon Environments Pty Ltd
ABN: 91 647 732 518
Phone: 0406 201 136
Email: Jeffrey.yu@DrUpsilonGroup.com
PO Box 289, Kingsford, NSW
Web: www.DrUpsilonGroup.com.au

The land does not include or comprise critical habitat.
The land is not within a heritage conservation area.
A heritage item is situated on the land.

In Item 7 – Council and other public authority policies on hazard risk restrictions:
The land is affected by a policy adopted by the Council that restricts the development of the land because of the likelihood of acid sulphate soils. Development consent is required for certain works on this land. However, for the proposed amendment of additional use in this report, environmental damage is unlikely.

In Note 1 – Matters arsing under the Contaminated Land Management Act 1997:
At the date of this certificate, the land (or part of the land) is summerised as follows:
Not Significantly contaminated land;
Not subject to a management order;
Not the subject of an approved voluntary management proposal;
Not subject to an ongoing maintenance order;
Not the subject of a site audit statement.

3.8 Council Record Search Available under the GIPA Act 2010

A search of the council records made available under the GIPA Act through DA tracking was conducted. NO development approval(s) that have the potential as a source of contamination was identified onsite.

3.9 Historical Business Directories Review

Universal Business Directory records from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a premise or road intersection within the 150-m dataset buffer. Mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published (Page 18 – 26, Lotsearch Report).

Dry Cleaners, Motor Garages & Service Stations 1948-1993 Premise or Road Intersection Matches. Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the 500-m dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published (Page 27 – 35, Lotsearch Report). As the potential point sources of contamination (motor garages & engineers, dry cleaners, service stations), 13 to 20 sites were identified within the 500-m databuffer, such as Motor garage at 13 Alice Street, Auburn within 76 m in the south-western direction (1956 - 1982).

While there is uncertainty of off-site migration (if exist) from the long history of those types of businesses, it is generally not considered to significantly impact the site for the proposed landuse amendment. Especially, most of the site is encapsulated with concrete either as slab or pavement.

The review of the Historical Business Directory did not identified any type of Dry Cleaners, Motor Garages & Service Stations on the site in the past several decades.

3.10 Summary of Site History Review

Based on the desk study review, the Site history is summarised below:

- Aerial photography indicates the site was mainly a vacant land till 1970s with low density residential dwellings observed in surrounding areas. The train yard in the north-western close proximity could be built before 1943. The major landscape changes happened in around 1971, an industrial building and carpark were identified onsite. There are no apparent landscape changes on site and its surrounding since 1994. The old structure was demolished in around 2000. A new building at the south-eastern section and a new concrete carpark throughout at the north-western section were constructed.
- A review of the NSW EPA records indicates that three Contaminated Sites Notified to EPA within the 1 KM databuffer and no Contaminated Land Records of Notice within the suburb of Auburn. The sites are generally not considered to significantly impact the site through off-site migration (if exist),
- A review of the "POEO Public Register" conducted on 14 July 2022, there are 104 notices for the Sites on the Protection of the Environment Operations Act 1997 public register. Those sites with suspicious activities (waste storge, treatment, generation) among nine (9) records of Licensed Activities under the POEO Act 1997, five (5) records of Delicensed Activities still regulated by the EPA and seven (7) Former Licensed Activities under the POEO Act 1997, now revoked or surrendered are not considered to significantly impact or impacted the site. However, none of those suspicious activities was identified onsite.
- NO Waste Management & Liquid Fuel Facilities were identified on-site.
- A review of Universal Business Directory records from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950 and Dry Cleaners, Motor Garages & Service Stations 1948-1993 Premise or Road Intersection Matches identified dozens of potential point sources within the 500-m databuffer around the site. While there is uncertainty of off-site migration (if exist) from the long history of those types of businesses, it is generally not considered to significantly impact the site for the proposed landuse amendment. The review of the Historical Business Directory did not identified any type of Dry Cleaners, Motor Garages & Service Stations on the site in the past several decades.

3.11 Gaps in the Site History

The Site history review revealed the following gaps in the Site history:

- Minor building rubble were observed in surface soils at the western corner of the carpark, while areas, including pavements, under slabs and structure footprints, were not accessible at the time of inspection and investigation.

3.12 Integrity Assessment

Where available this comprehensive site history assessment has utilised formal sources of information issued by NSW EPA, and NSW Land & Property Information. These formal sources are supplemented by information provided by the client, landowner, and observations made by DRYU professionals during site inspections. Review of the site history summary demonstrates a consistent timeline of landuse activities and layout without significant data gaps/consistencies to trigger further historical investigations. Hence, the sources and content of this assessment maybe should be considered to provide a reliable and satisfactory level of accuracy to support this site history assessment and the identification of potential sources of environmental contamination.

4 Preliminary Conceptual Site Model

Based on the Site history review and Site walkover, a preliminary CSM has been prepared to outline the frame work for identifying how the site may have become contaminated and how

potential receptors may be exposed to contamination either in the present or the future through an assessment of the potential source – pathway – receptor linkage (complete pathway).

The key elements of the preliminary CSM as outlined in NEMP 2013 include:

- Known and potential sources of contamination
- Potential contaminants of concern
- Mechanism of contamination
- Potentially affected media
- Human and ecological receptors
- Potential for migration
- Exposure pathways

4.1 Areas of Concern and Chemicals of Environmental Concern

Based on the desktop review and site walkover of the site (potential contamination - landfill), the following potential sources of contamination and associated contaminants of potential concern (COPC) have been identified.

- Uncontrolled Filling: A potential source of contamination is imported contaminated fill or residual demolition waste. It is possible that hazardous building materials such as asbestos and lead paint being a potential issue in surface soils and fill. Various COPC can be associated with filling, such as heavy metals, asbestos, polycyclic aromatic hydrocarbons (PAH), petroleum hydrocarbons, organochlorine pesticides (OCP), polychlorinated biphenyls (PCB), and asbestos. Potential contaminants associated with hazardous building materials include lead, asbestos and PCB;
- Existing Buildings on site: COPC include hazardous building materials such as asbestos, lead based paints, PCB in capacitors and/or synthetic mineral fibres (SMF); and
- Adjacent Users including past adjacent uses: high risk activities including offsite migration from adjacent landfill if the racecourse was backfilled or from the upgradient petrol station. Such activities can lead to the contamination of soils and groundwater with contaminants that are volatile and present a potential vapour intrusion risk. Potential related contaminants including heavy metals, TRH, BTEX and PAH.

The main potential receptors of contamination at the site (current and future) are considered to be:

- Site users (residents, visitors);
- Construction works (for the construction of any future development);
- Maintenance workers;
- Adjacent site users;
- Surface water;
- Groundwater;
- Terrestrial and aquatic ecology.

The potential contamination pathways through which the identified receptors could come into contact with contamination are considered to be:

- Ingestion and dermal contact;
- Inhalation of dust;
- Inhalation of landfill and/or volatile vapours;
- Surface water run off;
- Leaching and vertical migration into groundwater;

- Lateral migration of groundwater;
- Contact with terrestrial and aquatic ecology.

4.2 Potential Sources, Pathways and Receptors of Contamination

The potential sources, pathways and receptors of contamination are provided below in Table 7**.**

Table 7 Potential Sources, Pathways and Receptors of Contamination

Potential Sources	**Pathway**	**Receptor**	**Comment/Risk Management/Action Recommended**
Importation of potentially contaminated fill onsite	Ingestion and dermal contact	Current and future Site users	There is no potential for Site users to come into contact with contaminated soil id exist, therefore a complete pathway potentially does exist.
	Inhalation of dust and vapours	Current and future Site users and surrounding Site users	There is no potential for Site users and surrounding land users to be exposed to dust and vapours from the Site, therefore a complete pathway is not considered to exist.
	Leaching of contaminants into ground surface	Soils across the Site	The potential for surface and shallow soils to be contaminated as a result of historical Site activities is not certain, under concrete encapsulation a complete pathway does not exist and to be addressed with limited intrusive investigation
	Leaching of contaminants into groundwater	Groundwater beneath the Site	Given the historical and current Site use, surrounding land uses, groundwater is anticipated to be at depths greater than 2 m BGL, and groundwater beneath the Site is potentially anticipated to be not contaminated as a result of Site activities. Therefore, a potentially complete pathway is less likely considered to exist.
	Surface water runoff	Terrestrial and aquatic ecology	There is no potential for stormwater runoff from the Site to be impacted from surface soil contamination, which can then impact off-site surface water receptors through stormwater system flow, therefore a complete pathway does not exist.
Potentially hazardous building materials on ground surface and buried below ground surface	Ingestion and dermal contact	Current and future Site users	There is no potential for Site users to come into contact with contaminated soil if exist, therefore a complete pathway is not considered to exist.
	Inhalation of dust and vapours	Current and future Site users and surrounding Site users	There is no potential for Site users and surrounding land users to be exposed to dust and vapours from the Site, therefore a complete pathway does not exist.

Potential Sources	Pathway	Receptor	Comment/Risk Management/Action Recommended
Potentially contaminants offsite migration	Ingestion and dermal contact	Current and future Site users	There is less likely for Site users to come into contact with contaminated soil, therefore a complete pathway does not exist.
	Inhalation of dust and vapours	Current and future Site users and surrounding Site users	There is less likely for Site users to be exposed to dust and vapours from the Site, therefore a complete pathway is not considered to exist.
	Leaching of contaminants into ground surface	Soils across the Site	There is unlikely that leachate from the surroundings to impact the site surface soils as groundwater water level is anticipated to be greater than 2 m BGL, therefore a complete pathway is not considered to exist.
	Leaching of contaminants into groundwater	Groundwater beneath the Site	The groundwater level is anticipated to be ~2 m BGL. Therefore, a complete pathway is not considered to exert a significant impact on the site.

5 Findings, Results and Discussion

DRYU site layout, areas of environmental concern and suspected areas of environmental concern are summarised in Figure 3. Based on site walkover inspection and desktop review mainly find that:

- There was no observed bulk storage of dangerous goods or chemicals (such as oils, lubricants, pesticides or similar), underground fuel storage tanks (USTs) or aboveground storage tanks (ASTs).
- NO suspicious materials (including unusual staining, odour, discolouration or inclusions such as building rubble, asbestos sheets/pieces/pipes, ash material, cut/fill activities, stockpile, underground structures that may be associated with subsurface contamination, etc.) were observed onsite, except minor building rubble observed around a container on the western corner.
- NO prominent potential contaminating land uses were sighted in the close proximity
- Evidence of on-site spillage of dangerous goods and /or off-site migration was not observed.
- According to Cumberland Local Environmental Plan 2021, the site is classified as a Class 5 Acid Sulfate Soils land. Since no disturbance, exposure or drainage acid sulfate soils happens onsite to cause environmental damage, DRYU is of the opinion that the environmental risk related with acid sulfate soils on the site for the proposed landuse amendment is unlikely.
- The land does not include or comprise critical habitat.
- The land is not within a heritage conservation area.
- A heritage item is situated on the land.
- In Note 1 – Matters arsing under the Contaminated Land Management Act 1997:
- At the date of this certificate, the land (or part of the land) is summerised as follows:
    - Not Significantly contaminated land;
    - Not subject to a management order;
    - Not the subject of an approved voluntary management proposal;

  - Not subject to an ongoing maintenance order;
  - Not the subject of a site audit statement.
- A review of the NSW EPA records indicates that three Contaminated Sites Notified to EPA within the 1 KM databuffer and no Contaminated Land Records of Notice within the suburb of Auburn. The sites are generally not considered to significantly impact the site through off-site migration (if exist),
- Those industries within close proximity of the site with suspicious activities (waste storge, treatment, generation) among nine (9) records of Licensed Activities under the POEO Act 1997, five (5) records of Delicensed Activities still regulated by the EPA and seven (7) Former Licensed Activities under the POEO Act 1997, now revoked or surrendered are not considered to significantly impact or impacted the site. However, none of those suspicious activities was identified onsite.
- NO Waste Management & Liquid Fuel Facilities were identified on-site.
- While there is uncertainty of off-site migration (if exist) from the long history of businesses like Dry Cleaners, Motor Garages & Service Stations in surrounding areas, it is generally not considered to significantly impact the site for the proposed landuse amendment. The review of the Historical Business Directory did not identified any type of Dry Cleaners, Motor Garages & Service Stations on the site in the past several decades.

6 Conclusions and Recommendations

Based on the desktop review and site walkover inspection of the site, DRYU is of the opinion that:

- The potential for land contamination to be present at the site as a result of past and present land use activities is low or minimal;
- The environmental risk related with site contamination at the encapsulated site is unlikely or minimal.

Therefore, the site is considered to be suitable to be proposed additional permitted uses (a medical centre and office premises) for the planning proposal decision-making process.

DRYU recommends that:

- NO further investigations, and management or remediation of land contamination is required for the identified ongoing landuse scenario.
- Should any soil disturbance earthworks, excavation or demolition works in the future, further assessment of site contamination will be required to re-assess the landuse suitability for the site.

This report is based on a site walkover inspection and site history information review. Recommendations of the report should be implemented to address this data gap. Should unexpected finds such as asbestos containing materials or any other contaminating features such as buried waste, staining or odours be encountered during disposal, relocation and/or placement of the material, further assessment will be required to re-assess the suitability for off-site disposal or on-site reuse based on further waste classification reports.

7 References

- National Environment Protection Council. (2013). National Environment Protection (Assessment of Site Contamination) Measure, 1999.
- New South Wales Environment Protection Authority. (1995). Contaminated Sites: Sampling Design Guidelines. Chatswood, NSW.
- NSW EPA (2020). Contaminated Land Guidelines Consultants Reporting on Contaminated Land, 2020.
- New South Wales Environment Protection Authority. (2014). Waste Classification Guidelines - Part 1: Classifying Waste. Sydney, Australia.
- New South Wales Environment Protection Authority. (2017). Contaminated Land – Record of Notices. Retrieved from http://www.epa.nsw.gov.au/prclmapp/aboutregister.aspx
- New South Wales Environment Protection Authority. (2017). List of NSW contaminated sites notified to EPA. Retrieved from http://www.epa.nsw.gov.au/clm/publiclist.htm
- Protection of the Environment Operations Act 1997 (Cth.) (Austl.).
- Protection of the Environment Operations (Waste) Regulation 2014 (Cth.) (Austl.).
- Acid Sulfate Soils Manual, Acid Sulfate Soils Management Advisory Committee (ASSMAC), 1998 (ASS Manual)
- National Acid Sulfate Soils Guidance: National Acid Sulfate Soils Identification and Laboratory Methods Manual, 2018
- Guidelines for the Use of Acid Sulfate Soil Risk Maps, Acid Sulfate Soils Management Advisory Committee (ASSMAC), 1998

8 Limitations

This report has been prepared for the exclusive use of the client. Dr Upsilon Environments has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia. No other warranty, expressed or implied, is made or intended. No one section or part of a section, of this report should be taken as giving an overall idea of this report. Each section must be read in conjunction with the whole of this report, including its appendices and attachments.

Any other party should satisfy themselves that the scope of work conducted, and report herein meets their specific needs. Dr Upsilon Environments cannot be held liable for third party reliance on this document, as Dr Upsilon Environments is not aware of the specific needs of the third party.

The subsurface environment can present substantial uncertainty due to it complex heterogeneity. The conclusions presented in this report are based on limited investigation of conditions at specific sampling locations chosen to be as representative as possible under the given circumstances. However, it is possible that this investigation may not have encountered all areas of contamination at the site due to the limited sampling and testing program undertaken.

The material subject to classification pertains only to the Site and subject stockpile outlined within the report and must be consistent with the soil description reported. If there are any unexpected finds that are not consistent with this classification, Dr Upsilon Environments must be notified immediately.

DRYU professional opinions are based upon its professional judgement, experience, training and results from analytical data. In some cases, further testing and analysis may be required, thus producing different results and / or opinions. DRYU has limited its investigation to the scope agreed upon with its client.

Investigations are based on inspections conducted in accordance with industry guidelines and standards, and common industry practice, having regard to the client instructions, and interpretations of conditions are based on the data from those inspections and, where relevant and conducted, testing. They will represent to the best of our knowledge, a reasonable interpretation of the condition of the site as able to be inspected. However, there can be no guarantee that conditions at specific points not able to be inspected do not vary from the interpreted conditions based on the available observations/data.

In practice, it is generally impossible to locate all asbestos in the course of an inspection due to factors including but not limited to access restrictions to certain areas including subsoil, the need to avoid damage, minimising inconvenience, operating plant, unavailability of specific information regarding the premises. The presence of asbestos and asbestos containing materials (ACM) is determined visually while the consultant will collect samples of suspected ACM and have them analysed in a laboratory. Any restrictions on the amount of sampling will reduce confidence in the inspection findings. The ACM that cannot be seen will not be found.

No warranty, undertaking, or guarantee, whether expressed or implied, will be made with respect to the data reported or to the findings, observations, conclusions and recommendations expressed in DRYU report. Furthermore, such data, findings, observations,

conclusions and recommendations are based solely upon existence at the time of the investigation. The passage of time, manifestation of latent conditions or impacts of future events (e.g. changes in legislation, scientific knowledge, land uses, climatic conditions, etc) may require further investigation at the site with subsequent data analysis and re-evaluation of the findings, observations, conclusions and recommendations expressed in DRYU report.

DRYU report will be prepared on behalf of and for the exclusive use of the Client and is subject to and issued in connection with the provisions of the agreement between DRYU and the Client. DRYU accepts no liability or responsibility whatsoever and expressly disclaims any responsibility for or in respect of any use of or reliance upon DRYU report by any third party or parties. It is the responsibility of the Client to accept if the Client so chooses any recommendations contained within and implement them in an appropriate, suitable and timely manner.

All works undertaken by DRYU are subject to DRYU Terms and conditions for professional services and the statement of limitation.

9 Appendices

Appendix 1 – Representative Photographs

Item 1	
Image	
Location	Hardstand carpark, facing west
Result	Encapsulated, concrete throughout

Item 2	
Image	
Location	Hardstand carpark, facing east
Result	Encapsulated, concrete throughout

Item 3	
Image	
Location	Eastern corner
Result	Grass area. Vegetation stress was not observed.

Item 4	
Image	
Location	Southern footprint, landscaping in progress
Result	NO suspicious materials observed on exposed soil surfaces. Turf will be used for landscaping

Appendix 2 – Site Layout and Sampling Locations

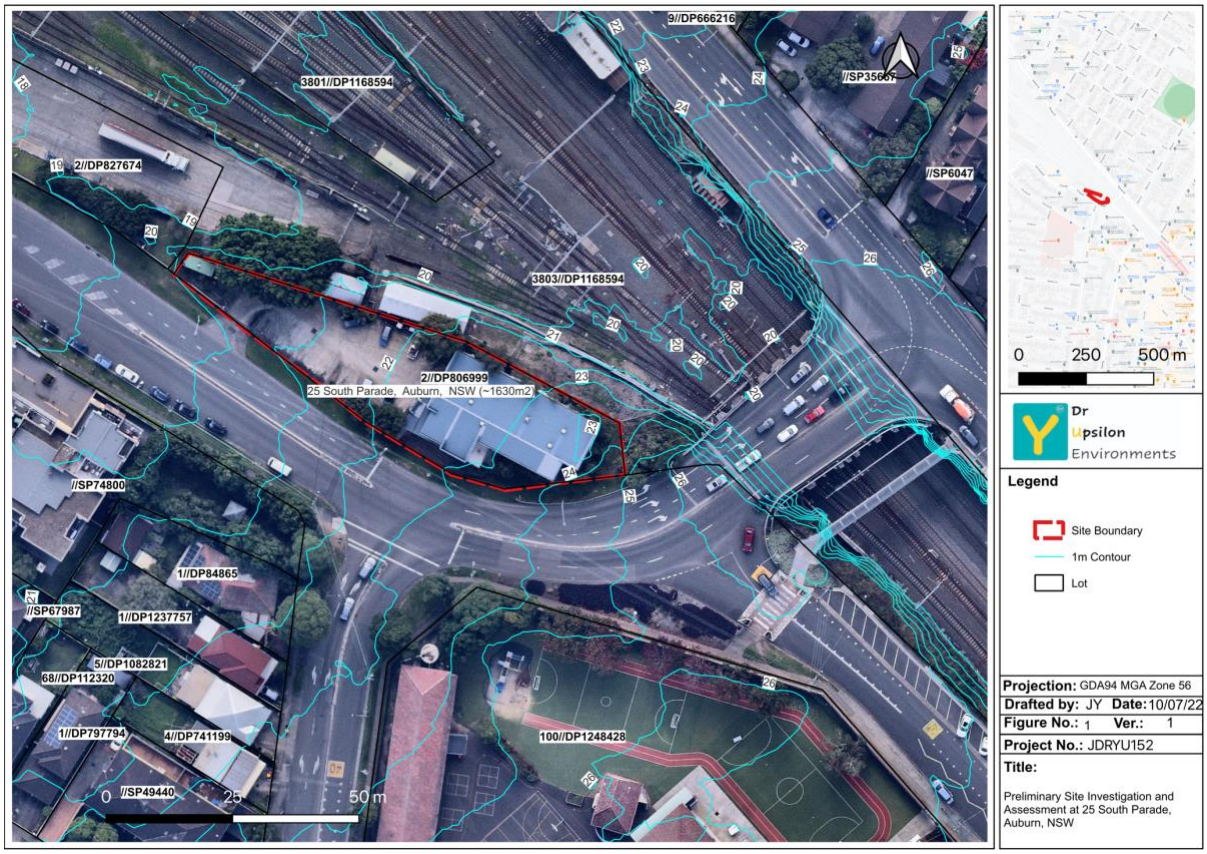

Figure 3 Site layout at 25 South Parade, Auburn, NSW

Dr Upsilon Environments Pty Ltd
ABN: 91 647 732 518
Phone: 0406 201 136
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Web: www.DrUpsilonGroup.com.au

Appendix 3 – Summary of Historical Aerial Images

Appendix 4 – Lotsearch Report

Appendix 5 – Planning Certificate

Appendix 6 – Architectural Plan and Survey Plan

How to Contact Us

DR UPSILON ENVIRONMENTS PTY LTD
ABN: 91 647 732 518
PO Box 289, 12 Gardeners Road, Kingsford, NSW
Phone: 0406 201 136
Email: Jeffrey.yu@DrUpsilonGroup.com
Web: www.DrUpsilonGroup.com.au