



**Sydney  
Environmental**  
Group

# Stage 1 - Preliminary Site Investigation

Lots 375, 376, 386-389, 830, 831, 1272 & 1273  
DP 750158, School Road, Forbes NSW

**ForbesView Pty Ltd (c/- Allera)**

**Report No:** 2116-ACA-01-250723.v3f

**Report Date:** 29 September 2023




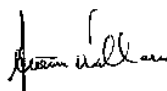

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## EXECUTIVE SUMMARY

Sydney Environmental Group Pty Ltd (SE) was engaged by ForbesView Pty Ltd (c/- Allera) to undertake a Preliminary Site Investigation of the site located at Lot 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW (refer to **Figure 1** and **Figure 2**).

SE has the following project appreciation:

- The site comprises broad scale agriculture, with limited residential structures;
- This report has been prepared to support a planned proposal for rezoning, and subsequent demolition of existing structures, subdivision and construction of approximately seven hundred and forty-five (745) dwellings, parkland, commercial precinct and associated roads and infrastructure;
- The project was undertaken to meet council residential development requirements as per Council's Draft Local Housing Strategy (LHS) 2021-2024; and
- A contamination assessment of the site is required to identify any contamination that may be present and provide advice on the suitability of the site for the proposed future land-use.

The objectives of this project were to:

- Assess the potential for contamination to be present on the site as a result of past and current land use activities; and
- Provide advice on whether the site would be suitable (in the context of land contamination) for the proposed future mixed land use setting; and
- Provide recommendations for further investigation, management and/or remediation (if warranted).

SE undertook the following activities to address the project objectives:

- A desktop review of relevant information pertaining to the site;
- A site walkover to understand current site conditions; and
- Data assessment and reporting.

Based on SE's assessment of the desktop review information and fieldwork data, in the context of the proposed redevelopment, SE makes the following conclusions:

- Six (6) potential areas of environmental concern (PAECs) have been identified for the site, albeit highly localised and/ or low risk in nature, consistent with the land-use as a commercial scale horticulture site;
- The site is not situated within a potential NOA region per the NSW Government SEED NOA database. However, localities within the vicinity of the site are identified as low-medium potential NOA. Based on a limited investigation by SE, NOA has not been identified in shallow (< 1 m) soils during a limited intrusive investigation;
- All PAECs are considered to be highly localised in nature and/ or present a relatively low contamination risk to current and future site users;
- Based on the assessments undertaken as part of this investigation, SE has concluded that the site is generally considered to be suitable (from a land contamination perspective) for the proposed future land use setting subject to a targeted Stage 2 Detailed Site Investigation (DSI) to be undertaken within the identified Areas of Environmental Concern (AEC) during development approval process;
- It is the opinion of SE that any contamination identified within the future targeted DSI is likely to be localised, and will not preclude any redevelopment of the site following remediation (if/where warranted).

Based on these conclusions, SE makes the following recommendations:

- Given the context of the findings, a DSI is not considered to be necessary as part of the Planning Propose. However, a targeted Detailed Site Investigation must be carried out to characterise potential contamination within the Areas of Environmental Concern identified as part of the detailed design and development approval;

- A Dam Dewatering Assessment must be carried out prior to any dewatering activities;
- A Pre-Demolition Hazardous Building Materials Survey must be carried out prior to any proposed demolition works;
- Following any demolition of on-site structures, a suitably qualified and experienced environmental consultant must be engaged to assess the residual soil footprint;
- Any soils proposed for excavation and disposal off-site must be done so with the appropriate waste classification, and in accordance with relevant NSW EPA Waste Classification Guidelines (2014); and
- Records of the transport and disposal of any materials off-site must be maintained.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 11**.



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## ABBREVIATIONS

<b>AHD</b>	Australian Height Datum
<b>AEC</b>	Area of Environmental Concern
<b>ANZECC</b>	Australian and New Zealand Environment and Conservation Council
<b>AST</b>	Aboveground storage tank
<b>Bgs</b>	Below ground surface
<b>BTEX</b>	Benzene, Toluene, Ethylbenzene, Xylene
<b>Btoc</b>	Below top of casing
<b>CoC</b>	Chain of Custody
<b>CSM</b>	Conceptual Site Model
<b>DSI</b>	Detailed Site Investigation
<b>EC</b>	Electrical conductivity
<b>EIL</b>	Ecological Investigation Level
<b>EPA</b>	Environment Protection Authority
<b>GS</b>	Geological Survey of NSW
<b>HIL</b>	Health Investigation Levels
<b>HSL</b>	Health Screening Levels
<b>IL</b>	Investigation Levels
<b>LOR</b>	[Laboratory] Limit of reporting
<b>NATA</b>	National Association of Testing Laboratories
<b>N/A</b>	Not applicable
<b>ND</b>	Not detected
<b>NEPC</b>	National Environment Protection Council
<b>NEPM</b>	National Environment Protection Measure
<b>NSW EPA</b>	NSW Environment Protection Authority
<b>OCP</b>	Organochlorine Pesticide
<b>OPP</b>	Organophosphorus Pesticide
<b>PAEC</b>	Potential Area of Environmental Concern
<b>PAH</b>	Polycyclic aromatic hydrocarbon
<b>PCB</b>	Polychlorinated biphenyl
<b>PID</b>	Photo-ionisation detector
<b>PSH</b>	Phase separated hydrocarbon
<b>PSI</b>	Preliminary Site Investigation
<b>QA/QC</b>	Quality assurance/Quality control
<b>RPD</b>	Relative percentage difference
<b>SAQP</b>	Sampling Analysis and Quality Plan
<b>SE</b>	Sydney Environmental Group Pty Ltd
<b>SVOC</b>	Semi-volatile organic compound
<b>TPH</b>	Total petroleum hydrocarbon
<b>USCS</b>	Unified Soil Classification System
<b>UST</b>	Underground storage tank
<b>VOC</b>	Volatile organic compound

## 1. INTRODUCTION

### 1.1. Background

Sydney Environmental Group Pty Ltd (SE) was engaged by ForbesView Pty Ltd (c/- Allera) to undertake a Preliminary Site Investigation of the site located at Lot 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW (refer to **Figure 1** and **Figure 2**).

SE has the following project appreciation:

- The site is currently in use as rural residential and agricultural, in a combined Large Lot Residential, Public Recreation and Primary Production setting;
- This report has been prepared to support a planned proposal for rezoning, and subsequent demolition of existing structures, subdivision and construction of approximately seven hundred and forty-five (745) dwellings, parkland, commercial precinct and associated roads and infrastructure;
- The project was undertaken to meet council residential development requirements as per Council's Draft Local Housing Strategy (LHS) 2021-2024;
- A contamination assessment of the site is required to identify any contamination that may be present and provide advice on the suitability of the site for the proposed future land-use.

### 1.2. Proposed Development

This report has been prepared to support a planning proposal for rezoning and subsequent demolition of existing structures, subdivision and development of approximately seven hundred and forty-five (745) residential dwellings, a riparian corridor and usable parkland, commercial precinct, and associated roads and infrastructure.

### 1.3. Objectives

The objectives of this project were to:

- Assess the potential for contamination to be present on the site as a result of past and current land use activities;
- Provide advice on whether the site would be suitable (in the context of land contamination) for the continued residential land use setting; and
- Provide recommendations for further investigation, management and/or remediation (if warranted).

### 1.4. Scope of Work

SE undertook the following activities to address the project objectives:

- A desktop review of relevant information pertaining to the site;
- A site walkover to understand current site conditions; and
- Data assessment and reporting.



## 2. SITE IDENTIFICATION

The site identification details and associated information are presented in **Table 2.1**.

**Table 2.1. Site Identification Information**

Attribute	Description
Street Address	Lot 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW
Lot and Deposited Plan (DP)	Lot 375, 376, 386, 387, 388, 389, 830, 831, 1272 & 1273 DP 750158
Geographical Coordinates	34°12'56.6"S 150°34'39.92"E (Centre of site)
Site Area	≈ 92.0 ha
Local Government Area (LGA)	Forbes Shire Council
Parish	Forbes
County	Ashburnham
Zoning	R5 – Large Lot Residential (Eastern boundary of site); RE1 – Public Recreation (Central portion of site to southern boundary); and RU1 – Primary Production (Remainder of site). <i>Forbes Local Environmental Plan (2013)</i>

The locality of the site is set out in **Figure 1**.

The general layout and boundary of the site is set out in **Figure 2**.

### 3. GEOLOGY, ACID SULPHATE SOILS, TOPOGRAPHY AND HYDROGEOLOGY

Regional geology, topography, soil landscape and hydrogeological information are presented in **Table 3.1**.

**Table 3.1. Regional Setting Information**

Attribute	Description
<b>Climate</b>	A review of the closest weather station to the site (Forbes Airport NSW, Station Number: 065103) indicated that the climate is relatively mild with average maximum temperatures ranging from 14.7 – 34.4 °C and minimum temperatures ranging from 2.7 – 18.2 °C. Rainfall is relatively varied across the year, ranging from 3.2 days of rain per month in April, to 6.1 average days of rainfall per month in June. Average monthly rainfall varied from 31.6 mm in April up to 54.7 mm in November.
<b>Geology</b>	A review of the Environment NSW ‘eSpade V2.2’ web application (environment.nsw.gov.au/eSpade2WebApp, accessed 28 June 2023), indicated that the majority of the site is likely to be underlain by The Ordovician to Silurian Cotton Formation, Calaire Sandstone and Mumbidgle Formation. Minor volcanics belonging to the Daroobalgie Volcanics. Sandstones are the dominant lithology with minor shales, mudstones, limestones and volcanics.
<b>Acid Sulfate Soils</b>	<p>A review of the Environment NSW ‘eSpade V2.2’ web application (environment.nsw.gov.au/eSpade2WebApp, accessed 14 November 2022), indicates that the site lies in an area mapped as ‘<b>No Known Occurrence</b>’ with respect to acid sulfate soils. This infers that land management activities are not likely to be affected by acid sulfate soil materials.</p> <p>Further assessment of acid sulfate soils in the context of this investigation is considered by SE as not warranted.</p>
<b>Topography</b>	<p>Generally, the local landscape consists of Narrow, convex elongated crests and ridges, and gently inclined sideslopes. Slope gradients range from 3 to 8%. Elevation is 220-340 m. Ridges are generally orientated in a north/north-east, south/south-west direction. Rock outcrop is typical on crests and upper slopes.</p> <p>SE understands that the site is located at an elevation approximately 274 m to 254 m Australian Height Datum (AHD), sloping to the east and south from the north-western corner.</p>
<b>Hydrology and Hydrogeology</b>	<p>Surface water courses proximal to the site include dams located within the site boundaries, followed by an unnamed tributary to Lake Forbes, located approximately 580 m south-east of the site and several dams on the neighbouring properties.</p> <p>Based on distances to the nearest surface water course and the site topography, groundwater flow in the vicinity of the site is considered likely to be towards the southeast.</p> <p>A review of the NSW Office of Water groundwater database undertaken on 4 July 2023 indicated there were no registered groundwater features located within a 500m radius of the site.</p>
<b>Adjacent Sensitive Receptors</b>	<p>A review of the Bureau of Meteorology Groundwater Dependent Ecosystem Map was undertaken to determine the closest sensitive ecological receptors. The closest ecological receptor is Forbes Wetlands, located approximately 2.4 km to the south-east of site.</p> <p>The closest sensitive human receptors are the residential properties surrounding the site’s boundary and any future onsite construction workers/ builders.</p>
<b>Naturally Occurring Asbestos (NOA)</b>	<p>The Orange Local Government Area is located within a region containing serpentinite rock belts. Some of these belts contain NOA (Chrysotile / Actinolite / Tremolite / Anthophyllite asbestiform). The site is located within an area mapped as a geological unit with low NOA potential.</p> <p>Although asbestos is a commercial term, all asbestos is of natural origin. The term ‘naturally occurring asbestos’ (NOA) seeks to differentiate natural sources of fibre from commercial or industrial sources. It refers to fine fibrous minerals of the serpentine and amphibole groups that occur in rocks or soil that may be disturbed by human activities or weathering processes. NOA also includes other fine fibrous minerals that are not strictly asbestiform.</p> <p>A representative Asbestos Characterisation Assessment was undertaken for the site (SE 2023), which did not detect the presence of NOA. However, sampling undertaken was limited and representative only, with respect to NOA veins and mineralogy that may occur between sampling points. All works occurring onsite must be undertaken with respect to an Asbestos Management Plan for NOA.</p>

A copy of the NSW Office of Water search record is presented in **Appendix A**.

## 4. PREVIOUS CONTAMINATION ASSESSMENTS

The following reports were reviewed during the project:

- Sydney Environmental Group (SE 2023), 'Asbestos Characterisation Assessment, Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW', dated 28 July 2023, Ref: 2119-ACA-01-250723.v1f.

A summary of the previous contamination assessment is presented in **Section 4.1** below.

### 4.1. SE (2023)

Sydney Environmental Group Pty Ltd (SE) was engaged by ForbesView Pty Ltd (c/- Allera) to (hereafter referred to as the 'client') to undertake an asbestos characterisation assessment to investigate potential Naturally Occurring Asbestos (NOA) within the site at Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW.

The primary objective of the investigation was to provide a representative assessment of the presence of naturally occurring asbestos within the site. SE note that limited sampling was undertaken as part of the assessment.

The key findings of the ACA were as follows:

- The site is not situated within an area identified to have known NOA, however nearby localities within Forbes range from low to moderate potentials of NOA occurrence;
- Known asbestos forms occurring within the Forbes Shire Local Government Area are in relation to serpentine rock belts and consist of Chrysotile, Actinolite, Tremolite and Anthophyllite Asbestiform;
- A total of twenty-five (25) test pits were extended across the site to depths of up to 2.0 m bgs;
- A total of twenty-five (25) soil samples were collected from the twenty-five (25) test pits and submitted to Eurofins, a NATA accredited laboratory for Quantitative Asbestos (0.001%);
- A 10 L bulk soil sample was collected from each test pit and screened for the presence of potential asbestos greater than 7 mm in size;
- Asbestos was not detected in any of the soil samples submitted for analysis;
- SE notes that only a very small number of test-pits were undertaken across the site, and the investigation is therefore indicative. NOA may be present at deeper depths, and in veins of mineralogy that may occur between sampling points. All future works must be undertaken with the consideration of the low potential NOA, and must therefore occur under an Asbestos Management Plan to manage unexpected finds of NOA to manage risk identified within the site and provide manage strategies to mitigate risks posed by NOA.

## 5. SITE HISTORY AND LAND USE

### 5.1. Land Titles

A search of historical land title ownership was undertaken by Infotrack Pty Ltd. The results of which indicated that the land had been owned by a number of private individuals (refer to **Table 5.1.1** to **Table 5.1.9**).

**Table 5.1.1** Land Titles Records Summary (As regards Lot 387 DP 750158)

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
02.11.1916 (1916 to 1952)	Thomas Henry Rath (Baker)	Crown Tenure Conditional Purchase 1890/29 Forbes (Book 1097 No. 30) Now Volume 2997 Folio 216
30.09.1952 (1952 to 1952)	Vincent Rath (Chemist) Reginald Arthur Rath (Chemist) (Re the Estate of Thomas Henry Rath)	Volume 2997 Folio 216
06.10.1952 (1952 to 1963)	William Herbert Black (Farmer & Grazier)	Volume 2997 Folio 216
13.12.1963 (1963 to 1979)	John Walter Dawes (Farmer & Grazier)	Volume 2997 Folio 216
23.10.1979 (1979 to 2017)	Robyn Janet Dawes (Widow)	Volume 2997 Folio 216 Now 387/750158
31.01.2017 (2017 to 2022)	Peter Huxley Dayhew Michelle Gowan Behan (Executors of the Estate of Robyn Janet Dawes)	387/750158
31.08.2022 (2022 to date)	Michelle Gowan Behan (Surviving Executor of the Estate of Robyn Janet Dawes)	387/750158

**Table 5.1.2** Land Titles Records Summary (As regards Lot 376 DP 750158)

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
02.11.1916 (1916 to 1952)	Thomas Henry Rath (Baker)	Crown Tenure Conditional Purchase 1891/65 Forbes (Book 1097 No. 30) Now Volume 3000 Folio 145
30.09.1952 (1952 to 1952)	Vincent Rath (Chemist) Reginald Arthur Rath (Chemist) (Re the Estate of Thomas Henry Rath)	Volume 3000 Folio 145
06.10.1952 (1952 to 1963)	William Herbert Black (Farmer & Grazier)	Volume 3000 Folio 145
13.12.1963 (1963 to 1979)	John Walter Dawes (Farmer & Grazier)	Volume 3000 Folio 145
23.10.1979 (1979 to 2017)	Robyn Janet Dawes (Widow)	Volume 3000 Folio 145 Now 376/750158
31.01.2017 (2017 to 2022)	Peter Huxley Dayhew Michelle Gowan Behan (Executors of the Estate of Robyn Janet Dawes)	376/750158
31.08.2022 (2022 to date)	Michelle Gowan Behan (Surviving Executor of the Estate of Robyn Janet Dawes)	376/750158



**Table 5.1.3** Land Titles Records Summary (As regards Lot 386 DP 750158 excluding part resumed for road))

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
02.11.1916 (1916 to 1952)	Thomas Henry Rath (Baker)	Crown Tenure Conditional Purchase 1890/28 Forbes (Book 1097 No. 30) Now Volume 2803 Folio 75
30.09.1952 (1952 to 1952)	Vincent Rath (Chemist) Reginald Arthur Rath (Chemist) (Re the Estate of Thomas Henry Rath)	Volume 2803 Folio 75
06.10.1952 (1952 to 1963)	William Herbert Black (Farmer & Grazier)	Volume 2803 Folio 75
13.12.1963 (1963 to 1979)	John Walter Dawes (Farmer & Grazier)	Volume 2803 Folio 75 Now Volume 9805 Folio 151
23.10.1979 (1979 to 2017)	Robyn Janet Dawes (Widow)	Volume 9805 Folio 151 Now 376/750158
31.01.2017 (2017 to 2022)	Peter Huxley Dayhew Michelle Gowan Behan (Executors of the Estate of Robyn Janet Dawes)	Volume 9805 Folio 151 Now 386/750158
31.08.2022 (2022 to date)	Michelle Gowan Behan (Surviving Executor of the Estate of Robyn Janet Dawes)	386/750158

**Table 5.1.4** Land Titles Records Summary (As regards Lot 387 DP 750158)

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
02.11.1916 (1916 to 1952)	Thomas Henry Rath (Baker)	Crown Tenure Conditional Purchase 1890/29 Forbes (Book 1097 No. 30) Now Volume 2997 Folio 216
30.09.1952 (1952 to 1952)	Vincent Rath (Chemist) Reginald Arthur Rath (Chemist) (Re the Estate of Thomas Henry Rath)	Volume 2997 Folio 216
06.10.1952 (1952 to 1963)	William Herbert Black (Farmer & Grazier)	Volume 2997 Folio 216
13.12.1963 (1963 to 1979)	John Walter Dawes (Farmer & Grazier)	Volume 2997 Folio 216
23.10.1979 (1979 to 2017)	Robyn Janet Dawes (Widow)	Volume 2997 Folio 216 Now 387/750158
31.01.2017 (2017 to 2022)	Peter Huxley Dayhew Michelle Gowan Behan (Executors of the Estate of Robyn Janet Dawes)	387/750158
31.08.2022 (2022 to date)	Michelle Gowan Behan (Surviving Executor of the Estate of Robyn Janet Dawes)	387/750158

**Table 5.1.5** Land Title Records Summary (As regards Lot 388 DP 750158)

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
02.11.1916 (1916 to 1952)	Thomas Henry Rath (Baker)	Crown Tenure Conditional Purchase 1893/27 Forbes (Book 1097 No. 30) Now Volume 3343 Folio 202
30.09.1952 (1952 to 1952)	Vincent Rath (Chemist) Reginald Arthur Rath (Chemist) (Re the Estate of Thomas Henry Rath)	Volume 3343 Folio 202
06.10.1952 (1952 to 1963)	William Herbert Black (Farmer & Grazier)	Volume 3343 Folio 202
13.12.1963 (1963 to 1979)	John Walter Dawes (Farmer & Grazier)	Volume 3343 Folio 202
23.10.1979 (1979 to 2017)	Robyn Janet Dawes (Widow)	Volume 3343 Folio 202 Now 388/750158
31.01.2017 (2017 to 2022)	Peter Huxley Dayhew Michelle Gowan Behan (Executors of the Estate of Robyn Janet Dawes)	388/750158
31.08.2022 (2022 to date)	Michelle Gowan Behan (Surviving Executor of the Estate of Robyn Janet Dawes)	388/750158

**Table 5.1.6** Land Title Records summary (As regards Lot 389 DP 750158 (excluding part resumed for road))

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
02.11.1916 (1916 to 1952)	Thomas Henry Rath (Baker)	Crown Tenure Conditional Purchase 1893/25 Forbes (Book 1097 No. 30) Now Volume 2997 Folio 217
30.09.1952 (1952 to 1952)	Vincent Rath (Chemist) Reginald Arthur Rath (Chemist) (Re the Estate of Thomas Henry Rath)	Volume 2997 Folio 217
06.10.1952 (1952 to 1963)	William Herbert Black (Farmer & Grazier)	Volume 2997 Folio 217
13.12.1963 (1963 to 1979)	John Walter Dawes (Farmer & Grazier)	Volume 2997 Folio 217
23.10.1979 (1979 to 2017)	Robyn Janet Dawes (Widow)	Volume 2997 Folio 217 Now 389/750158
31.01.2017 (2017 to 2022)	Peter Huxley Dayhew Michelle Gowan Behan (Executors of the Estate of Robyn Janet Dawes)	389/750158
31.08.2022 (2022 to date)	Michelle Gowan Behan (Surviving Executor of the Estate of Robyn Janet Dawes)	389/750158

**Table 5.1.7** Land Title Records summary (As regards Lot 830 & 831 DP 750158 (Excluding part taken out for road of Lot 830)).

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
08.12.1885 (1885 to 1973)	Victor Tarrail (Grantee) (& his deceased estate)	Volume 767 Folios 172 & 173
19.01.1973 (1973 to 1979)	John Walter Dawes (Farmer & Grazier)	Volume 767 Folios 172 & 173
23.10.1979 (1979 to 2017)	Robyn Janet Dawes (Widow)	Volume 767 Folios 172 & 173 Now 830/750158 & 831/750158
31.01.2017 (2017 to 2022)	Peter Huxley Dayhew Michelle Gowan Behan (Executors of the Estate of Robyn Janet Dawes)	830/750158 & 831/750158
31.08.2022 (2022 to date)	Michelle Gowan Behan (Surviving Executor of the Estate of Robyn Janet Dawes)	830/750158 & 831/750158

**Table 5.1.8** Land Title Records summary (As regards Lot 1272 DP 750158).

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
02.11.1916 (1916 to 1952)	Thomas Henry Rath (Baker)	Crown Tenure Conditional Purchase 1893/25 Forbes (Book 1097 No. 30) Now Volume 4577 Folio 205
30.09.1952 (1952 to 1952)	Vincent Rath (Chemist) Reginald Arthur Rath (Chemist) (Re the Estate of Thomas Henry Rath)	Volume 4577 Folio 205
06.10.1952 (1952 to 1963)	William Herbert Black (Farmer & Grazier)	Volume 4577 Folio 205
13.12.1963 (1963 to 1979)	John Walter Dawes (Farmer & Grazier)	Volume 4577 Folio 205
23.10.1979 (1979 to 2017)	Robyn Janet Dawes (Widow)	Volume 4577 Folio 205 Now 1272/750158
31.01.2017 (2017 to 2022)	Peter Huxley Dayhew Michelle Gowan Behan (Executors of the Estate of Robyn Janet Dawes)	1272/750158
31.08.2022 (2022 to date)	Michelle Gowan Behan (Surviving Executor of the Estate of Robyn Janet Dawes)	1272/750158

**Table 5.1.9** Land Title Records summary (As regards Lot 1273 DP 750158).

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
18.06.1910 (1910 to 1952)	Thomas Henry Rath (Baker)	Volume 1433 Folio 87 Now Volume 6572 Folio 248
30.09.1952 (1952 to )	Vincent Rath (Chemist) Reginald Arthur Rath (Chemist) (Transmission Application not investigated)	Volume 6572 Folio 248
06.10.1952 (1952 to 1963)	William Herbert Black (Farmer & Grazier)	Volume 6572 Folio 248

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
13.12.1963 (1963 to 1979)	John Walter Dawes (Farmer & Grazier)	Volume 6572 Folio 248
23.10.1979 (1979 to 2017)	Robyn Janet Dawes (Widow)	Volume 6572 Folio 248 Now 1273/750158
31.01.2017 (2017 to 2022)	Peter Huxley Dayhew Michelle Gowan Behan (Executors of the Estate of Robyn Janet Dawes)	1273/750158
31.08.2022 (2022 to date)	Michelle Gowan Behan (Surviving Executor of the Estate of Robyn Janet Dawes)	1273/750158

There were no leases or easements reported for the site.

Based on the land title ownership search, SE conclude that there is a low to moderate potential for land contaminating activities to have been undertaken on the site related to agricultural and horticultural activities. Further assessment of these potential land contaminating activities, in the context of other historical information identified during this investigation and site walkover observations, is considered warranted.

A copy of the land title search record is presented in **Appendix B**.

## 5.2. Aerial Imagery

A review of selected historical aerial imagery of the site was undertaken. Observations made of the imagery considered relevant to this investigation, are presented in **Table 5.2** below.

A copy of the historical aerals is presented in **Appendix C**.

**Table 5.2.** Aerial Imagery Observations

Image Date	Site Features	Surrounding Land Use Settings
1965	The site appears to be predominately cleared of vegetation and vacant with limited tree cover in the north-western portion of the site. Three (3) dams are located on site, one (1) in the central northern portion, one (1) in the central portion and one (1) on the southern boundary. Primary use appears to be pastoral lands.	Surrounding landuse observed to be agricultural, consisting largely of pastoral lands. Train line is located to the east of site, Forbes town centre is located south of site.
1982	Residential structure appears in north-eastern corner of site.	Further residential development to of town to south. Land to east of site being cleared surrounding train corridor.
1996	Eastern and central portions of site appears to have been tedded.	Further residential development in surrounding region, areas directly to south and south-east have agricultural land replaced with low-density residential. Lot to north has rural residential structures constructed.
2016	Southern, central and eastern portion of site tilled.	Further low-density residential development appears to east of site.
2022	No significant changes.	No significant changes to surrounding land use.

The aerial imagery review indicated a low to moderate potential for land contaminating activities to have occurred on the site including agricultural activities. Further consideration of this value is deemed warranted.



### **5.3. Anecdotal Information**

There was no anecdotal information provided to SE during the site investigation.

### **5.4. Incident Reports / Complaints History**

There was no incident reports or complaints history information provided to SE as part of this project.

### **5.5. Previous Contamination Assessments**

There were no previous contamination assessments provided to SE during the investigation.

## 6. REGULATORY RECORDS

### 6.1. NSW EPA CLM Act Record of Notices

A search of the publicly available online NSW EPA CLM Act Record of Notices was completed on 2 July 2023. The results indicated that the site was not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*.

A copy of the CLM Act Record of Notices search record is presented in **Appendix D**.

### 6.2. NSW EPA POEO Act Register of Licences, Applications and Notices

A search of the publicly available online NSW EPA Record of Notices was completed on 24 July 2023. The results indicated that the site was not the subject of any licences, applications, notices, audits or pollution studies or reduction programs under Section 308 of the *Protection of the Environment Operations Act 1997*. However, the following sites were noted within Forbes:

- An s.91 Clean Up Notice was issued on 3 May 2022 to JLW Services Pty Ltd on Limestone Road, Forbes in relation to a waste tyre fire pollution incident, located approximately 1.6 km north-west of the site. SE considers the pollution incident to be site specific and unlikely to be of impact to site of investigation; and
- A Penalty Notice was issued on 16 July 2020 to Loris H Hassal Trading Pty Ltd at Forbes Brincecure, Newell Highway Parks Road, Forbes in relation to contravene condition of license relating to offensive smells and effluents, located approximately 2 km north-east of the site. SE considers the pollution incident to be site specific and unlikely to be of impact to site of investigation.

A copy of the POEO Act Register of Licences, Applications and Notices search record is presented in **Appendix D**.

### 6.3. NSW EPA CLM Act Register of Notified Sites

A search of the publicly available online register of sites notified to the NSW EPA under Section 60 of the *Contaminated Land Management Act 1997*, was undertaken on 24 July 2023. The results indicated one (1) site requiring regulation under Section 60 of the *Contaminated Land Management Act 1997*.

- A former Gasworks, at 24-26 Union Street, Forbes requiring regulation under the CLM Act is located approximately 2.1 km south-east of the site. Due to the distance from the site, SE considers no further consideration warranted.

A copy of the NSW EPA CLM ACT Register of Notified Sites is presented in **Appendix D**.

### 6.4. Section 10.7 Planning Certificate

The site consists of multiple land use zones in accordance with the *Forbes Local Environmental Plan 2013*.

- R5 – Large Lot Residential (eastern boundary of the site)
- RE1 – Public Recreation (central portion of the site to southern boundary)
- RU1 – Primary Production (remainder of site)

The proposed development is permissible under this State Environmental Planning Policy.

The certificates indicated that, within the meaning of the Contaminated Land Management Act, the site was not:

- Significantly contaminated land;

- Subject to a management order;
- The subject of an approved voluntary management proposal;
- Subject to an ongoing maintenance order; or
- The subject of a site audit statement.

A copy of the section 10.7 planning certificate is presented in **Appendix E**.

## 7. SITE WALKOVER

A site walkover was undertaken on 30 June 2023 by a suitably experienced environmental consultant. The purpose of the site walkover was to make observations of land use activities on the site, and on properties immediately adjacent to the site.

### 7.1. Current Land Use Activity

The land use setting on the site appeared to be rural residential in the northern portion, with the remainder of site in use for large-scale agricultural purposes.

Adjacent land use is observed to be a combination of low-density residential rural residential and large-scale agricultural activities.

### 7.2. Buildings and General Infrastructure

The following buildings and infrastructure were observed within the investigation areas:

- One (1) brick residential dwelling in the north-eastern portion of site, situated within Lot 386.

The remainder of the site consisted of tilled paddocks.



**Site Photograph 7.2.1** Single storey residential dwelling, as observed on 30 June 2023, facing south.





**Site Photograph 7.2.2** Tilled fields encountered across the site, as observed 30 June 2023, facing east from centre of site.



**Site Photograph 7.2.2** Northern portion of site, as observed 30 June 2023, facing north.

### 7.3. Boundary Fencing

The site was observed to be fenced along all boundaries.



#### 7.4. Adjacent Land Use Activities

Observations made during the site walkover indicated the following land use activities adjacent to the site:

- North - Large-Scale Agricultural;
- East - Low-Density Residential, followed by Agricultural
- West - Large-Scale Agricultural, followed by The Bogan Way; and
- South - Rural Residential, followed by Low-Density Residential and Commercial.

#### 7.5. Odours and Staining

There was no olfactory or visual evidence of contamination observed on the site, during the site walkover.

#### 7.6. Chemical Storage

Chemical drums were observed to be stored within the site, most of which were scattered across the centre and southern boundary of the site.

Chemicals observed within Lot 386 and 387 include:

- Alcohol Alkoxylate;
- Oxyfluofren;
- Ethyl Hexylester;
- Triasulfuron;
- Clethodim; and
- Ethyl and Methyl Esters



**Site Photograph 7.6.1** Stored chemical containers observed within the central portion of the site.

#### 7.7. Underground and Aboveground Storage Tanks

One (1) above ground water storage tank was observed along the southern boundary of the residential structure. No below ground septic tank was observed during the walkover, however SE considers that due to

the remote location of the site, that a belowground tank is highly likely to be situated within the vicinity of the residence in the north-western portion of the site.



**Site Photograph 7.7.1** Concrete above ground rainwater storage tank, observed on the southern boundary of the residence, as observed on 30 June 2023.

#### 7.8. Fill Material

Widespread fill material was not observed across site during the site walkover, with the exception of soil materials observed surrounding the on-site dams. SE observed the materials within the dam embankments and noted no odours, staining or visual sign of contamination were observed. As the dams were designed in a turkey nest style, SE consider it likely that embankment materials are sourced from the centre of the dam. Revision of historical aerials indicate the dam has existed since approximately 1982, with little alterations, it is unlikely that they contain contamination. Therefore, no further consideration is warranted.





**Site Photograph 7.8.1** Fill materials encountered within dam embankment, as observed 30 June 2023, facing south.



**Site Photograph 7.8.2** Representative fill materials encountered within dam embankment, as observed 30 June 2023.



## 7.9. Wastes

Widespread storage of waste was not observed across site, with the exception of chemical drums observed scattered within the central portion and southern boundary of the site.



**Site Photograph 7.9.1** Empty chemical drums located on the southern portion of the site, observed 30 June 2023, as viewed facing south

## 7.10. Asbestos Containing Materials

There was no visual evidence of potential asbestos containing materials (ACM) on the surface of the site during the site walkover.

Based on the presumed age of the residence, ACM is likely to be present within the building materials. A pre-demolition hazardous building materials survey was not within the scope of this site investigation, but is recommended prior to any demolition activities occurring on the site.

## 7.11. Phytotoxicity

There was no visual evidence observed to suggest significant or widespread phytotoxic impact (in the form of dieback or plant stress) in the vegetation at the site. Similar observations were made of visible vegetation on land adjacent to the site.

## 7.12. Surface Water and Site Drainage

Visual observations made in the context of site drainage during the walkover, indicated that drainage mechanisms on the site are likely to include:

- Infiltration into underlying soils, where soil permeability permits (including onsite dams); and
- Stormwater systems from the use of downpipes on structures.

### **7.13. Adjacent Receptors**

Adjacent ecological receptors included onsite dams, followed by an unnamed tributary to Lake Forbes and dams on neighbouring properties.

The closest sensitive human receptors are current and future onsite residential land users, and those on neighbouring sites.



## **8. DATA INTEGRITY ASSESSMENT**

SE has relied on the following sources of data while undertaking this investigation:

- SE field observations during the site walkover;
- Australian Soil Resource Information System;
- Department of Land and Water Conservation;
- Department of Minerals and Energy;
- Department of Primary Industries – Water;
- Forbes Shire Council;
- Google Earth;
- Infotrack Pty Ltd;
- National Environment Protection Council;
- Nearmap Pty Ltd;
- NSW Environment Protection Authority;
- NSW Land and Property Information; and
- Water NSW.

Based on SE's experience and professional judgement, the data obtained from the sources relied upon, is considered to be adequately precise, accurate, representative, complete and comparable within the objectives of this investigation and for the purpose of drawing conclusions regarding land contamination risks at the site.

## 9. CONCEPTUAL SITE MODEL

### 9.1. Potential Areas of Environmental Concern

The site history data collected and site walkover observations made were assessed within the objectives of this investigation and in the context of the proposed development works. That assessment identified areas of environmental concern (AEC) and contaminants of potential concern (COPC) which have the potential to be present on site. The AEC and associated COPC identified are presented in **Table 9.1.1** below.

**Table 9.1.1 PAEC and COPC**

ID	Potential Area of Environmental Concern	Land Use Activity	Contaminants of Potential Concern
PAEC02	On-site Structures	Hazardous Building Materials	Asbestos, Lead, SMF & PCB
PAEC03	Hardstand / Structure Footprints	Uncontrolled Filling	Heavy metals, TRH, BTEX, PAH, OCP, PCB & Asbestos
PAEC04	Localised Chemical Storage	Chemical Storage	Metals, PAH, TRH, OCP & OPP
PAEC05	On-Site Dams	Uncontrolled Filling / Runoff from Adjacent Activities	Metals, PAH, TRH, BTEX, OPPs, OCPs, Asbestos, E. Coli and Thermotolerant Coliforms
PAEC06	Agricultural Activities	Fertilisers, Herbicides, Pesticides & Fungicides	Asbestos, Metals, PAH, TRH, BTEX, OCP, OPP and PCB
PAEC07	Septic System	Septic Tank and Respiration System	Metals, PAH, TRH, BTEX, OPPS, PCB, E. Clo and Thermotolerant Coliforms

The potential contamination pathways are considered to be as follows:

- Inhalation/ingestion of contaminants released in dust during redevelopment;
- Direct contact, ingestion or inhalation of soil; and
- Migration of contaminants within surface and groundwater to neighbouring properties and water bodies.

Relevant potential receptors are considered to include:

- Onsite construction and maintenance workers;
- Third parties during construction (adjacent site users and adjacent residents);
- Onsite flora and fauna;
- Groundwater and surface water;
- Future residents/end users; and
- Neighbouring residential land users.

### 9.2. Land Use Setting

SE understands that the site currently utilised as a rural residential premises with accessible soils land use setting and will continue to be utilised within a low-density residential land use setting.

As the proposed future site use is proposed to remain as demolition of existing structures, subdivision and development of approximately seven hundred and forty-five (745) dwellings, parkland, commercial precinct and associated roads and infrastructure, SE considers it reasonable to adopt the 'HIL A – Low-Density Residential' per guidance provided in Section 2.2 of Schedule B (1) of the National Environment Protection Measure

(Assessment of Site Contamination) 2013 (NEPM ASC 2013), in order to conservatively assess the site for any future proposed land use as well as the current land use.

### **9.3. Drinking Water Use**

There are no groundwater bores onsite or down-gradient of the site, registered for drinking water use. It is noted that a reticulated mains potable water supply is available in the area. Therefore, further assessment of this groundwater drinking water value is considered not warranted.

### **9.4. Recreational Water Use**

Surface water courses proximal to the site included on-site dams, followed by an unnamed tributary to Lake Forbes approximately 580 m south-east of the site.

There is a potential, albeit low, that the usage of these surface water courses within proximity to the site would include swimming, fishing for consumption and / or water sports. and as such consideration of this pathway is considered warranted.

### **9.5. Aquatic Ecosystems**

Surface water courses proximal to the site included on-site dams, followed by an unnamed tributary to Lake Forbes approximately 580 m south-east of the site.

Based on historical and ongoing land-use there is a potential, for surface / groundwater contamination. As a conservative measure, consideration of this value is deemed warranted.

### **9.6. Direct Contact – Human Health**

SE understands that a future proposed development will mostly consist of residential and recreational structures across the current site, which would act as a direct contact barrier between potential land contamination and onsite receptors during operation of the site. The rest of the site would generally consist of open space landscaped areas and parkland. In these areas, it is considered that a direct contact exposure pathway may be present between potential contamination and onsite receptors.

SE considers that further consideration of direct contact human health risks is considered warranted.

### **9.7. Inhalation / Vapour Intrusion – Human Health**

In order for a potentially unacceptable inhalation / vapour intrusion human health exposure risk to exist, a primary vapour source (e.g. underground storage tank) or secondary vapour source (e.g. significantly contaminated soil or groundwater) must exist.

The historical evidence reviewed indicated a low likelihood for a potential primary source to be present on the site.

Potential sources of groundwater contamination in the immediate vicinity of the site was not observed. A groundwater source of vapours was therefore considered unlikely at the site.

SE consider the need for further inhalation / vapour intrusion human health risk assessment to be not warranted.

### **9.8. Aesthetics**

Section 3.7 of Schedule B1 NEPM ASC advises that there are no specific numerical aesthetic guidelines, however site assessment requires a balanced consideration of the quantity, type and distribution of foreign material or odours in relation to the specific land use and its sensitivity.

No aesthetic risks identified, no further assessment warranted.

## 9.9. Ecological Health - Terrestrial Ecosystems

Section 3.4.2 of Schedule B (1) NEPM ASC 2013 suggests that a pragmatic risk-based approach be taken in applying ecological investigation levels and ecological screening levels in residential and commercial/ industrial land use settings.

SE understand that the proposed development includes the construction of a road within the south-west of site, which would act as a direct contact barrier between potential land contamination and onsite receptors during operation of the site. The rest of the site would generally consist of open space and landscaped areas. In these areas, it is considered that a direct contact exposure pathway may be present between potential contamination and onsite receptors.

Due to the presence of these open space areas further ecological assessment is considered warranted.

## 9.10. Management Limits for Petroleum Hydrocarbon Compounds

NEPM ASC 2013 notes that there are a number of policy considerations which reflect the nature and properties of petroleum hydrocarbons:

- Formation of observable light non-aqueous phase liquids (LNAPL);
- Fire and explosive hazards; and
- Effects on buried infrastructure (e.g. penetration of or damage to, in-ground services by hydrocarbons).

Section 2.9 of Schedule B (1) NEPM ASC 2013 includes 'management limits' to avoid or minimise these potential effects. Application of the management limits requires consideration of site-specific factors such as the depth of building basements and services and depth to groundwater, to determine the maximum depth to which the limits should apply. Section 2.9 of Schedule B (1) NEPM ASC 2013 also notes that management limits may have less relevance at operating industrial sites which have no or limited sensitive receptors in the area of potential impact, and when management limits are exceeded, further site-specific assessment and management may enable any identified risk to be addressed.

## 10. CONCLUSIONS AND RECOMMENDATIONS

Based on SE's assessment of the desktop review information and fieldwork data, in the context of the proposed redevelopment, SE makes the following conclusions:

- Six (6) potential areas of environmental concern (PAECs) have been identified for the site, albeit highly localised and/ or low risk in nature, consistent with the land-use as a commercial scale horticulture site;
- The site is not situated within a potential NOA region per the NSW Government SEED NOA database. However, localities within the vicinity of the site are identified as low-medium potential NOA. Based on a limited investigation by SE, NOA has not been identified in shallow (< 1 m) soils during a limited intrusive investigation;
- All PAECs are considered to be highly localised in nature and/ or present a relatively low contamination risk to current and future site users;
- Based on the assessments undertaken as part of this investigation, SE has concluded that the site is generally considered to be suitable (from a land contamination perspective) for the proposed future land use setting subject to a targeted Stage 2 Detailed Site Investigation (DSI) to be undertaken within the identified Areas of Environmental Concern (AEC) during development approval process;
- It is the opinion of SE that any contamination identified within the future targeted DSI is likely to be localised, and will not preclude any redevelopment of the site following remediation (if/where warranted).

Based on these conclusions, SE makes the following recommendations:

- Given the context of the findings, a DSI is not considered to be necessary as part of the Planning Propose. However, a targeted Detailed Site Investigation must be carried out to characterise potential contamination within the Areas of Environmental Concern identified as part of the detailed design and development approval;
- A Dam Dewatering Assessment must be carried out prior to any dewatering activities;
- A Pre-Demolition Hazardous Building Materials Survey must be carried out prior to any proposed demolition works;
- Following any demolition of on-site structures, a suitably qualified and experienced environmental consultant must be engaged to assess the residual soil footprint;
- Any soils proposed for excavation and disposal off-site must be done so with the appropriate waste classification, and in accordance with relevant NSW EPA Waste Classification Guidelines (2014); and
- Records of the transport and disposal of any materials off-site must be maintained.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 11**.

## **11. STATEMENT OF LIMITATIONS**

The findings presented in this report are based on specific searches of relevant, government historical databases and anecdotal information that were made available during the course of this investigation. To the best of our knowledge, these observations represent a reasonable interpretation of the general condition of the site at the time of report completion.

This report has been prepared solely for the use of the client to whom it is addressed and no other party is entitled to rely on its findings.

No warranties are made as to the information provided in this report. All conclusions and recommendations made in this report are of the professional opinions of personnel involved with the project and while normal checking of the accuracy of data has been conducted, any circumstances outside the scope of this report or which are not made known to personnel and which may impact on those opinions is not the responsibility of Sydney Environmental Group Pty Ltd. Should information become available regarding conditions at the site including previously unknown sources of contamination, SE reserves the right to review the report in the context of the additional information.

This report must be reviewed in its entirety and in conjunction with the objectives, scope and terms applicable to SE's engagement. The report must not be used for any purpose other than the purpose specified at the time SE was engaged to prepare the report.

Logs, figures, and drawings are generated for this report based on individual SE consultant interpretations of nominated data, as well as observations made at the time site walkover/s were completed.

Data and/or information presented in this report must not be redrawn for its inclusion in other reports, plans or documents, nor should that data and/or information be separated from this report in any way.

Should additional information that may impact on the findings of this report be encountered or site conditions change, SE reserves the right to review and amend this report.

## 12. REFERENCES

National Environment Protection Council (NEPC) 2013A, 'Schedule B(1) Guideline on Investigation Levels for Soil and Groundwater, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013'.

National Environment Protection Council (NEPC) 2013B, 'Schedule B(2) Guideline on Site Characterisation, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013'.

NSW EPA 2017, '*Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (3<sup>rd</sup> edition)*'.

NSW EPA 2022, '*Contaminated Sites: Sampling Design Guidelines*'.

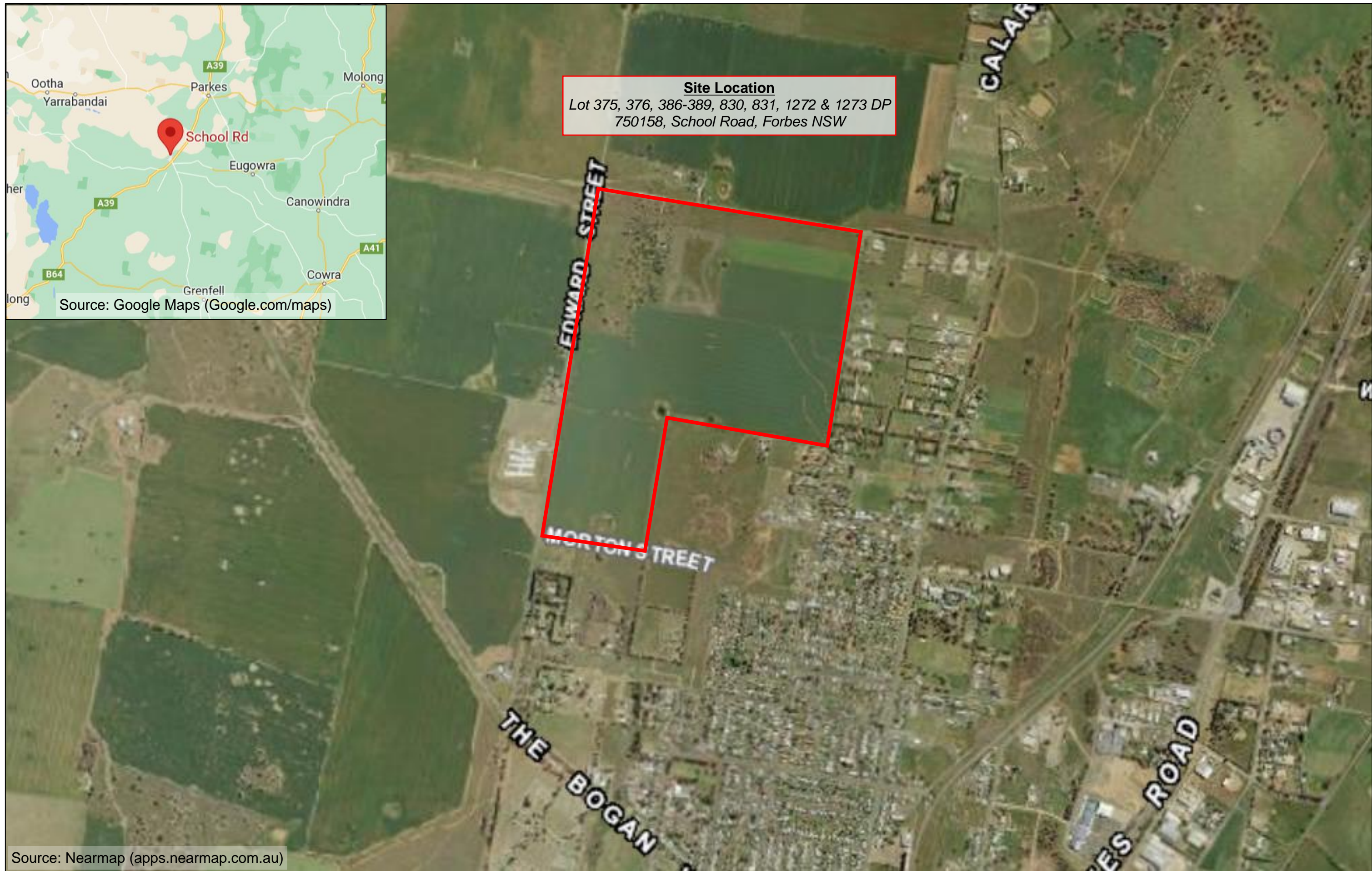
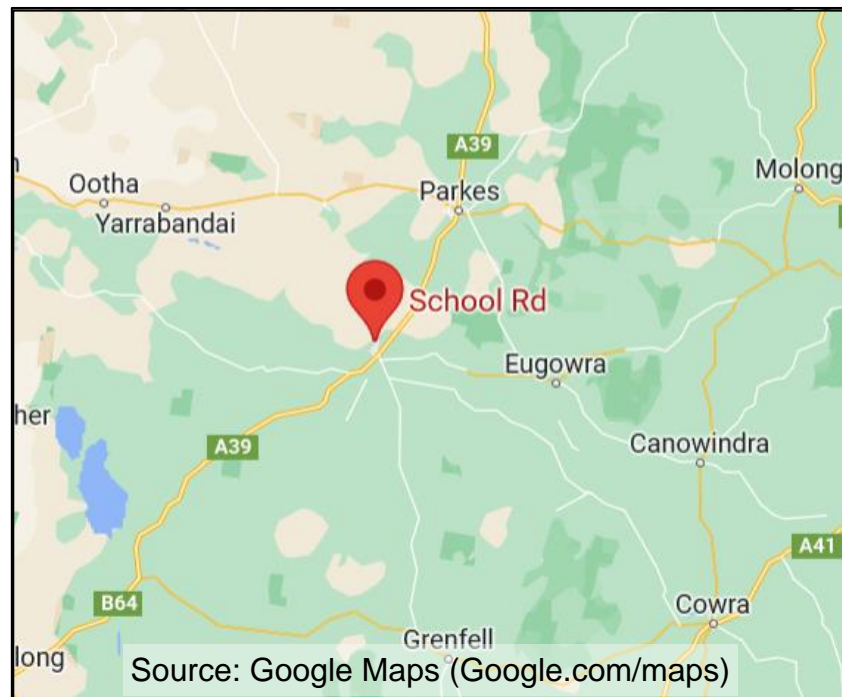
NSW EPA 2012, '*Guidelines for the Assessment and Management of Sites Impacted by Hazardous Ground Gases*'

NSW EPA 2020, '*Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*'.

WA DOH 2021, '*Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia*' dated July 2021.



## FIGURES



Source: Nearmap (apps.nearmap.com.au)



**Sydney  
Environmental**  
Group

Scale: 500 m

Site Location

Client Name:	ForbesView Pty Ltd (c/- Allera)
Project Name:	Stage 1 Preliminary Site Investigation
Project Location:	Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW



Figure Number:	1
Figure Date:	24 July 2023
Report Number:	2119-PSI-01-250723.v3f





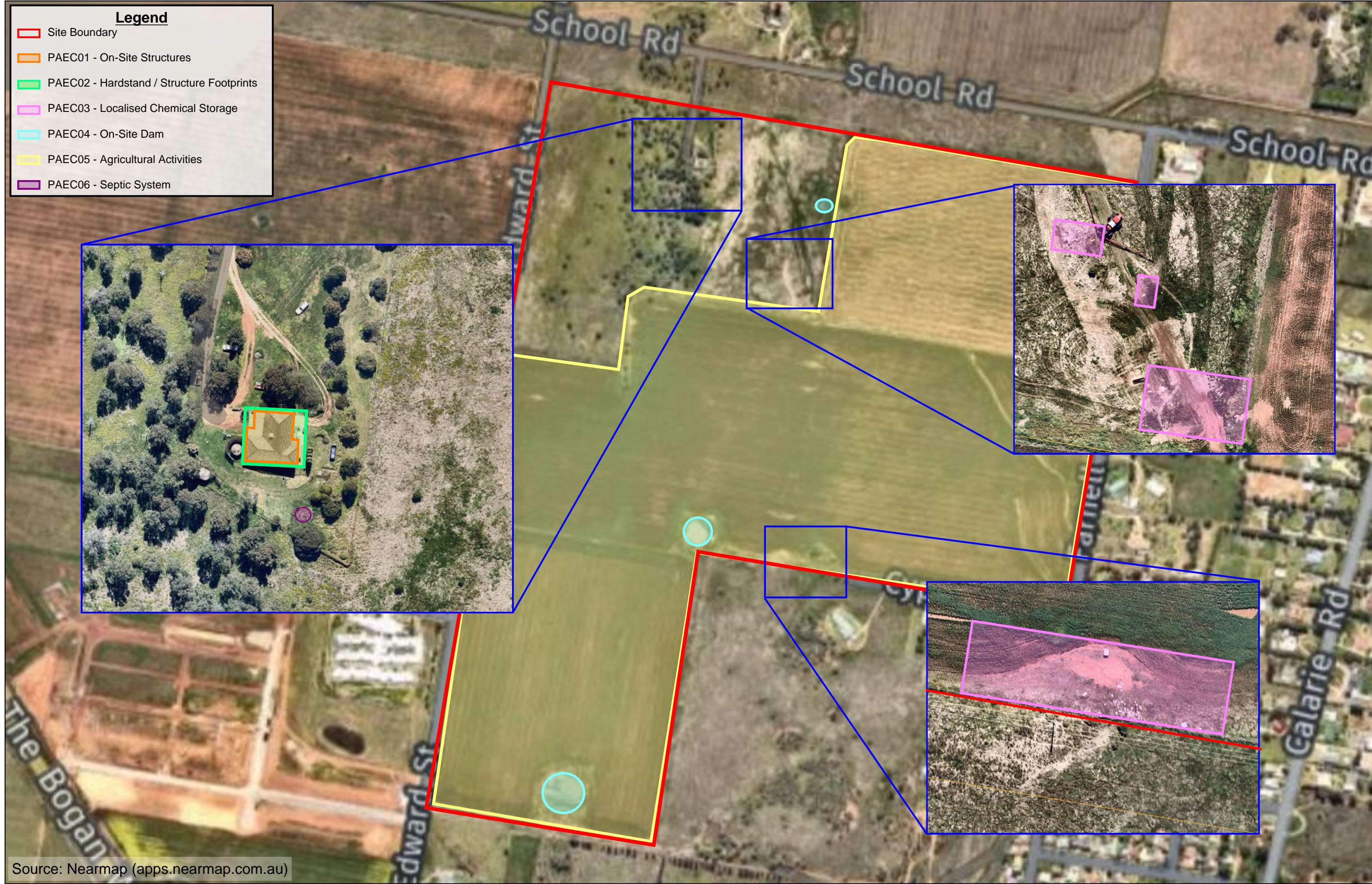
**Sydney  
Environmental**  
Group

Scale:		Site Layout
Client Name:	ForbesView Pty Ltd (c/- Allera)	
Project Name:	Stage 1 Preliminary Site Investigation	
Project Location:	Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW	



Figure Number:	2
Figure Date:	24 July 2023
Report Number	2119-PSI-01-250723.v3f





**Sydney  
Environmental**  
Group

Client Name: ForbesView Pty Ltd (c/- Allera)

Project Name: Stage 1 Preliminary Site Investigation

Project Location: Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW



Figure Number: 3

Figure Date: 24 July 2023

Report Number: 2119-PSI-01-250723.v3f



## **APPENDIX A**

### **GROUNDWATER**



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All Groundwater Site Details

## ALL GROUNDWATER MAP

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current site: GW804819

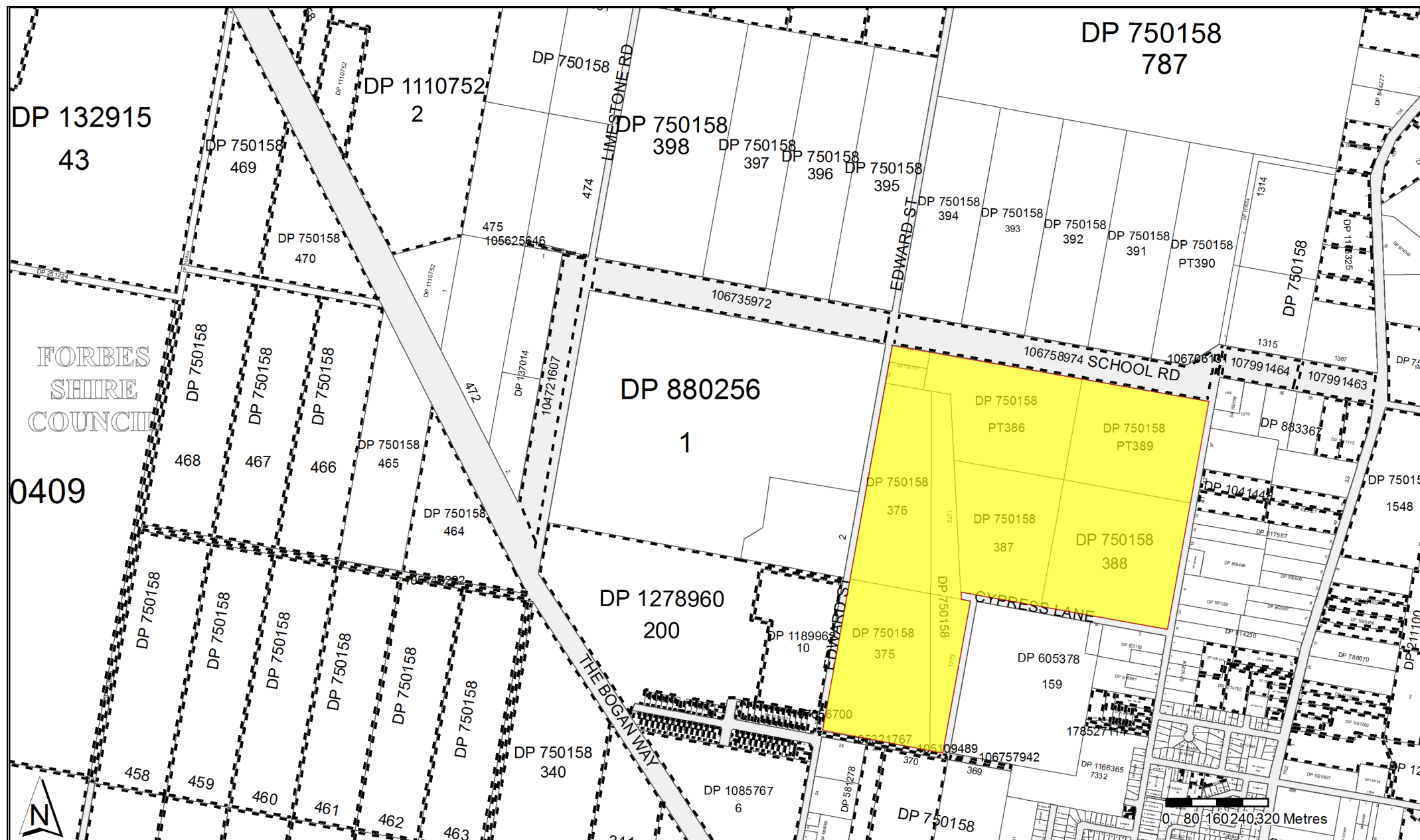


[contact WaterNSW](#)

## **APPENDIX B**

### **LAND TITLES**







SEARCH DATE

18/7/2023 9:04AM

FOLIO: 375/750158

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 3627 FOL 95

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
18/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/6/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/4/1991		AMENDMENT: TITLE DIAGRAM	
31/1/2017	AK832837	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 1
31/8/2022	AS432314	NOTICE OF DEATH	EDITION 2

\*\*\* END OF SEARCH \*\*\*

Form: 03AE  
Licence: 01-05-051  
Licensee: LEAP Legal Software Pty Limited  
Firm name: McGroders Solicitors & Conveyancers

# TRANSMISSION APPLICATION



AK832837X

by an Executor,  
Administrator or Trustee  
New South Wales  
Section 93 Real Property Act 1900

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) **TORRENS TITLE** See Annexure A

(B) **REGISTERED DEALING**

NUMBER

TORRENS TITLE

(C) **LODGED BY**

Extra fee + 20 files  
\$136.30.

DOCUMENT  
COLLECTION  
BOX  
582W

NAME, ADDRESS OR DX, TELEPHONE, AND CUSTOMER ACCOUNT NUMBER IF ANY

SERVICE FIRST REGISTRATION

DX 189 SYDNEY LLPN123426A

PH 8228 8000 FAX 8270 2185

REFERENCE: mcgrood- Dawes

CODE

AE

(D) **DECEASED REGISTERED PROPRIETOR**

ROBYN JANET DAWES

(E) **APPLICANT**

PETER HUXLEY DAYHEW AND MICHELLE GOWAN BEHAN

(F) The abovementioned applicant, being entitled as executor of the will of the deceased registered proprietor (who died on 04/07/2014) pursuant to Probate No. 2014/00213128 granted on 28 April 2016 to (the original of which is lodged herewith) hereby applies to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land

**DATE**

(G) I certify that I am an eligible witness and that the applicant signed this dealing in my presence.  
[See note\* below]

Certified correct for the purposes of the Real Property Act 1900 by the applicant.

Signature of witness:

Signature of applicant:

Name of witness:

Address of witness:

**DARRAN WYATT**

2 Old South Head Road Vaucluse  
Justice of the Peace No. 201351

**CT SIGHTED  
CANC. & RET.**

50.17 um  
31/1/17

(H) This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS.

The applicant certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No.

1140763

Full name:

SARAH BLACK

Signature:

Authorised to make amendments as Solicitor  
for Applicants Sarah Black  
SARAH BLACK  
18/10/2016

\*s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

Evidence sighted and returned (office use only): 50.17 um

TRANSMISSION APPLICATION

APPLICANT: PETER HUXLEY DAYHEW & MICHELLE GOWAN BEHAN

DATED:

I certify that the person signing  
opposite, with whom I am personally  
acquainted or as to whose identity  
I am otherwise satisfied, signed this  
instrument in my presence:

Certified correct for the purposes  
of the Real Property Act 1900 by  
the Applicant

Signature of witness:

*Sarah Black*

Name of witness:

SARAH BLACK

Address of witness:

155 Jadlan Street  
Forbes NSW 2871

*M. G. Behan*

Signature of Applicant

MICHELLE GOWAN BEHAN

# Annexure A to Transmission Application by Executors

Deceased Proprietor: Robyn Janet Dawes

## (A) TORRENS TITLE

Lot 2 DP 113924

Lot 3 DP 113924

Lot 7 DP 534886

Lot 8 DP 534886

Lot 3 DP 784659

Lot 4 DP 784659

Lot 11 DP 750158

→ Lot 48 DP750158

→ Auto Consol 12767-11

→ Auto Consol 4816-74

→ Lot 406 DP 750158

→ Lot 684 DP 750158

Lot 1314 DP 750158

Lot 1315 DP 750158

Vol 9826 Fol 239 NOW BEING 3/222598

Vol 4577 Fol 205 NOW BEING 1272/750158

Vol 4344 Fol 137 NOW BEING 392/750158

Vol 3627 Fol 95 NOW BEING 375/750158

Vol 3000 Fol 145 NOW BEING 376/750158

Vol 9805 Fol 151 NOW BEING 386/750158

Vol 2997 Fol 216 NOW BEING 387/750158

Vol 3343 Fol 202 NOW BEING 388/750158

Vol 2997 Fol 217 NOW BEING 389/750158

Vol 3451 Fol 100 NOW BEING 390/750158

Vol 3464 Fol 96 NOW BEING 391/750158

Vol 4806 Fol 143 NOW BEING AUTO CONSOL 4806-143

Vol 767 Fol 172 NOW BEING 830/750158

Vol 767 Fol 173 NOW BEING 831/750158

Vol 6572 Fol 248 NOW BEING 1273/750158

→ Lot 7 DP 722313

Lot 8 DP 722313

→ ~~Lot 3 DP 784659~~

→ Vol 12766 Fol 6 NOW BEING 8/248263

*Robyn*  
*My Belton*

Authorised to make amendments as Solicitor  
for Applicants, *Sarah Black*  
*SARAH BLACK*  
*18/10/2016*

CTS 48/750158  
AUTO CONSOL 12767-11  
AUTO CONSOL 4816-74  
406/750158  
684/750158

PROD BY  
570E  
MARSDEN  
28/9/16



FOLIO: 375/750158

SEARCH DATE	TIME	EDITION NO	DATE
18/7/2023	9:03 AM	2	31/8/2022

LAND

LOT 375 IN DEPOSITED PLAN 750158  
LOCAL GOVERNMENT AREA FORBES  
PARISH OF FORBES COUNTY OF ASHBURNHAM  
(FORMERLY KNOWN AS PORTION 375)  
TITLE DIAGRAM CROWN PLAN 4342.1770

FIRST SCHEDULE

MICHELLE GOWAN BEHAN (ND AS432314)

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND  
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



SEARCH DATE

18/7/2023 9:04AM

FOLIO: 376/750158

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 3000 FOL 145

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
18/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/5/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/4/1991		AMENDMENT: TITLE DIAGRAM	
31/1/2017	AK832837	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 1
31/8/2022	AS432314	NOTICE OF DEATH	EDITION 2

\*\*\* END OF SEARCH \*\*\*





FOLIO: 376/750158

SEARCH DATE	TIME	EDITION NO	DATE
18/7/2023	9:03 AM	2	31/8/2022

LAND

LOT 376 IN DEPOSITED PLAN 750158  
LOCAL GOVERNMENT AREA FORBES  
PARISH OF FORBES COUNTY OF ASHBURNHAM  
(FORMERLY KNOWN AS PORTION 376)  
TITLE DIAGRAM CROWN PLAN 4342.1770

FIRST SCHEDULE

MICHELLE GOWAN BEHAN

(ND AS432314)

SECOND SCHEDULE (1 NOTIFICATION)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND  
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

151

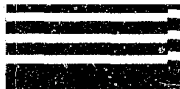
9805

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

(Page 1) Vol. Fol.

NEW SOUTH WALES :

Crown Grant (Prior Title)  
Volume 2803 Folio 75



CERTIFICATE OF TITLE

ERTY ACT, 1900, as amended.



09805151

Vol. 9805 Fol. 151  
1st Edition issued 14-9-1964  
EH J562034



I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness

*B. Bailey*

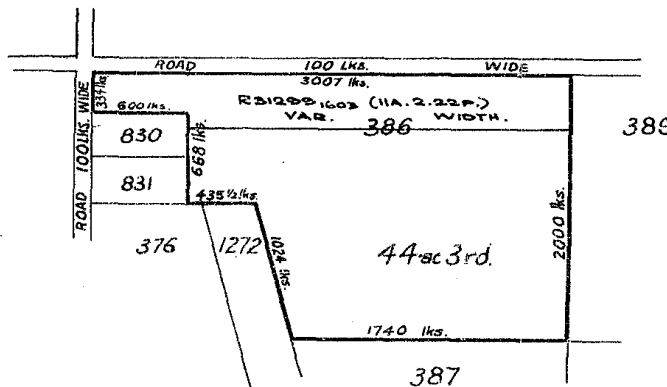
**CANCELLED**  
*Jawatson*

Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



J562034A

Scale: 10 Chains to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Portion 386 in the Shire of Jemalong Parish of Forbes and County of Ashburnham  
Excepting thereout the minerals reserved by the Crown Grant.

*Jawatson*  
Registrar General.

FIRST SCHEDULE (continued overleaf)

~~JOHN WALTER DAWES, of Forbes, Farmer and Grazier.~~

*Jawatson*  
Registrar General.

SECOND SCHEDULE (continued overleaf)

GRM

1. Reservations and conditions, if any, contained in the Crown Grant(s) above referred to.

*Jawatson*  
Registrar General.

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

J562035M

144/11  
N/R  
L40B115  
R432181A  
R432183A

Req:R902609 /Doc:CT 09805-151 CT /Rev:05-Sep-2007 /NSW LRS /Pgs:ALL /Prt:  
 @ Office of the Registrar-General /Src:InfoTrack /Ref:School Road? Forbes

Req:R902609 /Doc:CT 09805-151 CT /Rev:05-Sep-2007 /NSW LRS /Pgs:ALL /Prt:  
 @ Office of the Registrar-General /Src:InfoTrack /Ref:School Road? Forbes



SEARCH DATE

18/7/2023 9:04AM

FOLIO: 386/750158

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 9805 FOL 151

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
3/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/1/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/4/1991		AMENDMENT: TITLE DIAGRAM	
4/9/2013	AH992755	DEPARTMENTAL DEALING	
31/1/2017	AK832837	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 1
30/8/2022	AS432324	NOTICE OF DEATH	EDITION 2

\*\*\* END OF SEARCH \*\*\*



FOLIO: 386/750158

SEARCH DATE	TIME	EDITION NO	DATE
18/7/2023	9:03 AM	2	30/8/2022

LAND

LOT 386 IN DEPOSITED PLAN 750158  
LOCAL GOVERNMENT AREA FORBES  
PARISH OF FORBES COUNTY OF ASHBURNHAM  
(FORMERLY KNOWN AS PORTION 386)  
TITLE DIAGRAM CROWN PLAN 4342.1770

FIRST SCHEDULE

MICHELLE GOWAN BEHAN (ND AS432324)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 L463110 PART OF THE LAND ABOVE DESCRIBED SHOWN IN CROWN PLAN 31299.1603 IS NOW PUBLIC ROAD

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



SEARCH DATE

18/7/2023 9:04AM

FOLIO: 387/750158

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 2997 FOL 216

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
18/1/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/11/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/4/1991		AMENDMENT: TITLE DIAGRAM	
31/1/2017	AK832837	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 1
30/8/2022	AS432324	NOTICE OF DEATH	EDITION 2

\*\*\* END OF SEARCH \*\*\*



FOLIO: 387/750158

SEARCH DATE	TIME	EDITION NO	DATE
18/7/2023	9:03 AM	2	30/8/2022

LAND

LOT 387 IN DEPOSITED PLAN 750158  
LOCAL GOVERNMENT AREA FORBES  
PARISH OF FORBES COUNTY OF ASHBURNHAM  
(FORMERLY KNOWN AS PORTION 387)  
TITLE DIAGRAM CROWN PLAN 4342.1770

FIRST SCHEDULE

MICHELLE GOWAN BEHAN (ND AS432324)

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND  
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



SEARCH DATE

18/7/2023 9:04AM

FOLIO: 388/750158

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 3343 FOL 202

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
18/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
20/6/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/4/1991		AMENDMENT: TITLE DIAGRAM	
31/1/2017	AK832837	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 1
30/8/2022	AS432324	NOTICE OF DEATH	EDITION 2

\*\*\* END OF SEARCH \*\*\*





FOLIO: 388/750158

SEARCH DATE	TIME	EDITION NO	DATE
18/7/2023	9:03 AM	2	30/8/2022

LAND

LOT 388 IN DEPOSITED PLAN 750158  
LOCAL GOVERNMENT AREA FORBES  
PARISH OF FORBES COUNTY OF ASHBURNHAM  
(FORMERLY KNOWN AS PORTION 388)  
TITLE DIAGRAM CROWN PLAN 5414.1770

FIRST SCHEDULE

MICHELLE GOWAN BEHAN

(ND AS432324)

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND  
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



SEARCH DATE

18/7/2023 9:04AM

FOLIO: 389/750158

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 2997 FOL 217

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
18/1/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/11/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/4/1991		AMENDMENT: TITLE DIAGRAM	
31/1/2017	AK832837	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 1
30/8/2022	AS432324	NOTICE OF DEATH	EDITION 2

\*\*\* END OF SEARCH \*\*\*



FOLIO: 389/750158

SEARCH DATE	TIME	EDITION NO	DATE
18/7/2023	9:03 AM	2	30/8/2022

LAND

LOT 389 IN DEPOSITED PLAN 750158  
LOCAL GOVERNMENT AREA FORBES  
PARISH OF FORBES COUNTY OF ASHBURNHAM  
(FORMERLY KNOWN AS PORTION 389)  
TITLE DIAGRAM CROWN PLAN 5415.1770

FIRST SCHEDULE

MICHELLE GOWAN BEHAN (ND AS432324)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 LAND EXCLUDES THE ROAD(S) SHOWN IN CROWN PLAN R31299.1603

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



SEARCH DATE

18/7/2023 9:04AM

FOLIO: 830/750158

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 767 FOL 172

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
15/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/1/1991		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/4/1991		AMENDMENT: TITLE DIAGRAM	
31/1/2017	AK832837	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 1
30/8/2022	AS432324	NOTICE OF DEATH	EDITION 2

\*\*\* END OF SEARCH \*\*\*



FOLIO: 830/750158

SEARCH DATE	TIME	EDITION NO	DATE
18/7/2023	9:03 AM	2	30/8/2022

LAND

LOT 830 IN DEPOSITED PLAN 750158  
LOCAL GOVERNMENT AREA FORBES  
PARISH OF FORBES COUNTY OF ASHBURNHAM  
(FORMERLY KNOWN AS PORTION 830)  
TITLE DIAGRAM CROWN PLAN 3746.1770

FIRST SCHEDULE

MICHELLE GOWAN BEHAN (ND AS432324)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES THE ROAD(S) SHOWN IN CROWN PLAN 31299.1603

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



SEARCH DATE

18/7/2023 9:04AM

FOLIO: 831/750158

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 767 FOL 173

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
15/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/1/1991		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/4/1991		AMENDMENT: TITLE DIAGRAM	
31/1/2017	AK832837	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 1
30/8/2022	AS432324	NOTICE OF DEATH	EDITION 2

\*\*\* END OF SEARCH \*\*\*



FOLIO: 831/750158

SEARCH DATE	TIME	EDITION NO	DATE
18/7/2023	9:03 AM	2	30/8/2022

LAND

LOT 831 IN DEPOSITED PLAN 750158  
LOCAL GOVERNMENT AREA FORBES  
PARISH OF FORBES COUNTY OF ASHBURNHAM  
(FORMERLY KNOWN AS PORTION 831)  
TITLE DIAGRAM CROWN PLAN 3746.1770

FIRST SCHEDULE

MICHELLE GOWAN BEHAN

(ND AS432324)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



SEARCH DATE

18/7/2023 9:04AM

FOLIO: 1272/750158

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 4577 FOL 205

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
20/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
22/12/1994		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
5/6/1996		AMENDMENT: TITLE DIAGRAM	
31/1/2017	AK832837	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 1
31/8/2022	AS432314	NOTICE OF DEATH	EDITION 2

\*\*\* END OF SEARCH \*\*\*





FOLIO: 1272/750158

SEARCH DATE	TIME	EDITION NO	DATE
18/7/2023	9:03 AM	2	31/8/2022

LAND

LOT 1272 IN DEPOSITED PLAN 750158  
LOCAL GOVERNMENT AREA FORBES  
PARISH OF FORBES COUNTY OF ASHBURNHAM  
(FORMERLY KNOWN AS PORTION 1272)  
TITLE DIAGRAM CROWN PLAN 5898.1770

FIRST SCHEDULE

MICHELLE GOWAN BEHAN

(ND AS432314)

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND  
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



SEARCH DATE

18/7/2023 9:04AM

FOLIO: 1273/750158

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 6572 FOL 248

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
23/1/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
10/4/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/4/1991		AMENDMENT: TITLE DIAGRAM	
31/1/2017	AK832837	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 1
30/8/2022	AS432324	NOTICE OF DEATH	EDITION 2

\*\*\* END OF SEARCH \*\*\*



FOLIO: 1273/750158

SEARCH DATE	TIME	EDITION NO	DATE
18/7/2023	9:03 AM	2	30/8/2022

LAND

LOT 1273 IN DEPOSITED PLAN 750158  
LOCAL GOVERNMENT AREA FORBES  
PARISH OF FORBES COUNTY OF ASHBURNHAM  
(FORMERLY KNOWN AS PORTION 1273)  
TITLE DIAGRAM CROWN PLAN 5934.1770

FIRST SCHEDULE

MICHELLE GOWAN BEHAN

(ND AS432324)

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND  
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

## **APPENDIX C**

### **HISTORICAL AERIAL IMAGERY**



**Historical Aerial Photograph 1** 1965 Historical aerial image of site



**Historical Aerial Photograph 2** 1982 Historical aerial image of site.





**Historical Aerial Photograph 3** 1996 Historical aerial image of the site



**Historical Aerial Photograph 4** 2016 Historical aerial image of the site



**Historical Aerial Photograph 5** 2023 Historical aerial image of the site

## **APPENDIX D**

### **NSW EPA**

[Home](#) [Public registers](#) [Contaminated land record of notices](#)

## Search results

Your search for:Suburb: FORBES

Matched 2 notices relating to 1 site.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
FORBES	24-26 Union STREET	<a href="#">Former Gasworks</a>	2 former

Page 1 of 1

20 July 2023

**For business and industry** ^

**For local government** ^

### Contact us

131 555 (tel:131555)

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

[info@epa.nsw.gov.au](mailto:info@epa.nsw.gov.au) (<mailto:info@epa.nsw.gov.au>)

EPA Office Locations (<https://www.epa.nsw.gov.au/about-us/contact-us/locations>)

[Accessibility \(https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index\)](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index)

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**in**

(<https://au.linkedin.com/company/nsw-environment-protection>)

**env**

(<https://www.youtube.com/watch?v=NSWpRQ5jrgAEsHicGz>)

**NSWpRQ5jrgAEsHicGz**

**NSWpRQ5jrgAEsHicGz**

Find us on

[Home](#) [Public registers](#) [POEO Public Register](#) [Licences, applications and notices search](#)

Search results

Your search for: **General Search** with the following criteria

**Suburb - forbes**  
returned 120 results

[Export to excel](#)1 of 6 Pages[Search Again](#)

Number	Name	Location	Type	Status	Issued date
<a href="#">1587110</a>		DAROOBALGIE ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	19 Dec 2019
<a href="#">1601709</a>		2 ANGUS ST, FORBES, NSW 2871	s.80 Surrender of a Licence	Issued	04 Dec 2020
<a href="#">1611563</a>		DAROOBALGIE ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	07 Oct 2021
<a href="#">1614435</a>		NEWELL HIGHWAY, PARKES ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	14 Feb 2022
<a href="#">1626453</a>		N/A, FORBES, NSW 2871	s.58 Licence Variation	Pending	01 Feb 2023
<a href="#">1626941</a>		GAYMARDS LANE, FORBES, NSW 2871	s.58 Licence Variation	Issued	30 Mar 2023
<a href="#">3749</a>	ABL RED MEAT PTY LTD	"THE MOUNT", FORBES, NSW 2871	POEO licence	Issued	10 Apr 2000
<a href="#">1536993</a>	ABL RED MEAT PTY LTD	"THE MOUNT", FORBES, NSW 2871	s.58 Licence Variation	Issued	29 Apr 2016
<a href="#">1575091</a>	ABL RED MEAT PTY LTD	"THE MOUNT", FORBES, NSW 2871	s.58 Licence Variation	Issued	30 Jan 2019
<a href="#">435</a>	FORBES SHIRE COUNCIL	126-132 FLINT STREET, FORBES, NSW 2871	POEO licence	Issued	06 Jan 2000
<a href="#">4813</a>	FORBES SHIRE COUNCIL	PARKES ROAD, FORBES, NSW 2871	POEO licence	Surrendered	12 Jan 2000
<a href="#">4809</a>	FORBES SHIRE COUNCIL	NEWELL HIGHWAY, FORBES, NSW 2871	POEO licence	Issued	10 Feb 2000
<a href="#">6118</a>	FORBES SHIRE COUNCIL	DAROOBALGIE ROAD, FORBES, NSW 2871	POEO licence	Issued	06 Mar 2001
<a href="#">1005938</a>	FORBES SHIRE COUNCIL	126-132 FLINT STREET, FORBES, NSW 2871	s.58 Licence Variation	Issued	25 May 2001
<a href="#">1008463</a>	FORBES SHIRE COUNCIL	DAROOBALGIE ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	06 Jun 2001
<a href="#">1009058</a>	FORBES SHIRE COUNCIL	NEWELL HIGHWAY, FORBES, NSW 2871	s.58 Licence Variation	Issued	29 Jun 2001
<a href="#">1011009</a>	FORBES SHIRE COUNCIL	PARKES ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	28 Aug 2001
<a href="#">1012251</a>	FORBES SHIRE COUNCIL	NEWELL HIGHWAY, FORBES, NSW 2871	Load Reduction Agreement	Issued	28 Nov 2001
<a href="#">1012086</a>	FORBES SHIRE COUNCIL	NEWELL HIGHWAY, FORBES, NSW 2871	s.58 Licence Variation	Issued	28 Nov 2001
<a href="#">1008462</a>	FORBES SHIRE COUNCIL	126-132 FLINT STREET, FORBES, NSW 2871	s.58 Licence Variation	Issued	18 Dec 2001

[123456](#)  
20 July 2023

For business and industry ^

For local government ^

Contact us



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Number	Name	Location	Type	Status	Issued date
<a href="#">1014378</a>	FORBES SHIRE COUNCIL	126-132 FLINT STREET, FORBES, NSW 2871	s.58 Licence Variation	Issued	18 Jan 2002
<a href="#">1012852</a>	FORBES SHIRE COUNCIL	PARKES ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	22 Jan 2002
<a href="#">1014092</a>	FORBES SHIRE COUNCIL	NEWELL HIGHWAY, FORBES, NSW 2871	s.58 Licence Variation	Issued	20 Feb 2002
<a href="#">1009575</a>	FORBES SHIRE COUNCIL	GAYMARDS LANE, FORBES, NSW 2871	s.58 Licence Variation	Issued	17 May 2002
<a href="#">1018769</a>	FORBES SHIRE COUNCIL	NEWELL HIGHWAY, FORBES, NSW 2871	s.58 Licence Variation	Issued	05 Jul 2002
<a href="#">1028460</a>	FORBES SHIRE COUNCIL	NEWELL HIGHWAY, FORBES, NSW 2871	Load Reduction Agreement	Issued	19 Sep 2003
<a href="#">1029455</a>	FORBES SHIRE COUNCIL	NEWELL HIGHWAY, FORBES, NSW 2871	s.58 Licence Variation	Issued	21 Oct 2003
<a href="#">1032112</a>	FORBES SHIRE COUNCIL	DAROOBALGIE ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	03 Dec 2003
<a href="#">1030835</a>	FORBES SHIRE COUNCIL	NEWELL HIGHWAY, FORBES, NSW 2871	Load Reduction Agreement - Termination	Issued	28 Apr 2004
<a href="#">1034719</a>	FORBES SHIRE COUNCIL	NEWELL HIGHWAY, FORBES, NSW 2871	s.58 Licence Variation	Issued	28 Apr 2004
<a href="#">1037496</a>	FORBES SHIRE COUNCIL	NEWELL HIGHWAY, FORBES, NSW 2871	s.58 Licence Variation	Issued	28 May 2004
<a href="#">1036491</a>	FORBES SHIRE COUNCIL	126-132 FLINT STREET, FORBES, NSW 2871	s.58 Licence Variation	Issued	04 Jun 2004
<a href="#">1042375</a>	FORBES SHIRE COUNCIL	GAYMARDS LANE, FORBES, NSW 2871	s.58 Licence Variation	Issued	22 Nov 2004
<a href="#">12375</a>	FORBES SHIRE COUNCIL	BACK YAMMA ROAD, FORBES, NSW 2871	POEO licence	Issued	30 Sep 2005
<a href="#">1051646</a>	FORBES SHIRE COUNCIL	NEWELL HIGHWAY, FORBES, NSW 2871	s.58 Licence Variation	Issued	07 Apr 2006
<a href="#">1060899</a>	FORBES SHIRE COUNCIL	NEWELL HIGHWAY, FORBES, NSW 2871	s.58 Licence Variation	Issued	30 May 2006
<a href="#">1063661</a>	FORBES SHIRE COUNCIL	NEWELL HIGHWAY, FORBES, NSW 2871	s.58 Licence Variation	Issued	01 Aug 2006
<a href="#">1068713</a>	FORBES SHIRE COUNCIL	GAYMARDS LANE, FORBES, NSW 2871	s.58 Licence Variation	Issued	15 Jan 2007
<a href="#">1083258</a>	FORBES SHIRE COUNCIL	DAROOBALGIE ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	28 Mar 2008
<a href="#">1093726</a>	FORBES SHIRE COUNCIL	NEWELL HIGHWAY, FORBES, NSW 2871	s.58 Licence Variation	Issued	06 Jan 2009

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<a href="#">1093264</a>	FORBES SHIRE COUNCIL	126-132 FLINT STREET, FORBES, NSW 2871	s.58 Licence Variation	Issued	09 Mar 2009
<a href="#">1098179</a>	FORBES SHIRE COUNCIL	DAROOBALGIE ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	14 May 2009
<a href="#">1109086</a>	FORBES SHIRE COUNCIL	NEWELL HIGHWAY, FORBES, NSW 2871	s.58 Licence Variation	Issued	15 Dec 2009
<a href="#">1110522</a>	FORBES SHIRE COUNCIL	PARKES ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	08 Jan 2010
<a href="#">1125640</a>	FORBES SHIRE COUNCIL	BACK YAMMA ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	08 Jun 2011
<a href="#">1505280</a>	FORBES SHIRE COUNCIL	PARKES ROAD, FORBES, NSW 2871	s.80 Surrender of a Licence	Issued	02 Apr 2012
<a href="#">1505887</a>	FORBES SHIRE COUNCIL	BACK YAMMA ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	04 Jun 2012
<a href="#">1506424</a>	FORBES SHIRE COUNCIL	DAROOBALGIE ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	07 Jun 2012
<a href="#">1505565</a>	FORBES SHIRE COUNCIL	126-132 FLINT STREET, FORBES, NSW 2871	s.58 Licence Variation	Issued	27 Jun 2012
<a href="#">1505418</a>	FORBES SHIRE COUNCIL	NEWELL HIGHWAY, FORBES, NSW 2871	s.58 Licence Variation	Issued	14 Aug 2012
<a href="#">1510446</a>	FORBES SHIRE COUNCIL	126-132 FLINT STREET, FORBES, NSW 2871	Compliance Audit	Complete	07 Dec 2012
<a href="#">1512356</a>	FORBES SHIRE COUNCIL	DAROOBALGIE ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	19 Mar 2013
<a href="#">1512423</a>	FORBES SHIRE COUNCIL	BACK YAMMA ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	20 Mar 2013
<a href="#">1514149</a>	FORBES SHIRE COUNCIL	BACK YAMMA ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	16 May 2013
<a href="#">1515805</a>	FORBES SHIRE COUNCIL	BACK YAMMA ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	28 Oct 2013
<a href="#">1520730</a>	FORBES SHIRE COUNCIL	DAROOBALGIE ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	28 Apr 2014
<a href="#">1521615</a>	FORBES SHIRE COUNCIL	126-132 FLINT STREET, FORBES, NSW 2871	s.58 Licence Variation	Issued	12 Jun 2014
<a href="#">1529387</a>	FORBES SHIRE COUNCIL	DAROOBALGIE ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	01 Apr 2015
<a href="#">1536173</a>	FORBES SHIRE COUNCIL	NEWELL HIGHWAY, FORBES, NSW 2871	s.58 Licence Variation	Issued	04 Jan 2016
<a href="#">1536983</a>	FORBES SHIRE COUNCIL	NEWELL HIGHWAY, FORBES, NSW 2871	s.58 Licence Variation	Issued	08 Feb 2016

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<a href="#">1524458</a>	LORIS H HASSALL TRADING PTY LTD	NEWELL HIGHWAY PARKES ROAD, FORBES, NSW 2871	Compliance Audit	Complete	20 Aug 2014
<a href="#">1537132</a>	LORIS H HASSALL TRADING PTY LTD	NEWELL HIGHWAY PARKES ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	24 Feb 2016
<a href="#">1551321</a>	LORIS H HASSALL TRADING PTY LTD	NEWELL HIGHWAY PARKES ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	04 May 2017
<a href="#">1564843</a>	LORIS H HASSALL TRADING PTY LTD	NEWELL HIGHWAY PARKES ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	30 May 2018
<a href="#">1572372</a>	LORIS H HASSALL TRADING PTY LTD	NEWELL HIGHWAY PARKES ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	18 Dec 2018
<a href="#">1575481</a>	LORIS H HASSALL TRADING PTY LTD	NEWELL HIGHWAY PARKES ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	07 Feb 2019
<a href="#">1578480</a>	LORIS H HASSALL TRADING PTY LTD	NEWELL HIGHWAY PARKES ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	17 Apr 2019
<a href="#">1581600</a>	LORIS H HASSALL TRADING PTY LTD	NEWELL HIGHWAY PARKES ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	27 Jun 2019
<a href="#">1586428</a>	LORIS H HASSALL TRADING PTY LTD	NEWELL HIGHWAY PARKES ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	01 Oct 2019
<a href="#">1573980</a>	LORIS H HASSALL TRADING PTY LTD	NEWELL HIGHWAY PARKES ROAD, FORBES, NSW 2871	Mandatory Environmental Audit	Complete	14 Jan 2020
<a href="#">3173529251</a>	LORIS H HASSALL TRADING PTY LTD	NEWELL HIGHWAY PARKES ROAD, FORBES, NSW 2871	Penalty Notice	Issued	16 Jul 2020
<a href="#">3173529260</a>	LORIS H HASSALL TRADING PTY LTD	NEWELL HIGHWAY PARKES ROAD, FORBES, NSW 2871	Penalty Notice	Issued	16 Jul 2020
<a href="#">1598829</a>	LORIS H HASSALL TRADING PTY LTD	NEWELL HIGHWAY PARKES ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	30 Sep 2020
<a href="#">1609515</a>	LORIS H HASSALL TRADING PTY LTD	NEWELL HIGHWAY PARKES ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	02 Jul 2021
<a href="#">1617127</a>	LORIS H HASSALL TRADING PTY LTD	NEWELL HIGHWAY PARKES ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	07 Mar 2022
<a href="#">1624404</a>	LORIS H HASSALL TRADING PTY LTD	NEWELL HIGHWAY PARKES ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	15 Nov 2022
<a href="#">1101529</a>	MANSO HOLDINGS PTY. LTD.	GAYMARDS LANE, FORBES, NSW 2871	s.58 Licence Variation	Issued	06 Jul 2009
<a href="#">1108156</a>	MANSO HOLDINGS PTY. LTD.	GAYMARDS LANE, FORBES, NSW 2871	s.58 Licence Variation	Issued	29 Oct 2009
<a href="#">1126993</a>	MANSO HOLDINGS PTY. LTD.	GAYMARDS LANE, FORBES, NSW 2871	s.58 Licence Variation	Issued	13 Jul 2011
<a href="#">1506412</a>	MANSO HOLDINGS PTY. LTD.	GAYMARDS LANE, FORBES, NSW 2871	s.58 Licence Variation	Issued	07 Jun 2012
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<a href="#">1559618</a>	MANSO HOLDINGS PTY. LTD.	GAYMARDS LANE, FORBES, NSW 2871	s.58 Licence Variation	Issued	03 Jan 2018
<a href="#">3876</a>	MICHELL AUSTRALIA PTY LTD	PARKES ROAD, FORBES, NSW 2871	POEO licence	Surrendered	09 Mar 2000
<a href="#">1014997</a>	MICHELL AUSTRALIA PTY LTD	PARKES ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	14 Feb 2002
<a href="#">1026525</a>	MICHELL AUSTRALIA PTY LTD	PARKES ROAD, FORBES, NSW 2871	s.58 Licence Variation	Issued	08 May 2003
<a href="#">1036229</a>	MICHELL AUSTRALIA PTY LTD	PARKES ROAD, FORBES, NSW 2871	s.80 Surrender of a Licence	Issued	10 Jun 2004
<a href="#">1474</a>	REGIONAL HARDROCK (FORBES) PTY LIMITED	GAYMARDS LANE, FORBES, NSW 2871	POEO licence	Issued	17 Jul 2000
<a href="#">1848</a>	SWIFT AUSTRALIA (SOUTHERN) PTY LIMITED	NEWELL HIGHWAY, FORBES, NSW 2871	POEO licence	Surrendered	11 Sep 2000
<a href="#">1036597</a>	SWIFT AUSTRALIA (SOUTHERN) PTY LIMITED	NEWELL HIGHWAY, FORBES, NSW 2871	s.58 Licence Variation	Issued	04 May 2004
<a href="#">1057067</a>	SWIFT AUSTRALIA (SOUTHERN) PTY LIMITED	NEWELL HIGHWAY, FORBES, NSW 2871	s.80 Surrender of a Licence	Issued	24 Mar 2006
<a href="#">21509</a>	TOPSOIL ORGANICS PTY LTD	N/A, FORBES, NSW 2871	POEO licence	Issued	11 May 2021
<a href="#">3501600</a>	TOPSOIL ORGANICS PTY LTD	N/A, FORBES, NSW 2871	s.91 Clean Up Notice	Issued	14 Dec 2021
<a href="#">1618785</a>	TOPSOIL ORGANICS PTY LTD	N/A, FORBES, NSW 2871	s.58 Licence Variation	Issued	10 Jun 2022
<a href="#">1626937</a>	TOPSOIL ORGANICS PTY LTD	N/A, FORBES, NSW 2871	Compliance Audit	Complete	14 Mar 2023
<a href="#">1003199</a>	TWYNAM PASTORAL CO PTY LTD	"THE MOUNT", FORBES, NSW 2871	s.58 Licence Variation	Issued	08 Dec 2000
<a href="#">1024444</a>	TWYNAM PASTORAL CO PTY LTD	"THE MOUNT", FORBES, NSW 2871	s.58 Licence Variation	Issued	28 Apr 2003
<a href="#">1031755</a>	TWYNAM PASTORAL CO PTY LTD	"THE MOUNT", FORBES, NSW 2871	s.58 Licence Variation	Issued	16 Oct 2003
<a href="#">1036489</a>	TWYNAM PASTORAL CO PTY LTD	"THE MOUNT", FORBES, NSW 2871	s.58 Licence Variation	Issued	03 Sep 2004
<a href="#">1074741</a>	TWYNAM PASTORAL CO PTY LTD	"THE MOUNT", FORBES, NSW 2871	s.58 Licence Variation	Issued	24 Jul 2007
<a href="#">1098940</a>	TWYNAM PASTORAL CO PTY LTD	"THE MOUNT", FORBES, NSW 2871	s.58 Licence Variation	Issued	27 Mar 2009
<a href="#">1506253</a>	TWYNAM PASTORAL CO PTY LTD	"THE MOUNT", FORBES, NSW 2871	s.58 Licence Variation	Issued	31 May 2012

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FIVE DOCK	Caltex Five Dock Service Station	47 Ramsay Road, corner Fairlight STREET	Service Station	Regulation under CLM Act not required	-33.87002804	151.1301835
FORBES	BP (Former Mobil) Depot Forbes	3-15 Union STREET	Other Petroleum	Regulation under CLM Act not required	-33.37751977	148.0101422
FORBES	Former Gasworks	24-26 Union STREET	Gasworks	Contamination currently regulated under CLM Act	-33.37752036	148.0090064
FORBES	Woolworths (Former Save on Fuel) Service Station	26 Dowling STREET	Service Station	Regulation under CLM Act not required	-33.38148764	148.0109845
FORBES	BP Service Station Forbes	29 Dowling STREET	Service Station	Regulation under CLM Act not required	-33.38121776	148.0100351
FORBES	Former Shell Depot	Stephen STREET	Other Petroleum	Regulation under CLM Act not required	-33.37704755	148.0103001
FORBES	Caltex Service Station Forbes	Parkes ROAD	Service Station	Regulation under CLM Act not required	-33.36333714	148.0223727
FORESTVILLE	BP Service Station, Forestville	632 Warringah ROAD	Service Station	Contamination formerly regulated under the CLM Act	-33.75997969	151.2142944
FORESTVILLE	Shell Service Station	667 Warringah ROAD	Service Station	Contamination formerly regulated under the CLM Act	-33.76035336	151.2184929
FORRESTER'S BEACH	Caltex Service Station	The Entrance Rd Cnr Bellevue ROAD	Service Station	Regulation under CLM Act not required	-33.40057818	151.4687631
FORSTER	Caltex Service Station	16-18 Lake STREET	Service Station	Regulation under CLM Act not required	-32.18306967	152.5162492
FORSTER	Shell (Kneebone's) Service Station	2-6 The Lakes WAY	Service Station	Regulation under CLM Act not required	-32.1946108	152.5145662
FORSTER	Enhance (Former Mobil) Service Station	86-88 Macintosh STREET	Service Station	Regulation under CLM Act not required	-32.19079468	152.5154847
FREDERICKTON	Former Service station	2-4 Great North ROAD	Service Station	Regulation under CLM Act not required	-31.03513998	152.8794105
FRENCH'S FOREST	Former BP Service Station	Russell AVENUE	Service Station	Regulation under CLM Act not required	-33.75018093	151.2245005



## **APPENDIX E**

### **PLANNING CERTIFICATE**

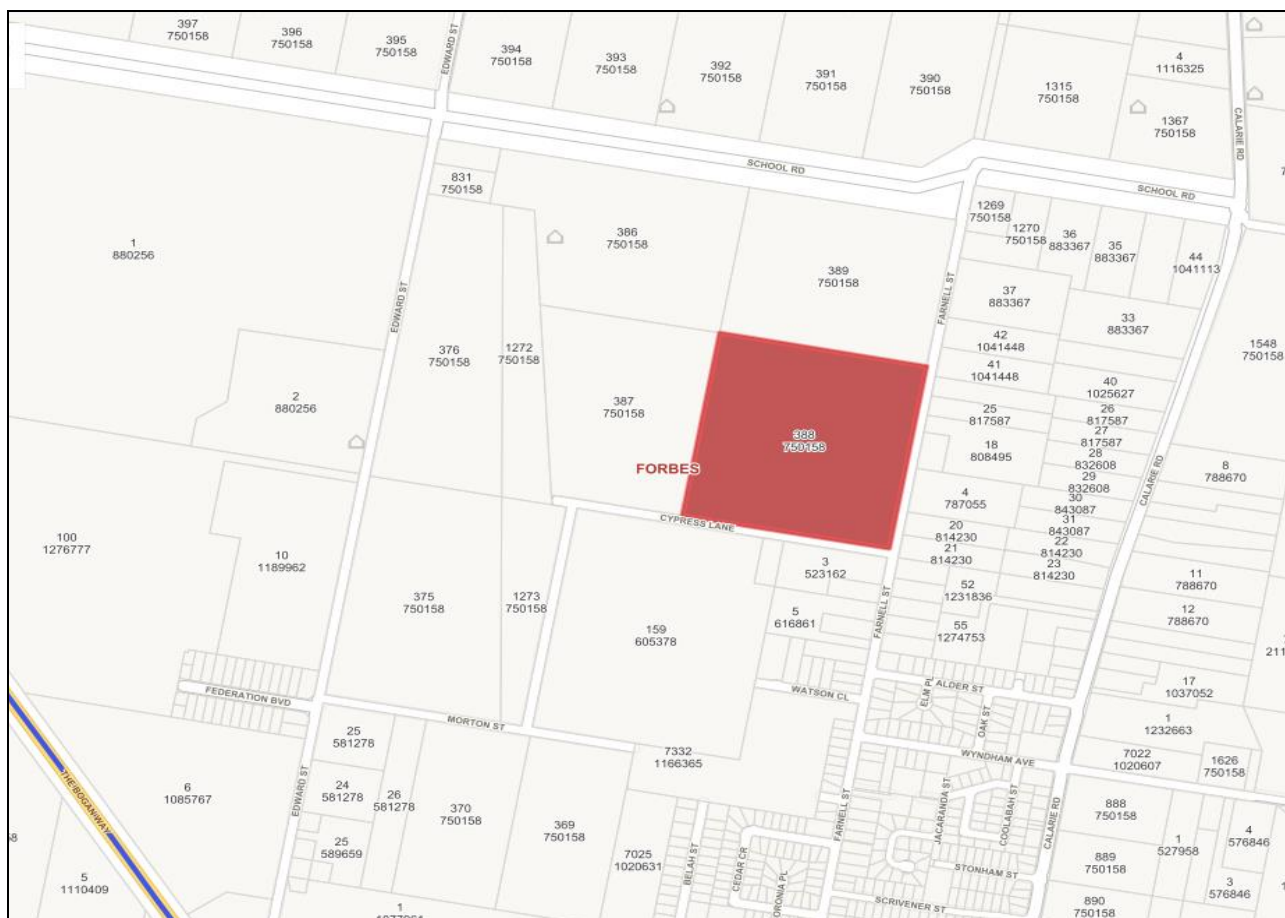


**PLANNING CERTIFICATE UNDER SECTION 10.7  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**  
Supplied in accordance with Subsection 2

**Applicant:** Sydney Environmental Group  
63 /45 Huntley  
Alexandria Nsw 2015

**Your Reference:**

**Certificate No:** 9921 **Date:** 5 July 2023  
**Assessment Number:** 2006543  
**Subject Land:** Lot: 388 DP: 750158, School Road FORBES  
**Owners:** Michelle Gowan Behan  
**Location Map:** As shown on the map below, with parcel/property edged in red



**Note** This drawing is provided by Forbes Shire Council to its clients and correspondents for their information on an as is basis. It represents a depiction of the land details as currently held and should not be relied upon as a definitive or complete statement of the title details

<p><b>1 Names of relevant planning instruments and DCPs</b></p> <p>(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p>	<p><i>The Forbes Local Environmental Plan 2013 (FLEP 2013) (as amended) and the following State Environmental Planning Policies:</i></p> <p><i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>  <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i>  <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>  <i>State Environmental Planning Policy (Housing) 2021</i>  <i>State Environmental Planning Policy (Industry and Employment) 2021</i>  <i>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</i>  <i>State Environmental Planning Policy (Planning Systems) 2021</i>  <i>State Environmental Planning Policy (Primary Production) 2021</i>  <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>  <i>State Environmental Planning Policy (Resources and Energy) 2021</i>  <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i></p>
<p>(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).</p>	<p><b>Name of proposed policy:</b> <i>The Fun SEPP</i>  <b>When publicly released:</b> <i>Exhibited 29.10.2021 – 30.11.2021</i>  <b>Further Information:</b> <i>The Fun SEPP is available for viewing on the NSW Planning Portal website.</i></p>
<p>(3) The name of each development control plan that applies to the carrying out of development on the land.</p>	<p>Forbes Development Control Plan 2013</p>
<p>(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.</p>	<p>Noted</p>
<p><b>2 Zoning and land use under relevant LEPs</b></p> <p>For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):</p>	<p><i>R5 – Large Lot Residential</i></p>

(a) the identity of the zone	
(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	<i>Environmental protection works; Extensive agriculture; Home-based child care; Home occupations; Roads; Water reticulation systems</i>
(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	<i>Bed and breakfast accommodation; Building identification signs; Business identification signs; Dual occupancies; Dwelling houses; Home industries; Roadside stalls; Any other development not specified in responses 2 (b) or (d)</i>
(d) the purposes for which the instrument provides that development is prohibited within the zone,	<i>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Car parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Entertainment facilities; Exhibition homes; Exhibition villages; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies</i>
(e) Whether additional permitted uses apply to the land	There are no additional permitted uses that apply to the land.
(f) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so,	1Ha

the minimum land dimensions so fixed,	
(g) whether the land is in an area of outstanding biodiversity value under the <i>Biodiversity Conservation Act 2016</i>	No, the land is not an area of outstanding biodiversity value under the <i>Biodiversity Conservation Act 2016</i> .
(h) whether the land is in a conservation area (however described),	No, the land is not located within a Heritage Conservation Area
(i) whether an item of environmental heritage (however described) is situated on the land.	No, the land does not contain any item of environmental heritage
<b>3 Contributions plans</b>  The name of each contributions plan applying to the land.	The Forbes Shire Council Section 7.12 Contribution Plan 2021 applies to the land.
<b>4 Complying development</b>  (1) The extent to which 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 (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.  (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.  (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.  (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.	Development MAY be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008



<p><b>5 Exempt Development</b></p> <p>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.</p> <p>If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.</p> <p>If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—</p> <ul style="list-style-type: none"> <li>○ a restriction applies to the land, but it may not apply to all of the land, and</li> <li>○ the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.</li> <li>○ If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.</li> </ul>	<p>Exempt Development may occur on the property in accordance with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>Any person wishing to make use of this code should rely on their own investigations as to whether their proposal complies with the development standards of this code.</p>
<p><b>6 Affected building notices and building product rectification orders</b></p> <p>Whether the council is aware that—</p> <ul style="list-style-type: none"> <li>○ an affected building notice is in force in relation to the land, or</li> <li>○ a building product rectification order is in force in relation to the land that has not been fully complied with, or</li> <li>○ a notice of intention to make a building product rectification order given in relation to the land is outstanding.</li> </ul>	<p>Council is not aware of any affected building notices in force that applies to the land.</p> <p>Council is not aware of any building product rectification order in force that applies to the land.</p> <p>Council is not aware of any intention to make a product rectification order that applies to the land.</p>
<p><b>7 Land reserved for acquisition</b></p> <p>Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority,</p>	<p>No the subject land is not land reserved for acquisition</p>

as referred to in section 3.15 of the Act.	
<p><b>8 Road widening and road realignment</b></p> <p>Whether or not the land is affected by any road widening or road realignment under:</p> <p>(a) Division 2 of Part 3 of the <i>Roads Act 1993</i>, or</p>	No
<p>(b) any environmental planning instrument, or</p>	Council is not aware of any environmental planning instrument that may designate the subject site for future road widening or alignment
<p>(c) any resolution of the council.</p>	There are currently no resolutions of council designating the subject site for future road widening or alignment.
<p><b>9 Flood related development controls information</b></p> <p>(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.</p> <p>(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.</p> <p><b>Note</b> Words and expressions in this clause have the same meanings as in the Standard Instrument.</p>	The subject property is not subject to flood related development controls as it is not flood liable.
<p><b>10 Council and other public authority policies on hazard risk restrictions</b></p> <p>Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.</p>	<p><i>Salinity: Council is aware that some areas within the Shire are potentially liable to the impact of salinity. The applicant should make their own enquiries from the relevant authorities to establish if the property is suitable for the intended use.</i></p> <p><i>Contaminated Land: Council has a policy relating to Contaminated Lands, which also nominates relevant controls and a register of effected land. The applicant should rely on their own investigations against this policy.</i></p>

	<p><i>The land subject to this certificate is affected by a policy adopted by the Rural Fire Service known as the 'Forbes LGA – Bush Fire Prone Land Map' that identifies categories which may restrict development of the land because of the likelihood of bush fire.</i></p>
<p><b>11 Bush fire prone land</b></p> <p>If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.</p> <p>If none of the land is bush fire prone land, a statement to that effect.</p>	<p>No, the land is not bushfire prone</p>
<p><b>12 Loose-fill asbestos insulation</b></p> <p>If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the <i>Home Building Act 1989</i>) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	<p>No, council is not aware of any loose fill asbestos</p> <p>NOTE: Some buildings located in the Forbes Local Government Area have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.</p> <p>You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the Council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants. Contact NSW Fair Trading for further information.</p> <p>Loose fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma.</p>
<p><b>13 Mine subsidence</b></p> <p>Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the <i>Mine Subsidence Compensation Act 1961</i>.</p>	<p>The land is not proclaimed to be a mine subsidence district within the meaning of section 15 of the <u><i>Mine Subsidence Compensation Act 1961</i></u>.</p>
<p><b>14 Paper subdivision information</b></p> <p>(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed</p>	<p>Not applicable as the land is not part of a paper subdivision.</p>

<p>to be subject to a consent ballot.</p> <p>(2) The date of any subdivision order that applies to the land.</p> <p><b>Note</b> Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.</p>	
<p><b>15 Property vegetation plans</b></p> <p>If the land is land to which a property vegetation plan approved under Part 4 of the <i>Native Vegetation Act 2003</i> (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).</p>	<p>No, Council is not aware of any property vegetation plans applicable to the subject land</p>
<p><b>16 Biodiversity stewardship sites</b></p> <p>If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the <i>Biodiversity Conservation Act 2016</i>, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).</p> <p><b>Note.</b> Biodiversity stewardship agreements include biobanking agreements under Part 7A of the <i>Threatened Species Conservation Act 1995</i> that are taken to be biodiversity stewardship agreements under Part 5 of the <i>Biodiversity Conservation Act 2016</i>.</p>	<p>No, Council is not aware of any biobanking agreement applicable to the subject land</p>
<p><b>17 Biodiversity certified land</b></p> <p>If the land is biodiversity certified land under Part 8 of the <i>Biodiversity Conservation Act 2016</i>, a statement to that effect.</p> <p><b>Note.</b> Biodiversity certified land includes land certified under Part 7AA of the <i>Threatened Species Conservation Act 1995</i> that is taken to be certified under Part 8 of the <i>Biodiversity Conservation Act 2016</i>.</p>	<p>No, Council has not been notified that the subject site contains land classified as biodiversity certified land under Part 8 of the Biodiversity Act 2016.</p>
<p><b>18 Orders under Trees (Disputes Between Neighbours) Act 2006</b></p> <p>Whether an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a</p>	<p>No, Council is not aware of any orders under the trees disputes between neighbours act which are applicable to the subject land</p>

	tree on the land (but only if the council has been notified of the order).	
19	<b>Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works</b>	Not Applicable
20	<b>Western Sydney Aerotropolis</b>	Not applicable
21	<p><b>Site compatibility certificates and conditions for seniors housing</b></p> <p>If <i>State Environmental Planning Policy (Housing) 2021</i>, 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).</p>	<p>Council is not aware of any valid Site Compatibility Certificate (Seniors Housing) issued in relation to the subject land</p> <p><i>State Environmental Planning Policy (Housing) 2021</i>, Chapter 3, Part 5 does not apply to the land.</p>
22	<p><b>Site compatibility certificates and conditions for affordable rental housing</b></p> <p>(1) A statement of whether there is a former site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:</p> <p>(a) the period for which the certificate is current, and</p> <p>(b) that a copy may be obtained from the head office of the Department.</p> <p>(2) If <i>State Environmental Planning Policy (Housing) 2021</i>, 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 40(1).</p> <p>(3) Any conditions of development consent in relation to land that are of a kind referred to in <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i>, Clause 17(1) or 38(1).</p>	<p>Council is not aware of a former site compatibility certificate for affordable rental housing that applies to the land.</p> <p><i>State Environmental Planning Policy (Housing) 2021</i>, Chapter 2, Part 2, Division 1 or 5 does not apply to the land.</p>
	<p><b>Note.</b></p> <p>The following matters are prescribed by section 59 (2) of the <i>Contaminated Land Management Act 1997</i> as additional matters to be specified in a planning certificate:</p>	Forbes Shire Council has not been advised by the Department of Environment & Heritage that the land is significantly contaminated land



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	<p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject to a management order</p> <p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject of a voluntary management proposal</p> <p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject to an ongoing maintenance order</p> <p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject of a site audit statement</p>
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**DISCLAIMERS:**

- 1.1 Other authorities may hold information in respect of the property not contained in the Council's records, and
- 1.2 The Council's records themselves may not be complete or accurate in respect of the property; and
- 1.3 The Council cannot and does not accept any liability in respect of any error, inaccuracy or omission in this certificate which relates to any information provided to the Council by another authority or by another person.
- 2 The instruments referred to in this certificate may contain other important information in respect of the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.
- 3 It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.

Yours faithfully,



Per

Mathew Teale  
**DIRECTOR**  
**PLANNING & GROWTH**

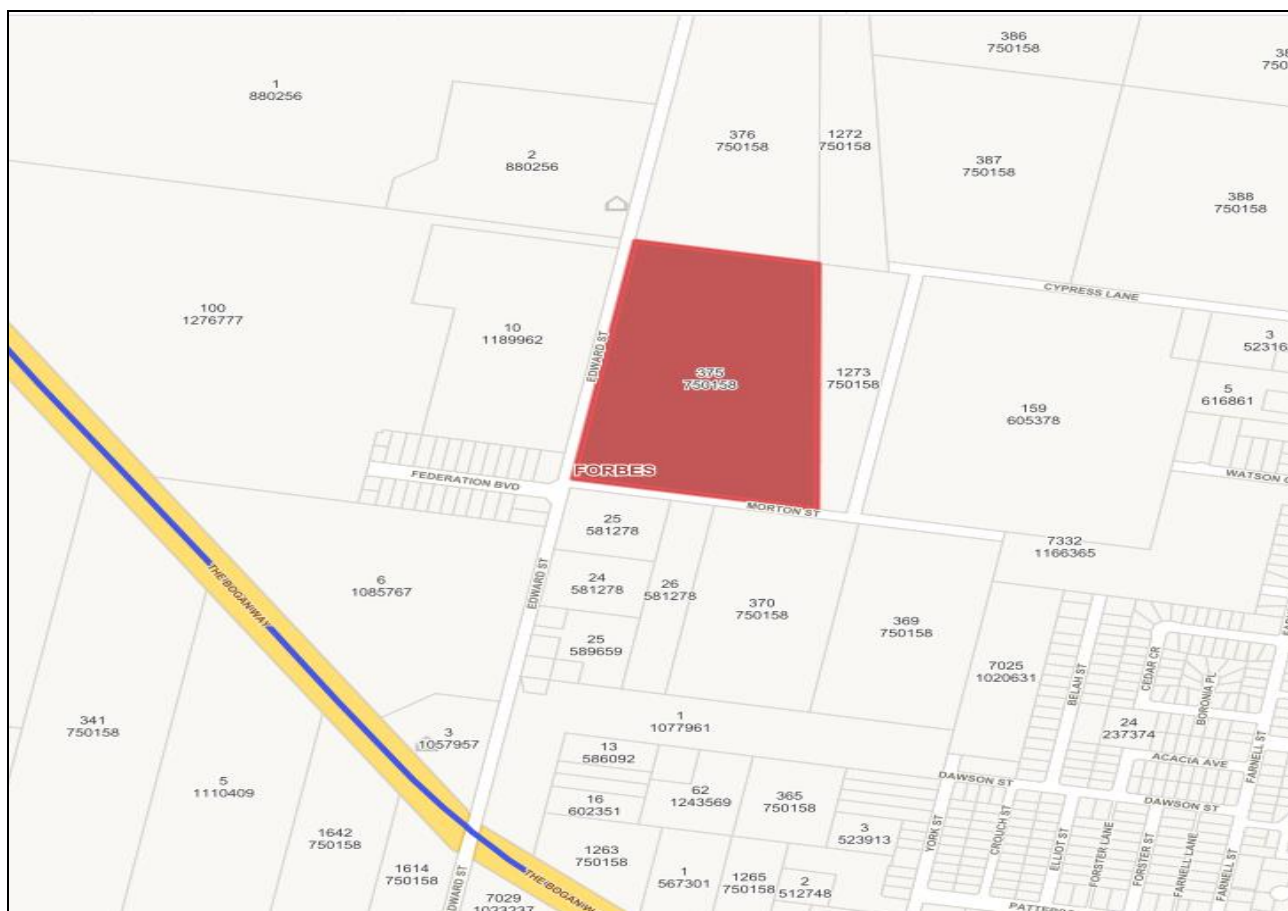


**PLANNING CERTIFICATE UNDER SECTION 10.7  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**  
Supplied in accordance with Subsection 2

**Applicant:** Sydney Environmental Group  
63 / 45 Huntley Street  
Alexandria NSW 2015


**Your Reference:**

**Certificate No:** 9919 **Date:** 5 July 2023  
**Assessment Number:** 2006543  
**Subject Land:** Lot: 375 DP: 750158, School Road FORBES  
**Owners:** Michelle Gowan Behan  
**Location Map:** As shown on the map below, with parcel/property edged in red



**Note** This drawing is provided by Forbes Shire Council to its clients and correspondents for their information on an as is basis. It represents a depiction of the land details as currently held and should not be relied upon as a definitive or complete statement of the title details

<p><b>1 Names of relevant planning instruments and DCPs</b></p> <p>(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p>	<p><i>The Forbes Local Environmental Plan 2013 (FLEP 2013) (as amended) and the following State Environmental Planning Policies:</i></p> <p><i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>  <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i>  <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>  <i>State Environmental Planning Policy (Housing) 2021</i>  <i>State Environmental Planning Policy (Industry and Employment) 2021</i>  <i>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</i>  <i>State Environmental Planning Policy (Planning Systems) 2021</i>  <i>State Environmental Planning Policy (Primary Production) 2021</i>  <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>  <i>State Environmental Planning Policy (Resources and Energy) 2021</i>  <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i></p>
<p>(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).</p>	<p><b>Name of proposed policy:</b> <i>The Fun SEPP</i>  <b>When publicly released:</b> <i>Exhibited 29.10.2021 – 30.11.2021</i>  <b>Further Information:</b> <i>The Fun SEPP is available for viewing on the NSW Planning Portal website.</i></p>
<p>(3) The name of each development control plan that applies to the carrying out of development on the land.</p>	<p>Forbes Development Control Plan 2013</p>
<p>(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.</p>	<p>Noted</p>
<p><b>2 Zoning and land use under relevant LEPs</b></p> <p>For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes</p>	<p><i>RU1 – Primary Production</i>  <i>RE1 – Public Recreation</i></p>

<p>the land in any zone (however described):</p> <p>(a) the identity of the zone</p>	
<p>(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,</p>	<p><b>RU1:</b>  <i>Environmental protection works; Extensive agriculture; Home-based child care; Home occupations; Roads; Water reticulation systems</i></p> <p><b>RE1:</b>  <i>Environmental protection works; Roads; Water reticulation systems</i></p>
<p>(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,</p>	<p><b>RU1:</b>  <i>Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Home businesses; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Veterinary hospitals; Water recreation structures; Water supply systems</i></p> <p><b>RE1:</b>  <i>Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Charter and tourism boating facilities; Child care centres; Community facilities; Environmental facilities; Flood mitigation works; Heliports; Information and education facilities; Jetties; Kiosks; Mooring pens; Moorings; Recreation areas; Recreation facilities (indoor);</i></p>



	<i>Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Water recreation structures</i>
(d) the purposes for which the instrument provides that development is prohibited within the zone,	<i>Any development not specified in responses 2 (b) or (c)</i>
(e) Whether additional permitted uses apply to the land	There are no additional permitted uses that apply to the land.
(f) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,	200Ha where the land is RU1 No MLS applies to the land zoned RE1
(g) whether the land is in an area of outstanding biodiversity value under the <i>Biodiversity Conservation Act 2016</i>	No, the land is not an area of outstanding biodiversity value under the <i>Biodiversity Conservation Act 2016</i> .
(h) whether the land is in a conservation area (however described),	No, the land is not located within a Heritage Conservation Area
(i) whether an item of environmental heritage (however described) is situated on the land.	No, the land does not contain any item of environmental heritage
<b>3 Contributions plans</b>  The name of each contributions plan applying to the land.	The Forbes Shire Council Section 7.12 Contribution Plan 2021 applies to the land.
<b>4 Complying development</b>  (1) The extent to which 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 (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.  (2) The extent to which complying development may not be carried out on that land because of the	Development MAY be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

<p>provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.</p> <p>(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.</p> <p>(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.</p>	
<p><b>5 Exempt Development</b></p> <p>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.</p> <p>If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.</p> <p>If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—</p> <ul style="list-style-type: none"> <li>○ a restriction applies to the land, but it may not apply to all of the land, and</li> <li>○ the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.</li> <li>○ If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.</li> </ul>	<p>Exempt Development may occur on the property in accordance with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>Any person wishing to make use of this code should rely on their own investigations as to whether their proposal complies with the development standards of this code.</p>

<p><b>6 Affected building notices and building product rectification orders</b></p> <p>Whether the council is aware that—</p> <ul style="list-style-type: none"> <li>○ an affected building notice is in force in relation to the land, or</li> <li>○ a building product rectification order is in force in relation to the land that has not been fully complied with, or</li> <li>○ a notice of intention to make a building product rectification order given in relation to the land is outstanding.</li> </ul>	<p>Council is not aware of any affected building notices in force that applies to the land.</p> <p>Council is not aware of any building product rectification order in force that applies to the land.</p> <p>Council is not aware of any intention to make a product rectification order that applies to the land.</p>
<p><b>7 Land reserved for acquisition</b></p> <p>Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.</p>	<p>No the subject land is not land reserved for acquisition</p>
<p><b>8 Road widening and road realignment</b></p> <p>Whether or not the land is affected by any road widening or road realignment under:</p> <p>(a) Division 2 of Part 3 of the <i>Roads Act 1993</i>, or</p>	<p>No</p>
<p>(b) any environmental planning instrument, or</p>	<p>Council is not aware of any environmental planning instrument that may designate the subject site for future road widening or alignment</p>
<p>(c) any resolution of the council.</p>	<p>There are currently no resolutions of council designating the subject site for future road widening or alignment.</p>
<p><b>9 Flood related development controls information</b></p> <p>(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the</p>	<p><i>Flooding development controls apply for all development on the subject site as it is designated as flood prone in accordance with Forbes Development Control Plan 2013 as part of the land is subject to the Cypress Lane Drainage Corridor.</i></p>

<p>purposes of group homes or seniors housing) is subject to flood related development controls.</p> <p>(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.</p> <p><b>Note</b> Words and expressions in this clause have the same meanings as in the Standard Instrument.</p>	
<p><b>10 Council and other public authority policies on hazard risk restrictions</b></p> <p>Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.</p>	<p><i>Salinity: Council is aware that some areas within the Shire are potentially liable to the impact of salinity. The applicant should make their own enquiries from the relevant authorities to establish if the property is suitable for the intended use.</i></p> <p><i>Contaminated Land: Council has a policy relating to Contaminated Lands, which also nominates relevant controls and a register of effected land. The applicant should rely on their own investigations against this policy.</i></p> <p><i>The land subject to this certificate is affected by a policy adopted by the Rural Fire Service known as the 'Forbes LGA – Bush Fire Prone Land Map' that identifies categories which may restrict development of the land because of the likelihood of bush fire.</i></p>
<p><b>11 Bush fire prone land</b></p> <p>If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.</p> <p>If none of the land is bush fire prone land, a statement to that effect.</p>	<p>No, the land is not bushfire prone</p>
<p><b>12 Loose-fill asbestos insulation</b></p> <p>If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the <i>Home Building Act 1989</i>) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	<p>No, council is not aware of any loose fill asbestos</p> <p>NOTE: Some buildings located in the Forbes Local Government Area have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.</p> <p>You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the Council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.</p>

	<p>Contact NSW Fair Trading for further information.</p> <p>Loose fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma.</p>
<p><b>13 Mine subsidence</b></p> <p>Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the <i>Mine Subsidence Compensation Act 1961</i>.</p>	<p>The land is not proclaimed to be a mine subsidence district within the meaning of section 15 of the <i><u>Mine Subsidence Compensation Act 1961</u></i>.</p>
<p><b>14 Paper subdivision information</b></p> <p>(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.</p> <p>(2) The date of any subdivision order that applies to the land.</p> <p><b>Note</b> Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.</p>	<p>Not applicable as the land is not part of a paper subdivision.</p>
<p><b>15 Property vegetation plans</b></p> <p>If the land is land to which a property vegetation plan approved under Part 4 of the <i>Native Vegetation Act 2003</i> (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).</p>	<p>No, Council is not aware of any property vegetation plans applicable to the subject land</p>
<p><b>16 Biodiversity stewardship sites</b></p> <p>If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the <i>Biodiversity Conservation Act 2016</i>, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).</p> <p><b>Note.</b> Biodiversity stewardship agreements include biobanking agreements under Part 7A of the <i>Threatened Species Conservation Act 1995</i> that are taken to be biodiversity stewardship agreements</p>	<p>No, Council is not aware of any biobanking agreement applicable to the subject land</p>

	under Part 5 of the <i>Biodiversity Conservation Act 2016</i> .	
<b>17</b>	<p><b>Biodiversity certified land</b></p> <p>If the land is biodiversity certified land under Part 8 of the <i>Biodiversity Conservation Act 2016</i>, a statement to that effect.</p> <p><b>Note.</b> Biodiversity certified land includes land certified under Part 7AA of the <i>Threatened Species Conservation Act 1995</i> that is taken to be certified under Part 8 of the <i>Biodiversity Conservation Act 2016</i>.</p>	No, Council has not been notified that the subject site contains land classified as biodiversity certified land under Part 8 of the Biodiversity Act 2016.
<b>18</b>	<p><b>Orders under Trees (Disputes Between Neighbours) Act 2006</b></p> <p>Whether an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a tree on the land (but only if the council has been notified of the order).</p>	No, Council is not aware of any orders under the trees disputes between neighbours act which are applicable to the subject land
<b>19</b>	<b>Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works</b>	Not Applicable
<b>20</b>	<b>Western Sydney Aerotropolis</b>	Not applicable
<b>21</b>	<p><b>Site compatibility certificates and conditions for seniors housing</b></p> <p>If <i>State Environmental Planning Policy (Housing) 2021</i>, 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).</p>	<p>Council is not aware of any valid Site Compatibility Certificate (Seniors Housing) issued in relation to the subject land</p> <p><i>State Environmental Planning Policy (Housing) 2021</i>, Chapter 3, Part 5 does not apply to the land.</p>
<b>22</b>	<p><b>Site compatibility certificates and conditions for affordable rental housing</b></p> <p>(1) A statement of whether there is a former site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to</p>	<p>Council is not aware of a former site compatibility certificate for affordable rental housing that applies to the land.</p> <p><i>State Environmental Planning Policy (Housing) 2021</i>, Chapter 2, Part 2, Division 1 or 5 does not apply to the land.</p>



<p>include:</p> <ul style="list-style-type: none"> <li>(a) the period for which the certificate is current, and</li> <li>(b) that a copy may be obtained from the head office of the Department.</li> </ul> <p>(2) If <i>State Environmental Planning Policy (Housing) 2021</i>, 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 40(1).</p> <p>(3) Any conditions of development consent in relation to land that are of a kind referred to in <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i>, Clause 17(1) or 38(1).</p>	
<p><b>Note.</b> The following matters are prescribed by section 59 (2) of the <i>Contaminated Land Management Act 1997</i> as additional matters to be specified in a planning certificate:</p>	<p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is significantly contaminated land</p> <p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject to a management order</p> <p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject of a voluntary management proposal</p> <p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject to an ongoing maintenance order</p> <p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject of a site audit statement</p>

**DISCLAIMERS:**

- 1.1 Other authorities may hold information in respect of the property not contained in the Council's records, and
- 1.2 The Council's records themselves may not be complete or accurate in respect of the property; and
- 1.3 The Council cannot and does not accept any liability in respect of any error, inaccuracy or omission in this certificate which relates to any information provided to the Council by another authority or by another person.
- 2 The instruments referred to in this certificate may contain other important information in respect of the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.
- 3 It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.

Yours faithfully,



Per

Mathew Teale  
**DIRECTOR**  
**PLANNING & GROWTH**

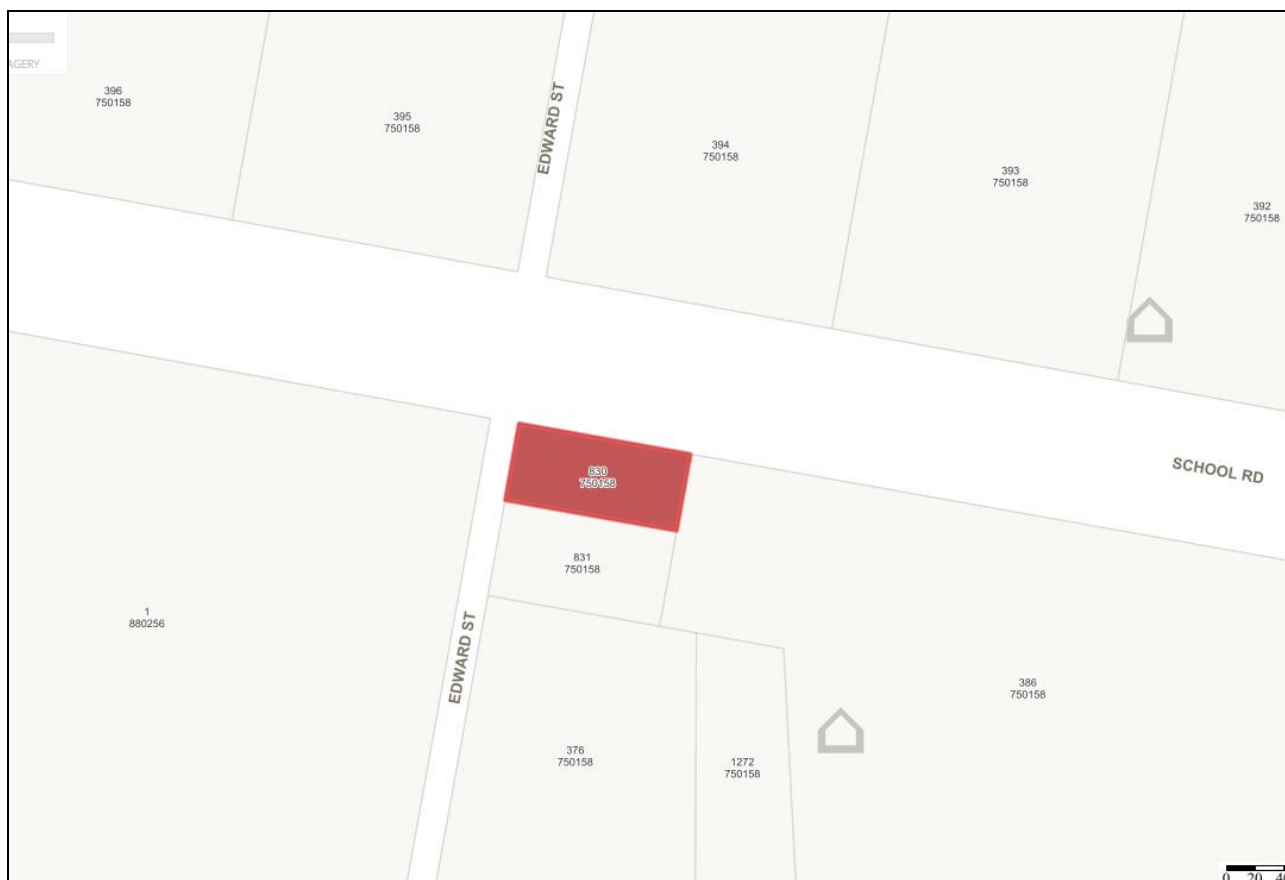


**PLANNING CERTIFICATE UNDER SECTION 10.7  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**  
Supplied in accordance with Subsection 2

**Applicant:** Sydney Environmental Group  
63 /45 Huntley  
Alexandria Nsw 2015

**Your Reference:**

**Certificate No:** 9922 **Date:** 5 July 2023  
**Assessment Number:** 2006543  
**Subject Land:** Lot: 830 DP: 750158, School Road FORBES  
**Owners:** Michelle Gowan Behan  
**Location Map:** As shown on the map below, with parcel/property edged in red



**Note** This drawing is provided by Forbes Shire Council to its clients and correspondents for their information on an as is basis. It represents a depiction of the land details as currently held and should not be relied upon as a definitive or complete statement of the title details

<p><b>1 Names of relevant planning instruments and DCPs</b></p> <p>(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p>	<p><i>The Forbes Local Environmental Plan 2013 (FLEP 2013) (as amended) and the following State Environmental Planning Policies:</i></p> <p><i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>  <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i>  <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>  <i>State Environmental Planning Policy (Housing) 2021</i>  <i>State Environmental Planning Policy (Industry and Employment) 2021</i>  <i>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</i>  <i>State Environmental Planning Policy (Planning Systems) 2021</i>  <i>State Environmental Planning Policy (Primary Production) 2021</i>  <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>  <i>State Environmental Planning Policy (Resources and Energy) 2021</i>  <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i></p>
<p>(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).</p>	<p><b>Name of proposed policy:</b> <i>The Fun SEPP</i>  <b>When publicly released:</b> <i>Exhibited 29.10.2021 – 30.11.2021</i>  <b>Further Information:</b> <i>The Fun SEPP is available for viewing on the NSW Planning Portal website.</i></p>
<p>(3) The name of each development control plan that applies to the carrying out of development on the land.</p>	<p>Forbes Development Control Plan 2013</p>
<p>(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.</p>	<p>Noted</p>
<p><b>2 Zoning and land use under relevant LEPs</b></p> <p>For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):</p>	<p><i>RU1 – Primary Production</i></p>

(a) the identity of the zone	
(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	<i>Environmental protection works; Extensive agriculture; Home-based child care; Home occupations; Roads; Water reticulation systems</i>
(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	<i>Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Home businesses; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Veterinary hospitals; Water recreation structures; Water supply systems</i>
(d) the purposes for which the instrument provides that development is prohibited within the zone,	<i>Any development not specified in responses 2 (b) or (c)</i>
(e) Whether additional permitted uses apply to the land	There are no additional permitted uses that apply to the land.
(f) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,	200 Ha

(g) whether the land is in an area of outstanding biodiversity value under the <i>Biodiversity Conservation Act 2016</i>	No, the land is not an area of outstanding biodiversity value under the <i>Biodiversity Conservation Act 2016</i> .
(h) whether the land is in a conservation area (however described),	No, the land is not located within a Heritage Conservation Area
(i) whether an item of environmental heritage (however described) is situated on the land.	No, the land does not contain any item of environmental heritage
<b>3 Contributions plans</b>  The name of each contributions plan applying to the land.	The Forbes Shire Council Section 7.12 Contribution Plan 2021 applies to the land.
<b>4 Complying development</b>  (1) The extent to which 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 (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.  (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.  (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.  (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.	Development MAY be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
<b>5 Exempt Development</b>	Exempt Development may occur on the property in accordance with the State Environmental Planning



<p>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.</p> <p>If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.</p> <p>If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—</p> <ul style="list-style-type: none"> <li>○ a restriction applies to the land, but it may not apply to all of the land, and</li> <li>○ the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.</li> <li>○ If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.</li> </ul>	<p>Policy (Exempt and Complying Development Codes) 2008.</p> <p>Any person wishing to make use of this code should rely on their own investigations as to whether their proposal complies with the development standards of this code.</p>
<p><b>6 Affected building notices and building product rectification orders</b></p> <p>Whether the council is aware that—</p> <ul style="list-style-type: none"> <li>○ an affected building notice is in force in relation to the land, or</li> <li>○ a building product rectification order is in force in relation to the land that has not been fully complied with, or</li> <li>○ a notice of intention to make a building product rectification order given in relation to the land is outstanding.</li> </ul>	<p>Council is not aware of any affected building notices in force that applies to the land.</p> <p>Council is not aware of any building product rectification order in force that applies to the land.</p> <p>Council is not aware of any intention to make a product rectification order that applies to the land.</p>
<p><b>7 Land reserved for acquisition</b></p> <p>Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.</p>	<p>No the subject land is not land reserved for acquisition</p>
<p><b>8 Road widening and road realignment</b></p>	<p>No</p>

<p>Whether or not the land is affected by any road widening or road realignment under:</p> <p>(a) Division 2 of Part 3 of the <i>Roads Act 1993</i>, or</p>	
<p>(b) any environmental planning instrument, or</p>	<p>Council is not aware of any environmental planning instrument that may designate the subject site for future road widening or alignment</p>
<p>(c) any resolution of the council.</p>	<p>There are currently no resolutions of council designating the subject site for future road widening or alignment.</p>
<p><b>9 Flood related development controls information</b></p> <p>(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.</p> <p>(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.</p> <p><b>Note</b> Words and expressions in this clause have the same meanings as in the Standard Instrument.</p>	<p>The subject property is not subject to flood related development controls as it is not flood liable.</p>
<p><b>10 Council and other public authority policies on hazard risk restrictions</b></p> <p>Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.</p>	<p><i>Salinity: Council is aware that some areas within the Shire are potentially liable to the impact of salinity. The applicant should make their own enquiries from the relevant authorities to establish if the property is suitable for the intended use.</i></p> <p><i>Contaminated Land: Council has a policy relating to Contaminated Lands, which also nominates relevant controls and a register of effected land. The applicant should rely on their own investigations against this policy.</i></p> <p><i>The land subject to this certificate is affected by a policy adopted by the Rural Fire Service known as the 'Forbes LGA – Bush Fire Prone Land Map' that identifies categories which may restrict development of the land because of the likelihood of bush fire.</i></p>

<p><b>11 Bush fire prone land</b></p> <p>If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.</p> <p>If none of the land is bush fire prone land, a statement to that effect.</p>	<p>No, the land is not bushfire prone</p>
<p><b>12 Loose-fill asbestos insulation</b></p> <p>If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the <i>Home Building Act 1989</i>) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	<p>No, council is not aware of any loose fill asbestos</p> <p>NOTE: Some buildings located in the Forbes Local Government Area have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.</p> <p>You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the Council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants. Contact NSW Fair Trading for further information.</p> <p>Loose fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma.</p>
<p><b>13 Mine subsidence</b></p> <p>Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the <i>Mine Subsidence Compensation Act 1961</i>.</p>	<p>The land is not proclaimed to be a mine subsidence district within the meaning of section 15 of the <i>Mine Subsidence Compensation Act 1961</i>.</p>
<p><b>14 Paper subdivision information</b></p> <p>(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.</p> <p>(2) The date of any subdivision order that applies to the land.</p> <p><b>Note</b> Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.</p>	<p>Not applicable as the land is not part of a paper subdivision.</p>

<p><b>15 Property vegetation plans</b></p> <p>If the land is land to which a property vegetation plan approved under Part 4 of the <i>Native Vegetation Act 2003</i> (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).</p>	<p>No, Council is not aware of any property vegetation plans applicable to the subject land</p>
<p><b>16 Biodiversity stewardship sites</b></p> <p>If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the <i>Biodiversity Conservation Act 2016</i>, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).</p> <p><b>Note.</b> Biodiversity stewardship agreements include biobanking agreements under Part 7A of the <i>Threatened Species Conservation Act 1995</i> that are taken to be biodiversity stewardship agreements under Part 5 of the <i>Biodiversity Conservation Act 2016</i>.</p>	<p>No, Council is not aware of any biobanking agreement applicable to the subject land</p>
<p><b>17 Biodiversity certified land</b></p> <p>If the land is biodiversity certified land under Part 8 of the <i>Biodiversity Conservation Act 2016</i>, a statement to that effect.</p> <p><b>Note.</b> Biodiversity certified land includes land certified under Part 7AA of the <i>Threatened Species Conservation Act 1995</i> that is taken to be certified under Part 8 of the <i>Biodiversity Conservation Act 2016</i>.</p>	<p>No, Council has not been notified that the subject site contains land classified as biodiversity certified land under Part 8 of the Biodiversity Act 2016.</p>
<p><b>18 Orders under Trees (Disputes Between Neighbours) Act 2006</b></p> <p>Whether an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a tree on the land (but only if the council has been notified of the order).</p>	<p>No, Council is not aware of any orders under the trees disputes between neighbours act which are applicable to the subject land</p>
<p><b>19 Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works</b></p>	<p>Not Applicable</p>

<b>20</b>	<b>Western Sydney Aerotropolis</b>	Not applicable
<b>21</b>	<p><b>Site compatibility certificates and conditions for seniors housing</b></p> <p>If <i>State Environmental Planning Policy (Housing) 2021</i>, 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).</p>	<p>Council is not aware of any valid Site Compatibility Certificate (Seniors Housing) issued in relation to the subject land</p> <p><i>State Environmental Planning Policy (Housing) 2021</i>, Chapter 3, Part 5 does not apply to the land.</p>
<b>22</b>	<p><b>Site compatibility certificates and conditions for affordable rental housing</b></p> <p>(1) A statement of whether there is a former site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:</p> <p>(a) the period for which the certificate is current, and</p> <p>(b) that a copy may be obtained from the head office of the Department.</p> <p>(2) If <i>State Environmental Planning Policy (Housing) 2021</i>, 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 40(1).</p> <p>(3) Any conditions of development consent in relation to land that are of a kind referred to in <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i>, Clause 17(1) or 38(1).</p>	<p>Council is not aware of a former site compatibility certificate for affordable rental housing that applies to the land.</p> <p><i>State Environmental Planning Policy (Housing) 2021</i>, Chapter 2, Part 2, Division 1 or 5 does not apply to the land.</p>
<p><b>Note.</b> The following matters are prescribed by section 59 (2) of the <i>Contaminated Land Management Act 1997</i> as additional matters to be specified in a planning certificate:</p>		<p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is significantly contaminated land</p> <p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject to a management order</p> <p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject of a voluntary management proposal</p>

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	<p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject to an ongoing maintenance order</p>
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	<p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject of a site audit statement</p>
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**DISCLAIMERS:**

- 1.1 Other authorities may hold information in respect of the property not contained in the Council's records, and
- 1.2 The Council's records themselves may not be complete or accurate in respect of the property; and
- 1.3 The Council cannot and does not accept any liability in respect of any error, inaccuracy or omission in this certificate which relates to any information provided to the Council by another authority or by another person.
- 2 The instruments referred to in this certificate may contain other important information in respect of the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.
- 3 It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.

Yours faithfully,



Per

Mathew Teale  
**DIRECTOR**  
**PLANNING & GROWTH**

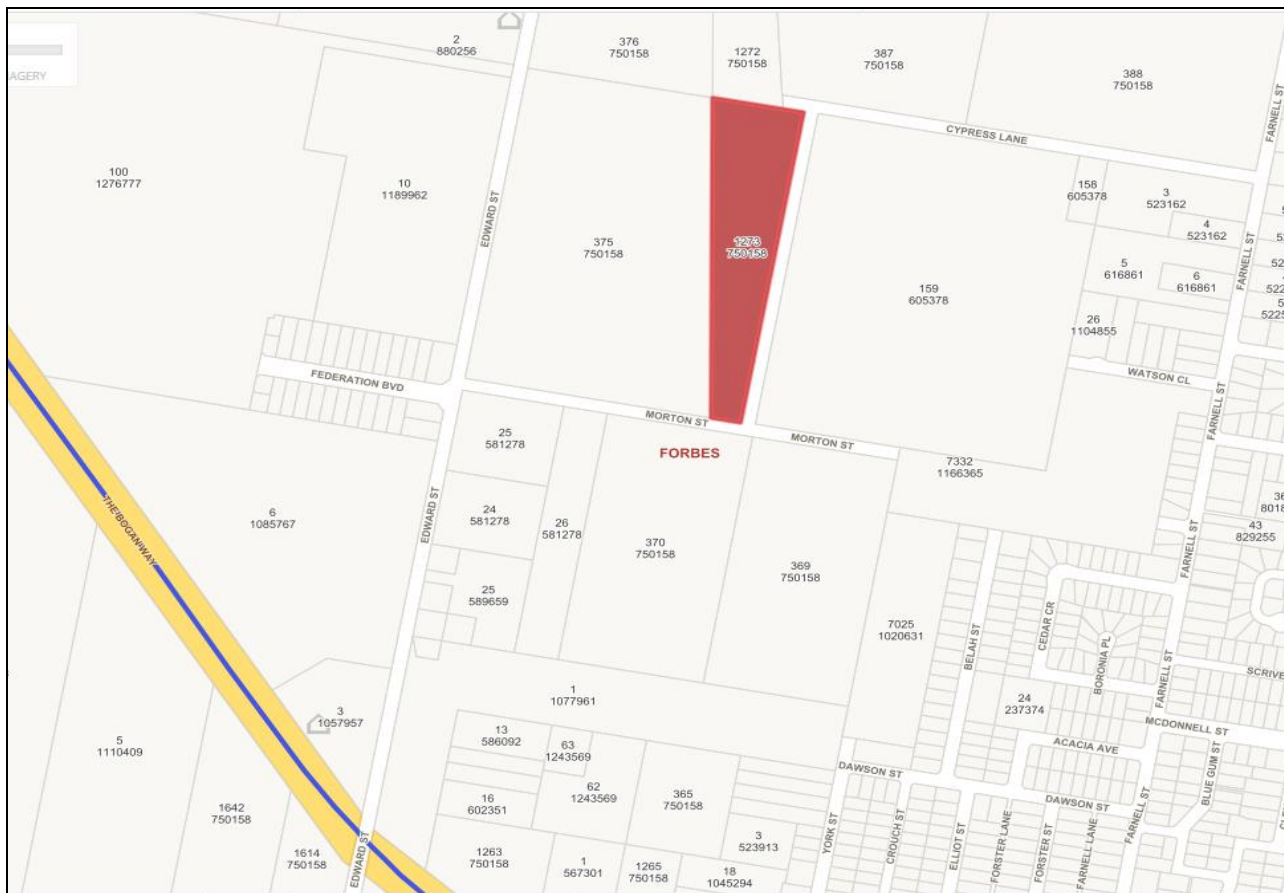


**PLANNING CERTIFICATE UNDER SECTION 10.7  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**  
Supplied in accordance with Subsection 2

**Applicant:** Sydney Environmental Group  
63 /45 Huntley  
Alexandria Nsw 2015


**Your Reference:**

**Certificate No:** 9923 **Date:** 5 July 2023  
**Assessment Number:** 2006543  
**Subject Land:** Lot: 1273 DP: 750158, School Road FORBES  
**Owners:** Michelle Gowan Behan  
**Location Map:** As shown on the map below, with parcel/property edged in red



**Note** This drawing is provided by Forbes Shire Council to its clients and correspondents for their information on an as is basis. It represents a depiction of the land details as currently held and should not be relied upon as a definitive or complete statement of the title details

<p><b>1 Names of relevant planning instruments and DCPs</b></p> <p>(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p>	<p><i>The Forbes Local Environmental Plan 2013 (FLEP 2013) (as amended) and the following State Environmental Planning Policies:</i></p> <p><i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>  <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i>  <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>  <i>State Environmental Planning Policy (Housing) 2021</i>  <i>State Environmental Planning Policy (Industry and Employment) 2021</i>  <i>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</i>  <i>State Environmental Planning Policy (Planning Systems) 2021</i>  <i>State Environmental Planning Policy (Primary Production) 2021</i>  <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>  <i>State Environmental Planning Policy (Resources and Energy) 2021</i>  <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i></p>
<p>(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).</p>	<p><b>Name of proposed policy:</b> <i>The Fun SEPP</i>  <b>When publicly released:</b> <i>Exhibited 29.10.2021 – 30.11.2021</i>  <b>Further Information:</b> <i>The Fun SEPP is available for viewing on the NSW Planning Portal website.</i></p>
<p>(3) The name of each development control plan that applies to the carrying out of development on the land.</p>	<p>Forbes Development Control Plan 2013</p>
<p>(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.</p>	<p>Noted</p>
<p><b>2 Zoning and land use under relevant LEPs</b></p> <p>For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):</p>	<p><i>RU1 – Primary Production</i>  <i>RE1 – Public Recreation</i></p>

<p>(a) the identity of the zone</p>	
<p>(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,</p>	<p><i>RU1:</i>  <i>Environmental protection works;</i>  <i>Extensive agriculture;</i> <i>Home-based child care;</i> <i>Home occupations;</i> <i>Roads;</i>  <i>Water reticulation systems</i></p> <p><i>RE1:</i>  <i>Environmental protection works;</i> <i>Roads;</i>  <i>Water reticulation systems</i></p>
<p>(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,</p>	<p><i>RU1:</i>  <i>Air transport facilities;</i> <i>Airstrips;</i> <i>Animal boarding or training establishments;</i>  <i>Aquaculture;</i> <i>Bed and breakfast accommodation;</i> <i>Boat launching ramps;</i>  <i>Boat sheds;</i> <i>Building identification signs;</i> <i>Business identification signs;</i>  <i>Camping grounds;</i> <i>Cellar door premises;</i> <i>Cemeteries;</i> <i>Community facilities;</i> <i>Correctional centres;</i>  <i>Crematoria;</i> <i>Depots;</i> <i>Dual occupancies (attached);</i> <i>Dwelling houses;</i> <i>Eco-tourist facilities;</i> <i>Environmental facilities;</i>  <i>Extractive industries;</i> <i>Farm buildings;</i> <i>Farm stay accommodation;</i> <i>Flood mitigation works;</i> <i>Forestry;</i> <i>Freight transport facilities;</i> <i>General industries;</i>  <i>Heavy industrial storage establishments;</i> <i>Heavy industries;</i> <i>Helipads;</i> <i>Home businesses;</i> <i>Home industries;</i> <i>Home occupations (sex services);</i> <i>Industrial training facilities;</i> <i>Information and education facilities;</i> <i>Intensive livestock agriculture;</i> <i>Intensive plant agriculture;</i> <i>Jetties;</i> <i>Landscaping</i></p>

	<p><i>material supplies; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Veterinary hospitals; Water recreation structures; Water supply systems</i></p> <p><i>RE1:</i>  <i>Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Charter and tourism boating facilities; Child care centres; Community facilities; Environmental facilities; Flood mitigation works; Heliports; Information and education facilities; Jetties; Kiosks; Mooring pens; Moorings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Water recreation structures</i></p>
(d) the purposes for which the instrument provides that development is prohibited within the zone,	<i>Any development not specified in responses 2 (b) or (c)</i>
(e) Whether additional permitted uses apply to the land	There are no additional permitted uses that apply to the land.
(f) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,	200 Ha
(g) whether the land is in an area of outstanding biodiversity value under the <i>Biodiversity Conservation Act 2016</i>	No, the land is not an area of outstanding biodiversity value under the <i>Biodiversity Conservation Act 2016</i> .
(h) whether the land is in a conservation area (however described),	No, the land is not located within a Heritage Conservation Area
(i) whether an item of environmental heritage (however described) is situated on the land.	No, the land does not contain any item of environmental heritage
<b>3 Contributions plans</b>  The name of each contributions plan	The Forbes Shire Council Section 7.12 Contribution Plan 2021 applies to the land.

applying to the land.	
<p><b>4 Complying development</b></p> <p>(1) The extent to which 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 (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.</p> <p>(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.</p> <p>(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.</p>	<p>Development MAY be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</p>
<p><b>5 Exempt Development</b></p> <p>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.</p> <p>If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.</p> <p>If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—</p> <ul style="list-style-type: none"> <li>○ a restriction applies to the land, but it may not apply to all of the land,</li> </ul>	<p>Exempt Development may occur on the property in accordance with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>Any person wishing to make use of this code should rely on their own investigations as to whether their proposal complies with the development standards of this code.</p>



<p>and</p> <ul style="list-style-type: none"> <li>the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.</li> <li>If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.</li> </ul>	
<p><b>6 Affected building notices and building product rectification orders</b></p> <p>Whether the council is aware that—</p> <ul style="list-style-type: none"> <li>an affected building notice is in force in relation to the land, or</li> <li>a building product rectification order is in force in relation to the land that has not been fully complied with, or</li> <li>a notice of intention to make a building product rectification order given in relation to the land is outstanding.</li> </ul>	<p>Council is not aware of any affected building notices in force that applies to the land.</p> <p>Council is not aware of any building product rectification order in force that applies to the land.</p> <p>Council is not aware of any intention to make a product rectification order that applies to the land.</p>
<p><b>7 Land reserved for acquisition</b></p> <p>Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.</p>	<p>Yes, part of the land is reserved for public acquisition.</p>
<p><b>8 Road widening and road realignment</b></p> <p>Whether or not the land is affected by any road widening or road realignment under:</p> <p>(a) Division 2 of Part 3 of the <i>Roads Act 1993</i>, or</p>	<p>No</p>
<p>(b) any environmental planning instrument, or</p>	<p>Council is not aware of any environmental planning instrument that may designate the subject site for future road widening or alignment</p>
<p>(c) any resolution of the council.</p>	<p>There are currently no resolutions of council designating the subject site for future road widening or alignment.</p>

<p><b>9 Flood related development controls information</b></p> <p>(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.</p> <p>(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.</p> <p><b>Note</b> Words and expressions in this clause have the same meanings as in the Standard Instrument.</p>	<p><i>Flooding development controls apply for all development on the subject site as it is designated as flood prone in accordance with Forbes Development Control Plan 2013.</i></p>
<p><b>10 Council and other public authority policies on hazard risk restrictions</b></p> <p>Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.</p>	<p><i>Salinity: Council is aware that some areas within the Shire are potentially liable to the impact of salinity. The applicant should make their own enquiries from the relevant authorities to establish if the property is suitable for the intended use.</i></p> <p><i>Contaminated Land: Council has a policy relating to Contaminated Lands, which also nominates relevant controls and a register of effected land. The applicant should rely on their own investigations against this policy.</i></p> <p><i>The land subject to this certificate is affected by a policy adopted by the Rural Fire Service known as the 'Forbes LGA – Bush Fire Prone Land Map' that identifies categories which may restrict development of the land because of the likelihood of bush fire.</i></p>
<p><b>11 Bush fire prone land</b></p> <p>If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.</p> <p>If none of the land is bush fire prone land, a statement to that effect.</p>	<p>No, the land is not bushfire prone</p>
<p><b>12 Loose-fill asbestos insulation</b></p> <p>If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the <i>Home Building Act 1989</i>) that are listed on the register that is required to be</p>	<p>No, council is not aware of any loose fill asbestos</p> <p>NOTE: Some buildings located in the Forbes Local Government Area have been identified as containing loose-fill asbestos insulation, for example in the roof</p>

<p>maintained under that Division, a statement to that effect.</p>	<p>space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.</p> <p>You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the Council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants. Contact NSW Fair Trading for further information.</p> <p>Loose fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma.</p>
<p><b>13 Mine subsidence</b></p> <p>Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the <i>Mine Subsidence Compensation Act 1961</i>.</p>	<p>The land is not proclaimed to be a mine subsidence district within the meaning of section 15 of the <i>Mine Subsidence Compensation Act 1961</i>.</p>
<p><b>14 Paper subdivision information</b></p> <p>(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.</p> <p>(2) The date of any subdivision order that applies to the land.</p> <p><b>Note</b> Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.</p>	<p>Not applicable as the land is not part of a paper subdivision.</p>
<p><b>15 Property vegetation plans</b></p> <p>If the land is land to which a property vegetation plan approved under Part 4 of the <i>Native Vegetation Act 2003</i> (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).</p>	<p>No, Council is not aware of any property vegetation plans applicable to the subject land</p>
<p><b>16 Biodiversity stewardship sites</b></p> <p>If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the <i>Biodiversity Conservation Act 2016</i>, a statement to that</p>	<p>No, Council is not aware of any biobanking agreement applicable to the subject land</p>

	<p>effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).</p> <p><b>Note.</b> Biodiversity stewardship agreements include biobanking agreements under Part 7A of the <i>Threatened Species Conservation Act 1995</i> that are taken to be biodiversity stewardship agreements under Part 5 of the <i>Biodiversity Conservation Act 2016</i>.</p>	
<b>17</b>	<p><b>Biodiversity certified land</b></p> <p>If the land is biodiversity certified land under Part 8 of the <i>Biodiversity Conservation Act 2016</i>, a statement to that effect.</p> <p><b>Note.</b> Biodiversity certified land includes land certified under Part 7AA of the <i>Threatened Species Conservation Act 1995</i> that is taken to be certified under Part 8 of the <i>Biodiversity Conservation Act 2016</i>.</p>	No, Council has not been notified that the subject site contains land classified as biodiversity certified land under Part 8 of the Biodiversity Act 2016.
<b>18</b>	<p><b>Orders under Trees (Disputes Between Neighbours) Act 2006</b></p> <p>Whether an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a tree on the land (but only if the council has been notified of the order).</p>	No, Council is not aware of any orders under the trees disputes between neighbours act which are applicable to the subject land
<b>19</b>	<p><b>Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works</b></p>	Not Applicable
<b>20</b>	<p><b>Western Sydney Aerotropolis</b></p>	Not applicable
<b>21</b>	<p><b>Site compatibility certificates and conditions for seniors housing</b></p> <p>If <i>State Environmental Planning Policy (Housing) 2021</i>, 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).</p>	<p>Council is not aware of any valid Site Compatibility Certificate (Seniors Housing) issued in relation to the subject land</p> <p><i>State Environmental Planning Policy (Housing) 2021</i>, Chapter 3, Part 5 does not apply to the land.</p>
<b>22</b>	<p><b>Site compatibility certificates and conditions for affordable rental housing</b></p> <p>(1) A statement of whether there is a former site compatibility certificate</p>	<p>Council is not aware of a former site compatibility certificate for affordable rental housing that applies to the land.</p> <p><i>State Environmental Planning Policy (Housing)</i></p>

<p>(affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:</p> <p>(a) the period for which the certificate is current, and</p> <p>(b) that a copy may be obtained from the head office of the Department.</p> <p>(2) If <i>State Environmental Planning Policy (Housing) 2021</i>, 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 40(1).</p> <p>(3) Any conditions of development consent in relation to land that are of a kind referred to in <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i>, Clause 17(1) or 38(1).</p>	<p>2021, Chapter 2, Part 2, Division 1 or 5 does not apply to the land.</p>
<p><b>Note.</b> The following matters are prescribed by section 59 (2) of the <i>Contaminated Land Management Act 1997</i> as additional matters to be specified in a planning certificate:</p>	<p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is significantly contaminated land</p> <p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject to a management order</p> <p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject of a voluntary management proposal</p> <p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject to an ongoing maintenance order</p> <p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject of a site audit statement</p>

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- 1.2 The Council's records themselves may not be complete or accurate in respect of the property; and
- 1.3 The Council cannot and does not accept any liability in respect of any error, inaccuracy or omission in this certificate which relates to any information provided to the Council by another authority or by another person.
- 2 The instruments referred to in this certificate may contain other important information in respect of the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.
- 3 It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.

Yours faithfully,



Per

Mathew Teale  
**DIRECTOR**  
**PLANNING & GROWTH**



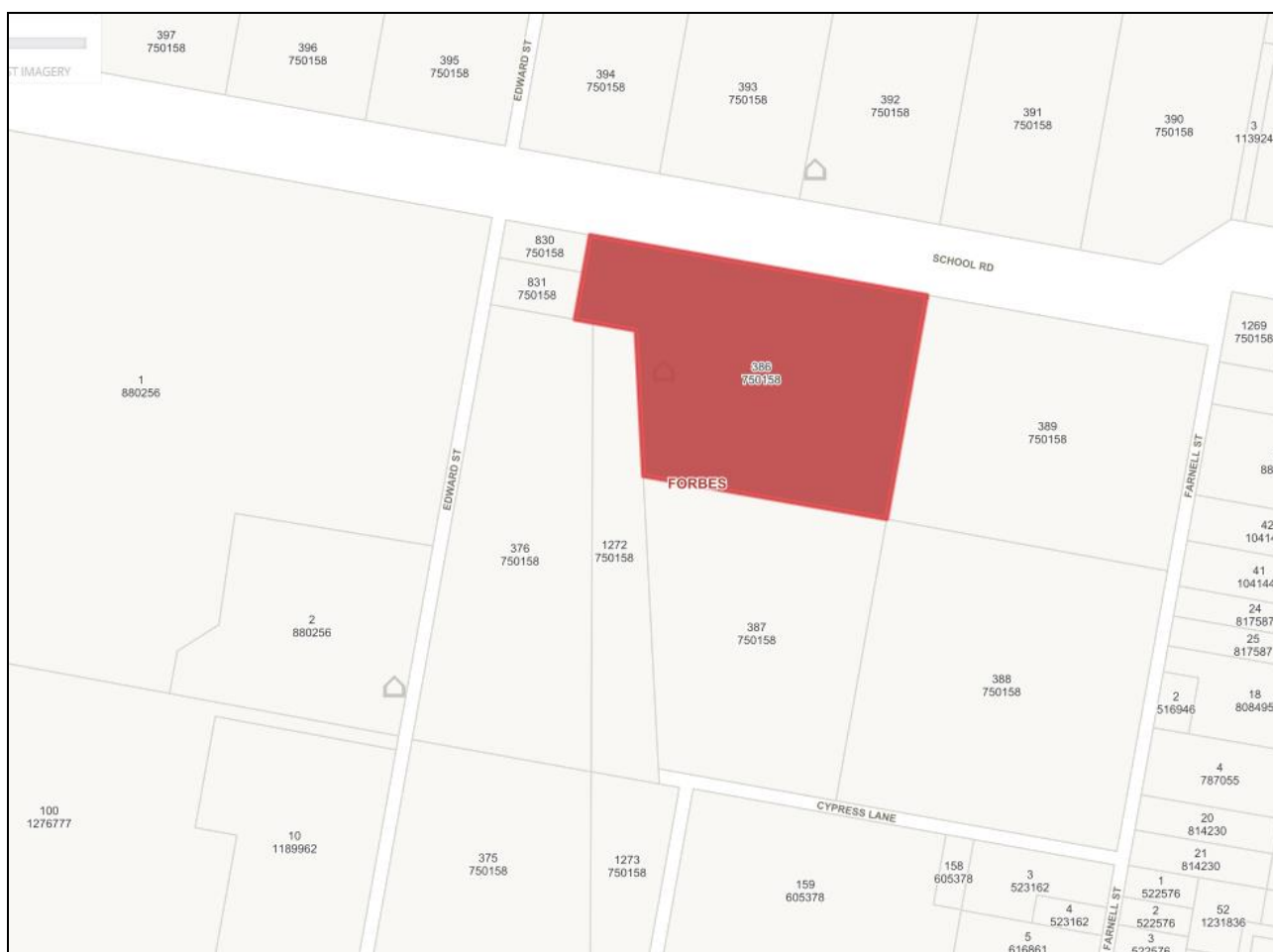


**PLANNING CERTIFICATE UNDER SECTION 10.7  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**  
Supplied in accordance with Subsection 2

**Applicant:** Sydney Environmental Group  
6345 Huntley  
Alexandria Nsw 2015

**Your Reference:**

**Certificate No:** 9927 **Date:** 5 July 2023  
**Assessment Number:** 2006543  
**Subject Land:** Lot: 386 DP: 750158, School Road FORBES  
**Owners:** Michelle Gowan Behan  
**Location Map:** As shown on the map below, with parcel/property edged in red



**Note** This drawing is provided by Forbes Shire Council to its clients and correspondents for their information on an as is basis. It represents a depiction of the land details as currently held and should not be relied upon as a definitive or complete statement of the title details

<p><b>1 Names of relevant planning instruments and DCPs</b></p> <p>(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p>	<p><i>The Forbes Local Environmental Plan 2013 (FLEP 2013) (as amended) and the following State Environmental Planning Policies:</i></p> <p><i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>  <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i>  <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>  <i>State Environmental Planning Policy (Housing) 2021</i>  <i>State Environmental Planning Policy (Industry and Employment) 2021</i>  <i>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</i>  <i>State Environmental Planning Policy (Planning Systems) 2021</i>  <i>State Environmental Planning Policy (Primary Production) 2021</i>  <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>  <i>State Environmental Planning Policy (Resources and Energy) 2021</i>  <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i></p>
<p>(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).</p>	<p><b>Name of proposed policy:</b> <i>The Fun SEPP</i>  <b>When publicly released:</b> <i>Exhibited 29.10.2021 – 30.11.2021</i>  <b>Further Information:</b> <i>The Fun SEPP is available for viewing on the NSW Planning Portal website.</i></p>
<p>(3) The name of each development control plan that applies to the carrying out of development on the land.</p>	<p>Forbes Development Control Plan 2013</p>
<p>(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.</p>	<p>Noted</p>
<p><b>2 Zoning and land use under relevant LEPs</b></p> <p>For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):</p>	<p><i>RU1 – Primary Production</i></p>

(a) the identity of the zone	
(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	<i>Environmental protection works; Extensive agriculture; Home-based child care; Home occupations; Roads; Water reticulation systems</i>
(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	<i>Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Home businesses; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Veterinary hospitals; Water recreation structures; Water supply systems</i>
(d) the purposes for which the instrument provides that development is prohibited within the zone,	<i>Any development not specified in responses 2 (b) or (c)</i>
(e) Whether additional permitted uses apply to the land	There are no additional permitted uses that apply to the land.
(f) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,	200ha
(g) whether the land is in an area of outstanding biodiversity value under the <i>Biodiversity Conservation Act 2016</i>	No, the land is not an area of outstanding biodiversity value under the <i>Biodiversity Conservation Act 2016</i> .
(h) whether the land is in a conservation area (however described),	No, the land is not located within a Heritage Conservation Area

<p>(i) whether an item of environmental heritage (however described) is situated on the land.</p>	<p>No, the land does not contain any item of environmental heritage</p>
<p><b>3 Contributions plans</b></p> <p>The name of each contributions plan applying to the land.</p>	<p>The Forbes Shire Council Section 7.12 Contribution Plan 2021 applies to the land.</p>
<p><b>4 Complying development</b></p> <p>(1) The extent to which 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 (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.</p> <p>(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.</p> <p>(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.</p>	<p>Development MAY be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</p>
<p><b>5 Exempt Development</b></p> <p>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.</p> <p>If exempt development may not be carried out on the land because of 1 of those</p>	<p>Exempt Development may occur on the property in accordance with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>Any person wishing to make use of this code should rely on their own investigations as to whether their proposal complies with the development standards of this code.</p>

<p>clauses, the reasons why it may not be carried out under the clause.</p> <p>If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—</p> <ul style="list-style-type: none"> <li>○ a restriction applies to the land, but it may not apply to all of the land, and</li> <li>○ the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.</li> <li>○ If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.</li> </ul>	
<p><b>6 Affected building notices and building product rectification orders</b></p> <p>Whether the council is aware that—</p> <ul style="list-style-type: none"> <li>○ an affected building notice is in force in relation to the land, or</li> <li>○ a building product rectification order is in force in relation to the land that has not been fully complied with, or</li> <li>○ a notice of intention to make a building product rectification order given in relation to the land is outstanding.</li> </ul>	<p>Council is not aware of any affected building notices in force that applies to the land.</p> <p>Council is not aware of any building product rectification order in force that applies to the land.</p> <p>Council is not aware of any intention to make a product rectification order that applies to the land.</p>
<p><b>7 Land reserved for acquisition</b></p> <p>Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.</p>	<p>No the subject land is not land reserved for acquisition</p>
<p><b>8 Road widening and road realignment</b></p> <p>Whether or not the land is affected by any road widening or road realignment under:</p> <p>(a) Division 2 of Part 3 of the <i>Roads Act 1993</i>, or</p>	<p>No</p>
<p>(b) any environmental planning instrument, or</p>	<p>Council is not aware of any environmental planning instrument that may designate the subject site for</p>

	future road widening or alignment
(c) any resolution of the council.	There are currently no resolutions of council designating the subject site for future road widening or alignment.
<p><b>9 Flood related development controls information</b></p> <p>(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.</p> <p>(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.</p> <p><b>Note</b> Words and expressions in this clause have the same meanings as in the Standard Instrument.</p>	The subject property is not subject to flood related development controls as it is not flood liable.
<p><b>10 Council and other public authority policies on hazard risk restrictions</b></p> <p>Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.</p>	<p><i>Salinity: Council is aware that some areas within the Shire are potentially liable to the impact of salinity. The applicant should make their own enquiries from the relevant authorities to establish if the property is suitable for the intended use.</i></p> <p><i>Contaminated Land: Council has a policy relating to Contaminated Lands, which also nominates relevant controls and a register of effected land. The applicant should rely on their own investigations against this policy.</i></p> <p><i>The land subject to this certificate is affected by a policy adopted by the Rural Fire Service known as the 'Forbes LGA – Bush Fire Prone Land Map' that identifies categories which may restrict development of the land because of the likelihood of bush fire.</i></p>

<p><b>11 Bush fire prone land</b></p> <p>If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.</p> <p>If none of the land is bush fire prone land, a statement to that effect.</p>	<p>No, the land is not bushfire prone</p>
<p><b>12 Loose-fill asbestos insulation</b></p> <p>If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the <i>Home Building Act 1989</i>) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	<p>No, council is not aware of any loose fill asbestos</p> <p>NOTE: Some buildings located in the Forbes Local Government Area have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.</p> <p>You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the Council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants. Contact NSW Fair Trading for further information.</p> <p>Loose fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma.</p>
<p><b>13 Mine subsidence</b></p> <p>Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the <i>Mine Subsidence Compensation Act 1961</i>.</p>	<p>The land is not proclaimed to be a mine subsidence district within the meaning of section 15 of the <i>Mine Subsidence Compensation Act 1961</i>.</p>
<p><b>14 Paper subdivision information</b></p> <p>(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.</p> <p>(2) The date of any subdivision order that applies to the land.</p> <p><b>Note</b> Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.</p>	<p>Not applicable as the land is not part of a paper subdivision.</p>



<p><b>15 Property vegetation plans</b></p> <p>If the land is land to which a property vegetation plan approved under Part 4 of the <i>Native Vegetation Act 2003</i> (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).</p>	<p>No, Council is not aware of any property vegetation plans applicable to the subject land</p>
<p><b>16 Biodiversity stewardship sites</b></p> <p>If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the <i>Biodiversity Conservation Act 2016</i>, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).</p> <p><b>Note.</b> Biodiversity stewardship agreements include biobanking agreements under Part 7A of the <i>Threatened Species Conservation Act 1995</i> that are taken to be biodiversity stewardship agreements under Part 5 of the <i>Biodiversity Conservation Act 2016</i>.</p>	<p>No, Council is not aware of any biobanking agreement applicable to the subject land</p>
<p><b>17 Biodiversity certified land</b></p> <p>If the land is biodiversity certified land under Part 8 of the <i>Biodiversity Conservation Act 2016</i>, a statement to that effect.</p> <p><b>Note.</b> Biodiversity certified land includes land certified under Part 7AA of the <i>Threatened Species Conservation Act 1995</i> that is taken to be certified under Part 8 of the <i>Biodiversity Conservation Act 2016</i>.</p>	<p>No, Council has not been notified that the subject site contains land classified as biodiversity certified land under Part 8 of the Biodiversity Act 2016.</p>
<p><b>18 Orders under Trees (Disputes Between Neighbours) Act 2006</b></p> <p>Whether an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a tree on the land (but only if the council has been notified of the order).</p>	<p>No, Council is not aware of any orders under the trees disputes between neighbours act which are applicable to the subject land</p>
<p><b>19 Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works</b></p>	<p>Not Applicable</p>

<b>20</b>	<b>Western Sydney Aerotropolis</b>	Not applicable
<b>21</b>	<p><b>Site compatibility certificates and conditions for seniors housing</b></p> <p>If <i>State Environmental Planning Policy (Housing) 2021</i>, 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).</p>	<p>Council is not aware of any valid Site Compatibility Certificate (Seniors Housing) issued in relation to the subject land</p> <p><i>State Environmental Planning Policy (Housing) 2021</i>, Chapter 3, Part 5 does not apply to the land.</p>
<b>22</b>	<p><b>Site compatibility certificates and conditions for affordable rental housing</b></p> <p>(1) A statement of whether there is a former site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:</p> <p>(a) the period for which the certificate is current, and</p> <p>(b) that a copy may be obtained from the head office of the Department.</p> <p>(2) If <i>State Environmental Planning Policy (Housing) 2021</i>, 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 40(1).</p> <p>(3) Any conditions of development consent in relation to land that are of a kind referred to in <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i>, Clause 17(1) or 38(1).</p>	<p>Council is not aware of a former site compatibility certificate for affordable rental housing that applies to the land.</p> <p><i>State Environmental Planning Policy (Housing) 2021</i>, Chapter 2, Part 2, Division 1 or 5 does not apply to the land.</p>
	<p><b>Note.</b> The following matters are prescribed by section 59 (2) of the <i>Contaminated Land Management Act 1997</i> as additional matters to be specified in a planning certificate:</p>	<p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is significantly contaminated land</p> <p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject to a management order</p> <p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject of a voluntary management proposal</p>

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	<p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject to an ongoing maintenance order</p>
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	<p>Forbes Shire Council has not been advised by the Department of Environment &amp; Heritage that the land is subject of a site audit statement</p>
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**DISCLAIMERS:**

- 1.1 Other authorities may hold information in respect of the property not contained in the Council's records, and
- 1.2 The Council's records themselves may not be complete or accurate in respect of the property; and
- 1.3 The Council cannot and does not accept any liability in respect of any error, inaccuracy or omission in this certificate which relates to any information provided to the Council by another authority or by another person.
- 2 The instruments referred to in this certificate may contain other important information in respect of the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.
- 3 It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.

Yours faithfully,



Per

Mathew Teale  
**DIRECTOR**  
**PLANNING & GROWTH**



**Sydney  
Environmental**  
Group

# Asbestos Characterisation Assessment

Lots 375, 376, 386-389, 830, 831, 1272 & 1273  
DP 750158, School Road, Forbes NSW

**ForbesView Pty Ltd (c/- Allera)**

**Report No:** 2116-ACA-01-250723.v3f

**Report Date:** 29 September 2023




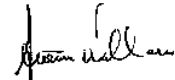
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Title	Environmental Scientist	Title	Managing Consultant

Document Title:	Asbestos Characterisation Assessment, Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW
Site Address:	Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW
Client Name:	ForbesView Pty Ltd (c/- Allera)
Site Size:	≈ 92 ha
Reference Number:	2119-ACA-01-250723.v3f
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## Attachments

- A – Figures
- B – Site Photographs
- C – Laboratory Documentation



## 1. INTRODUCTION

### 1.1. Background

Sydney Environmental Group Pty Ltd (SE) was engaged by FrobesView Pty Ltd (c/- Allera) to (hereafter referred to as the 'client') to undertake an asbestos characterisation assessment to investigate potential Naturally Occurring Asbestos (NOA) within the site Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW (refer to **Figure 1**).

SE has the following project appreciation:

- The site is currently occupied in a rural residential and agricultural setting;
- The site is listed as being within a suburb which Safework NSW has identified as Low Potential Area of NOA being present;
- An asbestos characterisation assessment is required to identify the presence of NOA on-site and provide a high-level assessment of the extent of NOA impact.

### 1.2. Objectives

The objectives of this investigation were to:

- Assess the potential nature and extent of asbestos within the in-situ materials at the site;
- Provide advice on whether materials would be suitable (in the context of land contamination) to remain on site; and
- Provide recommendations for further investigation, management and/or remediation (if warranted).

### 1.3. Scope of Work

The scope of works undertaken to address the investigation objectives, included:

- Fieldwork including intrusive sampling;
- Laboratory analysis; and
- Data assessment and reporting.

### 1.4. Naturally Occurring Asbestos

The Forbes Local Government Area is located within a region containing serpentinite rock belts. Some of these belts contain NOA (chrysotile asbestiform). The site is located within an area identified as a geological unit with a low NOA potential. Forbes Shire Council has identified The Escort Way, Lachlan Valley Way and Parkes Eugowra Road as having a known presence of NOA, while noting it may occur in other regions of the LGA.

Although asbestos is a commercial term, all asbestos is of natural origin. The term 'naturally occurring asbestos' (NOA) seeks to differentiate natural sources of fibre from commercial or industrial sources. It refers to fine fibrous minerals of the serpentine and amphibole groups that occur in rocks or soil that may be disturbed by human activities or weathering processes. NOA also includes other fine fibrous minerals that are not strictly asbestiform.

## 2. SITE IDENTIFICATION

The site identification details and associated information are presented in **Table 2.1**.

**Table 2.1.** Site Identification Information

Attribute	Description
Street Address	Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW
Lot and Deposited Plan (DP)	Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158
Geographical Coordinates	34°12'56.6"S 150°34'39.92"E (Centre of site)
Site Area	≈ 92 ha
Local Government Area (LGA)	Forbes Shire Council
Parish	Forbes
County	Ashburnham

The locality of the site is set out in **Figure 1**.

The general layout and boundary of the site is set out in **Figure 2**.

### 3. GEOLOGY, ACID SULPHATE SOILS, TOPOGRAPHY AND HYDROGEOLOGY

Regional geology, topography, soil landscape and hydrogeological information are presented in **Table 3.1**.

**Table 3.1.** Regional Setting Information

Attribute	Description
<b>Climate</b>	A review of the closest weather station to the site (Forbes Airport NSW, Station Number: 065103) indicated that the climate is relatively mild with average maximum temperatures ranging from 14.7 – 34.4 °C and minimum temperatures ranging from 2.7 – 18.2 °C. Rainfall is relatively varied across the year, ranging from 3.2 days of rain per month in April, to 6.1 average days of rainfall per month in June. Average monthly rainfall varied from 31.6 mm in April up to 54.7 mm in November.
<b>Geology</b>	A review of the Environment NSW ‘eSpade V2.2’ web application (environment.nsw.gov.au/eSpade2WebApp, accessed 28 June 2023), indicated that the majority of the site is likely to be underlain by The Ordovician to Silurian Cotton Formation, Calaire Sandstone and Mumbidgle Formation. Minor volcanics belonging to the Darroobalgie Volcanics. Sandstones are the dominant lithology with minor shales, mudstones, limestones and volcanics.
<b>Acid Sulfate Soils</b>	<p>A review of the Environment NSW ‘eSpade V2.2’ web application (environment.nsw.gov.au/eSpade2WebApp, accessed 28 June 2023), indicates that the site lies in an area mapped as ‘<b>No Known Occurrence</b>’ with respect to acid sulfate soils. This infers that land management activities are not likely to be affected by acid sulfate soil materials.</p> <p>Further assessment of acid sulfate soils in the context of this investigation is considered by SE as not warranted.</p>
<b>Topography</b>	<p>Generally, the local landscape consists of Narrow, convex elongated crests and ridges, and gently inclined sideslopes. Slope gradients range from 3 to 8%. Elevation is 220-340 m. Ridges are generally orientated in a north/north-east, south/south-west direction. Rock outcrop is typical on crests and upper slopes.</p> <p>SE understands that the site is located at an elevation approximately 274 m to 254 m Australian Height Datum (AHD), sloping to the east and south from the north-western corner.</p>
<b>Hydrology and Hydrogeology</b>	<p>Surface water courses proximal to the site include dams located within the site boundaries, followed by an unnamed tributary to Lake Forbes, located approximately 580 m south-east of the site and several dams on the neighbouring properties.</p> <p>Based on distances to the nearest surface water course and the site topography, groundwater flow in the vicinity of the site is considered likely to be towards the southeast.</p> <p>A review of the NSW Office of Water groundwater database undertaken on 4 July 2023 indicated there were no registered groundwater features located within a 500m radius of the site.</p>
<b>Adjacent Sensitive Receptors</b>	<p>A review of the Bureau of Meteorology Groundwater Dependent Ecosystem Map was undertaken to determine the closest sensitive ecological receptors. The closest ecological receptor is Forbes Wetlands, located approximately 2.4 km to the south-east of site.</p> <p>The closest sensitive human receptors are the residential properties surrounding the site’s boundary and any future onsite construction workers/ builders.</p>

## **4. FIELDWORK**

### **4.1. Soil Sampling**

Soil sampling was undertaken by SE on 28 June 2023 by Mitchell Kirby, an experienced environmental consultant, occupational hygienist, and SafeWork NSW licensed asbestos assessor (LAA002039) representing SE.

A total of twenty-five (25) soil samples were collected for asbestos quantification during the investigation from areas specified by the client, as well as areas determined to contain suspected asbestos mineral bearing rock.

A 10L bulk soil sample was collected from each test pit (or part thereof) encountered at each sampling point. Each bulk soil sample was screened for the presence of potential asbestos containing materials (ACM) greater than 7 mm in size. Potential ACM greater than 7mm was weighed and placed in separate laboratory supplied zip lock bags. Sub samples (500mL) of the bulk samples passing through 7 mm sieve were also collected and placed in separate laboratory supplied zip lock bags.

Samples were collected at each sampling point and placed in laboratory supplied zip lock bags. The bags were labelled with the project number, sample identifier and date the samples were collected on.

The location of each sampling point established was marked on a site plan set out in **Figure 3**.

### **4.2. Site Geology**

The in-situ soils within the site were comprised generally of:

- 0.0 – 0.3 m bgs – Topsoil: silty CLAY, medium red-brown, medium plasticity, soft, trace rootlets, dry-moist;
- 0.0 – 1.4 + m bgs – Residual: CLAY, medium brown / red, medium plasticity, dry-moist; and
- 0.3 – 1.4 + m bgs – Natural: ROCK, Sandstone / granite / quartz.

Foreign materials were not encountered in any soil materials examined.

### **4.3. Odours**

Olfactory evidence of odours was not detected or observed within any of the soil materials.

### **4.4. Staining**

Visual evidence of staining within the soil samples collected was not observed within any of the soil materials.

## 5. LABORATORY

The samples collected were transported to Eurofins | Environment Testing, a NATA accredited laboratory, using chain of custody (COC) protocols. A selection of these samples was scheduled for analysis, with reference to the asbestos containing materials identified within the subject area from which the samples were collected from.

A total of twenty-five (25) soil samples were submitted for quantitative asbestos analysis.

A copy of the analytical laboratory certificates of analysis and chain of custody documentation is presented in **Attachment 3**.

## 6. RESULTS

### 6.1. Asbestos Characterisation

#### 6.1.1. Non-friable asbestos containing materials

No non-friable asbestos containing materials were identified within the site. No further assessment was undertaken.

#### 6.1.2. Asbestos fines and friable asbestos (AF and FA)

A total of twenty-five (25) soil samples were submitted to the laboratory for asbestos analysis (0.001%) (refer to **Attachment 3 – Laboratory Documentation**). Based on the proposed scope and the stratigraphy encountered across the site, only surface samples were obtained.

Sample ID	Naturally Occurring Asbestos Identified in Soil Sample
TP01_0.2-0.3	No
TP02_0.2-0.3	No
TP03_0.2-0.3	No
TP04_0.2-0.3	No
TP05_0.2-0.3	No
TP06_0.2-0.3	No
TP07_0.2-0.3	No
TP08_0.2-0.3	No
TP09_0.2-0.3	No
TP10_0.2-0.3	No
TP11_0.2-0.3	No
TP12_0.2-0.3	No
TP13_0.2-0.3	No
TP14_0.2-0.3	No
TP15_0.2-0.3	No
TP16_0.2-0.3	No
TP17_0.2-0.3	No
TP18_0.2-0.3	No
TP19_0.2-0.3	No
TP20_0.2-0.3	No
TP21_0.2-0.3	No
TP22_0.2-0.3	No
TP23_0.2-0.3	No
TP24_0.2-0.3	No
TP25_0.2-0.3	No

## 9. DISCUSSION

A discussion on comparison of laboratory analytical results and field observations, in the context of the assessment criteria adopted for this project, is provided below.

Based on known geological mapping of the area, the site is located within an area marked a low potential for NOA.

The scope of the investigation was relatively vague, and can only be used to develop a high-level approach to what NOA is likely present across the site and at what depths. Due to time and project constraints, only a very small number of test-pits were advanced across the site. As this investigation is indicative, the NSW EPA 2022 sampling density has not been met. Test-pit locations were focused on cut and fill plans, which drove the geotechnical assessment of the investigation targeting natural sub-surface soils and rock.

Based on observations made and analytical results obtained during the course of the investigation, NOA has not been identified within any samples submitted for analysis. NOA may be present at deeper depths in areas not specifically examined as part of this investigation.



## 10. CONCLUSIONS AND RECOMMENDATIONS

Based on SE's assessment of the desktop review information, fieldwork data and laboratory analytical data, in the context of the proposed land-use, SE makes the following conclusions:

- Naturally Occurring Asbestos (NOA) has not been identified within the site;
- No NOA was detected in rocks, topsoils or residual CLAY soils within the site, however intrusive investigation was very limited. Per the NSW NOA database the site is situated within a Low Potential LGA and the Forbes Shire Council has identified NOA within the wider region at a Low-Medium Potential;
- Based on the assessment undertaken as part of this investigation, SE has concluded that the site is has a Low Potential of being impacted by NOA. Further works within the site should be undertaken under an unexpected finds protocol, with any suspected naturally occurring asbestos encountered to have further assessment undertaken.

Based on these conclusions, SE makes the following recommendations:

- An Asbestos Management Plan (AMP) is to be prepared by a suitably qualified occupational hygienist to manage potential NOA risks identified within the site and provide management strategies to mitigate the risks posed by NOA;
- If NOA is suspected to be encountered, a SafeWork NSW Licensed Asbestos Assessor (LAA) is to be engaged to undertake further assessment and assist in identifying any potential NOA, managing the risks posed to site personnel, and monitoring potential generation of airborne asbestos fibres;
- Any future works carried out within the site are to be carried out with the appropriate controls in place, per the yet to be published AMP and the SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2022); and
- A Waste Classification Assessment should be carried out on any materials requiring disposal off-site as per the NSW EPA Waste Classification Guidelines (2014).

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 11**.

## **11. STATEMENT OF LIMITATIONS**

The findings presented in this report are based on specific searches of relevant, government historical databases and anecdotal information that were made available during the course of this investigation. To the best of our knowledge, these observations represent a reasonable interpretation of the general condition of the site at the time of report completion.

This report has been prepared solely for the use of the client to whom it is addressed and no other party is entitled to rely on its findings.

No warranties are made as to the information provided in this report. All conclusions and recommendations made in this report are of the professional opinions of personnel involved with the project and while normal checking of the accuracy of data has been conducted, any circumstances outside the scope of this report or which are not made known to personnel and which may impact on those opinions is not the responsibility of Sydney Environmental Group Pty Ltd. Should information become available regarding conditions at the site including previously unknown sources of contamination, SE reserves the right to review the report in the context of the additional information.

This report must be reviewed in its entirety and in conjunction with the objectives, scope and terms applicable to SE's engagement. The report must not be used for any purpose other than the purpose specified at the time SE was engaged to prepare the report.

Logs, figures, and drawings are generated for this report based on individual SE consultant interpretations of nominated data, as well as observations made at the time site walkover/s were completed.

Data and/or information presented in this report must not be redrawn for its inclusion in other reports, plans or documents, nor should that data and/or information be separated from this report in any way.

Should additional information that may impact on the findings of this report be encountered or site conditions change, SE reserves the right to review and amend this report.

## 12. REFERENCES

National Environment Protection Council (NEPC) 1999a, 'Schedule B(1) Guideline on Investigation Levels for Soil and Groundwater, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013'.

National Environment Protection Council (NEPC) 1999b, 'Schedule B(2) Guideline on Site Characterisation, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013'.

NSW DEC 2017, 'Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (3<sup>rd</sup> edition)'.

NSW EPA 2022, 'Contaminated Sites: Sampling Design Guidelines'.

NSW EPA 2020, 'Guidelines for Consultants Reporting on Contaminated Sites'.

WA DOH 2009, 'Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia' dated May 2009.

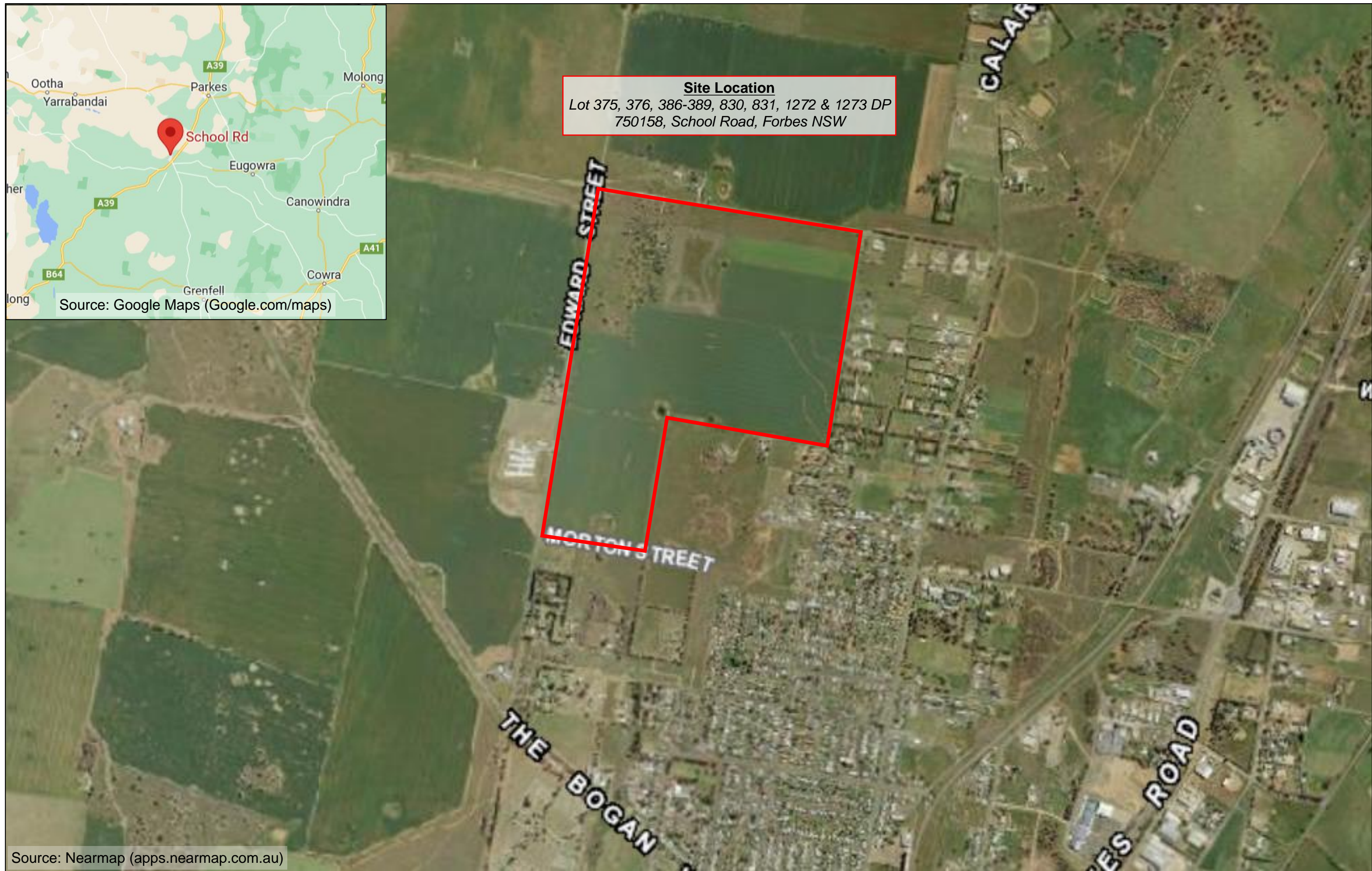
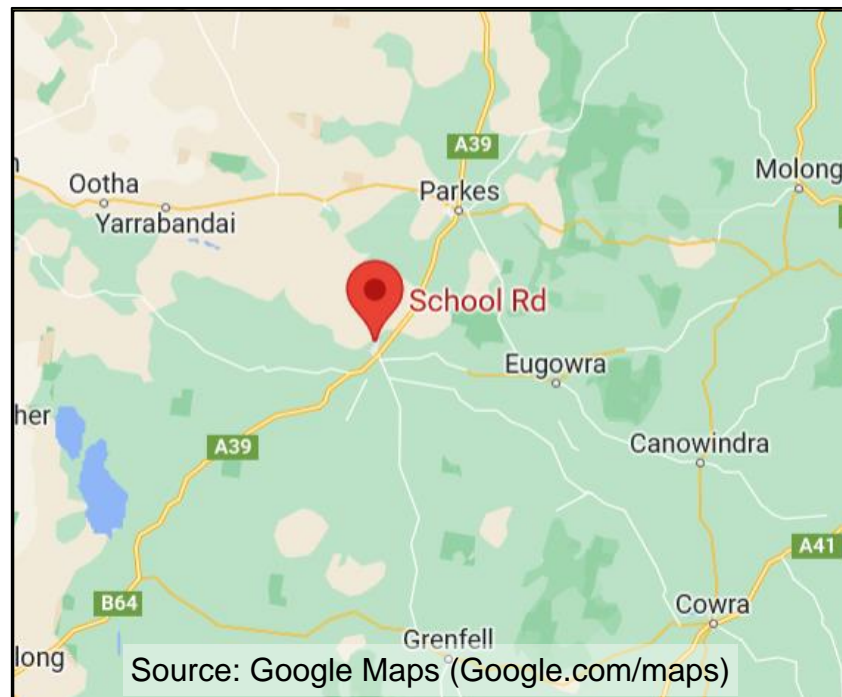
NSW EPA 2014, '*Waste Classification Guidelines – Part 1: Classifying Waste*'

SafeWork NSW 2022, '*Code of Practice: How to Safely Remove Asbestos*', dated August 2019.

## **ATTACHMENT 1**

### **FIGURES**









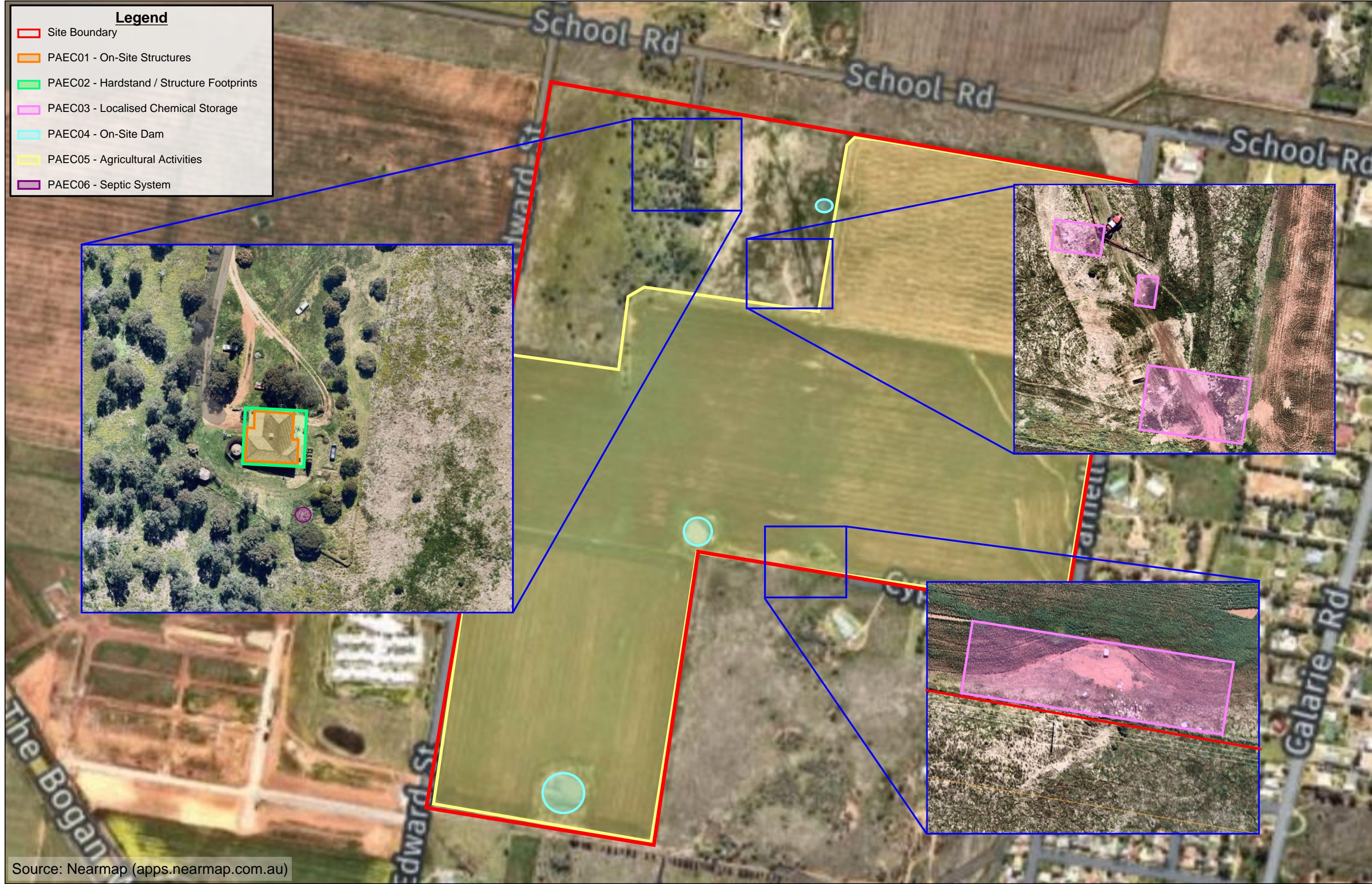
Sydney  
Environmental  
Group

Scale:	<div><div></div>250 m</div>	Site Layout
Client Name:	Captcha Property Group (c/- Allera)	
Project Name:	Stage 1 Preliminary Site Investigation	
Project Location:	Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW	



Figure Number:	2
Figure Date:	24 July 2023
Report Number:	2119-PSI-01-250723.v3f





Source: Nearmap (apps.nearmap.com.au)



**Sydney  
Environmental  
Group**

Scale:

250 m

Areas of Environmental Concern

Client Name:

Captcha Property Group (c/- Allera)

Project Name:

Stage 1 Preliminary Site Investigation

Project Location:

Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW



Figure Number:

3

Figure Date:

24 July 2023

Report Number:

2119-PSI-01-250723.v3f



## **ATTACHMENT 2**

### **SITE PHOTOGRAPHS**



**Photograph 1** View of the eastern portion of the site from the central portion, as observed on 29 June 2023, facing east.



**Photograph 2** Aerial view of the northern portion of the subject site, as observed on 29 June 2023, facing north.





**Photograph 3** Example of topsoil (right) and underlying sandstone (left) materials encountered across the site, viewed within TP07, as observed 30 June 2023.



**Photograph 4** Examples of naturally occurring rock materials encountered at depths of 0.5 – 1.5 m bgsI within soil materials, viewed within TP18, as observed 30 June 2023.





**Photograph 3** Inferred Natural CLAY materials encountered across the site from depths of 0.5 m bgs, viewed within TP20, as observed 30 June 2023.



**Photograph 4** Example of Chrysotile asbestiform bearing serpentine rock previously identified from the nearby region.







Source: Nearmap (apps.nearmap.com.au)



**Sydney  
Environmental**  
Group

Scale: 500 m

Site Location

Client Name:	ForbesView Pty Ltd (c/- Allera)
Project Name:	Stage 1 Preliminary Site Investigation
Project Location:	Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW



Figure Number:	1
Figure Date:	24 July 2023
Report Number:	2119-PSI-01-250723.v3f





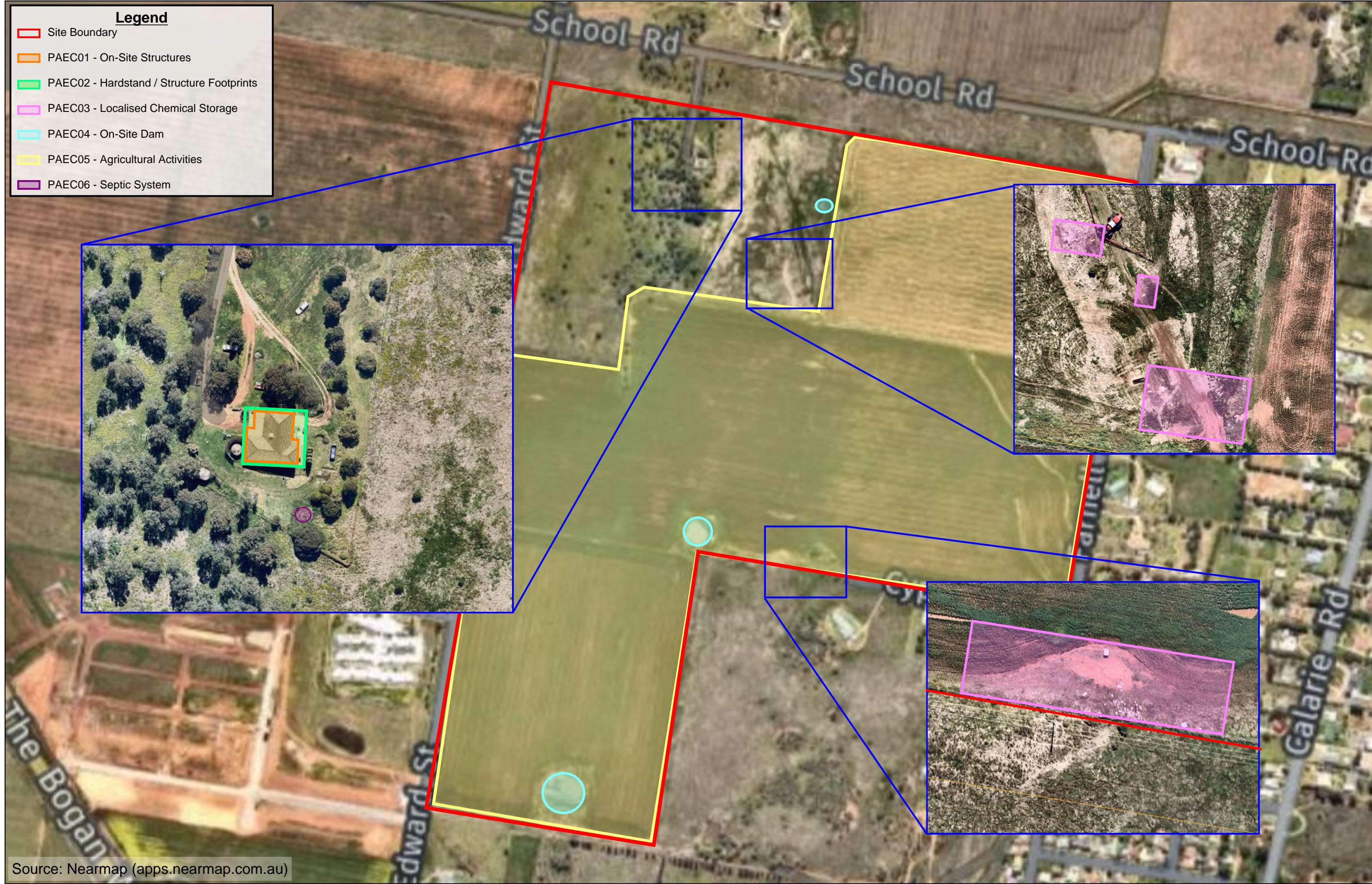
Sydney  
Environmental  
Group

Scale:	<div><div></div>250 m</div>	Site Layout
Client Name:	ForbesView Pty Ltd (c/- Allera)	
Project Name:	Stage 1 Preliminary Site Investigation	
Project Location:	Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW	



Figure Number:	2
Figure Date:	24 July 2023
Report Number:	2119-PSI-01-250723.v3f





Source: Nearmap (apps.nearmap.com.au)



**Sydney  
Environmental  
Group**

Scale: 250 m

Areas of Environmental Concern

Client Name:	ForbesView Pty Ltd (c/- Allera)
Project Name:	Stage 1 Preliminary Site Investigation
Project Location:	Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW



Figure Number:	3
Figure Date:	24 July 2023
Report Number:	2119-PSI-01-250723.v3f



## **ATTACHMENT 3**

### **LABORATORY DOCUMENTATION**

		Group	Asbestos					
		Analyte	Asbestos Sample Mass/Dimensions	Asbestos Sample Description	AF	FA	FA + AF	ACM
		Units	-	-	% w/w	% w/w	% w/w	% w/w
		PQL	-	-	0.001	0.001	0.001	0.01
		Health Screening Level (HSL)	-	-	0.001	0.001	0.001	0.01
Site Adopted Criteria Residential A								
Sample ID	Reference / Sample Date			# Samples	24	24	24	24
				# Detects	0	0	0	0
				Minimum	ND	ND	ND	ND
				Average	NC	NC	NC	NC
				Standard Deviation	NC	NC	NC	NC
				Maximum	ND	ND	ND	ND
TP01-0.2-0.3	S23-J10005797 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP02-0.2-0.3	S23-J10005798 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP03-0.2-0.3	S23-J10005799 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP04-0.2-0.3	S23-J10005800 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP05-0.2-0.3	S23-J10005801 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP06-0.2-0.3	S23-J10005802 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP07-0.2-0.3	S23-J10005803 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP08-0.2-0.3	S23-J10005804 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP09-0.2-0.3	S23-J10005805 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP10-0.2-0.3	S23-J10005806 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP11-0.2-0.3	S23-J10005807 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP12-0.2-0.3	S23-J10005808 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP13-0.2-0.3	S23-J10005809 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP14-0.2-0.3	S23-J10005810 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP15-0.2-0.3	S23-J10005811 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP16-0.2-0.3	S23-J10005812 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP17-0.2-0.3	S23-J10005813 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP18-0.2-0.3	S23-J10005814 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP19-0.2-0.3	S23-J10005815 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP20-0.2-0.3	S23-J10005816 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP21-0.2-0.3	S23-J10005817 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP22-0.2-0.3	S23-J10005818 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP23-0.2-0.3	S23-J10005819 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP24-0.2-0.3	S23-J10005820 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01
TP25-0.2-0.3	S23-J10005821 20/02/23				< 0.001	< 0.001	< 0.001	< 0.01

General Notes to Table: | - = Not Analysed | ACM = Asbestos Containing Material | AF = Asbestos Fines | FA = Fibrous Asbestos | NC = Not Calculated | ND = Non-Detect |

| NL = Not Limiting | PQL = Practical Quantification Limit

Notes to Statistical Calculations: The Average and Standard Deviation are calculated with non-detects replaced with a null (0) proxy value. Where all values are non-detect, a "NC" value is ouputed.

Value	Highlighted concentration exceeds the site adopted criteria (HIL)
-------	---

**Sydney Environmental Group Pty Ltd**  
**Unit 63/45 Huntley St**  
**Alexandria**  
**NSW 2015**



**NATA Accredited**

**Accreditation Number 1261**

**Site Number 18217**

Accredited for compliance with ISO/IEC 17025—Testing  
 NATA is a signatory to the ILAC Mutual Recognition  
 Arrangement for the mutual recognition of the  
 equivalence of testing, medical testing, calibration,  
 inspection, proficiency testing scheme providers and  
 reference materials producers reports and certificates.

**Attention:** Steven Wallace  
**Report** 1004857-AID  
**Project Name** **FORBES**  
**Project ID** **2119**  
**Received Date** Jul 04, 2023  
**Date Reported** Jul 07, 2023

### Methodology:

Asbestos Fibre  
 Identification

Conducted in accordance with the Australian Standard AS 4964 – 2004: Method for the Qualitative Identification of Asbestos in Bulk Samples and in-house Method LTM-ASB-8020 by polarised light microscopy (PLM) and dispersion staining (DS) techniques.

*NOTE: Positive Trace Analysis results indicate the sample contains detectable respirable fibres.*

Unknown Mineral  
 Fibres

Mineral fibres of unknown type, as determined by PLM with DS, may require another analytical technique, such as Electron Microscopy, to confirm unequivocal identity.

*NOTE: While Actinolite, Anthophyllite and Tremolite asbestos may be detected by PLM with DS, due to variability in the optical properties of these materials, AS4964 requires that these are reported as UMF unless confirmed by an independent technique.*

Subsampling Soil  
 Samples

The whole sample submitted is first dried and then passed through a 10mm sieve followed by a 2mm sieve. All fibrous matter greater than 10mm, greater than 2mm as well as the material passing through the 2mm sieve are retained and analysed for the presence of asbestos. If the sub 2mm fraction is greater than approximately 30 to 60g then a sub-sampling routine based on ISO 3082:2009(E) is employed.

*NOTE: Depending on the nature and size of the soil sample, the sub-2 mm residue material may need to be sub-sampled for trace analysis, in accordance with AS 4964-2004.*

Bonded asbestos-  
 containing material  
 (ACM)

The material is first examined and any fibres isolated for identification by PLM and DS. Where required, interfering matrices may be removed by disintegration using a range of heat, chemical or physical treatments, possibly in combination. The resultant material is then further examined in accordance with AS 4964 - 2004.

*NOTE: Even after disintegration it may be difficult to detect the presence of asbestos in some asbestos-containing bulk materials using PLM and DS. This is due to the low grade or small length or diameter of the asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials. Vinyl/asbestos floor tiles, some asbestos-containing sealants and mastics, asbestos-containing epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.*

Limit of Reporting

The performance limitation of the AS 4964 (2004) method for non-homogeneous samples is around 0.1 g/kg (equivalent to 0.01% (w/w)). Where no asbestos is found by PLM and DS, including Trace Analysis, this is considered to be at the nominal reporting limit of 0.01% (w/w).

The NEPM screening level of 0.001% (w/w) is intended as an on-site determination, not a laboratory Limit of Reporting (LOR), per se. Examination of a large sample size (e.g. 500 mL) may improve the likelihood of detecting asbestos, particularly AF, to aid assessment against the NEPM criteria. Gravimetric determinations to this level of accuracy are outside of AS 4964 and hence NATA Accreditation does not cover the performance of this service (non-NATA results shown with an asterisk).

*NOTE: NATA News March 2014, p.7, states in relation to AS 4964: "This is a qualitative method with a nominal reporting limit of 0.01 % " and that currently in Australia "there is no validated method available for the quantification of asbestos". This report is consistent with the analytical procedures and reporting recommendations in the NEPM and the WA DoH.*

**Project Name** FORBES  
**Project ID** 2119  
**Date Sampled** Jun 29, 2023  
**Report** 1004857-AID

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
TP01-0.2-0.3	23-JI0005797	Jun 29, 2023	Approximate Sample 555g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP02-0.2-0.3	23-JI0005798	Jun 29, 2023	Approximate Sample 603g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP03-0.2-0.3	23-JI0005799	Jun 29, 2023	Approximate Sample 564g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP04-0.2-0.3	23-JI0005800	Jun 29, 2023	Approximate Sample 660g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP05-0.2-0.3	23-JI0005801	Jun 29, 2023	Approximate Sample 570g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP06-0.2-0.3	23-JI0005802	Jun 29, 2023	Approximate Sample 717g Sample consisted of: Brown coarse-grained soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP07-0.2-0.3	23-JI0005803	Jun 29, 2023	Approximate Sample 561g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP08-0.2-0.3	23-JI0005804	Jun 29, 2023	Approximate Sample 594g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.



Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
TP09-0.2-0.3	23-JI0005805	Jun 29, 2023	Approximate Sample 568g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP10-0.2-0.3	23-JI0005806	Jun 29, 2023	Approximate Sample 539g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP11-0.2-0.3	23-JI0005807	Jun 29, 2023	Approximate Sample 548g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP12-0.2-0.3	23-JI0005808	Jun 29, 2023	Approximate Sample 632g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP13-0.2-0.3	23-JI0005809	Jun 29, 2023	Approximate Sample 561g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP14-0.2-0.3	23-JI0005810	Jun 29, 2023	Approximate Sample 612g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP15-0.2-0.3	23-JI0005811	Jun 29, 2023	Approximate Sample 546g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP16-0.2-0.3	23-JI0005812	Jun 29, 2023	Approximate Sample 594g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP17-0.2-0.3	23-JI0005813	Jun 29, 2023	Approximate Sample 635g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP18-0.2-0.3	23-JI0005814	Jun 29, 2023	Approximate Sample 547g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP19-0.2-0.3	23-JI0005815	Jun 29, 2023	Approximate Sample 501g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP20-0.2-0.3	23-JI0005816	Jun 29, 2023	Approximate Sample 649g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP21-0.2-0.3	23-JI0005817	Jun 29, 2023	Approximate Sample 645g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
TP22-0.2-0.3	23-JI0005818	Jun 29, 2023	Approximate Sample 686g Sample consisted of: Brown coarse-grained soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP23-0.2-0.3	23-JI0005819	Jun 29, 2023	Approximate Sample 613g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP24-0.2-0.3	23-JI0005820	Jun 29, 2023	Approximate Sample 796g Sample consisted of: Brown coarse-grained soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP25-0.2-0.3	23-JI0005821	Jun 29, 2023	Approximate Sample 708g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.

**Sample History**

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Asbestos - LTM-ASB-8020	Sydney	Jul 05, 2023	Indefinite

<b>Company Name:</b>	Sydney Environmental Group Pty Ltd	<b>Order No.:</b>		<b>Received:</b>	Jul 4, 2023 5:15 PM
<b>Address:</b>	Unit 63/45 Huntley St Alexandria NSW 2015	<b>Report #:</b>	1004857	<b>Due:</b>	Jul 7, 2023
		<b>Phone:</b>	1300 884 164	<b>Priority:</b>	3 Day
		<b>Fax:</b>		<b>Contact Name:</b>	Steven Wallace
<b>Project Name:</b>	FORBES				
<b>Project ID:</b>	2119				
<b>Eurofins Analytical Services Manager : Asim Khan</b>					

Sample Detail						Asbestos - WA guidelines
Sydney Laboratory - NATA # 1261 Site # 18217						X
External Laboratory						
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID	
1	TP01-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005797	X
2	TP02-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005798	X
3	TP03-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005799	X
4	TP04-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005800	X
5	TP05-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005801	X
6	TP06-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005802	X
7	TP07-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005803	X
8	TP08-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005804	X
9	TP09-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005805	X
10	TP10-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005806	X
11	TP11-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005807	X
12	TP12-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005808	X
13	TP13-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005809	X

<b>Company Name:</b> Sydney Environmental Group Pty Ltd <b>Address:</b> Unit 63/45 Huntley St Alexandria NSW 2015  <b>Project Name:</b> FORBES <b>Project ID:</b> 2119	<b>Order No.:</b> <b>Report #:</b> 1004857 <b>Phone:</b> 1300 884 164 <b>Fax:</b>	<b>Received:</b> Jul 4, 2023 5:15 PM <b>Due:</b> Jul 7, 2023 <b>Priority:</b> 3 Day <b>Contact Name:</b> Steven Wallace
Eurofins Analytical Services Manager : Asim Khan		

Sample Detail						Asbestos - WA guidelines
Sydney Laboratory - NATA # 1261 Site # 18217						X
14	TP14-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005810	X
15	TP15-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005811	X
16	TP16-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005812	X
17	TP17-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005813	X
18	TP18-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005814	X
19	TP19-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005815	X
20	TP20-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005816	X
21	TP21-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005817	X
22	TP22-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005818	X
23	TP23-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005819	X
24	TP24-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005820	X
25	TP25-0.2-0.3	Jun 29, 2023		Soil	S23-JI0005821	X
Test Counts						25



## Internal Quality Control Review and Glossary General

1. QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. Samples were analysed on an 'as received' basis.
4. Information identified on this report with the colour **blue** indicates data provided by customer that may have an impact on the results.
5. This report replaces any interim results previously issued.

## Holding Times

Please refer to the most recent version of the 'Sample Preservation and Container Guide' for holding times (QS3001).

If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported. Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

## Units

% w/w:	Percentage weight-for-weight basis, e.g. of asbestos in asbestos-containing finds in soil samples (% w/w)
F/fld	Airborne fibre filter loading as Fibres (N) per Fields counted (n)
F/mL	Airborne fibre reported concentration as Fibres per millilitre of air drawn over the sampler membrane (C)
g, kg	Mass, e.g. of whole sample (M) or asbestos-containing find within the sample (m)
g/kg	Concentration in grams per kilogram
L, mL	Volume, e.g. of air as measured in AFM (V = r x t)
L/min	Airborne fibre sampling Flowrate as litres per minute of air drawn over the sampler membrane (r)
min	Time (t), e.g. of air sample collection period

## Calculations

Airborne Fibre Concentration:  $C = \left(\frac{A}{a}\right) \times \left(\frac{N}{n}\right) \times \left(\frac{1}{r}\right) \times \left(\frac{1}{t}\right) = K \times \left(\frac{N}{n}\right) \times \left(\frac{1}{r}\right)$

Asbestos Content (as asbestos):  $\% w/w = \frac{(m \times P_A)}{M}$

Weighted Average (of asbestos):  $\%_{WA} = \sum \frac{(m \times P_A) \times x}{x}$

## Terms

<b>%asbestos</b>	Estimated percentage of asbestos in a given matrix. May be derived from knowledge or experience of the material, informed by HSG264 <i>Appendix 2</i> , else assumed to be 15% in accordance with WA DOH <i>Appendix 2</i> (PA).
<b>ACM</b>	Asbestos Containing Materials. Asbestos contained within a non-asbestos matrix, typically presented in bonded (non-friable) condition. For the purposes of the NEPM and WA DOH, ACM corresponds to material larger than 7 mm x 7 mm.
<b>AF</b>	Asbestos Fines. Asbestos contamination within a soil sample, as defined by WA DOH. Includes loose fibre bundles and small pieces of friable and non-friable material such as asbestos cement fragments mixed with soil. Considered under the NEPM as equivalent to "non-bonded / friable".
<b>AFM</b>	Airborne Fibre Monitoring, e.g. by the MFM.
<b>Amosite</b>	Amosite Asbestos Detected. Amosite may also refer to Fibrous Grunerite or Brown Asbestos. Identified in accordance with AS 4964-2004.
<b>AS</b>	Australian Standard.
<b>Asbestos Content (as asbestos)</b>	Total % w/w asbestos content in asbestos-containing finds in a soil sample (% w/w).
<b>Chrysotile</b>	Chrysotile Asbestos Detected. Chrysotile may also refer to Fibrous Serpentine or White Asbestos. Identified in accordance with AS 4964-2004.
<b>COC</b>	Chain of Custody.
<b>Crocidolite</b>	Crocidolite Asbestos Detected. Crocidolite may also refer to Fibrous Riebeckite or Blue Asbestos. Identified in accordance with AS 4964-2004.
<b>Dry</b>	Sample is dried by heating prior to analysis.
<b>DS</b>	Dispersion Staining. Technique required for Unequivocal Identification of asbestos fibres by PLM.
<b>FA</b>	Fibrous Asbestos. Asbestos containing material that is wholly or in part friable, including materials with higher asbestos content with a propensity to become friable with handling, and any material that was previously non-friable and in a severely degraded condition. For the purposes of the NEPM and WA DOH, FA generally corresponds to material larger than 7 mm x 7 mm, although FA may be more difficult to visibly distinguish and may be assessed as AF.
<b>Fibre Count</b>	Total of all fibres (whether asbestos or not) meeting the counting criteria set out in the NOHSC:3003
<b>Fibre ID</b>	Fibre Identification. Unequivocal identification of asbestos fibres according to AS 4964-2004. Includes Chrysotile, Amosite (Grunerite) or Crocidolite asbestos.
<b>Friable</b>	Asbestos-containing materials of any size that may be broken or crumbled by hand pressure. For the purposes of the NEPM, this includes both AF and FA. It is outside of the laboratory's remit to assess degree of friability.
<b>HSG248</b>	UK HSE HSG248, <i>Asbestos: The Analysts Guide</i> , 2nd Edition (2021).
<b>HSG264</b>	UK HSE HSG264, <i>Asbestos: The Survey Guide</i> (2012).
<b>ISO (also ISO/IEC)</b>	International Organization for Standardization / International Electrotechnical Commission.
<b>K Factor</b>	Microscope constant (K) as derived from the effective filter area of the given AFM membrane used for collecting the sample (A) and the projected eyepiece graticule area of the specific microscope used for the analysis (a).
<b>LOR</b>	Limit of Reporting.
<b>MFM (also NOHSC:3003)</b>	Membrane Filter Method. As described by the Australian Government National Occupational Health and Safety Commission, <i>Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres</i> , 2nd Edition [NOHSC:3003(2005)].
<b>NEPM (also ASC NEPM)</b>	National Environment Protection (Assessment of Site Contamination) Measure, (2013, as amended).
<b>Organic</b>	Organic Fibres Detected. Organic may refer to Natural or Man-Made Polymeric Fibres. Identified in accordance with AS 4964-2004.
<b>PCM</b>	Phase Contrast Microscopy. As used for Fibre Counting according to the MFM.
<b>PLM</b>	Polarised Light Microscopy. As used for Fibre Identification and Trace Analysis according to AS 4964-2004.
<b>Sampling</b>	Unless otherwise stated Eurofins are not responsible for sampling equipment or the sampling process.
<b>SMF</b>	Synthetic Mineral Fibre Detected. SMF may also refer to Man Made Vitreous Fibres. Identified in accordance with AS 4964-2004.
<b>SRA</b>	Sample Receipt Advice.
<b>Trace Analysis</b>	Analytical procedure used to detect the presence of respirable fibres (particularly asbestos) in a given sample matrix.
<b>UK HSE HSG</b>	United Kingdom, Health and Safety Executive, Health and Safety Guidance, publication.
<b>UMF</b>	Unidentified Mineral Fibre Detected. Fibrous minerals that are detected but have not been unequivocally identified by PLM with DS according the AS 4964-2004. May include (but not limited to) Actinolite, Anthophyllite or Tremolite asbestos.
<b>WA DOH</b>	Reference document for the NEPM. Government of Western Australia, <i>Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia</i> (updated 2021), including Appendix Four: <i>Laboratory analysis</i>
<b>Weighted Average</b>	Combined average % w/w asbestos content of all asbestos-containing finds in the given aliquot or total soil sample (% <sub>WA</sub> ).

## Comments

### Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	No
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

### Asbestos Counter/Identifier:

Laxman Dias                      Senior Analyst-Asbestos

### Authorised by:

Sayeed Abu                      Senior Analyst-Asbestos



**Glenn Jackson**  
**Managing Director**

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

\* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please [click here](#).

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# CHAIN OF CUSTODY RECORD

ABN 50 005 065 521

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Company	Sydney Environmental Group	Project No	2119	Project Manager	Steven Wallace	Sampler(s)	Mitchell Kirby
Address	U63, 45 Huntley Street Alexandria NSW	Project Name	Forbes	EDD Format (ESdat, EQulS, Custom)		Handed over by	
Contact Name	Steven Wallace					Primary Email	enviro@sydneyenvironmental.com.au
Phone No	1300 884 164					Secondary Email	Mitchell@sydneyenvironmental.com.au
Special Directions						Containers	Turnaround Time (TAT) Requirements (check with 1 day if not stated) <input type="checkbox"/> Overnight <input type="checkbox"/> Same Day <input type="checkbox"/> 1 Day <input type="checkbox"/> 2 Day <input type="checkbox"/> 3 Day <input type="checkbox"/> 5 Day <input type="checkbox"/> Other ( )
Purchase Order						Other (Asbestos Asbestos via Guidelines)	Sample Comments / Dangerous Goods Hazard Warning
Quote ID No							

No	Client Sample ID	Sampled Date (dd/mm/yy)	Matrix (Solid / Liquid)	Analysis	Result
1	TP01-0.2-0.3	29.8.13	S	SEG Contam Suite 1 (TRH, BTEX, PAH, Metals, Asbestos ID)	
2	TP02-0.2-0.3			SEG Contam Suite 2 (TRH, BTEX, PAH, Metals, OCP, PCB, Asbestos ID)	
3	TP03-0.2-0.3			SEG Contam Suite 3 (TRH, BTEX, PAH, Metals, OCP, OPP, PCB, Asbestos ID)	
4	TP04-0.2-0.3			SEG ENM Suite 1 (TRH, BTEX, PAH, Metals, pH, EC, Asbestos ID)	
5	TP05-0.2-0.3			Salinity Assessment Suite (L2 Aggressivity Suite, ESP %)	
6	TP06-0.2-0.3			Asbestos ID AS4664 (0.01%)	
7	TP07-0.2-0.3			Asbestos ID NEPM & WA (0.001%)	
8	TP08-0.2-0.3			B7 Suite (TRH, BTEX, PAH, Metals)	
9	TP09-0.2-0.3			B13 Suite (OCP, PCB)	
10	TP10-0.2-0.3				
11	TP11-0.2-0.3				
12	TP12-0.2-0.3				
13	TP13-0.2-0.3				
14	TP14-0.2-0.3				
15	TP15-0.2-0.3				
16	TP16-0.2-0.3				
17	TP17-0.2-0.3				
18	TP18-0.2-0.3				
19	TP19-0.2-0.3				
20	TP20-0.2-0.3				

Method of Transport	Courier ( )	Hand Delivered ( )	Postal ( )	Name	Mitchell Kirby	Signature	Date	3.7.13	Time
Eurofins   mgt Laboratory Use Only	Received By			SYD   BNE   MEL   PER   ADL	Signature		Date		Temperature
	Received By			SYD   BNE   MEL   PER   ADL	Signature		Date		Report No

Submission of samples to the laboratory will be deemed as acceptance of Eurofins | mgt Standard Terms and Conditions unless agreed otherwise. A copy of Eurofins | mgt Standard Terms and Conditions is available on request.

Note: Metals = As, Cd, Cr, Cu, Hg, Ni, Pb, and Zn; TRH = Total Recoverable Hydrocarbons; PAH = Polycyclic Aromatic Hydrocarbons; PCB = Polychlorinated Biphenyls; BTEX = Benzene, Toluene, Ethylbenzene, and Xylene



# CHAIN OF CUSTODY RECORD

ABN 50 055 015 521

" Sydney Laboratory  
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Company		Sydney Environmental Group		Project No		2119		Project Manager		Steven Wallace		Sampler(s)		Mitchell Kirby			
Address		U63, 45 Huntley Street Alexandria NSW		Project Name		Faber		EDD Format (ESdat, EQulS, Custom)				Handed over by					
Contact Name		Steven Wallace		Analysis <small>(Please Vouch sample integrity, chain custody, "Chain of Custody") All EDDs must be signed by project EDD filling</small>		SEG Contam Suite 1 (TRH, BTEX, PAH, Metals, Asbestos ID)						Primary Email		enviro@sydneyenvironmental.com.au			
Phone No		1300 884 164				SEG Contam Suite 2 (TRH, BTEX, PAH, Metals, OCP, PCB, Asbestos ID)						Secondary Email		Mitchell@sydneyenvironmental.com.au			
Special Directions						SEG Contam Suite 3 (TRH, BTEX, PAH, Metals, OCP, OPP, PCB, Asbestos ID)						Containers		Turnaround Time (TAT) Requirements (Standard, not less than 3 days if not tested)			
Purchase Order						SEG ENM Suite 1 (TRH, BTEX, PAH, Metals, pH, EC, Asbestos ID)						1L Plastic		<input type="checkbox"/> Overnight <input type="checkbox"/> Same Day			
Quote ID No						Salinity Assessment Suite (L2 Aggregability Suite, ESP %)						250ml Plastic		<input type="checkbox"/> 1 Day <input type="checkbox"/> 2 Day			
						Asbestos ID AS4064 (0.01%)						125ml Plastic		<input checked="" type="checkbox"/> 3 Day <input type="checkbox"/> 5 Day			
						Asbestos ID NEPM & IWA (0.001%)						200ml Amber Glass		<input type="checkbox"/> Other (			
						B7 Suite (TRH, BTEX, PAH, Metals)						40ml VOA vial					
						B13 Suite (OCP, PCB)						500ml PFAS Bottle					
												Jerr (Glass or HDPE)					
												Other (Specify AS4064 IWA Guidelines)					
														Sample Comments / Dangerous Goods Hazard Warning			
No	Client Sample ID	Sampled Date (dd/mm/yyyy)	Matrix (Solid (S) Water (W))														
1	TP21-0.2-0.3	30/6/23	S														
2	TP22-0.2-0.3																
3	TP23-0.2-0.3																
4	TP24-0.2-0.3																
5	TP25-0.2-0.3																
6																	
7																	
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18																	
19																	
20																	
Courier (#)				Hand Delivered		Postal		Name		Mitchell Kirby		Signature		Date		Time	
Eurofins   mgt				Received By		SYD   BNE   MEL   PER   ADL		Signature				Date		Time		Temperature	
Laboratory Use Only				Received By		SYD   BNE   MEL   PER   ADL		Signature				Date		Time		Report No	

Submission of samples to the laboratory will be deemed as acceptance of Eurofins | mgt Standard Terms and Conditions unless agreed otherwise. A copy of Eurofins | mgt Standard Terms and Conditions is available on request.

Eurofins Environment Testing Australia Pty Ltd trading as Eurofins | mgt

Note: Metals = As, Cd, Cr, Cu, Hg, Ni, Pb, and Zn; TRH = Total Recoverable Hydrocarbons; PAH = Polycyclic Aromatic Hydrocarbons; PCB = Polychlorinated Biphenyls; BTEX = Benzene, Toluene, Ethylbenzene, and Xylene

1004857





**Sydney  
Environmental**  
Group

# Soil Salinity Assessment

Lot 375, 376, 386-389, 830, 831, 1272 & 1273 DP  
750158, School Road, Forbes NSW

**ForbesView Pty Ltd (c/- Allera)**

**Report No:** 2119-SSA-01-250723.v2f

**Report Date:** 29 September 2023



📍 Sydney Environmental Group Pty Ltd PO Box  
A1420, Sydney South NSW

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## DOCUMENT RECORD

Revision	Date	Author	Reviewer
v1f	28 July 2023	Mitchell Kirby	Steven Wallace
v2f	29 September 2023	Mitchell Kirby	Steven Wallace

Author Signature		Reviewer Signature	
Name	Mitchell Kirby	Name	Steven Wallace
Credentials	M.Env.Sci., B.Nat.Sci. (Envir. Management)	Credentials	CEnvP, M.Sc.Envir.Sci, B.Sc. Meteorology
Title	Environmental Scientist	Title	Senior Environmental Scientist

Document Title:	Soil Salinity Assessment, Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW
Site Address:	Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW
Client Name:	ForbesView Pty Ltd (c/- Allera)
Site Size:	≈ 92 ha
Reference Number:	2119-SSA-01-250723.v1f
Project Type:	Soil Salinity Assessment
Project Type Abbreviation:	SSA
Document Draft:	FINAL
Document Revision No.	v2

PREPARED BY SYDNEY ENVIRONMENTAL GROUP PTY LTD ABN: 14 631 026 214

## **1. INTRODUCTION**

### **Background**

Sydney Environmental Group Pty Ltd (SE) was engaged by ForbesView Pty Ltd (c/- Allera) (the client) to undertake a soil salinity assessment for the in-situ soil materials within the site at Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW (refer to **Figure 1**).

1.1. SE has the following project appreciation:

- The site covers an area of approximately 92 ha;
- This report has been prepared to support a planned proposal for rezoning, and subsequent demolition of existing structures, subdivision and a mix of low-density residential, public recreation, commercial and associated roadways and infrastructure; and
- A soil salinity assessment of the site is required for inclusion in a development application for the proposed redevelopment.

### **Objectives**

1.2. The objectives of this investigation were to:

- Assess the potential presence of salinity within the site in regard to potential salinity related risks to the proposed low-density residential development; and
- Provide recommendations for further investigation, management and/or remediation (if warranted).

1.3. **Scope of Work**

The scope of works undertaken to address the investigation objectives, included:

- Fieldwork including intrusive sampling;
- Laboratory analysis; and
- Data assessment and reporting.



## 2. SITE IDENTIFICATION

The site identification details and associated information are presented in **Table 2.1**.

**Table 2.1.** Site Identification Information

Attribute	Description
Street Address	Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW
Lot and Deposited Plan (DP)	Lots 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158
Geographical Coordinates	34°12'56.6"S 150°34'39.92"E (Centre of site)
Site Area	≈ 92 ha
Local Government Area (LGA)	Forbes Shire Council
Parish	Forbes
County	Ashburnham
Zoning	R5 – Large Lot Residential (Eastern boundary of site); RE1 – Public Recreation (Central portion of site to southern boundary); and RU1 – Primary Production <i>Forbes Local Environmental Plan (2013)</i>

The locality of the site is set out in **Figure 1**.

The general layout and boundary of the site is set out in **Figure 2**.



### 3. GEOLOGY, ACID SULPHATE SOILS, TOPOGRAPHY AND HYDROGEOLOGY

Regional geology, topography, soil landscape and hydrogeological information are presented in **Table 3.1**.

**Table 3.1.** Regional Setting Information

Attribute	Description
Climate	A review of the closest weather station to the site (Forbes Airport NSW, Station Number: 065103) indicated that the climate is relatively mild with average maximum temperatures ranging from 14.7 – 34.4 °C and minimum temperatures ranging from 2.7 – 18.2 °C. Rainfall is relatively varied across the year, ranging from 3.2 days of rain per month in April, to 6.1 average days of rainfall per month in June. Average monthly rainfall varied from 31.6 mm in April up to 54.7 mm in November.
Geology	A review of the Environment NSW 'eSpade V2.2' web application (environment.nsw.gov.au/eSpade2WebApp, accessed 28 June 2023), indicated that the majority of the site is likely to be underlain by The Ordovician to Silurian Cotton Formation, Calaire Sandstone and Mumbidgie Formation. Minor volcanics belonging to the Daroobalgie Volcanics. Sandstones are the dominant lithology with minor shales, mudstones, limestones and volcanics.
Acid Sulfate Soils (ASS)	<p>A review of the Environment NSW 'eSpade V2.2' web application (environment.nsw.gov.au/eSpade2WebApp, accessed 28 June 2023), indicates that the site lies in an area mapped as '<b>No Known Occurrence</b>' with respect to acid sulfate soils. This infers that land management activities are not likely to be affected by acid sulfate soil materials.</p> <p>Further assessment of acid sulfate soils in the context of this investigation is considered by SE as not warranted.</p>
Topography	<p>Generally, the local landscape consists of Narrow, convex elongated crests and ridges, and gently inclined sideslopes. Slope gradients range from 3 to 8%. Elevation is 220-340 m. Ridges are generally orientated in a north/north-east, south/south-west direction. Rock outcrop is typical on crests and upper slopes.</p> <p>SE understands that the site is located at an elevation approximately 274 m to 254 m Australian Height Datum (AHD), sloping to the east and south from the north-western corner.</p>
Hydrogeology	<p>Surface water courses proximal to the site include dams located within the site boundaries, followed by an unnamed tributary to Lake Forbes, located approximately 580 m south-east of the site and several dams on the neighbouring properties.</p> <p>Based on distances to the nearest surface water course and the site topography, groundwater flow in the vicinity of the site is considered likely to be towards the southeast.</p> <p>A review of the NSW Office of Water groundwater database undertaken on 4 July 2023 indicated there were no registered groundwater features located within a 500m radius of the site.</p>
Adjacent Sensitive Receptors	<p>A review of the Bureau of Meteorology Groundwater Dependent Ecosystem Map was undertaken to determine the closest sensitive ecological receptors. The closest ecological receptor is Forbes Wetlands, located approximately 2.4 km to the south-east of site.</p> <p>The closest sensitive human receptors are the residential properties surrounding the site's boundary and any future onsite construction workers/ builders.</p>



## **4. SALINITY ASSESSMENT PROCESS**

### **4.1. Salinity**

Soil salinity is often assessed with respect to electrical conductivity of a 1:5 soil:water extract (EC 1:5). This value can be converted to E<sub>ce</sub> (electrical conductivity of a saturated extract) by multiplication with a factor dependent of soil texture ranging from 6 to 17 depending on soil type. Richards (1954) and Hazelton and Murphy (1992) classify soil salinity on the basis of E<sub>ce</sub>, and describe the implications of the salinity classes on agriculture.

### **4.2. Aggressivity**

Aggressivity is a function of exposure classification, and is derived from AS 2159-2009 Piling Design and Installation. Aggressivity is characterised by the soil conditions effect on both concrete and steel, and is assessed with respect to Sulfates and Chlorides detected within the soil materials respectively.

### **4.3. Sodicity**

Sodic soils may be affected by very severe surface crusting, very low infiltration and hydraulic conductivity, very hard and dense subsoils, high susceptibility to gully erosion and tunnel erosion. Sodidity also affects the shrink – swell properties of a soil. The general rating of sodicity is outlined in the DLWC (2002) publication *Site Investigations for Urban Salinity* (2002), and is assessed with respect to exchangeable sodium percentage (ESP) detected within the soil materials.





## **5. FIELDWORK**

### **5.1. Soil Sampling**

Soil sampling was undertaken by SE on the 30 June by Mitchell Kirby, an experienced environmental consultant representing SE.

A total of sixteen (16) soil samples were collected from sixteen (16) sampling locations during the investigation from the in-situ soil materials across the site down to a depth of 0.4 metres Below Ground Surface Level (BGSL), in line with the recommended sampling density outlined within the Department of Land and Water Conservation (now Department of Water and Energy), *Site Investigations for Urban Salinity* (2002).

Samples were collected at each sampling point, and placed in laboratory supplied acid-rinsed glass jars (with Teflon lined lids). The jars were labelled with the project number, sample identifier and date the samples were collected on.

Each sampling point established was marked on a site plan.

### **5.2. Site Geology**

The soil materials within the site consisted of:

- Topsoil: Silty CLAY, medium red-brown, medium plasticity, dry, organic matter including grass rootlets; and
- Residual: CLAY, red/orange to brown, high plasticity, dry.

No foreign materials were encountered during the investigation.

Please note, that the investigation is limited to the in-situ soil materials defined within this report, and is indicative in nature. Soils adjacent or beneath this subject area were not inspected or sampled and are not part of this investigation.

### **5.3. Odours**

Olfactory evidence of odours was not detected or observed within any of the soil materials.

### **5.4. Staining**

Visual evidence of staining within the soil samples collected was not observed within any of the soil materials.



## **6. LABORATORY**

The samples collected were transported to Eurofins, a NATA accredited laboratory, using chain of custody (COC) protocols. A selection of these samples was scheduled for analysis, with reference to the relevant salinity parameters.

A total of sixteen (16) samples were submitted for the following Salinity Assessment Suite:

- Electrical Conductivity (EC1:5);
- Electrical Resistivity;
- pH;
- Sulfates;
- Chlorides; and
- Exchangeable Sodium Percentage (ESP).

A copy of the analytical laboratory certificates of analysis and chain of custody documentation is presented in **Attachment 3**.



## 7. Results

### Salinity Assessment

The sample analytical results were tabulated and compared to the adopted salinity assessment criteria and presented in the **Table 7.1.** below.

**Table 7.1.** Summary of Analytical Results from soil materials compared with salinity assessment criteria.

Class	ECe (ds/m)	Implication
Non-Saline	<2	Salinity effects mostly negligible
Slightly Saline	2 – 4	Yields of sensitive crops affected
Moderately Saline	4 – 8	Yields of many crops affected
Very Saline	8 – 16	Only tolerant crops yield satisfactorily
Highly Saline	>16	Only a few very tolerant crops yield satisfactorily

Salinity Class for the soil materials sampled within the site were found to be **Non-Saline**.

### Aggressivity Assessment (Concrete)

7.2.

The sample analytical results were tabulated and compared to the adopted aggressivity (concrete) assessment criteria and presented in the **Table 7.2** below.

**Table 7.2.** Summary of Analytical Results from soil materials compared with aggressivity assessment (concrete) criteria.

Exposure Conditions			Exposure Classification (Aggressivity)
Sulphates (SO <sub>4</sub> ) (mg/kg)	pH	Chlorides (mg/kg) (in water)	Soil Conditions – B (Low permeability soils such as Clays and Silts)
<4000	>5.5	<6000	Non-aggressive
4000-8000	4.5-5.5	6000-12000	Mild
8000-16000	4-4.5	12000-30000	Moderate
>16000	<4	>30000	Severe

7.3.

Based on the criteria outlined within AS2159-2009, the sulphate levels detected within the samples are considered **non-aggressive** to towards concrete.

### Aggressivity Assessment (Steel)

The sample analytical results were tabulated and compared to the adopted aggressivity (steel) assessment criteria and presented in the **Table 7.3** below.



**Table 7.3.** Summary of Analytical Results from soil materials compared with aggressivity assessment (steel) criteria.

Exposure Conditions			Exposure Classification (Aggressivity)
Chlorides (mg/kg) (in soil)	pH	Resistivity (Ohms)	Soil Conditions – B (Low permeability soils such as Clays and Silts)
<4000	>5.5	<6000	Non-aggressive
4000-8000	4.5-5.5	6000-12000	Mild
8000-16000	4-4.5	12000-30000	Moderate
>16000	<4	>30000	Severe

Based on the criteria outlined within AS2159-2009, the chloride levels detected within the samples are considered **non-aggressive** to towards steel.

#### Sodicity Assessment

- 7.4. The sample analytical results were tabulated and compared to the adopted sodicity assessment criteria and presented in the **Table 7.4.** below.

**Table 7.4.** Summary of Analytical Results from soil materials compared with sodicity assessment criteria

ESP%	Implication
<5	Non-sodic
5 – 15	Sodic
>15	Highly sodic

Based on the criteria outlined within DLWC (2002), the soils are considered to be **Sodic to Highly Sodic**.



## 8. CONCLUSIONS AND RECOMMENDATIONS

Based on SE's assessment of the desktop review information, fieldwork data and laboratory analytical data, in the context of the proposed redevelopment, SE makes the following conclusions:

- The soils within the site are considered to be **non-saline**;
- The soils within the site are considered to be **non-aggressive** to both steel and concrete;
- The soils within the site are considered to be **sodic to highly sodic**;

Based on these conclusions, SE makes the following recommendations:

In general, the management strategies should be directed at:

- Minimising the impact of development on the site salinity;
- Minimising the impact of salinity on the proposed development;
- Maintaining as much as practicable the natural water balance;
- Maintaining good drainage;
- Avoiding disturbance or exposure of sensitive soils;
- Retaining or increasing appropriate native vegetation in strategic areas; and
- Implementing building controls and engineering responses where appropriate.

These management strategies generally include:

- Develop the best use of existing topography to minimise cut and fill operations;
- Maintenance and improvement of native vegetation along drainage courses;
- Water management of landscaped areas;
- Utilise native and deep rooted plants in order to minimise soil erosion;
- Minimise exposure of slightly to moderately saline soils in temporary excavation faces;
- Minimise exposure of slightly to moderately saline soils in stockpiles during site works;
- Minimise potential for ponding or water logging areas on the site;
- Provision of lining in temporary ponds with non-saline clays to minimise groundwater recharge through the soils;
- Dispose of excavated slightly to moderately saline soils to locations where salts cannot be leached to the environment;
- Natural drainage patterns to be maintained where possible;
- Drainage infrastructure in vulnerable areas to be installed as soon as practical to avoid excessive water infiltration, ponding of water on site and salt leaching;
- Imported material should be tested for salinity to avoid importing saline soils;
- Roads should have well designed sub soil drainage;
- In fill areas place the soils with highest salinity at the deepest levels;
- Application of gypsum to areas of exposed slightly to moderately saline soils if applicable;
- Concrete of suitable strength and reinforcement cover is to be used for drainage structures and wherever contact with water and increased soil moisture is expected;
- Pipes used for stormwater drainage should be sealed to minimise the risk of leakage;
- Soils that are excavated from either roads or service trenches throughout areas or the site found to be slightly to moderately saline should be re-instated at the same horizontal level or lower where possible; and
- Conduct a comprehensive post-earthworks salinity assessment to determine the final salinity status of each individual lot.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 9**.





## **9. STATEMENT OF LIMITATIONS**

The findings presented in this report are based on specific searches of relevant, government historical databases and anecdotal information that were made available during the course of this investigation. To the best of our knowledge, these observations represent a reasonable interpretation of the general condition of the site at the time of report completion.

This report has been prepared solely for the use of the client to whom it is addressed and no other party is entitled to rely on its findings.

No warranties are made as to the information provided in this report. All conclusions and recommendations made in this report are of the professional opinions of personnel involved with the project and while normal checking of the accuracy of data has been conducted, any circumstances outside the scope of this report or which are not made known to personnel and which may impact on those opinions is not the responsibility of Sydney Environmental Group Pty Ltd. Should information become available regarding conditions at the site including previously unknown sources of contamination, SE reserves the right to review the report in the context of the additional information.

This report must be reviewed in its entirety and in conjunction with the objectives, scope and terms applicable to SE's engagement. The report must not be used for any purpose other than the purpose specified at the time SE was engaged to prepare the report.

Logs, figures, and drawings are generated for this report based on individual SE consultant interpretations of nominated data, as well as observations made at the time site walkover/s were completed.

Data and/or information presented in this report must not be redrawn for its inclusion in other reports, plans or documents, nor should that data and/or information be separated from this report in any way.

Should additional information that may impact on the findings of this report be encountered or site conditions change, SE reserves the right to review and amend this report.



## **10. REFERENCES**

NSW EPA 2020, 'Contaminated Sites: Sampling Design Guidelines'.

Department of Land and Water Conservation (now Department of Water and Energy) publication *Site Investigations for Urban Salinity*, 2002

Richards, L. A. (ed.) 1954. Diagnosis and Improvement of Saline and Alkaline Soils. USDA Handbook No. 60, Washington D.C.

Hazelton, P. A. and Murphy B. W. 1992. A Guide to the Interpretation of Soil Test Results. Department of Conservation and Land Management.



## **ATTACHMENT 1**

### **FIGURES**











**Sydney  
Environmental**  
Group

Scale: 250 m

Site Layout and Sampling Locations

Client Name: ForbesView Pty Ltd (c/- Allera)

Project Name: Soil Salinity Assessment

Project Location: Lot 375, 376, 386-389, 830, 831, 1272 & 1273 DP 750158, School Road, Forbes NSW



Figure Number: 2

Figure Date: 24 July 2023

Report Number: 2119-SAA-01-250723.v2f





## **ATTACHMENT 2**

### **SITE PHOTOGRAPHS**





**Photograph 1.** Representative topsoil and residual soils observed in TP06, as observed on 28 June 2023.



### **ATTACHMENT 3**

#### **LABORATORY ANALYTICAL REPORTS AND CHAIN OF CUSTODY**

			Depth	EC	Field Texture	ECE Conversion Factor	Ece	pH	Chloride	Sulfate	Resistivity	ESP	Salinity Rating	Sodicity Rating	Aggressivity Rating
			Units	m bgs	µS/cm	-	dS/m	pH unit	mg/kg	mg/kg	Ohm.m	%	-	-	-
			PQL	0.1	10	-	10	0.1	10	10	0.5	0.1	-	-	-
Sample ID	Reference / Sample Date														
SSA-01	523-10005887 30/06/23			10	Heavy Clay	6	0.06	9.5	300	60	38	11	NS	S	Non-Aggressive
SSA-02	523-10005888 30/06/23			10	Heavy Clay	6	0.06	8.2	< 10	< 10	890	1	NS	NS	Non-Aggressive
SSA-03	523-10005889 30/06/23			10	Heavy Clay	6	0.06	8.7	810	410	14	13	NS	S	Non-Aggressive
SSA-04	523-10005890 30/06/23			10	Heavy Clay	6	0.06	9.6	69	13	76	8.2	NS	S	Non-Aggressive
SSA-05	523-10005891 30/06/23			10	Heavy Clay	6	0.06	8.4	< 10	< 10	730	1.8	NS	NS	Non-Aggressive
SSA-06	523-10005892 30/06/23			10	Heavy Clay	6	0.06	8.3	< 10	< 10	700	2.2	NS	NS	Non-Aggressive
SSA-07	523-10005893 30/06/23			10	Heavy Clay	6	0.06	9.7	< 10	< 10	110	8.7	NS	S	Non-Aggressive
SSA-08	523-10005894 30/06/23			10	Heavy Clay	6	0.06	9.7	22	19	77	12	NS	S	Non-Aggressive
SSA-09	523-10005895 30/06/23			10	Heavy Clay	6	0.06	8.3	380	20	39	26	NS	VS	Non-Aggressive
SSA-10	523-10005896 30/06/23			10	Heavy Clay	6	0.06	8.4	< 10	< 10	810	2.7	NS	NS	Non-Aggressive
SSA-11	523-10005897 30/06/23			10	Heavy Clay	6	0.06	8.8	210	19	53	9.7	NS	S	Non-Aggressive
SSA-12	523-10005898 30/06/23			10	Heavy Clay	6	0.06	7.8	< 10	< 10	2300	0.8	NS	NS	Non-Aggressive
SSA-13	523-10005899 30/06/23			10	Heavy Clay	6	0.06	9.2	< 10	< 10	220	1.1	NS	NS	Non-Aggressive
SSA-14	523-10005900 30/06/23			10	Heavy Clay	6	0.06	8.3	< 10	< 10	590	1.7	NS	NS	Non-Aggressive
SSA-15	523-10005901 30/06/23			10	Heavy Clay	6	0.06	9.2	< 10	< 10	220	3.1	NS	NS	Non-Aggressive
SSA-16	523-10005902 30/06/23			10	Heavy Clay	6	0.06	8.4	< 10	< 10	460	0.6	NS	NS	Non-Aggressive

General Notes to Table: | HS = Highly Sodic | NS = Non-Saline / Non-Sodic | SS = Slightly Saline | S = Sodic | MS = Moderately Saline | VS = Very Saline |  
Texture based on visual assessment of soils. Texture conversion factor sources from Department of Land and water Conservation, 2002 'Site Investigations for Urban Salinity' as referenced by WSROC 2004

Salinity Summary		
Non-Saline (NS)	16	100%
Slightly Saline (SS)	0	0%
Moderately Saline (MS)	0	0%
Very Saline (VS)	0	0%

Sodicity Summary		
Non-Sodic (NS)	9	56%
Sodic (S)	6	38%
Very Sodic (VS)	1	6%

Aggressivity Summary		
Non-Aggressive	16	100%
Mild	0	0%
Moderate	0	0%
Severe	0	0%

Sydney Environmental Group Pty Ltd  
Unit 63/45 Huntley St  
Alexandria  
NSW 2015



NATA Accredited  
Accreditation Number 1261  
Site Number 18217

Accredited for compliance with ISO/IEC 17025 – Testing  
NATA is a signatory to the ILAC Mutual Recognition  
Arrangement for the mutual recognition of the  
equivalence of testing, medical testing, calibration,  
inspection, proficiency testing scheme providers and  
reference materials producers reports and certificates.

Attention: **Steven Wallace**

Report **1004860-S**  
Project name **FORBES SSA**  
Project ID **2119**  
Received Date **Jul 04, 2023**

Client Sample ID			SSA-01	SSA-02	SSA-03	SSA-04
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins Sample No.			S23-JI0005887	S23-JI0005888	S23-JI0005889	S23-JI0005890
Date Sampled			Jun 30, 2023	Jun 30, 2023	Jun 30, 2023	Jun 30, 2023
Test/Reference	LOR	Unit				
Chloride	10	mg/kg	300	< 10	810	69
Conductivity (1:5 aqueous extract at 25 °C as rec.)	10	uS/cm	270	11	710	130
pH (1:5 Aqueous extract at 25 °C as rec.)	0.1	pH Units	9.5	8.2	8.7	9.6
Resistivity*	0.5	ohm.m	38	890	14	76
Sulphate (as SO4)	10	mg/kg	60	< 10	410	13
Exchangeable Sodium Percentage (ESP)	0.1	%	11	1.0	13	8.2
<b>Sample Properties</b>						
% Moisture	1	%	14	11	19	13

Client Sample ID			SSA-05	SSA-06	SSA-07	SSA-08
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins Sample No.			S23-JI0005891	S23-JI0005892	S23-JI0005893	S23-JI0005894
Date Sampled			Jun 30, 2023	Jun 30, 2023	Jun 30, 2023	Jun 30, 2023
Test/Reference	LOR	Unit				
Chloride	10	mg/kg	< 10	< 10	< 10	22
Conductivity (1:5 aqueous extract at 25 °C as rec.)	10	uS/cm	14	14	94	130
pH (1:5 Aqueous extract at 25 °C as rec.)	0.1	pH Units	8.4	8.3	9.7	9.7
Resistivity*	0.5	ohm.m	730	700	110	77
Sulphate (as SO4)	10	mg/kg	< 10	< 10	< 10	19
Exchangeable Sodium Percentage (ESP)	0.1	%	1.8	2.2	8.7	12
<b>Sample Properties</b>						
% Moisture	1	%	16	15	18	17



<b>Client Sample ID</b>			<b>SSA-09</b>	<b>SSA-10</b>	<b>SSA-11</b>	<b>SSA-12</b>
<b>Sample Matrix</b>			<b>Soil</b>	<b>Soil</b>	<b>Soil</b>	<b>Soil</b>
<b>Eurofins Sample No.</b>			<b>S23-JI0005895</b>	<b>S23-JI0005896</b>	<b>S23-JI0005897</b>	<b>S23-JI0005898</b>
<b>Date Sampled</b>			<b>Jun 30, 2023</b>	<b>Jun 30, 2023</b>	<b>Jun 30, 2023</b>	<b>Jun 30, 2023</b>
<b>Test/Reference</b>	<b>LOR</b>	<b>Unit</b>				
Chloride	10	mg/kg	380	< 10	210	< 10
Conductivity (1:5 aqueous extract at 25 °C as rec.)	10	uS/cm	250	12	190	< 10
pH (1:5 Aqueous extract at 25 °C as rec.)	0.1	pH Units	8.3	8.4	8.8	7.8
Resistivity*	0.5	ohm.m	39	810	53	2300
Sulphate (as SO4)	10	mg/kg	20	< 10	19	< 10
Exchangeable Sodium Percentage (ESP)	0.1	%	26	2.7	9.7	0.8
<b>Sample Properties</b>						
% Moisture	1	%	15	14	11	6.3

<b>Client Sample ID</b>			<b>SSA-13</b>	<b>SSA-14</b>	<b>SSA-15</b>	<b>SSA-16</b>
<b>Sample Matrix</b>			<b>Soil</b>	<b>Soil</b>	<b>Soil</b>	<b>Soil</b>
<b>Eurofins Sample No.</b>			<b>S23-JI0005899</b>	<b>S23-JI0005900</b>	<b>S23-JI0005901</b>	<b>S23-JI0005902</b>
<b>Date Sampled</b>			<b>Jun 30, 2023</b>	<b>Jun 30, 2023</b>	<b>Jun 30, 2023</b>	<b>Jun 30, 2023</b>
<b>Test/Reference</b>	<b>LOR</b>	<b>Unit</b>				
Chloride	10	mg/kg	< 10	< 10	< 10	< 10
Conductivity (1:5 aqueous extract at 25 °C as rec.)	10	uS/cm	46	17	46	22
pH (1:5 Aqueous extract at 25 °C as rec.)	0.1	pH Units	9.2	8.3	9.2	8.4
Resistivity*	0.5	ohm.m	220	590	220	460
Sulphate (as SO4)	10	mg/kg	< 10	< 10	< 10	< 10
Exchangeable Sodium Percentage (ESP)	0.1	%	1.1	1.7	3.1	0.6
<b>Sample Properties</b>						
% Moisture	1	%	13	13	13	14

## Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Chloride	Sydney	Jul 06, 2023	28 Days
- Method: LTM-INO-4270 Anions by Ion Chromatography			
pH (1:5 Aqueous extract at 25 °C as rec.)	Sydney	Jul 06, 2023	7 Days
- Method: LTM-GEN-7090 pH by ISE			
Sulphate (as SO <sub>4</sub> )	Sydney	Jul 06, 2023	28 Days
- Method: In-house method LTM-INO-4270 Sulphate by Ion Chromatograph			
Conductivity (1:5 aqueous extract at 25 °C as rec.)	Sydney	Jul 06, 2023	7 Days
- Method: LTM-INO-4030 Conductivity			
Exchangeable Sodium Percentage (ESP)	Melbourne	Jul 08, 2023	28 Days
- Method: LTM-MET-3060 - Cation Exchange Capacity (CEC) & Exchangeable Sodium Percentage (ESP)			
% Moisture	Sydney	Jul 05, 2023	14 Days
- Method: LTM-GEN-7080 Moisture			

**Company Name:** Sydney Environmental Group Pty Ltd  
**Address:** Unit 63/45 Huntley St  
Alexandria  
NSW 2015  
**Project Name:** FORBES SSA  
**Project ID:** 2119

**Order No.:**  
**Report #:** 1004860  
**Phone:** 1300 884 164  
**Fax:**

**Received:** Jul 4, 2023 5:15 PM  
**Due:** Jul 7, 2023  
**Priority:** 3 Day  
**Contact Name:** Isabelle Figatowski

Eurofins Analytical Services Manager : Asim Khan

Sample Detail						Aggressivity Soil Set	Moisture Set	Exchangeable Sodium Percentage (ESP)
Melbourne Laboratory - NATA # 1261 Site # 1254								X
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
External Laboratory								
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID			
1	SSA-01	Jun 30, 2023		Soil	S23-JI0005887	X	X	X
2	SSA-02	Jun 30, 2023		Soil	S23-JI0005888	X	X	X
3	SSA-03	Jun 30, 2023		Soil	S23-JI0005889	X	X	X
4	SSA-04	Jun 30, 2023		Soil	S23-JI0005890	X	X	X
5	SSA-05	Jun 30, 2023		Soil	S23-JI0005891	X	X	X
6	SSA-06	Jun 30, 2023		Soil	S23-JI0005892	X	X	X
7	SSA-07	Jun 30, 2023		Soil	S23-JI0005893	X	X	X
8	SSA-08	Jun 30, 2023		Soil	S23-JI0005894	X	X	X
9	SSA-09	Jun 30, 2023		Soil	S23-JI0005895	X	X	X
10	SSA-10	Jun 30, 2023		Soil	S23-JI0005896	X	X	X
11	SSA-11	Jun 30, 2023		Soil	S23-JI0005897	X	X	X
12	SSA-12	Jun 30, 2023		Soil	S23-JI0005898	X	X	X

**Company Name:** Sydney Environmental Group Pty Ltd  
**Address:** Unit 63/45 Huntley St  
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NSW 2015  
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Eurofins Analytical Services Manager : Asim Khan

Sample Detail						Aggressivity Soil Set	Moisture Set	Exchangeable Sodium Percentage (ESP)
Melbourne Laboratory - NATA # 1261 Site # 1254								X
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
13	SSA-13	Jun 30, 2023		Soil	S23-JI0005899	X	X	X
14	SSA-14	Jun 30, 2023		Soil	S23-JI0005900	X	X	X
15	SSA-15	Jun 30, 2023		Soil	S23-JI0005901	X	X	X
16	SSA-16	Jun 30, 2023		Soil	S23-JI0005902	X	X	X
Test Counts						16	16	16

## Internal Quality Control Review and Glossary

### General

- Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples follows guidelines delineated in the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended May 2013 and are included in this QC report where applicable. Additional QC data may be available on request.
- All soil/sediment/solid results are reported on a dry basis, unless otherwise stated.
- All biota/food results are reported on a wet weight basis on the edible portion, unless otherwise stated.
- Actual LORs are matrix dependant. Quoted LORs may be raised where sample extracts are diluted due to interferences.
- Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds.
- SVOC analysis on waters are performed on homogenised, unfiltered samples, unless noted otherwise.
- Samples were analysed on an 'as received' basis.
- Information identified on this report with blue colour, indicates data provided by customer that may have an impact on the results.
- This report replaces any interim results previously issued.

### Holding Times

Please refer to 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours prior to sample receipt deadlines as stated on the SRA.

If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether the holding time is 7 days however for all other VOCs such as BTEX or C6-10 TRH then the holding time is 14 days.

### Units

<b>mg/kg:</b> milligrams per kilogram	<b>mg/L:</b> milligrams per litre	<b>µg/L:</b> micrograms per litre
<b>ppm:</b> parts per million	<b>ppb:</b> parts per billion	<b>%:</b> Percentage
<b>org/100 mL:</b> Organisms per 100 millilitres	<b>NTU:</b> Nephelometric Turbidity Units	<b>MPN/100 mL:</b> Most Probable Number of organisms per 100 millilitres
<b>CFU:</b> Colony forming unit		

### Terms

<b>APHA</b>	American Public Health Association
<b>COC</b>	Chain of Custody
<b>CP</b>	Client Parent - QC was performed on samples pertaining to this report
<b>CRM</b>	Certified Reference Material (ISO17034) - reported as percent recovery.
<b>Dry</b>	Where a moisture has been determined on a solid sample the result is expressed on a dry basis.
<b>Duplicate</b>	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
<b>LOR</b>	Limit of Reporting.
<b>LCS</b>	Laboratory Control Sample - reported as percent recovery.
<b>Method Blank</b>	In the case of solid samples these are performed on laboratory certified clean sands and in the case of water samples these are performed on de-ionised water.
<b>NCP</b>	Non-Client Parent - QC performed on samples not pertaining to this report, QC is representative of the sequence or batch that client samples were analysed within.
<b>RPD</b>	Relative Percent Difference between two Duplicate pieces of analysis.
<b>SPIKE</b>	Addition of the analyte to the sample and reported as percentage recovery.
<b>SRA</b>	Sample Receipt Advice
<b>Surr - Surrogate</b>	The addition of a like compound to the analyte target and reported as percentage recovery.
<b>TBTO</b>	Tributyltin oxide ( <i>bis</i> -tributyltin oxide) - individual tributyltin compounds cannot be identified separately in the environment however free tributyltin was measured and its values were converted stoichiometrically into tributyltin oxide for comparison with regulatory limits.
<b>TCLP</b>	Toxicity Characteristic Leaching Procedure
<b>TEQ</b>	Toxic Equivalency Quotient or Total Equivalence
<b>QSM</b>	US Department of Defense Quality Systems Manual Version 5.4
<b>US EPA</b>	United States Environmental Protection Agency
<b>WA DWER</b>	Sum of PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA

### QC - Acceptance Criteria

The acceptance criteria should be used as a guide only and may be different when site specific Sampling Analysis and Quality Plan (SAQP) have been implemented

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is 30% however the following acceptance guidelines are equally applicable:

Results <10 times the LOR: No Limit

Results between 10-20 times the LOR: RPD must lie between 0-50%

Results >20 times the LOR: RPD must lie between 0-30%

NOTE: pH duplicates are reported as a range not as RPD

Surrogate Recoveries: Recoveries must lie between 20-130% for Speciated Phenols & 50-150% for PFAS. SVOCs recoveries 20 – 150%

PFAS field samples that contain surrogate recoveries in excess of the QC limit designated in QSM 5.4 where no positive PFAS results have been reported have been reviewed and no data was affected.

### QC Data General Comments

- Where a result is reported as a less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
- Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch, but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown is not data from your samples.
- pH and Free Chlorine analysed in the laboratory - Analysis on this test must begin within 30 minutes of sampling. Therefore, laboratory analysis is unlikely to be completed within holding time. Analysis will begin as soon as possible after sample receipt.
- Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of recovery the term "INT" appears against that analyte.
- For Matrix Spikes and LCS results a dash "-" in the report means that the specific analyte was not added to the QC sample.
- Duplicate RPDs are calculated from raw analytical data thus it is possible to have two sets of data.



## Quality Control Results

Test				Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
<b>Method Blank</b>										
Chloride				mg/kg	< 10			10	Pass	
Conductivity (1:5 aqueous extract at 25 °C as rec.)				uS/cm	< 10			10	Pass	
Sulphate (as SO <sub>4</sub> )				mg/kg	< 10			10	Pass	
Exchangeable Sodium Percentage (ESP)				%	< 0.1			0.1	Pass	
<b>LCS - % Recovery</b>										
Conductivity (1:5 aqueous extract at 25 °C as rec.)				%	105			70-130	Pass	
Resistivity*				%	105			70-130	Pass	
Test	Lab Sample ID	QA Source		Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
<b>Spike - % Recovery</b>										
					Result 1					
Chloride	S23-JI0005889	CP		%	101			70-130	Pass	
Sulphate (as SO <sub>4</sub> )	S23-JI0005889	CP		%	102			70-130	Pass	
Test	Lab Sample ID	QA Source		Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
<b>Duplicate</b>										
					Result 1	Result 2	RPD			
Chloride	S23-JI0005887	CP		mg/kg	300	300	<1	30%	Pass	
Sulphate (as SO <sub>4</sub> )	S23-JI0005887	CP		mg/kg	60	60	<1	30%	Pass	
Exchangeable Sodium Percentage (ESP)	S23-JI0005887	CP		%	11	11	1.5	30%	Pass	
<b>Duplicate</b>										
					Result 1	Result 2	RPD			
Conductivity (1:5 aqueous extract at 25 °C as rec.)	S23-JI0005894	CP		uS/cm	130	150	15	30%	Pass	
pH (1:5 Aqueous extract at 25 °C as rec.)	S23-JI0005894	CP		pH Units	9.7	9.7	<1	30%	Pass	
Resistivity*	S23-JI0005894	CP		ohm.m	77	66	15	30%	Pass	
<b>Duplicate</b>										
					Result 1	Result 2	RPD			
% Moisture	S23-JI0005895	CP		%	15	15	<1	30%	Pass	
<b>Duplicate</b>										
					Result 1	Result 2	RPD			
Exchangeable Sodium Percentage (ESP)	S23-JI0005899	CP		%	1.1	1.0	7.3	30%	Pass	
<b>Duplicate</b>										
					Result 1	Result 2	RPD			
Conductivity (1:5 aqueous extract at 25 °C as rec.)	S23-JI0005902	CP		uS/cm	22	25	15	30%	Pass	
Resistivity*	S23-JI0005902	CP		ohm.m	460	400	15	30%	Pass	

## Comments

### Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	Yes
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

### Authorised by:

Asim Khan	Analytical Services Manager
Caitlin Breeze	Senior Analyst-Metal
Ryan Phillips	Senior Analyst-Inorganic



**Glenn Jackson**  
**Managing Director**

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

\* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please [click here](#).

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# CHAIN OF CUSTODY RECORD

AS/NZS 5036:2005

Sydney Laboratory  
Unit F3 Bld F, 18 Mars Rd, Lane Cove West, NSW 2086  
02 9900 8400 EnviroSampleNSW@eurofins.com

Brisbane Laboratory  
Unit 1, 21 Smeadow Pl., Murarie, QLD 4172  
07 3902 4800 EnviroSampleQLD@eurofins.com

Melbourne Laboratory  
2 Kingston Town Close, Oakleigh, VIC 3166  
03 8564 5000 EnviroSampleVic@eurofins.com

Company	Sydney Environmental Group	Project No	2119	Project Manager	Steven Wallace	Sampler(s)	Mitchell Kirby	
Address	U63, 45 Huntley Street Alexandria NSW	Project Name	Faber SSA	EDD Format (ESdat, EQulS, Custom)		Handed over by		
Contact Name	Steven Wallace	Analysis (Please check results are relevant, please specify "Not for Release" if not relevant) SEG Contam Suite 1 (TRH, BTEX, PAH, Metals, Asbestos ID) SEG Contam Suite 2 (TRH, BTEX, PAH, Metals, OCP, PCB, Asbestos ID) SEG Contam Suite 3 (TRH, BTEX, PAH, Metals, OCP, OPP, PCB, Asbestos ID) SEG ENM Suite 1 (TRH, BTEX, PAH, Metals, pH, EC, Asbestos ID) Salinity Assessment Suite (L2 Aggressivity Suite, ESP %) Asbestos ID AS4964 (0.01%) Asbestos ID NEPM & WA (0.001%) B7 Suite (TRH, BTEX, PAH, Metals) B13 Suite (OCP, PCB)				Primary Email	enviro@sydneyenvironmental.com.au	
Phone No	1300 884 164						Secondary Email	Mitchell@sydneyenvironmental.com.au
Special Directions							Containers	Turnaround Time (TAT) Requirements (check all that apply) <input type="checkbox"/> Overnight <input type="checkbox"/> Same Day <input type="checkbox"/> 1 Day <input type="checkbox"/> 2 Day <input type="checkbox"/> 3 Day <input type="checkbox"/> 5 Day <input type="checkbox"/> Other ( )
Purchase Order							1L Plastic 250mL Plastic 125mL Plastic 200mL Amber Glass 40mL YOA vial 500mL PFAS Bottle Jar (Glass or HDPE) Other (Asbestos AS4964, WA Guidelines)	Sample Comments / Dangerous Goods Hazard Warning
Quote ID No								

No	Client Sample ID	Sampled Date (dd/mm/yy)	Matrix (Solid (S) Liquid (L))	Analysis	Results
1	SSA-01	20/1/23	S	X	
2					
3					
4					
5					
6					
7					
8					
9					
10					
11	SSA-002				
12					
13					
14					
15					
16	SSA-16				
17					
18					
19					
20					

Method of Submission	Courier (# ) Hand Delivered ( ) Postal ( )	Name	Mitchell Kirby	Signature		Date	30/1/23	Time	
Eurofins   mgt Laboratory Use Only	Received By	Signature	Signature	Date	9/17	Time		Temperature	9.9
	Received By	Signature	Signature	Date		Time		Report No	

Submission of samples to the laboratory will be deemed as acceptance of Eurofins | mgt Standard Terms and Conditions unless agreed otherwise. A copy of Eurofins | mgt Standard Terms and Conditions is available on request.  
Eurofins Environment Testing Australia Pty Ltd trading as Eurofins | mgt

Note: Metals = As, Cd, Cr, Cu, Hg, Ni, Pb, and Zn; TRH = Total Recoverable Hydrocarbons; PAH = Polycyclic Aromatic Hydrocarbons; PCB = Polychlorinated Biphenyls; BTEX = Benzene, Toluene, Ethylbenzene, and Xylene

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