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| **COUNCIL ASSESSMENT REPORT**  HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL | |

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| PANEL REFERENCE & DA NUMBER | PPSHCC-189 - CENTRAL COAST DA/117/2023 |
| PROPOSAL | Waste or Resource Transfer Station |
| ADDRESS | Lot 2 DP1022771 63-69 LAKE ROAD TUGGERAH 2259 |
| APPLICANT | Mr Rod Wall |
| OWNER | Mr Wayne Jacobs & Mrs Cheryl Jacobs |
| DA LODGEMENT DATE | 21/04/2023 |
| APPLICATION TYPE (DA, Concept DA, CROWN DA, INTEGRATED, DESIGNATED) | Development Application – Designated Development |
| REGIONALLY SIGNIFICANT CRITERIA | Clause 7 (1)(c), Schedule 6 of the Planning Systems SEPP: Designated Development - Waste Facility |
| CIV | $51,826.00 (excluding GST) |
| CLAUSE 4.6 REQUESTS | Nil |
| KEY SEPP/LEP | * *SEPP (Planning Systems) 2021* * *SEPP (Resilience and Hazards) 2021* * *SEPP (Transport and Infrastructure) 2021* * *Central Coast Local Environmental Plan 2022* * Central Coast Development Control Plan 2022 |
| TOTAL & UNIQUE SUBMISSIONS KEY ISSUES IN SUBMISSIONS | One |
| DOCUMENTS ORIGINALLY SUBMITTED FOR CONSIDERATION | * Environmental Impact Statement - Resource Transfer Facility - Lot 2 DP-1022771 63-69 Lake Road Tuggerah NSW 2259   Annexure A – Site Location Map  Annexure B – Site Aerial Photograph  Annexure C – Site Plan & Elevations  Annexure D – Traffic Impact Assessment  Annexure E – Waste Management Plan  Annexure F – Flood Planning Certificate  Annexure G – Secretary’s Environmental Assessment Requirements (SEARs)  Annexure H – Aboriginal Heritage Information Management System Search Results  Annexure I – Air Quality Assessment  Annexure J – Noise & Vibration Assessment  Annexure K – Soil & Water Management Plan  Annexure L – Arborist Report  Annexure M – Development Cost Estimate   * PRELIMINARY SITE INVESTIGATION (PHASE I ENVIRONMENTAL SITE ASSESSMENT) WITH TARGETED SOIL SAMPLING AND TESTING, AND WATER QUALITY MONITORING PLAN - Lot 2 in DP1022771 63 – 69 Lake Road Tuggerah NSW 2259 * Survey Plan – Surface Detail Plan – Bisset and Wright 02/05/2024 * Updated Site Plan – 2022-15 DA01 – issue A.04 28/6/2024 * Operational Plan – Dumpers Skip Bins Central Coast |
| ADDITIONAL DOCUMENTS SUBMITTED | Soil and Water Management Plan, Larry Cook Consulting Pty. Ltd., 14/08/2025. (Attachment D)  Preliminary Site Investigation (PSI), Larry Cook Consulting, 14 August 2025 (Attachment E) |
| SPECIAL INFRASTRUCTURE CONTRIBUTIONS (S7.24) | N/A |
| RECOMMENDATION | Refusal |
| DRAFT CONDITIONS TO APPLICANT | N/A |
| SCHEDULED MEETING DATE | 21 October 2025 |
| PLAN VERSION | A.04 – 28/6/2024 |
| PREPARED BY | Nathan Burr |
| DATE OF REPORT | 14 October 2025 |

**BACKGROUND**

The Hunter and Central Coast Regional Planning Panel considered DA/117/2023 at its 11 December 2024 meeting, where refusal was recommended. On 18 December 2024, the Panel resolved to defer the determination, outlining specific actions for both the Applicant and Council to complete before reconsideration. These actions are detailed below.

*Council must meet with the applicant to clearly explain what is required.*

*The applicant must submit sufficient information to address issues raised in the Council’s assessment report.*

*By 30 January 2025, the applicant must upload a formal written request to amend the application via the Planning Portal, including:  
- Details of the proposed changes (per Section 37 of the EP&A Regulation 2021).  
- Updated technical reports supporting the amended application.*

*Council must upload an addendum assessment report to the Planning Portal within 3 weeks of the applicant’s submission.*

*Once the updated report is received, the Panel will determine the application electronically.*

*If the applicant fails to provide the required information, the Panel may proceed to determine the DA based on the current information.*

Following the December 2024 deferral, Council met with the applicant on 16 January 2025 to discuss the recommended reasons for refusal (Attachment A). After further exchanges, Council issued a written brief on 19 June 2025 outlining the matters to be addressed (Attachment B). The applicant submitted additional information on 25 August 2025, summarised below.

*‘…To provide additional information to address the following areas:*

*1. Preliminary Site Contamination Investigation (PSI) updates and clarifications.*

*2. Revised stormwater and drainage plans for the proposed development*

*The updated PSI contains some information which was mentioned in the preliminary feedback you provided to us in our meeting on the 25th of June 2025. It also contains a preface which identifies what a PSI is and what is required as part of the investigation. It additionally clarifies that some of the information in Council’s preliminary feedback would typically form part of later more in-depth contamination investigation steps where those are deemed necessary, rather than being included in a preliminary stage investigation.*

*As I outlined in my last email, the revised stormwater and drainage designs are in plan form to provide a simpler, more visual reference for stormwater management and drainage mechanisms while avoiding the need for excessive technical reports. They include:*

*Title sheet identifying the included drawings*

* *Sheet 1 – An overland flow diagram showing existing conditions and the direction of overland flow on the site*
* *Sheet 2 – A stormwater and drainage overhead plan identifying the elements of the development and specifically the components intended for the management of stormwater and drainage. These include:*

*o   Nominated sealed surface areas*

*o   A second small concrete pad for temporary storage of unexpected or hazardous materials*

*o   Identification of drainage downpipes, collection pits and underground drainage piping.*

*o   The location of a pit and connected drain pipe servicing the tipping and sorting area.*

*o   The location of a Pre-cast Silt Arrestor and General-Purpose Water Treatment Pit for management of surface and drainage water.*

* *Sheet 3 – Elevation diagram showing location of collection pit under tipping and shorting area.*
* *Sheet 4 – Standard Drawings containing information about pits, kerbing, diversion drainage and the Silt Arrestor Device*
* *Sheet 5 – Standard Drawing showing information about the General-Purpose Water Treatment Pit.*
* *Sheet 6 – Annotated information relating to the ‘Unexpected Finds’ protocol for the development.*
* *Appendix A – Log sheet for use in conjunction with the ‘Unexpected Finds’ protocol.’*

**A blueprint of a construction site

AI-generated content may be incorrect.**

Figure 1 – Revised Soil and Water Management Plan

**CONSIDERATION OF DEFERRED MATTERS**

Stormwater Drainage

The applicant’s RFI response included an updated stormwater management plan addressing Council’s request for details on stormwater collection and discharge during construction and operation.

The plan proposes impermeable pavement in line with CCC Civil Works Specification 2020 to manage runoff and separate hazardous from non-hazardous stormwater. However, the current plan lacks sufficient detail on treatment methods, contaminant separation, treatment efficiencies, and stormwater capture locations. The use of rainwater tanks is also unclear.

An updated stormwater management plan is required to demonstrate compliance with CCDCP and CCC Civil Works Specification 2020, including treatment efficiency standards from Australian Runoff Quality. These requirements will form part of the consent conditions

Groundwater and Surface Water Impacts

The Water Quality Monitoring Plan indicates a treatment train of silt arrestor (1000L), general purpose pit capable of settling suspended solids and removal of small quantities of grease and oil, followed by discharge through existing pit to Council stormwater network. The 'Stormwater Control Elements and Specification' Plan (Larry Cook Consulting, ver. B 14.8.25 LLC) indicates a surface inlet pit in the under-canopy sorting area, and existing pits on the hardstand will drain to this treatment train. Additionally, an earth bund on the western and northern boundaries will direct any overland flow to the treatment train. A proposed bunded area is depicted on Plans under the canopy however, observation of the site indicates that waste materials are being handled and processed outside this bunded area.

Best practice for resource recovery facilities is to provide pit insert baskets, filters (such as StormFilter) to remove hydrocarbons, fine suspended soils and nutrients, OSD basin and stop valves to contain any waters from entering the system should spills, leaks, or firefighting activities occur on site.

Additionally, the water treatment design relies of overland flow on hardstand which comprises mostly of a permeable gravel surface. This is not supported as there is unacceptable risk of land and groundwater contamination from the activities conducted on the land. Further design and consideration is required.

The application fails to provide any details on chemical liquid storage and use of hazardous and dangerous goods. It is expected that small quantities of fuels and oils will be used on site to refuel plant and equipment and undertake mechanical repairs and servicing, which if untaken incorrectly may result in land and water contamination.

Earthworks & Acid Sulphate Soils

The applicant has indicated that no significant earthworks are proposed as part of this development. There may be minor site excavation works required to construct the pavement across the surface and the requirement to install any drainage and water management solutions. Details of cut and fill across the site could be provided on updated civil engineering plans.

Roads, Access, Traffic & Parking

The applicant has not submitted the requested geotechnical investigation to confirm the suitability of existing and proposed hardstand areas for vehicle use. The updated Soil and Water Management Plan references “hardstand” and “sealed areas,” but their extent and construction details are unclear, preventing proper assessment.

Given the industrial use and vehicle types, pavement must comply with CCC Civil Works Specification 2020, requiring concrete surfacing resistant to fuel damage and heavy vehicle movements. Asphalt is not suitable. Similar surfacing has been observed at nearby industrial sites, confirming feasibility.

Waste Disposal

The applicant has not addressed previous engineering queries regarding hazardous waste storage and disposal, including asbestos and waste from silt traps and sumps, to ensure they are not mobilised during rain events. These matters fall under another Council section’s responsibilities.

Engineering conditions of consent will require an updated stormwater management plan and full concrete surfacing of the site, in line with CCCDCP, to reduce the risk of stormwater and groundwater contamination and assist with waste management concerns.

Water & Sewer

The additional information includes a sewer diagram, but did not clarify existing or proposed water and sewer amenities on site. These matters will need to be addressed through the Section 305/306/307 process.

Contamination

Additional information is required to complete the contamination assessment, as the current submission does not adequately address the following issues.

* Limited intrusive sub-surface sampling during the current assessment. Conduct further soil sampling of area of environmental concern such as existing stockpile, imported dry waste (for sorting) areas, tipping areas, surface water/drainage areas
* Testing and analysis for asbestos and PFAS
* Groundwater sampling, testing and analysis
* Dangerous goods search
* The Conceptual Site Model doesn't indicate complete or incomplete pathways
* Soil stockpiles are included as an area of environmental concern but have not been included in the sampling, testing and analysis.
* Justification for sampling strategy and design has not been provided to a satisfactory standard in accordance with the *Consultants Reporting of Contaminated Land Contaminated Land Guidelines* (NSW EPA, 2020) and *Sampling Design Part 1 - application*, (NSW EPA, 2022).
* Depth of samples –  provide further justification on depth of samples. Noting Sampling Design Part 1 ‘*Samples should be collected from both the emplaced fill and natural soils, at intervals of generally no more than 500 mm, and at locations where distinct differences in permeability or other observable features occur, as per NEPC 2013, B2’*.

Air Quality:

The Air Quality Assessment cannot be supported in its current form for the following reasons:

1. Does not model impacts of the putrescible waste material (liquid food waste) and soil stockpiles that are being stored at the premises.
2. Does not consider air quality impacts to commercial/industrial and sports field receivers that surround the site
3. Does not provide adequate information on reasonable and practicable measures to control dust and odours

Acoustic (Noise and Vibration)

The Acoustic Assessment does not identify, and list all proposed noisy plant and equipment intended to be used on the site or include on site vehicle/truck movements in the operational noise modelling to allow an adequate assessment that demonstrates compliance with the project specific noise criteria. Additionally, address Clause 2.9.2.19 (Noise generation) of the Central Coast Development Control Plan.

Asbestos/ Hazardous Building Materials:

A Hazardous Materials Survey is required that confirms that all hazardous building materials, such as asbestos, mineral fibres, lead paint etc is identified, safely removed by a licensed removalist, and replaced during the refurbishment.

Protection of the Environment Operations Act 1997/ Scheduled activity :

Provide details on how site operations will comply with the threshold requirements of schedule 1 of the Protection of the Environment Operations Act 1997.

Soils and Construction:

The document titled ‘Soil and Water Management Plan’, prepared by Larry Cook Consulting Pty Ltd, dated 30th of March 2023 has been reviewed and does not meet the requirements of the Landcom, ‘Blue book’ and does not adequately address the potential environmental impacts of sediment laden water discharging from the site.

At a minimum, the following information must be included in the SWMP: -

1. a site survey which identifies contours and approximate grades and the direction(s) of fall;
2. locality of site and allotment boundaries;
3. location of adjoining road(s) and all impervious surfaces;
4. location of site within catchment including an estimate of flows through the site;
5. existing vegetation and site drainage;
6. nature and extent of clearing, excavation and filling;
7. diversion of run off around disturbed areas;
8. location and type of proposed erosion and sediment control measures;
9. location of site access and stabilisation of site access;
10. location of material stockpiles;
11. location and engineering details with supporting design calculations for all necessary sediment retention basins;
12. location and concept plans of proposed constructed wetlands/ gross pollutant traps, trash racks or trash collection / separator units;
13. proposed site rehabilitation and landscaping;
14. detailed staging of construction works (breaking down of catchment disturbed), and
15. maintenance program for erosion and sediment control measures.
16. All design criteria and calculations used to size soil and water control measures shall be shown, and construction standard drawings are to be provided on each type of soil and water control measure proposed.

NSW Fire and Rescue: Fire safety guidelines:

The application does not address the requirements of the NSW Fire and Rescue: Fire safety guidelines. Consideration of fire safety, fire safety systems, safe storage and stockpiling of combustible  waste material. Provide further information.

**DISCUSSION**

The applicant’s additional information has been reviewed; however, key deficiencies remain in demonstrating that the development’s impacts will be appropriately managed. While the development is relatively small in scale, its proximity to an environmentally sensitive area and the nature of the proposed use present potential environmental risks.

The application has been assessed under the EP&A Act and Regulations, as outlined in the original report. Based on the additional information, consent could only be granted on a deferred basis, subject to satisfactory design and management details as outlined in the draft deferred conditions. Alternatively, the Panel may refuse consent based on the original recommended reasons for refusal.

The following deferred commencement matters are included in the recommended draft conditions of consent.

1. Submit to Councils Environmental Protection Officer, a Detailed Contaminated Site Investigation and Site-Specific Risk Assessment and Modelling prepared by a suitably qualified contaminated land consultant that is accredited by the Certified Environmental Practitioners Scheme- Site Contamination (CEnvP(SC)) and/or the Certified Professional Soil Scientist- Contaminated Site Assessment and Manager (CPSS CSAM). Such investigation must be undertaken in accordance with Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (1998) and NSW Environment Protection Authority’s Contaminated Land Guidelines - Consultants Reporting on Contaminated Land 2020 and Contaminated Sites – Sampling Design Guidelines (2022) and the National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM, 1999 as amended 2013).
   1. (If required) Provide a Detailed Contaminated Site Investigation and Site-Specific Risk Assessment and Modelling prepared by a suitably qualified contaminated land consultant that is accredited by the Certified Environmental Practitioners Scheme- Site Contamination (CEnvP(SC)) and/or the Certified Professional Soil Scientist- Contaminated Site Assessment and Manager (CPSS CSAM). Such investigation must be undertaken in accordance with Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (1998) and NSW Environment Protection Authority’s Contaminated Land Guidelines - Consultants Reporting on Contaminated Land 2020 and Contaminated Sites – Sampling Design Guidelines (2022) and the National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM, 1999 as amended 2013).
   2. (If required) Provide a Remedial Action Plan prepared by a suitably qualified contaminated land consultant that is accredited by the Certified Environmental Practitioners Scheme- Site Contamination (CEnvP(SC)) and/or the Certified Professional Soil Scientist- Contaminated Site Assessment and Manager (CPSS CSAM). Such investigation must be undertaken in accordance with Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (1998) and NSW Environment Protection Authority’s Contaminated Land Guidelines - Consultants Reporting on Contaminated Land 2020 and Contaminated Sites – Sampling Design Guidelines (2022) and the National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM, 1999 as amended 2013).
2. Submit to Councils Environmental Protection Officer, detailed designs and plans for hardstand (impermeable layer) for the entirety of the site. The designs standards must be in accordance with Councils Civil Works Specification.
3. Submit to Councils Environmental Protection Officer, a water quality management plan and routine stormwater monitoring report. The Plan and Report is to be prepared by a suitable qualified consultant and include best-practice stormwater management. Best practice for resource recovery facilities is to provide pit insert baskets, filters (such as StormFilter) to remove hydrocarbons, fine suspended soils and nutrients, OSD basin and stop valves to contain any waters from entering the system should spills, leaks, or firefighting activities occur on site. Overland flow into the system is to be via hardstand (not gravel surfaces). The Report is to include a water quality monitoring program developed by a duly qualified person. The monitoring program must include validation testing and ongoing testing occurring every month for a period of 3 months, at a minimum. Water samples must be analysed by a NATA accredited laboratory; the analytical results must be reviewed against ANZECC water quality guidelines for all contaminants of concern and corrective actions must be included for elevated results.
4. Submit to Councils Environmental Protection Officer, An Operational Environmental Management Plan must be prepared for the proposed development. Council requires this information to assess environmental pollution risk (air, water and land emissions) for the proposed activities in accordance with the Protection of Environment Operations Act 1997. The guideline for the plan is outlined below. The level of detail of the EMP must be appropriate having regard to the operational scale of the proposed development. The plan must also be signed and dated by an appropriately authorised person.

Information to be included in the Plan is as follows:

* 1. Written procedures outlining management of:
     1. stormwater, run-off and all water used on the site (including treatment and disposal);
     2. soil, including any possible contamination issues;
     3. pesticide, fertiliser and other chemicals or hazardous substances (including use, storage and disposal);
     4. solid and liquid water (including storage, treatment and disposal);
     5. weeds and other vegetation;
     6. erosion and sediment;
     7. emergency spill response;
     8. noise emissions; and
     9. air emissions.
  2. A list of legislation applicable to the activities conducted on site, including how legal updates will be accessed.
  3. Records of environmental training undertaken or to be undertaken by employees of the organisation in the areas of:
     1. identifying potential environmental hazards;
     2. prevention of pollution and environmental damage;
     3. spill control;
     4. hazardous material storage and handling;
     5. best practice in waste management; and
     6. consequences of non-compliance with legislation.
  4. Methods to be employed to reduce energy consumption and, where possible, employ alternative energy sources to reduce environmental impacts.
  5. Establishment of a periodic review of all information contained within this Plan to ensure currency and continued compliance.

1. Submit to Councils Environmental Protection Officer, an Air Quality Impact Assessment (AQIA). The AQIA is to be prepared by a suitable qualified air quality professional and must model impacts of putrescible waste material (liquid food waste) and soil stockpiles that are being stored at the premises, air quality impacts to commercial/industrial and sports field receivers that surround the site and provide adequate information on reasonable and practicable measures to control dust and odours.
2. Submit to Councils Environmental Protection Officer, a Noise Impact Assessment prepared by a suitably qualified acoustic consultant that meets the technical eligibility criteria for membership with the Association of Australasian Acoustical Consultants. The report must be prepared in accordance with the Noise Policy for Industry (NSW EPA, 2017).
3. Submit to Councils Environmental Protection Officer, a Hazardous Materials Survey is required that confirms that all hazardous building materials, such as asbestos, mineral fibres, lead paint etc is identified, safely removed by a licensed removalist, and replaced during the refurbishment.
4. Submit to Councils Environmental Protection Officer, details on how site operations will comply with the threshold requirements of schedule 1 of the *Protection of the Environment Operations Act 1997.*
5. Provide A Soil and Water Management Plan in accordance with Section 2.3 of the ‘Blue Book’ *(Managing Urban Stormwater: Soils and Construction, Landcom, 2004).* The plan shall be prepared by a suitably qualified environmental/civil consultant.  Section 9.3 of the Blue Book provides guidance on preparing a Soil and Water Management Plan for medium-density development. (Note: A Soil and Water Management Plan is a more comprehensive document than an Erosion and Sediment Control Plan).

At a minimum, the following information must be included in the SWMP: -

* a site survey which identifies contours and approximate grades and the direction(s) of fall;
* locality of site and allotment boundaries;
* location of adjoining road(s) and all impervious surfaces;
* location of site within catchment including an estimate of flows through the site;
* existing vegetation and site drainage;
* nature and extent of clearing, excavation and filling;
* diversion of run off around disturbed areas;
* location and type of proposed erosion and sediment control measures;
* location of site access and stabilisation of site access;
* location of material stockpiles;
* location and engineering details with supporting design calculations for all necessary sediment retention basins;
* location and concept plans of proposed constructed wetlands/ gross pollutant traps, trash racks or trash collection / separator units;
* proposed site rehabilitation and landscaping;
* detailed staging of construction works (breaking down of catchment disturbed), and
* maintenance program for erosion and sediment control measures.
* All design criteria and calculations used to size soil and water control measures shall be shown, and construction standard drawings are to be provided on each type of soil and water control measure proposed.

1. Submit to Councils Environmental Protection Officer, a Fire compliance assessment for the safe storage and processing of waste in accordance with the *Fire Safety Guidelines – Fire Safety in Waste Facilities* and the *Hazardous Industry Planning Advisory Paper (HIPAP) No. 2 – Fire Safety Guidelines.*
   1. Technical information on the environmental protection equipment to be installed on the premises such as air, water and noise controls, spill clean-up equipment, fire management (including the location of fire hydrants and water flow rates at the hydrants) and containment measures.
   2. Details of the size and volume of stockpiles and their arrangements to minimise fire spread and facilitate emergency vehicle access.
   3. The measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the NSW Fire and Rescue guideline Fire Safety in Waste Facilities dated 27 February 2020
2. Submission of a civil engineering plans that include the following details, at a minimum, in accordance with the requirements listed in CCCDCP and CCC *Civil Works Specifications*:

* Minimum industrial driveway width of 6.2 metres at the property boundary of Lake Road, and design details as per CCC *Civil Works Specifications* Standard Drawings SD506.
* Driveway width at the road gutter to be designed to cater for the largest design vehicle of Heavy Rigid Vehicle to use the site, with swept path analysis for the HRV at the road and property boundary., demonstrating the vehicle can enter and exit the site in a forward direction.
* Standard detail of pavement design.
* Site pavement to be constructed of concrete where all vehicles will be manoeuvring and parking as per CCC *Civil Works Specifications* Industrial pavement design*.*
* Site pavement to be constructed of concrete where waste is to be stored.

1. Submission of a Stormwater management plan that includes the details of the following at a minimum, ensuring that stormwater runoff form the site is treated to the efficiencies included in Table 1.2 of Australian Runoff Quality and CCCDCP Chapter 3.1 and CCC *Civil Works Specifications*:

* Construction of a stormwater management system that includes details of water quality and quantity conveyance, treatment and storage mechanisms.
* Construction of stormwater drainage collection and piping of all stormwater runoff from areas within the site to the approved connection to Council’s storm water drainage system located in Lake Road.
* Details of treatment of stormwater runoff from hazardous and non-hazardous waste storage areas.
* Use of an industry accepted, proprietary stormwater treatment device.
* Details of any stormwater to be reused on site.

**RECOMMENDATION**

That the Development Application DA/117/2023 for a Waste or Resource Transfer Station at 63-69 LAKE ROAD TUGGERAH 2259 be APPROVED subject to deferred commencement conditions pursuant to Section 4.16(3) of the *Environmental Planning and Assessment Act 1979* subject to the attached conditions of consent (Attachment C).

The following attachments are provided:

Attachment A: Attachment A – Original Recommended Reasons For Refusal

Attachment B: Confirmation of Matters to be Addressed

Attachment C: Draft Conditions of Consent

Attachment D: Soil and Water Management Plan, Larry Cook Consulting Pty. Ltd., 14/08/2025.

Attachment E: Preliminary Site Investigation (PSI), Larry Cook Consulting, 14 August 2025