

Preliminary Site Investigation

Lot 1 DP85924, Gale Street, Woolwich NSW 2110

Project No. 23180
Version 1

24 July 2023




Reditus Consulting Pty Ltd
ABN: 34 631 168 502





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DOCUMENT CONTROL

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This report has been prepared for Charles Assaf in accordance with the terms and conditions of appointment for proposal P23180_v1 dated 7 July 2023. Reditus Consulting Pty Ltd (ABN 34 631 168 502) cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

This report has been prepared and reviewed by Certified Environmental Practitioner Site Contamination Specialists in accordance with [NSW EPA's Contaminated Land Consultant Certification Policy](#).

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Executive Summary

Reditus Consulting Pty Ltd (Reditus) was engaged by Charles Assaf (the client) to prepare a Preliminary Site Investigation (PSI) for the former substation located at Lot 1 DP85924 Gale Street, Woolwich NSW 2110 (the site). The location and layout of the site is presented in **Figure 1** and **Figure 2, Appendix A**.

The site is currently zoned as SP2 Infrastructure *Electricity Distribution*, the client has requested a preliminary site investigation to inform a planning proposal to rezone the site for residential land use. It is understood the client intends to combine the lot with the existing residential premises adjoining the northern boundary of the site. A preliminary site investigation was commissioned to comply with planning requirements and inform the planning proposal (development application) being submitted to Hunters Hill Council.

The findings of the preliminary site investigation included:

- The site has been occupied by the electrical substation since at least 1930's to present day, which is understood to have been decommissioned in recent years.
- The existing site structures were constructed in an era renowned for utilising asbestos containing materials in the building fabric. The site structure was predominantly brick, concrete and the disused transformer, however asbestos may be present in waterproofing, mastic and disused electrical equipment.

Based on the above, Reditus considers that the site is likely to be suitable the proposed residential land use. The following recommendations should be implemented during redevelopment of the site:

- Completion of a pre-demolition hazardous materials (HAZMAT) survey in accordance with Australian Standard AS2601-2001 *Demolition of Structures*. Hazardous building materials such as waterproofing membranes, sealant, mastics or disused electrical equipment may be detected within the site structures.
- If hazardous materials are identified, they should be removed prior to demolition of structures in accordance with the NSW WHS Act, Chapter 8 of the WHS Regulation and SafeWork NSW Codes of Practice and preparation of an Asbestos Management Plan to inform the removal of asbestos containing building materials and potential lead paint in accordance with SafeWork NSW requirements including clearance certificates provided by a SafeWork NSW Licensed Asbestos Assessor or "Competent Person" as defined by the Code of Practice.
- Excavated soil resulting from the excavation required to level the site shall be classified in accordance with the NSW EPA (2014) Waste Classification Guidelines. Offsite disposal must be completed in accordance with the NSW POEO Act 1997, POEO (Waste) Regulation 2014 and applicable resource recovery orders.

Mr Ashley Barber, an EIANZ Certified Environmental Practitioner – Site Contamination Specialist (CEnvP-SCS, No SC41202), considers that the consent authority may be satisfied that the necessary considerations of Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 are satisfied for the following reasons:

- The PSI completed on the site has adequately assessed the site history to identify potential sources of contamination, and has suitability assessed the potential risk posed by contaminants to health and the environment. As such, Clause 4.6(1)(a) of SEPP (Resilience and Hazards) 2021 has been addressed.
- Potential sources of contamination identified at the site include use of uncontrolled fill to level the site and the disused substation. The relatively small scale of the substation indicates that any contamination would be restricted to shallow soils immediately beneath the concrete hardstand. The site is likely to be suitable in its current condition and will be made suitable following implementation of the recommendations outlined above. As such, Clause 4.6(1)(b) of SEPP (Resilience and Hazards) 2021 has been addressed.
- The PSI has been completed prior to change of land use in accordance with the contaminated land planning guidelines. As such, Clause 4.6(2) of SEPP (Resilience and Hazards) 2021 has been addressed.

1 Introduction

Reditus Consulting Pty Ltd (Reditus) was engaged by Charles Assaf (the client) to prepare a Preliminary Site Investigation (PSI) for the former substation located at Lot 1 DP85924 Gale Street, Woolwich NSW 2110 (the site). The location and layout of the site is presented in **Figure 1** and **Figure 2, Appendix A**.

Reditus notes that this report, including its conclusions and recommendations, must be read in conjunction with the Statement of Limitations provided in **Section 7**.

1.1 Background

The site is currently zoned as SP2 Infrastructure *Electricity Distribution*, the client has requested a preliminary site investigation to inform a planning proposal to rezone the site for residential land use. It is understood the client intends to combine the lot with the existing residential premises adjoining the northern boundary of the site. A preliminary site investigation was commissioned to comply with planning requirements and inform the planning proposal (development application) being submitted to Hunters Hill Council.

1.2 Objectives

The primary objectives of PSI were to:

- Evaluate the possibility for contamination to be present at the site as a result of current and former land use activities.
- Assess the nature and extent of potential contamination in the areas of environmental concern (AEC) identified in the desktop review and site inspection.
- Assess whether contaminants of potential concern (CoPC) could present an unacceptable risk of exposure to human health and/or environmental receptors.
- Comment on the potential for contamination to be present at the site and possible effects of contamination affect the suitability of the site for its proposed land use.
- Provide recommendations for further investigation, management, or remediation (if required).
- Conform to the requirements of the National Environmental Protection Council (Assessment of Site Contamination) National Environment Protection Measure 1999 (as amended in 2013) ('ASC NEPM, 2013') and the NSW Environmental Protection Authority (NSW EPA 2020) Contaminated Land Guideline *Consultants Reporting on Contaminated Land*.

1.3 Scope of Works

To achieve the objectives outlined above, Reditus completed the following:

- Review of previous investigations (if any), asbestos register, site plans and/or other relevant information made available.
- An evaluation of historical aerial photographs and satellite imagery to assist in assessing historical land uses and conditions on and adjacent to the site.
- Review of the environmental setting with regards to geology, topography, hydrology and hydrogeology.
- Review of the current certificate of title, section 10.7 planning certificate and NSW EPA registers.
- Desktop review, including:
 - Review of past reports of other relevant information made available.
 - Review of historical aerial imagery to assess past site uses, current configuration and identify areas of environmental concern.



- Review of government databases (NSW EPA registers) to identify any existing environmental notices regarding contaminated land.
- A site walkover to confirm the site condition is consistent with the desktop review, including inspection of the site surface for obvious signs of potential contamination and/or contaminant sources.
- Preparation of this PSI report documenting the findings of the desktop review, site history, environmental setting, site plans, a preliminary conceptual site model, appraisal of environmental risk and recommendations for additional investigation (if required) needed to demonstrate the sites suitability or remedial works (if required) needed to render the site suitable for the proposed land use. The report was prepared in accordance with the requirements prescribed by NSW EPA (2020) Contaminated Land Guideline *Consultants Reporting on Contaminated Land*.

2 Site Identification

The site identification details for the site have been prepared in general accordance with the NSW EPA (2020) Consultants Reporting on Contaminated Land guidelines and the ASC NEPM (2013) Field Checklist for 'site Information'. The site identification information has been summarised in **Table 2-1** below.

Table 2-1 *Site Identification*

ITEM	DETAIL
Address	Gale Street, Woolwich NSW 2110
Title and Land Information	Lot 1 DP85924
Site Area	125 m ²
Local Government Area	Hunters Hill Council
Site Coordinates to the approximate centre of the site (GDA2020 MGA Zone 56)	Easting: 330836 Northing: 6254077
Zoning	SP2 – Infrastructure Electricity Distribution <i>As per Hunters Hill Local Environmental Plan 2012</i>
Current Owner	Mary Assaf <i>Sold by Alpha Distribution Ministerial Holding Corporation on 2 February 2023</i>
Current Land Use	Disused electrical substation
Future Land Use	Residential
Trigger for Assessment	To inform a planning proposal being submitted to Hunters Hill Council
Surrounding Land Uses	<p>The land uses currently surrounding the site include:</p> <ul style="list-style-type: none"> • North: residential premises, local roadways, and Lane Cove River. • South: The Goat Paddock, Woolwich Lookout Reserve, Woolwich Dry Dock, marina, sailing club, Clarke's Point Reserve and Parramatta River. • East: The Goat Paddock and Lane Cove River converging with the Parramatta River. • West: Gale Street, commercial and low density residential.
Site Layout	Figure 2, Appendix A

2.1 Site Condition

A site inspection was conducted by Reditus' Principal Environmental Engineer Ashley Barber on 16 July 2023. The following site description was recorded during the site visit:

- The structures on site were consistent with the historical aerial imagery review (*see Section 4.1 below*). The site was occupied by the disused substation with an area of concrete hardstand in the western portion of the site between the concrete hardstand and footpath / nature strip.
- The disused substation was secured by a brick wall greater than 2.5 m high. The brick wall was observed to be cracking along the southwest corner of the site. The cracked retaining wall had exposed a water-proofing membrane in the wall which was observed to be intact and in fair condition.
- The disused substation was separated from the adjoining residential premise (1 Gale Street) by a narrow walkway.
- The ground level of the site was approximately 1m higher in elevation compared to the adjoining residential premise (1 Gale Street) and featured a retaining wall constructed from sandstone blocks.
- No surface water bodies or standing water present at the time of the inspection.
- No vegetation stress, staining, olfactory or other indications of contamination were observed.
- No evidence of significant quantities of chemical storage (> 100 Litres) was observed at the site.
- Surrounding land uses immediately adjacent to the site was low density residential, local roads and public recreation.

Photographs from the site inspection are provided in **Appendix B**.



3 Site Setting and Surrounding Environment

A summary of the site setting surrounding environment obtained from the Land Insight Enviro-Screen Report (LI-3551 ESR, dated 10 July 2023) is provided in **Table 3-1** below. The Land Insight Enviro-Screen Report is provided **Appendix C**.

Table 3-1 *Site Setting and Surrounding Environment*

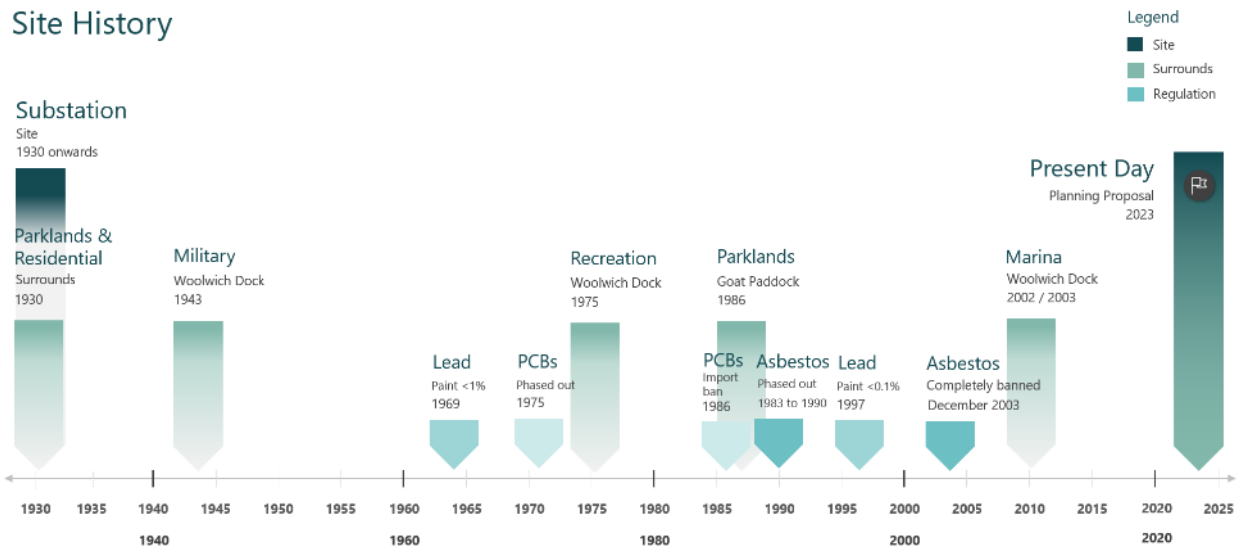
ITEM	DETAIL
Topography	The site has an elevation between 20-24 m Australian Height Datum (AHD) sloping downward in an easterly to southeasterly direction towards the Parramatta River.
Hydrology	<p>Stormwater runoff is expected to be captured in municipal stormwater network along Gale Street.</p> <p>Local surface water (outside the site boundary) is expected to conform to localised topography and flow towards the Parramatta River located approximately 150 m east of site.</p>
Regional Geology	The 1:100,000 Sydney Geological Map indicates the site is underlain by Anisian aged Hawkesbury Sandstone, which is described as black to medium to coarse grained quartz sandstone with minor shale and laminite lenses.
Acid Sulfate Soils	<p>CSIRO Atlas of Australian Soils</p> <p>Atlas of Australian Acid Sulfate Soils did not identify the site as being within an area where acid sulfate soils would be present. The nearest "high probability of occurrence" acid sulfate soil area is located 164 m east of site within the Parramatta River.</p> <p>Hunters Hill Local Environmental Plan 2012</p> <p>A review of the local council acid sulfate soil risk map indicated that the site is within a Class 5 acid sulfate soil area.</p> <p>Acid sulfate soils are not typically found in Class 5 areas. Areas classified as Class 5 are located within 500 metres on adjacent class 1,2,3 or 4 land.</p> <p>The proposed land use will not require lowering of the water table that would affect the nearest Class 2 acid sulfate soil area located 250 m south of site.</p>
Registered Groundwater Bore Search	<p>A review of Bureau of Meteorology's Australian Groundwater Explorer indicated that were zero (0) registered bores within a 1 km radius of the site.</p> <p>The nearest registered groundwater bore located on the Hunters Hill Peninsula is located 1,652 m northwest of site. The bore (GW072959) was installed for monitoring purposes to a final depth of 24.5 mbgl.</p>
Regional Hydrogeology	A review of the Hydrogeology Map of Australia (Geoscience Australia) indicates the site is underlain by porous extensive aquifers of low to moderate productivity.
Inferred Groundwater Flow Direction	Groundwater is inferred to flow in a east-southeast direction conforming with local topography towards Parramatta River 150m east of site.
Depth to Water Table	The depth to groundwater onsite is not known. No previous groundwater assessments have been conducted at the site.

ITEM	DETAIL
Yield and Inferred Groundwater Quality	<p>The groundwater yield for one (1) registered bore (GW072959) in the area recorded:</p> <ul style="list-style-type: none"> • Salinity (0-500 ppm) • Yield (2 L/s)
Groundwater Dependant Ecosystems	<p>The Groundwater Dependant Ecosystem Atlas reported did not report any listings relating to the site or within a 500m radius of the site.</p>
Groundwater Embargoes	<p>No groundwater embargoes or Groundwater Protection Areas apply to the site.</p>
Sensitive Environments & Receptors	<p>The nearest sensitive environments are summarised as follows:</p> <ul style="list-style-type: none"> • Local stormwater network. • Occupants of neighbouring residential premise adjoining the northern boundary • Woolwich Lookout Reserve adjoining the southern and eastern boundaries • Clarke's Point Reserve and soiling club located 142.5 m south of site • Parramatta River located 150 m east of site • Lane Cove River located 166.8 m northwest of site

4 Site History

4.1 Historical Aerial Imagery

Historical aerial images of the site and surrounding area for years: 1930, 1943, 1951, 1961, 1965, 1970, 1975, 1978, 1986, 1994, 1998, 2002, 2007, 2010, 2015, 2019 and 2023 are presented within the Land Insight report in **Appendix C**. The key findings compared to regulatory milestones are illustrated in the diagram below:



In summary, the historical aerial imagery review indicated the following:

- **Onsite:** The site has been occupied by the electrical substation since at least 1930's to present day.
- **Surrounding Area:** The surrounding area has been a combination of residential, local roadways, parklands, and recreational facilities. The Woolwich Dry Dock was occupied by a military ship in the 1943 image before transitioning to a commercial marina, apparent in the 2002 image.

4.2 Historical Title Deeds

The site has been used as a substation since the 1930's, a historical title deed search and review was not considered necessary to establish the site history.

4.3 Planning Certificate

A planning certificate under section 10.7(2) and 10.7(5) of the Environmental Planning & Assessment Act 1979 was obtained from Hunters Hill Council. The planning certificate stated the following in relation to contaminated land:

- The land is not affected by matters prescribed by section 59(2) of the Contaminated Land Management Act 1997.
- The land does not comprise or include an outstanding biodiversity, land conservation area or environmental heritage.
- Council is not aware of any residential premises within the site affected by loose-fill asbestos insulation (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that are required to be maintained under that Division.
- The land is not proclaimed to be a mine subsidence district within the meaning of *Coal Mine Subsidence Compensation Act 2017*.

The Section 10.7 planning certificate is provided in **Appendix D**.

4.4 Previous Investigations

No previous investigations or reports were provided for review.

4.5 Regulatory Searches

A search of NSW EPA Contaminated Land Records of Notice and List of NSW Notified Sites (as of 10 July 2023) in relation to Section 58 and 60 of the Contaminated Land Management Act 1997 was undertaken for the site and surrounding area, which noted:

- The site is not listed on the NSW EPA record of notices under Section 60 of the Contaminated Land Management Act 1997.
- A search of licenced activities under the Protection of the Environment Operations Act (1997) identified no listings within a 1km radius of the site.

Review of regulatory records held by NSW EPA and local council are summarised in **Table 4-1** below.

Table 4-1 Regulatory Searches

RECORD	IDENTIFIED	DETAIL
National Pollutant Inventory Map	No Site	The National Pollutant Inventory (NPI) <u>did not</u> identify any facilities onsite or within a 1km radius of site.
	No Surrounds	
PFAS Map	No Site	<u>No</u> PFAS contaminated site were identified onsite or within 1km radius of site.
	No Surrounds	
Former Gasworks Map	No Site	<u>No</u> former gasworks facilities were identified within the site boundaries or within 1km radius of site.
	No Surrounds	
Defence, Military Sites and UXO Areas Map	No Site	<u>No</u> former defence, military sites or UXO areas were identified within the site boundaries.
	Yes Surrounds	<p>Woolwich Dock and Parklands</p> <p><u>The</u> land purchased by the Commonwealth became the new base for the Army's mariners. The 4 Water Transport Troop moved to Woolwich in late 1963. The Army had no need for a functioning Dry Dock and consequently many of Mort's structures, including the Pumphouse were demolished.</p> <p>The Army replaced these buildings with simple lightweight steel prefabricated buildings. The Army also constructed piers to accommodate a traveling lift and a bunded wash-down area.</p> <p>The Dock had ceased to be operational and was used as a safe berthing area for Army craft. In 1997 ended Amy's occupation of the site.</p> <p>Contamination within the precinct has resulted from the long history of industrial engineering, dockyard and defence uses. During the 1990s, the Department of Defence commissioned a number of studies of the site to</p>

RECORD	IDENTIFIED	DETAIL
		determine requirements and options for remediation. (Sydney Harbour Federation Trust Management Plan – Hunters Hill No.1 Woolwich Dock and Parklands 23rd Nov 2004)

4.6 Potentially Contaminating Processes

Potentially contaminating processes are listed below in **Table 4-1**.

Table 4-1 *Potentially Contaminating Processes*

ITEM	IDENTIFIED	DETAIL
Past Industrial Processes	No	A review of historical imagery, the Land Insight report, along with notes made during the site inspection and walkover conducted by Reditus indicated that industrial processes are unlikely to have occurred on the site.
Manufacturing Processes	No	A review of historical imagery, the Land Insight report, along with notes made during the site inspection and walkover conducted by Reditus indicated that manufacturing processes are unlikely to have occurred on the site.
Hazardous Materials	No	No hazardous materials were identified during the inspection. Assessment of hazardous materials in the building fabric of existing structures was not included in the scope of this PSI.
Storage Tanks	No	No evidence of the underground petroleum storage systems (UPSS) was observed during the site walkover, within the Land Insight report or historical imagery. As such, it is unlikely that the underground storage of fuel has occurred at the site.
Discharges to Land, Water and Air	No	Reditus has no records of discharged to land, water or air having historically occurred at the site. Surface water is expected drain with the site gradient into the stormwater drains.
Visible Signs of Contamination	No	No obvious or visible signs of contamination were observed on the site at the time of site inspection.
Presence of Drums and Wastes	No	No bulk storage of liquid chemicals was observed on the site at the time of the site inspection.
Odours	No	No odours were encountered during the site walkover conducted by Reditus.

4.7 PFAS Investigation Sites

Per- and poly-fluorinated substances (PFAS) have more recently been highlighted as a persistent and mobile contaminant, of significant toxicity. The potential risk posed by PFAS contamination has been evaluated by using available site history information with a preliminary assessment matrix. The potential risk presented by PFAS contamination is presented in **Table 4-3**.

Table 4-3 *Summary of PFAS Preliminary Risk Assessment*

ITEM	PROBABILITY	DETAIL
Did fire training occur on-site?	Low	Historical aerial imagery and desktop searches consider it unlikely that fire training occurred at the site.
Is an airport or fire station up gradient of or adjacent to the site? ²	Low	No airports or fire stations in the vicinity of the site.
Have “fuel” fires ever occurred on-site? e.g., ignition of fuel (solvent, petrol, diesel, kerosene) tanks.	Low	No fire sprinkler systems (with PFAS additives) were observed on site. The history of whether fires have or have not occurred is unknown.
Have PFAS been used in manufacturing or stored on-site?	Low	Site history has not reported to storage or use substances containing PFAS in relation to fire suppression at the site.

Notes:

1. Runoff from fire training areas may impact surface water, sediment, and groundwater.
2. PFAS is used in a wide range of industrial processes and consumer products
(<https://www.industrialchemicals.gov.au/consumers-and-community/and-poly-fluorinated-substances-pfas>)

5 Preliminary Conceptual Site Model

Based on the information presented in **Sections 1-4** of this report, a Conceptual site Model (CSM) has been prepared for the site. The ASC NEPM 2013 defines a CSM as:

“A representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors”

The essential elements of the CSM, as required by the ASC NEPM (NEPC, 2013), include an understanding of:

- Known and potential sources of contamination and contaminants of concern including the mechanism(s) of contamination (e.g., ‘top down’ spill or sub-surface release from corroded tank or pipe).
- Potentially affected media (soil, sediment, groundwater, surface water, indoor and ambient air) and human and ecological receptors.
- Potential and complete exposure pathways.

A tabular CSM provided in **Table 5-2** identifies the complete and potential pathways between the known or potential source(s) of contamination and receptor(s).

5.1 Potential Sources of Contamination

The potential sources of contamination identified during this PSI are summarised in **Table 5-1**.

Table 5-1 *Potential Sources of Contamination*

SOURCE	LOCATION	ASSOCIATED CHEMICALS	CONTAMINANTS OF POTENTIAL CONCERN
Historical use of fill	Onsite	Importation of fill from an unknown source used for site levelling.	Metals, TRH, BTEX, PAHs, OCP, OPP, PCBs, phenols, and asbestos.
Hazardous building materials	Onsite	Weathering of hazardous building materials affecting site soils.	Asbestos in building materials.

5.2 Potentially Affected Media

The potentially affected media at the site includes:

- Soil.
- Building fabric.

5.3 Potential Receptors and Pathways

5.3.1 PROPOSED LAND USE SCENARIO AND POTENTIAL RECEPTORS

It is likely that the proposed development will feature some landscaped areas with limited access to soils. Based on the proposed land use, future potential onsite receptors include the following:

- Construction/maintenance workers.
- Future site workers and occupants.
- Local stormwater network discharging to Paramatta River and Sydney Harbour

5.3.2 HUMAN HEALTH – DIRECTION CONTACT PATHWAY

It is considered appropriate to assess whether a direct contact source may be present on the site for construction and maintenance workers and future site users. Health impacts should be taken into consideration since there are accessible soils.

5.3.3 HUMAN HEALTH – INHALATION / VAPOUR INTRUSION PATHWAY

It is considered necessary to assess whether a vapour source may be present on the site for construction and maintenance workers in a trench (i.e., for the construction/maintenance of service trenches).

5.3.4 AESTHETICS

No visual evidence of widespread or significant staining was observed at the site at the time of inspection however an assessment of aesthetics can be made during assessment of other pathways.

5.3.5 ECOLOGICAL – TERRESTRIAL ECOSYSTEMS

The NEPC (2013) NEPM requires a pragmatic risk-based approach should be taken in applying ecological investigation and screening levels in residential and commercial / industrial land use settings.

The EIL and ESL guidelines are considered by Reditus to only be applicable to proposed landscaped areas for the proposed development. It is noted that the proposed development will likely include some landscaped gardens with accessible soils.

The proposed development is likely to include landscaped areas with accessible soils, as such it is considered that further assessment (NEPC (2013) NEPM EILs/ESL) of unacceptable risk to terrestrial ecosystems is warranted.

5.3.6 GROUNDWATER

Assessment of groundwater was not considered warranted based on the limited identified potential sources of contamination. Should results of the soil assessment indicate the potential for gross groundwater contamination, further assessment of groundwater may be warranted.

5.4 Potential Transport Mechanisms and Exposure Pathways

Potential transport mechanisms of contamination relevant to the site include:

- Potential historical placement of fill materials.
- Potential weathering of hazardous building materials

Potential exposure pathways and receptors relevant to the site may include:

- Direct contact with contaminated soils during near or sub-surface works at the site (i.e., trenching and/or excavation works during construction or by future occupants).
- Direct contact via Inhalation of disturbed soil as dust.
- Surface water run-off discharging via stormwater to the Lane Cove River, Parramatta River and Sydney Harbour.

5.5 Source, Pathway and Receptor Linkages

A preliminary tabular CSM has been prepared for the site based on the outcomes of the PSI (**Table 5-2**). The tabular CSM describes potential linkages and assesses each of the linkages as probably, possible, or unlikely based on the likelihood of occurrence and availability of data.

Table 5-2 *Exposure Pathway Assessment*

SOURCE	EXPOSURE PATHWAY	RECEPTOR	EXPOSURE
Historical use of fill <i>Importation of fill from an unknown source or from adjacent site activities.</i>	<ul style="list-style-type: none"> Direct contact with contaminated soils during sub-surface works at the site (i.e., trenching and/or excavation works) or by future users of the area. Inhalation of dust and vapours. Surface water run-off. 	<ul style="list-style-type: none"> Construction Workers. Site occupants. Maintenance workers¹ 	Possible <p>The SPR linkage is potentially complete.</p> <p>Assessment of COPCs in fill warranted for waste classification purposes.</p>
Hazardous building materials <i>Weathering of hazardous building materials.</i> <i>Asbestos &</i> <i>Electrical equipment containing polychlorinated biphenyls</i>	<ul style="list-style-type: none"> Direct contact with contaminated soils during sub-surface works at the site (i.e., trenching and/or excavation works) or by future users of the area. Inhalation of dust and vapours. Surface water run-off. 	<ul style="list-style-type: none"> Construction Workers. Site occupants. Maintenance workers¹ 	Possible <p>The SPR linkage is potentially complete.</p> <p>Assessment of ACM in building fabric and PCB in disused electrical equipment (prior to demolition) is warranted.</p>

Notes:

1. Maintenance workers attending the site, particularly if works require excavation, trenching or any activities applicable to the sub-surface of the site.

6 Conclusions and Recommendations

The following conclusions and recommendations are made based on the key findings of the PSI.

6.1 Conclusions

Based on a review of the site history, observations made during fieldwork, results of laboratory analysis and the proposed land use scenario (residential), Reditus concludes the following:

- The site has been occupied by the electrical substation since at least 1930's to present day, which is understood to have been decommissioned in recent years.
- The existing site structures were constructed in an era renowned for utilising asbestos containing materials in the building fabric. The site structure was predominantly brick, concrete and the disused transformer, however asbestos may be present in waterproofing, mastic and disused electrical equipment.

Based on the above, Reditus considers that the site is likely to be suitable the proposed residential land use. The following recommendations should be implemented during redevelopment of the site:

- Completion of a pre-demolition hazardous materials (HAZMAT) survey in accordance with Australian Standard AS2601-2001 *Demolition of Structures*. Hazardous building materials such as waterproofing membranes, sealant, mastics or disused electrical equipment may be detected within the site structures.
- If hazardous materials are identified, they should be removed prior to demolition of structures in accordance with the NSW WHS Act, Chapter 8 of the WHS Regulation and SafeWork NSW Codes of Practice and preparation of an Asbestos Management Plan to inform the removal of asbestos containing building materials and potential lead paint in accordance with SafeWork NSW requirements including clearance certificates provided by a SafeWork NSW Licensed Asbestos Assessor or "Competent Person" as defined by the Code of Practice.
- Excavated soil resulting from the excavation required to level the site shall be classified in accordance with the NSW EPA (2014) Waste Classification Guidelines. Offsite disposal must be completed in accordance with the NSW POEO Act 1997, POEO (Waste) Regulation 2014 and applicable resource recovery orders.

Mr Ashley Barber, an EIANZ Certified Environmental Practitioner – Site Contamination Specialist (CEnvP-SCS, No SC41202), considers that the consent authority may be satisfied that the necessary considerations of Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 are satisfied for the following reasons:

- The PSI completed on the site has adequately assessed the site history to identify potential sources of contamination, and has suitability assessed the potential risk posed by contaminants to health and the environment. As such, Clause 4.6(1)(a) of SEPP (Resilience and Hazards) 2021 has been addressed.
- Potential sources of contamination identified at the site include use of uncontrolled fill to level the site and the disused substation. The relatively small scale of the substation indicates that any contamination would be restricted to shallow soils immediately beneath the concrete hardstand. The site is likely to be suitable in its current condition and will be made suitable following implementation of the recommendations outlined above. As such, Clause 4.6(1)(b) of SEPP (Resilience and Hazards) 2021 has been addressed.
- The PSI has been completed prior to change of land use in accordance with the contaminated land planning guidelines. As such, Clause 4.6(2) of SEPP (Resilience and Hazards) 2021 has been addressed.



7 Limitations

This report has been prepared in accordance with the scope of services described in **Section 1.3**. The report has been prepared for the sole use of the client and has been prepared in accordance with a scope of work agreed by the client.

The report or document does not purport to provide legal advice and any conclusions or recommendations made should not be relied upon as a substitute for such advice.

The report does not constitute a recommendation by Reditus for the client or any other party to engage in any commercial or financial transaction and any decision by the client or other party to engage in such activities is strictly a matter for the client.

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Additionally, unless otherwise stated Reditus did not conduct soil, air or wastewater analyses including asbestos or perform contaminated sampling of any kind. Nor did Reditus investigate any waste material from the property that may have been disposed off-site or undertake and assessment or review of related site waste management practices.

The results of this assessment are based upon (if undertaken as part of the scope work) a site inspection conducted by Reditus personnel and/or information from interviews with people who have knowledge of site conditions and/or information provided by regulatory agencies. All conclusions and recommendations regarding the property are the professional opinions of the Reditus personnel involved with the project, subject to the qualifications made above.

While normal assessments of data reliability have been made, Reditus assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Reditus, or developments resulting from situations outside the scope of this project/assessment.

Reditus is not engaged in environmental auditing and/or reporting of any kind for the purpose of advertising sales promoting, or endorsement of any client's interests, including raising investment capital, recommending investment decisions, or other publicity purposes. Reditus assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Reditus, or developments resulting from situations outside the scope of this project.

In relation the conduct of asbestos inspections or the preparation of hazardous materials reports Reditus has conducted inspections and the identification of hazardous material within the constraints presented by the property. Whilst efforts are made to access areas not normally accessed during normal use of the site to identify the presence of asbestos or other hazardous material, unless explicitly tested no guarantee can be provided that such material is or is not present.

Reditus' professional opinions are based upon its professional judgment, experience, and training. These opinions are also based upon data derived from the limited testing and analysis described in this report or reports reviewed. It is possible that additional testing and analysis might produce different results and/or different opinions or other opinions. Reditus has limited its investigation(s) to the scope agreed upon with its client. Reditus believes that its opinions are reasonably supported by the testing and analysis that has been undertaken (if any), and that those opinions have been developed according to the professional standard of care for the environmental consulting



profession in this area at this time. Other opinions and interpretations may be possible. That standard of care may change and new methods and practices of exploration, testing and analysis may develop in the future, which might produce different results.

8 References

Environmental Planning

NSW Environmental Planning and Assessment Act (the EP&A Act 1979).

NSW State Environmental Planning Policy Number (SEPP) Resilience and Hazards 2021. Superseding SEPP55 – Remediation of Land, 1998.

Site Contamination

NSW Contaminated Land Management Act (the CLM Act 1997).

NSW EPA statutory guidelines made or approved under section 105 of the CLM Act, including:

- NSW EPA Guidelines for the NSW Site Auditor Scheme (3rd Edition), 2017.*
- NSW EPA Guidelines for Consultants Reporting on Contaminated Land, 2020.*
- NSW EPA Sampling Design Guidelines, August 2022.*
- NSW EPA Guidelines for the Assessment and Management of Groundwater Contamination, 2007.*
- NSW EPA Guidelines for Assessment and Management of Hazardous Ground Gases, 2020.*

National Environment Protection Council (1999, Revised 2013) National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 – Schedule B1 Guideline on Investigation levels for Soil and Groundwater (NEPC, 2013).

Australian and New Zealand Governments Guidelines for Fresh and Marine Water Quality 2018.

Australian Standard AS4482.1-2005. Guide to the Investigation and Sampling of sites with Potentially Contaminated Soil. Part 1: Non-volatile and Semi-volatile Compounds, 2005.

Australian Standard AS4482.2-1999. Guide to the Investigation and Sampling of sites with Potentially Contaminated Soil. Part 2: Volatile Substances, 1999.

PFAS National Environmental Management Plan version 2.0 (the PFAS NEMP 2.0), 2020.

Acid Sulfate Soils

The Acid Sulfate Soil Management Advisory Committee (ASSMAC) Acid Sulfate Soils Assessment Guidelines 1998 (Also referred to as the "Acid Sulfate Soils Manual").

Waste

NSW Protection of the Environment Operations Act (POEO Act) 1997.

NSW Protection of the Environment Operations (Waste) Regulations 2014.

NSW EPA Waste Classification Guidelines, Part 1 Classifying Waste, 2014.

NSW EPA Resource Recovery Order, Excavated Natural Material Order under Part 9, Clause 93 of POEO Waste Regulation 2014 (the ENM Order 2014).

Asbestos

NSW Work Health and Safety Act, 2011 (WHS Act 2011).

NSW Work Health and Safety Regulations, 2017 (WHS Reg 2017), Chapter 8 Asbestos, 2017 (NSW WHS Reg 2017).

NSW EPA Managing Asbestos in or on Soil, 2014 (NSW EPA 2014).

Western Australia Department of Health Guidelines for the Assessment Remediation and Management of Asbestos Contaminated Sites in Western Australia 2009 (WA DoH, 2009) as referred to by NEPM 2013

A

Figures



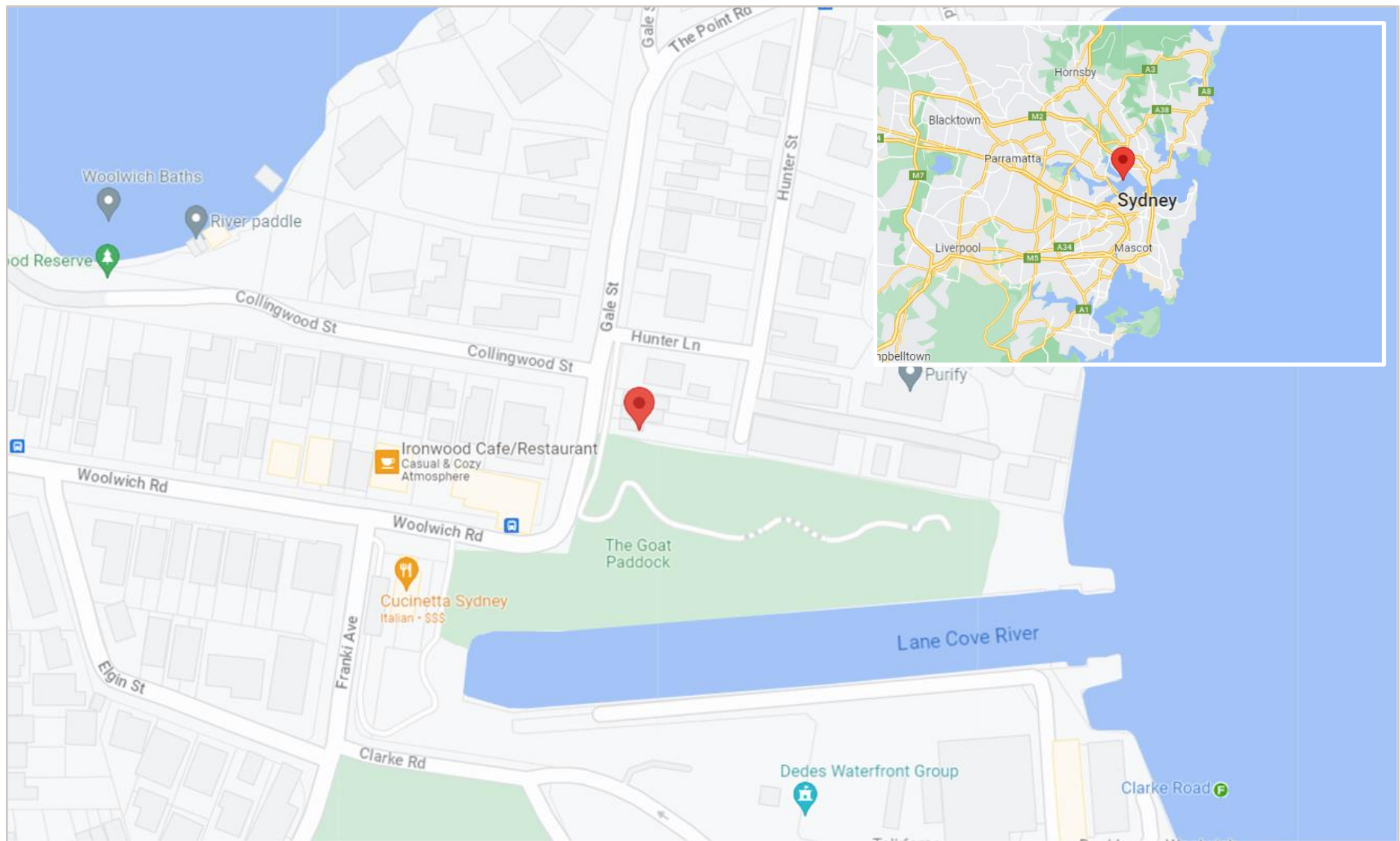


Figure 1 • Site Location Source: Google Maps

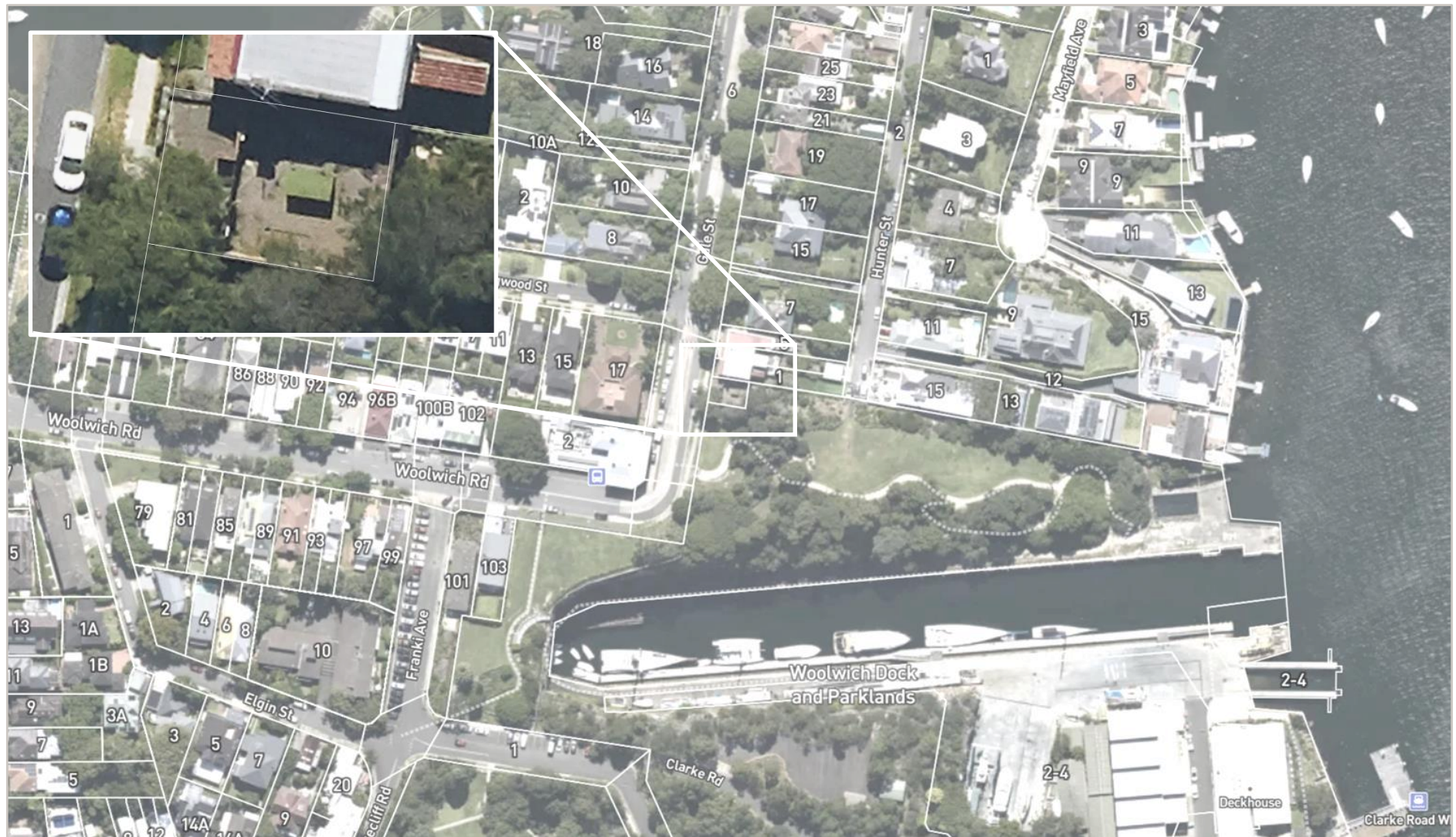


Figure 2 • Site Layout *Source: Metromap (Aerometrex)*

B

Photo Board




APPENDIX B SITE PHOTOGRAPHS		
Report Title Preliminary Site Investigation		
Client Name Charles and Mary Assaf	Site Location Lot 1 DP85924 Gale Street, Woolwich NSW 2110	Project Number 23180

Photo No.	Date
1	16 July 2023
<p>Direction Facing</p> <p>Northeast</p>	
<p>Description</p> <p>The disused substation occupying the site at Lot 1 DP85924 Gale Street, Woolwich NSW 2110.</p>	



Photo No.	Date
2	16 July 2023
<p>Direction Facing</p> <p>Southeast</p>	
<p>Description</p> <p>Location of the site in relation to Gale Street and the adjoining residential property (1 Gale Street).</p>	





APPENDIX B SITE PHOTOGRAPHS		
Report Title Preliminary Site Investigation		
Client Name Charles and Mary Assaf	Site Location Lot 1 DP85924 Gale Street, Woolwich NSW 2110	Project Number 23180

Photo No. 3	Date 16 July 2023
Direction Facing East	
Description Access between the site and the residential property and sandstone block retaining wall. The ground level is elevated compared to the adjacent site.	



Photo No. 4	Date 16 July 2023
Direction Facing East	
Description Disused concrete pad and electrical transformer.	

A photograph showing an outdoor area with a green electrical transformer in the center. To the left, there is a brick wall and a disused concrete pad. A blue arrow points to the concrete pad, and another blue arrow points to the transformer. The ground is covered with dry grass and weeds. A brick wall is visible in the background, and a small tree is in the foreground.


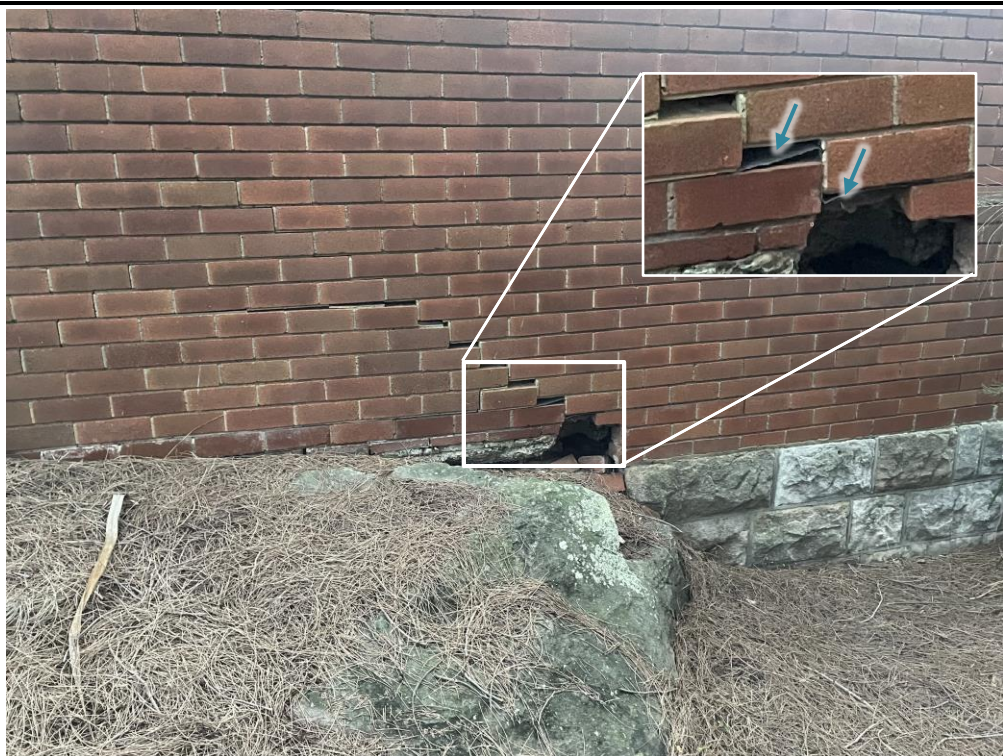
APPENDIX B SITE PHOTOGRAPHS		
Report Title Preliminary Site Investigation		
Client Name Charles and Mary Assaf	Site Location Lot 1 DP85924 Gale Street, Woolwich NSW 2110	Project Number 23180

Photo No.	Date	
5	16 July 2023	
Direction Facing		
North-northwest		
Description		
Brick wall around the perimeter of the disused substation.		

Photo No. 6	Date 16 July 2023
Direction Facing West	
Description Cracked brick wall. Water proofing membrane exposed by the cracked wall was observed.	

A photograph of a red brick wall with a significant horizontal crack. An inset image provides a close-up view of the crack, showing a dark, irregular opening where the water proofing membrane is exposed. The wall is situated above a stone foundation, and the foreground is covered with dry pine needles and a large, mossy rock.


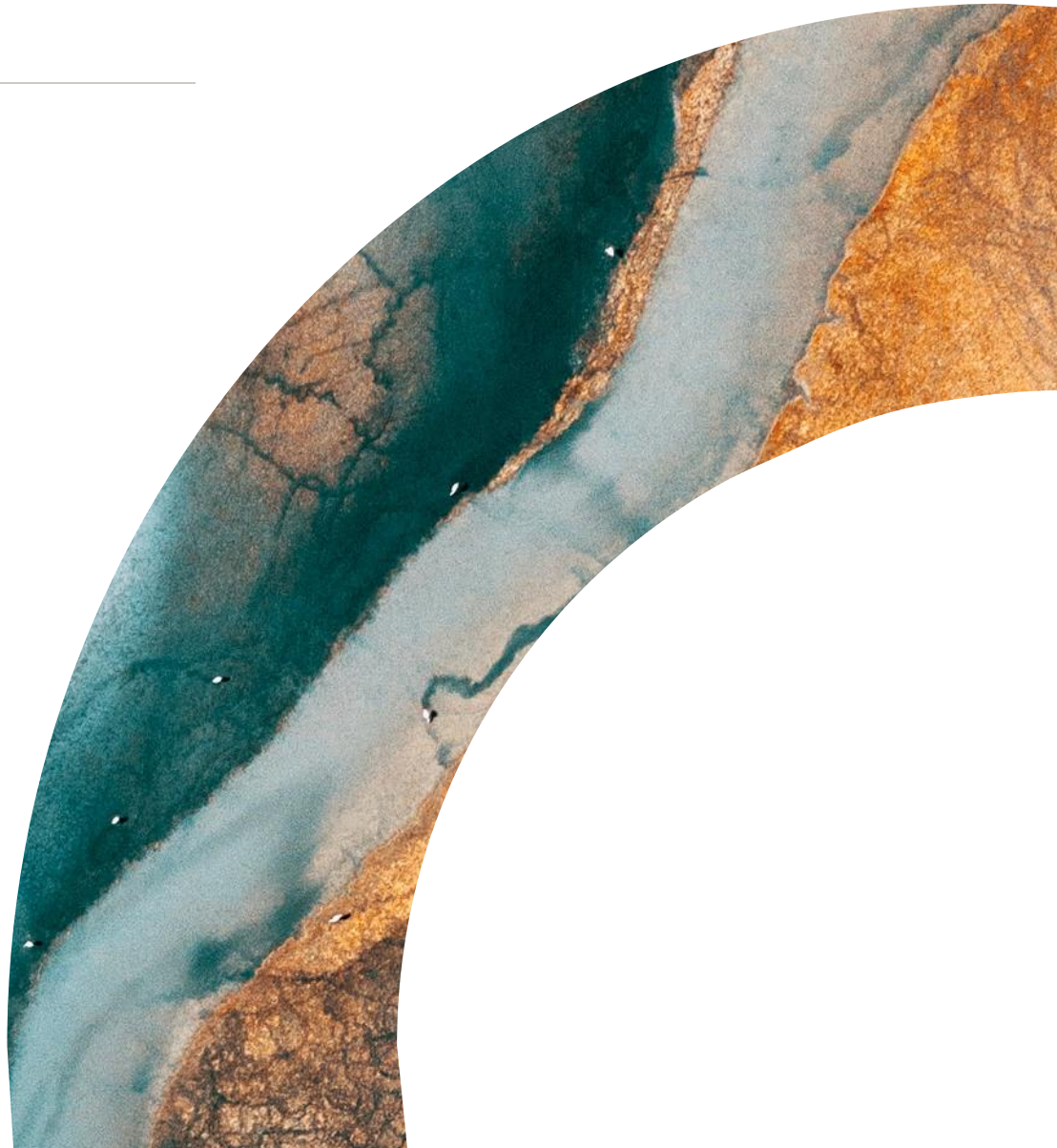
APPENDIX B SITE PHOTOGRAPHS		
Report Title Preliminary Site Investigation		
Client Name Charles and Mary Assaf	Site Location Lot 1 DP85924 Gale Street, Woolwich NSW 2110	Project Number 23180

Photo No.	Date	
7	16 July 2023	
Direction Facing		
West		
Description		
Southern boundary of the adjoining residential property (1 Gale Street). The site (not visible) located behind dense vegetation.		

Photo No.	Date	
8	16 July 2023	
Direction Facing		
East-southeast		
Description		
Entrance to The Goat Paddock public recreation area located south of the site.		

C

Land Insight Report



Enviro-Screen Report

1 Gale Street
Woolwich, NSW

10 July 2023






Report n°:
LI-3551 ESR

Understanding your report

Thank you for ordering your report from Land Insight. If you have any feedback, questions or queries, please get in touch with us at orders@landinsight.co.au.

Your Report has been produced by Land Insight and contains information related to current and historical land use information, environmental risks and hazards.

The information presented in this report includes Land Insights' comprehensive research into current and historical land use derived from Land Insight's proprietary National Land Use Atlas (NLUA), environmental risk information and data available from public databases, third party providers, local and state authorities. The report also includes detailed property and soil setting information, hydrogeology, identification of potential pollution and contamination along with ground and natural hazards. The records identified are presented within a 200 to 2000m radius (buffer zone) from the boundaries of the Property searched, depending on the screened constraint. The report is separated and grouped into easy to navigate sections as per Summary below:

	Section 1	PROPERTY SETTING	Sensitive Receptors, Planning Controls, Zoning, Heritage, Soil and Land Information, Geology and Topography
	Section 2	HYDROGEOLOGY	Groundwater Bores and Other Borehole investigations, Groundwater Dependent Ecosystems (GDE), Aquifer and Wetland, Other Hydrogeology information.
	Section 3	ENVIRONMENTAL REGISTERS, LICENCES AND INCIDENTS	Contaminated Land Public Register, Licences, Audits and Orders, Sites Regulated by Other Jurisdictional Body (Former Gaswork sites / PFAS sites, UXO Areas), Historical Landfills, Derelict Mines and National Pollutant Inventory (NPI).
	Section 4	POTENTIALLY CONTAMINATED AREAS	Potentially Contaminating activities (Industries, businesses and activities that may cause contamination), Historical Potentially Contaminating activities and Historical Land Use.
	Section 5	NATURAL HAZARDS	Erosion hazard, Flood hazards, Bushfire prone land and Bushfire history.

This report includes data listed on page 4 (table of contents). All sources of data and definitions are provided in the Product Guide (Attached). For a full list of references, metadata, publications or additional information not provided in this report, please contact orders@landinsight.co.au.

This report does not include information derived from a physical inspection. It is important to note that a site inspection can present information relevant to other risks and hazards that may not be identified by this Report.

Due to the ongoing nature of database development and frequency of updates provided by various state government regulators and data sources, the data displayed within this report is only current from date of production. While every effort is made to ensure the details in your Report are correct, Land Insight cannot guarantee the accuracy or completeness of the information and/or data provided.

This Report, and your use of it, is regulated by Land Insight's Terms and Conditions. For more information, see Land Insight's Product Guide.

Data maintenance schedule

Dataset name	Update frequency	Dataset buffer
Section 1 - Property Setting		
Sensitive Receptors	Quarterly	200m
Planning Controls (<i>Zoning, Planning Instruments, Other planning information</i>)	Quarterly	500m
State and Local Heritage	Quarterly	200m
Commonwealth, National and World Heritage Areas	Annually	200m
Soil Landscape and Land Use Information	Annually	500m
Salinity Hazard	Annually	500m
Radon Level	Annually	500m
State, Local and National Acid Sulfate Soil (ASS)	Annually	500m
Geology	Annually	500m
Naturally Occurring Asbestos Potential	Annually	500m
Topography	As required	500m
Section 2 - Hydrogeology		
Groundwater Aquifers	Annually	2000m
Wetlands	Annually	2000m
Groundwater Bores	Annually	2000m
Drinking Water Catchments	Annually	500m
Groundwater Prohibition/Restricted Use/Exclusion Zones	Annually	500m
Hydrogeologic Units	Annually	500m
Groundwater Dependent Ecosystems	Annually	500m
Other Borehole Locations (<i>Coal Seam Gas, Petroleum Wells, other boreholes</i>)	Annually	500m
Section 3 - Environmental Registers, Licences and Incidents		
Contaminated Land Public Register	Monthly	1000m
Licences, Approvals, Audits, Authorisations & Assessments		
Licences	Monthly	1000m
Surrendered Licences	Monthly	1000m
Clean Up Notices, Penalty Notices and Orders	Monthly	1000m
Permissions	Monthly	1000m
Audits	Monthly	1000m
Authorisations	Monthly	1000m
Sites Regulated by other Jurisdictional Body		
Contaminated Legacy Areas (<i>James Hardies Asbestos, Pasminco Smelter and Uranium sites</i>)	Quarterly	2000m
Defence 3 Year Regional Contamination Investigation Program (RCIP)	Quarterly	2000m
Defence Sites - Current and Former	Ongoing	2000m
Unexploded Ordnance (UXO) Sites - Department of Defence (DoD)	Annually	2000m
Former Gasworks Sites	Ongoing	2000m
PFAS Investigation Sites (<i>EPA PFAS Investigation Program/s, AirServices Australia etc.</i>)	Monthly	2000m
NPI Industrial Facilities	Annually	2000m
Section 4 - Potentially Contaminated Areas		
Potentially Contaminating Activities (PCA) (<i>Petrol Stations, Dry cleaners, Waste sites etc</i>)	Ongoing	500m
Historical Business Directory (<i>Commercial and Trade Directory Data from 1990-2020</i>)	Not required	200m
Section 5 - Natural Hazards		
Bushfire Prone Areas	Bi-annual	500m
Bushfire History	Bi-annual	500m
Erosion Hazard	Bi-annual	500m
Flood Hazard	Ongoing	500m

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ATTACHMENTS

Attachment A - Report Maps

Attachment B - Historical Imagery

Land Insight Product Guide and Terms and Conditions



Section 1 Property Setting

1.1 SENSITIVE RECEPTORS

Map 1.1 (200m Buffer)

Sensitive receptor	Type	Distance (m)	Direction
Woolwich Lookout Reserve	Park grounds	3.2	South
Clarks Point Reserve	Park grounds	142.5	South
Clarks Point Reserve	Park grounds	164.8	South
Lane Cove River	Major Water	166.8	North-west

1.2a PLANNING CONTROLS

Map 1.2a (500m Buffer)

Zoning

Zoning	Type	Details	Distance (m)	Direction
SP2	Infrastructure	Hunters Hill Local Environmental Plan 2012	0.0	Onsite
R2	Low Density Residential		0.0	Adjacent
E1	Local Centre		23.8	West
RE1	Public Recreation		50.5	South
R3	Medium Density Residential		132.9	South-west
C2	Environmental Conservation		307.8	West
W4	Working Waterfront		358.9	South-west

1.2b PLANNING OVERLAYS

Map 1.2b (500m Buffer)

Environmental Planning Instruments

Name	Type	Details	Distance (m)	Direction
Coastal Environment Area	SEPP (Resilience and Hazards) 2021 Coastal Environment Area Map	State Environmental Planning Policy (Resilience and Hazards) 2021	0.0	Onsite
Coastal Use Area	SEPP (Resilience and Hazards) 2021 Coastal Use Area Map		0.0	Onsite
Local Provisions	River Front Area Map	Hunters Hill Local Environmental Plan 2012	0.0	Onsite
Acid Sulfate Soils	Acid Sulfate Soils		0.0	Onsite
Coal Seam Gas Exclusions	SEPP (MPPEI) 2007 Coal Seam Gas Exclusions Map	State Environmental Planning Policy (Resources and Energy) 2021	0.0	Onsite
Maximum Floor Space Ratio (n:1)	Floor Space Ratio Map	Hunters Hill Local Environmental Plan 2012	0.0	Onsite
Lot Size	Lot Size Map		0.0	Onsite
Height of Building	Height of Buildings Map		0.0	Onsite
Wetlands Protection Area	SREP (Sydney Harbour Catchment) 2005 Wetlands Protection Area Map	State Environmental Planning Policy (Biodiversity and Conservation) 2021	123.1	North-east
Riparian Lands and Watercourses	Riparian Lands and Waterways	Hunters Hill Local Environmental Plan 2012	129.2	West
Foreshore Building Line	Foreshore Building Line		145.2	North-west
Water Zoning	SREP (Sydney Harbour Catchment) 2005 Zoning Map	State Environmental Planning Policy (Biodiversity and Conservation) 2021	159.4	North-west
Coastal Wetlands	SEPP (Resilience and Hazards) 2021 Coastal Wetlands and Littoral Rainforests Area Map	State Environmental Planning Policy (Resilience and Hazards) 2021	160.7	North-west
Coastal Wetlands Proximity Area	SEPP (Resilience and Hazards) 2021 Coastal Wetlands and Littoral Rainforests Area Map		320.5	North-west

Other Planning Information

Name	Category	Details	Distance (m)	Direction
-	-	-	-	-

1.3 HERITAGE

Map 1.3 (200m Buffer)

State and Local Heritage Registers

Site ID	Site Name	Type	Details	Distance (m)	Direction
I151	House	Heritage Register	Item - General. Significance is Local.	0.0	Onsite
C1	Hunters Hill Conservation Area No 2 - The Peninsula	Heritage Register	Conservation Area - General. Significance is Local.	0.0	Onsite

Site ID	Site Name	Type	Details	Distance (m)	Direction
I418	Site of precision woodware factory	Heritage Register	Item - General. Significance is Local.	0.0	Onsite
I287	Stone walls	Heritage Register	Item - General. Significance is Local.	0.0	Onsite
I152	House	Heritage Register	Item - General. Significance is Local.	6.6	North
I153	House	Heritage Register	Item - General. Significance is Local.	11.8	North
I154	House, formerly 'Avon' (former St John's Rectory)	Heritage Register	Item - General. Significance is Local.	18.5	North
I380	Woolwich Pier Hotel	Heritage Register	Item - General. Significance is Local.	23.8	West
I155	House, 'Croxted'	Heritage Register	Item - General. Significance is Local.	39.0	North
I156	House, 'Taunton'	Heritage Register	Item - General. Significance is Local.	40.3	North
I181	House, 'Verdelais'	Heritage Register	Item - General. Significance is Local.	56.9	North-east
I157	House, 'Eldon'	Heritage Register	Item - General. Significance is Local.	57.0	North
I92	Mort's Dry Dock (Woolwich Dock)	Heritage Register	Item - General. Significance is Local.	63.9	South
I158	House, 'Wandella'	Heritage Register	Item - General. Significance is Local.	73.2	North
I159	House	Heritage Register	Item - General. Significance is Local.	91.5	North
I92	Mort's Dry Dock (Woolwich Dock)	Heritage Register	Item - General. Significance is Local.	94.3	South
I92	Mort's Dry Dock (Woolwich Dock)	Heritage Register	Item - General. Significance is Local.	97.4	South
I160	House, 'Newstead'	Heritage Register	Item - General. Significance is Local.	98.5	North
I377	House and shop	Heritage Register	Item - General. Significance is Local.	109.1	West
I379	House	Heritage Register	Item - General. Significance is Local.	109.8	West
I158	House, 'Wandella'	Heritage Register	Item - General. Significance is Local.	110.7	North
I378	House	Heritage Register	Item - General. Significance is Local.	116.7	West

Site ID	Site Name	Type	Details	Distance (m)	Direction
I180	House, 'Nalpa', formerly 'Exeter'	Heritage Register	Item - General. Significance is Local.	122.6	North-east
I495	House	Heritage Register	Item - General. Significance is Local.	128.0	North
I376	House	Heritage Register	Item - General. Significance is Local.	130.5	West
I306	House	Heritage Register	Item - General. Significance is Local.	132.3	North
I375	House	Heritage Register	Item - General. Significance is Local.	136.5	West
I463	Site of Clarke's House	Heritage Register	Item - General. Significance is Local.	139.9	South
I256	House, 'Peniarth'	Heritage Register	Item - General. Significance is Local.	146.3	North-east
I93	Clarkes Point Reserve	Heritage Register	Item - General. Significance is Local.	164.8	South
I305	House, 'Vailele', formerly 'Corinda'	Heritage Register	Item - General. Significance is Local.	169.1	North

Australian Heritage Database Register

Site ID	Site Name	Type	Details	Distance (m)	Direction
105244	Woolwich Dock	Commonwealth Heritage List	Class = Historic Status = Listed place	0.0	Onsite
106369	Sydney Cultural Crescent Rock Art	National Heritage List	Class = Indigenous Status = Assessment initiated by AHC	0.0	Onsite

Commonwealth Heritage List, National Heritage List and World Heritage Area.

1.4a SOIL AND LAND USE INFORMATION

Map 1.4a (500m Buffer)

Soil Landscape

Code	Name	Soil Group	Description	Distance (m)	Direction
COha	Hawkesbury	Colluvial	Landscape—rugged, rolling to very steep hills on Hawkesbury Sandstone. Local relief 40–200 m, slopes >25%. Rock outcrop >50%. Narrow crests and ridges, narrow incised valleys, steep sideslopes with rocky benches, broken scarps and boulders. Mostly uncleared Eucalypt open-woodland (dry sclerophyll forest) and tall open-forest (wet sclerophyll forest). Soils—shallow (<50 cm), discontinuous lithosols/siliceous sands (Uc1.21) associated with rock outcrop; earthy sands (Uc5.11, Uc5.23), yellow earths (Gn2.24) and some locally deep sands on inside of benches and along joints and fractures; localised yellow and red podzolic soils (Dy4.11, Dy5.21, Dr5.11, Dr5.21) associated with	0.0	Onsite

Code	Name	Soil Group	Description	Distance (m)	Direction
			shale lenses; siliceous sands (Uc1.2) and secondary yellow earths (Gn2.41) along drainage lines. Limitations—steep slopes, mass movement hazard, rockfall hazard, water erosion hazard, shallow soils, rock outcrop, non-cohesive soils (localised), stony, highly permeable soils of low fertility.		
DTxx	Disturbed Terrain	Disturbed terrain	Landscape—terrain which has been disturbed by human activity to a depth of at least 100 cm. The original soil has been removed, greatly disturbed or buried. Landfill includes soil, rock, building and waste material. Original vegetation has been largely cleared. Also includes terrain which has been inundated due to dams. Limitations—dependent on the nature of the fill material. Care must be taken when these sites are developed. A survey at a suitable scale as well as geotechnical analyses should be undertaken because of variability of materials throughout the sites. Advice from local councils or mining authorities should be sought concerning localised areas of disturbed terrain.	0.7	South-east
ERgy	Gymea	Erosional	Landscape—undulating to rolling rises and low hills on Hawkesbury Sandstone. Local relief 20–80 m, slopes 10–25%. Rock outcrop <25%. Broad convex crests, moderately inclined side slopes with wide benches, localised rock outcrop on low broken scarps. Extensively cleared open forest (dry sclerophyll forest) and eucalypt woodland. Soils—shallow to moderately deep (30–100 cm) yellow earths (Gn2.24) and earthy sands (Uc5.11, Uc5.2) on crests and insides of benches; shallow (<20 cm) siliceous sands (Uc1.21) on leading edges of benches; localised gleyed podzolic soils (Dg4.21) and yellow podzolic soils (Dy4.11, Dy5.11, Dy5.41) on shale lenses; shallow to moderately deep (<100 cm) siliceous sands (Uc1.2) and leached sands (Uc2.21) along drainage lines. Limitations—steep slopes, water erosion hazard, rock outcrop, localised rockfall hazard, localised noncohesive soils, shallow highly permeable soil, very low soil fertility.	88.8	North-west
WATER	Water	Water	N/A	170.5	North-west
COha	Hawkesbury	Colluvial	Landscape—rugged, rolling to very steep hills on Hawkesbury Sandstone. Local relief 40–200 m, slopes >25%. Rock outcrop >50%. Narrow crests and ridges, narrow incised valleys, steep sideslopes with rocky benches, broken scarps and boulders. Mostly uncleared Eucalypt open-woodland (dry sclerophyll forest) and tall open-forest (wet sclerophyll forest). Soils—shallow (<50 cm), discontinuous lithosols/siliceous sands (Uc1.21) associated with rock outcrop; earthy sands (Uc5.11, Uc5.23), yellow earths (Gn2.24) and some locally deep sands on inside of benches and along joints and fractures; localised yellow and red podzolic soils (Dy4.11, Dy5.21, Dr5.11, Dr5.21) associated with shale lenses; siliceous sands (Uc1.2) and secondary yellow earths (Gn2.41) along drainage lines. Limitations—steep slopes, mass movement hazard, rockfall hazard, water erosion hazard, shallow soils, rock outcrop, non-cohesive soils (localised), stony, highly permeable soils of low fertility.	475.8	North-west

Salinity

Salinity Hazard	Type	Details	Distance (m)	Direction
-	-	-	-	-

Radon

Radon Level (Bq/m ³)	Distance (m)	Direction
7	0.0	Onsite

Typical radon levels in Australia are low and the values shown are the average values for each census district. For specific location, factors such as the local geology and house type could lead to different values. (ARPANSA).

1.4b ACID SULFATE SOIL

Map 1.4b (500m Buffer)

State and Local Acid Sulfate Soil Registers

Name	Classification	Description	Distance (m)	Direction
Acid Sulfate Soils	Class 5	Class 5: Acid sulfate soils are not typically found in Class 5 areas. Areas classified as Class 5 are located within 500 metres on adjacent class 1,2,3 or 4 land. Development consent requirement: Works within 500 metres of adjacent Class 1, 2a, 2b, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2a, 2b, 3 or 4 land.	0.0	Onsite
Acid Sulfate Soils	Class 2	Class 2 : Acid sulfate soils in a class 2 area are likely to be found below the natural ground surface. Development consent required.	250.4	South

To ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage, development consent may be required for the carrying out of works within areas and land shown on the Acid Sulfate Soils Map.

National Acid Sulfate Soil Register

Name	Classification	Description	Distance (m)	Direction
Atlas of Australian Acid Sulfate Soils	High Probability of occurrence	Potential acid sulfate soil material and/or Monosulfidic Black Ooze (MBO).	164.2	East
Atlas of Australian Acid Sulfate Soils	High Probability of occurrence	Acid sulfate soil material and/or Monosulfidic Black Ooze (MBO).	169.3	North
Atlas of Australian Acid Sulfate Soils	Low Probability of occurrence	Disturbed acid sulfate soil terrain	245.6	South

Source: ASRIS Atlas of Australian Sulfate Soils (CSIRO). Acid Sulfate Soils (ASS) are all those soils in which sulfuric acid may be produced, is being produced, or has been produced in amounts that have a lasting effect on main soil characteristics.

1.5 GEOLOGY AND TOPOGRAPHY

Map 1.5 (500m Buffer)

Geology

Map Sheet	Code	Formation	Age	Group	Dominant Lithology	Description	Distance (m)	Direction
NSW Seamless Geology version 2.2 May2022	Tuth	Hawkesbury Sandstone	Anisian (base) to Anisian (top)	Ungrouped Triassic units	Sandstone	Medium- to coarse-grained quartz sandstone with minor shale and laminite lenses.	0.0	Onsite
	QH_ebw	Estuarine basin and bay (subaqueous)	Holocene (base) to Now (top)	Estuarine deposits	Clastic sediment	Clay, silt, shell, very fine- to fine-grained lithic-quartz (± carbonate) sand (fluvially- and/or marine-deposited).	170.5	North-west
	QH_hr	Anthropogenic deposits - reclaimed estuarine areas	Holocene (base) to Now (top)	Anthropogenic deposits	Anthropogenic material	Natural surface elevation raised by placement of fill over former estuarine swamps and subaqueous estuarine margins (supratidal to subtidal zone); estuarine banks and islands formed from dredge spoil.	199.2	South-east

Naturally Occurring Asbestos Potential (NOA)

Category	On the Property?	Within Buffer?
Not identified	-	-

Topography

Topography (Onsite)	20 – 24 mAHD
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Section 2 Hydrogeology



2.1 GDE & HYDROGEOLOGY CONSTRAINTS

Map 2.1 (2000m Buffer)

Aquifer Type

Type	Distance (m)	Direction
Porous, extensive aquifers of low to moderate productivity	191.7	North-west
Porous, extensive highly productive aquifers	1831.9	South-west

Groundwater Protection Areas

Name	Water Plan Area	Distance (m)	Direction
Not identified	-	-	-

Wetlands

Name	Description	Distance (m)	Direction
Lane Cove River	Estuarine water body	125.9	East
Parramatta River	Estuarine water body	275.0	South
Port Jackson	Estuarine water body	391.6	South-east
Cockatoo Island	Non-Wetland	604.7	South
Spectacle Island	Non-Wetland	997.2	South-west

Groundwater Dependent Ecosystems (GDE) - Aquatic (Surface)

Potential	Distance (m)	Direction
Not identified	-	-

Aquatic - Ecosystems that rely on the Surface expression of groundwater.

Groundwater Dependent Ecosystems (GDE) - Terrestrial (Subsurface)

Potential	Distance (m)	Direction
Low potential GDE - from national assessment	218.6	South-east
Moderate potential GDE - from national assessment	248.9	South-east
High potential GDE - from national assessment	266.3	South-east

Terrestrial - Ecosystems that rely on the Subsurface expression of groundwater.

Groundwater Licences (Western Australia)

Map ID	WRI number	Allocation (KL)	Address	All Parties	Distance (m)	Direction
Not identified	-	-	-	-	-	-

Groundwater Bores

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL (m)	Salinity (mg/l)	Yield (L/s)	Distance (m)	Direction
18	GW116462	Null	N/A	84.0	84.0	12	<Null>	0.2	1070.0	North
8	GW103997	Monitoring	26/08/1998	4.5	4.5	<Null>	<Null>	<Null>	1243.6	East
13	GW109590	Monitoring	30/04/2003	4.4	4.4	<Null>	<Null>	<Null>	1249.0	East
12	GW109592	Monitoring	5/09/2003	4.5	4.5	<Null>	<Null>	<Null>	1259.9	East
11	GW109593	Monitoring	2/05/2003	4.0	4.0	<Null>	<Null>	<Null>	1277.2	East
9	GW109589	Monitoring	30/04/2003	2.9	2.9	<Null>	<Null>	<Null>	1278.5	East
10	GW109591	Monitoring	5/09/2003	2.0	2.0	<Null>	<Null>	<Null>	1290.4	East
19	GW116826	Null	N/A	58.1	58.1	3.5	<Null>	<Null>	1414.6	South-east
1	GW107688	Unknown	21/12/2006	<Null>	<Null>	<Null>	<Null>	<Null>	1652.3	West
6	GW109241	Monitoring	20/08/2008	4.5	4.5	<Null>	<Null>	<Null>	1734.4	North
3	GW109243	Monitoring	20/08/2008	4.5	4.5	<Null>	<Null>	<Null>	1749.4	North
5	GW109244	Monitoring	20/08/2008	4.5	4.5	<Null>	<Null>	<Null>	1757.8	North
4	GW109242	Monitoring	20/08/2008	4.5	4.5	<Null>	<Null>	<Null>	1759.5	North
7	GW109209	Household	13/08/2008	<Null>	4.5	3	<Null>	0.3	1810.9	South-east
2	GW072959	Monitoring	3/02/1995	24.5	24.5	<Null>	0-500 ppm	2	1813.2	North
17	GW114322	Monitoring	3/09/1996	10.0	10.0	<Null>	<Null>	<Null>	1949.3	East
16	GW114321	Monitoring	11/09/1996	0.0	11.9	<Null>	<Null>	<Null>	1980.9	East

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL (m)	Salinity (mg/l)	Yield (L/s)	Distance (m)	Direction
15	GW114320	Monitoring	12/09/1996	5.0	5.0	<Null>	<Null>	<Null>	1983.9	East
14	GW114319	Monitoring	12/09/1996	5.0	5.0	<Null>	<Null>	<Null>	1998.3	East

Note: The use of the symbol "-" or N/A indicates that no records were found.

Groundwater Bores Driller Lithology Details

Groundwater Bore ID	From Depth – To Depth (m)	Lithology	Distance (m)	Direction
GW116462	#N/A		1070.0	North
GW103997	0m-0.2m Concrete 0.2m-1m Fill: sandy, dark 1m-2m Sandy clay 2m-2.9m Sandy silt/dark grey 2.9m-4.5m Sandy silt: dark grey		1243.6	East
GW109590	0m-0.2m Concrete 0.2m-0.7m Dark grey and black sandy loam with some gravel 0.7m-1.2m Dark grey and black sandy loam 1.2m-4.4m Dark grey to black sandy clay		1249.0	East
GW109592	0m-0.2m Concrete 0.2m-0.5m Black and dark grey loamy sand/gravel 0.5m-1.1m Black and dark grey sandy loam 1.1m-4.5m Black sandy and silty loam		1259.9	East
GW109593	0m-0.2m Concrete 0.2m-0.6m Dark grey and black sandy loam with gravel 0.6m-1.8m Dark grey and black sandy loam 1.8m-4m Dark grey and black sandy clay/gravel		1277.2	East
GW109589	0m-0.3m Concrete 0.3m-0.5m Dark grey and black sandy loam/gravel 0.5m-1.2m Dark grey and black sandy loam 1.2m-2.9m Dark grey sandy clay		1278.5	East
GW109591	0m-0.3m Concrete 0.3m-0.6m Black and dark grey loamy sand with gravel 0.6m-2m Mixture of grey and light brown sandy loam		1290.4	East
GW116826	#N/A		1414.6	South-east
GW107688	#N/A		1652.3	West
GW109241	0m-1m Concrete, clay, weathered sandstone 1m-2m As above, red brown, (increased density to 1.5m) 2m-3m As above, white orange, damp 3m-4.5m As above, grey white, damp, black layer 3.5, 3.8m		1734.4	North
GW109243	0m-0.5m Concrete, clay, brown grey 0.5m-2m Weathered sandstone, red brown, dry 2m-3m As above, white, yellow, damp 3m-4.5m Weathered sandstone, brown, wet, dense		1749.4	North
GW109244	0m-1m Concrete, fill, clay, sandy, brown yellow 1m-2m Weathered sandstone red orange 2m-4.5m Weathered sandstone, red white, damp, odour		1757.8	North
GW109242	0m-1m Concrete, clay, brown yellow 1m-2m Weathered sandstone, white, brown 2m-3m As above, red brown, damp 3m-4.5m As above, white grey		1759.5	North
GW109209	#N/A		1810.9	South-east
GW072959	0m-0.8m Sandy loam 9.2m-16.6m L/grey med grain sandstone 16.6m-18.1m Light grey med grain sandstone fractured water bearing zones 18.1m-21.1m L/grey med grain sandstone 21.1m-22.3m L/grey med grain sandstone fractured water bearing zones 22.3m-24.5m Light grey marine clay		1813.2	North
GW114322	#N/A		1949.3	East
GW114321	#N/A		1980.9	East
GW114320	#N/A		1983.9	East
GW114319	#N/A		1998.3	East

2.2 GROUNDWATER AND OTHER BORES

Map 2.2 (2000m Buffer)

Groundwater Restricted Use Zones

Name / Number	Address	Site History	Description	Distance (m)	Direction
Not identified	-	-	-	-	-

Groundwater Salinity

Class	Salinity Value	Source	Distance (m)	Direction
No Data	No Data	Sinclair Knight Merz	0.0	Onsite

Other Known Borehole Investigations (Coal Seam Gas (CSG), Petroleum Wells and Other Boreholes)

Borehole ID	Purpose	Project	Client/ License	Date Drilled	Depth (m)	Distance (m)	Direction
HA05	Hand Auger	Snapper Island Seawall Remediation Action Plan	Federal Department of Finance	15/01/2016	0.3	1374.5	South
HA06	Hand Auger	Snapper Island Seawall Remediation Action Plan	Federal Department of Finance	15/01/2016	0.4	1380.7	South
PET_BALMA-1	Petroleum Exploration	DPI Minerals Borehole Register - Natural Gas And Oil Corporation,	Natural Gas And Oil Corporation,		1504.0	1403.0	South-east
Balmain-1-14	Borehole	Dataset of the 2019 Geological Survey of NSW Geoscience catalogue held in the DIGS (Digital Imaging of Geological Systems) Database.	R00021250		1504.0	1403.5	South-east
18	Production	Balmain	Natural Gas and Oil Corporation Ltd	1/01/1937	1504.0	1403.5	South-east
HA04	Hand Auger	Snapper Island Seawall Remediation Action Plan	Federal Department of Finance	15/01/2016	0.5	1440.2	South
HA03	Hand Auger	Snapper Island Seawall Remediation Action Plan	Federal Department of Finance	15/01/2016	0.5	1443.9	South
HA01	Hand Auger	Snapper Island Seawall Remediation Action Plan	Federal Department of Finance	15/01/2016	2.4	1449.4	South
HA02	Hand Auger	Snapper Island Seawall Remediation Action Plan	Federal Department of Finance	15/01/2016	0.5	1455.1	South
008BH11	Borehole	NSOOS Geotechnical Desktop Study	Sydney Water		10.3	1514.8	North-east
008BH10	Borehole	NSOOS Geotechnical Desktop Study	Sydney Water		15.5	1518.2	North-east
008BH12	Borehole	NSOOS Geotechnical Desktop Study	Sydney Water		3.4	1526.2	North-east
GT0000261	Intrusive Investigation	A collection of NSW geotechnical reports as part of the NSW Government Geotechnical	Drilling, Soil Sample Analysis, Core sample		0.0	1543.0	South

Borehole ID	Purpose	Project	Client/ License	Date Drilled	Depth (m)	Distance (m)	Direction
		Report Database Project (GGRD).	analysis located at Birchgrove Public School geotechnical investigation				
A-018-BH2	Borehole	NWRL_R219_Sydney_Metro - line_1_Arup_NorthWest Metro	North West Metro Team		4.5	1880.4	North-west
R018_BH2	Borehole	SydneyMetroDatabase	<Null>		4.5	1880.4	North-west
GT0000101	Intrusive Investigation	A collection of NSW geotechnical reports as part of the NSW Government Geotechnical Report Database Project (GGRD).	Site Inspection located at Balmain High School - Failure Of The Existing Stone Retaining Wall - Produced By Public Wo		0.0	1922.7	South
GT0000100	Intrusive Investigation	A collection of NSW geotechnical reports as part of the NSW Government Geotechnical Report Database Project (GGRD).	Drilling, Dynamic Cone Penetration (DCP), Soil Sample Analysis located at Balmain High School Geotechnical Investigat		0.0	1968.9	South
GT0000079	Intrusive Investigation	A collection of NSW geotechnical reports as part of the NSW Government Geotechnical Report Database Project (GGRD).	located at Bakun Dam site inspection : geological notes - Geotechnical and Environmental - 14 June 2002 - [Report No.		0.0	1970.5	South-west
R065_GA317	<Null>	SydneyMetroDatabase	<Null>		0.9	1986.0	South-west
G-065-GA317	Borehole	NWRL_R219_Sydney_Metro - line_1_Arup_NorthWest Metro	North West Metro Team		4.4	1986.0	South-west
R065_GA318	<Null>	SydneyMetroDatabase	<Null>		0.6	1987.3	South-west
G-065-GA318	Borehole	NWRL_R219_Sydney_Metro - line_1_Arup_NorthWest Metro	North West Metro Team		2.6	1987.3	South-west
R065_GA315	<Null>	SydneyMetroDatabase	<Null>		0.3	1991.9	South-west

Borehole ID	Purpose	Project	Client/ License	Date Drilled	Depth (m)	Distance (m)	Direction
G-065-GA315	Borehole	NWRL_R219_Sydney_Metro - line_1_Arup_NorthWest Metro	North West Metro Team		0.9	1991.9	South-west
R065_GA316	<Null>	SydneyMetroDatabase	<Null>		1.5	1996.7	South-west
G-065-GA316	Borehole	NWRL_R219_Sydney_Metro - line_1_Arup_NorthWest Metro	North West Metro Team		0.6	1996.7	South-west

Note: The use of the symbol "-" or N/A indicates that no records were found.



Section 3 Environmental Registers, Licences and Incidents



3.1 CONTAMINATED LAND PUBLIC REGISTER

Map 3.1 (1000m Buffer)

Contaminated Sites

Register Type	Site Name	Address	Description	Details	Distance (m)	Direction
EPA Notified Contaminated Sites	7, 9 and 11 Nelson Parade Hunters Hill	7, 9 and 11 Nelson PARADE HUNTERS HILL	Other Industry	Regulation under CLM Act not required	628.8	West
EPA Record of Notices	Foreshore Land	Rear of 7, 9 & 11 Nelson PARADE, HUNTERS HILL	Other Industry	Notices relating to this site (4 current and 2 former)	656.1	South-west
EPA Notified Contaminated Sites	Foreshore Land	Rear of 7, 9 & 11 Nelson PARADE HUNTERS HILL	Other Industry	Contamination currently regulated under CLM Act	656.1	South-west

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Table 3.1.1 Contaminated Land Public Register		
State	Regulatory Body	Information included in this search (by state)
ACT	EPA (Environment Protection Authority)	Contaminated Land Search Register of Contaminated Sites
NSW	EPA (Environment Protection Authority)	Sites Notified as Contaminated Records of Notices
NT	EPA (Environment Protection Authority)	Contaminated Land Audit Pollution Abatement Notice

Table 3.1.1 Contaminated Land Public Register		
QLD	DES (Department of Environment and Science)	Contaminated Land Search (Environmental Management and Contaminated Land Registers)
SA	EPA (Environment Protection Authority)	Site Contamination Index
TAS	EPA (Environment Protection Authority)	Regulated Sites and Premises Lutana and Parts of Hobarts Eastern Shore
VIC	EPA (Environment Protection Authority)	Priority Sites Register Pollution Abatement Notice
WA	DWER (Department of Water and Environmental Regulation)	Contaminated Sites Database

This search contains information retrieved from the relevant state authority, agency/department, or government authority that notifies and identifies contaminated land. The list only contains contaminated sites that the regulatory body is aware of or that have been notified by owners or occupiers as contaminated land. The sites are recorded on the register at various stages of the assessment and/or remediation process. If a site is not on the list, it does not necessarily mean the site is not contaminated.

3.2 LICENCES, APPROVALS & ASSESSMENTS

Map 3.2 (500m Buffer)

Licences

Licence N°	Type	Licence holder	Location Name	Premise Address	Activity	Dist. (m)*	Direct
12785	Surrendered	Woolwich Dock Pty Limited	Woolwich Dock	Clarke Road, Hunters Hill, NSW 2110	Boat construction/maintenance (general)	0.0	Adjacent
10542	Issued	Pulpit Point Home Owners Association Incorporated	Pulpit Point Hunters Hill	28 St Malo Avenue, Hunters Hill NSW	Boat mooring and storage	880.7	West

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

* Not mapped - Licences that are applied to larger areas and/or without specific definition; such as waterways, forests etc will still be identified in the search results but will not be show within the map.

Audits

N°	Type	Licence holder	Location Name	Premise Address	Activity	Dist. (m)*	Direction
-	Not identified	-	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Clean Up, Penalty Notices and Orders

N°	Type	Licence holder	Location Name	Premise Address	Details	Dist. (m)*	Direction
-	Penalty Notice	Woolwich Dock Pty Limited	Woolwich Dock	Clarke Road, HUNTERS HILL, NSW, 2110	Contravene condition of licence - not submit annual return - Corporation	0.0	Adjacent

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Contaminated Legacy Areas

Site Name	Description	Distance (m)	Direction
Former Uranium Processing Site - Hunters Hill remediation	<p>From 1911 to 1915, a small amount of uranium ore from Radium Hill in SA was chemically processed at Hunter's Hill, to extract the valuable radium.</p> <p>Although records are incomplete, it is estimated that some 2,000 tonnes of uranium ore were transported from Radium Hill to Hunters Hill and no more than 1-2 grams of radium was produced, along with several tonnes of uranium oxide as a by-product. After abandonment in 1915, the adjacent land was converted to a tin smelter, which operated until 1964. In 2021, planning approval was granted to remediate the site of the Old Radium Hill Refinery and dispose of the contaminated material at a licensed facility in the United States of America. (various, EPA NSW, DPIE)</p>	369.8	South-west
Hunters Hill remediation	<p>The foreshore of 7 to 11 Nelson Parade, Hunters Hill has a legacy of radiological and chemical contamination from historical industrial activity. From the late 1800s to the early 1900s, a carbolic acid plant operated on reclaimed land on the foreshore area of Nelson Parade. From 1911 to 1915, refining occurred on the site for the extraction of radium. As a result, the soil is contaminated with polycyclic aromatic hydrocarbons, total petroleum hydrocarbons, lead and arsenic and is also impacted by radiological materials above background levels which are not consistent with the residential setting of the land. This site is now being remediated by the NSW Government. Remediation work is due to be completed by 12 October 2022. (EPA NSW 2023)</p>	628.8	West

Includes known contaminated areas such as James Hardies Asbestos waste legacy areas, Pasminco Smelter and Uranium processing site.

Defence, Military Sites and UXO Areas

Site name	Type*	Details	Distance (m)	Direction
Woolwich Dock and Parklands	Defence Area / Military Sites	<p>The land purchased by the Commonwealth became the new base for the Army's mariners. The 4 Water Transport Troop moved to Woolwich in late 1963. The Army had no need for a functioning Dry Dock and as a consequence many of Mort's structures, including the Pumphouse were demolished. The Army replaced these buildings with simple lightweight steel pre-fabricated buildings. The Army also constructed piers to accommodate a traveling lift and a bunded wash-down area. The Dock had ceased to be operational and was used as a safe berthing area for Army craft. In 1997 ended Amy's occupation of the site. Contamination within the precinct has resulted from the long history of industrial engineering, dockyard and defence uses. During the 1990s, the Department of Defence commissioned a number of studies of the site to determine requirements and options for remediation. (Sydney Harbour Federation Trust Management Plan – Hunters Hill No.1 Woolwich Dock and Parklands 23rd Nov 2004)</p>	0.0	Onsite
SPECTACLE ISLAND (RCIP 0042)	Regional Contamination Investigation Program (RCIP)	No known contamination issues have been identified on the base. (Regional Contamination Investigation Program (RCIP)	954.3	South-west

*RCIP (Regional Contamination Investigation Program). UXO (Unexploded Ordnance Areas)

Former Gasworks Sites

Site name	Description	Distance (m)	Direction
Former Waverton Gasworks	The Waverton gasworks of The North Shore Gas Co commenced manufacture of coal gas ('town gas') in 1917 until the late 1960s then manufactured gas from liquid hydrocarbons until 1980. The gasworks ceased manufacture of 'town gas', with the arrival of natural gas in 1980. The North Shore Gas Co was taken over by the Australian Gas Light Co (AGL Co) in 1980. (Source: www.visitsydneyaustralia.com.au)	1941.0	East

PFAS Sites

Site name	Type	Details	Distance (m) *	Direction
Not identified	-	-	-	-

3.3b OTHER POTENTIAL HAZARD SOURCES

Map 3.3b (500m Buffer)

Mines and Quarries (current and historical)

Site name	Description	Status	Distance (m)	Direction
Hunters Hill (Woolwich)	Major commodities: dimension stone - sandstone - Hawkesbury Sandstone Some "yellow block" reported from this area. Wallace (1971) notes "...evidence of a large quarry at Hunters Hill can be seen close to the waterfront on the south side of Woolwich Peninsular. A more definite site is that of the Woolwich Dock. Approximate Location. (The Geological Survey of NSW)	Former	216.7	South-west

Landfills (current and historical)

Site name	Description	Status	Distance (m)	Direction
Parramatta River Reclamation Areas	Up until 1970 the Parramatta River was an open drain for industry in Sydney, and consequently the River's embankments and sediments are contaminated with a range of heavy metals and chemicals. (Parramatta River Estuary Processes Study Aecom Aug 2010)	Former	224.4	South-east

National Pollutant Inventory (NPI)

Facility name	Address	Primary ANZSIC Class	Latest report	Distance (m)	Direction
Not identified	-	-	-	-	-



Section 4 Potentially Contaminated Areas



4.1 POTENTIALLY CONTAMINATING ACTIVITIES

Map 4.1 (200m Buffer)

Liquid Fuel Facilities

Site name	Category	Description	Address	Status*	Dist. (m)*	Direction
-	-	-	-	-	-	-

Waste Management Facilities & Recycling Centres

Site name	Category	Description	Address	Status*	Dist. (m)*	Direction
-	-	-	-	-	-	-

***Status:** Information is current as when this report was created.

The operational status of the business is determined using the available data sources and does not indicate real-time conditions at the site.

Current: business is operating on the day this report was issued.

Former: business that have been closed or discontinued within 2 years from the date of this report.

Liquid Fuel Facilities Datasets, representing the spatial locations of liquid fuel depots, refineries, terminals and petrol stations present in the Australian Government National Liquid Fuel Facilities Dataset and Petrol stations identified by Land Insights. Waste Management Facilities, representing the spatial locations of reprocessing facilities, transfer stations and landfills present in the Australian Government National Waste Management Facilities Dataset and Waste/Recycling facilities identified by Land Insights.

A more comprehensive list of all Potentially Contaminating Activities is available in the Due Diligence Insight report.

4.2 HISTORICAL BUSINESS DIRECTORIES

(not mapped)

YEAR	Activity	Name	Address	Positional accuracy	Distance (m)	Direction
1965	Butchers	Tass W C	1,Gale,NSW	Address	33.0	South
1970	MIXED BUSINESSES	Woolwich Mixed Store,	103 Woolwich Road,Woolwich	Address	94.5	South-west
1980	General Stores	Yee W H	103 Woolwich Road,Woolwich,NSW	Address	94.5	South-west
1990	Beauty Salon Equipment & Supplies	Advanced Skin Care Pty. Ltd.	100 Woolwich Road,Woolwich,NSW	Address	96.9	West
1990	Beauty Salon Equipment & Supplies	Advanced Skin Care Pty. Ltd.	100 Woolwich Road,Woolwich,NSW	Address	96.9	West
1990	Beauty Salon Equipment & Supplies	Advanced Skin Care Pty. Ltd.	100 Woolwich Road,Woolwich,NSW	Address	96.9	West
1965	Wood Turners	Lunn E A	109,WoolwichRd,NSW	Address	97.1	South-west
1965	Wood Turners	Universal Manufacturing Co	109,WoolwichRd,NSW	Address	97.1	South-west
1965	Woodware	UNIVERSAL MANUFACTURING CO	109,WoolwichRd,NSW	Address	97.1	South-west
1970	General Stores	Finlay R J	13 Hunter,NSW	Address	99.9	East
1970	General Stores	McPhee A R	13 Hunter,NSW	Address	99.9	East
2015	Aircraft Charter Or Hire	Skymaster Air Services	98 Woolwich Rd Woolwich NSW 2110	Address	105.7	West
2005	Aircraft Charter & Rental Services	Skymaster Air Services, Woolwich	98 Woolwich Rd,WOOLWICH,NSW,2110	Address	106.1	West
2010	Aircraft Charter or Hire	Skymaster Air Services	98 Woolwich Rd WOOLWICH 2110 NSW	Address	106.1	West
1940	Stores - General	McKune W	101 Woolwich Road,Woolwich,NSW	Address	107.2	South-west
1950	Stores - General	McKune W	101 Woolwich Road,Woolwich,NSW	Address	107.2	South-west
2010	Fruit Juice Processors &/or Merchants	Directus Australia Pty Ltd	96 Woolwich Rd HUNTERS HILL 2110 NSW	Address	114.2	West
1980	Chemists - Pharmaceutical	John Watson Chemist	96 Woolwich Road,Woolwich,NSW	Address	115.4	West
1980	Chemists - Pharmaceutical	Watson John Chemist	96 Woolwich Road,Woolwich,NSW	Address	115.4	West
2005	Fruit Juice Merchants & Processors	Directus Australia Pty Ltd	96 Woolwich Rd,HUNTERS HILL,NSW,2110	Address	115.4	West
2015	Fruit Juice Processors &/Or Merchants	Directus Australia Pty Ltd	96 Woolwich Rd Hunters Hill NSW 2110	Address	120.9	West
1965	Grocers—Retail	Blakey K S&H L	94,WoolwichRd,NSW	Address	124.6	West
2010	Photographer - General	Leonie Smyth Photographer	20 Gale St WOOLWICH 2110 NSW	Address	143.0	North
2005	Photographers--Portrait & Wedding	Leonie Smyth Photographer	20 Gale St,WOOLWICH,NSW,2110	Address	144.9	North
1965	Paper Mfrs	Ideal Paper Products	22,Gale,NSW	Address	148.2	North
1980	Builders & Contractors	Strange R P	15 Mayfield Avenue,Woolwich,NSW	Address	157.0	East
1965	Drainers	Gee Jay Plumbing Service	24,Gale,NSW	Address	159.4	North

YEAR	Activity	Name	Address	Positional accuracy	Distance (m)	Direction
1980	Builders & Contractors	Doyle P P	10 Elgin St., Woolwich, NSW	Address	159.8	South-west
1990	Printers - Lithographic	Heron John Printers	86 Woolwich, Woolwich, NSW	Address	162.0	West
1965	Ship Repairs	Morts Dock & Engineering Co Ltd	83, Woolwich Rd, NSW	Address	184.9	West
1990	Transport Services	Boat Transport Pty Ltd	20 Edgecliff Road, Woolwich, NSW	Address	190.1	South-west
2010	Transport & Transportation Service	Boat Transport Pty Ltd	20 Edgecliff Rd WOOLWICH 2110 NSW	Address	190.1	South-west
1950	Soap Mfrs.	Apex Soap Products	Office: 79 Woolwich Road, Woolwich, NSW	Address	192.6	West
1950	Cleaning Compounds	Apex Soap Products	79 Woolwich Road, Woolwich, NSW	Address	192.6	West
2010	Boat & Yacht Builders	Murlan Noakes Shipyard Pty Ltd	Clarke Rd WOOLWICH 2110 NSW	Street		South
2015	Boat & Yacht Builders	Murlan Noakes Shipyard Pty Ltd	Clarke Rd Woolwich NSW 2110	Street		South-west

Land Insight uses a number of address geocoding techniques and has characterised them based on completeness (match rates) and positional accuracy. When a historical street address is incomplete or a match is not found, a record identified as being in the surrounding area will be included for reference and the accuracy of the data is approximate only. An explanation of the positional accuracy records is defined in the table below.

Historical data positional accuracy and georeferencing results explanation		
Positional accuracy	Georeferenced	Description
Address	Located to the address level	<i>When street address and names fully match.</i>
Street	Located to the street centroid	<i>When street names match but no exact address was found. Location is approximate.</i>
Place	Located to the structure, building or complex	<i>When building, residential complex or structure name match but no exact address was found. Location is approximate.</i>
Suburb	Located to the suburb area	<i>When suburb name match but no exact address was found. Location is approximate.</i>

The data used in this section was extracted from range of historical commercial trade directories and business listings. The business addresses were geocoded using historical information and the accuracy of the data may vary due to changes to the physical address at a given locality over time or the quality of the original records. From 2005, the historical business records in this section are considered more accurate as information was extracted from digital directories with geographic coordinate location information available. On this basis, reliance on the historic listing data should be considered when assessing the risk of contamination from an activity at the site. The presence of a business listing does not definitively confirm the actual activity that has occurred at the site. For more information on how these records were geocoded and the methodology used by Land Insight, contact us at info@landinsight.co.

Historical business directory listings have been filtered to match activities and industries identified as PCAs in Section 4.1. Please note that any record not identified within this section (due to error or unforeseen omission) does not necessarily mean that the screened area is not potentially contaminated or free of any risks.



Section 5 Natural Hazards



5.1 Fire Hazard

Map 5.1 (500m Buffer)

Bushfire Prone Areas

Category	Type	Details	Distance (m)	Direction
Bushfire Prone Area	Vegetation Buffer	Vegetation Buffer - Bush Fire Prone is an area of land that can support a bush fire or is likely to be subject to bush fire attack. Bush Fire Prone Land areas becomes the trigger for planning for bush fire protection.	215.2	West
Bushfire Prone Area	Vegetation Category 1	Bushfire Prone Area - Vegetation Category 1 is considered to be the highest risk for bush fire. Bush Fire Prone Areas becomes the trigger for planning for bush fire protection.	315.2	West

Bushfire History

Type	Season	Details	Distance (m)	Direction
Not identified			-	-

5.2 Flood Hazard

Map 5.2 (500m Buffer)

Flood Planning Area

Category	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-

Other Flood Studies

Category	Type	Details	Distance (m)	Direction
Flood Inundation Studies	Probable Maximum Flood (PMF)	Hunters Hill LGA Flood Study - November 2021	55.4	North-west

Flood History

Type	Season	Details	Distance (m)	Direction
Not identified	-	-	-	-

The list provided is not comprehensive and does not consider all flood history. It only includes the information that is currently available.

5.3 Erosion Hazard

Map 5.3 (500m Buffer)

Erosion Hazard

Category	Type	Details	Distance (m)	Direction
Landslip Erosion Risk	Extremely severe limitations	Very High	0.0	Onsite
	Very slight to negligible limitations	Very Low	88.8	North-west
Water Erosion Risk	Extremely severe limitations	Very High	0.0	Onsite
	Very severe limitations	Very High	88.8	North-west
Wind Erosion Risk	Moderate limitations	Moderate	0.0	Onsite
	Moderate to severe limitations	Moderate	88.8	North-west

Table 5.2.1 – Flood Hazard definitions and explanations

Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance

0.2%AEP	A flood event of this size is considered rare but may still occur. A flood of size or larger has a 1 in 500 chance or a 0.2% probability of occurring in any year
1% AEP	A flood of this size or larger has a 1 in 100 chance or a 1% probability of occurring in any year
2% AEP	A flood of this size or larger has a 1 in 50 chance or a 2% probability of occurring in any year.
5% AEP	A flood of this size or larger has a 1 in 20 chance or a 5% probability of occurring in any year
20%AEP	A flood of this size or larger has a 1 in 5 chance or a 20% probability of occurring in any year.

Average Recurrence Interval (ARI). The long-term average number of years between the occurrence of a flood as big as, or larger than, the selected event. For example, floods reaching a height as great as, or greater than, the 20 year ARI flood event will occur on average once every 20 years

Flood Liable Land - Synonymous with flood prone land, i.e. land susceptible to flooding by the Probable Maximum Flood (PMF) event. Note that the term flood liable land covers the whole floodplain, not just the part below the flood planning level

Flood Planning Area (FPA) – Councils develop Flood Planning Areas (FPAs) as part of Flood Overlay mapping to guide future building and development in flood prone areas. The FPAs are designed to recognise the flood hazard for different flooding types.

Flood Hazard - Flood hazard is a combination of frequency of flooding, the flood depth, and the speed or velocity at which the water can travel.

Probable Maximum Flood (PMF) - The largest flood that could conceivably be expected to occur at a particular location, usually estimated from probable maximum precipitation. The PMF defines the maximum extent of flood prone

Table 5.2.1 – Flood Hazard definitions and explanations

land, that is, the floodplain. It is difficult to define a meaningful Annual Exceedance Probability for the PMF, but it is commonly assumed to be of the order of 10^{-4} to 10^{-7} (once in 10,000 to 10,000,000 years)

A low-angle photograph of a bridge structure, likely the Sydney Harbour Bridge, against a clear blue sky. The bridge's steel lattice and cables are visible, creating a strong geometric pattern. In the background, a modern building with a glass facade is partially visible. A yellow rectangular box is overlaid on the right side of the image, containing the title and address.

Appendix A

REPORT MAPS

1 Gale Street
Woolwich, NSW



Subject Area and Sensitive Receptors

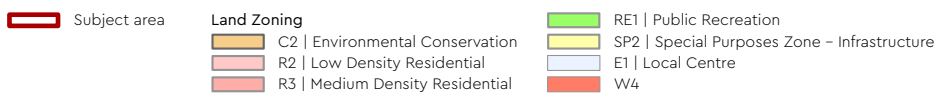
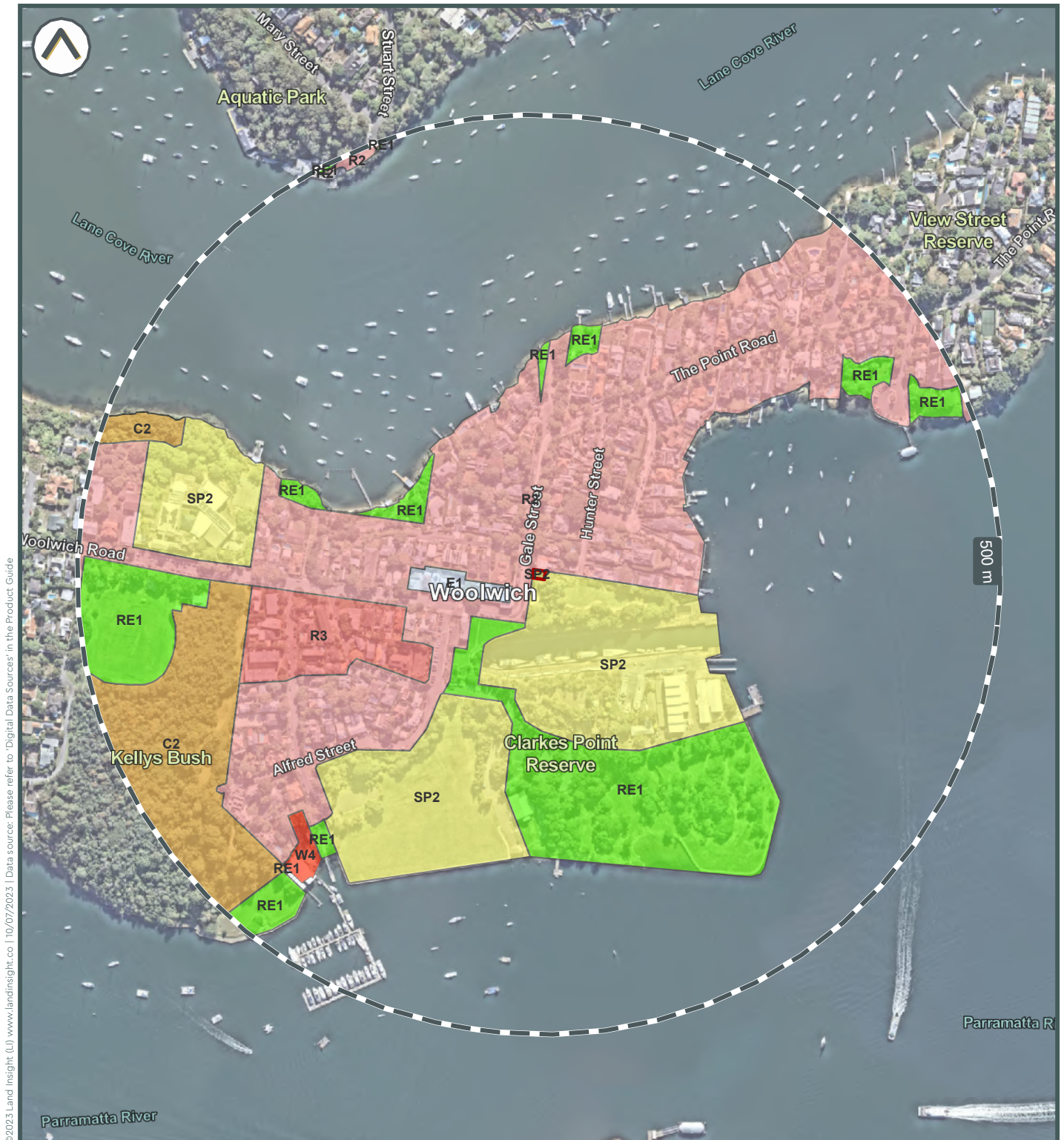


- Subject area
- Parks
- Water Bodies
- Sewer main
- Water main





Zoning





Planning Overlays

©2023 Land Insight (U) www.landinsight.co | R:\LI\3551 ESR Woolwich NSW\Working\GIS\Project\LI-XXXX XXXX A4P Layouts\ 10/07/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

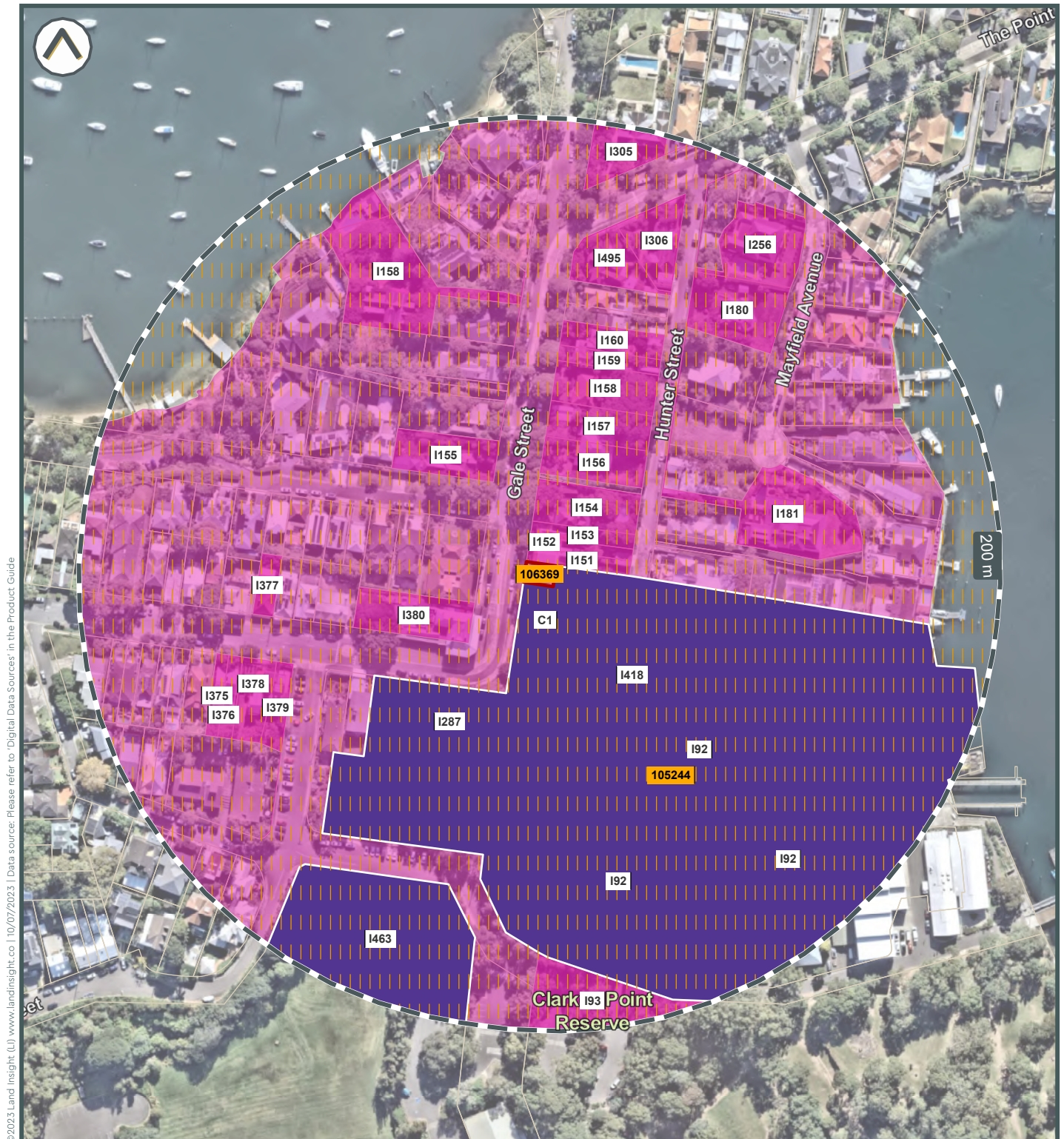


- | | | | |
|--------------------------|--|---|---------------------------------|
| Subject area | State Environmental Planning Policy (Resilience and Hazards) 2021 | Environmental Planning Instruments | Lot Size |
| Coastal Wetlands | Coastal Wetlands Proximity Area | Coal Seam Gas Exclusions | Maximum Floor Space Ratio (n:1) |
| Coastal Environment Area | Coastal Use Area | Foreshore Building Line | Riparian Lands and Watercourses |
| | | Height of Building | Water Zoning |
| | | Local Provisions | Wetlands Protection Area |



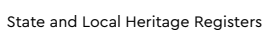
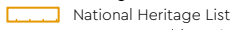






Heritage



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- | | | |
|--|--|--|
|  Subject area |  National Heritage Database |  State and Local Heritage Registers |
| |  National Heritage List |  Heritage Register |
| |  Commonwealth Heritage List | |

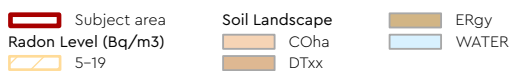




Soil Landscape and Salinity

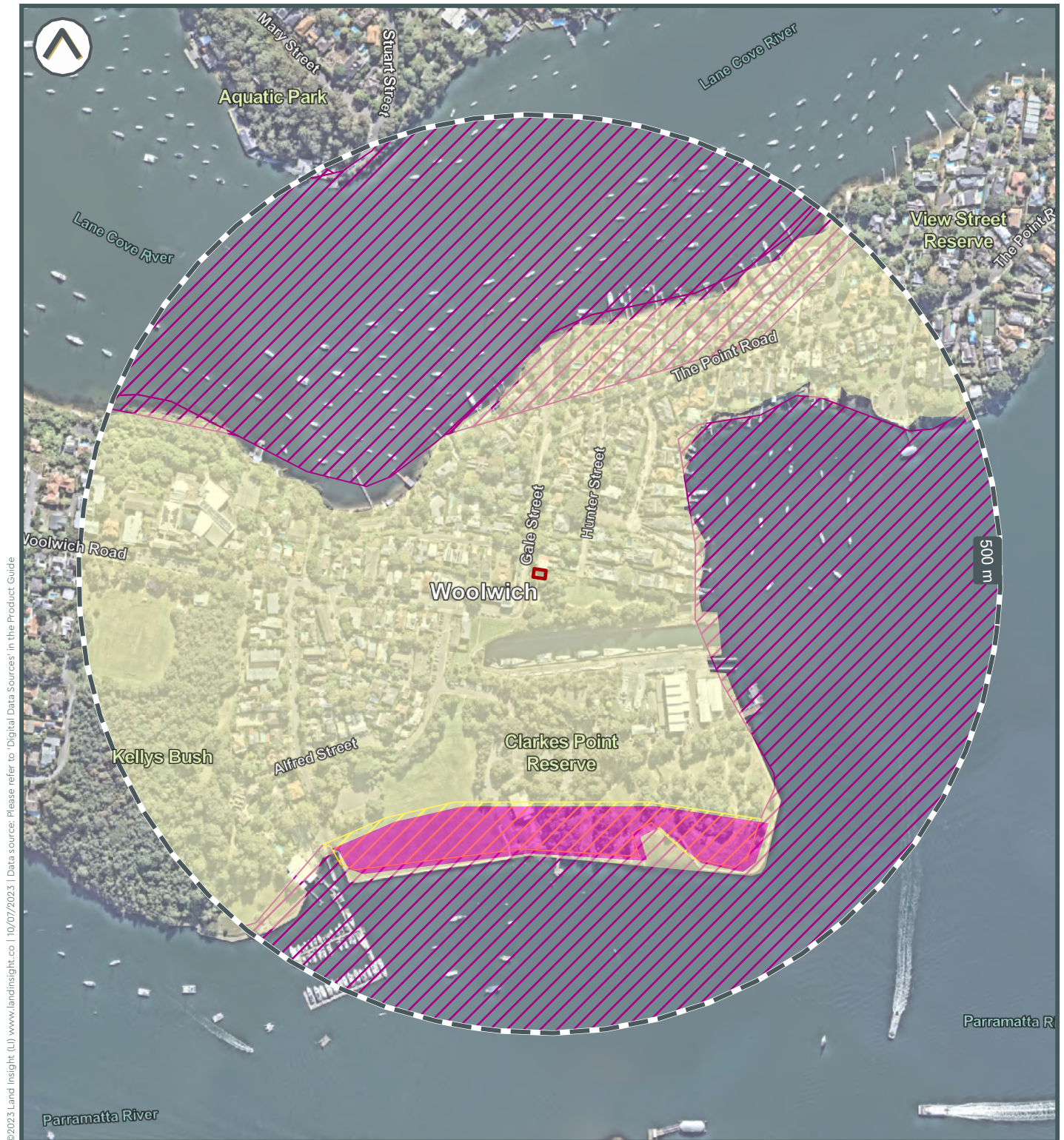





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Acid Sulfate Soils

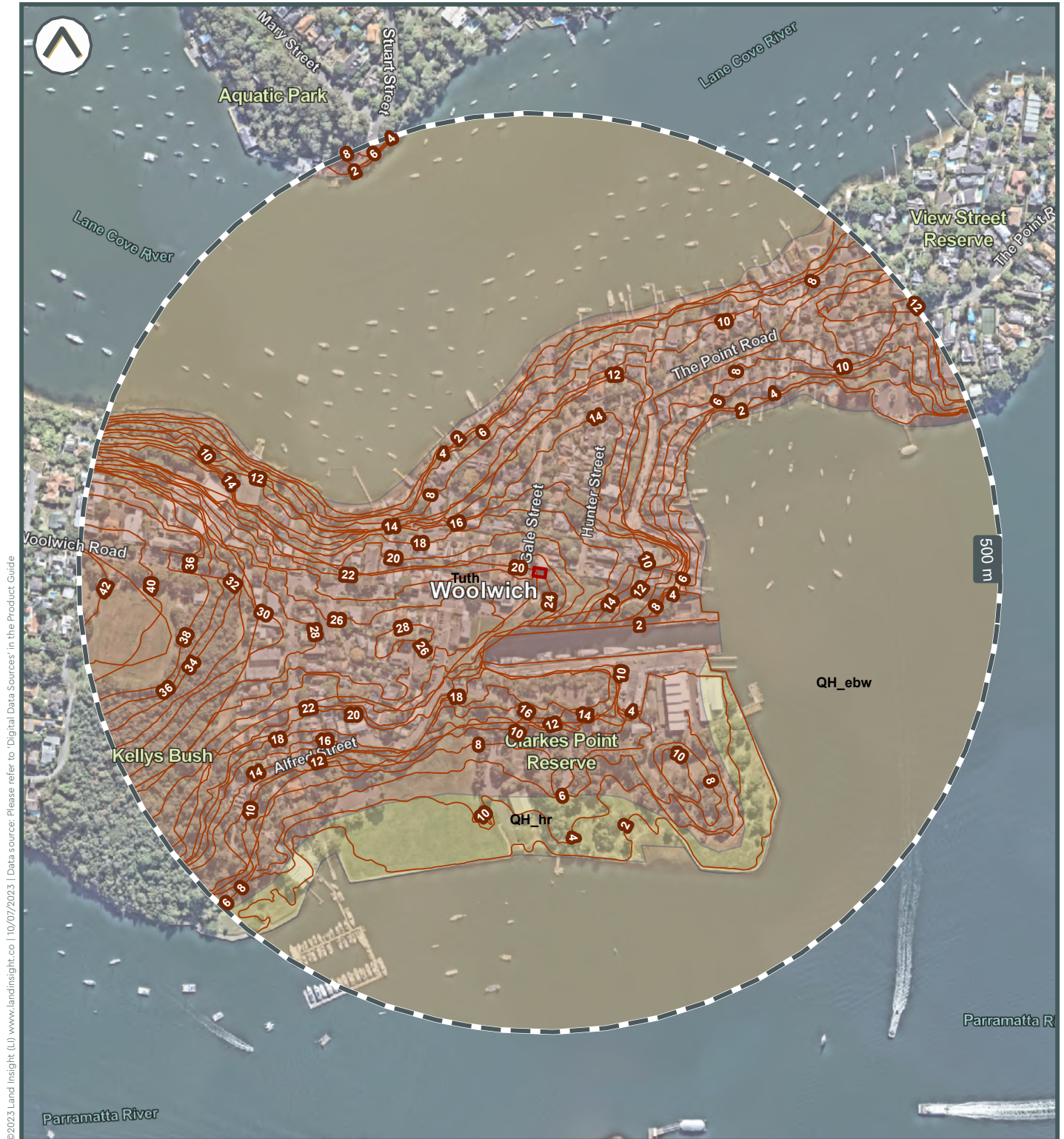


- | | | |
|--|---|---|
|  Subject area |  Low Probability of occurrence | Coastal Acid Sulfate Soils |
|  High Probability of occurrence | |  Class 2 |
| | |  Class 5 |





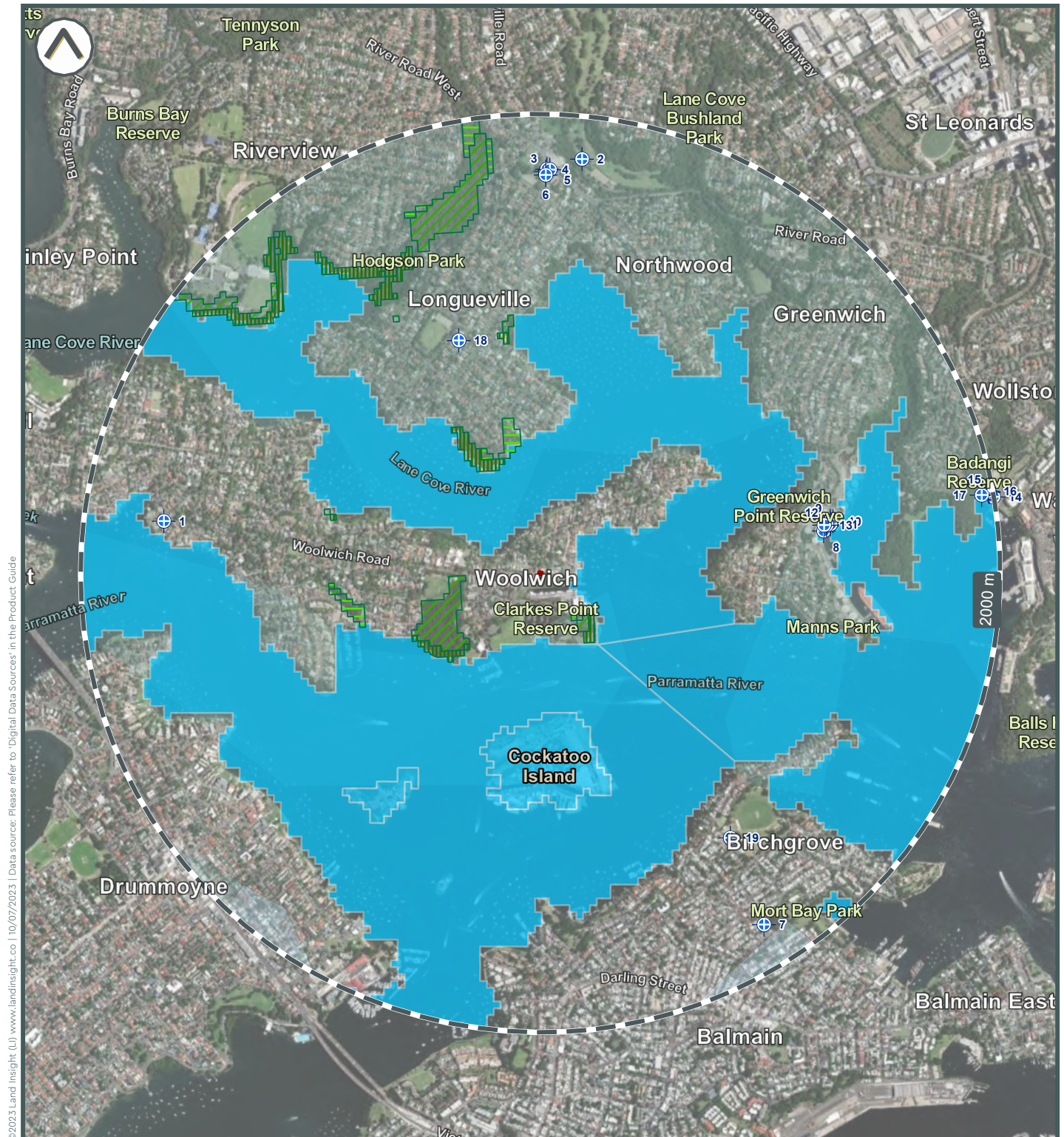
Geology and Topography



Subject area
Topographic contour (m)

Geology Unit
QH_ebw
QH_hr
Tuth



**Groundwater Dependent Ecosystems & Hydrogeology Constraints**

Subject area

Groundwater bores

Ecosystems that rely on Subsurface presence of Groundwater

High potential GDE - from national assessment

Moderate potential GDE - from national assessment

Low potential GDE - from national assessment

Wetlands

Aquifer type

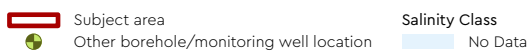
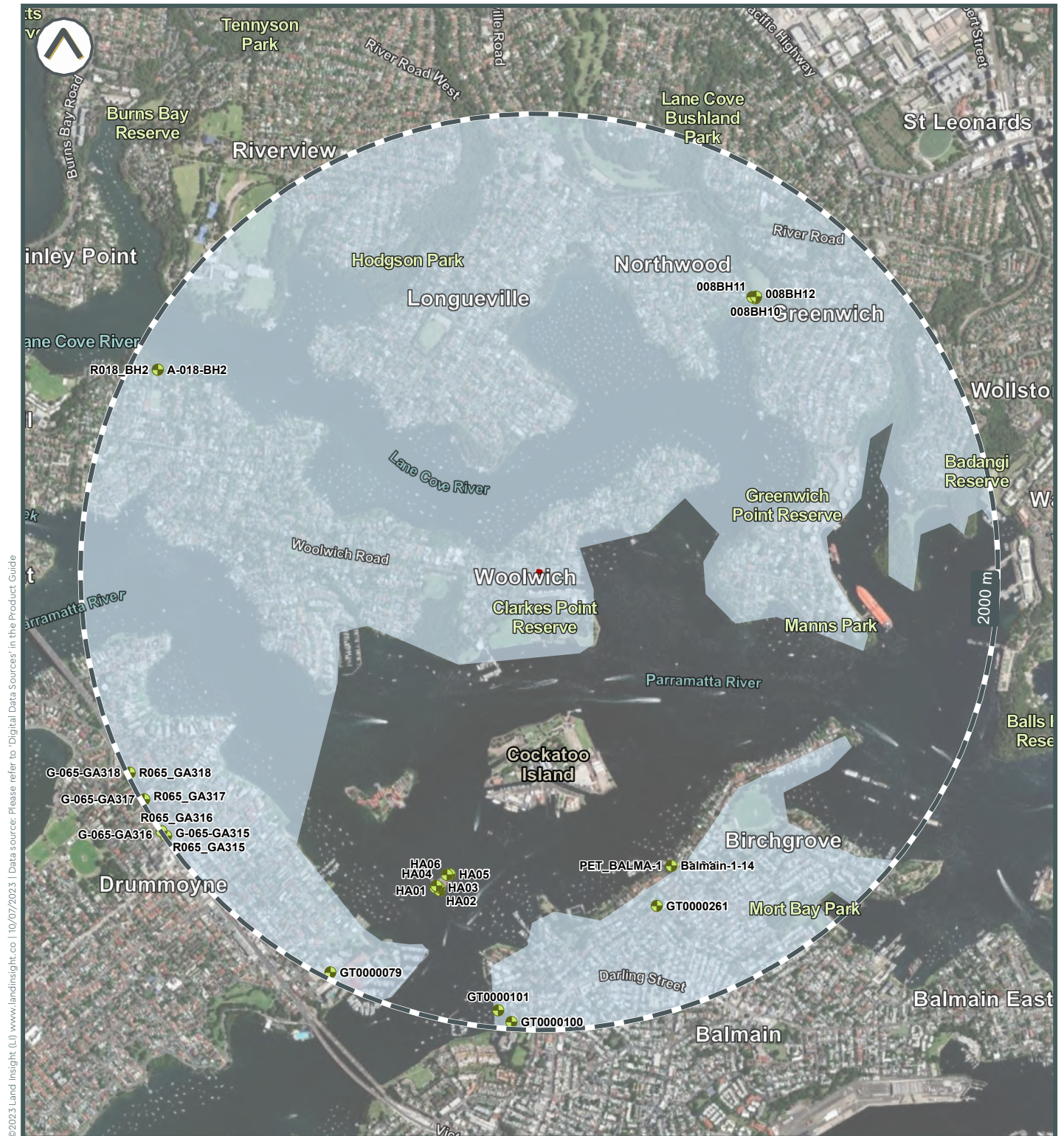
Porous, extensive aquifers of low to moderate productivity

Porous, extensive highly productive aquifers

0 200 400 600 800 1,000m



Groundwater and Other Bores

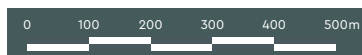




Contaminated Land Public Register

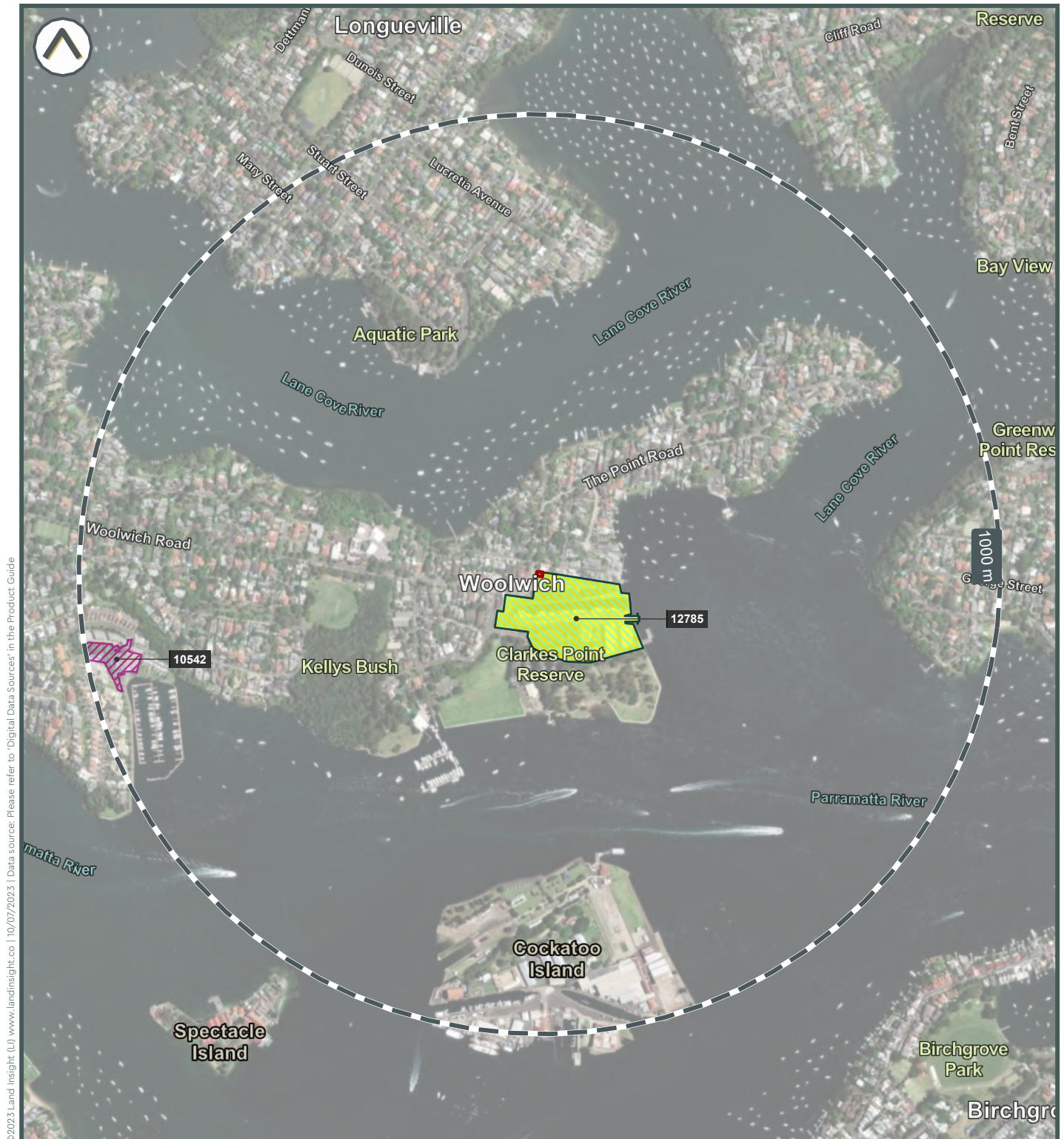


- Subject area Contaminated Land Public Register (EPA) EPA Record of Notices
EPA Notified Contaminated Sites

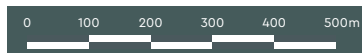




Licences, Approvals & Assessments



- Subject area
- POEO Licences
- Surrendered
- Issued
- Clean Up and Penalty Notices





Sites Regulated by Other Jurisdictional Body



- Subject area
- Contaminated Legacy Areas
- Former Gasworks

- Defence Area / Military Sites
- Regional Contamination Investigation Program (RCIP)

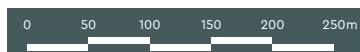




Other Potential Hazard Sources



- Subject area
- Historical (legacy) Landfill Sites
- Derelict/Formar Quarries

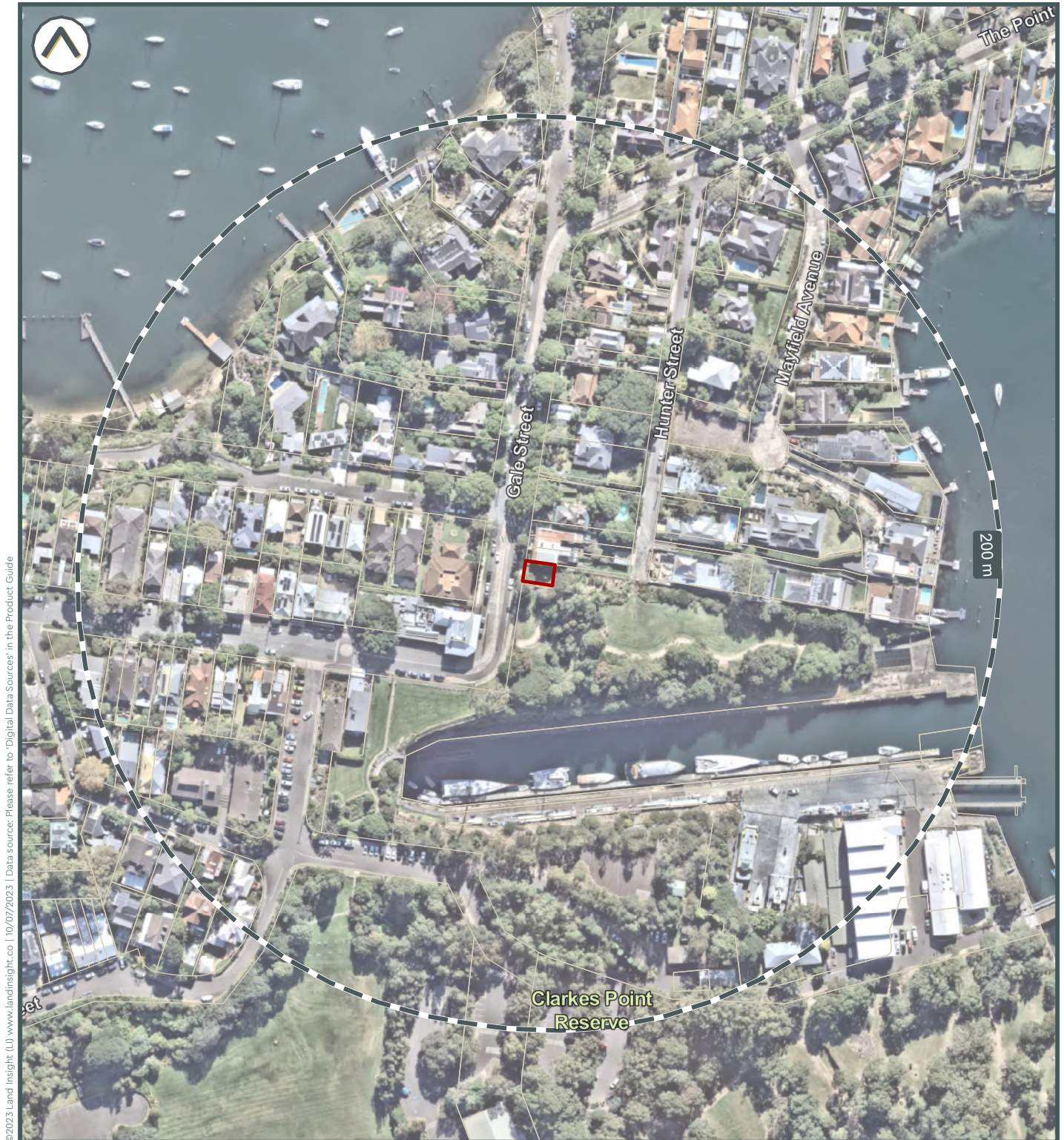







POTENTIALLY CONTAMINATED AREAS

MAP 4.1

Potentially Contaminating Activities (PCAs)

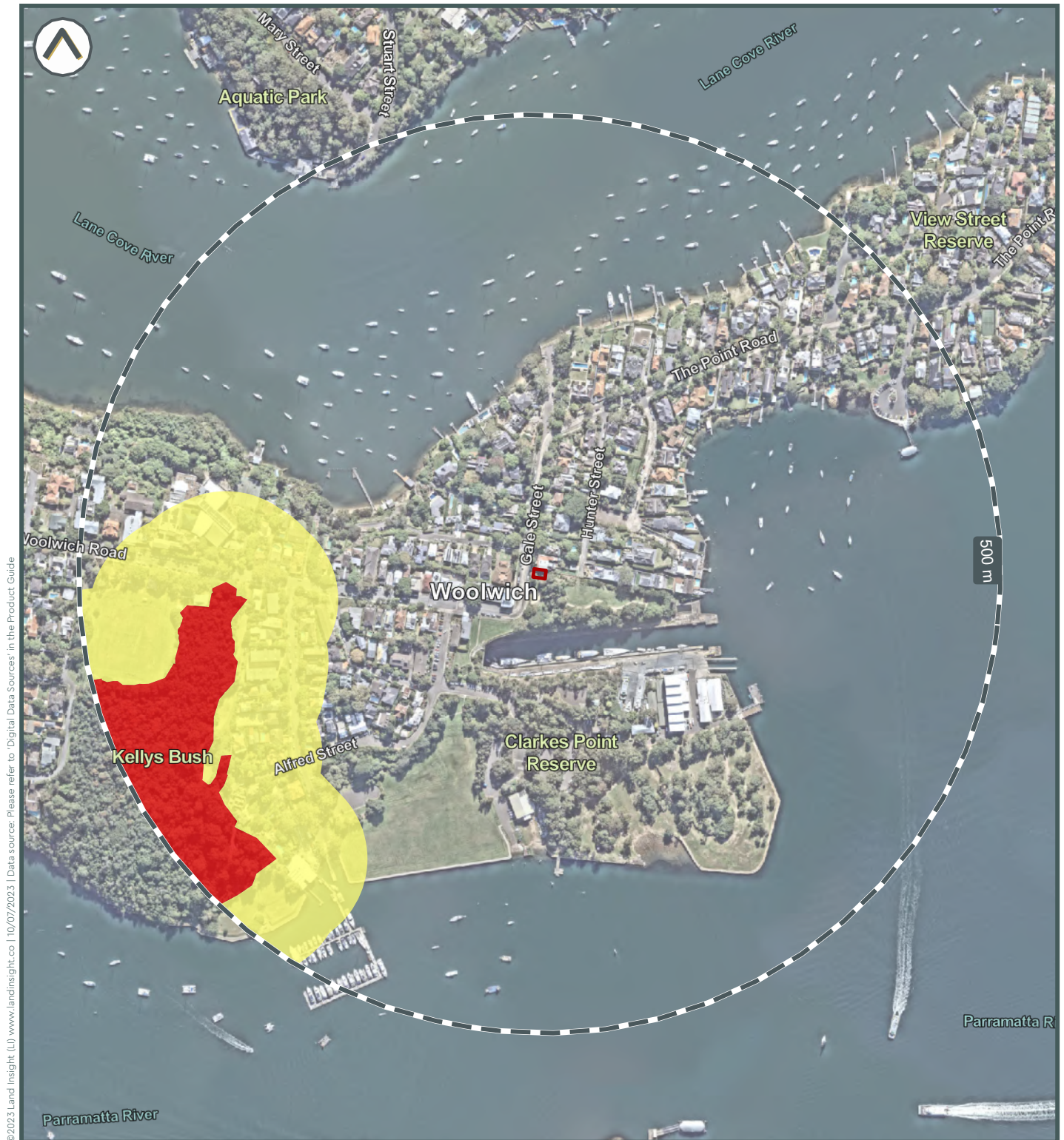


-  Subject area
-  Petrol Stations and Fuel Terminals
-  Waste and Recycling Facilities

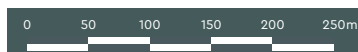




Fire Hazards



- Subject area
- Vegetation Buffer
- Bushfire Prone Area**
- Vegetation Category 1



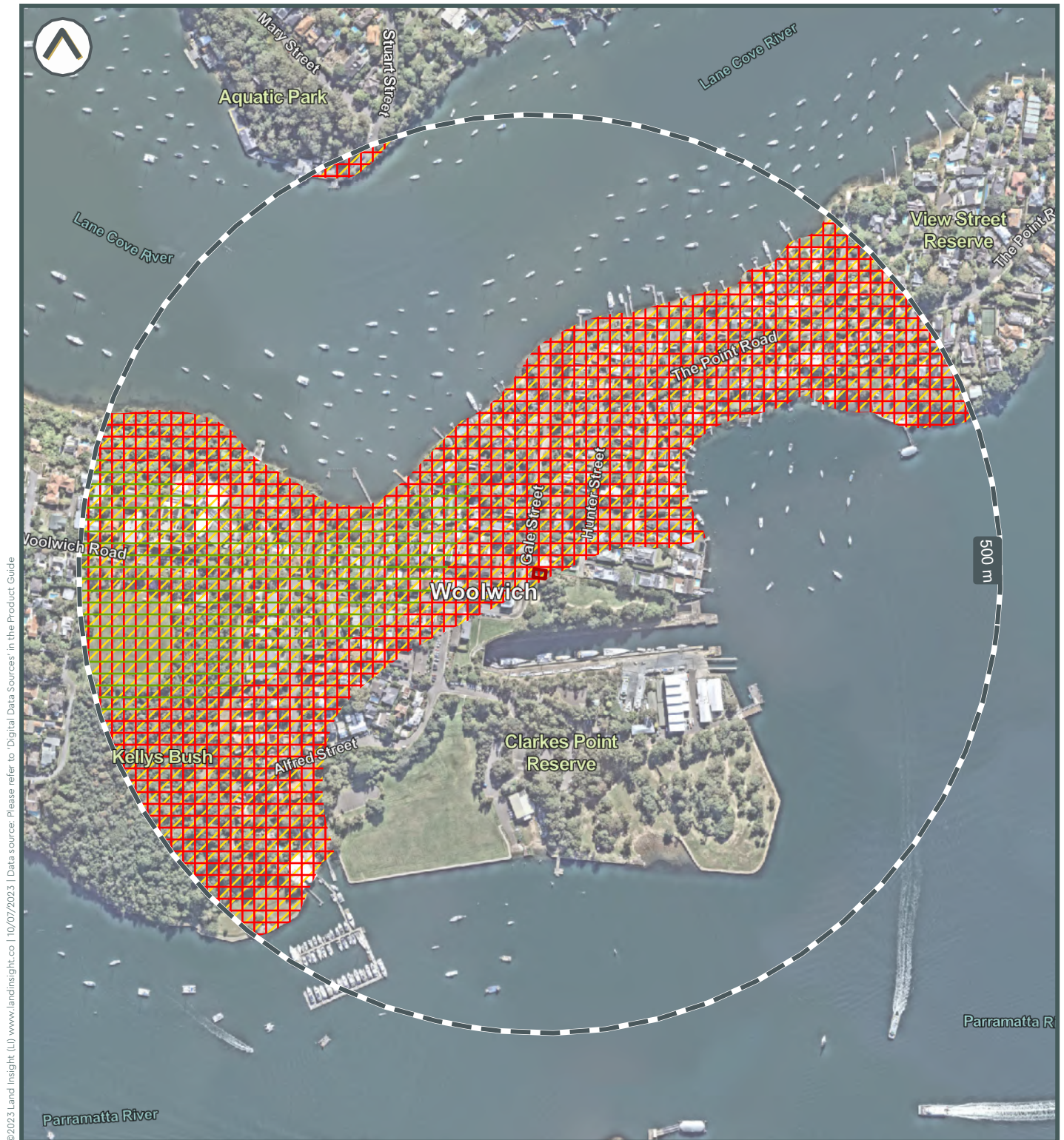


Flood Hazard

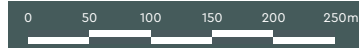




Erosion Hazard



- Subject area
- Wind Erosion Risk
 - Moderate
- Water Erosion Risk
 - Very High
- Landslip Erosion Risk
 - Very High
 - Very Low



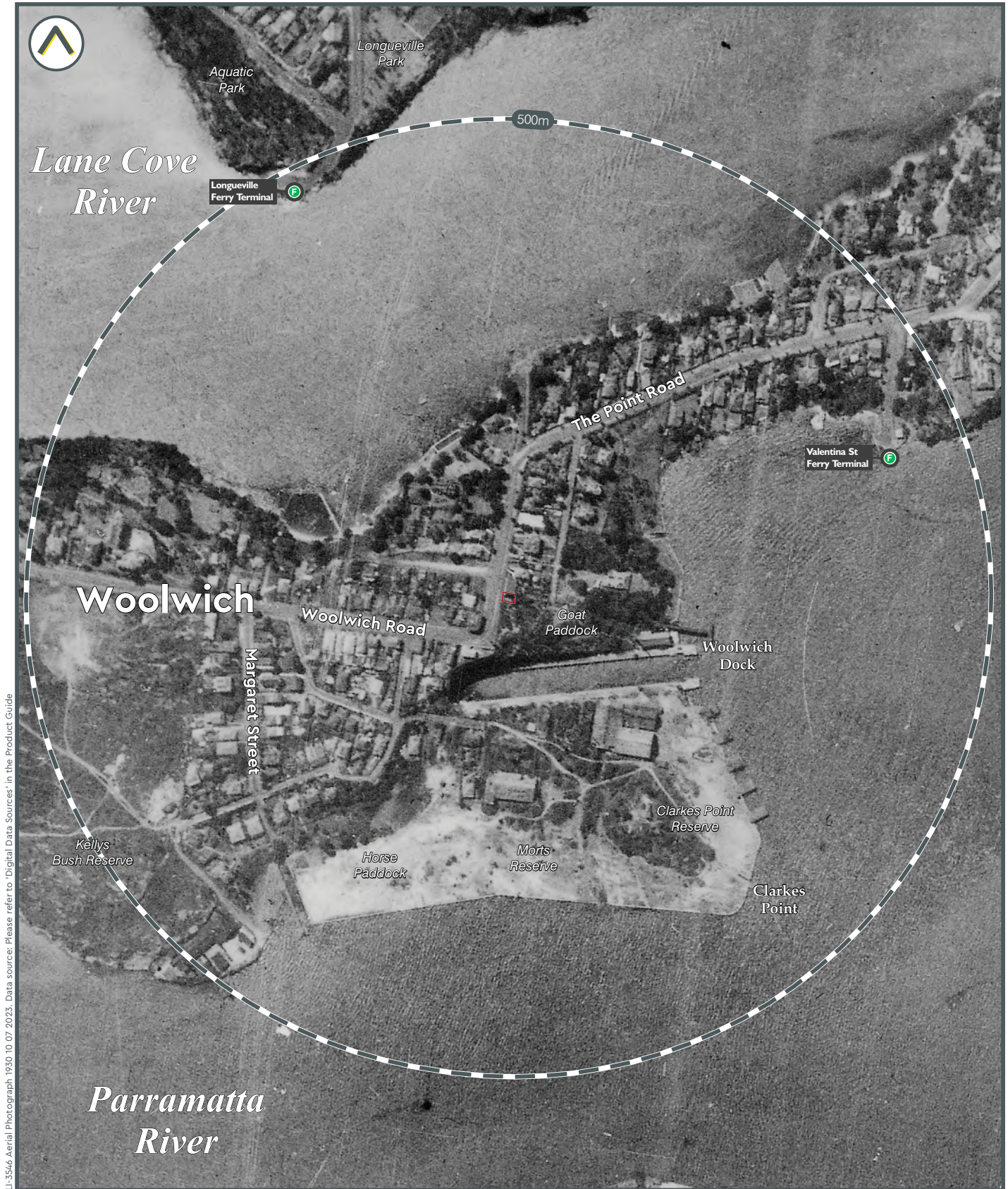
An aerial photograph of a vibrant turquoise river winding through a rugged, rocky landscape. The river is flanked by steep, rocky banks and dense, green and yellowish vegetation. The water's color is a striking contrast to the surrounding earthy tones. A yellow rectangular box is overlaid on the right side of the image, containing the title and address information.

Appendix B

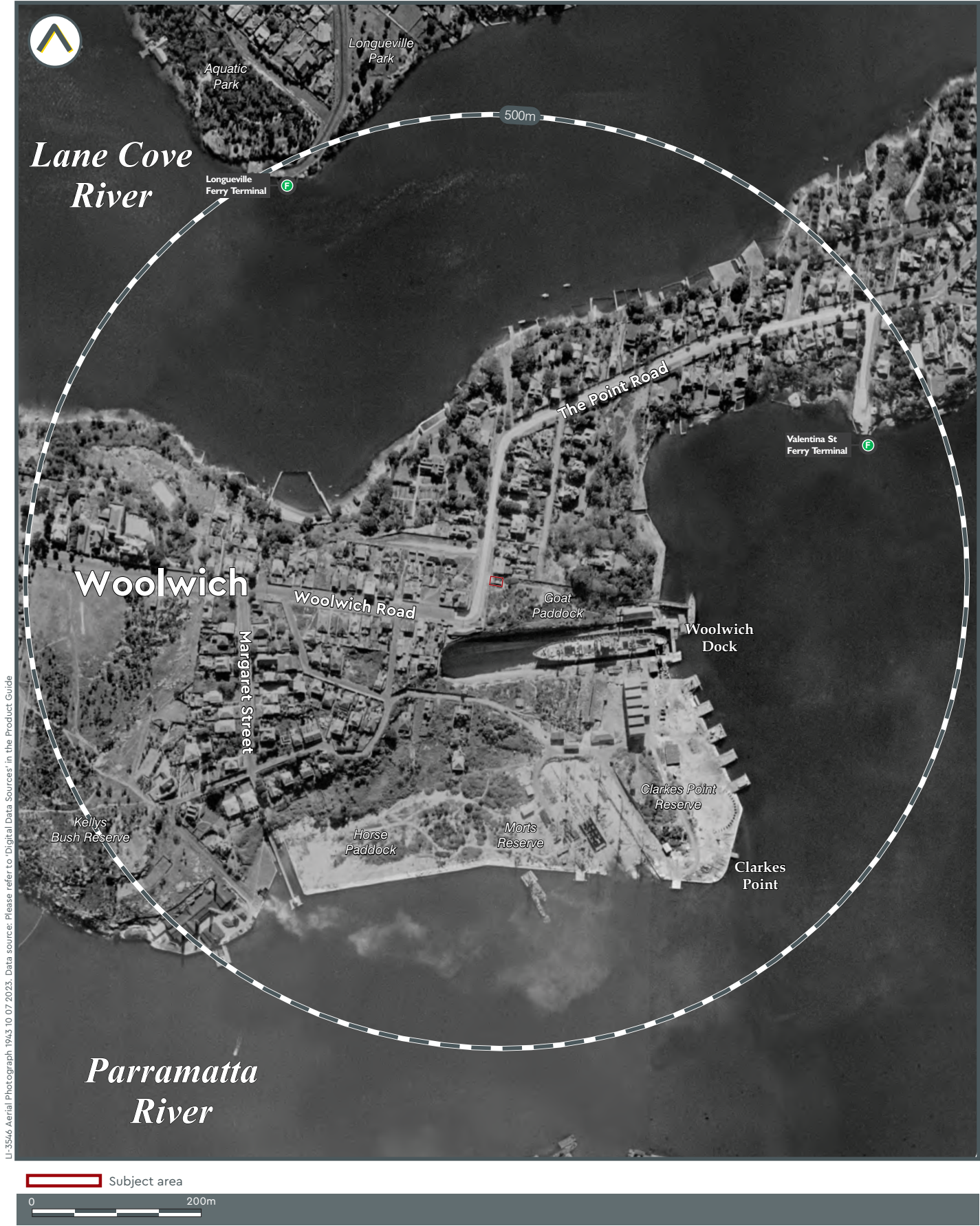
HISTORIC IMAGERY

1 Gale Street
Woolwich, NSW

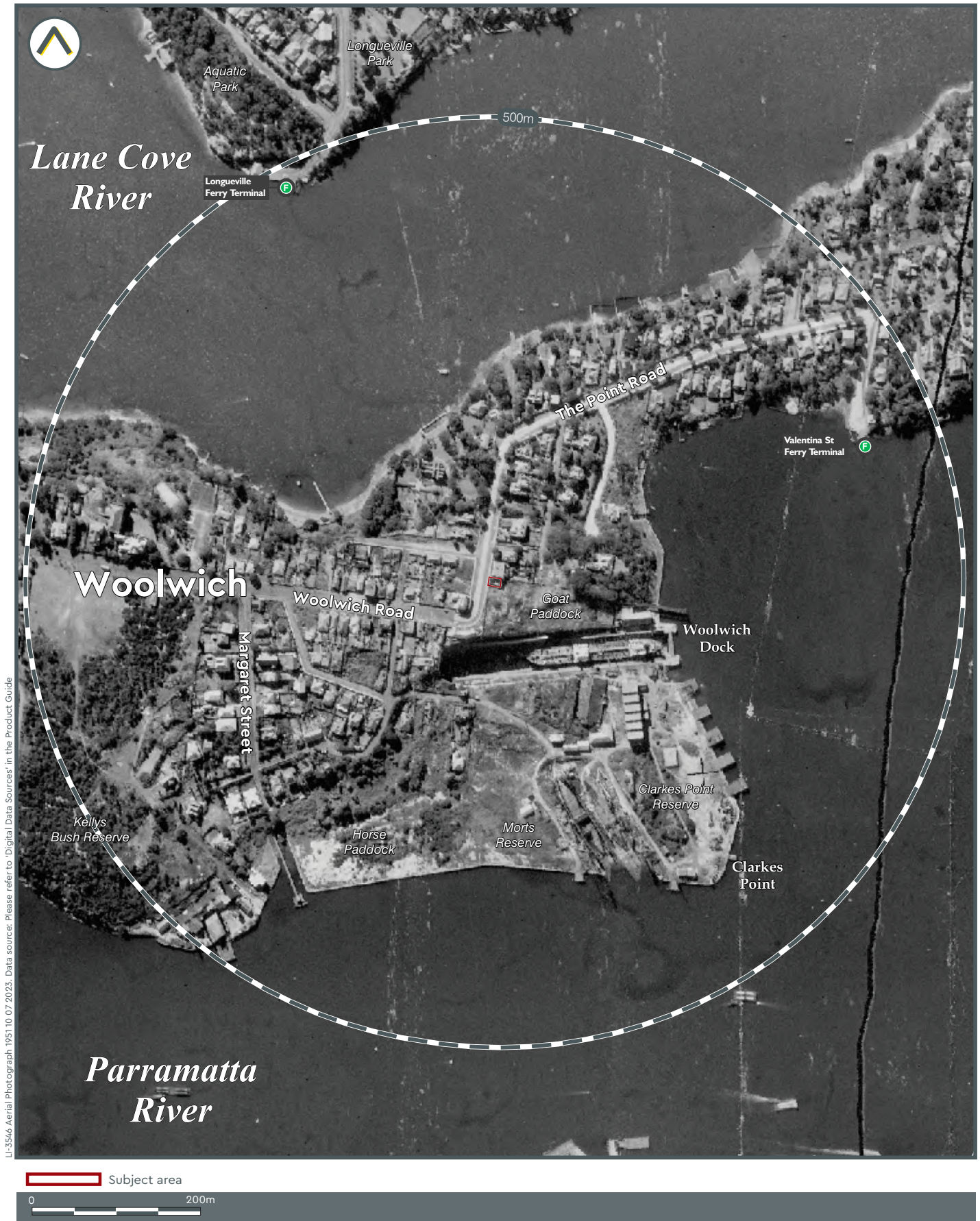
Historic Aerial Photograph - 1930



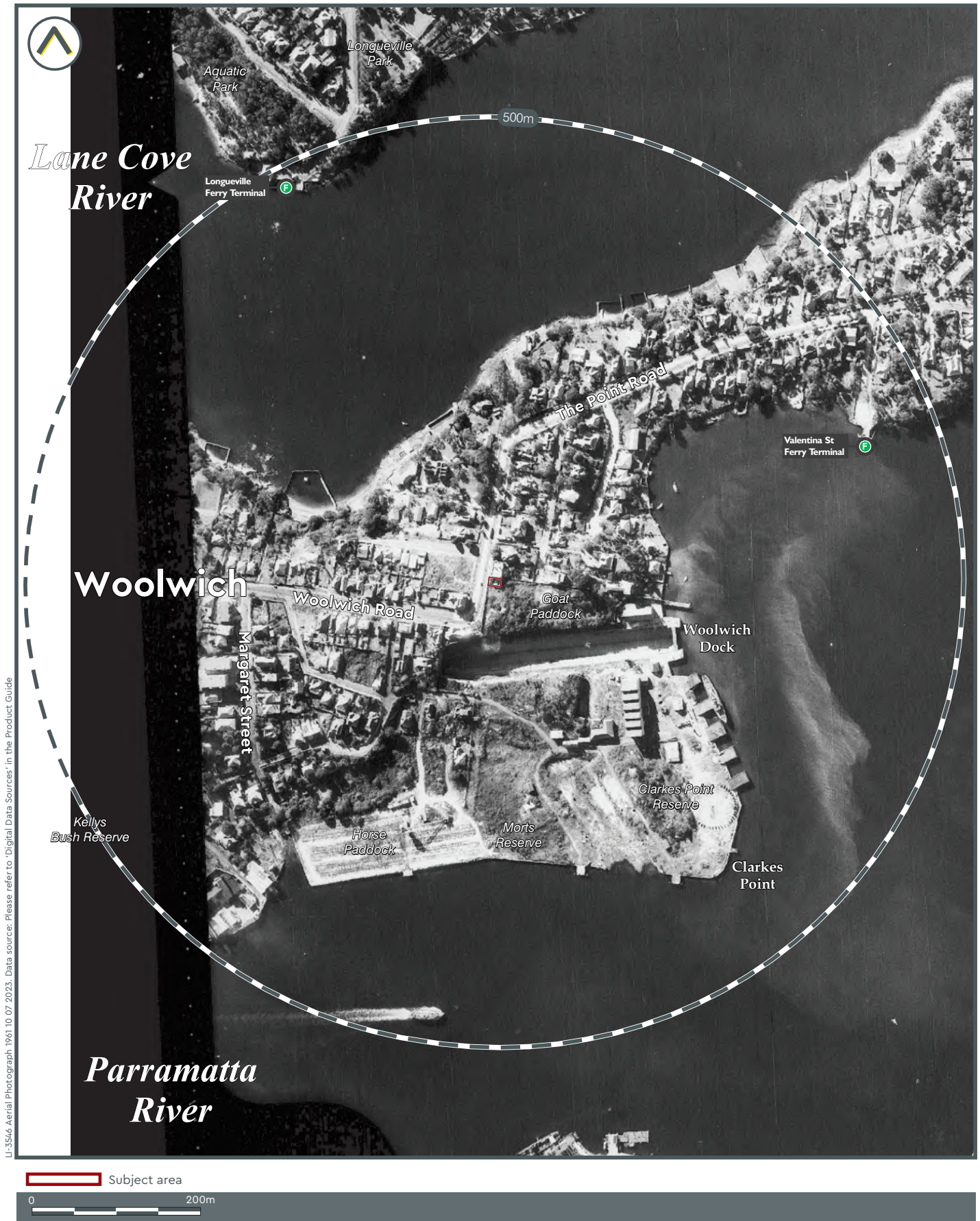
Historic Aerial Photograph - 1943



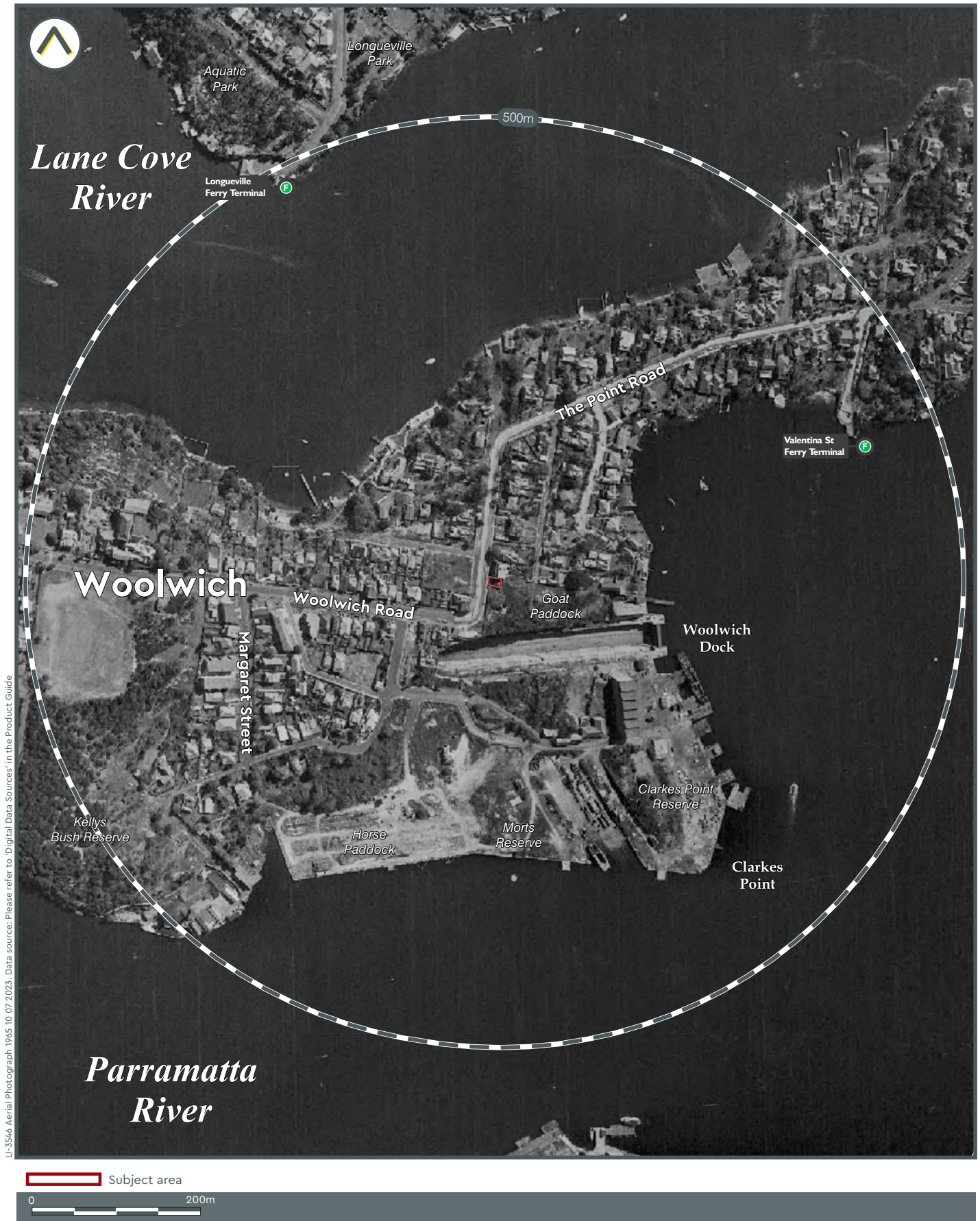
Historic Aerial Photograph - 1951



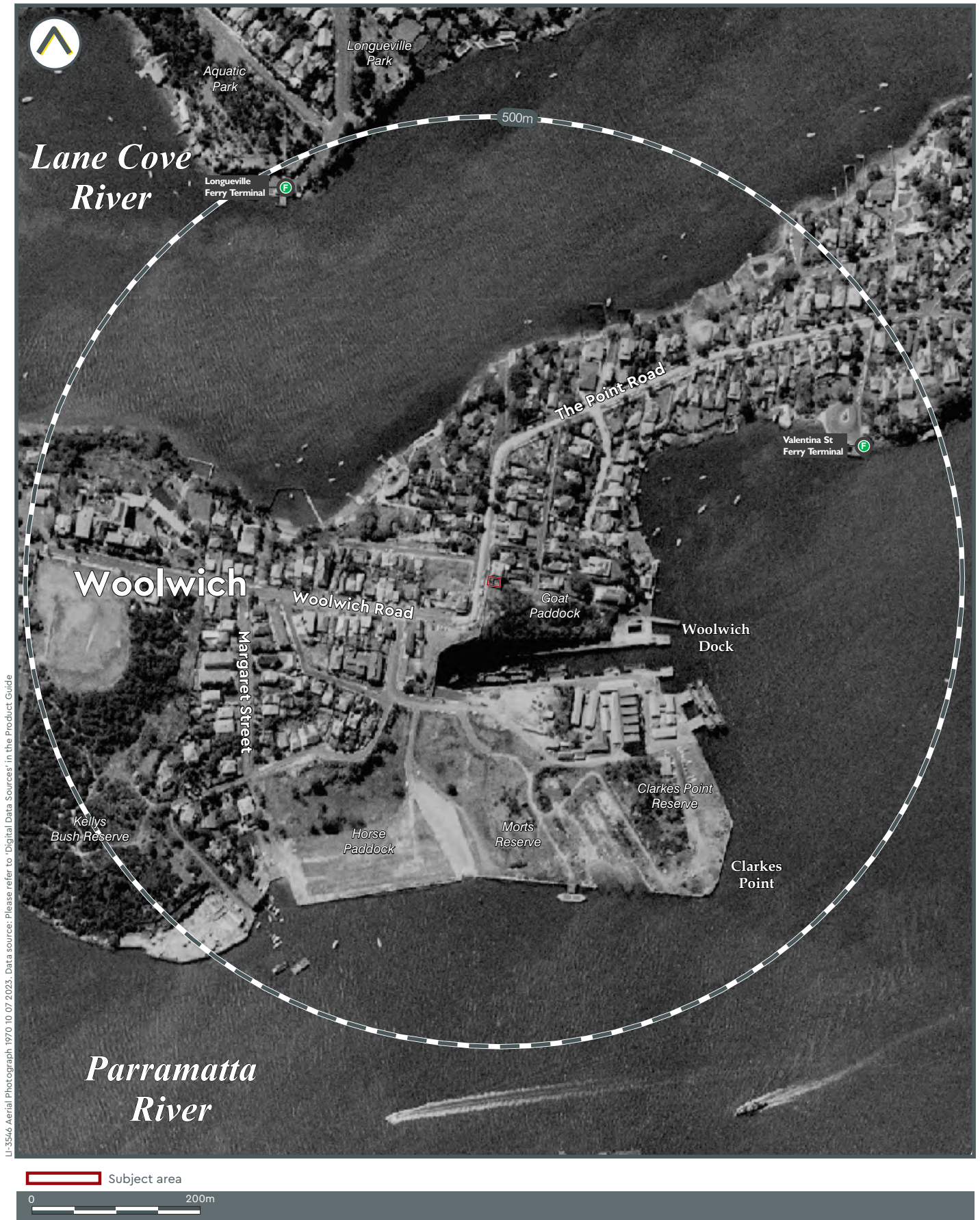
Historic Aerial Photograph - 1961



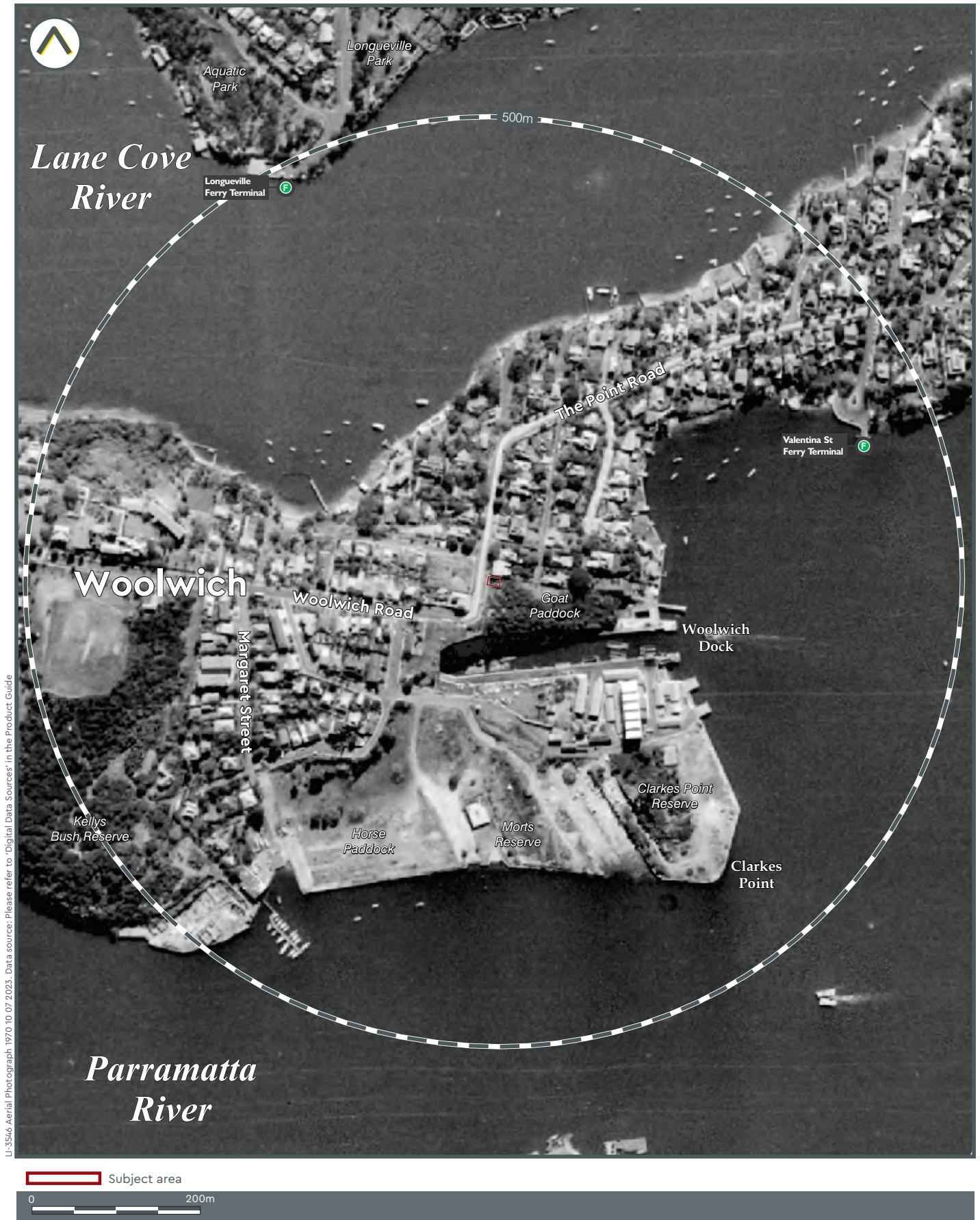
Historic Aerial Photograph - 1965



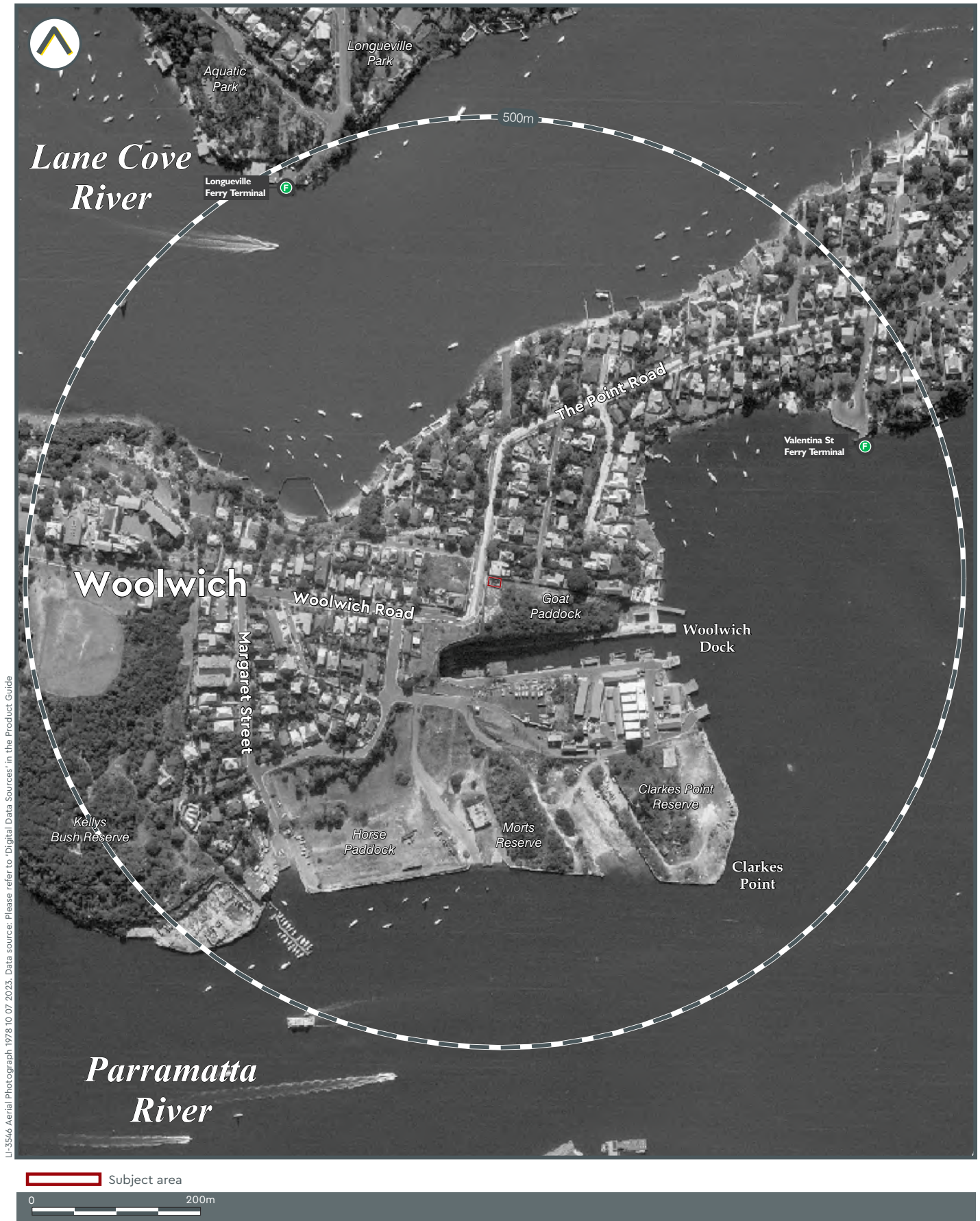
Historic Aerial Photograph - 1970



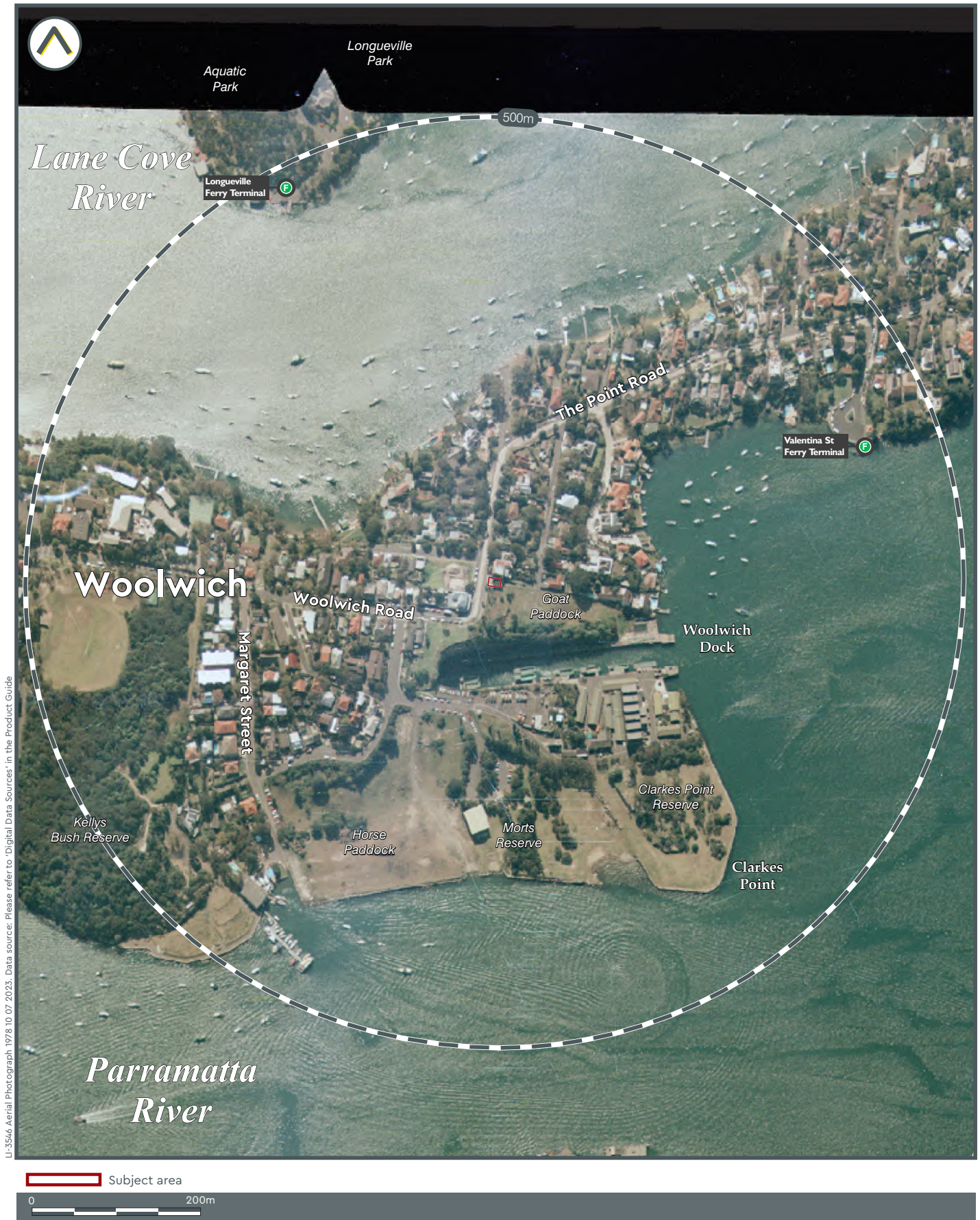
Historic Aerial Photograph - 1975



Historic Aerial Photograph - 1978



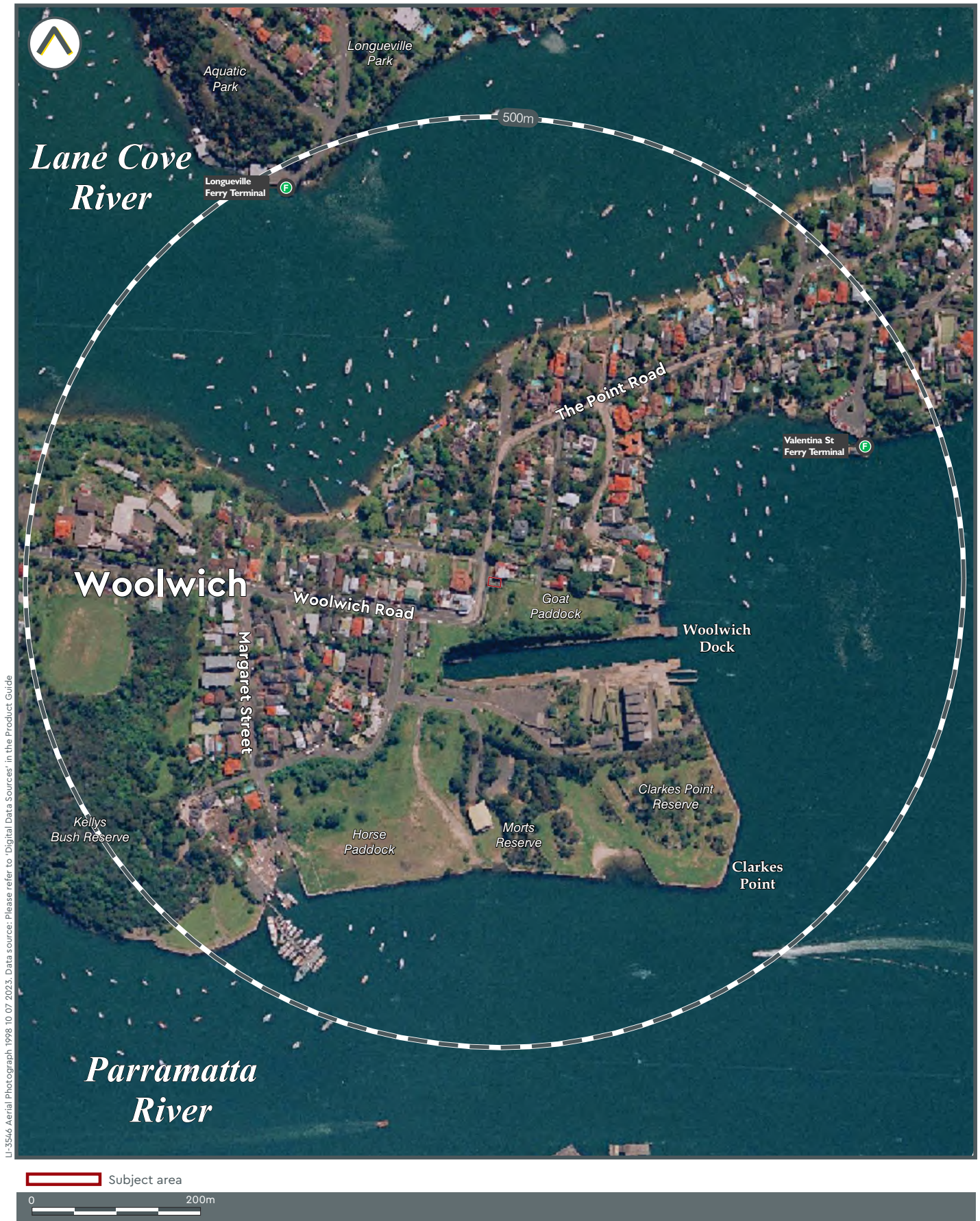
Historic Aerial Photograph - 1986



Historic Aerial Photograph - 1994



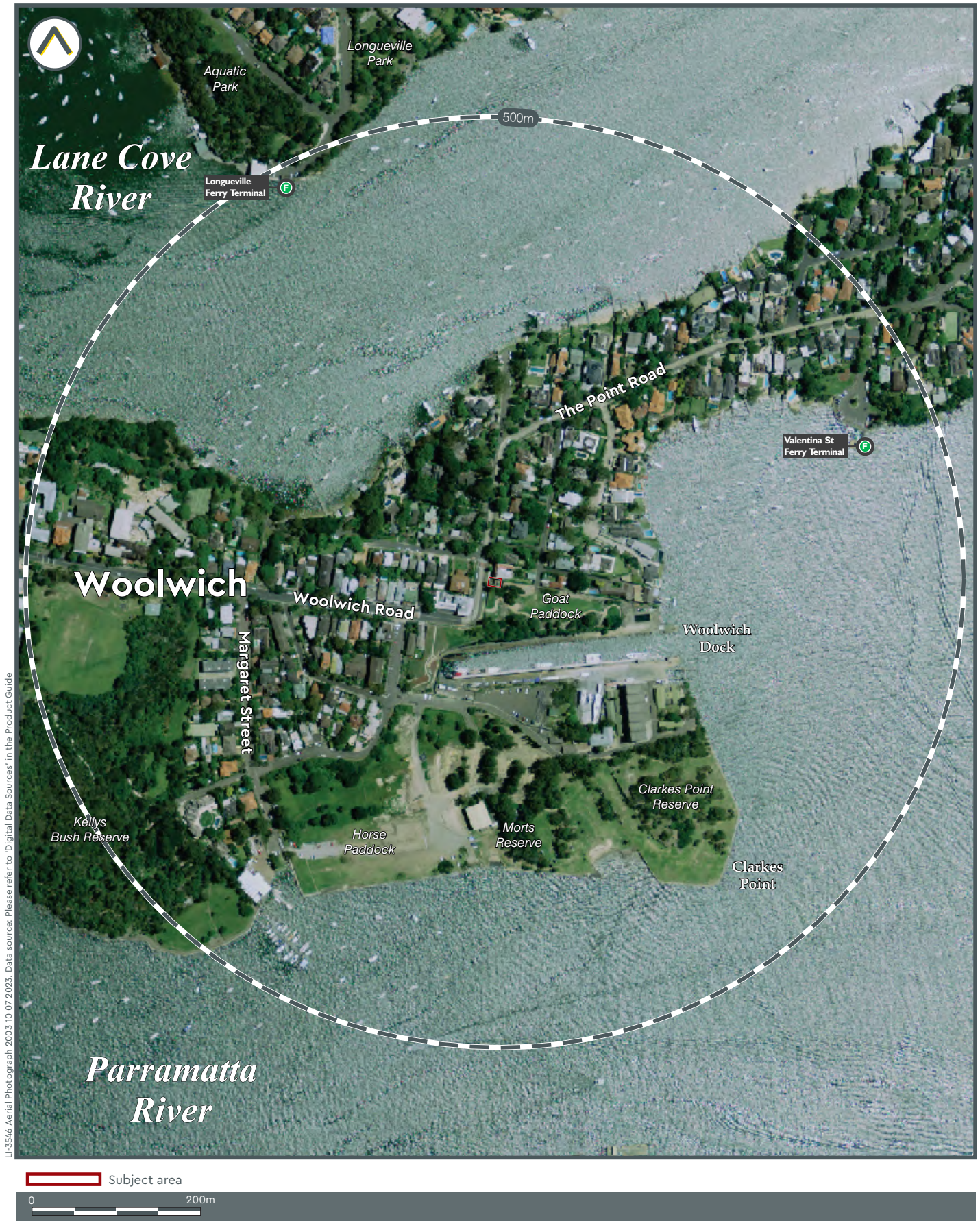
Historic Aerial Photograph - 1998



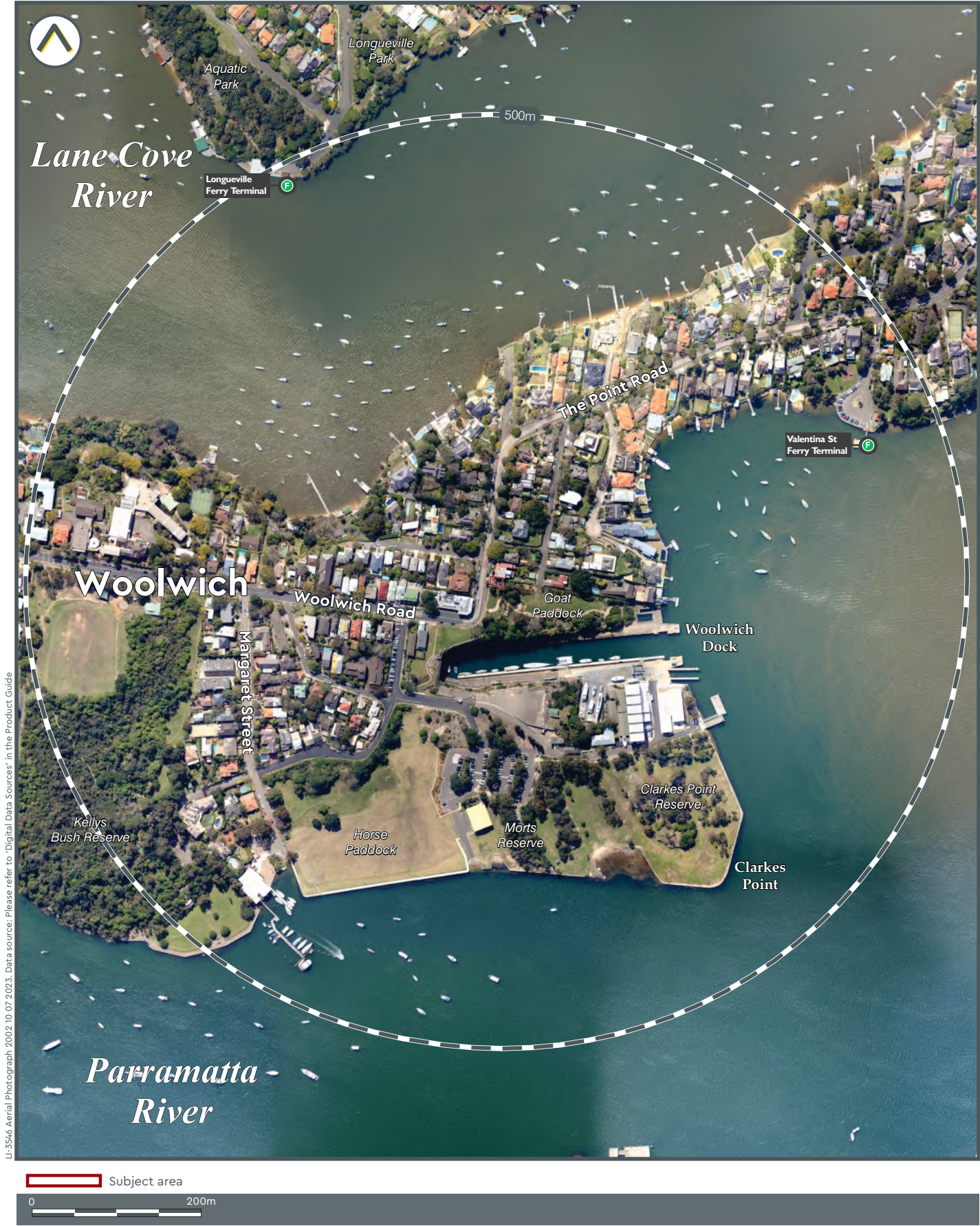
Historic Aerial Photograph - 2002



Historic Aerial Photograph - 2007



Historic Aerial Photograph - 2010



Historic Aerial Photograph - 2015



LI-3546 Aerial Photograph 2015 10 07 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

Historic Aerial Photograph - 2019



Historic Aerial Photograph - 2023

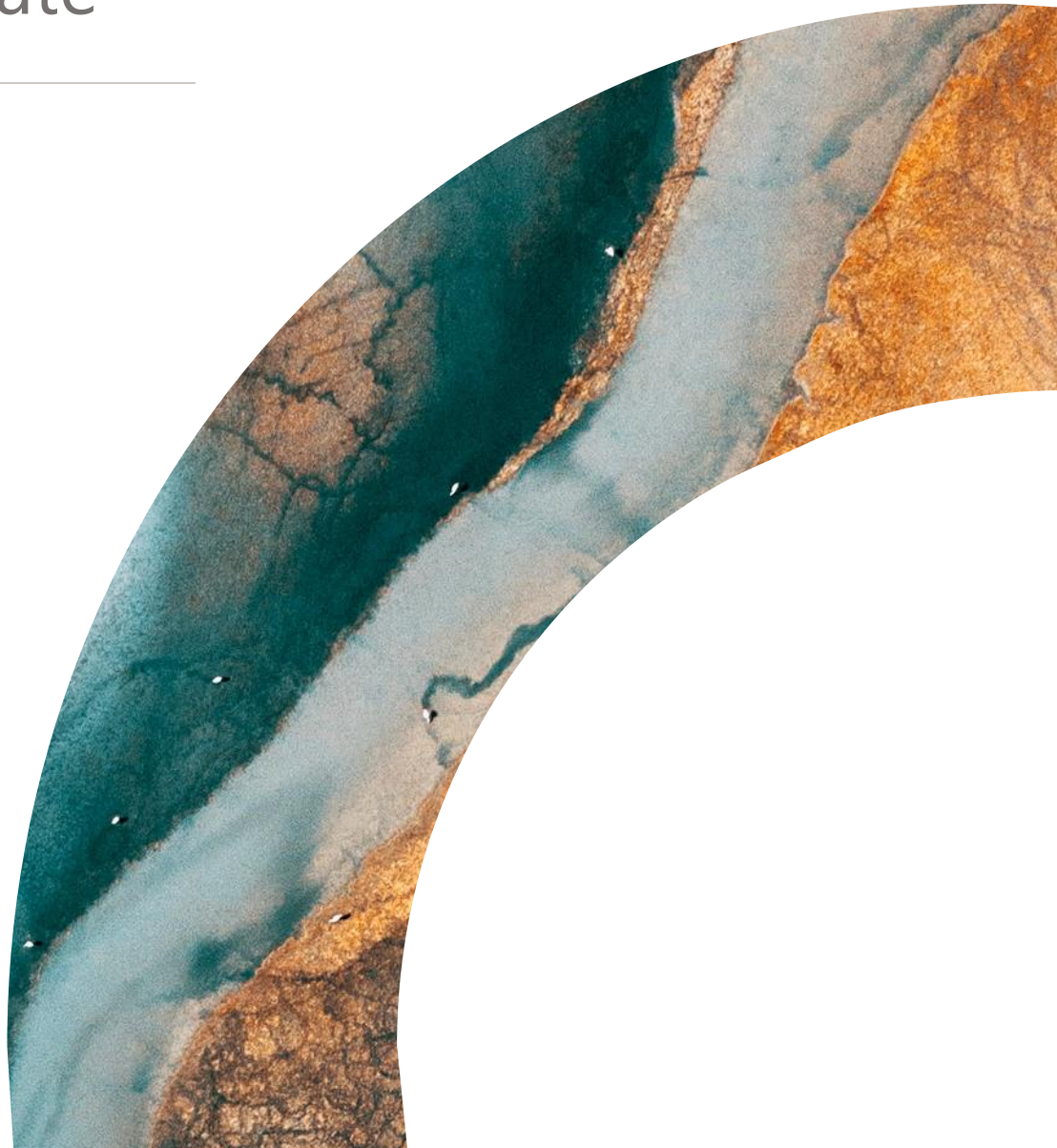




The Commons
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Sydney NSW 2000 Australia
info@landinsight.co
www.landinsight.co

D

Planning Certificate





Environmental Planning and Assessment Act 1979 Section 10.7 - Planning Certificate

Reditus Consulting Pty Ltd
Unit 1A, 29-33 Waratah Street
KIRRAWEE, NSW 2232

Your Reference	E-035171	Address	Gale St, Woolwich
Cert Number	24240	Owner	Alpha Distribution Ministerial Holding Corporation
Issued Date	14 July 2023		
Receipt Number			
Fee Amount	\$156.00	Plan	Lot 1 DP85924
Council Parcel Ref	1582		

This part is directed to the following matters prescribed under Section 10.7(2) of the above Act

1 Names of relevant planning instruments and Development Control Plans (DCPs)

1. The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land:

*-Hunters Hill LEP 2012
-SEPP No. 65 - Design Quality of Residential Flat Development
-SEPP (Transport and Infrastructure) 2021
-SEPP (Resources and Energy) 2021
-SEPP (Resilience and Hazards) 2021
-SEPP (Precincts - Eastern Harbour City) 2021
-SEPP (Planning Systems) 2021
-SEPP (Industry and Employment) 2021
-SEPP (Housing) 2021
-SEPP (Exempt and Complying Development Codes) 2008
-SEPP (Building Sustainability Index: BASIX) 2004
-SEPP (Biodiversity and Conservation) 2021
-Hunters Hill Consolidated Development Control Plan (DCP) 2013
-Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*

The Plan covers the area of Sydney Harbour, including Parramatta River and its tributaries and the Lane Cove River. The Plan aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways. The Plan also aims to achieve a high quality and ecologically sustainable urban environment by establishing planning principles and controls for the catchment as a whole.

2. The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land:

No proposed environmental planning instruments apply.

3. Subsection 2 does not apply in relation to a proposed environmental planning instrument or draft development control plan if:

a. it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or

b. for a proposed environmental planning instrument - the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

4. In this section, "proposed environmental planning instrument" means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

2 Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described:

- (a) The identity of the zone:

*Hunters Hill LEP 2012 applies to the land and identifies the land to be **SP2 Infrastructure**.*

- (b) the purposes for which development in the zone may be carried out without development consent:

Roads; Basketball hoops and stands (refer to page 53 of the LEP for specifications).

the purposes for which the instrument(s) provides that development may not be carried out within the zone except with development consent.

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

the purposes for which the instrument(s) provides that development is prohibited within the zone.

Any development not listed above

- (c) whether additional permitted uses apply to the land:

No

- (d) whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the minimum land dimensions so fixed,

No

- (e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.

No

- (f) whether the land is in a conservation area, however described.

Yes

- (g) whether an item of environmental heritage, however described, is situated on the land.

No

3 Contributions Plans

- (1) The name of each contributions plan under the Act, Division 7.1, applying to the land, including draft contributions plans.

Hunters Hill Section 7.12 Developer Contribution Plan 2020.

- (2) Is the land in a special contributions area under the Act, Division 7.1, if so, the name of the area.

No.

4 Complying Development

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

If complying development may not be carried out on that land because of the provisions of clauses 1.17A and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

General Housing Code

Complying development under the General Housing Code *may not* be carried out on the land.

-This Code does not apply in land zoned as SP2 Infrastructure.

Rural Housing Code

Complying development under the Rural Housing Code *may not* be carried out on the land. The land is affected by specific land exemptions:

-this Code does not apply in land zoned as SP2 Infrastructure.

Low Rise Housing Diversity Code

Complying development under the Low Rise Housing Diversity Code applies to the land.

Housing Alterations Code

Complying development under the Housing Alterations Code *may* be carried out on the land.

General Development Code

Complying development under the General Development Code *may not* be carried out on the land.

-This Code does not apply in land zoned as SP2 Infrastructure.

Commercial and Industrial Alterations Code

Complying development under the General Commercial and Industrial Alterations Code *may not* be carried out on the land.

-This Code does not apply in land zoned as SP2 Infrastructure.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the General Commercial and Industrial (New Buildings and Additions) Code *may not* be carried out on the land.

-This Code does not apply in land zoned as SP2 Infrastructure.

Container Recycling Facilities Code

Complying development under the Container Recycling Facilities Code *may not* be carried out on the land.

Subdivisions Code

Complying development under the Subdivision Code *may not* be carried out on the land.

-This Code does not apply in land zoned as SP2 Infrastructure.

Demolition Code

Complying development under the Demolition Code *may* be carried out on the land.

Fire Safety Code

Complying development under the Fire Safety Code *may* be carried out on the land.

No variations in relation to the land are listed under the Policy, clause 1.12.

Disclaimer: This certificate only addresses matters raised in Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

5 Exempt development

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A:
- Yes. Certain activities and works are exempt from approval under the Heritage Act 1977 for heritage items listed on the State Heritage Register or subject to an Interim Heritage Order. The activities/works must have little to no impact on the item's heritage significance and support its management. Before commencing activities/works you must self-assess whether your activities/works can be done under an exemption. Please contact Heritage NSW if you require further information on this matter.*
- (2) If exempt development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause:
- Not applicable because exempt development may be carried out.*
- (3) Whether council has sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land:
- Yes*
- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land:
- No*

6 Affected Building Notices and Building Products Rectification Orders

Note: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

- (1) Whether Council is aware that:
- (a) an affected building notice in force in relation to the land?
- No*
- (b) is there any building product rectification order in force in relation to the land that has not been fully complied with?
- No*
- (c) is there any notice of intention to make a building product rectification order?
- No*

Note: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use, then it should be verified by the applicant. In this section:

"affected building notice" has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

"building product rectification order" has the same meaning as in the *Building Products (Safety) Act 2017*.

7 Land Reserved for Acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in section 3.15 of the Act.

No

8 Road Widening and Road Realignment

Whether the land is affected by road widening or road alignment under:

- (a) the *Roads Act 1993*, Part 3, Division 2:

No

- (b) an environmental planning instrument:

No

- (c) a resolution of the Council:

No

9 Flood related development controls information

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls:

No

- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls:

No

- (3) In this section:

"flood planning area" has the same meaning as in the Floodplain Development Manual.

"Floodplain Development Manual" means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

"probable maximum flood" has the same meaning as in the Floodplain Development Manual.

10 Council and Other Public Authority Policies on Hazard Risk Restrictions

Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of:

Landslip	<i>No</i>
Bushfire	<i>No</i>
Tidal Inundation	<i>No</i>
Subsidence	<i>No</i>
Acid Sulphate Soils	<i>No, see below note.</i>
Contamination	<i>No</i>
Aircraft noise	<i>No</i>
Salinity	<i>No</i>
Coastal hazards	<i>No</i>
Sea level rise	<i>No</i>
Any other risk, other than flooding	<i>No</i>

Note:

Council has not adopted a policy on Acid Sulphate Soils, however Acid Sulphate Soils have been mapped (refer to *Hunters Hill Local Environmental Plan 2012* Acid Sulphate Soils Map sheets ASS_001 to ASS_003). Clause 6.1 of this LEP must be addressed if development is proposed where there are Acid Sulphate Soils.

In this section, "Adopted policy" means a policy adopted:

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11 Bush Fire Prone Land

If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3:

No, the land is not identified on Council's certified Bush Fire Prone Land map as being partly or wholly bush fire prone land.

12 Loose-fill Asbestos Insulation

Does the land include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that is listed on the Loose-Fill Asbestos Insulation Register that is required to be maintained under that Division?

Council has not been notified by NSW Fair Trading that the land includes any residential premises that are listed on the register. Refer to the NSW Fair Trading website at www.fairtrading.nsw.gov.au to confirm that the land is not listed on this register.

Note: There is potential for loose-fill asbestos insulation in residential premises that are not listed on the Register. Contact NSW Fair Trading for further information.

13 Mine Subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the *Coal Mine Subsidence Compensation Act 2017*:

No

14 Paper Subdivision Information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a ballot.

No development plan applies

- (2) The date of any subdivision order that applies to the land.

No subdivision order applies

- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

15 Property vegetation plans

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

No

16 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

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

No

17 Biodiversity certified land

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

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

No

18 Orders under *Trees (Disputes Between Neighbours) Act 2006*

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

No

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

In relation to a coastal council-whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

No

Note: "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the *Local Government Act 1993*.

20 Western Sydney Aerotropolis

Whether under *State Environmental Planning Policy (Precincts - Western Parkland City) 2021*, Chapter 4, the land is in an ANEF or ANEC contour of 20 or greater (as referred to in that Chapter, section 4.17), or shown on the Lighting Intensity and Wind Shear Map, or shown on the Obstacle Limitation Surface Map, or in the "public safety area" on the Public Safety Area Map, or in the "3 kilometre wildlife buffer zone" or the "13 kilometre wildlife buffer zone" on the Wildlife Buffer Zone Map:

No

21 Site compatibility certificates and conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2):

No

22 Site Compatibility Certificates and development consent conditions for affordable rental housing

- (1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate, the period for which the certificate is current, and that a copy may be obtained from the Department:

No

- (2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 49(1):

No

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1):

No

- (4) In this section, "former site compatibility certificate" means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

Contaminated Land Management Act 1997

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act (if the land or part of the land is significantly contaminated land at the date when the certificate is issued).

No

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act (if it is subject to such an order at the date when the certificate is issued).

No

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act (if it is the subject of such an approved proposal at the date when the certificate is issued).

No

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act (if it is subject to such an order at the date when the certificate is issued).

No

- (e) that the land to which the certificate relates is subject of a site audit statement within the meaning of that Act (if a copy of such a statement has been provided at any time to the local authority issuing the certificate).

No

This part is directed to Section 10.7(5) of the above Act, which provides that Council may, in a Planning Certificate, include advice on such other relevant matters affecting the land of which it may be aware.

NOTE: When information pursuant Section 10.7(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 10.7(6), which states that a Council shall not incur a liability in respect of any advice provided in good faith pursuant to sub-section (5). Section 10.7(6) also provides that "this subsection does not apply to advice provided in relation to contaminated land (including the likelihood of land being contaminated land) or to the nature or extent of contamination of land within the meaning of Schedule 6". Council draws your attention to Schedule 6, which deals with liability in respect of contaminated land. The absence of any reference to any matters affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

General information:

- Development consent may have been granted for development of the land, including any works, building, subdivision or use of the land. The terms and conditions of any consent rest with the land in perpetuity unless subsequently modified or deleted by Council. It is recommended that you make appropriate inquiries in this regard.
- The land is affected by the provisions of clause 6.7 Riverfront Areas under Hunters Hill LEP 2012
- This land may adjoin or be in the vicinity of an Item of Environmental Heritage under Schedule 5 of *Hunters Hill Local Environmental Plan 2012*. The Hunters Hill LEP 2012 heritage maps which show all heritage items in the municipality are available on the NSW Legislation website:

<https://legislation.nsw.gov.au/view/whole/html/inforce/current/epi-2013-0034>

NOTES

- 1 Any request for further information in connection with the above should be directed to Council's Customer Services Centre.
- 2 Owners intending to carry out alteration and/or additions and their consultants are encouraged to discuss the proposal with Council prior to lodgement of a formal application. This will ensure that expert advice is available during the planning of such works.
- 3 The Environmental Planning and Assessment Amendment Act 1997 commenced operation on 1 July 1998. As a consequence of this Act, the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 2000.
- 4 The above information has been taken from the Council's records, however Council cannot accept responsibility for any omission or inaccuracy.

A handwritten signature in dark ink, appearing to read 'Steve Kourepis', is written over a horizontal line.

Steve Kourepis
Director Development & Regulatory Control



HUNTER'S HILL COUNCIL

ABN 75 570 316 011
22 ALEXANDRA STREET, HUNTERS HILL 2110
PO BOX 21, HUNTERS HILL 2110
TELEPHONE: (02) 9879 9400
EMAIL: customerservice@huntershill.nsw.gov.au
WEB: huntershill.nsw.gov.au

Enquiries: 035137

14 July 2023

Reditus Consulting Pty Ltd
Unit 1A, 29-33 Waratah Street
KIRRAWEE NSW 2232

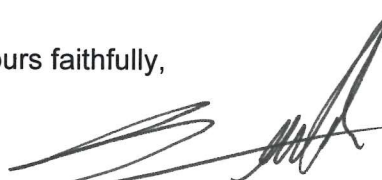
Dear Sir/ Madam,

**RE: OUTSTANDING NOTICES AND ORDERS
 LOT 1 GALE STREET, WOOLWICH**

I refer to your recent application requesting details of Outstanding Notices and Orders with respect to the subject premises. Please find attached the Outstanding Notice and Orders Certificate.

Any enquiries relating to this matter should be directed to Council's Health and Building Surveyor, Jad Davis on 9879 9400 or customerservice@huntershill.nsw.gov.au.

Yours faithfully,



Shahram Mehdizadgan
A/DIRECTOR – TOWN PLANNING



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OUTSTANDING NOTICES AND ORDERS CERTIFICATE

Section 735A of the Local Government Act 1993
Clause 41 of Schedule 5 of the Environmental Planning and Assessment Act 1979

APPLICANT DETAILS

Name: Reditus Consulting Pty Ltd
Address: Unit 1A, 29-33 Waratah Street
KIRRAWEE NSW 2232
Fees paid: 8046.1001.6
Pages in certificate: 1
Date: 14 July 2023

PROPERTY DETAILS

Address: Lot 1 DP 85924
Lot 1 Gale Street
WOOLWICH NSW 2110

Details of Outstanding Notices and Orders issued under Clause 41 of Schedule 5 of the Environmental Planning and Assessment Act, 1979:

- Nil

Yours faithfully,

Shahram Mehdizadgan
A/DIRECTOR – TOWN PLANING



02 9521 6567

admin@reditusconsulting.com

Unit 1A, 29-33 Waratah Street,
Kirrawee NSW 2232

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