



TONY OWEN PARTNERS



## Preliminary Site Investigation

93-145 Hoxton Park Road, 20, 48 Dale Avenue,  
49-51 Maryvale Avenue, 260 Memorial Avenue,  
Liverpool NSW 2170


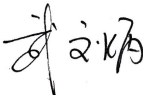

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| 0        | First Issue  | 5 May 2022      | -          |
| 1        | Add the property 49-51 Hoxton Park Road, 260 Memorial Avenue to the report, update Figure 2, corrected address to 48 Dale Avenue | 20 January 2025 | CW/MD      |

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# Executive Summary

## **Background and Objective**

Tony Owen Partners engaged EI Australia Pty Ltd (EI) to conduct a Preliminary Site Investigation (PSI) of 93 – 145 Hoxton Park Road, 20 & 48 Dale Avenue, 49-51 Maryvale Avenue, 260 Memorial Avenue, Liverpool NSW 2170 (the 'site').

This PSI was conducted to support an application for amalgamation and redevelopment of the land, comprising six multi-storey residential (apartment) buildings, with overlying two level basement and the construction of two access roadways one from Hoxton Park Road and the other joining Dale Avenue through No 20. The purpose was to undertake a site contamination assessment to enable the developer to meet its obligations under the Contaminated Land Management Act 1997, in particular the requirements of State Environmental Planning Policy (Resilience and Hazards) 2021.

The primary objective was to assess whether contamination has the potential to exist on the site on the basis of field observations, historical land uses and anecdotal and documentary evidence, and whether future investigation is needed.

## **Key Findings**

The key findings of this PSI were as follows:

- The site comprised of a vacant rectangular shaped land parcel along Hoxton Park Road (93-145 Hoxton Park Road, 49-51 Maryvale Avenue, and 260 Memorial Avenue) and two residential lots connecting the main rectangular portion to Dale Avenue (20 & 48 Dale Avenue).
- 93-145 Hoxton Park Road been vacant up to 1949 (at least), and by 1961 the site had been developed for residential purposes. The land parcels at 49-51 Maryvale Avenue and 260 Memorial Avenue were undeveloped until they were occupied by residential building structures in 1961. The current building configuration of the property at 49-51 Maryvale Avenue was consistent with the building layout presented in the 1978 aerial imagery. The current building configuration of the property at 260 Memorial Avenue has not been changed since 1961.
- In the early 2000's, except for the properties at 49-51 Maryvale Avenue and 260 Memorial Avenue, residential structures located at 93-145 Hoxton Park Road were demolished and the footprint of 93-145 Hoxton Park was redeveloped as part of the Hoxton Park Road upgrade. Redevelopment activities appeared to include stripping of fill soils followed by construction of the new road within the southern boundary of the site, and re-grassing across the remainder of the area.
- 20 & 48 Dale Avenue had been vacant up to 1956 (at least), and by 1961 the site had been developed for residential purposes and remained as such for the remainder of the surveyed period.
- The surrounding land was originally made up of rural residential and agricultural properties, which transitioned into residential (low density) properties over the surveyed period.
- The site was free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. It was not included on the *List of NSW Contaminated Sites Notified to the EPA*. Some properties within 500m radius were subjected to EPA regulation / notification, however.
- Olfactory evidence of contamination was not encountered on any part of the site.

- No above-ground storage tanks (ASST) or visual evidence of infrastructure associated with an underground storage tank (UST) was observed, however two service manholes were observed on the site;
- Based on geological and soil landscape maps, the sub-surface was likely modified by the Hoxton Park upgrade and is may comprise minor filling, overlying natural, silty clay, clay and weathered shales.
- The CSM established there was a low potential for contamination to be present within the 93-145 Hoxton Park Road, low to moderate potential for contamination to be present within 20 & 48 Dale Avenue, 49-51 Maryvale Avenue and 260 Memorial Avenue. It identified the possible contaminating sources (i.e. impacts from imported fill soils of unknown origin, uncontrolled weathering of former structures with hazardous materials as part of their fabrics, parked vehicles (leaks), atmospheric deposition from vehicles on Hoxton Park Road and adjacent historical commercial activities), as well as the likelihood for relevant exposure pathways during site redevelopment and on-going use.

Based on the findings of this PSI, and with consideration of EI's Statement of Limitations (**Section 9**), it was concluded that there was a low to moderate potential for contamination to exist on the site and further investigations are required as per Recommendations listed below.

### **Recommendations**

Based on the findings of this PSI, the following recommendations should be implemented as part of the proposed development to the site:

- A Hazardous Materials Survey should be undertaken prior to the commencement of any demolition works.
  - ▶ All identified hazardous materials must be appropriately managed, to maintain worker health and safety during demolition works and prevent the spread of hazardous substances onto the site (soil) surfaces.
  - ▶ An asbestos clearance inspection and certificate should be completed by a suitably qualified professional (SafeWork NSW Licensed Asbestos Assessor) following the removal of all ACM from the site (if present).
- A Stage 2 DSI should be undertaken, to further assess site contamination. The DSI should include intrusive soil and groundwater sampling and associated laboratory analysis for the potential contaminants identified in **Section 4.5**. In designing the sampling, analytical and quality plan (SAQP) for the DSI, the EPA (1995) *Sampling Design Guidelines* should be referred to.
  - ▶ Should the DSI confirm the presence of contamination, subject to the degree and extent of impact(s), it may be necessary to develop a Remedial Action Plan (RAP), to mitigate all associated risks and make the land suitable for the intended use.

EI note that these recommendations can be managed through the development application process, in accordance with *SEPP 55 – Remediation of Land*.



# 1. Introduction

## 1.1 Background and Purpose

Tony Owen of Tony Owen Partners engaged EI Australia Pty Ltd (EI) to undertake a Preliminary Site Investigation (PSI) of 95 – 145 Hoxton Park Road, 20 & 48 Dale Avenue, 49-51 Maryvale Avenue, and 260 Memorial Avenue, Hoxton Park NSW (the 'site').

The site was located within the local government area (LGA) of Liverpool City Council (see **Figure 1, Appendix A**). It is further identified as Lots 53-80 of Deposited Plan (DP) 1154816, Lot 5A, of DP 396839, Lot 2 of DP 1050030 and Lots 126 and 140 of DP 25952, with a total area of 1.514 hectares (see **Figure 2, Appendix A**). During this PSI, the proposed development area comprised an end to end rectangular shaped, vacant, undeveloped land parcel on Hoxton Park Road between Maryvale Avenue and Memorial Avenue, with two residential properties on Dale Avenue.

The purpose of the PSI was to undertake a site contamination assessment to support land amalgamation and redevelopment and to enable the client to meet their obligations under the Contaminated Land Management Act 1997, in particular the requirements of State Environmental Planning Policy (Resilience and Hazards) 2021.

**Note:** *State Environmental Planning Policy (Resilience and Hazards) 2021 incorporates the now repealed State Environmental Planning Policy 55 – Remediation of Land.*

## 1.2 Proposed Development

Based on the supplied plans (**Appendix B**), the proposed development involves the demolition of existing four properties (located at 20 & 48 Dale Avenue, 49-51 Maryvale Avenue and 260 Memorial Avenue) followed by the construction of six detached, multi-storey, residential apartment buildings, overlying two level basement and the construction of two access roadways one from Hoxton Park Road and the other joining Dale Avenue through No 20.

The basement is proposed to have a finished floor level (FFL) of RL 15.90m Australian Height Datum (AHD). A Bulk Excavation Level (BEL) of RL 15.6m AHD is assumed for the construction which includes allowance for a concrete basement slab which would require an excavation depth of about 7.0m Below Existing Ground Level (BEGL). Locally deeper excavations may be required for footings, service trenches, crane pads and lift overrun pits.

The client has indicated the proposed development includes the land located at 49-51 Maryvale avenue, and 260 Memorial Avenue, therefore it is assumed that these two properties would be demolished.

## 1.3 Scope of Works

To achieve the above objective, the following scope of works was completed:

- A review of relevant topographical, geological and soil landscape maps for the project area;
- A search for groundwater bore records within close vicinity (500m radius) of the site;
- A site walkover;
- A review of operational site history, based on:
  - Aerial photographs of the site and surroundings dating back to 1947;
  - Land titles records;

- Searches of public registers maintained by the NSW Environment Protection Authority (EPA) for statutory notices and licensing agreements issued under the Contaminated Land Management Act 1997 and Protection of the Environment Operations Act 1997;
- A search of the *List of NSW Contaminated Sites Notified to the EPA*; and
- Data interpretation and reporting.

This PSI report was completed with reference to the EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*. It documents the investigation works, with discussion of the findings in regards to potential exposure pathways to human health and the environment. It concludes with statements concerning the potential for contamination to exist on the land and the site's suitability for the proposed (residential) land use.

The report was reviewed by a certified practitioner under the EIANZ scheme.

## 1.4 Regulatory Framework

The following regulatory framework and guidelines were considered during this PSI:

- Contaminated Land Management Act 1997 (the CLM Act 1997);
- Environmental Planning and Assessment Act 1979 (the EP&A Act 1997); in particular
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Liverpool Local Environmental Plan 2008;
- Greater Metropolitan REP No 2—Georges River Catchment
- NEPC (2013) National Environment Protection (Assessment of Site Contamination) Amendment Measure;
- EPA (2017) Guidelines for the NSW Site Auditor Scheme;
- EPA (2020) Consultants Reporting on Contaminated Land: Contaminated Land Guidelines;
- EPA (2022a) Sampling Design Part 1 – Application: Contaminated Land Guidelines; and
- EPA (2022b) Sampling Design Part 2 – Interpretation: Contaminated Land Guidelines.

## 2. Site Description

### 2.1 Property Identification

The site identification details and associated information are presented in **Table 2-1**. The site locality and layout plans are shown in **Appendix A, Figures 1 and 2**.

**Table 2-1 Site Identification, Location and Zoning**

| Attribute                | Description   |
|--------------------------|---|
| Street Address           | 93-145 Hoxton Park Road;<br>20 & 48 Dale Avenue NSW;<br>49-51 Maryvale Avenue; and<br>260 Memorial Avenue Liverpool NSW   |
| Lot and DP               | Lots 53-80 in DP 1154816;<br>Lots 126 & 140 in DP 25952;<br>Lot 5A in DP 396839; and<br>Lot 2 in DP 1050030   |
| Site Area                | 1.514 ha<br>(Source: <a href="https://maps.six.nsw.gov.au/">https://maps.six.nsw.gov.au/</a> )  |
| Geographical Coordinates | Coordinates of the eastern corner (GDA2020-MGA56):<br><b>Easting:</b> 306405.056<br><b>Northing:</b> 6243957.979<br>(Source: <a href="https://maps.six.nsw.gov.au/">https://maps.six.nsw.gov.au/</a> )  |
| Survey Marks             | Three state survey marks are situated in close proximity (<150m) to the site: <ul style="list-style-type: none"> <li>PM20725N approximately 15m south, on the centre of Hoxton Park Road;</li> <li>PM20724F approximately 30m south, on the road verge of Hoxton Park Road; and</li> <li>PM50465 approximately 33m south, on the corner of Webster road and Hoxton Park Road.</li> </ul> (Source: <a href="https://maps.six.nsw.gov.au/">https://maps.six.nsw.gov.au/</a> ) |
| LGA                      | Liverpool City Council  |
| Current Zoning           | Liverpool Local Environmental Plan 2008 - R4 – High Density Residential<br>Greater Metropolitan REP No 2—Georges River Catchment  |
| Site Description         | The site was mostly vacant, undeveloped land with two residential properties on Dale Avenue and two properties on Memorial Avenue and Maryvale Avenue, during the PSI.  |

### 2.2 Local Land Use

The site was situated within a residential area and adjoins a major thoroughfare; Hoxton Park Road. The land uses and sensitive human / environmental receptors surrounding the site are described in **Table 2-2**.

**Table 2-2 Local Land Use**

| Direction | Land Use Description (distance from site)  | Sensitive Receptor   |
|-----------|--|--|
| North     | Residential properties, followed by: <ul style="list-style-type: none"> <li>Smart Cookies Early Learning Centre (&lt;10m north)</li> </ul> | Users of residential properties<br>Users of the childcare centre |

| Direction | Land Use Description (distance from site)  | Sensitive Receptor  |
|-----------|--|---|
|           | <ul style="list-style-type: none"> <li>▪ Liverpool Rangers Soccer Club (410m north)</li> <li>▪ Ireland Park (378m north)</li> <li>▪ Cabramatta Creek (545m north)</li> </ul>   | <p>Users of the recreational area</p> <p>Ecology within the river</p>   |
| East      | <p>Residential properties, followed by:</p> <ul style="list-style-type: none"> <li>▪ Metro Petroleum Service Station (60m south east)</li> <li>▪ Liverpool West Public School (150m east)</li> <li>▪ Commercial properties (205m south east)</li> <li>▪ Brickmakers Creek (290m south east)</li> </ul> | <p>Users of residential properties</p> <p>Users of the school</p> <p>Users of the recreational area</p> <p>Ecology within the river</p> |
| South     | <p>Liverpool-Parramatta Transitway, followed by:</p> <ul style="list-style-type: none"> <li>▪ 7-Eleven Lurnea Service Station (40m south)</li> <li>▪ Residential properties</li> <li>▪ Lions Park (210m south)</li> </ul>  | <p>Users of residential properties</p> <p>Users of the recreational area</p>  |
| West      | <p>Residential properties, followed by:</p> <ul style="list-style-type: none"> <li>▪ Maxwells Creek (150m south west)</li> </ul>   | <p>Users of residential properties</p> <p>Ecology within the river</p>  |

## 2.3 Regional Setting

Local topography, geology and soil landscape information is summarised in **Table 2-3**.

**Table 2-3 Regional Setting Information**

| Attribute                              | Description  |
|--|--|
| Topography                             | <p>The site slopes gently downwards in a westerly direction, with approximate relative level (RLs) varying from approximately 28m Australian Height Datum (AHD) in the eastern corner, to 18m AHD in the western corner.</p> <p>(Source: <a href="https://www.mecone.com.au/mosaic/">https://www.mecone.com.au/mosaic/</a>)</p>  |
| Drainage                               | <p>Likely to be consistent with the general slope of the site. Runoff expected to be collected by stormwater pits then flow via a creek (150m west), which drains into the Georges River (1.87km east).</p>  |
| Geology                                | <p>The Department of Mineral Resources <i>Sydney 1:100,000 Geological Series Sheet 9130</i> (DMR, 1991), indicates the site is underlain by the Bringelly Shale (Rwb) of the Wianamatta Group, which typically consists of shale, carbonaceous claystone, laminate, fine to medium-grained quartz-lithic sandstone and rare coals.</p>   |
| Soil Landscape                         | <p>The Soil Conservation Service of NSW Soil Landscapes of the Sydney 1:100,000 Sheet (Chapman and Murphy, 2002) indicates that the site overlies a Blacktown (bt) residual soil landscape which typically includes gently undulating rises on Wianamatta Group shales. Local relief to 30m, slopes usually &gt;5%. Broad rounded crests and ridges with gently inclined slopes. Cleared Eucalypt woodland and tall open-forest (dry sclerophyll forest).</p>  |
| Acid Sulfate Soil (ASS) Risk           | <p>According to the <i>Liverpool Local Environmental Plan 2008</i>, the site has no occurrence (Class) of ASS.</p> <p>With reference to the <i>Liverpool Acid Sulfate Soil Risk Map</i> (1:25,000 scale; Murphy, 1997), the subject land lies within the map class description of 'No Known Occurrence'. In such cases, ASSs are not known or expected to occur and "land management activities are not likely to be affected by ASS materials".</p> <p>Based on the map information, the potential for the presence of ASS on-site was considered to be extremely low and further related assessment was unwarranted.</p> |
| Anticipated Groundwater Flow Direction | <p>Groundwater is anticipated to flow in a westerly direction, towards Brickmakers Creek (150m south west).</p>  |
| Nearest Surface Water Feature          | <p>Maxwells Creek (located approximately 150m west of the site).</p>   |



## 2.4 Groundwater Bore Records and Local Groundwater Use

An online search for groundwater bores registered with WaterNSW was conducted by EI on the 14 January 2025 (Ref. <http://realtimedata.water.nsw.gov.au/water.stm>). The search indicated there were no registered bores within a 500m radius of the site (**Appendix C**).

## 2.5 Site Walkover

Observations were recorded during a site walkover, conducted on 21 April 2022. Site photographs are attached in **Appendix D**. The site observations are summarised below.

- The site comprised of a rectangular shaped portion along Hoxton Park Road (93-145 Hoxton Park Road) and two lots connecting the main rectangular portion to Dale Avenue (20 & 44 Dale Avenue).
- The site surface was generally sloping downwards towards the west. However the highest point was observed behind 14 Dale Avenue and the lowest point was observed at the rear of 42 Dale Avenue.
- The surrounding areas consisted of residential properties.
- The portion of the site located at 93-145 Hoxton Park Road was vacant, with no buildings present;
  - ▶ The area was covered with overgrown vegetation (greater than 1 m) and no bare soil patches were observed, however due to the overgrown vegetation, visual inspection of the ground surface was not possible (**Photograph 1, 2, 3 & 4**).
  - ▶ Dumped rubbish was observed scattered across the property, mainly in the eastern portion of the site and along the southern fence line (**Photograph 6**).
  - ▶ No fragments of asbestos containing material (ACM) fragments were observed on the ground surface.
  - ▶ A driveway entrance observed in the south eastern portion of the site was paved with aggregate and bitumen and was observed in very poor condition with significant rubbish (including waste tires) present (**Photograph 7**).
  - ▶ No USTs or UPSS were observed, however two sewer manholes were observed in the south-eastern portion of the site (**Photograph 5**).
- The portion of the site located at 20 Dale Avenue comprised single level, brick, residential building. The residential property was tenanted at the time of the inspection. Internal and rear areas of the property were not accessed during the inspection.
  - ▶ The front yard of the property contained well maintained grass, with no bare soil patches (**Photograph 8 & 9**).
  - ▶ The paved driveway in the front of the property was in good condition, with no major cracking observed (**Photograph 8 & 9**).
  - ▶ No oil stains or hydrocarbon odour was observed.
- The portion of the site located at 44 Dale Avenue comprised single level, brick, residential building. The residential property was tenanted at the time of the inspection. Internal and rear areas of the property were not accessed during the inspection.
  - ▶ The front yard of the property contained overgrown vegetation, with no bare soil patches (**Photograph 10**).
  - ▶ Concrete slabs were present on the driveway, parking shed and front play yard. The concrete was observed to be in poor condition (**Photograph 10 & 11**).

- ▶ No potential asbestos containing materials (ACM) or potential lead based paints (LBP) were observed, however are expected to be present.
- ▶ Oil staining was observed adjacent to the parking shed, in the north-western corner of the property (**Photograph 11**).
- No olfactory indicator of contamination (i.e. suspicious odour) was detected during the inspection.
- No visual evidence of infrastructure associated with an underground storage tank ((UST) was observed on the site. No above-ground storage tank (AST) was present.
- No visual or olfactory evidence of actual and potential ASS was encountered.
- There was no NSW Fire and Rescue Station (or Training College) in the vicinity (<100m) of the site.
- Two service stations were located in the vicinity (<100m) of the site on the opposite side of Hoxton Park Road, being 7-Eleven Lurnea (approximately 35m, south) and Metro Petroleum Hoxton Park (approximately 55m, south east).

## 3. Site History and Searches

### 3.1 Historical Aerial Photograph Review

The historical aerial photographs reviewed as part of this PSI were derived from the NSW Government *2020 Spatial Collaboration Portal* (<https://portal.spatial.nsw.gov.au/>) and Google Earth, with images from 1947, 1965, 1975, 1998, 2004 and 2006 were reviewed. A summary of the findings is given in **Table 3-1**.

**Table 3-1 Summary of Aerial Photograph Review**

| Year           | Observations   | Likely Land Use       |
|----------------|--|-----------------------|
| 1947           | The site was vacant (undeveloped), possibly being used as grazing land. The surroundings were generally vacant, with some rural/residential properties present.  | Agricultural / vacant |
| 1961           | The site had been subdivided for residential use, with residential (low-density) properties constructed across the site. The land at 49-51 Maryvale Avenue and 260 Memorial Avenue were undeveloped until they were occupied by residential building structures in 1961. The surroundings had also been developed with mainly residential properties with the exception of a large industrial site was present to the west of the site and block of commercial warehouses to the east of the site. | Residential           |
| 1975           | A residential property occupied the land at 49-51 Maryvale Avenue. The existing building configuration was consistent with the layout presented in 1975 aerial imagery. The surroundings remained relatively unchanged from the previous aerial photograph, with the exception of the industrial site (previously west of the site) which had been redeveloped with residential properties.  | Residential           |
| 1998           | The site and surroundings remained relatively unchanged from the previous aerial photograph.   | Residential           |
| 2002           | The site and surroundings remained relatively unchanged from the previous aerial photograph.   | Residential           |
| 2004           | Except for the properties at 49-51 Maryvale avenue and 260 Memorial Avenue, the residential properties on Hoxton Park Road had been demolished and the site appeared to be used as a temporary construction site for the Hoxton Park Road upgrade project. The two properties at 20 & 48 Dale Avenue appeared relatively unchanged. The surroundings remained relatively unchanged from the previous aerial photograph.  | Vacant & Residential  |
| 2006           | The new road had been constructed within the southern boundary of the site and the remainder of the area along Hoxton Park Road had been levelled and regressed, The two properties at 20 & 48 Dale Avenue appeared relatively unchanged. The surroundings remained relatively unchanged from the previous aerial photograph, with the exception of the new Horsley Park road which had been expanded.   | Vacant & Residential  |
| 2007 - Present | The site and surroundings remained relatively unchanged from the 2006 aerial photograph.   | Vacant & Residential  |

### 3.2 Lotsearch Information

An environmental risk and planning report for the site was received from Lotsearch Pty Ltd (Lotsearch) during this PSI. This report, Lotsearch *Enviro Lite* Report LS031661 EL (dated 3

May 2022), is presented in full in **Appendix E**. It included historical business directories (covering the period 1950 to 1991), as well as searches of various environmental resources and plans archived by statutory authorities. A summary of the pertinent findings are summarised in **Table 3-3**.

**Table 3-2 Lotsearch Information Summary**

| Aspect                                     | Details   |
|--|---|
| Former Gasworks                            | No record of the presence of a former gasworks was identified within 1km radius of the site.  |
| Waste Management                           | No waste management sites were identified within 1km radius of the site.  |
| Liquid Fuel Facilities                     | One liquid fuel facility was identified within a 1km radius of the site: <ul style="list-style-type: none"> <li>BP, 73 Hoxton Park Road, Liverpool, located 328m east</li> </ul>  |
| PFAS Investigation and Management Programs | No properties that were part of the EPA's <i>Per and Poly-Fluoroalkyl Substances (PFAS) Investigation Program</i> or the Defence or Airservices Australia PFAS programs were identified within 1km radius of the site.  |
| Defence Sites                              | No Department of Defence sites were identified within 1km radius of the site.   |
| Significantly Contaminated Land            | No properties were identified as having contamination issues from James Hardie asbestos manufacturing and waste disposal sites were identified.   |
| Licensed Activities                        | There were four properties with former licensed activities under the <i>Protection of Environment Operations (POEO) Act 1997</i> , corresponding to the application of herbicides in various waterways. This activity was not identified having a potential to impact the current site as it was down-gradient relative to the site.  |
| Historical Business Directory              | No business activities were identified as operating on the site from 1950 – 1991. One motor garage / engineering and/or service station was identified as operating in close proximity and up-gradient) of the site: <ul style="list-style-type: none"> <li>BP (now 7-Eleven) Lurnea Service Station, 128 Hoxton Park Road, Lurnea, 40m south;</li> </ul> One dry cleaner/presser/dyer was identified as operating in close proximity and downgradient of the site: <ul style="list-style-type: none"> <li>Look-Smart Dry Cleaners, Flowerdale Centre, Liverpool, 197m east.</li> </ul> |
| Heritage                                   | No Commonwealth / National / State heritage items were identified within 1km radius of the site.  |
| Other Datasets                             | The site and its surroundings were not recorded as having a “naturally occurring asbestos potential”.<br>No dryland salinity assessment data was recorded for the site and its surroundings.<br>No mining subsidence was present within the surveyed area.<br>No SEPP State Significant Precincts were recorded.<br>No natural hazard risks or bushfire prone land was revealed.  |

### 3.3 Council Information

An application to access property files archived by Liverpool City Council was initiated on 14 April 2022. Council correspondence was received 21 April 2022 (**Appendix F**), which indicated there were no records available in the Council database related to the site.

### 3.4 EPA Online Records

Searches of public registers maintained by the EPA for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997* were conducted by EI for this PSI.

#### **Record of Notices Under the CLM Act 1997**



An on-line search of the contaminated land public record of EPA Notices was conducted on 14 January 2025. The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the CLM Act 1997;
- Notices available to the public under Section 58 of the CLM Act 1997;
- Approved voluntary management proposals under the CLM Act 1997 that have not been fully carried out and where the approval of the EPA has not been revoked;
- Site audit statements provided to the EPA under Section 53B of the CLM Act 1997 that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and
- Actions taken by the EPA under Section 35 or 36 of the Environmentally Hazardous Chemicals Act 1985 (the EHC Act 1985).

The search confirmed that the site and surrounding lands within close proximity ( $\leq 250\text{m}$ ) were not subject to any regulatory notices relevant to the above legislations.

#### ***List of NSW Contaminated Sites Notified to EPA***

A search through the *List of NSW Contaminated Sites Notified to the EPA* under Section 60 of the CLM Act 1997 was conducted on 14 January 2025. This list is maintained by the EPA and includes properties on which contamination has been identified, but not deemed to be impacted significantly enough to warrant regulation.

The site and surround lands within close proximity ( $\leq 500\text{m}$  radius) had not been notified as contaminated to the EPA.

#### ***POEO Public Register***

A search of the *Protection of the Environment Operations Act 1997* public register was conducted on 14 January 2025. This public register contains records related to environmental protection licences, applications, notices, audits, pollution studies and reduction programs. The search confirmed that the site and surroundings within close proximity ( $\leq 500\text{m}$  radius) were not subject to any licensing agreements / notices / programs relevant to the above legislation.

## 4. Conceptual Site Model

In accordance with NEPC (2013) *Schedule B2 – Guideline on Site Characterisation*, EI developed a conceptual site model (CSM) that assessed plausible linkages between potential contamination sources, migration pathways and receptors. The CSM also provides a framework for identifying data gaps in the existing site characterisation.

### 4.1 Rationale

The primary purpose of this PSI was to appraise the potential for contamination to exist on the site. If it was deemed that there was such potential, the environmental and human-health risks associated with contamination were to be evaluated. These risks were defined as the probability that the utility of the site would be diminished by the presence of soil, soil vapour and/or groundwater contamination.

This appraisal did not involve intrusive sampling and laboratory analysis of soils, soil vapours or groundwater. Instead, the potential for contamination was based on a desktop study, collating information from history searches and government-maintained databases, as well as a walkover inspection. Professional judgement was then applied, based on experience.

### 4.2 Summary of Site History

Based on the available historical information, the site had been vacant land up to 1949 (at least). By 1961 the site had been developed for residential purposes. The current building configuration of the property at 49-51 Maryvale Avenue was consistent with the layout presented in the 1978 aerial imagery, and the building layout at 260 Memorial Avenue remained unchanged since 1961. The residential properties at 93-145 Hoxton Park Road were subsequently demolished sometime between 2002 and 2004 as part of the Hoxton Park Road upgrade. As part of the road upgrade works, the new road was constructed within the southern boundary of the site and the remainder of this area was levelled and regrassed by 2006. This portion of the site was vacant for the remainder of the surveyed period.

The surrounding land was originally made up of rural residential and agricultural properties, which transitioned into residential (low density) properties over the surveyed period.

### 4.3 Predicted Subsurface Conditions

Based on geological and soil landscape maps (**Section 2**), the sub-surface was likely modified by the Hoxton Park upgrade and is may comprise minor filling, overlying natural, silty clay, clay and weathered shales.

### 4.4 Potential Contamination Sources

Initial assessment indicated there was potential for contamination to exist on the site. If contamination was present, it would most likely be derived from the following sources:

- Imported fill materials
- Hazardous building materials (including ACM), present within the fabrics of the former site structures
- Application of pesticides beneath the building footprints and around footings;
- Low-level leakage from vehicles in the parking areas and from plant during site road works;
- Atmospheric deposition from vehicles on Hoxton Park Road;

- Minor impact from isolated illegal dumping of rubbish, and;
- Off-site migration from neighbouring (up-gradient) commercial properties, such as the service station (40m south);

### PFAS Assessment

The EPA (2017) *Site Auditor Guidelines* requires that PFAS substances are considered in assessing contamination. An assessment of the probability for PFAS occurrence is provided in **Table 4-1**. This was based on considerations outlined in the *PFAS National Environmental Management Plan* (HEPA, 2020) and EnRisk (2016) decision tree.

In this instance, the potential for PFAS to be present on-site was low and subsequently PFAS sampling / analysis of soil and water is unwarranted.

**Table 4-1 PFAS Decision Tree**

| Preliminary Screening   | Probability <sup>1</sup> |
|---|--------------------------|
| Is there a past or present site activity listed in the HEPA (2020) <sup>2</sup> occurring onsite, or in an off-site location with potential to impact the current site? | L                        |
| Did fire training occur onsite, or within land immediately surrounding the site between 1970 and 2010? <sup>3</sup>   | L                        |
| Have 'fuel' fires ever occurred on-site? (i.e. ignition of fuel /solvent/ petrol)   | L                        |
| Have PFAS been used in manufacturing or stored on-site ? <sup>4</sup>   | L                        |
| Could PFAS have been imported to the site in fill materials from a site with activity listed in HEPA (2020) <sup>2</sup> ?  | L                        |
| Could PFAS-contaminated groundwater or run-off be / have been migrating to site?  | L                        |
| Is the site or adjacent sites listed in the NSW EPA PFAS Investigation Program? <sup>5</sup>  | L                        |
| If the probability is medium or high in any of the rows, does the site analytical suite need to be optimised to include preliminary sampling and testing for PFAS ?     | No                       |

Note 1 Probability: L – low (no recorded instance or compelling rationale), M –moderate (potential identified with compelling rationale); H – high (evidence of a recorded instance with compelling rationale).

Note 2 Activities listed in Appendix B of the HEPA (2020). Further information, refer to [https://www.oecd.org/env/ehs/risk-management/PFC\\_FINAL-Web.pdf](https://www.oecd.org/env/ehs/risk-management/PFC_FINAL-Web.pdf).

Note 3 Runoff from up-gradient PFAS use may impact surface water, soil, sediment and groundwater.

Note 4 PFAS is used wide range of industrial processes and the manufacture of consumer products, including non-stick cookware, specialised garments and textiles, Scotchguard™ and similar products , metal plating and in some types of fire-fighting foam (<https://www.nicnas.gov.au/chemical-information/factsheets/chemical-name/perfluorinated-chemicals-pfas>).

Note 5 <https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program>

### Emerging Chemicals

The EPA uses Chemical Control Orders (CCOs) as a primary legislative tool under the *Environmentally Hazardous Chemicals Act 1985* to manage chemicals of concern and limit their potential impact on the environment. Considerations for chemicals controlled by CCOs, and other potential emerging chemicals, are outlined in **Table 4-2**Error! Reference source not found..

In this instance, the potential for an emerging chemical of concern to be present on-site was low, with the possible exceptions of polychlorinated biphenyls (PCB) and pesticides in imported filling and/or near surface (building footing) soil.

**Table 4-2 Emerging or Controlled Chemicals**

| <b>Chemicals of Concern (CCO or Emerging)</b>  | <b>Decision</b>               |
|--|-------------------------------|
| Were aluminium smelter wastes used or stored on site (CCO, 1986) ?   | No                            |
| Do dioxin contaminated wastes (CCO, 1986) have the potential to impact the site ? <sup>1</sup>   | No                            |
| Were organotin products (CCO, 1989) used or stored on site ? <sup>2</sup>  | No                            |
| Were PCB used or PCB wastes (CCO, 1997) stored on-site? <sup>3</sup>   | No                            |
| Were scheduled chemical or wastes (CCO, 2004) used or stored ? <sup>4</sup>  | Possibility for pesticide use |
| Are other emerging chemicals suspected ? <sup>5</sup>  | No                            |
| If Yes to any questions, has site sampling suite been optimised to include specific sampling for other chemicals of concern in soil, air and water | <b>Yes</b>                    |

Note 1 From burning of certain chemicals, smelting or chemical manufacturing or fire on or near the site.

Note 2 From anti-fouling paints used or removed at boat and ship yards and marinas.

Note 3 From older transformer oils and electrical capacitors.

Note 4 Twenty-four mostly organochlorine pesticides and industrial by-products.

Note 5 Other chemicals considered as emerging e.g. 1,4 dioxane (associated with some chlorinated VOCs).

## 4.5 Potential Contaminants

The potential contaminants relevant for the site were considered to be:

- Priority Metals (Met), including
  - ▶ Arsenic, Cadmium, Chromium, Copper, Lead, Mercury, Nickel and Zinc;
- Total Recoverable Hydrocarbons (TRH);
- Volatile Organic Compounds (VOC); including
  - ▶ Benzene, Toluene, Ethylbenzene and Xylenes (BTEX);
  - ▶ Polycyclic Aromatic Hydrocarbons (PAH);
- Organochlorine and Organophosphorus Pesticides (OCP / OPP); and
- Asbestos.

## 4.6 Sensitive Receptors

The following potential receptors of site contamination were identified:

- Current site users / occupiers;
- On-site demolition / construction workers (during future redevelopment);
- Users of the adjacent land during the demolition / construction works;
- Future site users (including maintenance workers);
- Ecological receptors exposed to soil on-site, and within surrounding land;
- Recreational users of Georges River; and
- Aquatic species within Brickmakers Creek and Georges River.

## 4.7 Likelihood for Site Contamination

An evaluation of the likelihood for site contamination is outlined in **Table 4-3**.



**Table 4-3 Assessment of Potential Contamination Risk**

| Potential Source   | Affected Media         | Likelihood (Risk) of Contamination  |
|--|------------------------|---|
| Imported fill soils  | Soil                   | <b>Low (Hoxton Park Road site and Dale Ave sites)</b><br>Filling expected for site levelling purposes and possibly topsoil to enable regrowth of grasses and trees.   |
| Application of pesticides  | Surficial soil (≤0.5m) | <b>Low (Hoxton Park Road site) to Moderate (Dale Ave sites)</b><br>If present, will be limited to shallow, building sub-slab soils due to the nature of pesticide application. Metals and OCP are highly persistent in soils though.<br>Low risk within the Hoxton Park Road site given fill materials were scraped (and possibly excavated) and relevelled during the Hoxton Park Road upgrade works.  |
| Hazardous building materials (asbestos, and lead paint)                                    |                        | <b>Low (Hoxton Park Road site) to Moderate (Memorial Avenue, Maryvale Avenue and Dale Ave sites)</b><br>Site structures were constructed across the site between 1950 and 1960. Lead-based paints and ACM expected to be present.<br>Low risk within the Hoxton Park Road site given surface soils were scraped (and possibly excavated) and relevelled during the Hoxton Park Road upgrade works.<br>Moderate risk within the properties located at 260 Memorial Avenue and 49-1 Maryvale Avenue. The properties were established prior to 1975 and asbestos was known to be widely used as building materials in Australia prior to 2003. |
| Low-level leakage from vehicles in the parking areas and from plant during site road works |                        | <b>Low (Hoxton Park Road site and Dale Ave sites)</b><br>The parking area on the Hoxton Park Road site was covered with grass and debris therefore was unlikely to currently be in use.   |
| Atmospheric deposition from vehicles on Hoxton Park Road                                   |                        | <b>Low (Hoxton Park Road site)</b><br>Possible given the high traffic volumes on Hoxton Park Road however the area is fully grassed.  |
| Minor impact from isolated illegal dumping of rubbish                                      |                        | <b>Low (Hoxton Park Road site)</b><br>Observations taken during the inspection indicated the rubbish did not appear to be hazardous and no signs of staining or leakage were noted.   |
| Migration from off-site sources (Service station)  | Groundwater            | <b>Low to Moderate (Hoxton Park Road site)</b><br>Activities known to have taken place in the local area include a service station (up-gradient and 40m south of the site).   |

Overall, the potential for contamination derived from the identified sources, and the subsequent risk to the identified sensitive receptors, was regarded as low to moderate. Refer to **Table 4-4** for a summary of the CSM.

**Table 4-4 Summary of the CSM**

| Potential Source   | Portion of the site  | Impacted Medium | COPC  | Transport Mechanism  | Exposure Pathway           | Potential Receptor                             |
|--|--|-----------------|---|--|----------------------------|--|
| Imported fill  | 260 Memorial Avenue, 49-51 Maryvale Avenue, Hoxton Park Road site and Dale Ave sites | Soil            | HM, TRH, VOC (including BTEX), PAH, OCP, OPP and asbestos | Disturbance of surface and subsurface soils during site redevelopment, future site maintenance and future use of the site post redevelopment | Ingestion                  | Current site occupiers                         |
| Application of pesticides  |  |                 |   |  | Dermal contact             | Demolition / construction workers              |
| Hazardous building materials   |  |                 |   |  | Inhalation of particulates | Adjacent site users                            |
| Low-level leakage from vehicles in the parking areas and from plant during site road works |  |                 |   | Atmospheric dispersion from soil to outdoor and indoor air spaces  | Inhalation of vapour       | Future site users                              |
| Minor impact from isolated illegal dumping of rubbish                                      | Hoxton Park Road site  | Soil            | HM, TRH, VOC (including BTEX), PAH, OCP, OPP and asbestos | Disturbance of surface and subsurface soils during site redevelopment, future site maintenance and future use of the site post redevelopment | Ingestion                  | Current site occupiers                         |
| Atmospheric deposition from vehicles on Hoxton Park Road                                   |  |                 |   |  | Dermal contact             | Demolition / construction workers              |
|  |  |                 |   |  | Inhalation of particulates | Adjacent site users                            |
|  |  |                 |   |  | Inhalation of vapour       | Future site users                              |
| Migration from off-site sources  |  | Groundwater     | Dissolved HM, TRH, VOC (including BTEX), PAH, pH          | Volatilisation of contamination from groundwater to indoor or outdoor air spaces (onsite and offsite)  | Ingestion                  | Construction workers                           |
|  |  |                 |   |  | Dermal contact             | Downgradient groundwater                       |
|  |  |                 |   |  | Inhalation of vapours      | Georges River and any receiving aquatic system |

## 5. Data Gaps

The following data gaps were identified:

- Potential impact of the Hoxton Park Road upgrade on the land and the previous demolition of the residential properties;
- Potential impact to the subsurface soils from the former and existing residential properties, and
- Potential impact to the subsurface soil and groundwater from any vehicle emissions along Hoxton Park Road and the nearby service station.

## 6. Site Characterisation

The site has been characterised in two distinct portions, the Hoxton Park Road portion (49-51 Maryvale Avenue, 260 Memorial Avenue and 93-145 Hoxton Park Road) and the two connecting residential properties on Dale Avenue (20 & 48 Dale Avenue). See below for a broad site contamination assessment for both areas.

### 6.1 93-145 Hoxton Park Road

The proposed redevelopment across this portion of the site assumed to include the construction of six detached, multi-storey, residential apartment buildings, overlying two level basements and the construction an access roadway from Hoxton Park Road.

Historical imageries indicated the area had been vacant until 1949 (at least), and by 1961 the site had been developed for residential purposes. In the early 2000s, except for the properties at 260 Memorial Avenue and 49-51 Maryvale Avenue, residential structures were demolished and the site was redeveloped as part of the Hoxton Park Road upgrade work. Redevelopment activities appeared to include stripping of fill soils followed by construction of the new road within the southern boundary of the site, and re-grassing across the remainder of the area.

The CSM established there was a low potential for contamination to be present within this portion of the site. It identified the possible contaminating sources (i.e. impacts from imported fill soils of unknown origin, uncontrolled weathering of former structures with hazardous materials as part of their fabrics, parked vehicles (leaks), atmospheric deposition from vehicles on Hoxton Park Road and adjacent historical commercial activities), as well as the likelihood for relevant exposure pathways during site redevelopment and on-going use.

Since fill soils were stripped from the site during the Hoxton Park Road upgrade work, potential contamination risks associated with the prior use of the site were considered low, however further intrusive soil investigations across this area are recommended to confirm this.

### 6.2 260 Memorial Avenue and 49-51 Maryvale Avenue

As part of the proposed development, historical imagery indicated the two land parcels had been undeveloped until the residential building structures were established on both land parcels in 1961. The current building configuration (49-51) was consistent with the site layout presented in the 1978 aerial imagery. The property at 260 Memorial Avenue remained unchanged since 1961.

The CSM established there was a moderate potential for contamination to be present on the soil surface followed by the demolition of the existing building structure. The soil surface should be inspected by a competent person following the demolition of the existing building structure and further intrusive soil investigation is recommended to characterise the sub-surface soil materials.

### 6.3 20 & 48 Dale Avenue

The proposed redevelopment across this portion of the site includes demolition of building structures, followed by the construction of an access roadway joining Dale Avenue through No 20. No. 44 Dale Avenue was also included as part of the proposed development area however the purpose is not indicated on the development plans.

Historical information indicates the area had been vacant up to 1947 (at least), and by 1965 the site had been developed for residential purposes and remained as such for the remainder of the surveyed period.

The CSM established there was a low to moderate potential for contamination to be present within this portion of the site. It identified the possible contaminating sources (i.e. impacts from imported fill soils of unknown origin, uncontrolled weathering of former and current structures with hazardous materials as part of their fabrics and parked vehicles (leaks)), as well as the likelihood for relevant exposure pathways during site redevelopment and on-going use.

Potential contamination risks associated with the prior use of the site were considered low to moderate and further intrusive soil investigations across this area are recommended for this portion of the site.

## 7. Conclusion

The site identified as 95-145 Hoxton Park Road and 20 & 44 Dale Avenue, Hoxton Park NSW was the subject of a PSI, the main objective being to appraise the potential for contamination. The key findings of this PSI were as follows:

- The site comprised of a vacant rectangular shaped portion along Hoxton Park Road (95-145 Hoxton Park Road) and two residential lots connecting the main rectangular portion to Dale Avenue (20 & 44 Dale Avenue).
- 93-145 Hoxton Park Road been vacant up to 1949 (at least), and by 1961 the site had been developed for residential purposes. The land parcels at 49-51 Maryvale Avenue and 260 Memorial Avenue were undeveloped until they were occupied by residential building structures in 1961. The current building configuration of the property at 49-51 Maryvale Avenue was consistent with the building layout presented in the 1978 aerial imagery. The current building configuration of the property at 260 Memorial Avenue has not been changed since 1961.
- In the early 2000's, except for the properties at 49-51 Maryvale Avenue and 260 Memorial Avenue, residential structures located at 93-145 Hoxton Park Road were demolished and the footprint of 93-145 Hoxton Park was redeveloped as part of the Hoxton Park Road upgrade. Redevelopment activities appeared to include stripping of fill soils followed by construction of the new road within the southern boundary of the site, and re-grassing across the remainder of the area.
- 20 & 44 Dale Avenue had been vacant up to 1947 (at least), and by 1965 the site had been developed for residential purposes and remained as such for the remainder of the surveyed period.
- The surrounding land was originally made up of rural residential and agricultural properties, which transitioned into residential (low density) properties over the surveyed period.
- The site was free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. It was not included on the *List of NSW Contaminated Sites Notified to the EPA*. Some properties within 500m radius were subjected to EPA regulation / notification, however.
- Olfactory evidence of contamination was not encountered on any part of the site.
- No above-ground storage tanks (ASST) or visual evidence of infrastructure associated with an underground storage tank (UST) was observed, however two service manholes were observed on the site;
- Based on geological and soil landscape maps, the sub-surface was likely modified by the Hoxton Park upgrade and is may comprise minor filling, overlying natural, silty clay, clay and weathered shales.
- The CSM established there was a low potential for contamination to be present within the 95-145 Hoxton Park Road, and low to moderate potential for contamination to be present within 20 & 44 Dale Avenue. It identified the possible contaminating sources (i.e. impacts from imported fill soils of unknown origin, uncontrolled weathering of former structures with hazardous materials as part of their fabrics, parked vehicles (leaks), atmospheric deposition from vehicles on Hoxton Park Road and adjacent historical commercial activities), as well as the likelihood for relevant exposure pathways during site redevelopment and on-going use.

Based on the findings of this PSI, and with consideration of EI's Statement of Limitations (**Section 8**), it was concluded that there was a low to moderate potential for contamination to exist on the site.

## 8. Recommendations

EI provides the following recommendations:

- A Hazardous Materials Survey should be undertaken prior to the commencement of any demolition works.
  - ▶ All identified hazardous materials must be appropriately managed, to maintain worker health and safety during demolition works and prevent the spread of hazardous substances onto the site (soil) surfaces.
  - ▶ An asbestos clearance inspection and certificate should be completed by a suitably qualified professional (SafeWork NSW Licensed Asbestos Assessor) following the removal of all ACM from the site (if present).
- A Stage 2 Detailed Site Investigation (DSI) should be undertaken, to further assess site contamination. The DSI should include intrusive soil and groundwater sampling and associated laboratory analysis for the potential contaminants identified in **Section 4.5**. In designing the sampling, analytical and quality plan (SAQP) for the DSI, the EPA (2022) *Sampling Design Guidelines* should be referred to.
  - ▶ Should the DSI confirm the presence of contamination, subject to the degree and extent of impact(s), it may be necessary to develop a Remedial Action Plan (RAP), to mitigate all associated risks and make the land suitable for the intended use.



## 9. Statement of Limitations

This report has been prepared for the exclusive use of Tony Owen Partners, whom is the only intended beneficiary of EI's work. The scope of the investigation carried out for the purpose of this report was limited to that agreed with the client.

No other party should rely on this document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval. This report does not purport to provide legal advice.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia, as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices.

The conclusions presented in this report are based on a limited assessment of historical and current uses of the site. Due to the preliminary nature of this investigation, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI assumes no responsibility or liability for errors in any data obtained from previous assessments conducted on site, regulatory agencies (e.g. Council, EPA), statements from sources outside of EI, or developments resulting from situations outside the scope of works of this project.

EI's professional opinions are reasonable and based on its professional judgment, experience and training. Professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

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Australia, Department of Agriculture and Water Resources, Canberra, ACT, CC BY 4.0, June 2018.

## Abbreviations

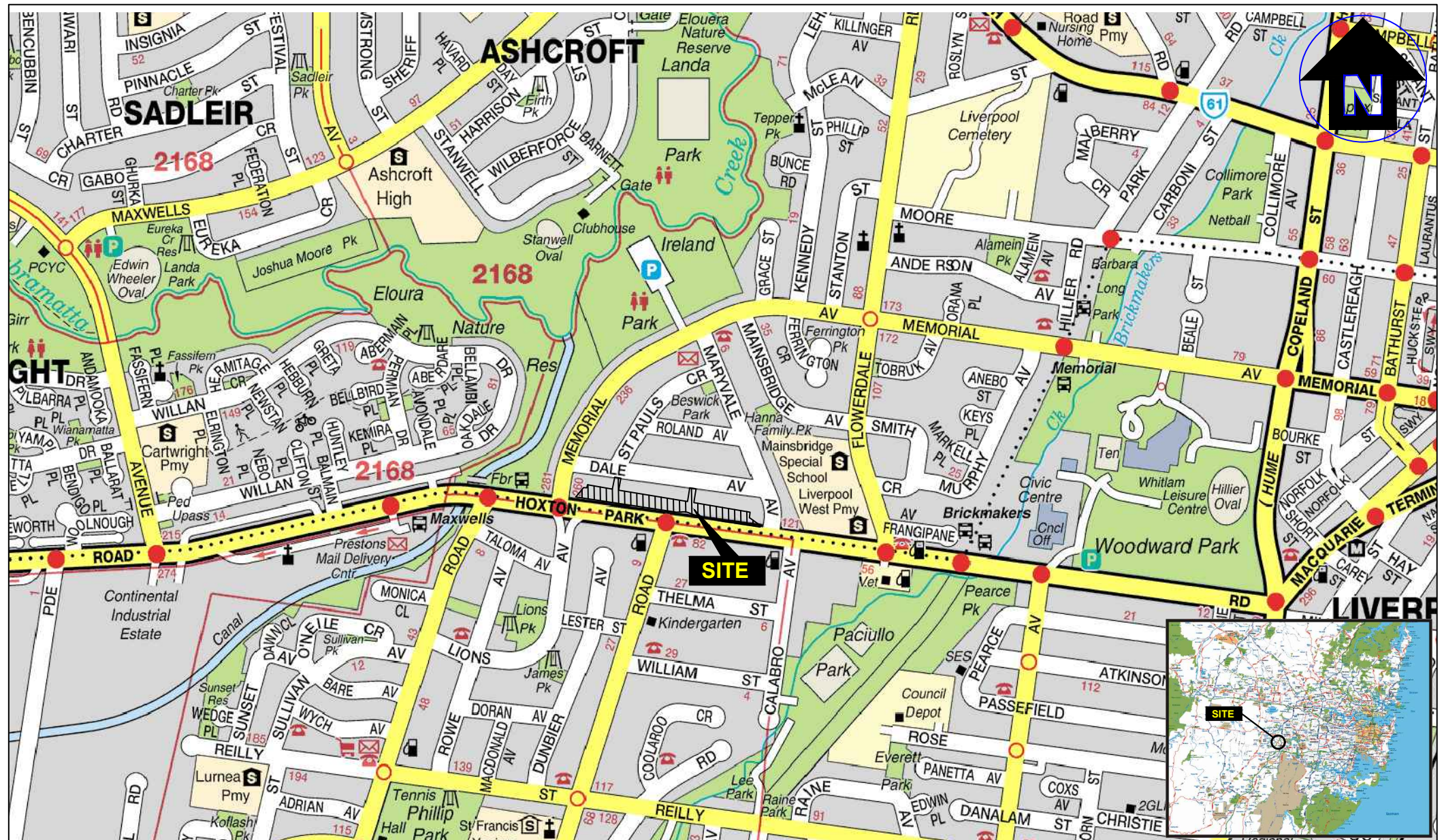
|      |   |
|------|---|
| ACM  | Asbestos-Containing Materials   |
| AHD  | Australian Height Datum   |
| ASS  | Acid Sulfate Soils  |
| AST  | Above-ground Storage Tank   |
| BEL  | Bulk Excavation Level   |
| BGL  | Below Ground Level  |
| BTEX | Benzene, Toluene, Ethylbenzene, Xylenes                                       |
| CBD  | Central Business District   |
| CCO  | Chemical Control Order  |
| CLM  | Contaminated Land Management  |
| COPC | Contaminants of Potential Concern   |
| CSM  | Conceptual Site Model   |
| CVOC | Chlorinated Volatile Organic Compounds (a sub-set of the VOC suite)           |
| DA   | Development Application   |
| DP   | Deposited Plan  |
| DSI  | Detailed Site Investigation   |
| EI   | EI Australia  |
| EPA  | Environment Protection Authority (of New South Wales)                         |
| F1   | C <sub>6</sub> -C <sub>10</sub> TRH (less the sum of BTEX concentrations)     |
| F2   | >C <sub>10</sub> -C <sub>16</sub> TRH (less the concentration of naphthalene) |
| GIPA | Government Information Public Access  |
| HM   | Heavy Metals  |
| HMS  | Hazardous Materials Survey  |
| km   | Kilometres  |
| LEP  | Local Environmental Plan  |
| LGA  | Local Government Area   |
| m    | Metres  |
| NATA | National Association of Testing Authorities, Australia                        |
| NEPC | National Environmental Protection Council                                     |
| NEPM | National Environmental Protection Measure                                     |
| NSW  | New South Wales   |
| OCP  | Organochlorine Pesticides   |
| OPP  | Organophosphorus Pesticides   |
| PAH  | Polycyclic Aromatic Hydrocarbons  |
| PCB  | Polychlorinated Biphenyls   |
| PFAS | Per- and Poly-Fluoroalkyl Substances  |
| PM   | Priority Metals   |
| POEO | Protection of the Environment Operations                                      |
| PSI  | Preliminary Site Investigation  |
| RL   | Relative Level  |
| SAQP | Sampling, Analytical and Quality Plan   |
| SEPP | State Environmental Planning Policy   |
| SMF  | Synthetic Mineral Fibres  |
| TRH  | Total Recoverable Hydrocarbons (non-specific analysis of organic compounds)   |
| UPSS | Underground Petroleum Storage System  |
| UST  | Underground Storage Tank  |
| VENM | Virgin Excavated Natural Material   |
| VOC  | Volatile Organic Compounds  |

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## Appendix A - Figures

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LEGEND (Note: All locations are approximate)

- - - Site boundary



Practical Solutions for Built Environments

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|           |          |
|-----------|----------|
| Drawn:    | M.C.     |
| Approved: | -        |
| Date:     | 13-01-24 |

**Tony Owen Partners Pty Ltd**  
Preliminary Site Investigation  
95-145 Hoxton Park Road, 20, 48 Dale Avenue,  
49 -51 Maryvale Avenue, Liverpool, NSW  
Site Locality Plan

Figure:  
**2**

Project: E25630.E01\_Rev1



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## Appendix B – Proposed Development Plans

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|   |                 |    |          |  |  |        |               |                              |   |  |                              |  |          |
|---|-----------------|----|----------|--|--|--------|---------------|------------------------------|---|--|------------------------------|--|----------|
| A | Description     | By | Date     | Disclaimer   | Notes  | Legend | DRAWING LABEL | Client                       | Architects  | Project  | Key plan                     | Scale 1:500 @A1 1:1000 @A3 1:2000 @A4 1:5000 @A0 | Date     |
| B | FOR INFORMATION |    | MAR 2021 | "THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SURVEYORS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVICE AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS." | Drawings made to a larger scale and those showing particular detail of works shall take precedence over drawings made to a smaller scale and for more general purposes. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITTINGS. |        | LOCATION PLAN | NATONWIDE BUILDERS Pty. Ltd. |  | ABA LIVERPOOL  | Project no. Drawing no. A002 | Scale 1:500 @A1 1:1000 @A3 1:2000 @A4 1:5000 @A0 | MAR 2021 |
| C |                 |    |          | BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT TAG.   | THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE OPTIMUM CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.  | (C)    |               |                              |   | Project address 93-145 Hoston Park road & 20 Dale Avenue |                              | Project no. Drawing no. A002                     |          |
| D |                 |    |          |  |  |        |               |                              |   |  |                              | Drawn: NK, JH                                    |          |
| E |                 |    |          |  |  |        |               |                              |   |  |                              | Drawing status                                   |          |
|   |                 |    |          |  |  |        |               |                              |   |  |                              | FOR DESIGN DEVELOPMENT                           |          |







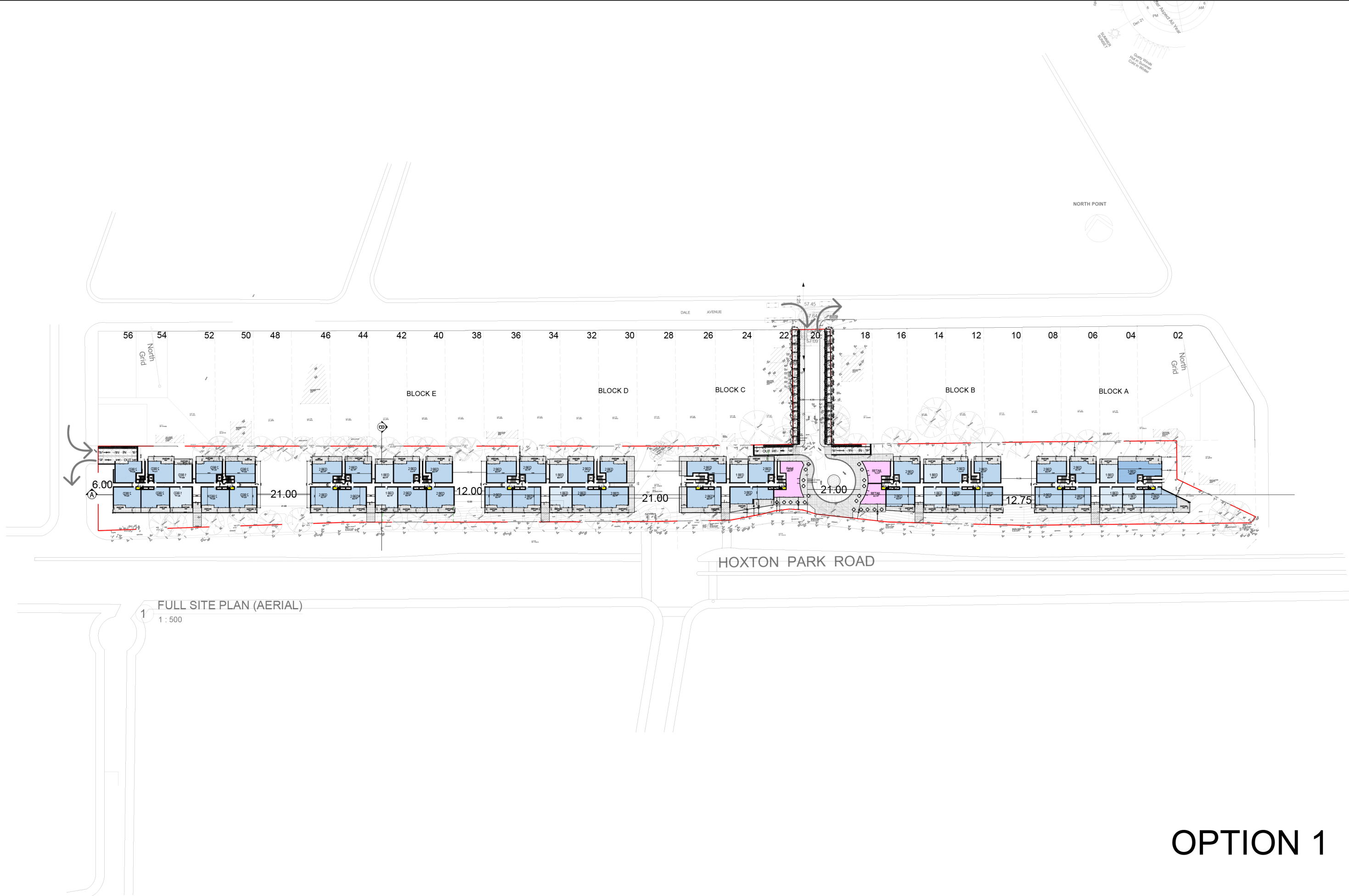







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OPTION 1

|      |                 |             |  |    |      |            |   |  |        |                                   |  |                              |   |  |  |          |  |                        |             |
|------|-----------------|-------------|--|----|------|------------|---|--|--------|-----------------------------------|--|------------------------------|---|--|--|----------|--|------------------------|-------------|
| Rev. |                 | Description |  | By | Date | Disclaimer |   | Notes  | Legend | DRAWING LABEL                     |  | Client                       | Architects  | Project                                  |  | Key plan |  | Scale                  | Date        |
| A    | FOR INFORMATION |             |  |    |      | MAR 2021   | THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE LOCAL AUTHORITY. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF WARRANTY BY THE DEVELOPER OR THE ARCHITECT. AGENTS OF CONTRACTORS SHALL TAKE PLACE. BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO. | DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF ELEMENTS. |        | COMBINED GROUND FLOOR<br>OPTION 1 |  | NATONWIDE BUILDERS Pty. Ltd. |  | ABA LIVERPOOL                            |  |          |  | 1: 500                 | MAR 2021    |
| B    |                 |             |  |    |      |            |   |  |        |                                   |  |                              |   | Project address                          |  |          |  | Project no.            | Drawing no. |
| C    |                 |             |  |    |      |            |   |  |        |                                   |  |                              |   | 93-145 Hoxton Park road & 20 Dale Avenue |  |          |  | Drawn                  | NK, JH      |
| D    |                 |             |  |    |      |            |   |  |        |                                   |  |                              |   |  |  |          |  | Drawing status         |             |
| E    |                 |             |  |    |      |            |   |  |        |                                   |  |                              |   |  |  |          |  | FOR DESIGN DEVELOPMENT |             |









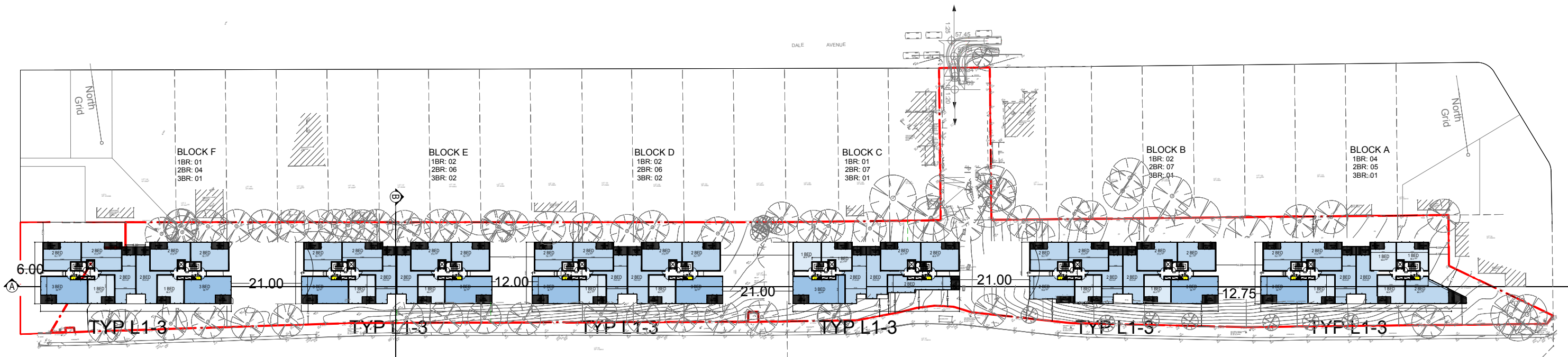
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## OPTION 2

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NORTH POINT



HOXTON PARK ROAD

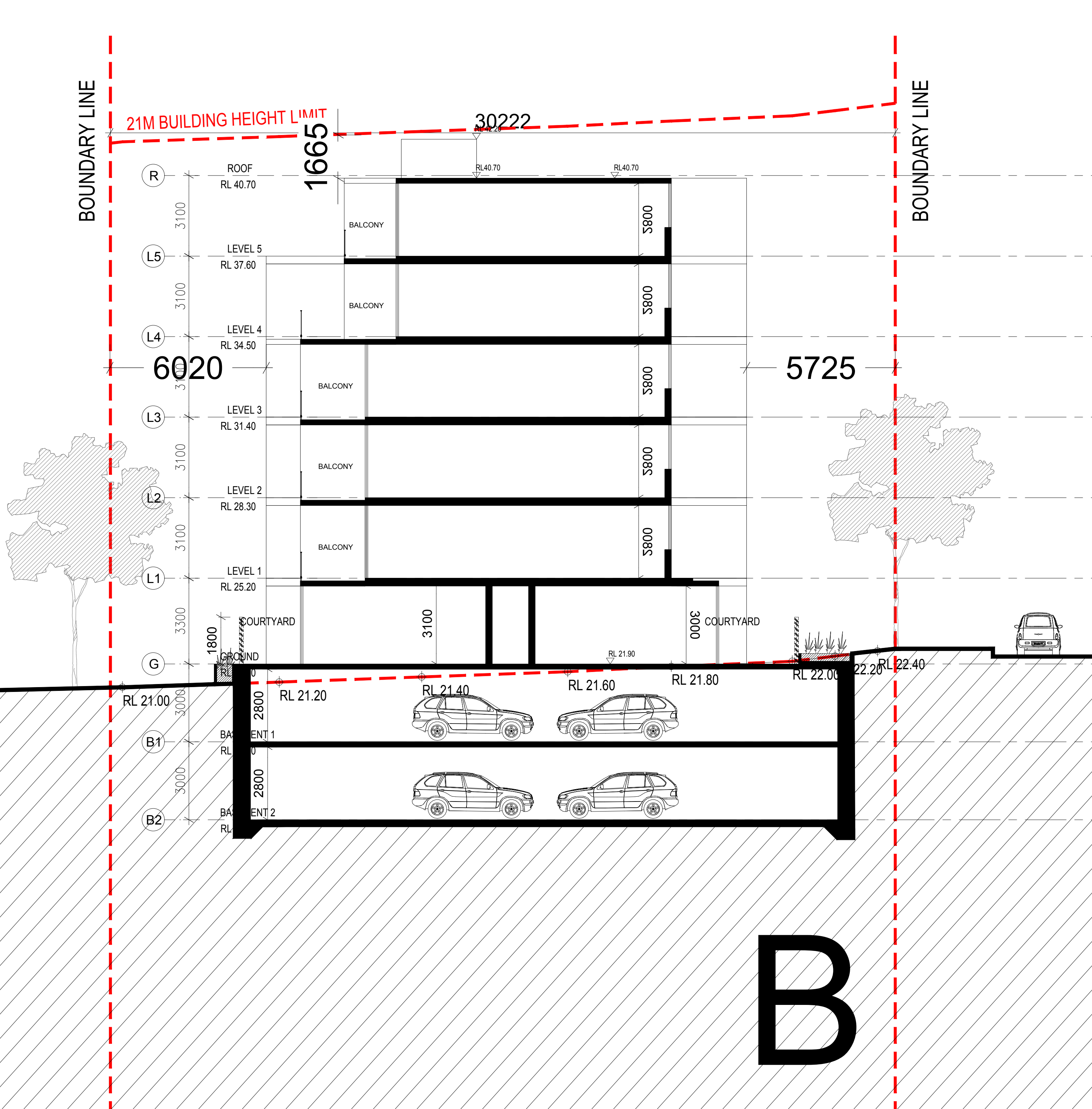
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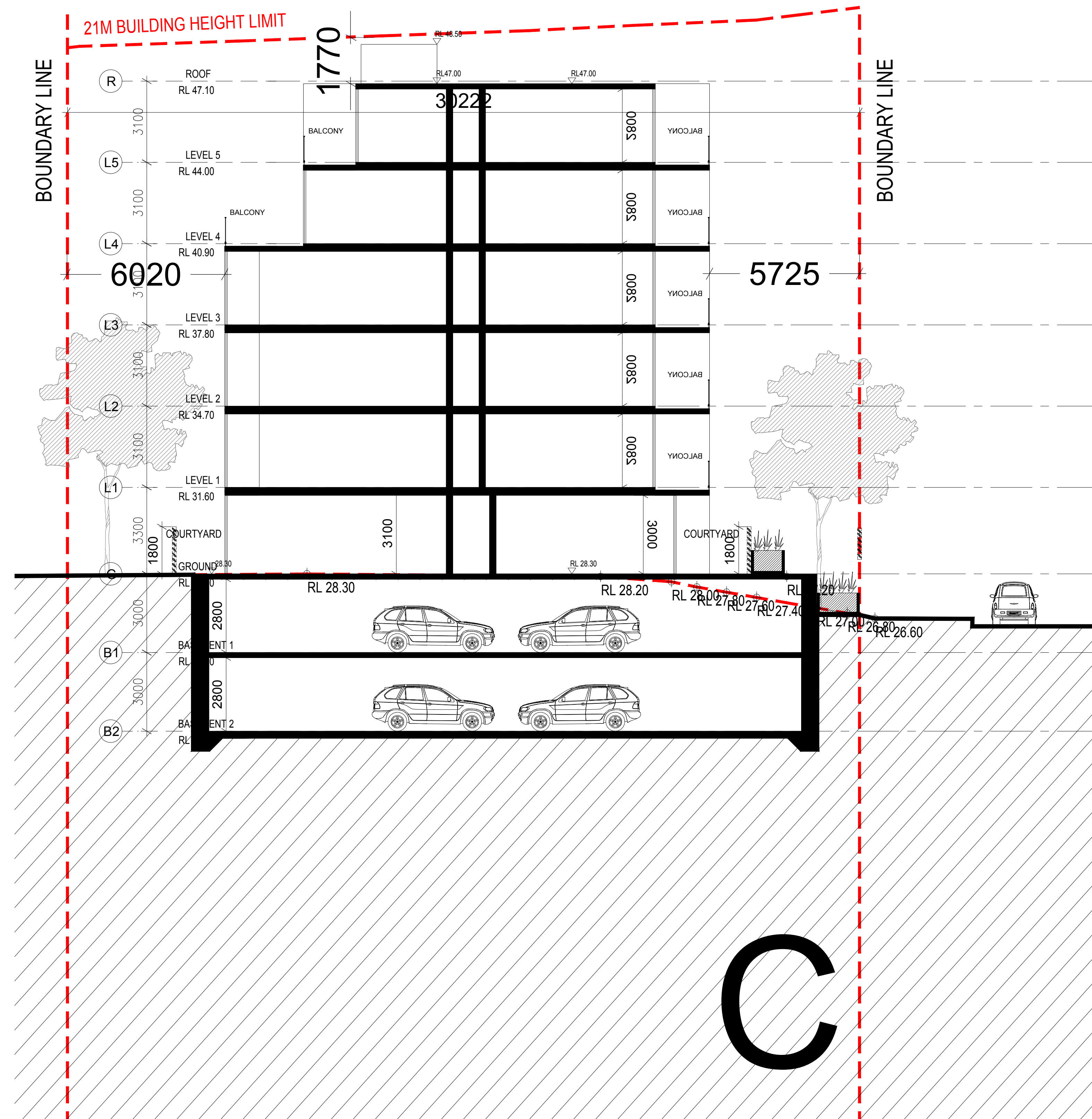
## NORTH POINT

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Building E Short Section B-B

A1@1:100



Building B Short Section C-C

A1@1:100

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## Appendix C – Groundwater Bore Search

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## State Overview

[State Overview](#)

## Rivers and Streams

[favourites](#) [search](#) [download sites](#) [find a site](#)[Real Time Data - Rivers And Streams](#)

## Daily River Reports

[Daily River Reports](#)

## Dams

[favourites](#) [search](#) [download sites](#) [find a site](#)[Real Time Data - Major Dams](#)

## Groundwater (Telemetered data)

[favourites](#) [search](#) [download sites](#) [find a site](#)[Real Time Data - Bores](#)

## All Groundwater Site details

[search](#) [download sites](#) [find a site](#) [search by licence](#)[All Groundwater Map](#)

## Meteorology

[favourites](#) [search](#) [download sites](#) [find a site](#)[Real Time Data - Weather Stations](#)

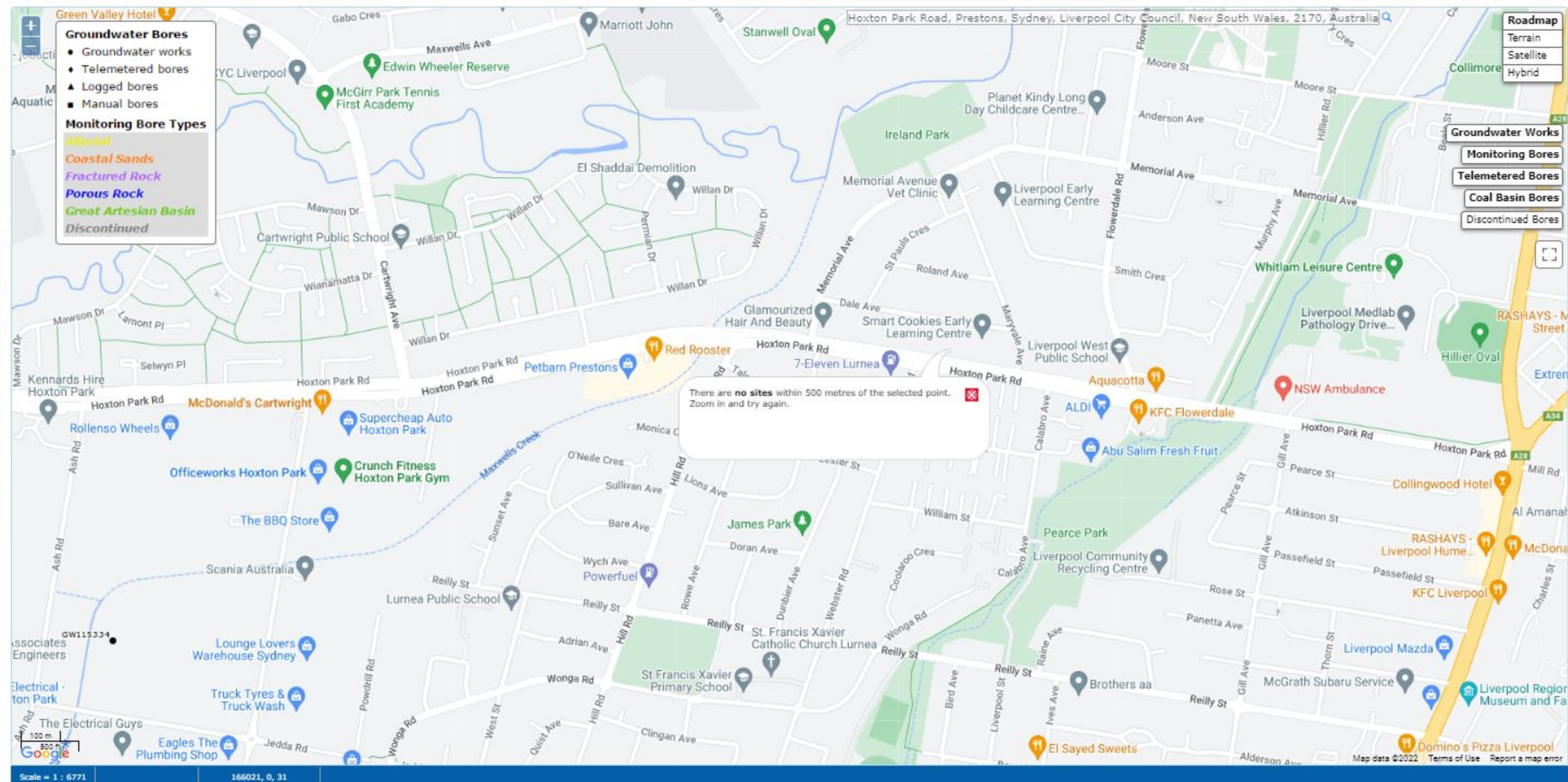
## Hunter Integrated Telemetry System

[Hunter Integrated Telemetry System](#)[glossary and metadata](#)

All Groundwater Site Details

# ALL GROUNDWATER MAP

All data times are Eastern Standard Time

[Map](#) [Info](#)[bookmark this page](#)

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## Appendix D – Photographs (taken 21 April 2022)

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**Photograph 1:** View of the eastern portion of the site located at 93-145 Hoxton Park Road (facing west).



**Photograph 2:** View of the eastern portion of the site located at 93-145 Hoxton Park Road (facing east).





**Photograph 3:** View of the western portion of 93-145 Hoxton Park Road (facing west)



**Photograph 4:** Western boundary wall of 93-145 Hoxton Park Road (facing west)





**Photograph 5:** Service manhole located in the eastern corner of 93-145 Hoxton Park Road (facing east)



**Photograph 6:** Dumped rubbish observed in the eastern corner of 93-145 Hoxton Park Road (facing northwest).





**Photograph 7:** Driveway on the southern boundary of 93-145 Hoxton Park Road (facing south east).



**Photograph 8:** Front view of the property at 20 Dale Avenue (facing south east)





**Photograph 9:** Front view of the property at 20 Dale Avenue (facing south west)



**Photograph 10:** Front view of the property at 44 Dale Avenue (facing south)





**Photograph 11:** View of the parking shed at the front of 44 Dale Avenue (facing south)

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## Appendix E – Lotsearch Report

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# LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

**Date: 03 May 2022 11:09:34**

**Reference: LS031661 EP**

**Address: 95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171**

**Disclaimer:**

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.

You should obtain independent advice before you make any decision based on the information within the report.

The detailed terms applicable to use of this report are set out at the end of this report.



## Dataset Listing

Datasets contained within this report, detailing their source and data currency:

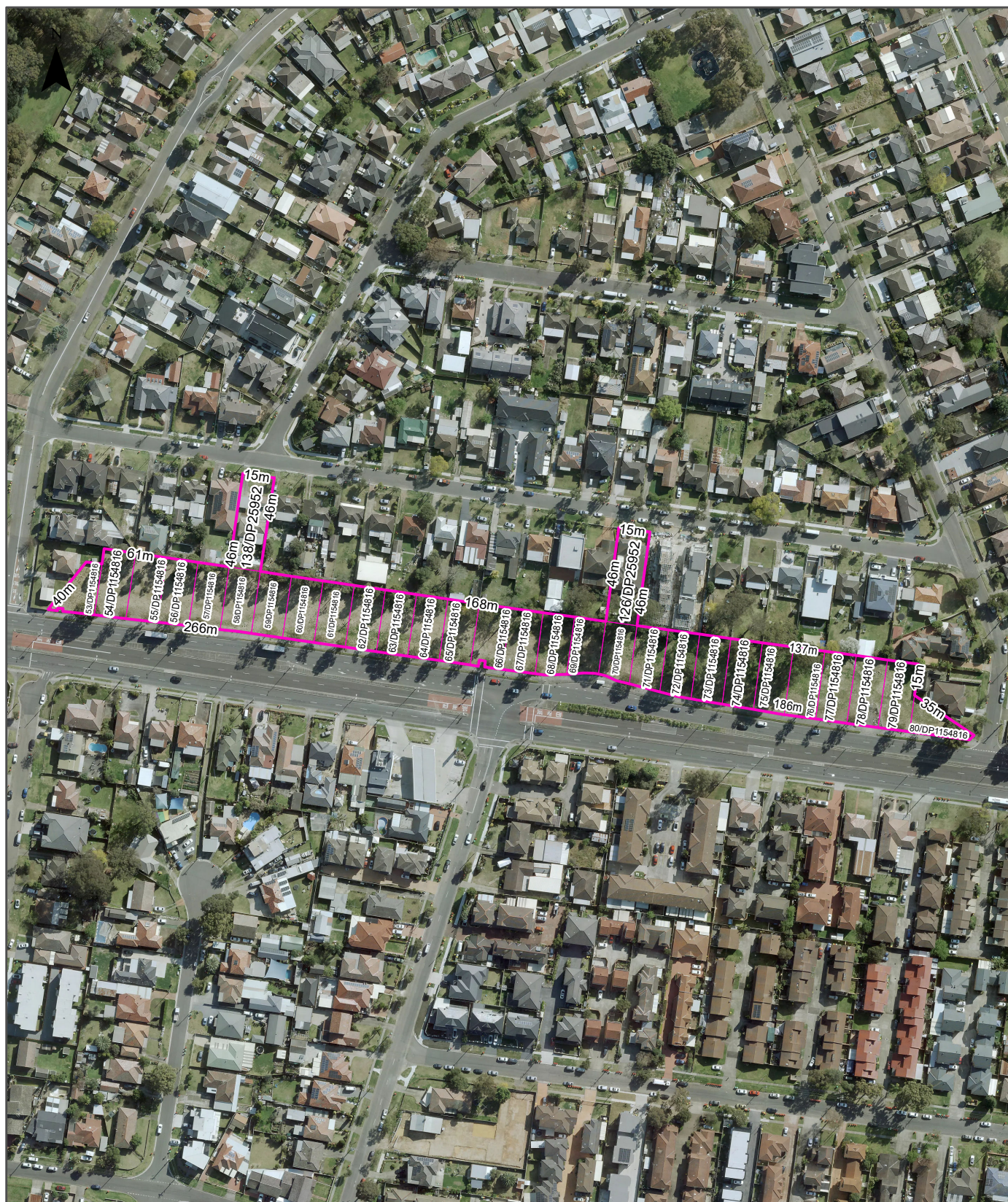
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|---|---|-------------|---------------|------------------|--------------------|----------------------|--------------------------|----------------------------|
| Cadastre Boundaries   | NSW Department of Customer Service - Spatial Services | 06/04/2022  | 06/04/2022    | Quarterly        | -                  | -                    | -                        | -                          |
| Topographic Data  | NSW Department of Customer Service - Spatial Services | 25/06/2019  | 25/06/2019    | Annually         | -                  | -                    | -                        | -                          |
| List of NSW contaminated sites notified to EPA  | Environment Protection Authority                      | 19/04/2022  | 11/04/2022    | Monthly          | 1000m              | 0                    | 0                        | 2                          |
| Contaminated Land Records of Notice   | Environment Protection Authority                      | 05/04/2022  | 05/04/2022    | Monthly          | 1000m              | 0                    | 0                        | 0                          |
| Former Gasworks   | Environment Protection Authority                      | 02/03/2022  | 14/07/2021    | Quarterly        | 1000m              | 0                    | 0                        | 0                          |
| National Waste Management Facilities Database   | Geoscience Australia                                  | 12/05/2021  | 07/03/2017    | Annually         | 1000m              | 0                    | 0                        | 0                          |
| National Liquid Fuel Facilities   | Geoscience Australia                                  | 15/02/2021  | 13/07/2012    | Annually         | 1000m              | 0                    | 0                        | 1                          |
| EPA PFAS Investigation Program  | Environment Protection Authority                      | 28/03/2022  | 14/07/2021    | Monthly          | 2000m              | 0                    | 0                        | 1                          |
| Defence PFAS Investigation & Management Program - Investigation Sites                                 | Department of Defence                                 | 06/04/2022  | 06/04/2022    | Monthly          | 2000m              | 0                    | 0                        | 1                          |
| Defence PFAS Investigation & Management Program - Management Sites                                    | Department of Defence                                 | 06/04/2022  | 06/04/2022    | Monthly          | 2000m              | 0                    | 0                        | 0                          |
| Airservices Australia National PFAS Management Program  | Airservices Australia                                 | 06/04/2022  | 06/04/2022    | Monthly          | 2000m              | 0                    | 0                        | 0                          |
| Defence 3 Year Regional Contamination Investigation Program   | Department of Defence                                 | 03/03/2022  | 03/03/2022    | Quarterly        | 2000m              | 0                    | 0                        | 0                          |
| EPA Other Sites with Contamination Issues   | Environment Protection Authority                      | 16/02/2022  | 13/12/2018    | Annually         | 1000m              | 0                    | 0                        | 0                          |
| Licensed Activities under the POEO Act 1997   | Environment Protection Authority                      | 05/04/2022  | 05/04/2022    | Monthly          | 1000m              | 0                    | 0                        | 0                          |
| Delicensed POEO Activities still regulated by the EPA   | Environment Protection Authority                      | 05/04/2022  | 05/04/2022    | Monthly          | 1000m              | 0                    | 0                        | 0                          |
| Former POEO Licensed Activities now revoked or surrendered  | Environment Protection Authority                      | 05/04/2022  | 05/04/2022    | Monthly          | 1000m              | 0                    | 0                        | 4                          |
| UBD Business Directories (Premise & Intersection Matches)   | Hardie Grant  |             |               | Not required     | 150m               | 0                    | 6                        | 6                          |
| UBD Business Directories (Road & Area Matches)  | Hardie Grant  |             |               | Not required     | 150m               | -                    | 82                       | 82                         |
| UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches) | Hardie Grant  |             |               | Not required     | 500m               | 0                    | 18                       | 21                         |
| UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)            | Hardie Grant  |             |               | Not required     | 500m               | -                    | 56                       | 58                         |
| Points of Interest  | NSW Department of Customer Service - Spatial Services | 19/08/2021  | 19/08/2021    | Quarterly        | 1000m              | 0                    | 0                        | 67                         |
| Tanks (Areas)   | NSW Department of Customer Service - Spatial Services | 19/08/2021  | 19/08/2021    | Quarterly        | 1000m              | 0                    | 0                        | 0                          |
| Tanks (Points)  | NSW Department of Customer Service - Spatial Services | 19/08/2021  | 19/08/2021    | Quarterly        | 1000m              | 0                    | 0                        | 0                          |
| Major Easements   | NSW Department of Customer Service - Spatial Services | 19/08/2021  | 19/08/2021    | Quarterly        | 1000m              | 0                    | 1                        | 11                         |
| State Forest  | Forestry Corporation of NSW                           | 25/02/2021  | 14/02/2021    | Annually         | 1000m              | 0                    | 0                        | 0                          |
| NSW National Parks and Wildlife Service Reserves  | NSW Office of Environment & Heritage                  | 10/02/2022  | 31/12/2021    | Annually         | 1000m              | 0                    | 0                        | 0                          |
| Hydrogeology Map of Australia   | Commonwealth of Australia (Geoscience Australia)      | 08/10/2014  | 17/03/2000    | Annually         | 1000m              | 1                    | 1                        | 1                          |
| Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018                              | NSW Department of Planning, Industry and Environment  | 28/03/2022  | 23/02/2018    | Annually         | 1000m              | 0                    | 0                        | 0                          |
| National Groundwater Information System (NGIS) Boreholes  | Bureau of Meteorology; Water NSW                      | 24/01/2022  | 24/01/2022    | Annually         | 2000m              | 0                    | 0                        | 16                         |

| Dataset Name  | Custodian  | Supply Date | Currency Date | Update Frequency | Dataset Buffer (m) | No. Features On-site | No. Features within 100m | No. Features within Buffer |
|---|--|-------------|---------------|------------------|--------------------|----------------------|--------------------------|----------------------------|
| NSW Seamless Geology Single Layer: Rock Units                         | Department of Regional NSW   | 17/02/2022  | 01/05/2021    | Annually         | 1000m              | 1                    | 2                        | 2                          |
| NSW Seamless Geology – Single Layer: Trendlines                       | Department of Regional NSW   | 17/02/2022  | 01/05/2021    | Annually         | 1000m              | 0                    | 0                        | 3                          |
| NSW Seamless Geology – Single Layer: Geological Boundaries and Faults | Department of Regional NSW   | 17/02/2022  | 01/05/2021    | Annually         | 1000m              | 0                    | 0                        | 0                          |
| Naturally Occurring Asbestos Potential                                | NSW Dept. of Industry, Resources & Energy                                      | 04/12/2015  | 24/09/2015    | Unknown          | 1000m              | 0                    | 0                        | 0                          |
| Atlas of Australian Soils   | Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)  | 19/05/2017  | 17/02/2011    | As required      | 1000m              | 1                    | 1                        | 1                          |
| Soil Landscapes of Central and Eastern NSW                            | NSW Department of Planning, Industry and Environment                           | 14/10/2020  | 27/07/2020    | Annually         | 1000m              | 1                    | 1                        | 3                          |
| Environmental Planning Instrument Acid Sulfate Soils                  | NSW Department of Planning, Industry and Environment                           | 06/04/2022  | 18/02/2022    | Monthly          | 500m               | 0                    | -                        | -                          |
| Atlas of Australian Acid Sulfate Soils                                | CSIRO  | 19/01/2017  | 21/02/2013    | As required      | 1000m              | 1                    | 1                        | 1                          |
| Dryland Salinity - National Assessment                                | National Land and Water Resources Audit  | 18/07/2014  | 12/05/2013    | None planned     | 1000m              | 0                    | 0                        | 0                          |
| Dryland Salinity Potential of Western Sydney                          | NSW Department of Planning, Industry and Environment                           | 12/05/2017  | 01/01/2002    | None planned     | 1000m              | 1                    | 2                        | 4                          |
| Mining Subsidence Districts   | NSW Department of Customer Service - Subsidence Advisory NSW                   | 19/08/2021  | 05/08/2021    | Quarterly        | 1000m              | 0                    | 0                        | 0                          |
| Current Mining Titles   | NSW Department of Industry   | 20/04/2022  | 20/04/2022    | Monthly          | 1000m              | 0                    | 0                        | 0                          |
| Mining Title Applications   | NSW Department of Industry   | 20/04/2022  | 20/04/2022    | Monthly          | 1000m              | 0                    | 0                        | 0                          |
| Historic Mining Titles  | NSW Department of Industry   | 20/04/2022  | 20/04/2022    | Monthly          | 1000m              | 8                    | 8                        | 9                          |
| Environmental Planning Instrument SEPP State Significant Precincts    | NSW Department of Planning, Industry and Environment                           | 15/11/2021  | 07/12/2018    | Monthly          | 1000m              | 0                    | 0                        | 0                          |
| Environmental Planning Instrument Land Zoning                         | NSW Department of Planning, Industry and Environment                           | 15/11/2021  | 05/11/2021    | Monthly          | 1000m              | 2                    | 6                        | 51                         |
| Commonwealth Heritage List  | Australian Government Department of the Agriculture, Water and the Environment | 18/05/2021  | 20/11/2019    | Annually         | 1000m              | 0                    | 0                        | 0                          |
| National Heritage List  | Australian Government Department of the Agriculture, Water and the Environment | 18/05/2021  | 20/11/2019    | Annually         | 1000m              | 0                    | 0                        | 0                          |
| State Heritage Register - Curtilages                                  | NSW Department of Planning, Industry and Environment                           | 19/08/2021  | 25/06/2021    | Quarterly        | 1000m              | 0                    | 0                        | 0                          |
| Environmental Planning Instrument Local Heritage                      | NSW Department of Planning, Industry and Environment                           | 06/04/2022  | 25/03/2022    | Monthly          | 1000m              | 0                    | 0                        | 5                          |
| Bush Fire Prone Land  | NSW Rural Fire Service   | 26/04/2022  | 08/12/2021    | Weekly           | 1000m              | 0                    | 1                        | 3                          |
| Native Vegetation of the Sydney Metropolitan Area                     | NSW Office of Environment & Heritage   | 01/03/2017  | 16/12/2016    | As required      | 1000m              | 1                    | 1                        | 9                          |
| Ramsar Wetlands of Australia  | Australian Government Department of Agriculture, Water and the Environment     | 28/03/2022  | 19/03/2020    | Annually         | 1000m              | 0                    | 0                        | 0                          |
| Groundwater Dependent Ecosystems                                      | Bureau of Meteorology  | 14/08/2017  | 15/05/2017    | Annually         | 1000m              | 0                    | 0                        | 1                          |
| Inflow Dependent Ecosystems Likelihood                                | Bureau of Meteorology  | 14/08/2017  | 15/05/2017    | Unknown          | 1000m              | 0                    | 0                        | 3                          |
| NSW BioNet Species Sightings  | NSW Office of Environment & Heritage   | 26/04/2022  | 26/04/2022    | Weekly           | 10000m             | -                    | -                        | -                          |



# Site Diagram

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171



## Legend

- Site Boundary
- Internal Parcel Boundaries

**Total Area:** 14251m<sup>2</sup>

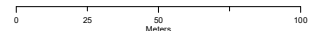
**Total Perimeter:** 1.14km

### Disclaimers:

Measurements are approximate only and may have been simplified or smaller lengths removed for readability.

Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.

### Scale:



Data Source Aerial Imagery:  
© Aerometrex Pty Ltd

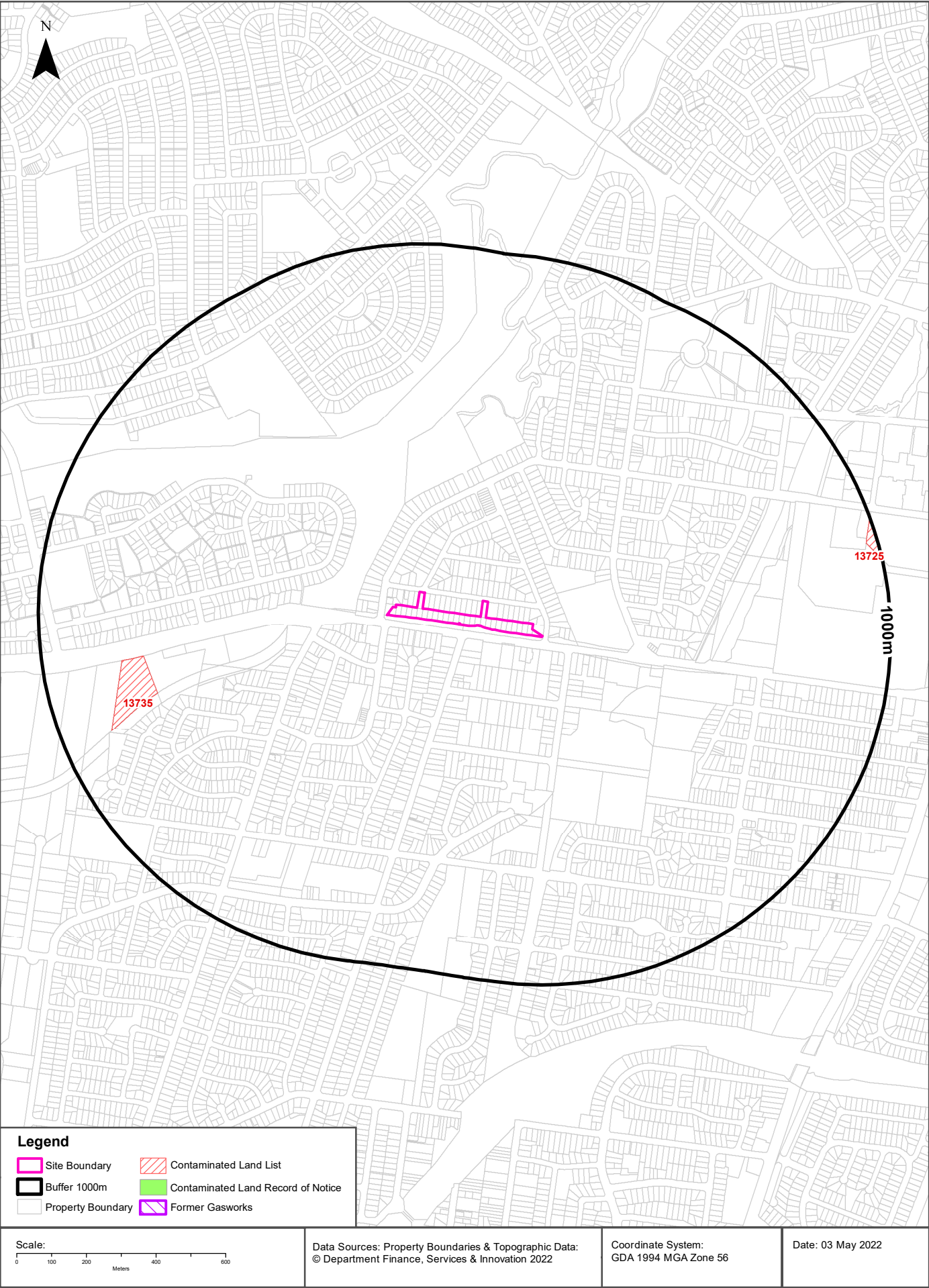
Coordinate System:  
GDA 1994 MGA Zone 56

Date: 03 May 2022



# Contaminated Land

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





## Contaminated Land

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

| Map Id | Site                     | Address              | Suburb    | Activity       | Management Class | Status           | Location Confidence | Dist | Direction |
|--------|--------------------------|----------------------|-----------|----------------|------------------|------------------|---------------------|------|-----------|
| 13735  | Jalco Automotive Pty Ltd | 238 Hoxton Park ROAD | PRESTONS  | Unclassified   | Under assessment | Current EPA List | Premise Match       | 696m | West      |
| 13725  | Woodward Park            | 84 Memorial AVENUE   | LIVERPOOL | Other Industry | Under assessment | Current EPA List | Premise Match       | 965m | East      |

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

| EPA site management class   | Explanation   |
|---|---|
| Contamination being managed via the planning process (EP&A Act)         | The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment. |
| Contamination currently regulated under CLM Act                         | The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.   |
| Contamination currently regulated under POEO Act                        | The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.  |
| Contamination formerly regulated under the CLM Act                      | The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.   |
| Contamination formerly regulated under the POEO Act                     | The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).  |
| Contamination was addressed via the planning process (EP&A Act)         | The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).   |
| Ongoing maintenance required to manage residual contamination (CLM Act) | The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.   |
| Regulation being finalised  | The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.  |
| Regulation under the CLM Act not required                               | The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.   |
| Under assessment  | The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.                          |

NSW EPA Contaminated Land List Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

## Contaminated Land

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

| Map Id | Name                 | Address | Suburb | Notices | Area No | Location Confidence | Distance | Direction |
|--------|----------------------|---------|--------|---------|---------|---------------------|----------|-----------|
| N/A    | No records in buffer |         |        |         |         |                     |          |           |

Contaminated Land Records of Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit

<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

### Former Gasworks

Former Gasworks within the dataset buffer:

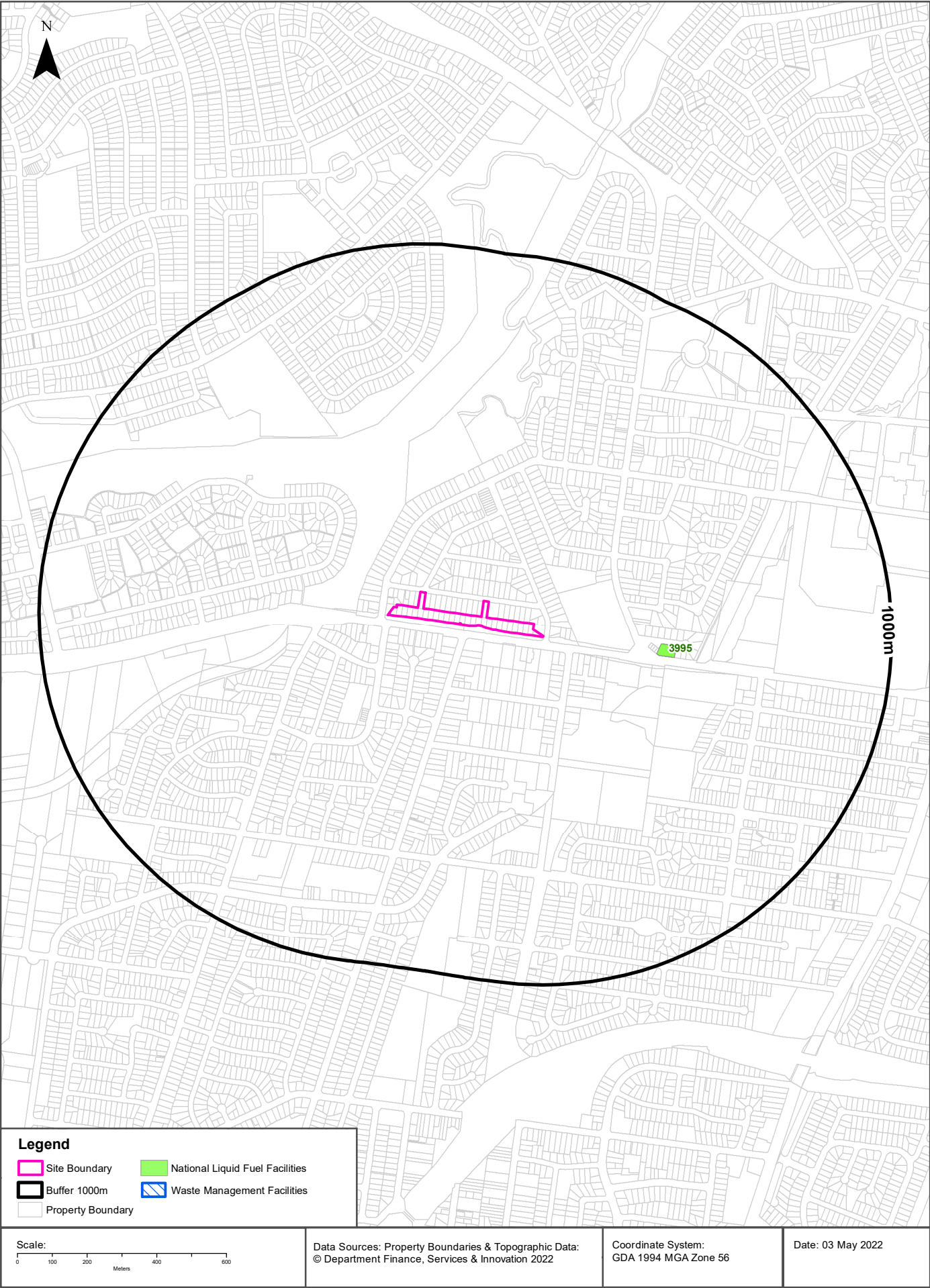
| Map Id | Location             | Council | Further Info | Location Confidence | Distance | Direction |
|--------|----------------------|---------|--------------|---------------------|----------|-----------|
| N/A    | No records in buffer |         |              |                     |          |           |

Former Gasworks Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

# Waste Management & Liquid Fuel Facilities

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171



## Waste Management & Liquid Fuel Facilities

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

| Site Id | Owner                | Name | Address | Suburb | Class | Landfill | Reprocess | Transfer | Comments | Loc Conf | Dist | Direction |
|---------|----------------------|------|---------|--------|-------|----------|-----------|----------|----------|----------|------|-----------|
| N/A     | No records in buffer |      |         |        |       |          |           |          |          |          |      |           |

Waste Management Facilities Data Source: Geoscience Australia

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### National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

| Map Id | Owner | Name         | Address             | Suburb    | Class          | Operational Status | Operator | Revision Date | Loc Conf      | Dist | Direction |
|--------|-------|--------------|---------------------|-----------|----------------|--------------------|----------|---------------|---------------|------|-----------|
| 3995   | BP    | BP Liverpool | 73 Hoxton Park Road | Liverpool | Petrol Station | Operational        |          | 25/07/2011    | Premise Match | 328m | East      |

National Liquid Fuel Facilities Data Source: Geoscience Australia

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# PFAS Investigation & Management Programs

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171



## PFAS Investigation & Management Programs

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

| Map ID | Site   | Address                           | Loc Conf      | Dist  | Dir        |
|--------|--|-----------------------------------|---------------|-------|------------|
| 8      | Holsworthy Barracks (including Liverpool Fire Station) | Macarthur Drive, Holsworthy, 2173 | Premise Match | 1705m | South East |

EPA PFAS Investigation Program: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

### Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

| Map ID | Base Name                           | Address                     | Loc Conf      | Dist  | Dir        |
|--------|-------------------------------------|-----------------------------|---------------|-------|------------|
| 4      | <a href="#">Holsworthy Barracks</a> | Holsworthy, New South Wales | Premise Match | 1705m | South East |

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

### Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

| Map ID | Base Name            | Address | Loc Conf | Dist | Dir |
|--------|----------------------|---------|----------|------|-----|
| N/A    | No records in buffer |         |          |      |     |

Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

### Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

| Map ID | Site Name            | Impacts | Loc Conf | Dist | Dir |
|--------|----------------------|---------|----------|------|-----|
| N/A    | No records in buffer |         |          |      |     |

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia



## Defence Sites

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### Defence 3 Year Regional Contamination Investigation Program

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

| Property ID | Base Name            | Address | Known Contamination | Loc Conf | Dist | Dir |
|-------------|----------------------|---------|---------------------|----------|------|-----|
| N/A         | No records in buffer |         |                     |          |      |     |

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

## EPA Other Sites with Contamination Issues

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

## EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasminco Lead Abatement Strategy Area

Sites within the dataset buffer:

| Site Id | Site Name            | Site Address | Dataset | Comments | Location Confidence | Distance | Direction |
|---------|----------------------|--------------|---------|----------|---------------------|----------|-----------|
| N/A     | No records in buffer |              |         |          |                     |          |           |

EPA Other Sites with Contamination Issues: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority



## EPA Activities

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

## Licensed Activities under the POEO Act 1997

Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

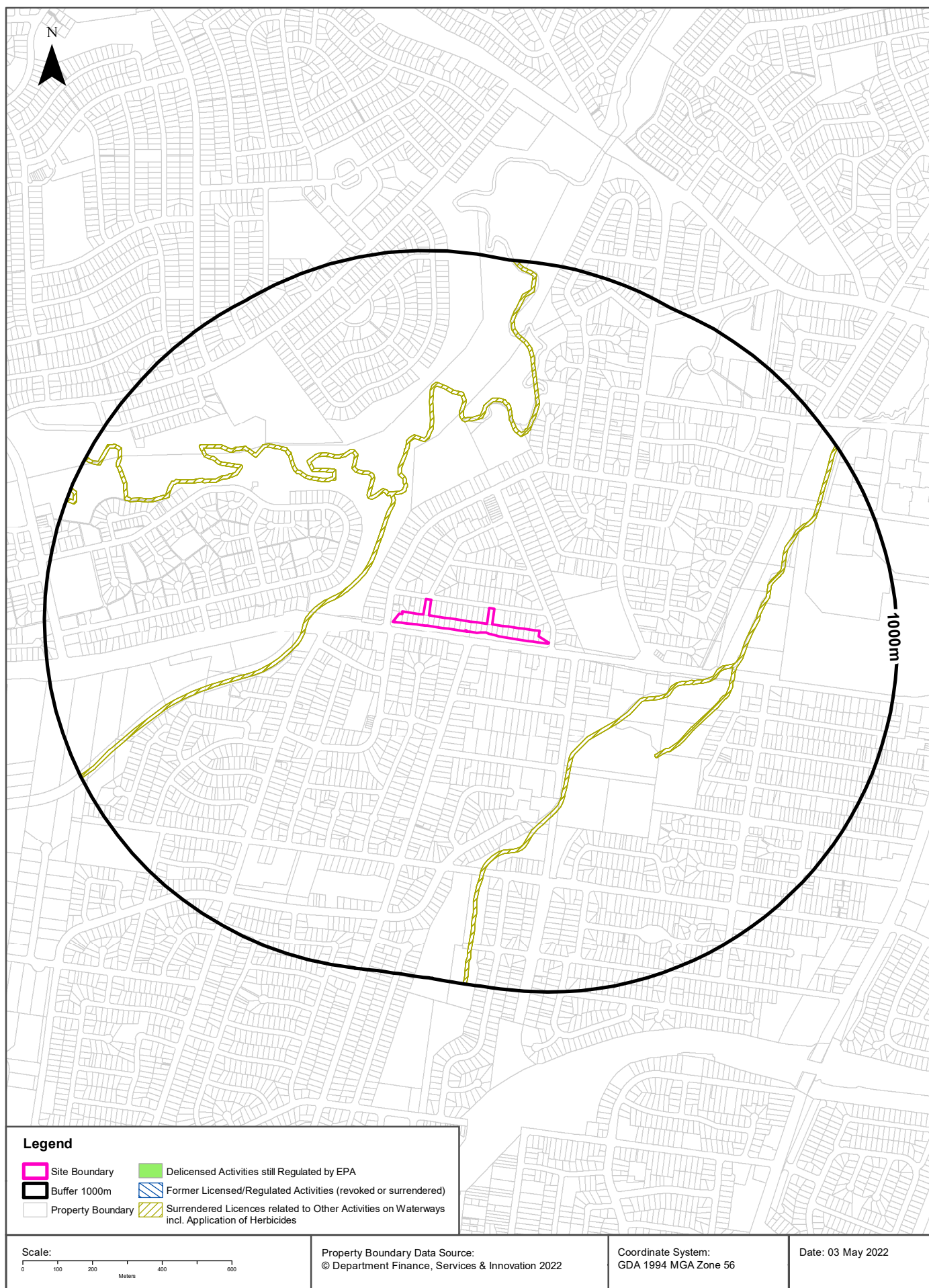
| EPL | Organisation         | Name | Address | Suburb | Activity | Loc Conf | Distance | Direction |
|-----|----------------------|------|---------|--------|----------|----------|----------|-----------|
| N/A | No records in buffer |      |         |        |          |          |          |           |

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

# Delicensed & Former Licensed EPA Activities

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





## EPA Activities

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

| Licence No | Organisation         | Name | Address | Suburb | Activity | Loc Conf | Distance | Direction |
|------------|----------------------|------|---------|--------|----------|----------|----------|-----------|
| N/A        | No records in buffer |      |         |        |          |          |          |           |

Delicensed Activities Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

### Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

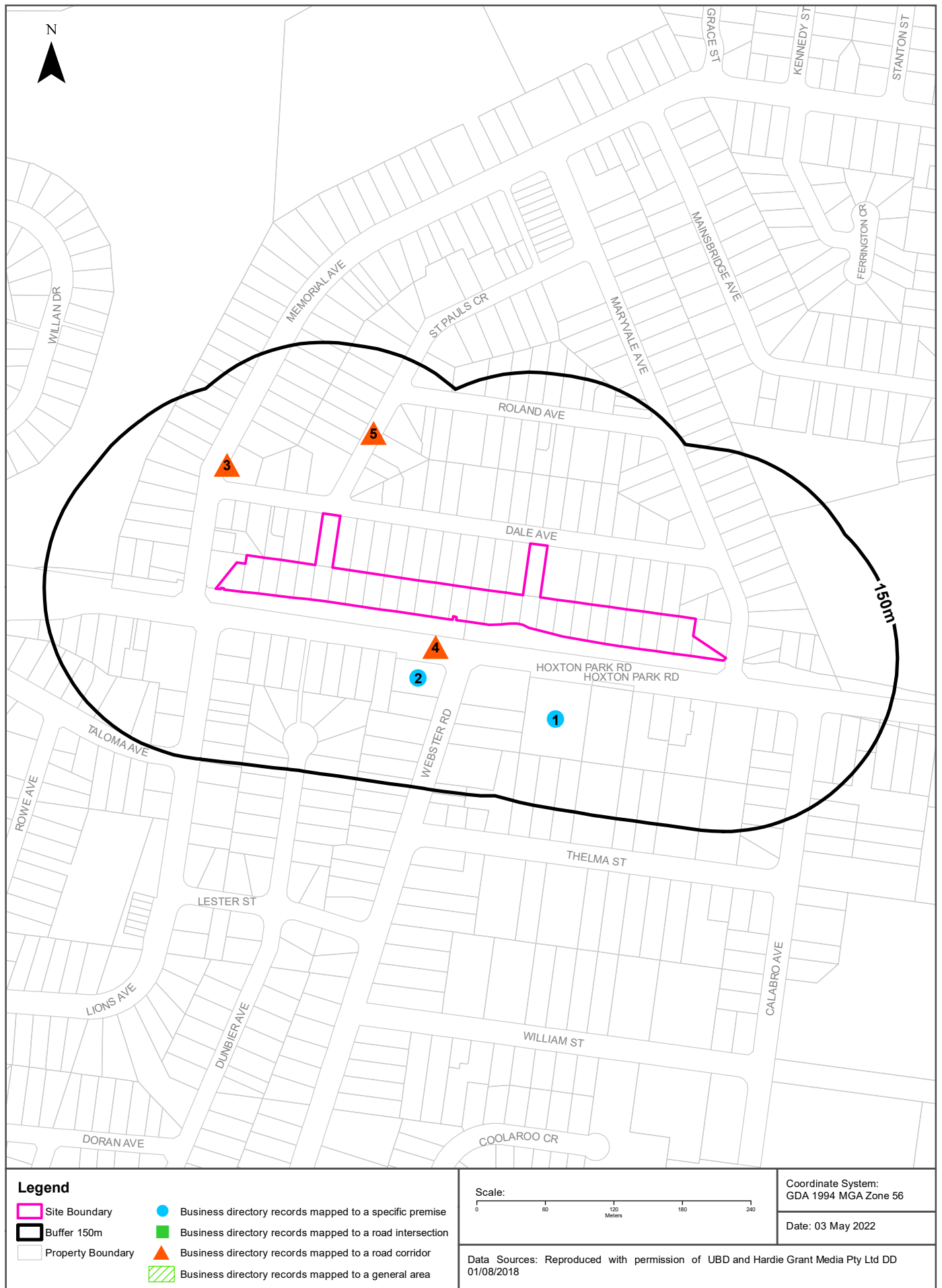
Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

| Licence No | Organisation                            | Location   | Status      | Issued Date | Activity  | Loc Conf            | Distance | Direction  |
|------------|---|--|-------------|-------------|---|---------------------|----------|------------|
| 4653       | LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD | WATERWAYS THROUGHOUT NSW                                       | Surrendered | 06/09/2000  | Other Activities / Non Scheduled Activity - Application of Herbicides | Network of Features | 148m     | North West |
| 4838       | Robert Orchard                          | Various Waterways throughout New South Wales - SYDNEY NSW 2000 | Surrendered | 07/09/2000  | Other Activities / Non Scheduled Activity - Application of Herbicides | Network of Features | 148m     | North West |
| 5176       | LIVERPOOL CITY COUNCIL                  | WATERWAYS OF LIVERPOOL CITY                                    | Surrendered | 17/04/2001  | Other Activities / Non Scheduled Activity - Application of Herbicides | Network of Features | 148m     | North West |
| 6630       | SYDNEY WEED & PEST MANAGEMENT PTY LTD   | WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148                 | Surrendered | 09/11/2000  | Other Activities / Non Scheduled Activity - Application of Herbicides | Network of Features | 148m     | North West |

Former Licensed Activities Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

# Historical Business Directories

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





## Historical Business Directories

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### Business Directory Records 1950-1991 Premise or Road Intersection Matches

Universal Business Directory records from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

| Map Id | Business Activity   | Premise   | Ref No. | Year | Location Confidence | Distance to Property Boundary or Road Intersection | Direction  |
|--------|---|---|---------|------|---------------------|--|------------|
| 1      | SANDWICH &/OR LUNCHEON SHOPS.                               | Freddys Reddys. 120 Hoxton Park Rd., Liverpool. 2170        | 64494   | 1978 | Premise Match       | 38m  | South East |
| 2      | Motor Garages & Service Stations                            | BP Lurnea Service Station, 128 Hoxton Park Rd., Lurnea 2170 | 97636   | 1991 | Premise Match       | 40m  | South West |
|        | MOTOR GARAGES & SERVICE STATIONS.                           | BP Lurnea, 128 Hoxton Park Rd., Lurnea. 2170                | 64170   | 1986 | Premise Match       | 40m  | South West |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860) | BP Lurnea, 128 Hoxton Park Rd., Lurnea. 2170.               | 56243   | 1982 | Premise Match       | 40m  | South West |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.         | BP Lurnea, 128 Hoxton Park Rd., Lurnea. 2170                | 49569   | 1978 | Premise Match       | 40m  | South West |
|        | MOTOR SERVICE STATIONS - PETROL, OIL                        | BP Lurnea., 128 Hoxton Park Rd., Lurnea. 2170               | 61515   | 1975 | Premise Match       | 40m  | South West |

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## Business Directory Records 1950-1991

### Road or Area Matches

Universal Business Directory records from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, 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:

| Map Id | Business Activity   | Premise  | Ref No. | Year | Location Confidence | Distance to Road Corridor or Area |
|--------|---|--|---------|------|---------------------|-----------------------------------|
| 3      | SCHOOLS - KINDERGARTEN, DAY NURSERY                         | Kindergarten Union of N.S.W., Memorial Ave., Liverpool. 2170   | 100330  | 1986 | Road Match          | 9m                                |
|        | SCHOOLS - KINDERGARTEN, DAY.NURSERY. (S1470)                | Kindergarten Union of N.S.W., Memorial Ave., Liverpool. 2170.  | 73465   | 1982 | Road Match          | 9m                                |
|        | SQUASH COURTS. (S5160)                                      | Liverpool Squash Centre, Memorial Ave., Liverpool. 2170.       | 75948   | 1982 | Road Match          | 9m                                |
|        | MIXED BUSINESSES.   | Gentle, H. D., Memorial Ave., Liverpool. 2170                  | 46762   | 1978 | Road Match          | 9m                                |
|        | SCHOOLS-KINDERGARTEN, DAY NURSERY.                          | Kindergarten Union of N. S. W., Memorial Ave., Liverpool. 2170 | 65002   | 1978 | Road Match          | 9m                                |
|        | SQUASH COURTS.  | Liverpool Squash Centre, Memorial Ave., Liverpool. 2170        | 67266   | 1978 | Road Match          | 9m                                |
|        | RESTAURANTS.  | Red Barrel, Memorial Ave, Liverpool. 2170                      | 63334   | 1978 | Road Match          | 9m                                |
|        | SQUASH COURTS.  | Liverpool Squash Centre, Memorial Ave., Liverpool. 2170        | 79489   | 1975 | Road Match          | 9m                                |
| 4      | Tyre Dealers &/or Retreaders &/or Vulcanisers               | Green Valley Auto Port, Hoxton Park Rd Liverpool 2170          | 65277   | 1991 | Road Match          | 11m                               |
|        | Motor Garages & Service Stations                            | Green Valley Auto Port, Hoxton Park Rd., Liverpool 2170        | 53746   | 1991 | Road Match          | 11m                               |
|        | LAWNMOWER SALES &/OR SERVICE.                               | Flowerdale Mower Centre, Hoxton Park Rd., Liverpool. 2170      | 51380   | 1986 | Road Match          | 11m                               |
|        | GROCERS-RETAIL.   | Flowerdale Supa Save, Hoxton Park Rd., Liverpool. 2170         | 40683   | 1986 | Road Match          | 11m                               |
|        | TAKE-AWAY FOODS.  | Golden Paradise, The, Hoxton Park Rd., Liverpool. 2170.        | 90906   | 1986 | Road Match          | 11m                               |
|        | MOTOR GARAGES & SERVICE STATIONS.                           | Green Valley Auto Port, Hoxton Park Rd., West Liverpool. 2170  | 64816   | 1986 | Road Match          | 11m                               |
|        | TYRE DEALERS &/OR RETREADERS &/OR VULCANISERS.              | Green Valley Auto Port, Hoxton Park Rd., West Liverpool. 2170  | 96361   | 1986 | Road Match          | 11m                               |
|        | VETERINARY SURGEONS.  | Lloyd, R. G. Hoxton Park Rd. Liverpool. 2170                   | 97368   | 1986 | Road Match          | 11m                               |
|        | FISH MERCHANTS - RETAIL (F2825)                             | Elias Fish Shop, Hoxton Park Rd., Liverpool. 2170.             | 30936   | 1982 | Road Match          | 11m                               |
|        | LAWNMOWER SALES &/OR.SERVICE. (L2600)                       | Flowerdale Mower Centre, Hoxton Park Rd., Liverpool. 2170.     | 45021   | 1982 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860) | Green Valley Auto Port, Hoxton Park Rd., West Liverpool. 2170. | 56902   | 1982 | Road Match          | 11m                               |
|        | TYRE DEALERS &/ORRETREADERS &/OR VULCANISERS. (T8830)       | Green Valley Auto Port, Hoxton Park Rd., West Liverpool. 2170. | 82652   | 1982 | Road Match          | 11m                               |
|        | VETERINARY SURGEONS. (V2000)                                | Hunt, G. J., Hoxton Park Rd., Liverpool. 2170.                 | 83496   | 1982 | Road Match          | 11m                               |
|        | FISH MERCHANTS-RETAIL.                                      | Elias Fish Shop, Hoxton Park Rd. Liverpool. 2170               | 28004   | 1978 | Road Match          | 11m                               |
|        | BOOKSELLERS RETAIL.   | Flowerdale Book Exchange, Hoxton Park Rd., Liverpool. 2170     | 6829    | 1978 | Road Match          | 11m                               |
|        | LAWNMOWER SALES & OR SERVICE                                | Flowerdale Mower Centre, Hoxton Park Rd., Liverpool. 2170      | 39954   | 1978 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.         | Green Valley Auto Port, Hoxton Park Rd., West Liverpool. 2170  | 50194   | 1978 | Road Match          | 11m                               |
|        | TYRE DEALERS &/OR RETREADERS &/OR VULCANISERS               | Green Valley Auto Port, Hoxton Park Rd., West Liverpool. 2170  | 72929   | 1978 | Road Match          | 11m                               |



| Map Id | Business Activity                          | Premise   | Ref No. | Year | Location Confidence | Distance to Road Corridor or Area |
|--------|--|---|---------|------|---------------------|-----------------------------------|
| 4      | VETERINARY SURGEONS.                       | Hunt, G.J., Hoxton Park Rd., Liverpool.2170                                 | 73593   | 1978 | Road Match          | 11m                               |
|        | WINE &/OR SPIRIT MERCHANTS- RETAIL.        | Liverpool Flowerdale Liquorland Pty. Ltd., Hoxton Park Rd., Liverpool. 2170 | 74776   | 1978 | Road Match          | 11m                               |
|        | MOTOR TOWING SERVICES.                     | Daniels, J. & L., Hoxton Park Rd., Liverpool. 2170                          | 62680   | 1975 | Road Match          | 11m                               |
|        | MOTOR WHEEL REPAIRERS &/OR SPECIALISTS.    | Daniels, J. & L., Hoxton Park Rd., Liverpool. 2170                          | 62876   | 1975 | Road Match          | 11m                               |
|        | WELDERS., Electric &/OR OXY.               | Daniels, J. & L., Hoxton Park Rd., Liverpool. 2170                          | 86852   | 1975 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS.              | Daniels. J. & L., Hoxton Park Rd., Liverpool. 2170                          | 58742   | 1975 | Road Match          | 11m                               |
|        | TYRE DEALERS, RETREADERS &/OR VULCANIZERS, | Green Valley Auto Port, Hoxton Park Rd., West Liverpool. 2170               | 85576   | 1975 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS.              | Green Valley Auto Port., Hoxton Park Rd., West Liverpool 2170               | 58991   | 1975 | Road Match          | 11m                               |
|        | MIXED BUSINESSES.                          | Hillview General Store., Hoxton Park Rd., Liverpool. 2170                   | 54988   | 1975 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS(M6S6)            | BP Lurnea Service Station., Hoxton Park Rd., LIVERPOOL                      | 337382  | 1970 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS(M6S6)            | Daniels, J. & L., Hoxton Park Rd., LIVERPOOL                                | 337658  | 1970 | Road Match          | 11m                               |
|        | MOTOR TOWING SERVICES (M744)               | Daniels, J. & L., Hoxton Park Rd., Liverpool                                | 342452  | 1970 | Road Match          | 11m                               |
|        | MOTOR WHEEL REPAIRERS/SPECIALISTS (M756)   | Daniels, J. & L., Hoxton Park Rd., Liverpool                                | 342752  | 1970 | Road Match          | 11m                               |
|        | WELDERS-ELECTRIC &/OR OXY                  | Daniels, J.& L., Hoxton Park Rd., Liverpool                                 | 373862  | 1970 | Road Match          | 11m                               |
|        | TYRE/TUBE DEALERS (T760)                   | Green Valley Auto Port, Hoxton Park Rd., West Liverpool                     | 371876  | 1970 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS(M6S6)            | Green Valley Auto Port., Hoxton Park Rd., West Liverpool                    | 337936  | 1970 | Road Match          | 11m                               |
|        | MIXED BUSINESSES (M408)                    | Hillview General Store., Hoxton Park Rd., Liverpool South                   | 332858  | 1970 | Road Match          | 11m                               |
|        | POTTERY MFRS.' SUPPLIES                    | Liverpool Tile & Terra Cotta Co. Pty. Ltd., Hoxton Park Rd., Liverpool      | 351169  | 1970 | Road Match          | 11m                               |
|        | POTTERY MFRS./DISTS. (P672)                | Liverpool Tile & Terra Cotta Co. Pty. Ltd., Hoxton Park Rd., Liverpool      | 351139  | 1970 | Road Match          | 11m                               |
|        | TERRA COTTA MFRS.(T210)                    | Liverpool Tile & Terra Cotta Co. Pty. Ltd., Hoxton Park Rd., Liverpool      | 367835  | 1970 | Road Match          | 11m                               |
|        | WELDERS-ELECTRIC &/OR OXY                  | Sutherland's Motors, Hoxton Park Rd., Liverpool                             | 374001  | 1970 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS(M6S6)            | Sutherland's Motors., Hoxton Park Rd., LIVERPOOL                            | 338693  | 1970 | Road Match          | 11m                               |
|        | MOTOR PANEL BEATERS (M680)                 | Sutherland's Motors., Hoxton Park Rd., Liverpool                            | 340459  | 1970 | Road Match          | 11m                               |
|        | Motor Service Stations - Petrol, Oil, Etc. | B.P. Lurnea Service Station., Hoxton Park Rd., Liverpool                    | 125861  | 1965 | Road Match          | 11m                               |
|        | Motor Service Stations - Petrol, Oil, Etc. | Daniels, J. & L., Hoxton Park Rd., Liverpool                                | 125864  | 1965 | Road Match          | 11m                               |
|        | Motor Towing Services                      | Daniels, J. & L., Hoxton Park Rd., Liverpool                                | 127041  | 1965 | Road Match          | 11m                               |
|        | Welders - Electric &/or Oxy                | Daniels, J. & L., Hoxton Park Rd., Liverpool                                | 156402  | 1965 | Road Match          | 11m                               |
|        | Mixed Businesses                           | Hillview General Store, Hoxton Park Rd., Liverpool South                    | 117552  | 1965 | Road Match          | 11m                               |
|        | Pottery Manufacturers Supplies             | Liverpool Tile & Terra Cotta Co. Pty. Ltd., Hoxton Park Rd., Liverpool      | 135388  | 1965 | Road Match          | 11m                               |
|        | Pottery Manufacturers/Distributors         | Liverpool Tile & Terra Cotta Co. Pty. Ltd., Hoxton Park Rd., Liverpool      | 135359  | 1965 | Road Match          | 11m                               |
|        | TERRA COTTA MFRS.                          | Liverpool Tile & Terra Cotta Co. Pty. Ltd., Hoxton Park Rd., Liverpool      | 150673  | 1965 | Road Match          | 11m                               |
|        | TILE MFRS. ---ROOFING                      | Liverpool Tile & Terra Cotta Co. Pty. Ltd., Hoxton Park Rd., Liverpool      | 151578  | 1965 | Road Match          | 11m                               |
|        | Motor Garages & Engineers                  | Sutherland's Motors, Hoxton Park Rd. Liverpool                              | 122950  | 1965 | Road Match          | 11m                               |

| Map Id | Business Activity                  | Premise  | Ref No. | Year | Location Confidence | Distance to Road Corridor or Area |
|--------|------------------------------------|--|---------|------|---------------------|-----------------------------------|
| 4      | Motor Car/Truck Dealers - New/Used | Sutherland's Motors, Hoxton Park Rd., Liverpool                        | 120977  | 1965 | Road Match          | 11m                               |
|        | Motor Painters                     | Sutherland's Motors, Hoxton Park Rd., Liverpool                        | 124280  | 1965 | Road Match          | 11m                               |
|        | Motor Panel Beaters                | Sutherland's Motors., Hoxton Park Rd., Liverpool                       | 125050  | 1965 | Road Match          | 11m                               |
|        | Welders - Electric &/or Oxy        | Sutherland's Motors., Hoxton Park Rd., Liverpool                       | 156844  | 1965 | Road Match          | 11m                               |
|        | MIXED BUSINESS                     | Day, A. C., Maryvale Estate, Hoxton Park Rd., Liverpool                | 340707  | 1961 | Road Match          | 11m                               |
|        | POTTERY MFRS.' SUPPLIES            | Liverpool Tile & Terra Cotta Co Pty Ltd Hoxton Park Rd., Liverpool     | 361444  | 1961 | Road Match          | 11m                               |
|        | TERRA COTTA MFRS.                  | Liverpool Tile & Terra Cotta Co Pty Ltd Hoxton Park Rd., Liverpool     | 256132  | 1961 | Road Match          | 11m                               |
|        | POTTERY MFRS./DISTS                | Liverpool Tile & Terra Cotta Co. Pty. Ltd., Hoxton Park Rd., Liverpool | 361396  | 1961 | Road Match          | 11m                               |
|        | POTTERY MFRS.' SUPPLIES            | Liverpool Tile & Terra Cotta Co. Pty. Ltd., Hoxton Park Rd., Liverpool | 361445  | 1961 | Road Match          | 11m                               |
|        | TERRA COTTA MFRS.                  | Liverpool Tile & Terra Cotta Co. Pty. Ltd., Hoxton Park Rd., Liverpool | 256133  | 1961 | Road Match          | 11m                               |
|        | TILE MFRS. -ROOFING                | Liverpool Tile & Terra Cotta Co. Pty. Ltd., Hoxton Park Rd., Liverpool | 257032  | 1961 | Road Match          | 11m                               |
|        | MOTOR CAR/TRUCK DEALERS—NEW/USED   | Sutherland's Motors, Hoxton Park Rd., Liverpool                        | 345414  | 1961 | Road Match          | 11m                               |
|        | MOTOR PAINTERS                     | Sutherland's Motors, Hoxton Park Rd., Liverpool                        | 349212  | 1961 | Road Match          | 11m                               |
|        | MOTOR PANEL BEATERS                | Sutherland's Motors, Hoxton Park Rd., Liverpool                        | 350002  | 1961 | Road Match          | 11m                               |
|        | WELDERS-ELECTRIC &/OR OXY          | Sutherland's Motors, Hoxton Park Rd., Liverpool                        | 262490  | 1961 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS          | Sutherland's Motors, Hoxton Park Rd., Liverpool                        | 348245  | 1961 | Road Match          | 11m                               |
|        | POULTRY FARMERS                    | Anderson, A., Hoxton Park Rd., Liverpool                               | 93838   | 1950 | Road Match          | 11m                               |
|        | GROCERS-RETAIL                     | Day, A. C., Hoxton Park Rd., Liverpool                                 | 57035   | 1950 | Road Match          | 11m                               |
|        | MILK VENDORS                       | Ireland's Dairies Pty. Ltd., Hoxton Rd., Liverpool                     | 77790   | 1950 | Road Match          | 11m                               |
|        | POULTRY FARMERS                    | Jessup, J. S., Hoxton Park Rd., Liverpool                              | 94097   | 1950 | Road Match          | 11m                               |
| 5      | MEDICAL PRACTITIONERS.             | Dunn, R. H., St. Pauls Cr., Liverpool. 2170.                           | 54642   | 1986 | Road Match          | 21m                               |
|        | MEDICAL PRACTITIONERS. (M2020)     | Dunn, R. H., St. Pauls Cres., Liverpool. 2170.                         | 47946   | 1982 | Road Match          | 21m                               |
|        | MEDICAL PRACTITIONERS.             | Dunn. R. H., St. Pauls Cres., Liverpool. 2170                          | 42693   | 1978 | Road Match          | 21m                               |

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# Dry Cleaners, Motor Garages & Service Stations

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171



## Legend

- Site Boundary
- Buffer 500m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- ▲ Business directory records mapped to a road corridor
- ▨ Business directory records mapped to a general area

Scale:

0 120 240 360 480 Meters

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 03 May 2022

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# Historical Business Directories

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

## 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 premise or road intersection, within the dataset buffer.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

| Map Id | Business Activity   | Premise  | Ref No. | Year | Location Confidence | Distance to Property Boundary or Road Intersection | Direction  |
|--------|---|--|---------|------|---------------------|--|------------|
| 1      | MOTOR GARAGES & SERVICE STATIONS.                           | BP Lurnea Service Station, 128 Hoxton Park Rd., Lurnea. 2170 | 18662   | 1993 | Premise Match       | 40m  | South West |
|        | Motor Garages & Service Stations                            | BP Lurnea Service Station, 128 Hoxton Park Rd., Lurnea 2170  | 97636   | 1991 | Premise Match       | 40m  | South West |
|        | MOTOR GARAGES & SERVICE STATIONS.                           | BP Lurnea Service Station, 128 Hoxton Park Rd., Lurnea. 2170 | 7102    | 1990 | Premise Match       | 40m  | South West |
|        | MOTOR GARAGE & SERVICE STATIONS.                            | BP Lurnea Service Station, 128 Hoxton Park Rd., Lurnea. 2170 | 64596   | 1989 | Premise Match       | 40m  | South West |
|        | MOTOR GARAGES & SERVICE STATIONS.                           | BP Lurnea, 128 Hoxton Park Rd., Lurnea. 2170                 | 53708   | 1988 | Premise Match       | 40m  | South West |
|        | MOTOR GARAGES & SERVICE STATIONS.                           | BP Lurnea, 128 Hoxton Park Rd., Lurnea. 2170                 | 64170   | 1986 | Premise Match       | 40m  | South West |
|        | MOTOR GARAGES & SERVICE STATIONS.                           | BP Lurnea, 128 Hoxton Park Rd., Lurnea. 2170                 | 39178   | 1985 | Premise Match       | 40m  | South West |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.         | BP Lurnea., 128 Hoxton Park Rd., Lurnea. 2170                | 27782   | 1984 | Premise Match       | 40m  | South West |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.         | BP Lurnea., 128 Hoxton Park Rd., Lurnea 2170                 | 9138    | 1983 | Premise Match       | 40m  | South West |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860) | BP Lurnea, 128 Hoxton Park Rd., Lurnea. 2170.                | 56243   | 1982 | Premise Match       | 40m  | South West |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.         | BP Lurnea., 128 Hoxton Park Rd., Lurnea. 2170                | 63921   | 1981 | Premise Match       | 40m  | South West |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.         | BP Lurnea., 128 Hoxton Park Rd., Lurnea. 2170                | 51421   | 1980 | Premise Match       | 40m  | South West |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.         | BP Lurnea., 128 Hoxton Park Rd., Lurnea. 2170.               | 41029   | 1979 | Premise Match       | 40m  | South West |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.         | BP Lurnea, 128 Hoxton Park Rd., Lurnea. 2170                 | 49569   | 1978 | Premise Match       | 40m  | South West |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.         | BP Lurnea., 128 Hoxton Park Rd., Lurnea. 2170                | 25283   | 1976 | Premise Match       | 40m  | South West |
|        | MOTOR SERVICE STATIONS - PETROL, OIL                        | BP Lurnea., 128 Hoxton Park Rd., Lurnea. 2170                | 61515   | 1975 | Premise Match       | 40m  | South West |
|        | MOTOR SERVICE STATIONS-PETROL, OIL, ETC.                    | BP Lurnea., 128 Hoxton Park Rd Lurnea                        | 16854   | 1972 | Premise Match       | 40m  | South West |



| Map Id | Business Activity                                   | Premise  | Ref No. | Year | Location Confidence | Distance to Property Boundary or Road Intersection | Direction  |
|--------|---|--|---------|------|---------------------|--|------------|
| 1      | MOTOR SERVICE STATIONS-PETROL, OIL, ETC.            | BP Lurnea., 128 Hoxton Park Rd., Lurnea                    | 2320    | 1971 | Premise Match       | 40m  | South West |
| 2      | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. | Sutherlands Motors., 164 Hoxton Park Rd., Liverpool 2170   | 34980   | 1976 | Premise Match       | 156m   | West       |
|        | MOTOR GARAGES &/OR ENGINEERS.                       | Sutherlands Motors., 164 Hoxton Park Rd., Liverpool. 2170  | 59602   | 1975 | Premise Match       | 156m   | West       |
| 3      | DRY CLEANERS, PRESSERS &/OR DYERS                   | Look-Smart Dry Cleaners, Flowerdale Centre Liverpool. 2170 | 20862   | 1978 | Premise Match       | 197m   | East       |

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## Dry Cleaners, Motor Garages & Service Stations 1948-1993

### Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, 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.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

| Map Id | Business Activity   | Premise   | Ref No. | Year | Location Confidence | Distance to Road Corridor or Area |
|--------|---|---|---------|------|---------------------|-----------------------------------|
| 4      | MOTOR GARAGES & SERVICE STATIONS.                           | Green Valley Auto Port, Hoxton Park Rd., Liverpool. 2170        | 18993   | 1993 | Road Match          | 11m                               |
|        | Motor Garages & Service Stations                            | Green Valley Auto Port, Hoxton Park Rd., Liverpool 2170         | 53746   | 1991 | Road Match          | 11m                               |
|        | MOTOR GARAGES & SERVICE STATIONS.                           | Green Valley Auto Port, Hoxton Park Rd., Liverpool. 2170        | 11664   | 1990 | Road Match          | 11m                               |
|        | MOTOR GARAGE & SERVICE STATIONS.                            | Green Valley Auto Port, Hoxton Park Rd., Liverpool. 2170        | 65146   | 1989 | Road Match          | 11m                               |
|        | MOTOR GARAGES & SERVICE STATIONS.                           | Green Valley Auto Port, Hoxton Park Rd., West Liverpool. 2170   | 59385   | 1988 | Road Match          | 11m                               |
|        | MOTOR GARAGES & SERVICE STATIONS.                           | Green Valley Auto Port, Hoxton Park Rd., West Liverpool. 2170   | 64816   | 1986 | Road Match          | 11m                               |
|        | MOTOR GARAGES & SERVICE STATIONS.                           | Green Valley Auto Port, Hoxton Park Rd., West Liverpool. 2170   | 44912   | 1985 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.         | Green Valley Auto Port, Hoxton Park Rd., West Liverpool. 2170   | 28415   | 1984 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.         | Green Valley Auto Port., Hoxton Park Rd., West Liverpool. 2170  | 14838   | 1983 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860) | Green Valley Auto Port, Hoxton Park Rd., West Liverpool. 2170.  | 56902   | 1982 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.         | Green Valley Auto Port., Hoxton Park Rd., West Liverpool 2170   | 3461    | 1981 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.         | Green Valley Auto Port., Hoxton Park Rd., West Liverpool. 2170  | 58193   | 1980 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.         | Green Valley Auto Port., Hoxton Park Rd., West Liverpool. 2170. | 41655   | 1979 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.         | Green Valley Auto Port, Hoxton Park Rd., West Liverpool. 2170   | 50194   | 1978 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.         | Daniels, J. & L., Hoxton Park Rd., Liverpool 2170               | 29819   | 1976 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.         | Green Valley Auto Port., Hoxton Park Rd., West Liverpool 2170   | 30191   | 1976 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS.                               | Daniels. J. & L., Hoxton Park Rd., Liverpool. 2170              | 58742   | 1975 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS.                               | Green Valley Auto Port., Hoxton Park Rd., West Liverpool 2170   | 58991   | 1975 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS.                               | BP Lurnea Service Station., Hoxton Park Rd Liverpool            | 12515   | 1972 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS.                               | Daniels J. & L., Hoxton Park Rd., Liverpool                     | 12524   | 1972 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS.                               | Green Valley Auto Port., Hoxton Park Rd., West Liverpool        | 12527   | 1972 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS.                               | Sutherland's Motors., Hoxton Park Rd Liverpool                  | 12537   | 1972 | Road Match          | 11m                               |



| Map Id | Business Activity                          | Premise  | Ref No. | Year | Location Confidence | Distance to Road Corridor or Area |
|--------|--|--|---------|------|---------------------|-----------------------------------|
| 4      | MOTOR GARAGES &/OR ENGINEERS.              | BP Lurnea Service Station., Hoxton Park Rd Liverpool     | 62199   | 1971 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS.              | Daniels J. & L., Hoxton Park Rd Liverpool                | 62208   | 1971 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS.              | Green Valley Auto Port., Hoxton Park Rd., West Liverpool | 62212   | 1971 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS.              | Sutherland's Motors., Hoxton Park Rd Liverpool           | 62221   | 1971 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS(M6S6)            | BP Lurnea Service Station., Hoxton Park Rd., LIVERPOOL   | 337382  | 1970 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS(M6S6)            | Daniels, J. & L., Hoxton Park Rd., LIVERPOOL             | 337658  | 1970 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS(M6S6)            | Green Valley Auto Port., Hoxton Park Rd., West Liverpool | 337936  | 1970 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS(M6S6)            | Sutherland's Motors., Hoxton Park Rd., LIVERPOOL         | 338693  | 1970 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS.                 | BP Lurnea Service Station., Hoxton Park Rd Liverpool     | 42552   | 1969 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS.                 | Daniels J. & L., Hoxton Park Rd Liverpool                | 42561   | 1969 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS.                 | Green Valley Auto Port., Hoxton Park Rd., West Liverpool | 42565   | 1969 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS.                 | Sutherland's Motors., Hoxton Park Rd Liverpool           | 42574   | 1969 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS                  | BP Lurnea Service Station., Hoxton Park Rd Liverpool     | 26040   | 1968 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS                  | Daniels J. & L., Hoxton Park Rd Liverpool                | 26048   | 1968 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS                  | Sutherland's Motors., Hoxton Park Rd Liverpool           | 26060   | 1968 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS.                 | BP Lurnea Service Station., Hoxton Park Rd Liverpool     | 10537   | 1967 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS.                 | Daniels J. & L., Hoxton Park Rd Liverpool                | 10545   | 1967 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS.                 | Sutherland's Motors., Hoxton Park Rd Liverpool           | 10557   | 1967 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS.                 | BP Lurnea Service Station., Hoxton Park Rd Liverpool     | 60284   | 1966 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS.                 | Daniels J. & L., Hoxton Park Rd Liverpool                | 60292   | 1966 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS.                 | Green Valley Auto Port., Hoxton Park Rd West Liverpool   | 60297   | 1966 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS.                 | Sutherland's Motors., Hoxton Park Rd Liverpool           | 60304   | 1966 | Road Match          | 11m                               |
|        | Motor Service Stations - Petrol, Oil, Etc. | B.P. Lurnea Service Station., Hoxton Park Rd., Liverpool | 125861  | 1965 | Road Match          | 11m                               |
|        | Motor Service Stations - Petrol, Oil, Etc. | Daniels, J. & L., Hoxton Park Rd., Liverpool             | 125864  | 1965 | Road Match          | 11m                               |
|        | Motor Garages & Engineers                  | Sutherland's Motors, Hoxton Park Rd. Liverpool           | 122950  | 1965 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS                  | Sutherland's Motors., Hoxton Park Rd Liverpool           | 48224   | 1964 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS.                 | Sutherland's Motors., Hoxton Park Rd Liverpool           | 32880   | 1962 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS                  | Sutherland's Motors, Hoxton Park Rd., Liverpool          | 348245  | 1961 | Road Match          | 11m                               |
|        | MOTOR GARAGES & ENGINEERS.                 | Sutherland's Motors., Hoxton Park Rd Liverpool           | 19476   | 1959 | Road Match          | 11m                               |
|        | MOTOR GARAGE/ENGINEERS.                    | Hillview Motor Repairs., Hoxton Park Rd Liverpool        | 4280    | 1958 | Road Match          | 11m                               |
|        | MOTOR GARAGE/ENGINEERS.                    | Sutherland's Motors., Hoxton Park Rd Liverpool           | 5054    | 1958 | Road Match          | 11m                               |
|        | MOTOR SERVICE STATIONS-PETROL, ETC.        | Sutherland's Motors., Hoxton Park Rd Liverpool           | 9863    | 1958 | Road Match          | 11m                               |
|        | MOTOR GARAGES &/OR ENGINEERS.              | Hillview Motor Repairs., Hoxton Park Rd Liverpool        | 57804   | 1956 | Road Match          | 11m                               |

| Map Id | Business Activity             | Premise   | Ref No. | Year | Location Confidence | Distance to Road Corridor or Area |
|--------|-------------------------------|---|---------|------|---------------------|-----------------------------------|
| 4      | MOTOR GARAGES &/OR ENGINEERS. | Hillview Motor Repairs., Hoxton Park Rd Liverpool | 57081   | 1956 | Road Match          | 11m                               |
| 5      | MOTOR GARAGES & ENGINEERS.    | Permoser C D., Lot 7 Flowerdale Rd Liverpool      | 19461   | 1959 | Road Match          | 236m                              |
|        | MOTOR GARAGES & ENGINEERS.    | Permoser C. D., Lot 7 Flowerdale Rd Liverpool     | 19474   | 1959 | Road Match          | 236m                              |

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## Aerial Imagery 2021

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





# Aerial Imagery 2016

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





# Aerial Imagery 2011

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171



## Legend

- Site Boundary
- Buffer 150m

Scale:  
0 50 100 150 200  
Meters

Data Source Aerial Imagery:  
© Aerometrex Pty Ltd

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 03 May 2022



## Aerial Imagery 2005

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





# Aerial Imagery 2000

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171



|  |  |   |                          |
|--|--|---|--------------------------|
| <p>Scale:</p> <p>0 50 100 150 200 Meters</p> | <p>Data Source Aerial Imagery:</p> <p>© Aerometrex Pty Ltd</p> | <p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p> | <p>Date: 03 May 2022</p> |
|--|--|---|--------------------------|



Aerial Imagery 1994

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171



|                                      |   |  |                     |
|--------------------------------------|---|--|---------------------|
| Scale:<br>0 50 100 150 200<br>Meters | Data Source Aerial Imagery:<br>© NSW Department of Customer Service | Coordinate System:<br>GDA 1994 MGA Zone 56 | Date: 29 April 2022 |
|--------------------------------------|---|--|---------------------|



# Aerial Imagery 1991

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





Aerial Imagery 1986

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171



|                                      |   |  |                     |
|--------------------------------------|---|--|---------------------|
| Scale:<br>0 50 100 150 200<br>Meters | Data Source Aerial Imagery:<br>© NSW Department of Customer Service | Coordinate System:<br>GDA 1994 MGA Zone 56 | Date: 29 April 2022 |
|--------------------------------------|---|--|---------------------|



Aerial Imagery 1982

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





Aerial Imagery 1978

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171



|   |  |   |                            |
|---|--|---|----------------------------|
| <p>Scale:</p> <p>0 50 100 150 200</p> <p>Meters</p> | <p>Data Source Aerial Imagery:</p> <p>© NSW Department of Customer Service</p> | <p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p> | <p>Date: 29 April 2022</p> |
|---|--|---|----------------------------|



# Aerial Imagery 1970

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





# Aerial Imagery 1965

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





# Aerial Imagery 1961

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171



|                                      |   |  |                   |
|--------------------------------------|---|--|-------------------|
| Scale:<br>0 50 100 150 200<br>Meters | Data Sources: Aerial Imagery:<br>© NSW Department of Customer Service | Coordinate System:<br>GDA 1994 MGA Zone 56 | Date: 03 May 2022 |
|--------------------------------------|---|--|-------------------|



Aerial Imagery 1955, 1956

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





Aerial Imagery 1949

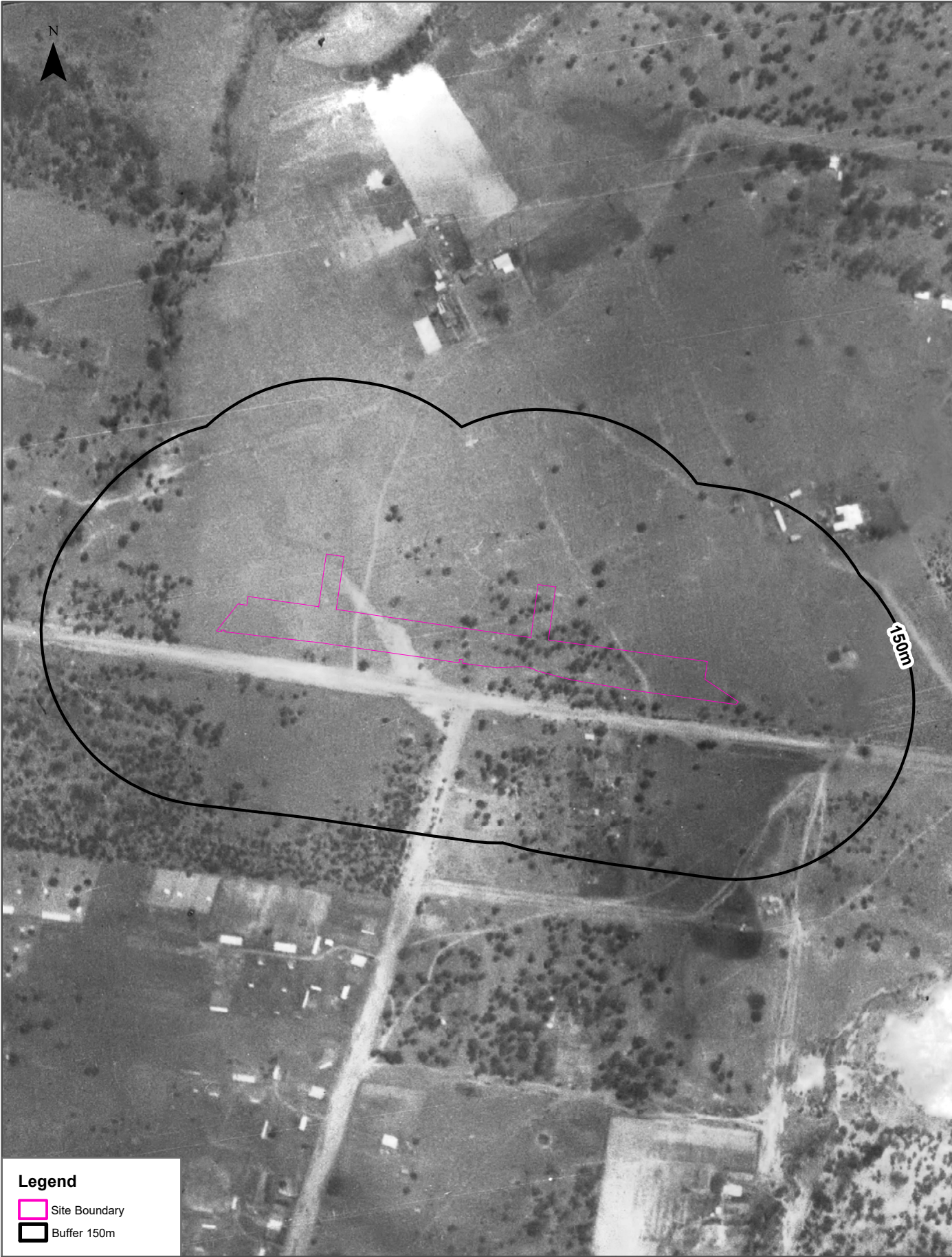
95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





Aerial Imagery 1930

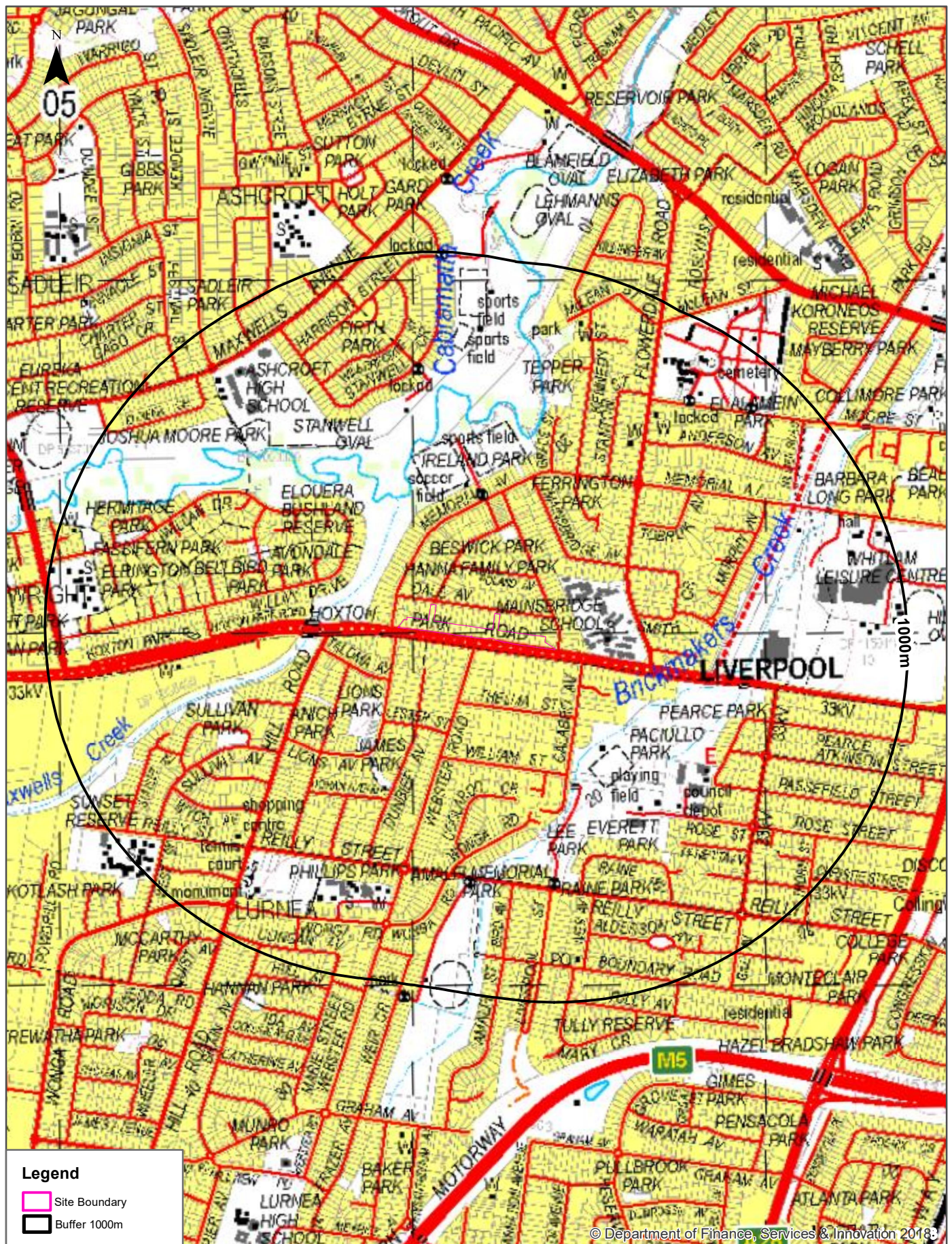
95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





# Topographic Map 2015

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





Historical Map 1975

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

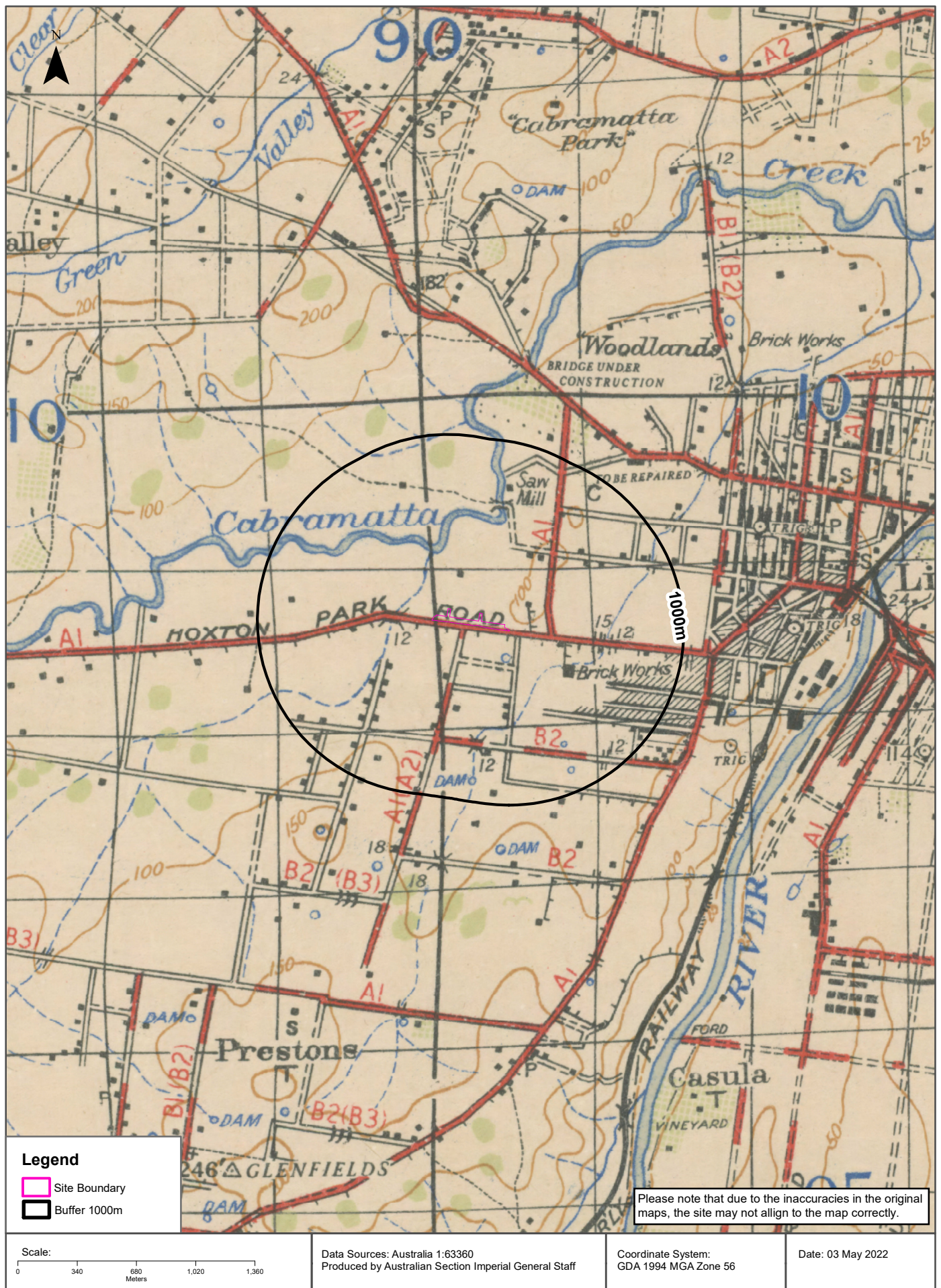


|   |   |  |                   |
|---|---|--|-------------------|
| Scale:<br>0 340 680 1,020 1,360<br>Meters | Data Sources: NATMAP 1:100,000<br>Topographic Maps Geoscience Australia | Coordinate System:<br>GDA 1994 MGA Zone 56 | Date: 03 May 2022 |
|---|---|--|-------------------|



## Historical Map c.1942

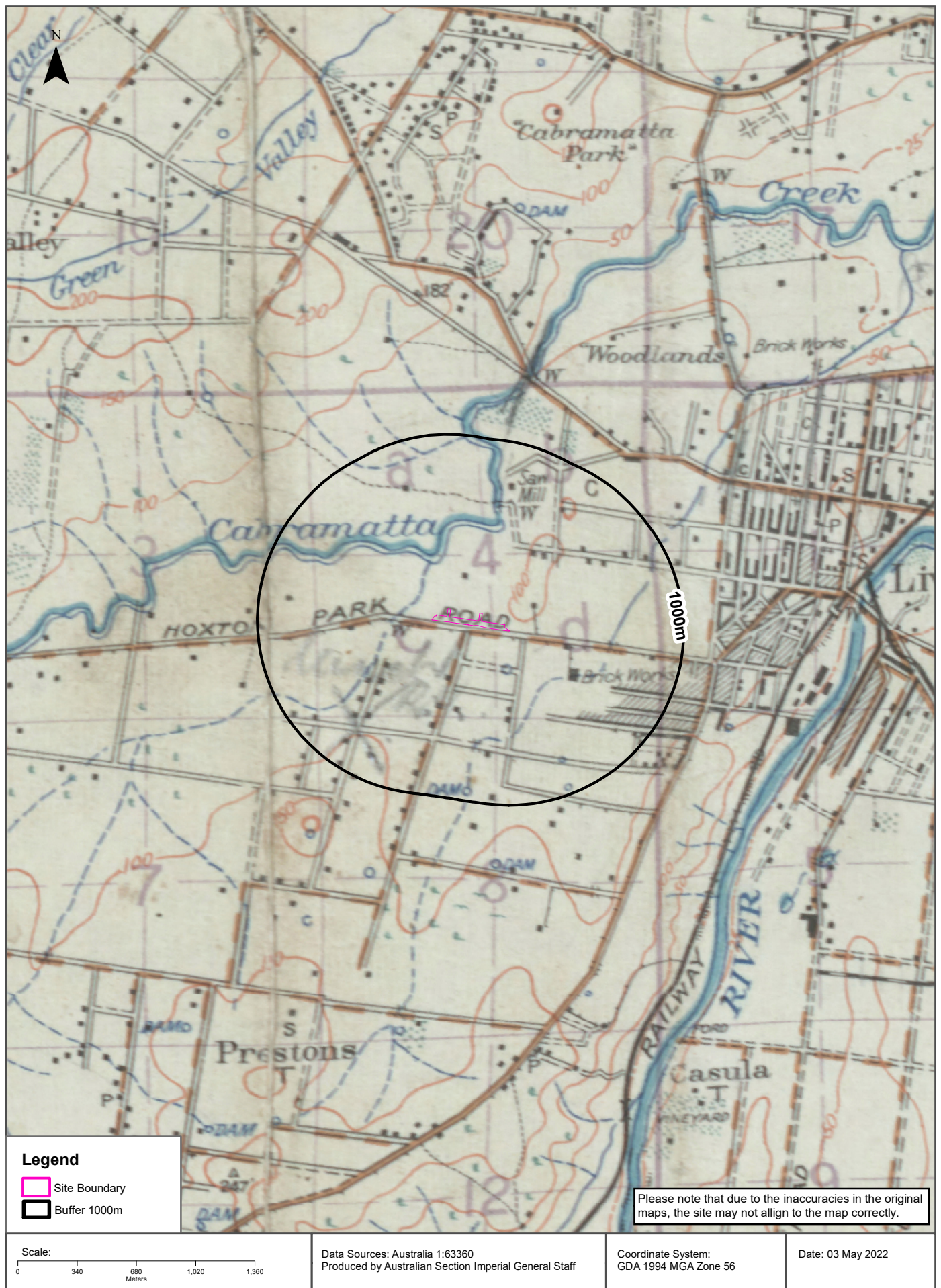
95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





# Historical Map c.1929

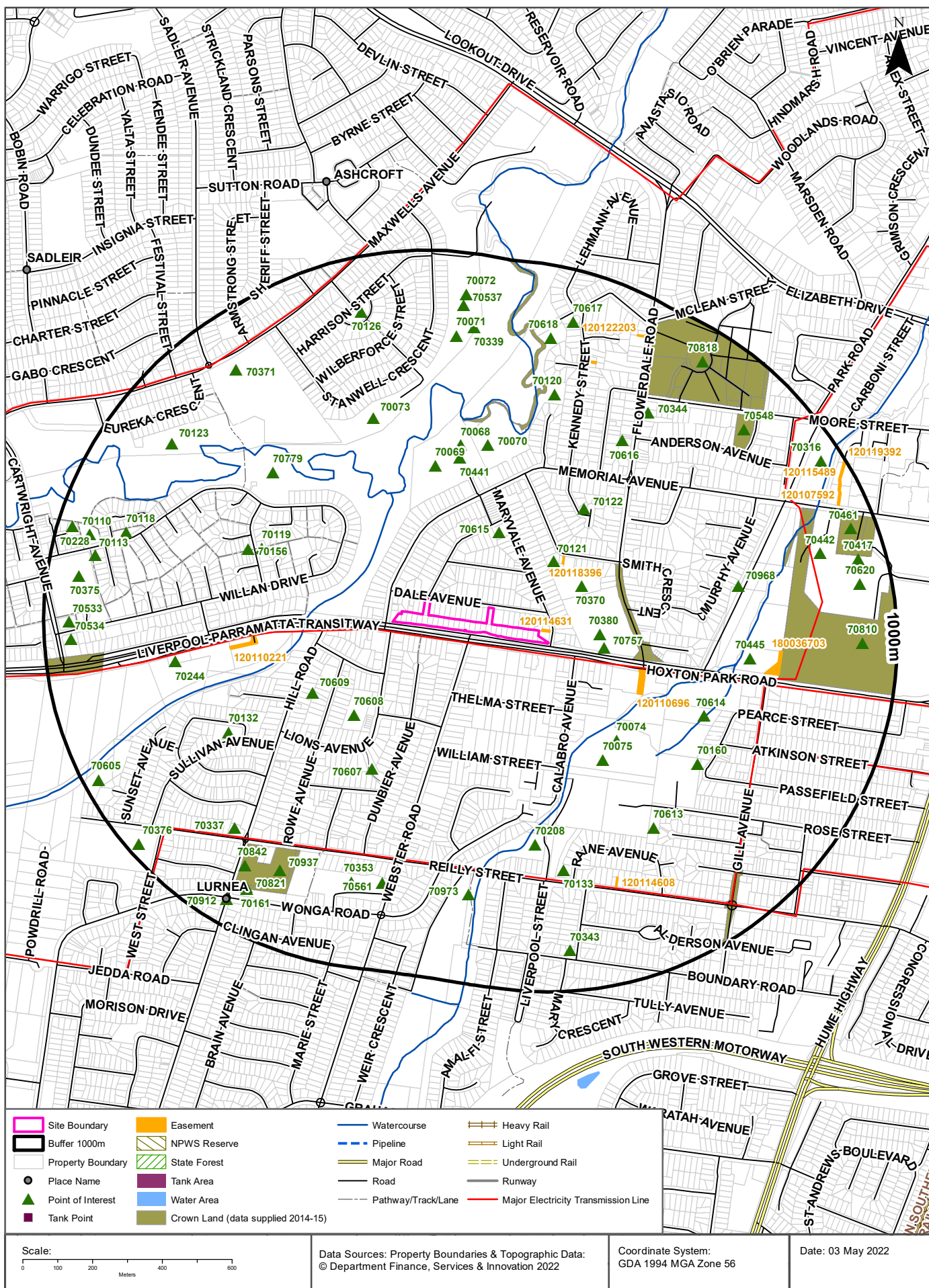
95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





# Topographic Features

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





# Topographic Features

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

## Points of Interest

What Points of Interest exist within the dataset buffer?

| Map Id | Feature Type      | Label  | Distance | Direction  |
|--------|-------------------|--|----------|------------|
| 70380  | Primary School    | LIVERPOOL WEST PUBLIC SCHOOL                       | 150m     | East       |
| 70757  | Preschool         | LIVERPOOL WEST PUBLIC SCHOOL PRESCHOOL             | 160m     | East       |
| 70370  | Special School    | MAINSBRIDGE SCHOOL                                 | 177m     | East       |
| 70121  | Park              | HANNA FAMILY PARK                                  | 204m     | North East |
| 70615  | Park              | BESWICK PARK                                       | 219m     | North      |
| 70608  | Park              | LIONS PARK   | 291m     | South West |
| 70609  | Park              | ANICH PARK   | 307m     | South West |
| 70074  | Park              | PACIULLO PARK                                      | 341m     | South East |
| 70075  | Sports Field      | PLAYING FIELD                                      | 370m     | South East |
| 70122  | Park              | FERRINGTON PARK                                    | 373m     | North East |
| 70069  | Sports Field      | SOCCER FIELD                                       | 383m     | North      |
| 70441  | Parking Area      | Parking Area                                       | 415m     | North      |
| 70607  | Park              | JAMES PARK   | 425m     | South West |
| 70119  | Park              | AVONDALE PARK                                      | 430m     | West       |
| 70068  | Park              | IRELAND PARK                                       | 451m     | North      |
| 70156  | Park              | BELLBIRD PARK                                      | 463m     | West       |
| 70070  | Sports Field      | Sports Field                                       | 468m     | North      |
| 70614  | Park              | PEARCE PARK  | 493m     | East       |
| 70073  | Sports Field      | STANWELL OVAL                                      | 540m     | North West |
| 70779  | Park              | ELOUERA BUSHLAND RESERVE                           | 543m     | North West |
| 70160  | SES Facility      | LIVERPOOL SES                                      | 552m     | South East |
| 70132  | Park              | SULLIVAN PARK                                      | 567m     | South West |
| 70968  | Park              | CLOKE RESERVE                                      | 569m     | East       |
| 70208  | Park              | LEE PARK   | 578m     | South      |
| 70445  | Ambulance Station | LIVERPOOL SUPERSTATION AMBULANCE STATION           | 579m     | East       |
| 70616  | Place Of Worship  | LIVING WATERS LUTHERAN CHURCH AND CHRISTIAN CENTRE | 596m     | North East |
| 70613  | Park              | EVERETT PARK                                       | 610m     | South East |
| 70244  | Place Of Worship  | LIVERPOOL COMMUNITY CHURCH OF CHRIST               | 633m     | West       |
| 70120  | Park              | TEPPER PARK  | 639m     | North      |
| 70133  | Park              | RAINE PARK   | 651m     | South      |
| 70344  | Place Of Worship  | SERBIAN ORTHODOX CHURCH OF THE APOSTLE LUKE        | 700m     | North East |

| Map Id | Feature Type           | Label                                       | Distance | Direction  |
|--------|------------------------|---|----------|------------|
| 70973  | Park                   | AMALFI PARK                                 | 745m     | South      |
| 70337  | Shopping Centre        | LURNEA PLAZA                                | 746m     | South West |
| 70561  | Place Of Worship       | ST FRANCIS XAVIER'S CATHOLIC CHURCH         | 749m     | South      |
| 70353  | Primary School         | ST FRANCIS XAVIER'S CATHOLIC PRIMARY SCHOOL | 756m     | South West |
| 70071  | Sports Field           | Sports Field                                | 760m     | North      |
| 70937  | Park                   | PHILLIPS PARK                               | 783m     | South West |
| 70339  | Community Facility     | ASHCROFT JUNIOR RUGBY LEAGUE CLUB           | 792m     | North      |
| 70618  | Park                   | Park  | 794m     | North      |
| 70118  | Park                   | HERMITAGE PARK                              | 805m     | West       |
| 70123  | Park                   | JOSHUA MOORE PARK                           | 812m     | North West |
| 70842  | Sports Court           | TENNIS COURT                                | 817m     | South West |
| 70442  | Parking Area           | Parking Area                                | 820m     | East       |
| 70548  | Park                   | EL ALAMEIN PARK                             | 824m     | North East |
| 70371  | High School            | ASHCROFT HIGH SCHOOL                        | 841m     | North West |
| 70126  | Park                   | FIRTH PARK                                  | 843m     | North      |
| 70537  | Park                   | LANDA PARK                                  | 849m     | North      |
| 70617  | Place Of Worship       | ST GEORGE AND PRINCE THEODORUS CHURCH       | 853m     | North      |
| 70821  | Monument               | CHARLES HALL MEMORIAL                       | 870m     | South West |
| 70113  | Park                   | ELRINGTON PARK                              | 873m     | West       |
| 70161  | Community Facility     | GEORGE BATES COMMUNITY CENTRE               | 873m     | South West |
| 70072  | Sports Field           | Sports Field                                | 882m     | North      |
| 70343  | Post Office            | LIVERPOOL SOUTH POST OFFICE                 | 883m     | South      |
| 70810  | Park                   | WOODWARD PARK                               | 900m     | East       |
| 70110  | Park                   | FASSIFERN PARK                              | 903m     | West       |
| 70818  | Cemetery               | LIVERPOOL CEMETERY                          | 904m     | North East |
| 70620  | Sports Centre          | WHITLAM LEISURE CENTRE                      | 909m     | East       |
| 70375  | Primary School         | CARTWRIGHT PUBLIC SCHOOL                    | 909m     | West       |
| 70417  | Swimming Pool Facility | Swimming Pool Facility                      | 920m     | East       |
| 70534  | Park                   | WILLAN PARK                                 | 923m     | West       |
| 70461  | Community Facility     | LIVERPOOL CITY PIPE BAND HALL               | 927m     | East       |
| 70912  | Suburb                 | LURNEA                                      | 928m     | South West |
| 70533  | Park                   | CARTWRIGHT PARK                             | 928m     | West       |
| 70316  | Park                   | BARBARA LONG PARK                           | 940m     | North East |
| 70605  | Park                   | SUNSET RESERVE                              | 957m     | South West |
| 70228  | Place Of Worship       | CARTWRIGHT COMMUNITY CHAPEL                 | 957m     | West       |
| 70376  | Primary School         | LURNEA PUBLIC SCHOOL                        | 967m     | South West |

Topographic Data Source: © Land and Property Information (2015)

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## Topographic Features

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

| Map Id | Tank Type            | Status | Name | Feature Currency | Distance | Direction |
|--------|----------------------|--------|------|------------------|----------|-----------|
| N/A    | No records in buffer |        |      |                  |          |           |

### Tanks (Points)

What are the Tank Points located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

| Map Id | Tank Type            | Status | Name | Feature Currency | Distance | Direction |
|--------|----------------------|--------|------|------------------|----------|-----------|
| N/A    | No records in buffer |        |      |                  |          |           |

Tanks Data Source: © Land and Property Information (2015)

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## Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

| Map Id    | Easement Class | Easement Type | Easement Width | Distance | Direction  |
|-----------|----------------|---------------|----------------|----------|------------|
| 120114631 | Primary        | Undefined     |                | 8m       | East       |
| 120118396 | Primary        | Undefined     |                | 203m     | North East |
| 120110696 | Primary        | Undefined     |                | 271m     | East       |
| 120110221 | Primary        | Undefined     |                | 385m     | West       |
| 180036703 | Primary        | Right of way  | Variable       | 626m     | East       |
| 120114608 | Primary        | Undefined     |                | 700m     | South East |
| 177700272 | Primary        | Right of way  | 4m             | 757m     | North East |
| 120122203 | Primary        | Undefined     |                | 884m     | North East |
| 120107592 | Primary        | Undefined     |                | 919m     | East       |
| 120115489 | Primary        | Undefined     |                | 950m     | East       |
| 120119392 | Primary        | Undefined     |                | 994m     | North East |

Easements Data Source: © Land and Property Information (2015)

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## Topographic Features

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### State Forest

What State Forest exist within the dataset buffer?

| State Forest Number | State Forest Name    | Distance | Direction |
|---------------------|----------------------|----------|-----------|
| N/A                 | No records in buffer |          |           |

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)

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### National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

| Reserve Number | Reserve Type         | Reserve Name | Gazetted Date | Distance | Direction |
|----------------|----------------------|--------------|---------------|----------|-----------|
| N/A            | No records in buffer |              |               |          |           |

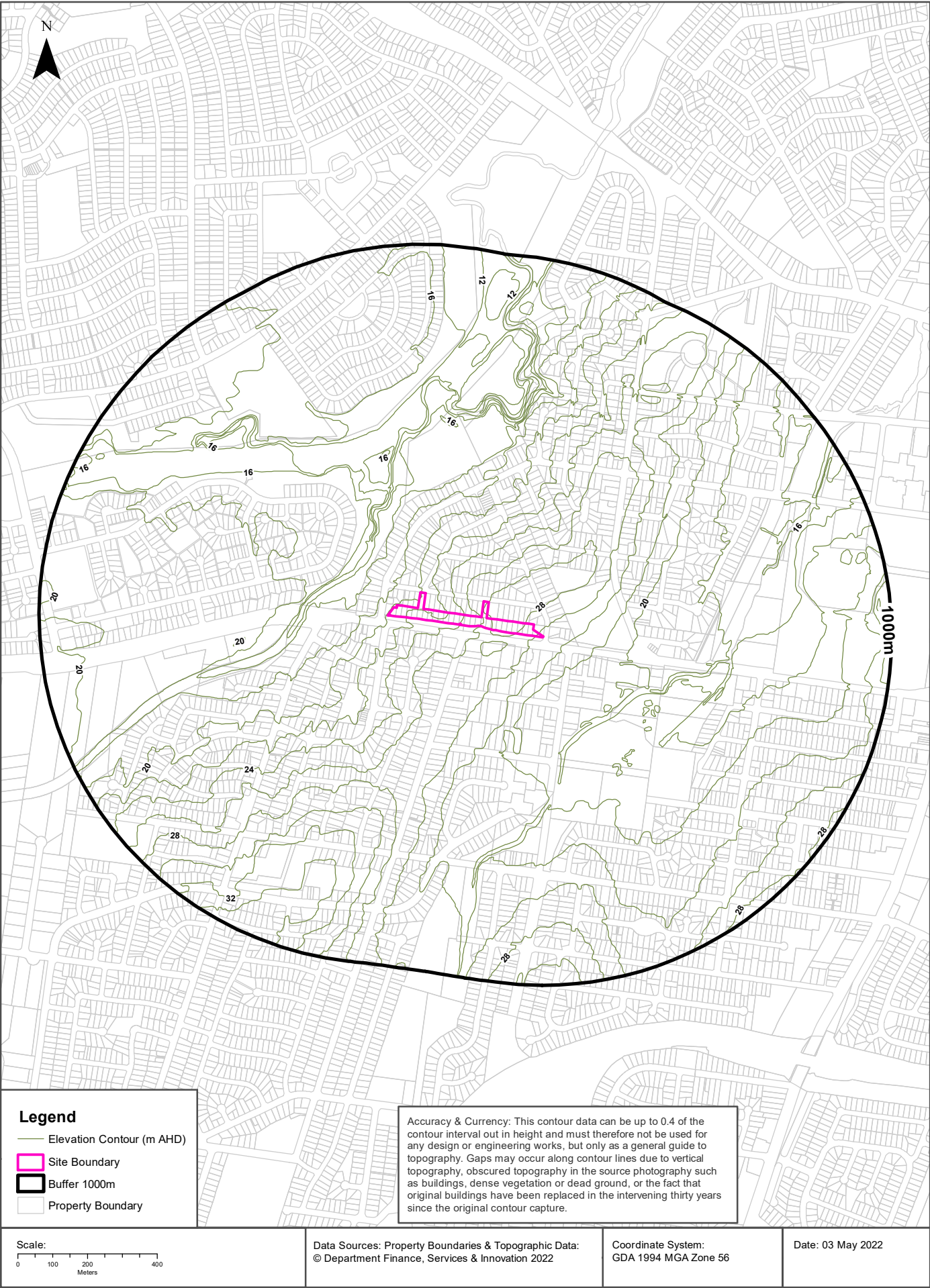
NPWS Data Source: © NSW Department of Finance, Services & Innovation (2018)

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# Elevation Contours (m AHD)

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171



## Hydrogeology & Groundwater

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### Hydrogeology

Description of aquifers within the dataset buffer:

| Description  | Distance | Direction |
|--|----------|-----------|
| Porous, extensive aquifers of low to moderate productivity | 0m       | On-site   |

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)

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### Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

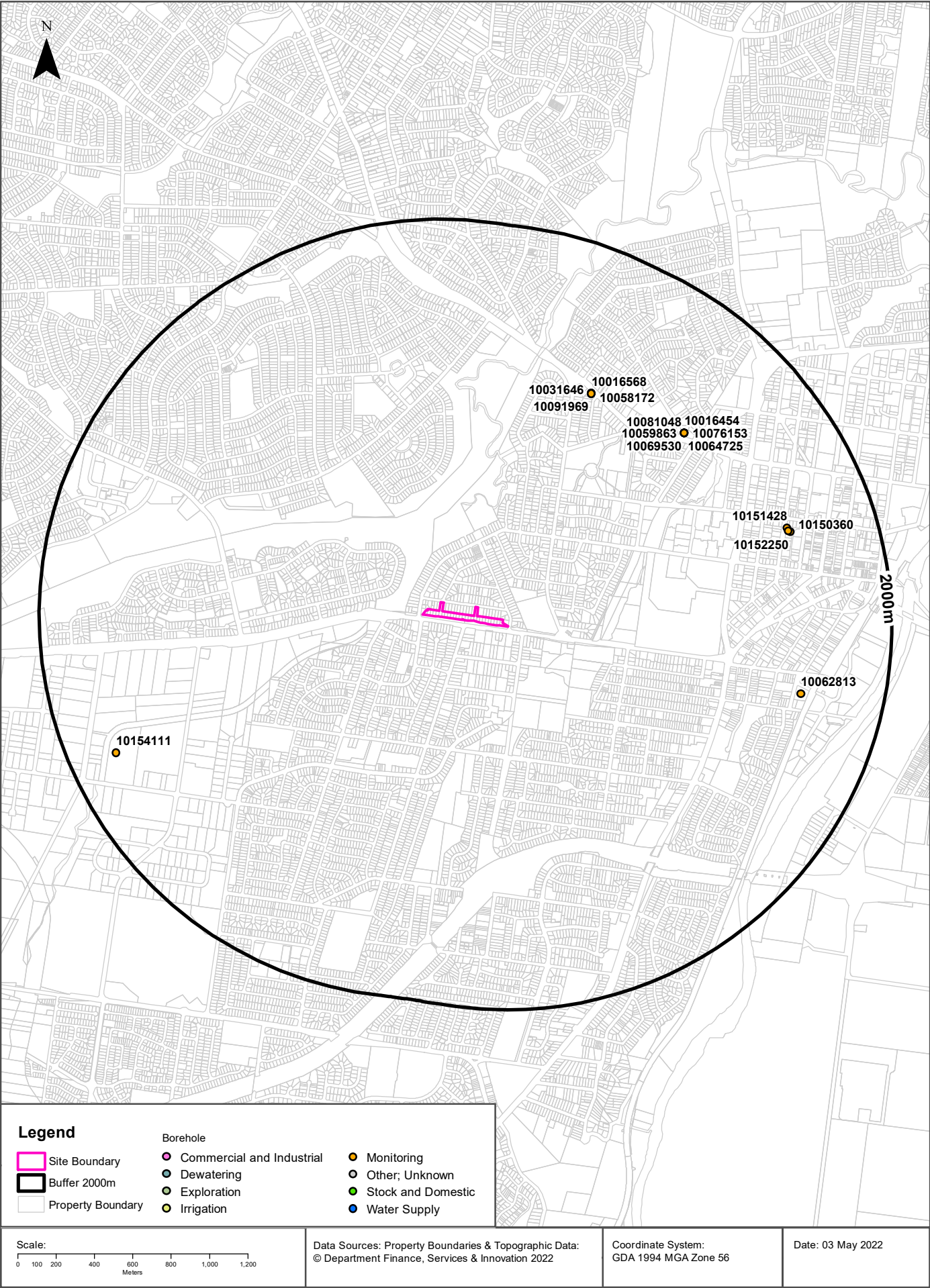
| Prohibition Area No. | Prohibition          | Distance | Direction |
|----------------------|----------------------|----------|-----------|
| N/A                  | No records in buffer |          |           |

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018 Data Source : NSW Department of Primary Industries



# Groundwater Boreholes

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171



# Hydrogeology & Groundwater

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

## Groundwater Boreholes

Boreholes within the dataset buffer:

| NGIS Bore ID | NSW Bore ID | Bore Type  | Status      | Drill Date | Bore Depth (m) | Reference Elevation | Height Datum | Salinity (mg/L) | Yield (L/s) | SWL (mbgl) | Distance | Direction  |
|--------------|-------------|------------|-------------|------------|----------------|---------------------|--------------|-----------------|-------------|------------|----------|------------|
| 10058172     | GW101281    | Monitoring | Abandoned   | 11/06/1996 | 3.50           |                     | AHD          |                 |             | 1.30       | 1263m    | North East |
| 10016568     | GW101280    | Monitoring | Abandoned   | 11/06/1996 | 6.00           |                     | AHD          |                 |             | 1.34       | 1264m    | North East |
| 10031646     | GW101282    | Monitoring | Abandoned   | 11/06/1996 | 4.00           |                     | AHD          |                 |             | 1.10       | 1264m    | North East |
| 10091969     | GW101283    | Monitoring | Functional  | 11/06/1996 | 4.60           |                     | AHD          |                 |             | 1.40       | 1264m    | North East |
| 10016454     | GW103800    | Monitoring | Unknown     | 11/03/1992 | 3.00           |                     | AHD          |                 |             |            | 1358m    | North East |
| 10059863     | GW103802    | Monitoring | Unknown     | 10/04/1995 | 5.00           |                     | AHD          |                 |             |            | 1358m    | North East |
| 10064725     | GW103804    | Monitoring | Unknown     | 10/04/1995 | 3.00           |                     | AHD          |                 |             |            | 1358m    | North East |
| 10069530     | GW103801    | Monitoring | Unknown     | 11/03/1992 | 3.00           |                     | AHD          |                 |             |            | 1358m    | North East |
| 10076153     | GW103799    | Monitoring | Unknown     | 12/06/1991 | 3.30           |                     | AHD          |                 |             |            | 1358m    | North East |
| 10081048     | GW103803    | Monitoring | Unknown     | 10/04/1995 | 3.00           |                     | AHD          |                 |             |            | 1358m    | North East |
| 10082251     | GW103805    | Monitoring | Unknown     | 10/03/1995 | 4.00           |                     | AHD          |                 |             |            | 1358m    | North East |
| 10151428     | GW116612    | Monitoring | Functioning | 15/01/2018 | 9.00           |                     | AHD          |                 |             |            | 1543m    | East       |
| 10152250     | GW116614    | Monitoring | Functioning | 17/01/2018 | 9.00           |                     | AHD          |                 |             |            | 1544m    | East       |
| 10150360     | GW116613    | Monitoring | Functioning | 16/01/2018 | 9.00           |                     | AHD          |                 |             |            | 1554m    | East       |
| 10062813     | GW113200    | Monitoring | Functional  | 12/11/2013 | 10.00          |                     | AHD          |                 |             |            | 1568m    | East       |
| 10154111     | GW115334    | Monitoring | Functional  | 28/05/2007 | 4.00           |                     | AHD          |                 |             |            | 1753m    | West       |

Borehole Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>



# Hydrogeology & Groundwater

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

## Driller's Logs

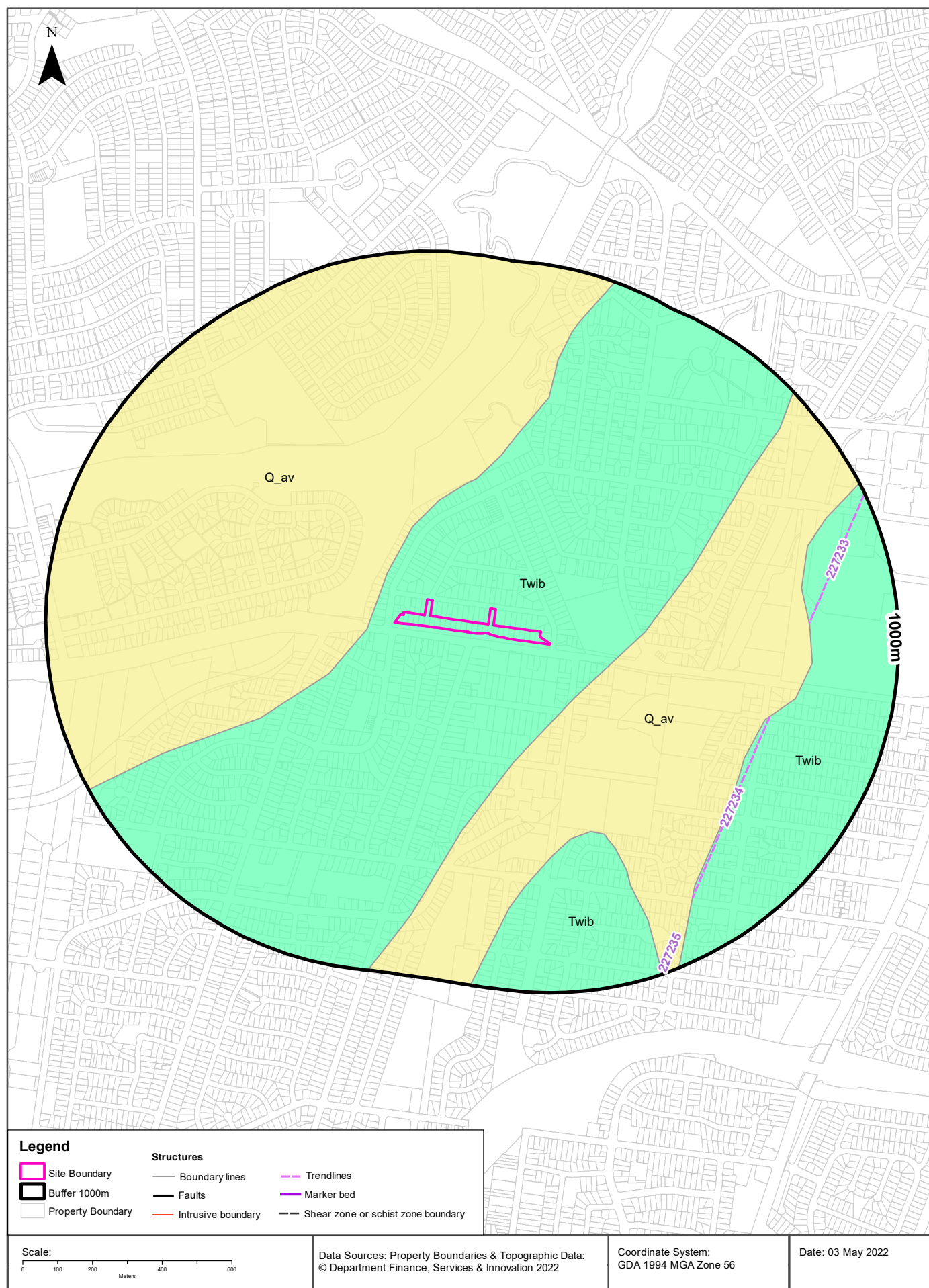
Drill log data relevant to the boreholes within the dataset buffer:

| NGIS Bore ID | Drillers Log  | Distance | Direction  |
|--------------|---|----------|------------|
| 10058172     | 0.00m-1.00m clayey sand (fill)<br>1.00m-3.50m silty to sandy clay   | 1263m    | North East |
| 10016568     | 0.00m-0.20m sandy clay (fill)<br>0.20m-4.20m clay with minor gravel<br>4.20m-6.00m interbedded gravels and clays  | 1264m    | North East |
| 10031646     | 0.00m-1.00m sand (fill)<br>1.00m-3.80m sandy to gravelly clay<br>3.80m-4.00m clayey gravel  | 1264m    | North East |
| 10091969     | 0.00m-0.30m gravelly sand (fill)<br>0.30m-4.00m silt to sandy clay<br>4.00m-4.60m interbedded sandy gravel and clay   | 1264m    | North East |
| 10016454     | 0.00m-0.20m CONCRETE<br>0.20m-1.00m FILL,SAND,DARK GREY<br>1.00m-3.00m CLAY,GREY,BROWN,SEMIPLASTIC  | 1358m    | North East |
| 10059863     | 0.00m-0.10m CONCRETE<br>0.10m-0.20m SANDY FILL<br>0.20m-1.50m CLAY BLACK,SOFT,MOIST<br>1.50m-4.10m CLAY YELLO BROWN,SOFT<br>4.10m-5.00m CLAY HIGHLY WEATHERED,BROWN | 1358m    | North East |
| 10064725     | 0.00m-0.10m CONCRETE<br>0.10m-0.20m SANDY GRAVELLY FILL,BLACK<br>0.20m-3.00m CLAY,BLACK,YELLOW BROWN,SOFT   | 1358m    | North East |
| 10069530     | 0.00m-0.10m CONCRETE<br>0.10m-1.00m FILL,SAND/GRAVEL,DARK GREY<br>1.00m-3.00m CLAY,GREY BROWN   | 1358m    | North East |
| 10076153     | 0.00m-0.10m CONCRETE<br>0.10m-3.00m SAND/GREY/BROWN MEDIUM<br>3.00m-3.30m CLAY GREY/BROWN SOFT SILTY  | 1358m    | North East |
| 10081048     | 0.00m-0.10m CONCRETE<br>0.10m-0.20m SANDY FILL<br>0.20m-1.50m CLAY GREY YELLOW BROWN<br>1.50m-3.00m CLAY,YELLOW BROWN SOFT PUGGY                                    | 1358m    | North East |
| 10082251     | 0.00m-0.20m CONCRETE GRAVELLY FILL<br>0.20m-1.50m CLAY ORANGY BROWN<br>1.50m-2.50m CLAY YELLOW BROWN,PUGGY<br>2.50m-4.00m SANDY CLAY                                | 1358m    | North East |

Drill Log Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Geology

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





## Geology

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### Geological Units

What are the Geological Units within the dataset buffer?

| Unit Code | Unit Name                | Description   | Unit Stratigraphy                     | Age   | Dominant Lithology | Distance |
|-----------|--------------------------|---|---------------------------------------|---|--------------------|----------|
| Twib      | Bringelly Shale          | Shale, carbonaceous claystone, laminite, lithic sandstone, rare coal.   | /Wianamatta Group//Bringelly Shale//  | Middle Triassic (base) to Middle Triassic (top) | Shale              | 0m       |
| Q_av      | Alluvial valley deposits | Silt, clay, (fluvially deposited) lithic to quartz-lithic sand, gravel. | /Alluvium//Alluvial valley deposits// | Quaternary (base) to Now (top)                  | Clastic sediment   | 67m      |

### Linear Geological Structures

What are the Dyke, Sill, Fracture, Lineament and Vein trendlines within the dataset buffer?

| Map ID | Feature Description | Map Sheet Name                     | Distance |
|--------|---------------------|------------------------------------|----------|
| 227234 | Lineament           | Penrith 1:100,000 Geological Sheet | 661m     |
| 227233 | Lineament           | Penrith 1:100,000 Geological Sheet | 746m     |
| 227235 | Lineament           | Penrith 1:100,000 Geological Sheet | 985m     |

What are the Faults, Shear zones or Schist zones, Intrusive boundaries & Marker beds within the dataset buffer?

| Map ID      | Boundary Type | Description | Map Sheet Name | Distance |
|-------------|---------------|-------------|----------------|----------|
| No Features |               |             |                |          |

Geological Data Source: Statewide Seamless Geology v2.1, Department of Regional NSW

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# Naturally Occurring Asbestos Potential

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

## Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

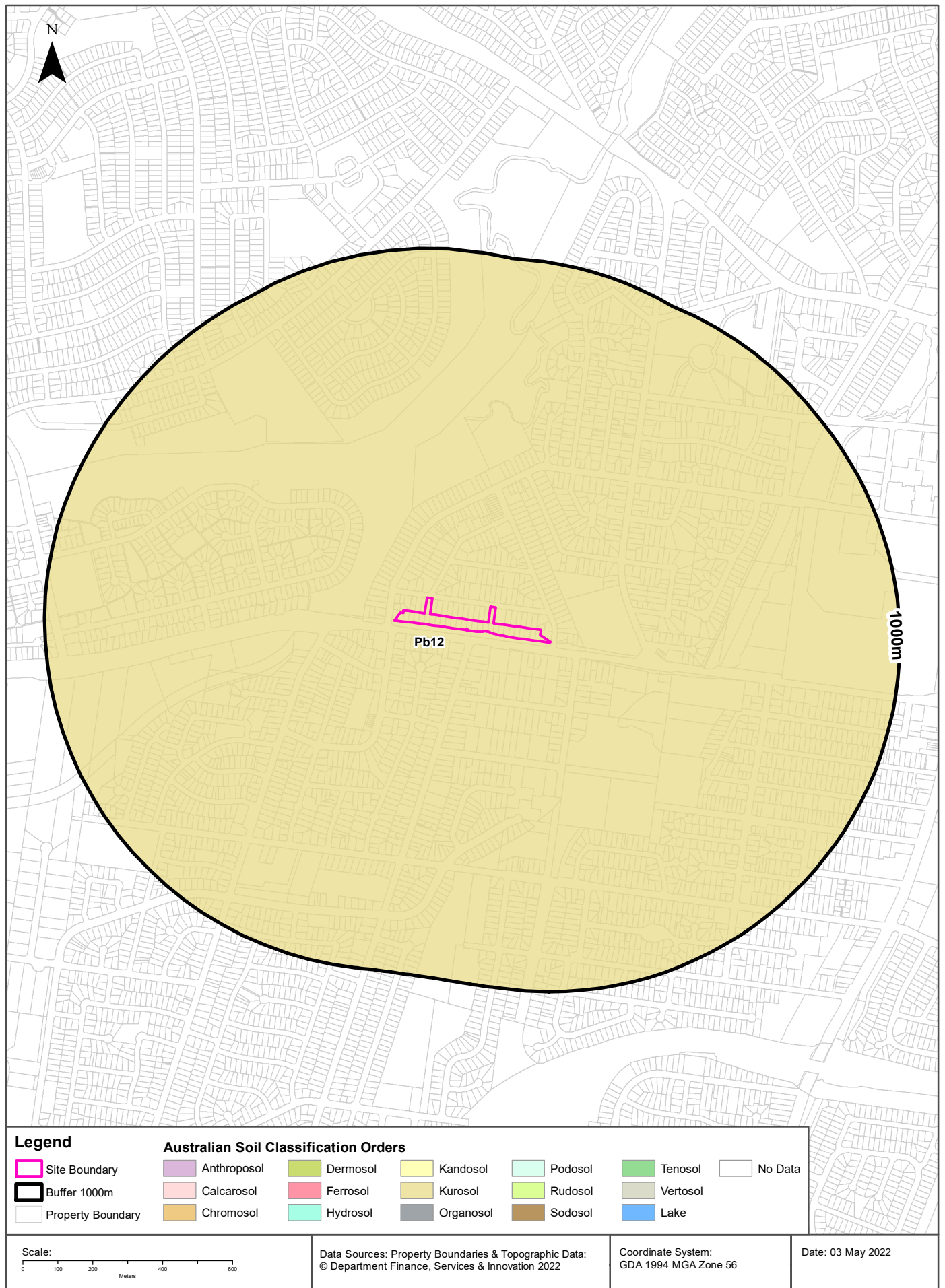
| Potential            | Sym | Strat Name | Group | Formation | Scale | Min Age | Max Age | Rock Type | Dom Lith | Description | Dist | Dir |
|----------------------|-----|------------|-------|-----------|-------|---------|---------|-----------|----------|-------------|------|-----|
| No records in buffer |     |            |       |           |       |         |         |           |          |             |      |     |

Naturally Occurring Asbestos Potential Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy



# Atlas of Australian Soils

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171



## Soils

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

| Map Unit Code | Soil Order | Map Unit Description   | Distance | Direction |
|---------------|------------|--|----------|-----------|
| Pb12          | Kurosol    | Gently rolling to rounded hilly country with some steep slopes and broad valleys: chief soils are hard acidic red soils (Dr2.21) with hard neutral and acidic yellow mottled soils (Dy3.42 and Dy3.41) on lower slopes and in valleys. Associated are small areas of various soils including (Gn3.54) on some ridges, (Dr3.31) on some slopes; (Dr2.23) in saddles and some mid-slope positions, and some low-lying swampy areas of (Uf6) soils and (Uc1.2) soils with peaty surfaces. Small areas of other soils such as (Db1.2) are likely throughout. | 0m       | On-site   |

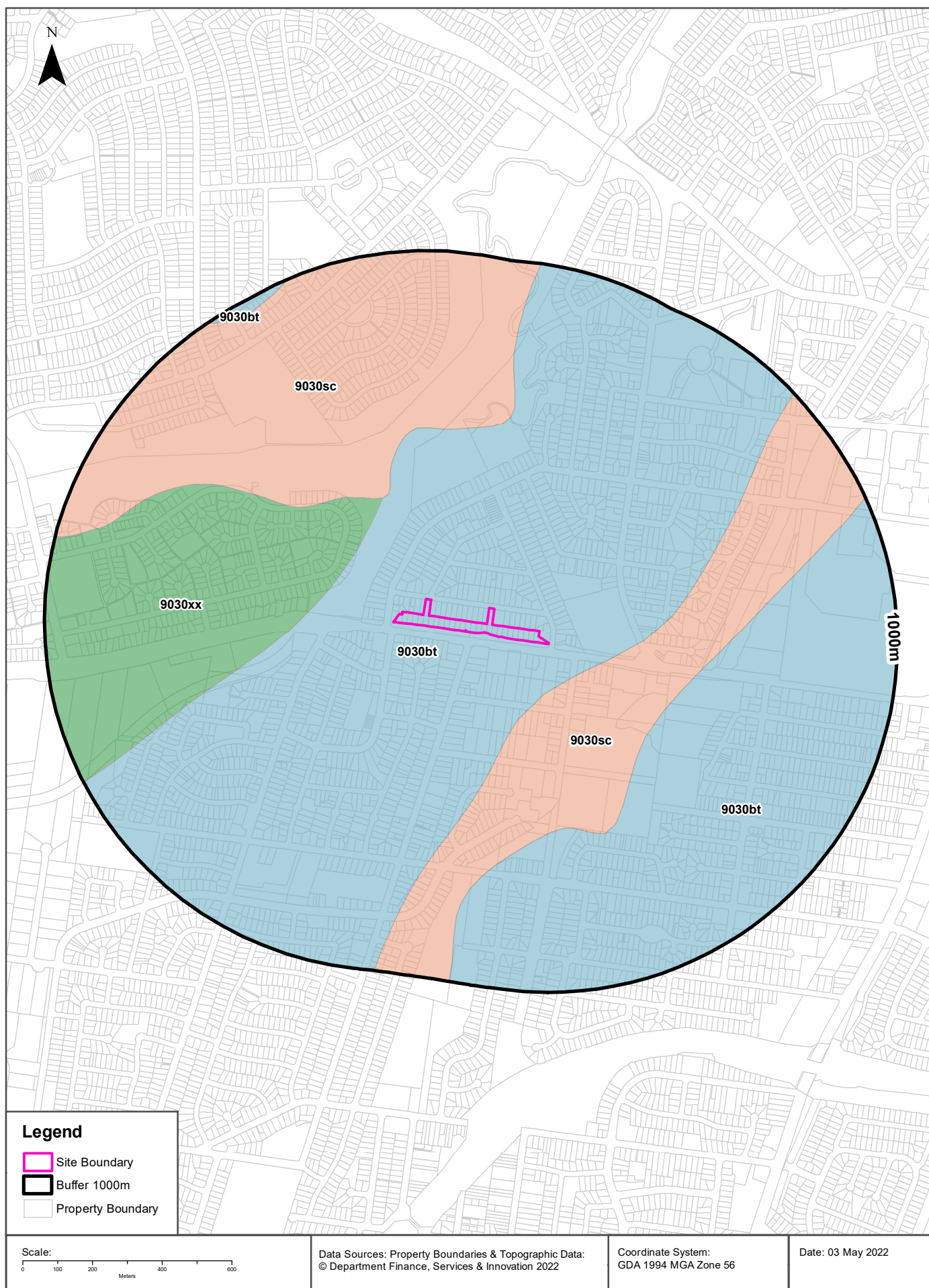
Atlas of Australian Soils Data Source: CSIRO

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# Soil Landscapes of Central and Eastern NSW

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171



## Soils

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### Soil Landscapes of Central and Eastern NSW

Soil Landscapes of Central and Eastern NSW within the dataset buffer:

| Soil Code              | Name              | Distance | Direction |
|------------------------|-------------------|----------|-----------|
| <a href="#">9030bt</a> | Blacktown         | 0m       | On-site   |
| <a href="#">9030sc</a> | South Creek       | 117m     | East      |
| <a href="#">9030xx</a> | Disturbed Terrain | 204m     | West      |

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment  
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## Acid Sulfate Soils

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

| Soil Class | Description | EPI Name |
|------------|-------------|----------|
| N/A        |             |          |

If the on-site Soil Class is 5, what other soil classes exist within 500m?

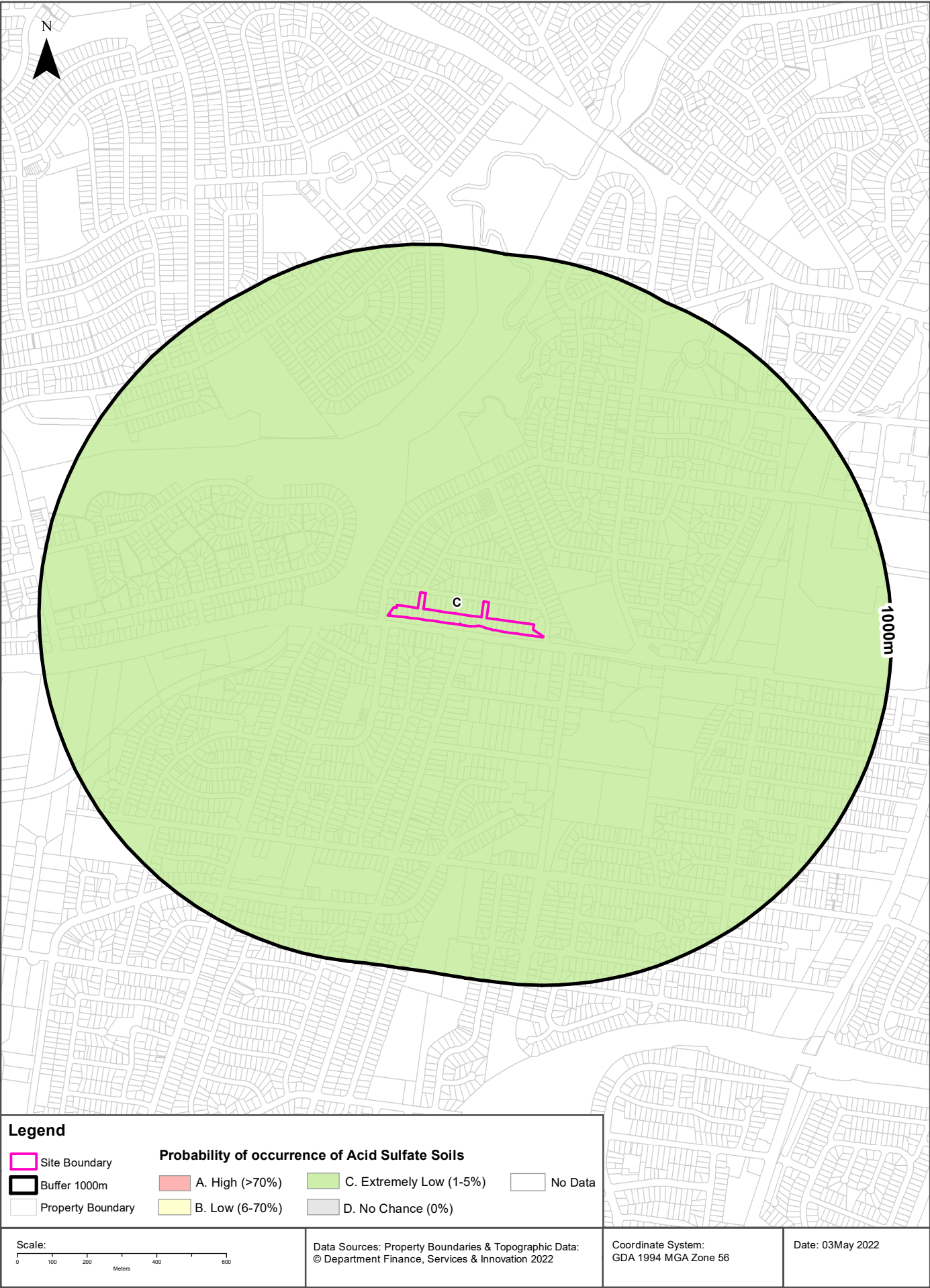
| Soil Class | Description | EPI Name | Distance | Direction |
|------------|-------------|----------|----------|-----------|
| N/A        |             |          |          |           |

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# Atlas of Australian Acid Sulfate Soils

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





## Acid Sulfate Soils

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

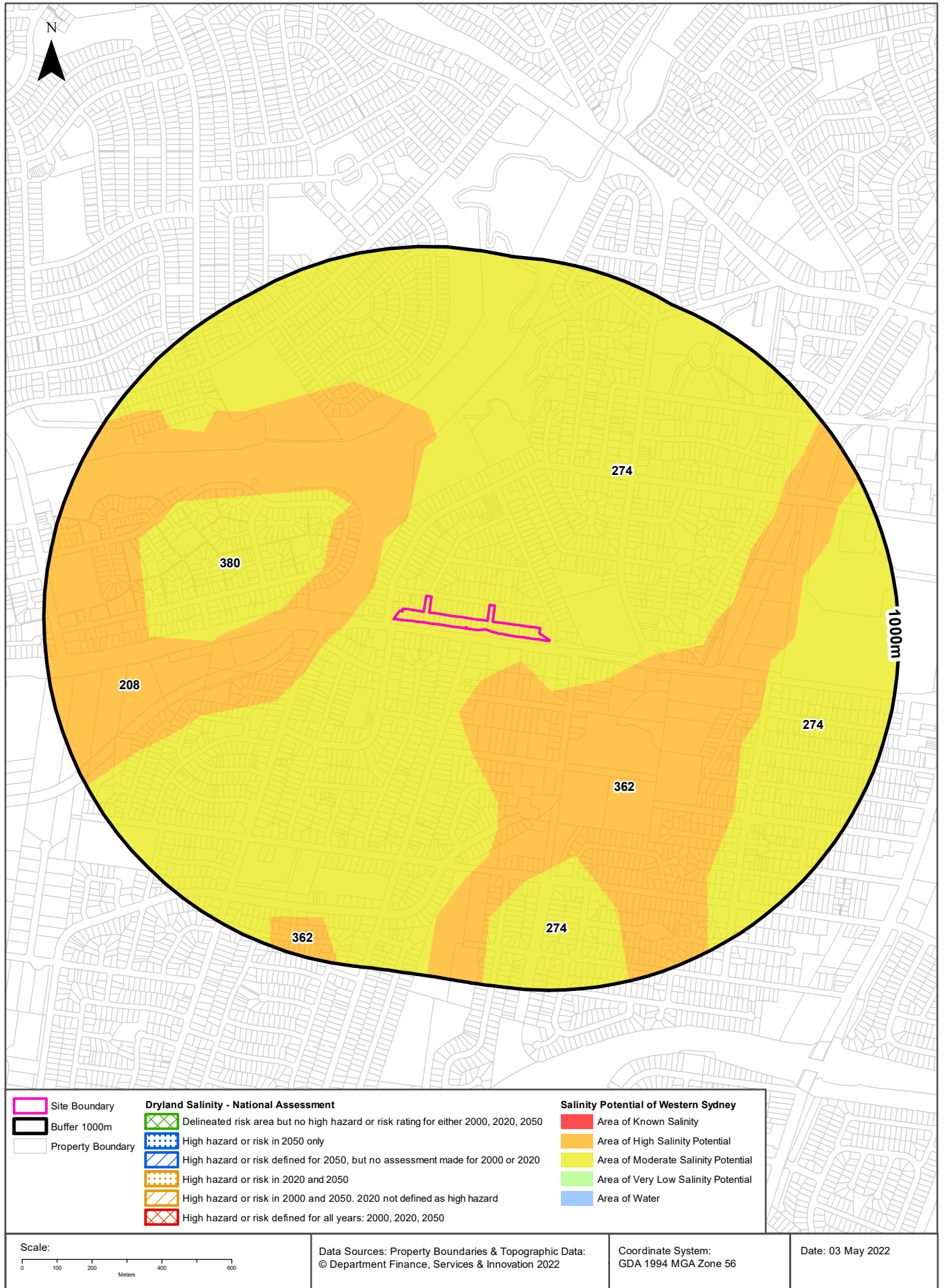
| Class | Description   | Distance | Direction |
|-------|---|----------|-----------|
| C     | Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas. | 0m       | On-site   |

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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# Dryland Salinity

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





## Dryland Salinity

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

Is there Dryland Salinity - National Assessment data within the dataset buffer?

No

What Dryland Salinity assessments are given?

| Assessment 2000 | Assessment 2020 | Assessment 2050 | Distance | Direction |
|-----------------|-----------------|-----------------|----------|-----------|
| N/A             | N/A             | N/A             |          |           |

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

### Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

| Feature Id | Classification | Description                         | Distance | Direction  |
|------------|----------------|-------------------------------------|----------|------------|
| 274        | MODERATE       | Area of Moderate Salinity Potential | 0m       | On-site    |
| 362        | HIGH           | Area of High Salinity Potential     | 66m      | South East |
| 208        | HIGH           | Area of High Salinity Potential     | 101m     | North West |
| 380        | MODERATE       | Area of Moderate Salinity Potential | 248m     | West       |

Dryland Salinity Potential of Western Sydney Data Source : NSW Office of Environment and Heritage

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## Mining

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

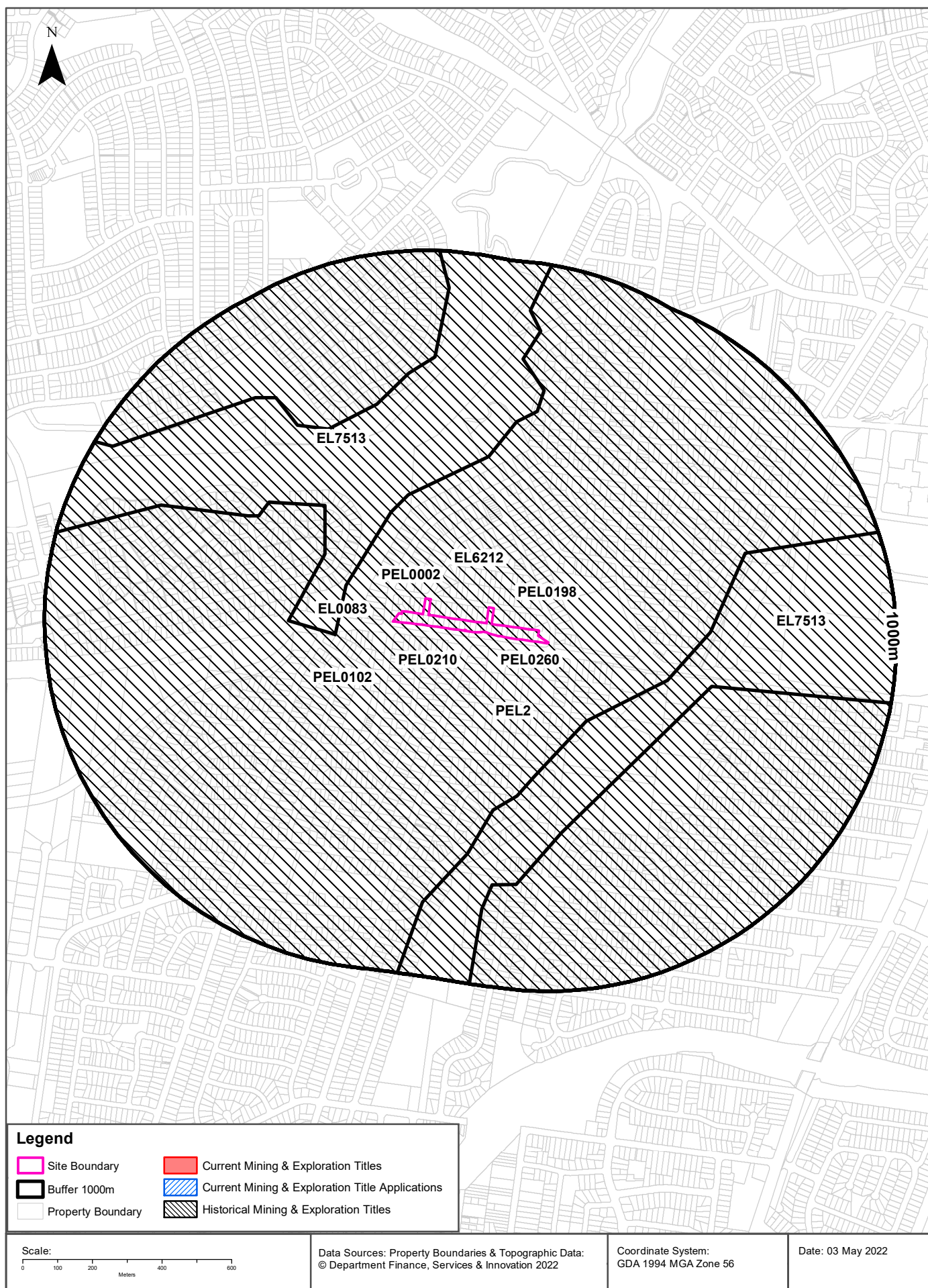
| District  | Distance | Direction |
|---|----------|-----------|
| There are no Mining Subsidence Districts within the report buffer |          |           |

Mining Subsidence District Data Source: © Land and Property Information (2016)  
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# Mining & Exploration Titles

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171



## Mining

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

| Title Ref | Holder               | Grant Date | Expiry Date | Last Renewed | Operation | Resource | Minerals | Dist | Dir |
|-----------|----------------------|------------|-------------|--------------|-----------|----------|----------|------|-----|
| N/A       | No records in buffer |            |             |              |           |          |          |      |     |

Current Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

### Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

| Application Ref | Applicant            | Application Date | Operation | Resource | Minerals | Dist | Dir |
|-----------------|----------------------|------------------|-----------|----------|----------|------|-----|
| N/A             | No records in buffer |                  |           |          |          |      |     |

Current Mining & Exploration Title Applications Data Source: © State of New South Wales through NSW Department of Industry



## Mining

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

| Title Ref | Holder   | Start Date  | End Date    | Resource  | Minerals   | Dist | Dir     |
|-----------|--|-------------|-------------|-----------|------------|------|---------|
| PEL2      | AGL UPSTREAM INVESTMENTS PTY LIMITED   |             |             | MINERALS  |            | 0m   | On-site |
| PEL0260   | NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO. | 9/09/1981   | 8/03/1993   | PETROLEUM | Petroleum  | 0m   | On-site |
| EL0083    | CONTINENTAL OIL CO OF AUSTRALIA LIMITED  | 01 Feb 1967 | 01 Feb 1968 | MINERALS  |            | 0m   | On-site |
| PEL0102   | AUSTRALIAN OIL AND GAS CORPORATION LTD   |             |             | PETROLEUM | Petroleum  | 0m   | On-site |
| PEL0002   | AGL UPSTREAM INVESTMENTS PTY LIMITED   | 29/03/1993  | 6/07/2015   | PETROLEUM | Petroleum  | 0m   | On-site |
| PEL0198   | JOHN STREVS (TERRIGAL) NL  |             |             | PETROLEUM | Petroleum  | 0m   | On-site |
| PEL0210   | THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD                         |             |             | PETROLEUM | Petroleum  | 0m   | On-site |
| EL6212    | HOT ROCK ENERGY PTY LTD, LONGREACH OIL LIMITED   | 4 Mar 2004  | 3 Mar 2013  | MINERALS  | Geothermal | 0m   | On-site |
| EL7513    | GRADIENT ENERGY LIMITED  | 7 Apr 2010  | 15 Apr 2011 | MINERALS  | Geothermal | 153m | North   |

Historical Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

# State Environmental Planning Policy

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

## State Significant Precincts

What SEPP State Significant Precincts exist within the dataset buffer?

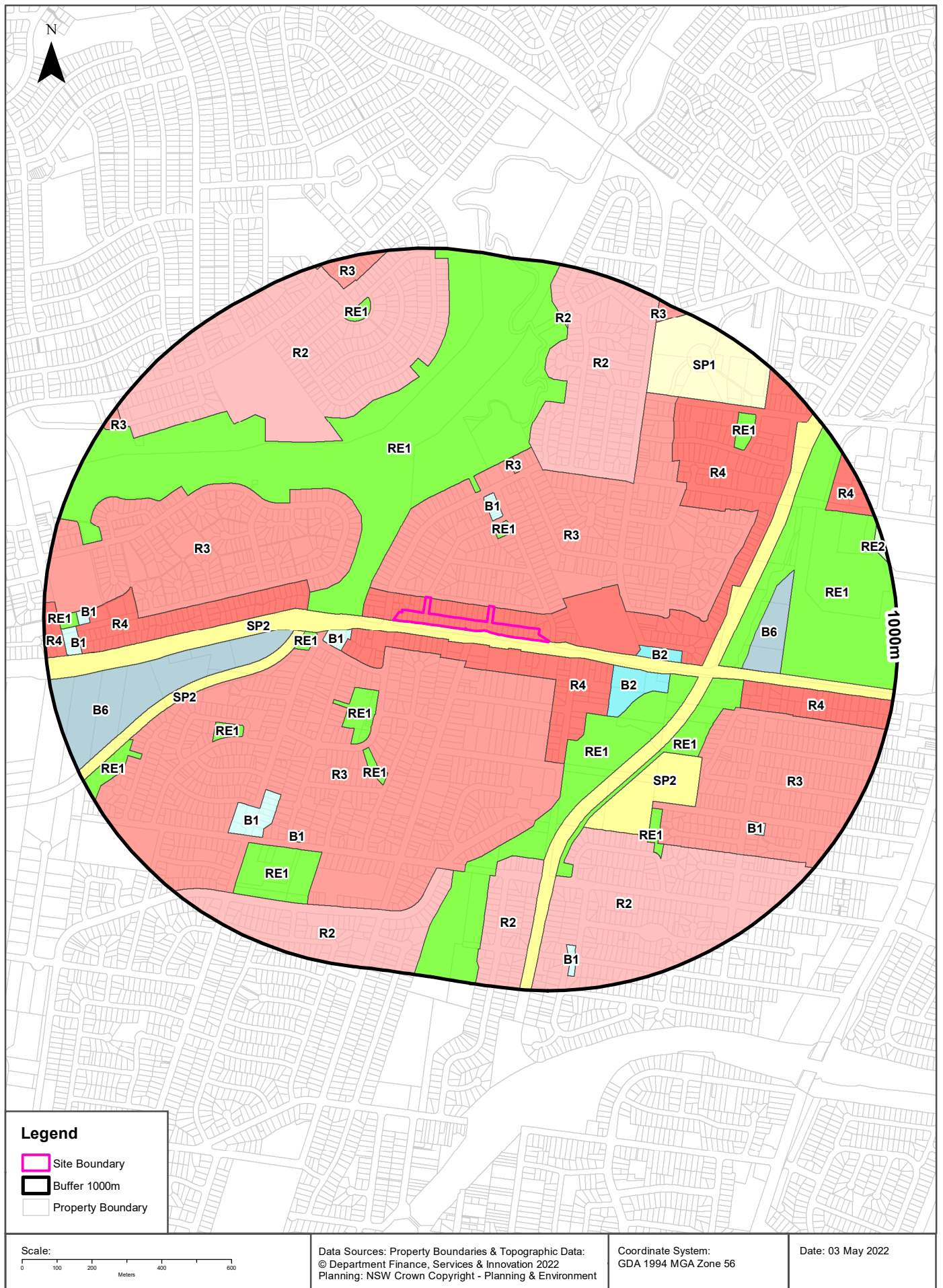
| Map Id | Precinct             | EPI Name | Published Date | Commenced Date | Currency Date | Amendment | Distance | Direction |
|--------|----------------------|----------|----------------|----------------|---------------|-----------|----------|-----------|
| N/A    | No records in buffer |          |                |                |               |           |          |           |

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# EPI Planning Zones

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171



# Environmental Planning Instrument

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

## Land Zoning

What EPI Land Zones exist within the dataset buffer?

| Zone | Description                | Purpose         | EPI Name                                | Published Date | Commenced Date | Currency Date | Amendment       | Distance | Direction  |
|------|----------------------------|-----------------|---|----------------|----------------|---------------|-----------------|----------|------------|
| SP2  | Infrastructure             | Classified Road | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 0m       | On-site    |
| R4   | High Density Residential   |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 0m       | On-site    |
| R3   | Medium Density Residential |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 0m       | North East |
| R4   | High Density Residential   |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 33m      | South East |
| R3   | Medium Density Residential |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 78m      | South West |
| RE1  | Public Recreation          |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 90m      | North West |
| B1   | Neighbourhood Centre       |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 119m     | West       |
| R3   | Medium Density Residential |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 186m     | West       |
| RE1  | Public Recreation          |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 195m     | North      |
| B2   | Local Centre               |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 197m     | East       |
| RE1  | Public Recreation          |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 207m     | South West |
| RE1  | Public Recreation          |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 222m     | West       |
| RE1  | Public Recreation          |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 231m     | South      |
| B1   | Neighbourhood Centre       |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 246m     | North      |
| R4   | High Density Residential   |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 249m     | West       |
| B2   | Local Centre               |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 251m     | East       |
| SP2  | Infrastructure             | Drainage        | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 254m     | West       |
| B6   | Enterprise Corridor        |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 286m     | West       |
| RE1  | Public Recreation          |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 372m     | South West |
| R3   | Medium Density Residential |                 | Liverpool Local Environmental Plan 2008 | 20/06/2014     | 20/06/2014     | 24/09/2021    | Amendment No 27 | 387m     | North      |
| R2   | Low Density Residential    |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 416m     | North East |
| RE1  | Public Recreation          |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 444m     | South East |
| SP2  | Infrastructure             | Depot           | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 455m     | South East |
| RE1  | Public Recreation          |                 | Liverpool Local Environmental Plan 2008 | 23/11/2012     | 23/11/2012     | 24/09/2021    | Amendment No 23 | 490m     | East       |
| R2   | Low Density Residential    |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 509m     | North West |
| R3   | Medium Density Residential |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 523m     | South East |
| RE1  | Public Recreation          |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 526m     | South West |
| R2   | Low Density Residential    |                 | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 540m     | South East |

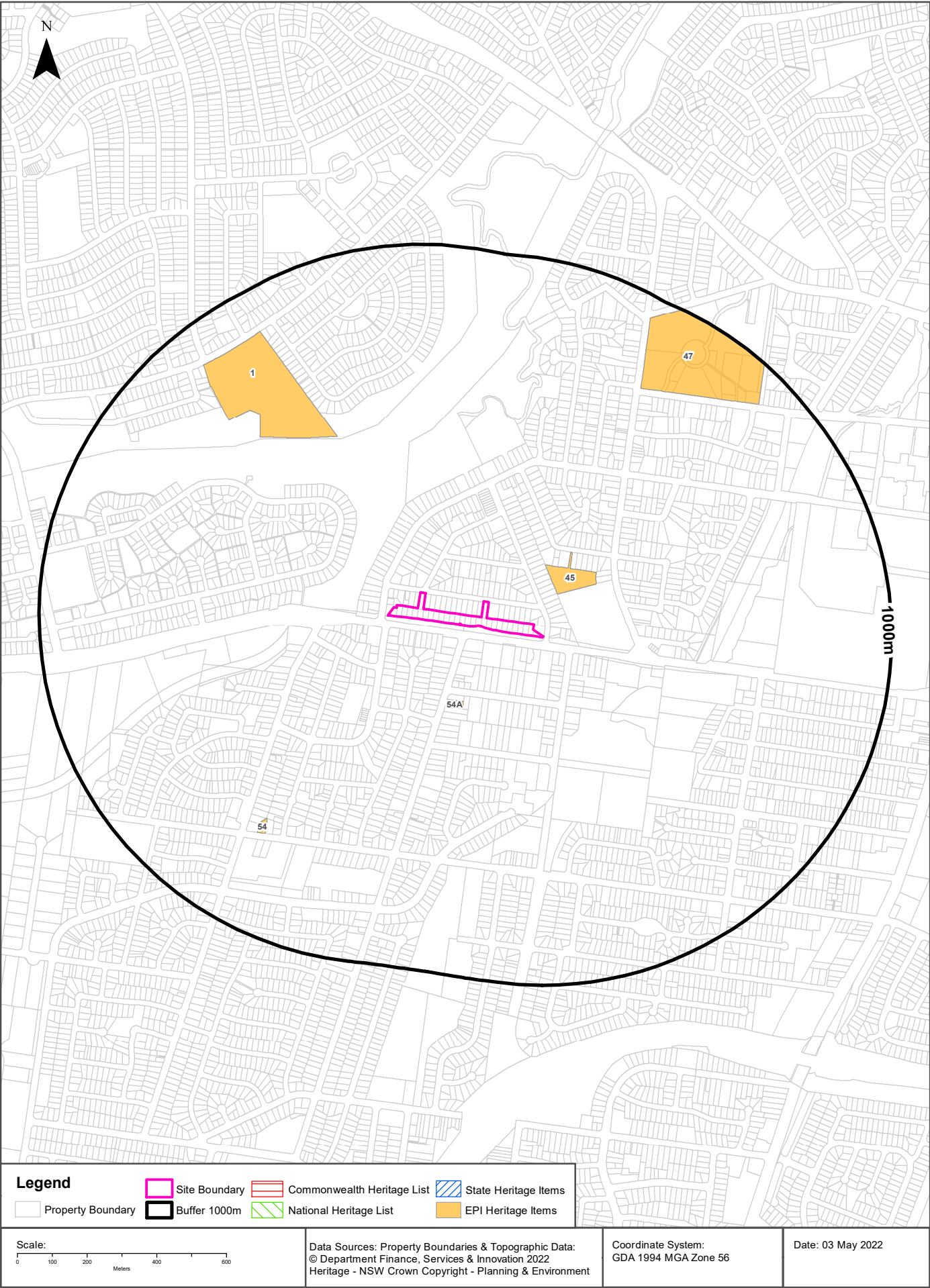


| Zone | Description                | Purpose  | EPI Name                                | Published Date | Commenced Date | Currency Date | Amendment       | Distance | Direction  |
|------|----------------------------|----------|---|----------------|----------------|---------------|-----------------|----------|------------|
| B6   | Enterprise Corridor        |          | Liverpool Local Environmental Plan 2008 | 23/11/2012     | 23/11/2012     | 24/09/2021    | Amendment No 23 | 557m     | East       |
| RE1  | Public Recreation          |          | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 560m     | South East |
| R4   | High Density Residential   |          | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 568m     | East       |
| B1   | Neighbourhood Centre       |          | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 594m     | South West |
| R2   | Low Density Residential    |          | Liverpool Local Environmental Plan 2008 | 28/06/2011     | 28/06/2011     | 24/09/2021    | Amendment No 8  | 621m     | South      |
| B1   | Neighbourhood Centre       |          | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 661m     | South West |
| RE1  | Public Recreation          |          | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 696m     | South West |
| SP1  | Special Activities         | Cemetery | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 745m     | North East |
| RE1  | Public Recreation          |          | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 762m     | North East |
| B1   | Neighbourhood Centre       |          | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 768m     | South East |
| RE1  | Public Recreation          |          | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 814m     | North      |
| RE1  | Public Recreation          |          | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 816m     | West       |
| R2   | Low Density Residential    |          | Liverpool Local Environmental Plan 2008 | 08/04/2016     | 08/04/2016     | 24/09/2021    | Amendment No 32 | 824m     | North      |
| B1   | Neighbourhood Centre       |          | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 866m     | West       |
| B1   | Neighbourhood Centre       |          | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 868m     | South      |
| R4   | High Density Residential   |          | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 876m     | East       |
| B1   | Neighbourhood Centre       |          | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 896m     | West       |
| RE1  | Public Recreation          |          | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 900m     | West       |
| R3   | Medium Density Residential |          | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 915m     | North      |
| R4   | High Density Residential   |          | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 936m     | West       |
| R3   | Medium Density Residential |          | Liverpool Local Environmental Plan 2008 | 08/04/2016     | 08/04/2016     | 24/09/2021    | Amendment No 32 | 937m     | North East |
| R3   | Medium Density Residential |          | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 948m     | North West |
| RE2  | Private Recreation         |          | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 24/09/2021    |                 | 965m     | East       |

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# Heritage Items

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171





## Heritage

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

| Place Id | Name                 | Address | Place File No | Class | Status | Register Date | Distance | Direction |
|----------|----------------------|---------|---------------|-------|--------|---------------|----------|-----------|
| N/A      | No records in buffer |         |               |       |        |               |          |           |

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch  
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### National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

| Place Id | Name                 | Address | Place File No | Class | Status | Register Date | Distance | Direction |
|----------|----------------------|---------|---------------|-------|--------|---------------|----------|-----------|
| N/A      | No records in buffer |         |               |       |        |               |          |           |

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch  
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### State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

| Map Id | Name                 | Address | LGA | Listing Date | Listing No | Plan No | Distance | Direction |
|--------|----------------------|---------|-----|--------------|------------|---------|----------|-----------|
| N/A    | No records in buffer |         |     |              |            |         |          |           |

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### Environmental Planning Instrument - Heritage

What are the EPI Heritage Items located within the dataset buffer?

| Map Id | Name                                   | Classification | Significance | EPI Name                                | Published Date | Commenced Date | Currency Date | Distance | Direction |
|--------|--|----------------|--------------|---|----------------|----------------|---------------|----------|-----------|
| 45     | Mainsbridge School (former 'Maryvale') | Item - General | Local        | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 26/03/2021    | 111m     | East      |
| 54A    | Corrugated iron cottage                | Item - General | Local        | Liverpool Local Environmental Plan 2008 | 26/03/2021     | 26/03/2021     | 26/03/2021    | 217m     | South     |

| Map Id | Name  | Classification | Significance | EPI Name                                | Published Date | Commenced Date | Currency Date | Distance | Direction  |
|--------|---|----------------|--------------|---|----------------|----------------|---------------|----------|------------|
| 1      | Memorial gates, Ashcroft High School (former Ashcroft Homestead, St Luke's Rectory gates) | Item - General | Local        | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 26/03/2021    | 509m     | North West |
| 54     | Federation timber weatherboard cottage, including interiors                               | Item - General | Local        | Liverpool Local Environmental Plan 2008 | 26/03/2021     | 26/03/2021     | 26/03/2021    | 678m     | South West |
| 47     | Liverpool General Cemetery  | Item - General | Local        | Liverpool Local Environmental Plan 2008 | 29/08/2008     | 29/08/2008     | 26/03/2021    | 745m     | North East |

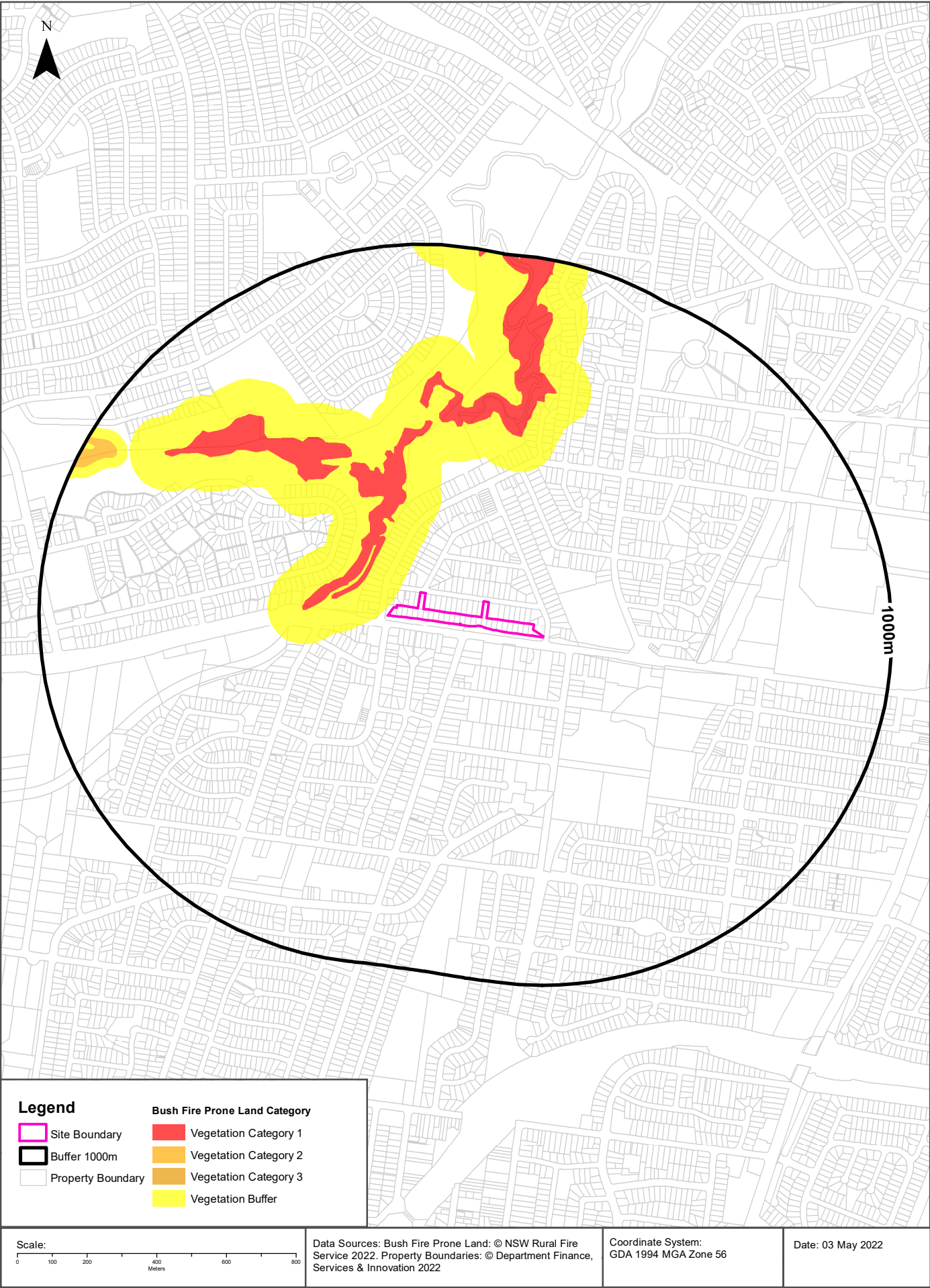
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# Natural Hazards - Bush Fire Prone Land

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171



## Natural Hazards

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### Bush Fire Prone Land

What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

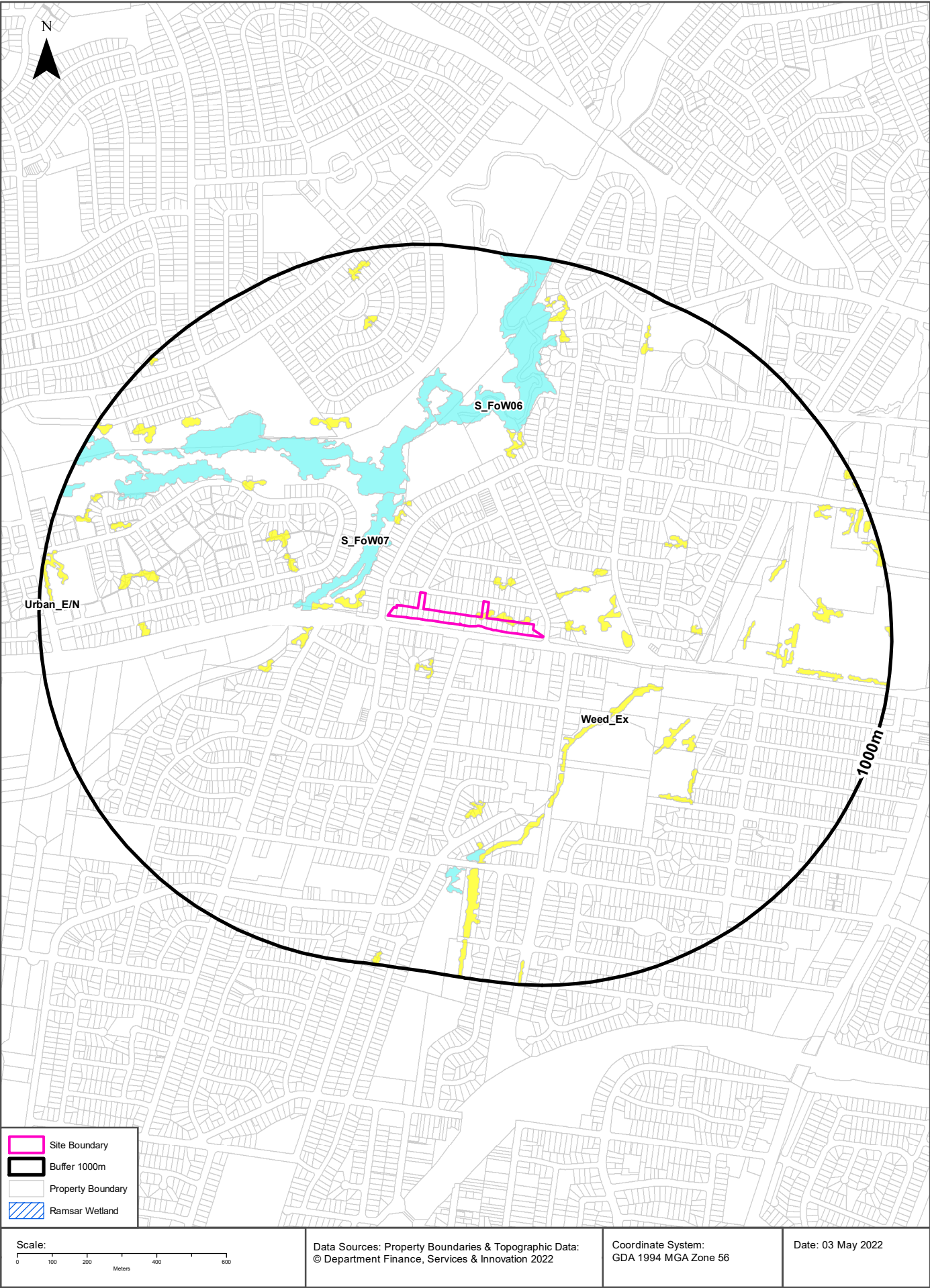
| Bush Fire Prone Land Category | Distance | Direction  |
|-------------------------------|----------|------------|
| Vegetation Buffer             | 16m      | North West |
| Vegetation Category 1         | 116m     | North West |
| Vegetation Category 2         | 904m     | North West |

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence



# Ecological Constraints - Vegetation & Ramsar Wetlands

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171



## Ecological Constraints

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

## Native Vegetation

What native vegetation exists within the dataset buffer?

| Map ID    | Map Unit Name                                 | Threatened Ecological Community NSW | Threatened Ecological Community EPBC Act | Understorey                                | Disturbance                   | Disturbance Index | Dominant Species                         | Dist | Dir        |
|-----------|---|-------------------------------------|--|--|-------------------------------|-------------------|--|------|------------|
| Urban_E/N | Urban_E/N: Urban Exotic/Native                |                                     |  | 00: Not assessed                           | 00: Not assessed              | 0: Not assessed   | Urban Exotic/Native                      | 0m   | On-site    |
| S_FoW07   | S_FoW07: Cumberland Swamp Oak Riparian Forest | River Flat Eucalypt Forest          |  | 33: Weedy shrubs                           | 13: Weeds                     | 3: High           | C.glaucaEucalypts                        | 119m | North West |
| Weed_Ex   | Weed_Ex: Weeds and Exotics                    |                                     |  | 00: Not assessed                           | 00: Not assessed              | 0: Not assessed   | Constructed drainage channels            | 264m | South East |
| S_FoW06   | S_FoW06: Cumberland Riverflat Forest          | River Flat Eucalypt Forest          |  | 33: Weedy shrubs                           | 13: Weeds                     | 3: High           | E.tereticornis/E.baueriana/A.floribunda  | 289m | North West |
| S_FoW06   | S_FoW06: Cumberland Riverflat Forest          | River Flat Eucalypt Forest          |  | 18: Swampy sedges, shrubs, ferns and herbs | 13: Weeds                     | 3: High           | E.tereticornis/E.baueriana/A.floribunda  | 591m | North West |
| S_FoW06   | S_FoW06: Cumberland Riverflat Forest          | River Flat Eucalypt Forest          |  | 15: Grassy natives and exotics             | 31: Parkland open understorey | 4: Very high      | E.tereticornis/E.amplifolia/A.floribunda | 627m | South      |
| S_FoW07   | S_FoW07: Cumberland Swamp Oak Riparian Forest | River Flat Eucalypt Forest          |  | 33: Weedy shrubs                           | 19: Clearing/Part clearing    | 4: Very high      | C.glaucaEucalypts                        | 739m | North West |
| S_FoW07   | S_FoW07: Cumberland Swamp Oak Riparian Forest | River Flat Eucalypt Forest          |  | 15: Grassy natives and exotics             | 15: Regrowth                  | 3: High           | C.glaucaEucalypts                        | 947m | West       |
| Weed_Ex   | Weed_Ex: Weeds and Exotics                    |                                     |  | 00: Not assessed                           | 00: Not assessed              | 0: Not assessed   | Exotic Species >90%cover                 | 994m | North      |

Native Vegetation of the Sydney Metropolitan Area : NSW Office of Environment and Heritage  
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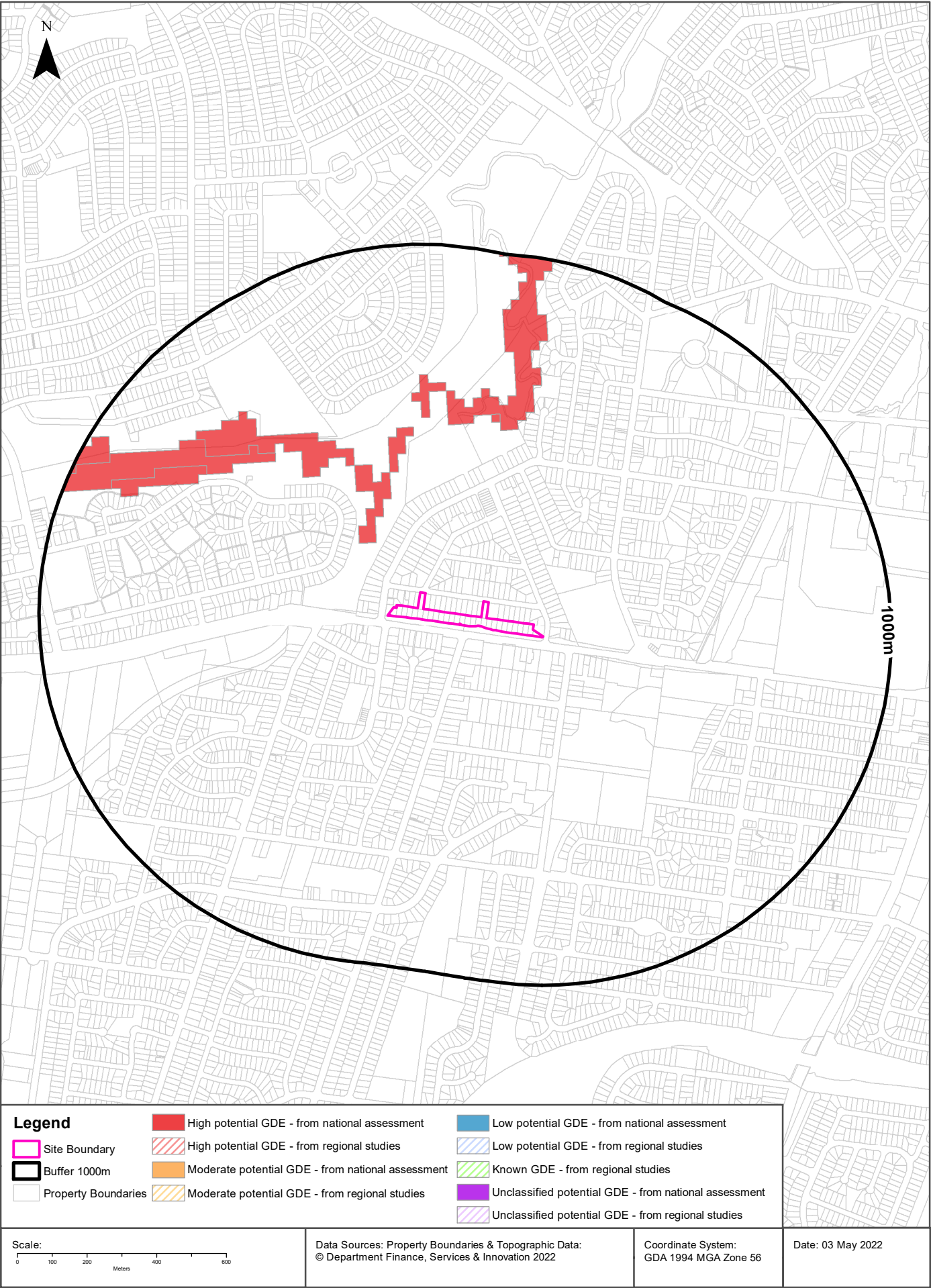
## Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

| Map Id | Ramsar Name          | Wetland Name | Designation Date | Source | Distance | Direction |
|--------|----------------------|--------------|------------------|--------|----------|-----------|
| N/A    | No records in buffer |              |                  |        |          |           |

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment





## Ecological Constraints

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### Groundwater Dependent Ecosystems Atlas

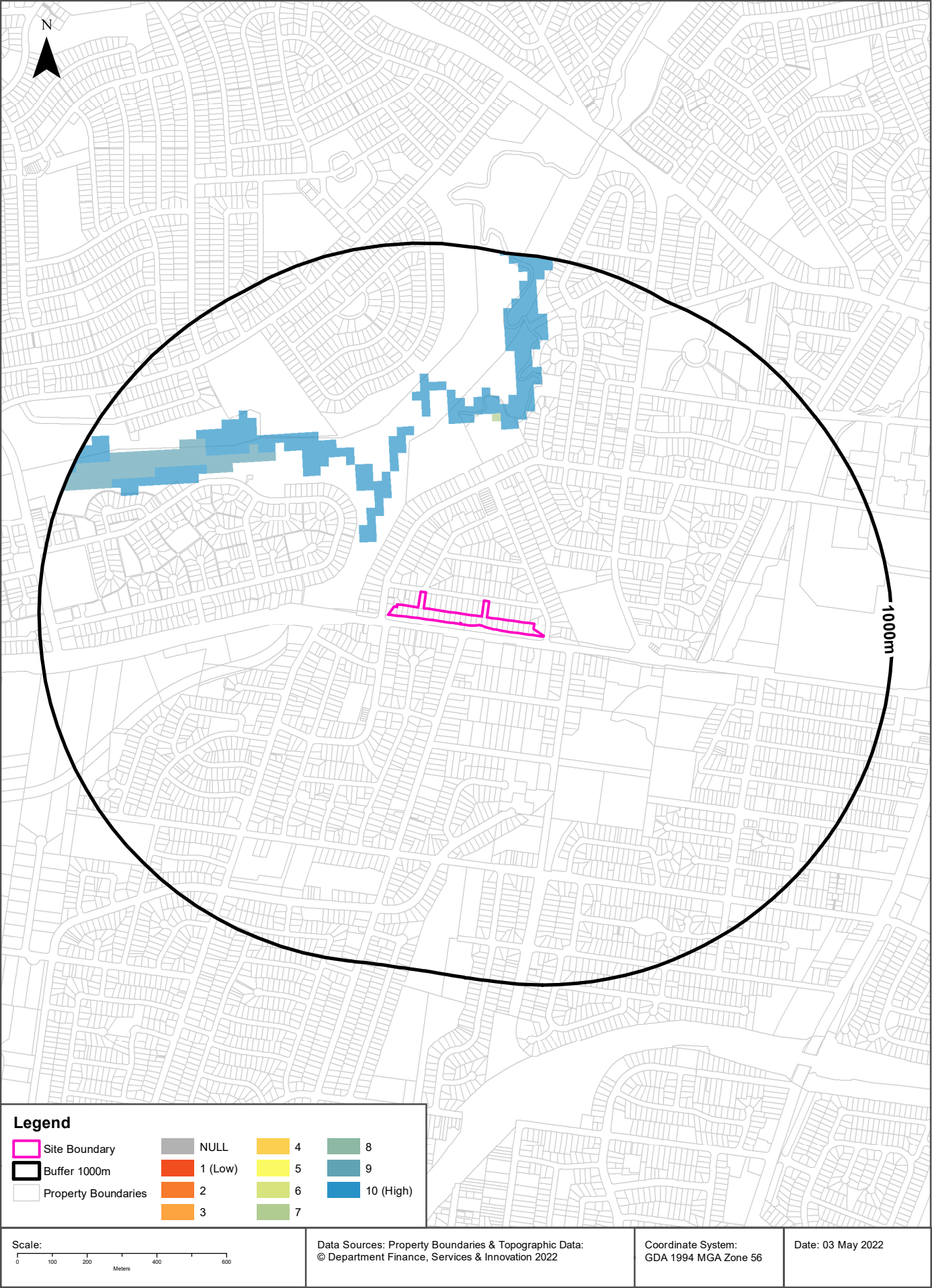
| Type        | GDE Potential                                 | Geomorphology                                     | Ecosystem Type | Aquifer Geology          | Distance | Direction  |
|-------------|---|---|----------------|--------------------------|----------|------------|
| Terrestrial | High potential GDE - from national assessment | Undulating to low hilly country, mainly on shale. | Vegetation     | Consolidated sedimentary | 189m     | North West |

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology  
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# Ecological Constraints - Inflow Dependent Ecosystems Likelihood

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171



## Ecological Constraints

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### Inflow Dependent Ecosystems Likelihood

| Type        | IDE Likelihood | Geomorphology                                     | Ecosystem Type | Aquifer Geology          | Distance | Direction  |
|-------------|----------------|---|----------------|--------------------------|----------|------------|
| Terrestrial | 10             | Undulating to low hilly country, mainly on shale. | Vegetation     | Consolidated sedimentary | 189m     | North West |
| Terrestrial | 7              | Undulating to low hilly country, mainly on shale. | Vegetation     | Consolidated sedimentary | 515m     | North      |
| Terrestrial | 9              | Undulating to low hilly country, mainly on shale. | Vegetation     | Consolidated sedimentary | 540m     | North West |

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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## Ecological Constraints

95-145 Hoxton Park Road & 20 & 44 Dale Avenue, Hoxton Park, NSW 2171

### NSW BioNet Atlas

Species on the NSW BioNet Atlas that have a NSW or federal conservation status, a NSW sensitivity status, or are listed under a migratory species agreement, and are within 10km of the site?

| Kingdom  | Class    | Scientific                                | Common  | NSW Conservation Status           | NSW Sensitivity Class | Federal Conservation Status | Migratory Species Agreements |
|----------|----------|---|---|-----------------------------------|-----------------------|-----------------------------|------------------------------|
| Animalia | Amphibia | Litoria aurea                             | Green and Golden Bell Frog                    | Endangered                        | Not Sensitive         | Vulnerable                  |                              |
| Animalia | Amphibia | Pseudophryne australis                    | Red-crowned Toadlet                           | Vulnerable                        | Not Sensitive         | Not Listed                  |                              |
| Animalia | Aves     | Actitis hypoleucos                        | Common Sandpiper                              | Not Listed                        | Not Sensitive         | Not Listed                  | ROKAMBA;CAMBA; JAMBA         |
| Animalia | Aves     | Anseranas semipalmata                     | Magpie Goose                                  | Vulnerable                        | Not Sensitive         | Not Listed                  |                              |
| Animalia | Aves     | Anthochaera phrygia                       | Regent Honeyeater                             | Critically Endangered             | Not Sensitive         | Critically Endangered       |                              |
| Animalia | Aves     | Apus pacificus                            | Fork-tailed Swift                             | Not Listed                        | Not Sensitive         | Not Listed                  | ROKAMBA;CAMBA; JAMBA         |
| Animalia | Aves     | Artamus cyanopterus cyanopterus           | Dusky Woodswallow                             | Vulnerable                        | Not Sensitive         | Not Listed                  |                              |
| Animalia | Aves     | Botaurus poiciloptilus                    | Australasian Bittern                          | Endangered                        | Not Sensitive         | Endangered                  |                              |
| Animalia | Aves     | Burhinus grallarius                       | Bush Stone-curlew                             | Endangered                        | Not Sensitive         | Not Listed                  |                              |
| Animalia | Aves     | Calidris acuminata                        | Sharp-tailed Sandpiper                        | Not Listed                        | Not Sensitive         | Not Listed                  | ROKAMBA;CAMBA; JAMBA         |
| Animalia | Aves     | Callocephalon fimbriatum                  | Gang-gang Cockatoo                            | Vulnerable                        | Category 3            | Endangered                  |                              |
| Animalia | Aves     | Calyptorhynchus banksii samueli           | Red-tailed Black-Cockatoo (inland subspecies) | Vulnerable                        | Category 2            | Not Listed                  |                              |
| Animalia | Aves     | Calyptorhynchus lathami                   | Glossy Black-Cockatoo                         | Vulnerable                        | Category 2            | Not Listed                  |                              |
| Animalia | Aves     | Chthonicola sagittata                     | Speckled Warbler                              | Vulnerable                        | Not Sensitive         | Not Listed                  |                              |
| Animalia | Aves     | Circus assimilis                          | Spotted Harrier                               | Vulnerable                        | Not Sensitive         | Not Listed                  |                              |
| Animalia | Aves     | Cyanoramphus novaezelandiae subflavescens | Red-crowned Parakeet (Lord Howe Is. subsp.)   | Presumed Extinct                  | Not Sensitive         | Extinct                     |                              |
| Animalia | Aves     | Daphoenositta chrysoptera                 | Varied Sittella                               | Vulnerable                        | Not Sensitive         | Not Listed                  |                              |
| Animalia | Aves     | Ephippiorhynchus asiaticus                | Black-necked Stork                            | Endangered                        | Not Sensitive         | Not Listed                  |                              |
| Animalia | Aves     | Epthianura albifrons                      | White-fronted Chat                            | Endangered Population, Vulnerable | Not Sensitive         | Not Listed                  |                              |
| Animalia | Aves     | Falco hypoleucos                          | Grey Falcon                                   | Endangered                        | Category 2            | Not Listed                  |                              |
| Animalia | Aves     | Falco subniger                            | Black Falcon                                  | Vulnerable                        | Not Sensitive         | Not Listed                  |                              |
| Animalia | Aves     | Gallinago hardwickii                      | Latham's Snipe                                | Not Listed                        | Not Sensitive         | Not Listed                  | ROKAMBA;JAMBA                |
| Animalia | Aves     | Geophaps scripta scripta                  | Squatter Pigeon (southern subspecies)         | Critically Endangered             | Not Sensitive         | Vulnerable                  |                              |
| Animalia | Aves     | Glossopsitta pusilla                      | Little Lorikeet                               | Vulnerable                        | Not Sensitive         | Not Listed                  |                              |
| Animalia | Aves     | Haliaeetus leucogaster                    | White-bellied Sea-Eagle                       | Vulnerable                        | Not Sensitive         | Not Listed                  |                              |
| Animalia | Aves     | Hieraetus morphnoides                     | Little Eagle                                  | Vulnerable                        | Not Sensitive         | Not Listed                  |                              |

| Kingdom  | Class      | Scientific                            | Common  | NSW Conservation Status | NSW Sensitivity Class | Federal Conservation Status | Migratory Species Agreements |
|----------|------------|---------------------------------------|---|-------------------------|-----------------------|-----------------------------|------------------------------|
| Animalia | Aves       | <i>Hirundapus caudacutus</i>          | White-throated Needletail                     | Not Listed              | Not Sensitive         | Vulnerable                  | ROKAMBA;CAMBA; JAMBA         |
| Animalia | Aves       | <i>Hydroprogne caspia</i>             | Caspian Tern                                  | Not Listed              | Not Sensitive         | Not Listed                  | JAMBA                        |
| Animalia | Aves       | <i>Ixobrychus flavicollis</i>         | Black Bittern                                 | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Animalia | Aves       | <i>Lathamus discolor</i>              | Swift Parrot                                  | Endangered              | Category 3            | Critically Endangered       |                              |
| Animalia | Aves       | <i>Lophochroa leadbeateri</i>         | Major Mitchell's Cockatoo                     | Vulnerable              | Category 2            | Not Listed                  |                              |
| Animalia | Aves       | <i>Lophoictinia isura</i>             | Square-tailed Kite                            | Vulnerable              | Category 3            | Not Listed                  |                              |
| Animalia | Aves       | <i>Melithreptus gularis gularis</i>   | Black-chinned Honeyeater (eastern subspecies) | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Animalia | Aves       | <i>Neophema pulchella</i>             | Turquoise Parrot                              | Vulnerable              | Category 3            | Not Listed                  |                              |
| Animalia | Aves       | <i>Ninox connivens</i>                | Barking Owl                                   | Vulnerable              | Category 3            | Not Listed                  |                              |
| Animalia | Aves       | <i>Ninox strenua</i>                  | Powerful Owl                                  | Vulnerable              | Category 3            | Not Listed                  |                              |
| Animalia | Aves       | <i>Onychoprion fuscata</i>            | Sooty Tern                                    | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Animalia | Aves       | <i>Pachycephala olivacea</i>          | Olive Whistler                                | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Animalia | Aves       | <i>Pandion cristatus</i>              | Eastern Osprey                                | Vulnerable              | Category 3            | Not Listed                  |                              |
| Animalia | Aves       | <i>Petroica boodang</i>               | Scarlet Robin                                 | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Animalia | Aves       | <i>Petroica phoenicea</i>             | Flame Robin                                   | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Animalia | Aves       | <i>Pezoporus wallicus wallicus</i>    | Eastern Ground Parrot                         | Vulnerable              | Category 3            | Not Listed                  |                              |
| Animalia | Aves       | <i>Pluvialis squatarola</i>           | Grey Plover                                   | Not Listed              | Not Sensitive         | Not Listed                  | ROKAMBA;CAMBA; JAMBA         |
| Animalia | Aves       | <i>Polytelis swainsonii</i>           | Superb Parrot                                 | Vulnerable              | Category 3            | Vulnerable                  |                              |
| Animalia | Aves       | <i>Thalasseus bergii</i>              | Crested Tern                                  | Not Listed              | Not Sensitive         | Not Listed                  | JAMBA                        |
| Animalia | Aves       | <i>Todiramphus chloris</i>            | Collared Kingfisher                           | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Animalia | Aves       | <i>Tringa nebularia</i>               | Common Greenshank                             | Not Listed              | Not Sensitive         | Not Listed                  | ROKAMBA;CAMBA; JAMBA         |
| Animalia | Aves       | <i>Tyto novaehollandiae</i>           | Masked Owl                                    | Vulnerable              | Category 3            | Not Listed                  |                              |
| Animalia | Aves       | <i>Tyto tenebricosa</i>               | Sooty Owl                                     | Vulnerable              | Category 3            | Not Listed                  |                              |
| Animalia | Gastropoda | <i>Meridolum corneovirens</i>         | Cumberland Plain Land Snail                   | Endangered              | Not Sensitive         | Not Listed                  |                              |
| Animalia | Mammalia   | <i>Cercartetus nanus</i>              | Eastern Pygmy-possum                          | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Animalia | Mammalia   | <i>Chalinolobus dwyeri</i>            | Large-eared Pied Bat                          | Vulnerable              | Not Sensitive         | Vulnerable                  |                              |
| Animalia | Mammalia   | <i>Dasyurus maculatus</i>             | Spotted-tailed Quoll                          | Vulnerable              | Not Sensitive         | Endangered                  |                              |
| Animalia | Mammalia   | <i>Falsistrellus tasmaniensis</i>     | Eastern False Pipistrelle                     | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Animalia | Mammalia   | <i>Isodon obesulus obesulus</i>       | Southern Brown Bandicoot (eastern)            | Endangered              | Not Sensitive         | Endangered                  |                              |
| Animalia | Mammalia   | <i>Micronomus norfolkensis</i>        | Eastern Coastal Free-tailed Bat               | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Animalia | Mammalia   | <i>Miniopterus australis</i>          | Little Bent-winged Bat                        | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Animalia | Mammalia   | <i>Miniopterus orianae oceanensis</i> | Large Bent-winged Bat                         | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Animalia | Mammalia   | <i>Myotis macropus</i>                | Southern Myotis                               | Vulnerable              | Not Sensitive         | Not Listed                  |                              |



| Kingdom  | Class    | Scientific                             | Common                         | NSW Conservation Status | NSW Sensitivity Class | Federal Conservation Status | Migratory Species Agreements |
|----------|----------|--|--------------------------------|-------------------------|-----------------------|-----------------------------|------------------------------|
| Animalia | Mammalia | Petaurus norfolcensis                  | Squirrel Glider                | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Animalia | Mammalia | Petrogale penicillata                  | Brush-tailed Rock-wallaby      | Endangered              | Not Sensitive         | Vulnerable                  |                              |
| Animalia | Mammalia | Phascolarctos cinereus                 | Koala                          | Vulnerable              | Not Sensitive         | Endangered                  |                              |
| Animalia | Mammalia | Pseudomys novaehollandiae              | New Holland Mouse              | Not Listed              | Not Sensitive         | Vulnerable                  |                              |
| Animalia | Mammalia | Pteropus poliocephalus                 | Grey-headed Flying-fox         | Vulnerable              | Not Sensitive         | Vulnerable                  |                              |
| Animalia | Mammalia | Saccolaimus flaviventris               | Yellow-bellied Sheath-tail-bat | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Animalia | Mammalia | Scoteanax rueppellii                   | Greater Broad-nosed Bat        | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Animalia | Reptilia | Caretta caretta                        | Loggerhead Turtle              | Endangered              | Not Sensitive         | Endangered                  |                              |
| Animalia | Reptilia | Chelonia mydas                         | Green Turtle                   | Vulnerable              | Not Sensitive         | Vulnerable                  |                              |
| Animalia | Reptilia | Tiliqua occipitalis                    | Western Blue-tongued Lizard    | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Animalia | Reptilia | Uvidicolus sphyrurus                   | Border Thick-tailed Gecko      | Vulnerable              | Not Sensitive         | Vulnerable                  |                              |
| Plantae  | Flora    | Acacia bakeri                          | Marblewood                     | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Plantae  | Flora    | Acacia bynoeana                        | Bynoe's Wattle                 | Endangered              | Not Sensitive         | Vulnerable                  |                              |
| Plantae  | Flora    | Acacia pubescens                       | Downy Wattle                   | Vulnerable              | Not Sensitive         | Vulnerable                  |                              |
| Plantae  | Flora    | Allocastrum diminuta subsp. mimica     |                                | Endangered Population   | Not Sensitive         | Not Listed                  |                              |
| Plantae  | Flora    | Allocastrum glareicola                 |                                | Endangered              | Not Sensitive         | Endangered                  |                              |
| Plantae  | Flora    | Argyrotegium nitidulum                 | Shining Cudweed                | Vulnerable              | Not Sensitive         | Vulnerable                  |                              |
| Plantae  | Flora    | Caesia parviflora var. minor           | Small Pale Grass-lily          | Endangered              | Not Sensitive         | Not Listed                  |                              |
| Plantae  | Flora    | Callistemon linearifolius              | Netted Bottle Brush            | Vulnerable              | Category 3            | Not Listed                  |                              |
| Plantae  | Flora    | Cymbidium canaliculatum                | Tiger Orchid                   | Not Listed              | Category 2            | Not Listed                  |                              |
| Plantae  | Flora    | Cynanchum elegans                      | White-flowered Wax Plant       | Endangered              | Not Sensitive         | Endangered                  |                              |
| Plantae  | Flora    | Dillwynia tenuifolia                   |                                | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Plantae  | Flora    | Diuris aequalis                        | Buttercup Doubletail           | Endangered              | Category 2            | Vulnerable                  |                              |
| Plantae  | Flora    | Epacris purpurascens var. purpurascens |                                | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Plantae  | Flora    | Eucalyptus nicholii                    | Narrow-leaved Black Peppermint | Vulnerable              | Not Sensitive         | Vulnerable                  |                              |
| Plantae  | Flora    | Eucalyptus scoparia                    | Wallangarra White Gum          | Endangered              | Not Sensitive         | Vulnerable                  |                              |
| Plantae  | Flora    | Grevillea juniperina subsp. juniperina | Juniper-leaved Grevillea       | Vulnerable              | Not Sensitive         | Not Listed                  |                              |
| Plantae  | Flora    | Grevillea parviflora subsp. parviflora | Small-flower Grevillea         | Vulnerable              | Not Sensitive         | Vulnerable                  |                              |
| Plantae  | Flora    | Gyrostemon thesioides                  |                                | Endangered              | Category 3            | Not Listed                  |                              |
| Plantae  | Flora    | Hibbertia fumana                       |                                | Critically Endangered   | Not Sensitive         | Not Listed                  |                              |
| Plantae  | Flora    | Hibbertia puberula                     |                                | Endangered              | Not Sensitive         | Not Listed                  |                              |
| Plantae  | Flora    | Hibbertia sp. Bankstown                |                                | Critically Endangered   | Not Sensitive         | Critically Endangered       |                              |
| Plantae  | Flora    | Leucopogon exolasius                   | Woronora Beard-heath           | Vulnerable              | Not Sensitive         | Vulnerable                  |                              |

| Kingdom | Class | Scientific                               | Common                  | NSW Conservation Status | NSW Sensitivity Class | Federal Conservation Status | Migratory Species Agreements |
|---------|-------|--|-------------------------|-------------------------|-----------------------|-----------------------------|------------------------------|
| Plantae | Flora | Macadamia integrifolia                   | Macadamia Nut           | Not Listed              | Not Sensitive         | Vulnerable                  |                              |
| Plantae | Flora | Macadamia tetraphylla                    | Rough-shelled Bush Nut  | Vulnerable              | Not Sensitive         | Vulnerable                  |                              |
| Plantae | Flora | Marsdenia viridiflora subsp. viridiflora | Native Pear             | Endangered Population   | Not Sensitive         | Not Listed                  |                              |
| Plantae | Flora | Melaleuca deanei                         | Deane's Paperbark       | Vulnerable              | Not Sensitive         | Vulnerable                  |                              |
| Plantae | Flora | Persoonia hirsuta                        | Hairy Geebung           | Endangered              | Category 3            | Endangered                  |                              |
| Plantae | Flora | Persoonia nutans                         | Nodding Geebung         | Endangered              | Not Sensitive         | Endangered                  |                              |
| Plantae | Flora | Pimelea spicata                          | Spiked Rice-flower      | Endangered              | Not Sensitive         | Endangered                  |                              |
| Plantae | Flora | Pomaderris brunnea                       | Brown Pomaderris        | Endangered              | Not Sensitive         | Vulnerable                  |                              |
| Plantae | Flora | Pomaderris prunifolia                    | Plum-leaf Pomaderris    | Endangered Population   | Not Sensitive         | Not Listed                  |                              |
| Plantae | Flora | Prostanthera saxicola                    |                         | Endangered Population   | Not Sensitive         | Not Listed                  |                              |
| Plantae | Flora | Pterostylis nigricans                    | Dark Greenhood          | Vulnerable              | Category 2            | Not Listed                  |                              |
| Plantae | Flora | Pterostylis saxicola                     | Sydney Plains Greenhood | Endangered              | Category 2            | Endangered                  |                              |
| Plantae | Flora | Pultenaea parviflora                     |                         | Endangered              | Not Sensitive         | Vulnerable                  |                              |
| Plantae | Flora | Pultenaea pedunculata                    | Matted Bush-pea         | Endangered              | Not Sensitive         | Not Listed                  |                              |
| Plantae | Flora | Rhodamnia rubescens                      | Scrub Turpentine        | Critically Endangered   | Not Sensitive         | Critically Endangered       |                              |
| Plantae | Flora | Syzygium paniculatum                     | Magenta Lilly Pilly     | Endangered              | Not Sensitive         | Vulnerable                  |                              |
| Plantae | Flora | Wahlenbergia multicaulis                 | Tadgell's Bluebell      | Endangered Population   | Not Sensitive         | Not Listed                  |                              |
| Plantae | Flora | Wilsonia backhousei                      | Narrow-leafed Wilsonia  | Vulnerable              | Not Sensitive         | Not Listed                  |                              |

Data does not include NSW category 1 sensitive species.

NSW BioNet: © State of NSW and Office of Environment and Heritage



## Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

| LC Code             | Location Confidence  |
|---------------------|--|
| Premise Match       | Georeferenced to the site location / premise or part of site |
| Area Match          | Georeferenced to an approximate or general area              |
| Road Match          | Georeferenced to a road or rail corridor                     |
| Road Intersection   | Georeferenced to a road intersection                         |
| Buffered Point      | A point feature buffered to x metres                         |
| Adjacent Match      | Land adjacent to a georeferenced feature                     |
| Network of Features | Georeferenced to a network of features                       |
| Suburb Match        | Georeferenced to a suburb boundary                           |
| As Supplied         | Spatial data supplied by provider                            |

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  - (i) the Report should not be used or taken to indicate or exclude actual fitness or unfitness of Land or Property for any particular purpose
  - (j) the Report should not be relied upon for determining saleability or value or making any other decisions in relation to the Property and in particular should not be taken to be a rating or assessment of the desirability or market value of the property or its features; and
  - (k) the End User should undertake its own inspections of the Land or Property to satisfy itself that there are no defects or failures
2. The End User may not make the Report or any copies or extracts of the report or any part of it available to any other person. If End User wishes to provide the Report to any other person or make extracts or copies of the Report, it must contact the purchaser of the Report before doing so to ensure the proposed use is consistent with the contract terms between Lotsearch and the purchaser.
3. Neither Lotsearch (nor any of its officers, employees or agents) nor any of its Third Party Content Suppliers will have any liability to End User or any person to whom End User provides the Report and End User must not represent that Lotsearch or any of its Third Party Content Suppliers accepts liability to any such person or make any other representation to any such person on behalf of Lotsearch or any Third Party Content Supplier.
4. The End User hereby to the maximum extent permitted by law:
  - (a) acknowledges that the Lotsearch (nor any of its officers, employees or agents), nor any of its Third Party Content Supplier have any liability to it under or in connection with the



- Report or these Terms;
- (b) waives any right it may have to claim against Third Party Content Supplier in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms; and
  - (c) releases each Third Party Content Supplier from any claim it may have otherwise had in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms.
5. The End User acknowledges that any Third Party Supplier shall be entitled to plead the benefits conferred on it under clause 4, despite not being a party to these terms.
  6. End User must not remove any copyright notices, trade marks, digital rights management information, other embedded information, disclaimers or limitations from the Report or authorise any person to do so.
  7. End User acknowledges and agrees that Lotsearch and Third Party Content Suppliers retain ownership of all copyright, patent, design right (registered or unregistered), trade marks (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right in any Report or any other item, information or data included in or provided as part of a Report.
  8. To the extent permitted by law and subject to paragraph 9, all implied terms, representations and warranties whether statutory or otherwise relating to the subject matter of these Terms other than as expressly set out in these Terms are excluded.
  9. Subject to paragraph 6, Lotsearch excludes liability to End User for loss or damage of any kind, however caused, due to Lotsearch's negligence, breach of contract, breach of any law, in equity, under indemnities or otherwise, arising out of all acts, omissions and events whenever occurring.
  10. Lotsearch acknowledges that if, under applicable State, Territory or Commonwealth law, End User is a consumer certain rights may be conferred on End User which cannot be excluded, restricted or modified. If so, and if that law applies to Lotsearch, then, Lotsearch's liability is limited to the greater of an amount equal to the cost of resupplying the Report and the maximum extent permitted under applicable laws.
  11. Subject to paragraph 9, neither Lotsearch nor the End User is liable to the other for:
    - (a) any indirect, incidental, consequential, special or exemplary damages arising out of or in relation to the Report or these Terms; or
    - (b) any loss of profit, loss of revenue, loss of interest, loss of data, loss of goodwill or loss of business opportunities, business interruption arising directly or indirectly out of or in relation to the Report or these Terms,
 irrespective of how that liability arises including in contract or tort, liability under indemnity or for any other common law, equitable or statutory cause of action or otherwise.
  12. These Terms are subject to New South Wales law.

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## Appendix F – Council Records

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**From:** [GIPA](#)  
**To:** [Anita Nguyen - EIAustralia](#)  
**Subject:** Informal Request for Information under the Government Information (Public Access) Act 2009 - Ref: 128079.2022  
**Date:** Thursday, 21 April 2022 4:39:30 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[image004.jpg](#)  
[image005.jpg](#)

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Hi Anita,

I refer to your Informal Request for Information under the *Government Information (Public Access) Act 2009* (GIPA Act).

I confirm that you have requested the following documents for 95-145 Hoxton Park Rd, Hoxton Park NSW 2171:

- Previous Manufacturing activities
- Approved development and building applications
- Market gardening activities
- Storage of chemicals
- Changes of site use; and
- Reported incidents relating to possible site contamination

Unfortunately, the Records Department could **not** find any consents or historical information on file with respect to the subject properties (as these properties are vacant blocks).

Regards,

**Thomas McCarthy**

Access to Information Officer



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