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15 May 2024

David Workman
Divisional Director - Urban and Community Planning
EG Funds Management Pty Ltd
Governor Phillip Tower, Level 21
1 Farrer Place
Sydney NSW 2000

Environmental Review
172 Commercial Road, Vineyard, NSW

Project No: 26.31

TRACE Environmental has been appointed by EG Funds Management Pty Ltd (EG) to provide environmental consulting services for the property located at 172 Commercial Road, Vineyard, NSW, referenced as Lots 2 and 3 in DP 229135 ('the site'). Refer to **Figure 1** for a Locality Plan and **Figure 2** for a Site Plan showing the site and features.

1. Background

A planning proposal has been submitted for the site in support of a request to Hawkesbury City Council to amend Schedule 1 of Hawkesbury Local Environmental Plan (LEP) 2012 to include additional permitted uses at the site, identified as 'Depot', 'Light industry' and 'Warehouse or distribution centre'.

This review was conducted in response to a request from NSW Department of Planning, Housing and Infrastructure¹ (DPHI) for additional information, including the following:

- Provide brief statements demonstrating consistency with the following –
 - Direction 4.4 Remediation of Contaminated Land (desktop assessment is suitable);
 - Direction 4.5 Acid Sulfate Soils.

2. Objectives and Scope of Work

This letter is provided to respond to the above request from DPHI and summarises the findings of an environmental review that was conducted to determine the potential contamination status of the site

¹ *Alteration of Gateway Determination*, Department Ref: PP-2023-1373 dated 1 May 2024.

and provide details regarding the suitability of the site for ongoing commercial/industrial land uses and/or to determine if additional investigation may be required.

The scope of work undertaken for this review included conducting online database searches and review of historical information relating to the site, including NSW Environment Protection Authority (EPA) registers, aerial photographs, previous investigation reports and completion of a site inspection (as conducted by TRACE Environmental personnel on 10 May 2024).

This investigation was conducted in consideration of the requirements of the National Environment Protection (Assessment of Site Contamination) Measure, Amendment 2013 (NEPM), relevant NSW EPA guidelines and the NSW State Environmental Planning Policy (Resilience and Hazards) 2021. Refer also to the **References** section at the end of this letter for a list of guidelines, regulations and codes of practice as applicable for this review.

3. Site Description and Setting

Details of the site are included in **Table 1**.

Table 1 – Site Details

ID Element	Description
Site Address & Lot/DP	172 Commercial Road, Vineyard, NSW; Lots 2 & 3 in DP 229135
Site Area (Approx.)	48,000m ²
Site Coordinates (Approx.)	33.64225° S, 150.86257° E
Site Elevation (Approx.)	30 mAHD
Local Council	Hawkesbury City Council
Zoning	RU4 Primary Production Small Lots under Hawkesbury LEP 2012

The site is currently used as a storage depot/related industrial usage and is occupied by several tenants. Key features include:

- Three sheds used for maintenance and storage at the western portion of the site (noting access could not be provided to inspect the interior of these sheds during the 10 May 2024 inspection);
- One office building which appears to be a converted former residential building;
- Several demountable buildings (primarily in the central-eastern portion of the site) and five awning structures;
- Storage of machinery, equipment and other materials, both indoors and on hardstand areas, including drilling equipment (drill rigs), excavators, generators and miscellaneous chemical storage (such as lubricating oils in drums and IBCs). Most site operations were noted to be conducted within outdoor areas, with most drums appropriately contained in structures/sheds, however, some equipment and drum/chemical storage was noted to be on unsealed areas. At least one diesel above ground storage tank (AST) was also observed at the southern portion of the site;
- Apparent water treatment activities were observed, such as use of oil/water separators or similar treatment structures and equipment;
- The storage of some building materials was also observed at the northern portion of the site;

- The majority of the site is unsealed, except for a paved area/driveway at the southern end of the site, a driveway area near the office building and paved areas associated with the awning structures. Apparent imported fill materials were also observed at some areas, such as recycled aggregate roadbase used at some areas of the site which would reduce runoff; and
- The site slopes towards the Killarney Chain of Ponds which adjoins the site to the south. Based on topography, groundwater beneath the site would be expected to flow towards the south.

Photographs of the site are provided in **Attachment A**, and key site features are included on **Figure 2**.

4. Data Review

EPA Registers

A search of the NSW EPA Contaminated Land Records and the *List of NSW Contaminated Sites Notified to EPA* was conducted on 13 May 2024, and the site was not listed as a contaminated land site. The EPA search results are provided in **Attachment B**.

Acid Sulfate Soils (ASS)

A review of maps provided by NSW Government eSPADE website² on 13 May 2024 indicates the site is not mapped in an area of known occurrence of ASS.

A review of the Hawkesbury LEP 2012 *Acid Sulfate Soils Map* (Sheet ASS_008D, provided in **Attachment B**) indicates that the site is located in a 'Class 5' area. Class 5 areas require consent from Council for any works on land within 500 metres of adjacent Class 1, 2, 3 or 4 land which are likely to lower the water table below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land.

Previous Investigation

The environmental status of the site was previously investigated by Napier & Blakeley Pty Ltd in 2020³, being a desktop or preliminary environmental and hazardous materials assessment.

The Napier & Blakeley report was conducted to provide details of the condition of the site and included a review of various aspects of the property (including a summary of the observed building structures and various services). Of note, Section 8 of the report included a *Desktop Preliminary Environmental and Hazardous Materials Assessment*, with the objective 'to identify significant environmental and hazardous material risk issues associated with the historical or current use of the site, which may represent an environmental liability for a purchaser, in light of its ongoing industrial use.'

The scope of works for the review included the following:

- Provide a site history and document review (historical title information, historical aerial photographs; Section 10.7 planning certificate from Council; and a NSW EPA database search);
- Review of previous environmental and hazardous materials reports; and
- An inspection of the site (as conducted on 23 October 2020).

² <https://www.environment.nsw.gov.au/eSpade2Webapp/>

³ Napier & Blakeley (2020), *Technical Due Diligence Report, 172 Commercial Road, Vineyard NSW 2765*, 3 Nov 2020.

Key findings of the report were presented as follows:

- Prior to the development, the site was vacant farmland;
- The site was first developed in the 1960s (current office building), with the construction of three existing warehouse buildings in the 1970s, and the site was used for industrial use (depot and storage type uses, etc.) from the early to mid-1970s;
- The following potential sources of contamination or areas of environmental concern (AECs) were noted:
 - Mechanical and hydraulic oil storage on-site;
 - Used/dumping of mechanical and hydraulic oil storage on-site;
 - Petroleum and diesel storage onsite in ASTs;
 - Bulk solvent and chemical storage on-site;
 - Two coalescing plate separators; and
 - A stormwater sump pit system and pipework drainage to the adjacent creek.

Napier & Blakeley concluded the following:

- There is the potential for soil and/or groundwater contamination to exist at the site, particularly in the vicinity of the above listed AECs;
- It is recommended that a soil contamination assessment be conducted to identify whether significant soil contamination is present at the site that could represent an environmental liability for a purchaser. The findings of the soil contamination assessment would assist with determining whether a groundwater assessment is required; and
- There is potential for asbestos building materials to have been used. As the buildings were completed prior to 31 December 2003, there would be a requirement for the site to undertake an asbestos survey, develop an asbestos register (or provide evidence that no asbestos was used in the original construction) and prepare an Asbestos Management Plan (AMP), in accordance with the requirements of the Work Health and Safety Regulation 2017.

5. Discussion and Conclusions

Based on the above information, TRACE Environmental provides the following discussion and conclusions:

- During the site inspection (as conducted on 10 May 2024), and consistent with the previous Napier & Blakeley report, several AECs were identified at the site that could pose a risk of contamination, including:
 - Oil and chemical storage, including diesel fuel;
 - Maintenance activities as conducted throughout the site;
 - Storage of disused equipment and some drums/tanks/IBCs on unsealed surfaces;
 - Potential imported fill materials; and

- Potential hazardous building materials used in existing building structures.
- Review of available EPA databases (**Attachment B**) indicates the site has not been listed as a contaminated land site, and a review of the S10.7 certificate for the site (as provided in the Napier & Blakeley report) indicates no prescribed matters under Section 59(2) of the *Contaminated Land Management Act 1997* (CLMA 1997) apply to the land. However, the site history review as conducted by Napier & Blakeley noted industrial-related site uses (depot/storage) at the site dating back to the mid-1970s which can pose a risk for contamination (and also noting the above identified AECs); and
- Available ASS mapping indicates the site is not located in an area of known occurrence of ASS.

In consideration of the above noted AECs, and consistent with the previous Napier & Blakeley report, there is potential for the site to be contaminated due to current and historical site uses.

As is the case with any prior industrial related (depot/storage type land-use activity), there would exist the potential for contamination at the site, and as such, additional investigation (such as Detailed Site Investigation [DSI]) is recommended to confirm the contamination status of the site.

We note there is, in effect, no change of land-use being permitted by way of the Schedule 1 - Additional Permitted Use Clause. That is, the proposal for which Gateway has been issued is more regularising existing land uses operating on-site (i.e., depot/warehouse storage), and noting the Gateway determination has omitted light industry as a future permissible use.

It is considered that the DSI can occur where, for example, a Development Application (DA) is lodged for a new land-use activity and/or building works, or in this case to formally recognise the existing uses. We note the proposed Schedule 1 - Additional Permitted Use clause requires a DA to be lodged by 28th February 2027.

6. Recommendations

Based on the above considerations, TRACE Environmental provides the following recommendations:

- A DSI be undertaken prior to any site redevelopment works to confirm whether the current or historical activities at the site have resulted in contamination of the subsurface, and if required any remedial measures. The DSI can be undertaken as part of a future DA process;
- Following any DA approval and for any future development works:
 - A Hazardous Materials (HAZMAT) building Survey should be prepared prior to renovation, demolition and/or removal of any on-site structures, with any control measures outlined in the HAZMAT to be implemented during demolition or removal works;
 - During any future site works, any excess soil that requires off-site disposal will require classification in accordance with NSW EPA (2014) Waste Classification Guidelines and disposed at a facility licensed to receive the waste; and
 - Any imported material brought onto the site for any purpose must be validated as being suitable for the intended land use.

Please feel free to contact the undersigned if you require further clarification.

For and on behalf of
TRACE Environmental



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Attachments:

References
Limitations

Figures

Attachment A: Site Photographs

Attachment B: Database Search Results

References

- Acid Sulfate Soil Management Advisory Committee (ASSMAC) (1998), *Acid Sulfate Soil Manual*, NSW, August 1998;
- Napier & Blakeley (2020), *Technical Due Diligence Report, 172 Commercial Road, Vineyard NSW 2765*, 3 Nov 2020;
- NEPC (2013), *National Environment Protection (Assessment of Site Contamination) Measure (NEPM)*. National Environment Protection Council (NEPC) 1999, Amendment 2013;
- NSW Department of Infrastructure, Planning and Natural Resources, *Salinity Potential in Western Sydney 2002*;
- NSW EPA (2014), *Waste Classification Guidelines. Part 1: Classifying Waste*. NSW EPA, November 2014;
- NSW EPA (2015), *Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act*. NSW EPA, September 2015;
- NSW EPA (2017), *Guidelines for the NSW Site Auditor Scheme (3rd Edition)*. NSW EPA, October 2017;
- NSW EPA (2020), *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*. NSW EPA, Updated May 2020;
- NSW EPA (2020), *Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019*, December 2020;
- NSW EPA (2022), *Contaminated Land Guidelines, Sampling Design Part 1 – Application and Part 2 - Interpretation*, NSW EPA, August 2022;
- *NSW State Environmental Planning Policy (Resilience and Hazards) 2021*;
- *NSW Government Code of Practice: How to Manage and Control Asbestos in the Workplace* (December 2022);
- *NSW Government Code of Practice: How to Safely Remove Asbestos* (December 2022);
- Standards Australia (1999), Australian Standard AS 4482.2-1999 - *Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances*. Standards Australia, Homebush, NSW;
- Standards Australia (2005), Australian Standard AS 4482.1-2005 – *Guide to the investigation and sampling of sites with potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds*. Standards Australia, Homebush, NSW; and
- WA Department of Health (DoH) (2009), *Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia*. WA DoH, May 2009.

Limitations

This report has been prepared for EG Funds Management Pty Ltd and for the specific purpose to which it refers. No responsibility is accepted to any third party and neither the whole of the report or any part or reference thereto may be published in any document, statement or circular nor in any communication with third parties without our prior written approval of the form and context in which it will appear.

TRACE Environmental has used a degree of skill and care ordinarily exercised by reputable members of our profession practicing in the same or similar locality. The conclusions presented in this report are relevant to the conditions of the site and the state of legislation currently enacted as at the date of this report. We do not make any representation or warranty that the conclusions in this report were applicable in the future as there may be changes in the condition of the site, applicable legislation or other factors that would affect the conclusions contained in this report.

This report and the information contained in it is the intellectual property of TRACE Environmental. EG Funds Management Pty Ltd is granted an exclusive licence for the use of the report for the purpose described in the report.

Figures



Source: Google Maps – Accessed 13/05/2024



— Site Boundary

10m



Source: Nearmap – Photo date 25/03/2024

Attachment A: Site Photographs



Photograph 1: View of northern entry to the site from Commercial Road (facing south)



Photograph 2: View of eastern entry to the site from Chapman Road (facing west)



Photograph 3: Stockpiles of building sand in the northern portion of the site (facing west)



Photograph 4: One of several generators observed in the central portion of the site near the entrance at Chapman Road (facing north)



Photograph 5: Plant/heavy machinery/industrial equipment stored in the central-western portion of the site (facing west)



Photograph 6: Heavy machinery/industrial equipment stored at the central-western site boundary (facing south)



Photograph 7: Plant/heavy machinery/industrial equipment stored in the central-western portion of the site (facing east)



Photograph 8: View of possible water treatment AST located at the central-western site boundary (facing east)



Photograph 9: Waste oil drum storage located in the central-western portion of the site (facing north-west)



Photograph 10: Petroleum cannister storage in the central-western portion of the site (facing south)



Photograph 11: View of IBCs containing unknown liquid in the central-western portion of the site (facing south)



Photograph 12 : View of IBCs containing unknown liquid in the south-eastern portion of the site (facing west)



Photograph 13: View of tanks located in the central-southern portion of the site (facing south)



Photograph 14: View of oil-water separator located in the southern portion of the site (facing north)



Photograph 15: View of self-bunded diesel AST located in the southern portion of the site (facing south)



Photograph 16: View of sign at gate showing tenancies

Attachment B: Database Search Results

Search results

Your search for:LGA: HAWKESBURY CITY COUNCIL

Matched 12 notices
relating to 6 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
KURMOND	501 Bells Line of road ROAD	BP Service Station	1 former
MCGRATHS HILL	31 Groves AVENUE	Asbestos Contamination	3 former
PITT TOWN	Lot 24 Pitt Town Bottoms ROAD	Chemical Waste Disposal Site	3 former
PITT TOWN	1 Canning PLACE	Whites Water Service	2 current
WILBERFORCE	12-14 Box AVENUE	Former Drum Reconditioners	2 former
WILBERFORCE	13 Box AVENUE	Former Solvent Recycling Site	1 current

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For business and industry ^

For local government ^

Contact us

131 555 (tel:131555)

Online (<https://www.epa.nsw.gov.au/about-us/contact-us/feedback>)

info@epa.nsw.gov.au (mailto:info@epa.nsw.gov.au)

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Background

A strategy to systematically prioritise, assess and respond to notifications under Section 60 of the *Contaminated Land Management Act 1997* (CLM Act) has been developed by the EPA. This strategy acknowledges the EPA's obligations to make information available to the public under *Government Information (Public Access) Act 2009*.

When a site is notified to the EPA, it may be accompanied by detailed site reports where the owner has been proactive in addressing the contamination and its source. However, often there is minimal information on the nature or extent of the contamination.

After receiving a report, the first step is to confirm that the report does not relate to a pollution incident. The Protection of the Environment Operations Act 1997 (POEO Act) deals with pollution incidents, waste stockpiling or dumping. The EPA also has an incident management process to manage significant incidents (<https://www.epa.nsw.gov.au/reporting-and-incidents/incident-management>).

In many cases, the information indicates the contamination is securely immobilised within the site, such as under a building or carpark, and is not currently causing any significant risks for the community or environment. Such sites may still need to be cleaned up, but this can be done in conjunction with any subsequent building or redevelopment of the land. These sites do not require intervention under the CLM Act, and are dealt with through the planning and development consent process. In these cases, the EPA informs the local council or other planning authority, so that the information can be recorded and considered at the appropriate time (<https://www.epa.nsw.gov.au/your-environment/contaminated-land/managing-contaminated-land/role-of-planning-authorities>).

Where indications are that the contamination could cause actual harm to the environment or an unacceptable offsite impact (i.e. the land is 'significantly contaminated'), the EPA would apply the regulatory provisions of the CLM Act to have the responsible polluter and/or landowner investigate and remediate the site. If the reported contamination could present an immediate or long-term threat to human health NSW Health will be consulted. SafeWork NSW and Water NSW can also be consulted if there appear to be occupational health and safety risks or an impact on groundwater quality.

As such, the sites notified to the EPA and presented in the list of contaminated sites notified to the EPA are at various stages of the assessment and remediation process. Understanding the nature of the underlying contamination, its implications and implementing a remediation program where required, can take a considerable period of time. The list provides an indication, in relation to each nominated site, as to the management status of that particular site. Further detailed information may be available from the EPA or the person who notified the site.

The following questions and answers may assist those interested in this issue.

Frequently asked questions

Why does my land appear on the list of notified sites?

Your land may appear on the list because:

- the site owner and/or the polluter has notified the EPA under section 60 of the CLM Act
- the EPA has been notified via other means and is satisfied that the site is or was contaminated.

If a site is on the list, it does not necessarily mean the contamination is significant enough to regulate under the CLM Act.

Does the list contain all contaminated sites in NSW?

No. The list only contains contaminated sites that EPA is aware of. If a site is not on the list, it does not necessarily mean the site is not contaminated.

The EPA relies on responsible parties and the public to notify contaminated sites.

How are notified contaminated sites managed by the EPA?

There are different ways the EPA can manage notified contaminated sites. Options include:

- regulation under the CLM Act, POEO Act, or both
- notifying the relevant planning authority for management under the planning and development process
- managing the site under the Protection of the Environment Operation (Underground Petroleum Storage Systems) Regulation 2014.

There are specific cases where contamination is managed under a tailored program operated by another agency (for example, the Resources & Geoscience's Legacy Mines Program).

What should I do if I am a potential buyer of a site that appears on the list?

You should seek advice from the seller to understand the contamination issue. You may need to seek independent contamination or legal advice.

The information provided in the list is indicative only and a starting point for your own assessment. Land contamination from past site uses is common, mainly in urban environments. If the site is properly remediated or managed, it may not affect the intended future use of the site.

Who can I contact if I need more information about a site?

You can contact the Environment Line at any time by calling 131 555 or by emailing info@environment.nsw.gov.au.

List of NSW Contaminated Sites Notified to the EPA

Disclaimer

The EPA has taken all reasonable care to ensure that the information in the list of contaminated sites notified to the EPA (the list) is complete and correct. The EPA does not, however, warrant or represent that the list is free from errors or omissions or that it is exhaustive.

The EPA may, without notice, change any or all of the information in the list at any time.

You should obtain independent advice before you make any decision based on the information in the list.

The list is made available on the understanding that the EPA, its servants and agents, to the extent permitted by law, accept no responsibility for any damage, cost, loss or expense incurred by you as a result of:

1. any information in the list; or
2. any error, omission or misrepresentation in the list; or
3. any malfunction or failure to function of the list;
4. without limiting (2) or (3) above, any delay, failure or error in recording, displaying or updating information.

Site Status	Explanation
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 <i>Protection of the Environment Operations Act 1997</i> .
Under Preliminary Investigation Order	The EPA has issued a Preliminary Investigation Order under s10 of the <i>Contaminated Land Management Act 1997</i> , to obtain additional information needed to complete the assessment.
Regulation under CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the <i>Contaminated Land Management Act 1997</i> is not required.

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 <i>Contaminated Land Management Act 1997</i> . A regulatory approach is being finalised.
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.
Contamination currently regulated under POEO Act	Contamination is currently regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA as the appropriate regulatory authority reasonably suspects that a pollution incident is occurring/ has occurred and that it requires regulation under the POEO Act. The EPA may use environment protection notices, such as clean up notices, to require clean up action to be taken. Such regulatory notices are available on the POEO public register.
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 <i>Environmental Planning and Assessment Act 1979</i> (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 formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the <i>Contaminated Land Management Act 1997</i> (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 <i>Protection of the Environment Operations Act 1997</i> (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 <i>Environmental Planning and Assessment Act 1979</i> (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.

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
URUNGA	Former Antimony Process plant	Hillside DRIVE	Chemical Industry	Contamination currently regulated under CLM Act	-30.50422942	153.0132011
VALENTINE	BP Express Service Station	855 Macquarie DRIVE	Service Station	Regulation under CLM Act not required	-33.00801109	151.6425806
VALENTINE	Valentine Public School	Tallawalla ROAD	Unclassified	Regulation under CLM Act not required	-33.0091613	151.6423231
VALLA	BP Nambucca Heads (Travel Centre and Truckstop)	2 Corkwood ROAD	Other Industry	Regulation under CLM Act not required	-30.62648768	152.9727148
VILLAWOOD	Former Toll Site	110A Christina ROAD	Other Industry	Regulation under CLM Act not required	-33.87919117	150.9812193
VILLAWOOD	Former Defence Site	29 Biloela STREET	Landfill	Regulation under CLM Act not required	-33.88782978	150.9886275
VILLAWOOD	Former Siemens/Westinghouse	49 Miowera ROAD	Other Industry	Contamination formerly regulated under the CLM Act	-33.87641909	150.9836746
VILLAWOOD	Former Orica Crop Care	2 Christina ROAD	Chemical Industry	Contamination formerly regulated under the CLM Act	-33.880329	150.9896329
VILLAWOOD	PPG Industries	9 Birmingham AVENUE	Chemical Industry	Regulation under CLM Act not required	-33.87800757	150.9887929
VILLAWOOD	Former Electrical Component Manufacturer	66 Christina ROAD	Other Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.88018315	150.9838773
VILLAWOOD	Ettason Villawood Site	2A Birmingham AVENUE	Chemical Industry	Regulation under CLM Act not required	-33.87877335	150.9827722
VINEYARD	Shell Coles Express Service Station	731 Windsor ROAD	Service Station	Regulation under CLM Act not required	-33.65780463	150.8753245
WAGGA WAGGA	Caltex Service Station	170 Fitzmaurice STREET	Service Station	Regulation under CLM Act not required	-35.10289587	147.3679002
WAGGA WAGGA	Former BP Service Station	31 Bourke STREET	Service Station	Regulation under CLM Act not required	-35.12626628	147.3547199
WAGGA WAGGA	Caltex (former Mobil) Service Station	106 Edward STREET	Service Station	Regulation under CLM Act not required	-35.11910909	147.3682364
WAGGA WAGGA	Former Caltex Depot	60 Lake Albert DRIVE	Service Station	Regulation under CLM Act not required	-35.12316794	147.37724



Hawkesbury Local Environmental Plan 2012

Acid Sulfate Soils Map - Sheet ASS_008D

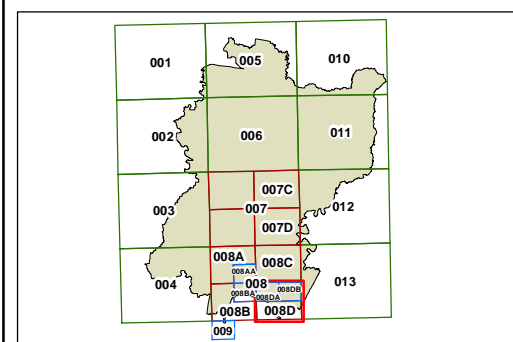
Acid Sulfate Soils

- 1 Class 1
- 2 Class 2
- 3 Class 3
- 4 Class 4
- 5 Class 5

SRGC SEPP (Sydney Region Growth Centres) 2006

Cadastral

Cadastral 24/10/2018 © DFSI Spatial Services



0 250 500 750 1,000 Metres

Scale: 1:40,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 3800_COM_ASS_008D_040_20181024

