



Preliminary Site Investigation

Faheys Pit –
9720 Armidale Road,
Tyringham NSW 2453

Report prepared for – Sheridans Hard Rock Quarry
17 June 2022
BPE22035-R01

Quality information

Revision history

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Date	17 June 2022
Report Authors	Joel Parkin – Ballpark Environmental Pty Ltd Andrew Ballard – Ballpark Environmental Pty Ltd CEnvP
Technical Reviewer	Peter Moore - Geosyntec Consultants Pty Ltd CEnvP Site Contamination Specialist



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17 June 2022

Our ref: BPE22035-R01



Sheridans Hard Rock Quarry Pty Ltd
315 Donellans Road,
Hernani NSW 2453

Attention: Sonia Sheridan – Director

Dear Sonia,

RE: Preliminary Site Investigation – Faheys Pit, 9720 Armidale Road, Tyringham NSW 2453

Ballpark Environmental Pty Ltd is pleased to present the Preliminary Site Investigation (PSI) prepared for the proposed quarry development on Lot 31 DP1203488, 9720 Armidale Road, Tyringham NSW 2453, the site.

This report details the findings from the PSI, including a site history review and site walkover of the existing Faheys pit and the proposed expansion area to the north of the pit. The PSI report has been independently technically reviewed by Mr Peter Moore, CEnvP Site Contamination Specialist from Geosyntec Consultants Pty Ltd

I trust that this report meets with your requirements. If you require further information or assistance, please do not hesitate to contact us on (02) 6658 0585.

For and on behalf of Ballpark Environmental Pty Ltd

Andrew Ballard
Principal Environmental Scientist
Licensed Asbestos Assessor
Certified Environmental Practitioner



Joel Parkin
Associate Environmental Engineer
Licensed Asbestos Assessor

9 June 2022

Mr Andrew Ballard
Ballpark Environmental Pty Ltd
Suite 2/192 Pacific Hwy
Coffs Harbour NSW 2450

Via email: info@ballparkenv.com.au

Dear Andrew,

Re: Review of Preliminary Site Investigation at Faheys Pit, 9720 Armidale Road, Tyringham NSW 2453

As requested, as a Certified Environmental Practitioner in Site Contamination, I have reviewed a Report entitled 'Preliminary Site Investigation – Faheys Pit, 9720 Armidale Road, Tyringham NSW 2453', dated 9 June 2022.

The objective of the investigation was to provide an assessment of the potential ground contamination status of the above property, proposed for expansion of the existing Faheys Pit. The investigation was based on information obtained from an initial desktop study, historical photography reviews and a site inspection. The results of the investigations were then presented in this report. My objective was to review and provide final certification for this report.

Upon my review of the Preliminary Site Investigation Report (Original), I am satisfied with the report's conclusions and that it was prepared in accordance with the requirements of the relevant standards, legislation and guidelines, namely:

- NSW EPA Contaminated Land Guideline - Consultants Reporting on Contaminated Land (2020).
- State Environmental Planning Policy (Resilience and Hazards) 2021; and,
- National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) (NEPM 2013).

I concur with the findings of this assessment that site represents a low risk to the proposed expansion. Localised areas of inert waste were identified at the site and it was recommended that this waste be removed and disposed of at facilities licensed to receive this waste.

If you have any further queries, please contact me on 02 92518070

Yours sincerely,



Peter Moore
Principal Engineer CEnvP - SC
Geosyntec Consultants Pty Ltd

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Executive Summary

Sheridans Hard Rock Quarry Pty Ltd is seeking approval for an expansion of the quarry operations to extract and process up to 150,000 tonnes per annum of quarry material from Faheys Pit.

Ballpark Environmental Pty Ltd was engaged to undertake a preliminary site investigation (PSI) for potential soil contamination associated with quarrying at this site located on part of Lot 31 DP1203488, 9720 Armidale Road, Tyringham NSW 2453, the site, see Figure 1.

The objective of the PSI was to identify past or present potentially contaminating activities performed at this site, provide a preliminary assessment of site contamination and, if required, provide a basis for a more Detailed Site Investigation (DSI).

Based on the site history information and site walkover observations we conclude that:

- Site disturbance from quarry activities is visible in the 1993 aerial photograph.
- No buildings or structures were constructed on this site and therefore it is unlikely that waste building materials, including asbestos, are present on this site.
- Observations made during the site walkover found that previous poor waste disposal practices have resulted in the burial of inert waste, including tyres, empty 200l metal drums, scrap metal and concrete in the northern bund wall on the perimeter of the current quarry pit. Individual waste tyres were also observed on the cleared northern slope of the quarry site.
- A review of the initial Conceptual Site Model (CSM) prepared for this PSI found no areas of environmental concern have been identified on this site.

Therefore, it is recommended:

1. **Inert waste** – waste materials are collected and removed from this site for recycling (e.g., scrap metal) or to an appropriate NSW EPA licensed waste facility which can accept this waste.
2. **Unexpected Finds Protocol** – An unexpected finds protocol should be included as part of the quarry Environment Management Plan or as a stand-alone document in the event that potentially contaminated material or buried unexpected finds, are encountered during future quarry expansion earthworks on this site.

In consideration of the results from this PSI we conclude that this site on Lot 31 DP1203488, 9720 Armidale Road, Tyringham, has an acceptable low level of risk for site contamination and is suitable for its proposed ongoing industrial use as a quarry.

The site is assessed to be suitable for its ongoing industrial use, in accordance with Chapter 4 of the Resilience and Hazards SEPP (2021).

1. Introduction

Ballpark Environmental Pty Ltd was engaged by Sheridans Hard Rock Quarry Pty Ltd (Sheridans) to undertake a preliminary site investigation (PSI) for the proposed increase in the size and extraction area of the existing quarry known as Faheys Pit located on part of Lot 31 DP1203488, 9720 Armidale Road, Tyringham NSW 2453, the site.

We understand that Sheridans is currently seeking approval for an expansion of the quarry operation to extract and process up to 150,000 tonnes per annum of quarry material from this site. The proposed quarry expansion is a designated development under s.4.10 of the *Environmental Planning and Assessment Act 1979* and shall require the preparation of an Environmental Impact Statement (EIS).

This PSI has been undertaken to assess potential contamination issues present at this site and its findings will inform the preparation of the EIS to be prepared for this project.

The PSI was undertaken in general accordance with the proposal prepared by Ballpark Environmental (Ref: BPE22035-P01, dated 30 March 2022).

2. Objective and Scope of Works

The objective of the PSI was to identify past or present potentially contaminating activities performed at this site, provide a preliminary assessment of site contamination and, if required, provide a basis for a more Detailed Site Investigation (DSI).

The scope of works carried out to meet the above objective is summarised below.

- Desktop site history review was undertaken to establish the history of past uses on the site, including what buildings or potentially contaminating activities may have been present and which included:
 - Review of local geology, hydrogeology, topography, and acid sulfate soil risk maps.
 - Review of historical aerial imagery to assess changes in land use or activities on the site over time.
 - Review of registered groundwater bore information held in public registers.
 - Review of contaminated land records held by the NSW Environment Protection Authority.
- A site visit and walkover were undertaken to collect background information on past activities and previous use of the site.
- An interview of current owner and long-term operator of the quarry at Faheys Pit.
- Preparation of the PSI report to assess potential risk to human health or the environment and if soil contamination was likely to be present and if a more detailed site investigation was recommended for this site.

The following sections of this PSI report presents the information collected and findings for the site.

3. Site Identification

3.1. Site Details

The site location and site layout are shown on Figure 1. The site identification details are summarised in Table 1.

Table 1: Summary of Site Details

Detail	Description
Site Address	9720 Armidale Road, Tyringham NSW 2453, (see Figure 1)
Lot / DP	Lot 31 DP1203488
Easting / Northing	56 J 446506 m E 6652388 m S
Size (Ha)	~11.46 ha (see Figure 1)
Zoning	<p>RU1 – Primary Production, objectives of RU1 zone are:</p> <ul style="list-style-type: none"> • To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. • To encourage diversity in primary industry enterprises and systems appropriate for the area. • To minimise the fragmentation and alienation of resource lands. • To minimise conflict between land uses within the zone and land uses within adjoining zones. • To prevent dispersed rural settlement. • To ensure that development does not unreasonably increase the demand for public services or public facilities. • To ensure development is not adversely impacted by environmental hazards. <p>Source: Clarence Valley Council LEP 2011</p>
Site Land Use	Southern section of the site has an existing quarry pit which is currently in production. At the time of the site walkover the central portion of the site had been cleared of bushland. The remaining areas of Lot 31 were dense bushland.
Surrounding Land Use	<p>North, bushland and state forest. To the northeast of the site beyond a strip of bushland is another quarry pit (Ellis' Pit) understood to be owned by the Clarence Valley Council.</p> <p>East, cleared grass land with scattered trees and a sawmill beyond within the adjoining property, Lot 2 DP1139996.</p> <p>South, dense to semi dense bushland to Armidale Road. Rural properties beyond bushland to the south, with cleared grazing land.</p> <p>West, dense bushland. Merchin Creek is located ~250m from the western boundary of the property.</p>
Sensitive Receptors	Merchin Creek is located ~250m to the west of the property boundary.

4. Environmental Settings

4.1. Topography & Hydrology

Topographically the site is located on the northern mid slope of a ridgeline. To the north and west of the existing Faheys pit the land falls downslope into an unnamed gully orientated northwest towards Merchin Creek located beyond the site to the northwest.

Faheys Pit has had earthworks undertaken to build an earth bund on the lower northern side of the pit. All runoff within the pit was directed to the south into the lowest point, which acts as a dam collecting and storing runoff. At the time of our walkover water was present within this area of the pit, see photograph 2.

Merchin Creek is the closest permanent waterway and is located down gradient to the west and north (~ 250m) of the site boundary. Drainage within the quarry pit was directed to the lowest point in the south. Drainage of other areas within the site outside of the existing quarry pit followed the natural contours of the land to the northwest into a gully within the property which directs runoff into Merchin Creek.

Site topography is depicted on map 1.5, refer to Appendix A.

4.2. Geology

The 1:250,000 Geological Map of NSW (Dorrigo-Coffs Harbour sheet) indicates that the site is underlain by Moombil Siltstone comprising of black massive siltstone, rare lithofeldspathic wacke and granule conglomerate. Based on the elevated location acid sulfate soils (ASS) are unlikely to be present on the site.

Geology mapping is presented in map 1.5, refer to Appendix A.

4.3. Hydrogeology and Groundwater Use

The hydrogeologic unit for the site consisted of Paleozoic and Pre-Cambrian fractured rock aquifers (low permeability). The hydrogeology within the site comprises of fractured or fissured aquifer systems with low to moderate productivity.

A search of the NSW Department of Primary Industries – Office of State Water records identified 1 licensed groundwater bore within 2km of the site. Details for the groundwater bore is present below in Table 2 and the location of this bore, relative to the site, is presented as map 2.1 Appendix A.

Table 2: Licensed Groundwater Bore

Bore ID	Authorised purpose	Distance (m)	Direction	Drilled Depth (m)	SWL (m bgs)
GW305142	Household	1694	NE	33.5	12

Notes:

NE – northeast

SWL – standing water level

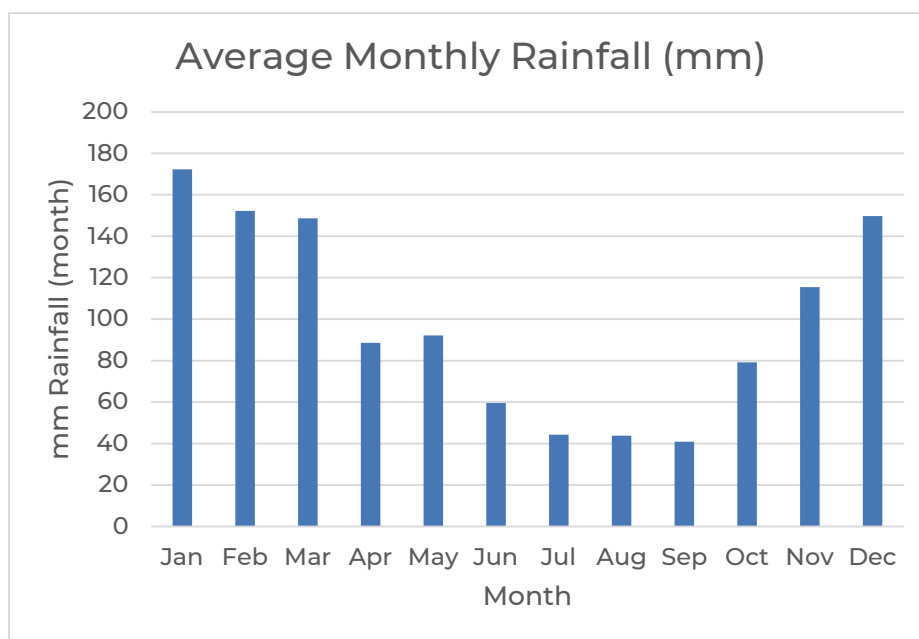
m - metres

bgs – below ground surface

4.4. Climate and Rainfall

The Faheys Pit site is located on the eastern edge of the New England Tablelands region in the Clarence Valley local government area, approximately 415km north of Sydney. A review of available Bureau of Meteorology (BoM) data shows that the site location is in mild temperate zone characterised by warm wet summers and cool to mild dry winters.

The local daily rainfall data records for the site were based on the nearby (~6km) BoM station at Tyringham (Station 59118), with the long-term average rainfall data tabulating shown below in Plot 1. Tyringham has an annual average rainfall of 1,141mm.



Plot 1. Summary of the long-term average rainfall at Tyringham (BOM Station #59118)

5. Site History

5.1. NSW EPA Notices

A review of the NSW EPA Contaminated Land Record database revealed that no notices had been issued for the site under the *Environmentally Hazardous Chemicals Act (1985)* or the *Contaminated Land Management Act (1997)* (CLM).

A search of the public register under section 308 of the *Protection of the Environment Operations Act (1997)* (POEO) found no licences, applications or notices for this area.

A review of the licences, approvals and assessments identified several clean up and penalty notices had previously been issued to the Forestry Corporation of New South Wales and these were related to State Forest areas. There were no geographic details provided for these notices and are considered low risk with regards to this site.

Search records are provided in sections 3.1 and 3.2 of the environ-screen report provided in Appendix A.

5.2. DPI Cattle Tick Dip Records

A search of the NSW DPI cattle tick dip records in June 2022 identified no cattle tick dip sites occur within the Tyringham area, see Appendix A.

5.3. Aerial photography

Selected publicly available historical aerial photography dating back to 1956 was reviewed for this site, see Appendix A. A summary of the aerial photography review is provided in Table 3.

All historical aerial images are presented in Appendix A with the findings of the review summarised in Table 3 below.

Table 3: Summary of available Aerial Photographs

Year of Photo	Site	Surrounding Area
1966	Dense bushland covers the entire site.	Dense bushland borders the site to the north, east and west. Bushland is present to Armidale Road in the south and cleared grazing land beyond. A cleared area to the northeast of the site is visible. Appears to potentially be Ellis' Pit, now operated by the Clarence Valley Council.
1973	No significant changes from the 1966 imagery.	The quarry pit to the northeast of the site has increased in size from the 1966 aerial imagery. No other significant changes to surrounding landuse from the 1966 imagery.
1985	No significant changes from the 1969 imagery.	The quarry pit to the northeast of the site has increased in size. Extending to border the northeast boundary of the site. No other significant changes to surrounding landuse from the 1973 imagery.
1989	No significant changes from the 1985 imagery.	No significant changes to surrounding landuse from the 1985 imagery.

Year of Photo	Site	Surrounding Area
1993	The quarry pit is visible in the southeast portion of the property. No visible structures within the site. A dirt access track from Armidale Road to the quarry pit is also visible.	No significant changes to surrounding landuse from the 1989 imagery.
2005	The quarry pit has increased in size from the 1993 aerial imagery. No visible built structures are present within the site. No other significant changes from the 1993 aerial photograph.	Clearing of an area of bushland in the adjoining property to the east and construction of a large shed. Appears to be associated with the sawmill operation observed during the site walkover.
2013	The quarry pit appears to have increased marginally in size from the 2005 aerial imagery. No visible structures within the site. No other significant changes from the 2005 aerial photograph.	Ellis' Pit to the northeast appears to have increased marginally in size from 2005 aerial imagery. Extensive clearing of bushland and additional structures built within the sawmill to the east of the site.
2016	No significant changes from the 2013 imagery.	No significant changes to surrounding landuse from the 2013 imagery.

5.4. Interviews

We understand the Faheys Pit property was recently purchased in 2021 by Sheridans. During our site visit there were no long-term or previous employees with knowledge of past operations at Faheys Pit available for interview.

6. Site Walkover Observations

A site walkover was completed by Andrew Ballard & Joel Parkin, Ballpark Environmental, on Monday 30 May 2022, see Table 4 for site walkover photographs.

The site was observed to include the following features:

- No buildings or other structures were present within the site, see photograph 1. Adjacent to the gravel access road leading into the quarry was a former scrap metal screening plant which was understood to have been present within the quarry when the current owners purchased the property. This scrap machinery had been moved from with the quarry to its current location adjacent to the access road.
- Existing machinery onsite during the site walkover included a D6 Cat dozer/ ripper, a loader (not operational), and an excavator. The excavator at the time of the site walkover was extracting weathered rock and soil material from the southwest

portion of the quarry pit, see photograph 2.

- An existing earth bund is constructed along the northern side of the quarry pit. This appeared to have been constructed using materials excavated from within the site. Inert waste was visible on the surface and partially buried on the southern and north faces of this earth bund wall. Waste material observed included: tyres, broken concrete, empty 200l steel drums (crushed), concrete filled drums, metal including reinforcing mesh sheets and tin, see photographs 6 to 9.
- No visible signs or indicators of contamination, such as oil staining, were observed during the walkover.
- The southern extent of the existing pit has been extended to the southern boundary of the property. The lowest point in the southern portion of the pit was acting as a water storage area with standing water pooling in this area, see photograph 2.
- Extensive clearing of bushland by the adjacent sawmill operator has been undertaken to the north of the existing quarry pit, photograph 1. Several windrowed piles of cleared trees were visible within this area of the site, see photographs 4 & 5.
- Beyond the property to the east there is an established timber sawmill operation which is visible from the eastern boundary of the site, see photograph 1.

Table 4: Site Walkover Photographs

Site Photographs



Photograph 1, shows aerial photograph of the existing Faheys Pit and the areas of clearing to the north of the pit. The sawmill operation is visible in the background of the photograph.

Site Photographs



Photograph 2, shows the existing quarry pit, viewed towards the northwest. The water in the base of the pit is visible. The area where material is currently being excavated from can be seen where the excavator is working in the background.



Photograph 3, shows the existing quarry pit, viewed towards the north. The earthen bund constructed along the northern extent of the pit can be seen in the background.

Site Photographs



Photograph 4, shows the cleared northern extent of the proposed quarry expansion area viewed towards the southeast. The existing earthen bund on the northern extent of the quarry pit can be seen in the background.



Photograph 5, shows northern extent of the proposed quarry expansion area viewed towards the southwest.

Site Photographs



Photograph 6, shows earth bund constructed along northern extent of the quarry pit. Visible inert waste can be seen within this bund including; concrete, and metal items.



Photograph 7, shows area in central portion of the northern earth bund which has been previously excavated. Several previously buried tyres can be seen in the photograph.

Site Photographs



Photograph 8, shows inert waste (concrete filled drum) observed in shrub material on the northern side of earth bund.



Photograph 9, shows inert waste in fill material on northern earth bund wall. Remnants of an empty metal drum and vehicle axle are partly buried in the bund material.

7. Integrity assessment of site history data

The following sources of data were relied upon for this assessment:

- Public registers maintained by the NSW EPA and NSW Department of Planning & Environment;
- Publicly available aerial photography imagery;
- Groundwater bore information maintained by Water NSW;
- Cattle Tick Dip site information maintained by NSW Department of Primary Industries;
- Geological and topographical mappings provided by various government departments;
- Interview with the current quarry property owner; and
- Observations made during site walkover.

The historical data assessed was found to be generally adequate, reliable, and suitable, with regard to the PSI assessment objective.

8. Conceptual Site Model

A conceptual site model (CSM) is a representation of site related information regarding contamination sources, receptors and exposure pathways between those sources and receptors and is based on each of the elements defined in the *National Environment Protection (Assessment of Site Contamination) Measure 1999 (Amended April 2013)*, ASC NEPM (NEPC 2013).

Based on the findings of the site history review the known or suspected potential sources of soil contamination on this site include:

- Contamination from historical activities associated with the development and operation of the quarry pit, including the servicing and maintenance of machinery and equipment, collection and disposal of waste oils, spills and poor handling of waste products which may contribute to soil contamination.
- Contamination from historical poor waste disposal practices, including on site disposal of inert waste including tyres, empty metal drums, scrap metal and concrete.

Each of the above is identified as a potential Areas of Environmental Concern (AEC) and Table 5 discusses the plausible pollutant linkages identified between the AEC and any nearby sensitive receptors.

Table 5: Preliminary Conceptual Site Model

Source	Contaminant of Potential Concern & Known Location	Potential Transport Mechanisms	Exposure Pathway	Receptors
Contamination from previous quarry operations, servicing and maintenance of plant and equipment	Metals, petroleum hydrocarbons (TRH/BTEXN), and PAH. Affected Media – site soils, potentially groundwater (petroleum hydrocarbons)	Disturbance during future excavations and quarry expansion works Dispersion via wind Surface water runoff Leaching to groundwater	Dermal contact with soil Inhalation of dust Ingestion of soils	Primary human receptors of concern are future quarry workers during the expansion and operation of the existing quarry pit. Other human receptors include future contractors and visitors to the site.
Contamination from historical poor waste disposal practices	Inert waste, including tyres, empty 200l metal drums which may have contained petroleum hydrocarbons (TRH/BTEXN), scrap metal and equipment, and concrete. Affected Media – site soils	Disturbance during future excavations and quarry expansion works Dispersion via wind Surface water runoff Leaching to groundwater	Dermal contact with soil Inhalation of dust Ingestion of soils	Primary human receptors of concern are future quarry workers during the expansion and operation of the existing quarry pit. Other human receptors include future contractors and visitors to the site.

Notes:

CoPC: Contaminants of Potential Concern include metals, including: arsenic, cadmium, chromium, copper, lead, mercury, nickel, and zinc; and petroleum hydrocarbons (total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene, naphthalene (BTEXN) compounds) and polycyclic aromatic hydrocarbons (PAH).

9. Site Characterisation

Ballpark Environmental have assumed that the proposed quarry expansion for Faheys Pit will likely involve bulk earthworks to extend and lower the existing pit in a northerly direction and into the recently cleared areas observed during the site walkover. The quarry plan will likely involve several progressive excavations to create a series of benches and open rock faces of ~10m in height as the quarry operations move progressively down slope to the north.

These excavations will require the removal of the current northern earthen bund wall. The removal of this bund wall will also expose buried inert waste materials observed during the site walkover including tyres, empty 200l metal drums, concrete, scrap metal and equipment. It is recommended that these inert waste materials are collected and removed from this site for recycling (e.g., scrap metal) or to an appropriate NSW EPA licensed waste facility which can accept this waste.

No evidence of buried asbestos containing materials (ACM), or oil staining were observed on this site. Based on the recent development of this quarry operation in the period since circa 1990 and that no buildings or structures have been constructed on this site it is unlikely that ACM are present.

The quarry operation on this site will have low ecological values and most of the proposed expansion area has been cleared of bushland vegetation. We have assumed that the quarry will involve construction of extensive hardstand surfaces and roadways suitable for trucks to enter the quarry and then remove excavated materials. Materials excavated and produced from the quarry may also be stored in a series of temporary stockpiles. Based on this assumption ecological values are not considered relevant for this site.

A review of the initial Conceptual Site Model (CSM) prepared for the PSI identified following potential risks.

- AEC 1 – potential for soil and groundwater contamination from historical activities associated with the quarrying operations, including the servicing and maintenance of machinery and equipment, collection and disposal of waste oils, spills and poor handling of waste products which may contribute to soil contamination.

The proposed quarry operations at this site are not a permanent operation with plant and equipment being mobilised to site by Sheridans as needed on a campaign basis. This will also minimise the need for servicing of plant on site due to a lack of suitable workshop facilities. Refuelling of plant and equipment will be undertaken using modern mobile fuel handling equipment. This will avoid the use of metal fuel drums and the requirement to store bulk fuel and oils on this site and minimise potential for spills.

- AEC 2 – Buried inert waste from historical poor waste disposal practices, including in the northern bund wall. Development of the quarry will require the excavation and removal of the northern bund wall and any buried waste materials. It is recommended that these inert waste materials are collected and removed from this site for recycling (e.g., scrap metal) or to an appropriate NSW EPA licensed waste facility which can accept this waste.

It is also noted that if the quarrying expansion is approved the environment protection license to be issued for extractive activities will include enforceable

conditions prohibiting the disposal of any waste generated by the quarry operations on this site.

The initial Conceptual Site Model (CSM) prepared for this PSI identified a potential risk from buried inert waste materials in the northern bund wall on this site. Based on the assessment of risk provided above the CSM has been refined and there is an acceptable level of risk for the use of this site for ongoing quarrying purposes.

10. Conclusions & Recommendations

This PSI was undertaken to provide a preliminary assessment of site contamination, and, if necessary, to provide a basis for a more Detailed Site Investigation (DSI) associated with quarrying operations at Faheys Pit at (Lot 31 DP1203488) 9720 Armidale Road, Tyringham NSW, the site, see Figure 1.

In summary, the site history investigation and site walkover operations completed for this PSI shows that potential sources of site contamination associated with past use include:

- Site disturbance from quarry activities is visible in the 1993 aerial photograph.
- No buildings or structures were constructed on this site and therefore it is unlikely that waste building materials, including asbestos, are present on this site.
- Observations made during the site walkover found that previous poor waste disposal practices have resulted in the burial of inert waste, including tyres, empty 200l metal drums, scrap metal and concrete in the northern bund wall on the perimeter of the current quarry pit. Individual waste tyres were also observed on the cleared northern slope of the quarry site.
- A review of the initial Conceptual Site Model (CSM) prepared for this PSI found no areas of environmental concern have been identified on this site.

Therefore, it is recommended:

1. **Inert waste** – waste materials are collected and removed from this site for recycling (e.g., scrap metal) or to an appropriate NSW EPA licensed waste facility which can accept this waste.
2. **Unexpected Finds Protocol** – An unexpected finds protocol should be included as part of the quarry Environment Management Plan or as a stand-alone document in the event that potentially contaminated material or buried unexpected finds, are encountered during future quarry expansion earthworks on this site.

In consideration of the results from this PSI we conclude that this site on Lot 31 DP1203488, 9720 Armidale Road, Tyringham, has an acceptable low level of risk for site contamination and is suitable for its proposed ongoing industrial use as a quarry.

The site is assessed to be suitable for its ongoing industrial use, in accordance with Chapter 4 of the Resilience and Hazards SEPP (2021).

11. References

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

Clarence Valley Council (2011). *Clarence Valley Local Environmental Plan 2011.* Clarence Valley Council, Grafton

Geological Survey of NSW (1971). *Dorrigo – Coffs Harbour 1:250,000 Geological Series Sheet SH 56 – 10 & 11.* First Edition.

NEPC (2013). *National Environmental Protection (Assessment of Site Contamination) Measure 1999 (amended 2013) (ASC NEPM).* National Environmental Protection Council, Canberra

NSW EPA (2017). *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme (3rd Edition).* Environment Protection Authority NSW, Sydney

NSW EPA. (2015). *Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997.* Environment Protection Authority NSW, Sydney

NSW EPA (2020). *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites.* Environmental Protection Authority NSW, Sydney

NSW EPA. (1995). *Contaminated Sites: Sampling Design Guidelines.* Environment Protection Authority NSW, Sydney.

State Environmental Planning Policy (Resilience and Hazards) 2021

12. Limitations

Preliminary information is not readily available on the early history of the site and therefore, some site activities may not have been identified. We cannot preclude that potentially contaminating activities took place during these periods. Allowances for uncertainties and potential unexpected finds should be made during planning and development phases.

It is the nature of contaminated site investigations that the degree of variability in site conditions cannot be known completely, and no sampling and analysis program can eliminate all uncertainty concerning the condition of the site. Professional judgement must be exercised in the collection and interpretation of the data.

In preparing this report, current guidelines for assessment and management of contaminated land were followed. This work has been conducted in good faith in accordance with Ballpark Environmental understanding of the client's brief and general accepted practice for environmental consulting.

The PSI report was prepared for Sheridans Hard Rock Quarry Pty Ltd with the objectives to identify past or present potentially contaminating activities performed at this site, provide a preliminary assessment of site contamination and, if required, provide a basis for a more Detailed Site Investigation (DSI). The site for the PSI was Lot 31 DP1203488, 9720 Armidale Road, Tyringham NSW 2453, see Figure 1.

No warranty, expressed or implied, is made as to the information and professional advice included in this report. Anyone relying on this document with reference to a particular development concept does so at their own risk and should satisfy themselves concerning its applicability and, where necessary, should seek expert advice in relation to the particular situation.

Figure



Legend



PSI site boundary

Image sourced from NSW Government MinView website 8 June 2022

Client:	Sheridans Hard Rock Quarry		Drawn:	JP	BALLPARK ENVIRONMENTAL
Project:	Preliminary Site Investigation – Faheys Pit, 9720 Armidale Road, Tyringham NSW 2453		Approved:	AB	
Title:	Site Locality Plan		Date:	17 June 2022	
project no:	BPE22035-R01	Figure no:	Figure 1	Original Size:	
				Scale:	NTS
					A4

Appendix A

Site History


Enviro-Screen Report

9720 Armidale Road
Tyringham NSW

23 May 2022

Report n°:
LI-02680 ESR





Understanding your report

Your Report has been produced by Land Insight and Resources (Land Insight).

Your Report is based on information available from public databases and sources at the date of reporting. The information gathered relates to land that is within a 200 to 2000m radius (buffer zone) from the boundaries of the Property. A smaller or larger radius may be applied for certain records (as listed under records and as shown in report maps).

While every effort is made to ensure the details in your Report are correct, Land Insight cannot guarantee the accuracy or completeness of the information or data provided.

The report provided by Land Insight includes

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

The report does not include title searches; dangerous good searches or; property certificates (unless requested); or information derived from a physical inspection, such as hazardous building materials, areas of infilling or dumping/spilling of potentially contaminated materials. It is important to note that these documents and an inspection can contain information relevant to contamination that may not be identified by this Report.

Due to the ongoing nature of database development and frequency of updates provided by various state government regulators the data displayed within this report is only current from date of production.

This Report, and your use of it, is regulated by Land Insight's Terms and Conditions (See Land Insight's Product Guide).

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ATTACHMENTS

Attachment A - Report Maps

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Land Insight Product Guide and Terms and Conditions

SUMMARY

 Section 1	PROPERTY SETTING	Identified
Sensitive Receptors Planning Control Heritage Soil and Land Information Geology and Topography		
 Section 2	HYDROGEOLOGY	Identified
Aquifer Groundwater Bores and Other Borehole investigations Groundwater Dependent Ecosystems (GDE) Hydrogeology Units Wetlands		
 Section 3	ENVIRONMENTAL REGISTERS LICENCES AND INCIDENTS	Identified
Contaminated Land Public Register Sites Regulate by Other Jurisdictional Body (Former Gaswork sites / PFAS sites) Licensing and Regulated Sites National Pollutant Inventory (NPI)		
 Section 4	POTENTIALLY CONTAMINATED AREAS	Not Identified
Former Potentially Contaminated Land Current and Historical Potentially Contaminating activities (PCA)		
 Section 5	NATURAL HAZARDS	Identified
Erosion risk Bushfire prone land Fire history Flood hazards		



Section 1 Property Setting



1.1 SENSITIVE RECEPTORS

Map 1.1 (200m Buffer)

Sensitive receptor	Category	Distance (m)	Direction
Not identified	-	-	-

1.2 PLANNING CONTROLS

Map 1.2 (onsite)

Zoning

Code	Zoning	Details
RU1	Primary Production	Clarence Valley Local Environmental Plan 2011

Environmental Planning Instruments

Type	Category	Details
Not identified	-	-

Other Planning Information

Type	Category	Details
Not identified	-	-

1.3 HERITAGE

Map 1.3 (200m Buffer)

State and Local Heritage

Site ID	Site Name	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-	-

Australian Heritage Database

Site ID	Site Name	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-	-

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

1.4 SOIL AND LAND USE INFORMATION

Map 1.4a/1.4b (onsite)

Soil Landscape

Soil Landscape	REm	Red Earths - less fertile (granites and metasediment)	Soil Group	Kandosols
Description	GSG classification - Massive, reddish sandy profiles with a gradual increase in clay content with depth.			

Salinity

Salinity Hazard	Not identified	-
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Radon

Radon Level	Bq/m ³	10
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Typical radon levels in Australia are low and the values shown are the average values for each census district. For specific location, factors such as the local geology and house type could lead to different values. (ARPANSA).

Acid Sulfate Soil

ASS Risk Map (Table 1.4.1)	On the Property?	Within Buffer?
Class	Not identified	Not identified

National Acid Sulfate Soils Atlas

Atlas of Australian ASS (Table 1.4.2)	Bn(p4)	ASS in inland lakes, waterways, wetlands and riparian zones	Probability of Occurrence	Potential ASS
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Table 1.4.1. Classification scheme in the ASS Planning Maps

Class of Land as shown on ASS Planning Maps	
1	Any works.
2a	Works below the natural ground surface. Works by which the watertable is likely to be lowered.
2b	Works other than ploughing below the natural ground surface. Works by which the watertable is likely to be lowered.
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.

Table 1.4.1. Classification scheme in the ASS Planning Maps

4	Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.
5	Works within 500 metres of adjacent Class 1, 2a, 2b, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2a, 2b, 3 or 4 land.

For each class of land, the maps identify the type of works likely to present an environmental risk if undertaken in the particular class of land. If these types of works are proposed, further investigation is required to determine if ASS are actually present and whether they are present in such concentrations as to pose a risk to the environment.

Table 1.4.2. Atlas of Australian Acid Sulfate Soils¹ (ASRIS) (CSIRO/NatCASS)

Probability of Occurrence of ASS ¹	
A	High Probability of occurrence - (>70% chance of occurrence in mapping unit)
B	Low Probability of occurrence - (6-70% chance of occurrence in mapping unit)
C	Extremely low probability of occurrence - (1-5% chance of occurrence in mapping unit)
D	No probability of occurrence - (<1% chance of occurrence in mapping unit)
x	Disturbed ASS¹ terrain - (ASS ¹ material present below urban development).
u	Unclassified - (Insufficient information to classify map unit)
Zones	
a	Potential acid sulfate soil material and/or Monosulfidic Black Ooze (MBO).
b, c	Potential acid sulfate soil generally within upper 1 m.
c, d, e	ASS ¹ generally within upper 1 m.
f	ASS ¹ generally below 1 m from the surface
g	ASS ¹ , generally below 3 m from the surface.
h	ASS ¹ generally within 1 m of the surface.
i, j	ASS ¹ generally below 1 m of the surface.
k	ASS ¹ material and/or Monosulfidic Black Ooze (MBO).
l, m, n, o, p, q	ASS ¹ generally within upper 1 m in wet / riparian areas.
Subscripts to codes	
(a)	Actual acid sulfate soil (AASS) = sulfuric material.
(p)	Potential acid sulfate soil (PASS) = sulfidic material.
(q)	Monosulfidic Black Ooze (MBO) is organic ooze enriched by iron monosulfides.
Confidence levels	
(1)	All necessary analytical and morphological data are available
(2)	Analytical data are incomplete but are sufficient to classify the soil with a reasonable degree of confidence
(3)	No necessary analytical data are available, but confidence is fair, based on a knowledge of similar soils in similar environments
(4)	No necessary analytical data are available, and classifier has little knowledge or experience with ASS, hence classification is provisional

¹Acid Sulfate Soils (ASS) are all those soils in which sulfuric acid may be produced, is being produced, or has been produced in amounts that have a lasting effect on main soil characteristics (Pons 1973). Acid sulfate soil (ASS) may include PASS or AASS + PASS. Potential acid sulfate soil (PASS) = sulfidic material. Actual acid sulfate soil (AASS) = sulfuric material.

1.5 GEOLOGY AND TOPOGRAPHY

Map 1.5 (onsite)

Geology

Map Sheet	Code	Formation	Age	Group	Dominant Lithology	Description
Dorrigo-Coffs Harbour 1:250,000 Metallogenic Sheet, modified by Upper NE RFA	Ccom	Moombil Siltstone	Carboniferous	Coffs Harbour Association	Siltstone	Black massive siltstone, rare lithofeldspathic wacke and granule conglomerate.

Naturally Occurring Asbestos Potential (NOA)

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

Topography

Topography	1020 – 1080 mAHD
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Section 2 Hydrogeology



2.1 HYDROGEOLOGY AND GROUNDWATER BORES

Map 2.1 (2000m Buffer)

	On the Property?	Within Buffer?
Aquifer Type	Fractured or fissured, extensive aquifers of low to moderate productivity	Fractured or fissured, extensive aquifers of low to moderate productivity
Drinking Water Catchments	Clarence Valley Local Environmental Plan 2011	Clarence Valley Local Environmental Plan 2011
Protected Riparian Corridor	Not identified	Glen Fernaigh River Merchin Creek
UPSS Environmentally Sensitive Zone	Clarence River	Clarence River
Wetlands	Not identified	Floodplain Wetland

Groundwater Bores

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL (m)	Salinity (mg/L)	Yield (L/s)	Distance (m)	Direction
1	GW305142	Household	24/03/2004	33.5	33.5	12	Good	1.768	1694.0	North-east

Groundwater Bores Driller Lithology Details

Groundwater Bore ID	From Depth - To Depth (m)	Lithology	Distance (m)	Direction
GW305142	0m-0.6m 0.6m-3m 3m-6m 6m-23.5m 23.5m-27.5m 27.5m-30m 30m-33m 33m-33.5m	Red topsoil Red clay Brown shale Basalt Broken basalt Basalt Broken basalt Grey clay	1694.0	North-east

2.2 HYDROGEOLOGY AND OTHER BOREHOLES

Map 2.2 (500m Buffer)

	On the Property?	Within Buffer?
Groundwater Vulnerability	Not identified	Not identified
Groundwater Exclusion Zones ^{1,2}	Not identified	Not identified
Hydrogeologic Unit	Palaeozoic and Pre-Cambrian Fractured Rock Aquifers (low permeability)	Palaeozoic and Pre-Cambrian Fractured Rock Aquifers (low permeability) Tertiary Basalt Aquifer (fractured rock)

¹ - Botany Groundwater Management Zones (BGMZ): Zone 1 - the use of groundwater remains banned; Zones 2 to 4 - domestic groundwater use is banned, especially for drinking water, watering gardens, washing windows and cars, bathing, or to fill swimming pools.

² - Williamstown Groundwater Management Zones (WGMZ): Primary Management Zone - this area has significantly higher levels of PFAS detected and therefore, the strongest advice applies. Secondary Management Zone - this area has some detected levels of PFAS; Broader Management Zone - the topography and hydrology of the area means PFAS detections could occur now and into the future.

Groundwater Dependent Ecosystems (GDE)

	On the Property?	Within Buffer?
Aquatic	Not identified	Not identified
Terrestrial	Not identified	Low potential GDE - from regional studies Moderate potential GDE - from regional studies

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

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

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

Borehole ID	Purpose	Project	Client/ Licence	Date Drilled	Depth (m)	Distance (m)	Direction
Not identified	-	-	-	-	-	-	-



Section 3 Environmental Registers, Licences and Incidents



3.1 CONTAMINATED LAND PUBLIC REGISTER

Map 3.1 (1000m Buffer)

Sites Notified as Contaminated to the EPA

Site Name	Address	Activity that caused Contamination	EPA Site Management Class (Table 3.1.1)	Distance (m)	Direction
Not identified	-	-	-	-	-

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

Contaminated Land Record of Notices

Site Name	Area n°	Address	Notices	Distance (m)	Direction
Not identified	-	-	-	-	-

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

Table 3.1.1 EPA Site Management Class Explanation

EPA Site Management Class	
Under Assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.

Contamination currently regulated under the CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record.
Contamination currently regulated under the POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record.

The EPA maintains a record of sites that have been notified to the EPA by owners or occupiers as contaminated land. The sites notified to the EPA are recorded on the register at various stages of the assessment and/or remediation process.

3.2 LICENCES, APPROVALS & ASSESSMENTS

Map 3.2 (500m Buffer)

Licences

Licence N°	Licence holder	Location Name	Premise Address	Fee Based Activity	Distance (m)*	Direction
Not identified	-	-	-	-	-	-

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

Other Licences still Regulated by EPA

Licence N°	Licence holder	Location Name	Premise Address	Fee Based Activity	Status	Distance (m)*	Direction
3957	FORESTRY CORPORATION OF NEW SOUTH WALES	Lower North East Region (L.N.E.R) Means State Forests And Crown - Timber Lands (ex. Plantations)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW 2440	Logging operations	No longer in force	Not mapped	Not mapped

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

Clean Up and Penalty Notices

Location ID	Notice Type	Notice N°	Licence holder	Location Name	Premise Address	Distance (m)*	Direction
1013	Penalty Notice	1512244	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Not mapped	Not mapped
1013	Penalty Notice	1512245	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Not mapped	Not mapped
1013	Penalty Notice	1512247	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Not mapped	Not mapped
1013	Penalty Notice	1566080	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Not mapped	Not mapped
1013	Penalty Notice	1566081	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Not mapped	Not mapped
1013	Penalty Notice	<Null>	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Not mapped	Not mapped

Location ID	Notice Type	Notice N°	Licence holder	Location Name	Premise Address	Distance (m)*	Direction
1013	Penalty Notice	<Null>	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Not mapped	Not mapped
1013	Clean Up Notice	1024530	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Not mapped	Not mapped
1013	Clean Up Notice	1024598	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Not mapped	Not mapped
1013	Clean Up Notice	1028085	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Not mapped	Not mapped
1013	Clean Up Notice	1051696	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Not mapped	Not mapped
1013	Clean Up Notice	1087543	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Not mapped	Not mapped

Location ID	Notice Type	Notice N°	Licence holder	Location Name	Premise Address	Distance (m)*	Direction
1013	Clean Up Notice	1090202	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Not mapped	Not mapped
1013	Clean Up Notice	1543465	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Not mapped	Not mapped

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

3.3 SITES REGULATED BY OTHER JURISDICTIONAL BODY

Map 3.3 (2000m Buffer)

Defence, Military Sites and UXO Areas

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

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

Former Gasworks Sites

Site name	Description	Distance (m)	Direction
Not identified	-	-	-

PFAS Sites

Site name	Description	Source	Distance (m) *	Direction
Not identified	-	-	-	-

National Pollutant Inventory (NPI)

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



Section 4 Potentially Contaminated Areas



4.1 POTENTIALLY CONTAMINATING ACTIVITIES

Map 4.1 (200m Buffer)

Liquid Fuel Facilities

Site name	Category	Location	Status*	Distance (m)	Direction
Not identified	-	-	-	-	-

Waste Management Facilities & Recycling Centres

Site name	Category	Location	Status*	Distance (m)	Direction
Not identified	-	-	-	-	-

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

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

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

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

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

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

4.2 HISTORICAL BUSINESS DIRECTORIES

(not mapped)

1930 Historical Business Data

Activity	Name	Address	Positional accuracy ¹	Distance (m)	Direction
Not identified	-	-	-	-	-

1940 Historical Business Data

Activity	Name	Address	Positional accuracy ¹	Distance (m)	Direction
Not identified	-	-	-	-	-

1950 Historical Business Data

Activity	Name	Address	Positional accuracy ¹	Distance (m)	Direction
Not identified	-	-	-	-	-

1965 Historical Business Data

Activity	Name	Address	Positional accuracy ¹	Distance (m)	Direction
Not identified	-	-	-	-	-

1970 Historical Business Data

Activity	Name	Address	Positional accuracy ¹	Distance (m)	Direction
Not identified	-	-	-	-	-

1980 Historical Business Data

Activity	Name	Address	Positional accuracy ¹	Distance (m)	Direction
Not identified	-	-	-	-	-

1990 Historical Business Data

Activity	Name	Address	Positional accuracy ¹	Distance (m)	Direction
Not identified	-	-	-	-	-

2005 Historical Business Data

Activity	Name	Address	Positional accuracy ¹	Distance (m)	Direction
Not identified	-	-	-	-	-

2010 Historical Business Data

Activity	Name	Address	Positional accuracy ¹	Distance (m)	Direction
Not identified	-	-	-	-	-

2015 Historical Business Data

Activity	Name	Address	Positional accuracy ¹	Distance (m)	Direction
Not identified	-	-	-	-	-

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

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

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

Historical business directory listings have been filtered to match activities and industries considered to have a likelihood of causing contamination. These activities have been identified through published state and national guidelines and regulations. Please note that any record not identified within this section (due to error or unforeseen omission) does not necessarily mean that the screened area is not potentially contaminated or free of any risks.



Section 5 Natural Hazards



5.1 Natural Hazards

Map 5.1 (500m Buffer)

Erosion Risk

Category	On the Property?	Within Buffer?
Erosion Hazard	Nil to minor erosion	Nil to minor erosion

Fire Hazard

Category	On the Property?	Within Buffer?
Bush Fire Prone Land (BLP)	Yes	Yes
Fire History (2002-2003)	Yes	Yes
Fire History (2019-2020)	Yes	Yes

Flood Hazard

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



Tower Three, Level 24
300 Barangaroo Avenue
Sydney NSW 2000 Australia
02 8067 8870
info@landinsight.co
www.landinsight.co



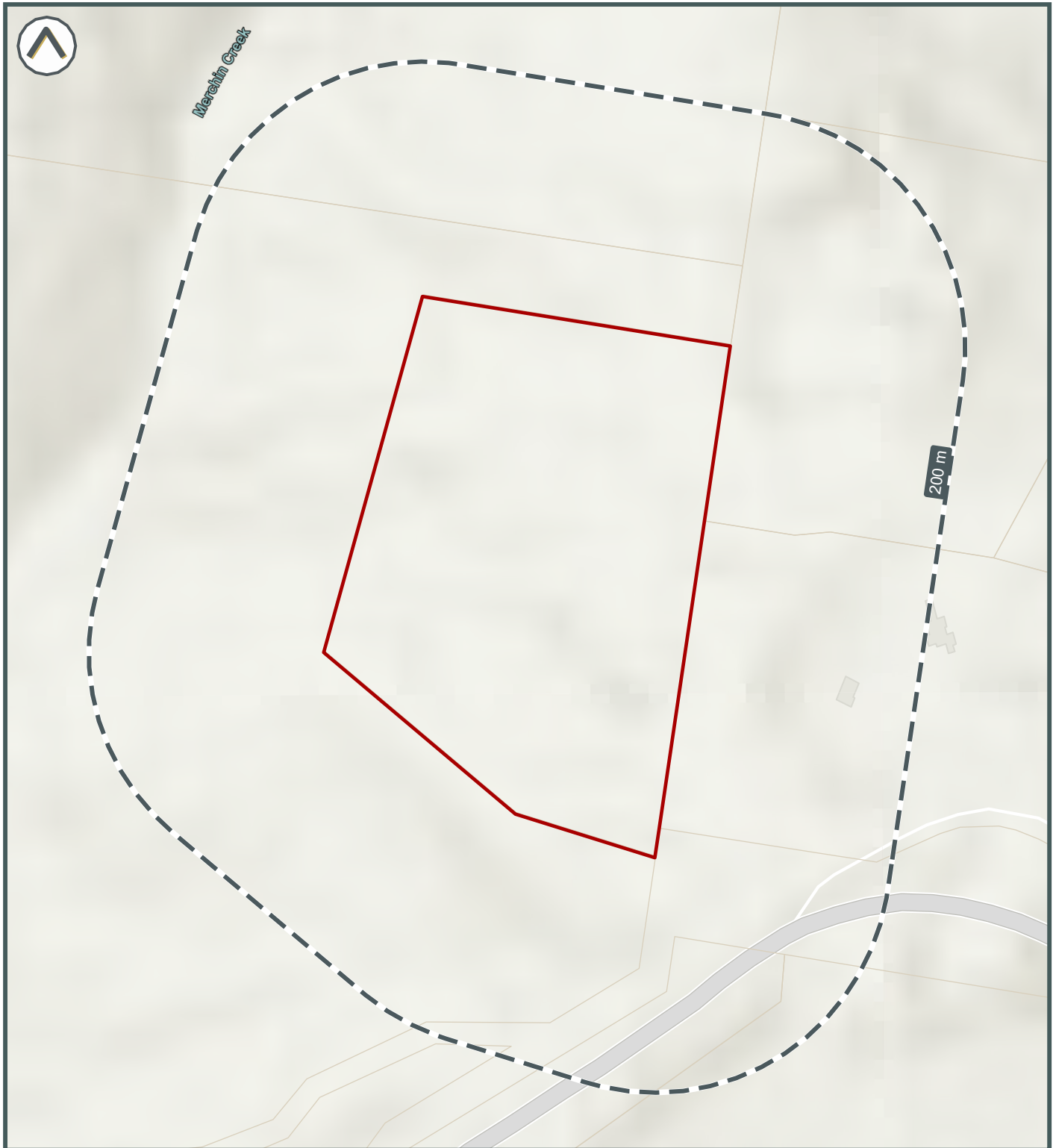
Appendix A

REPORT MAPS

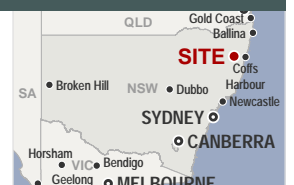
9720 Armidale Road
Tyringham NSW



Subject Area and Sensitive Receptors

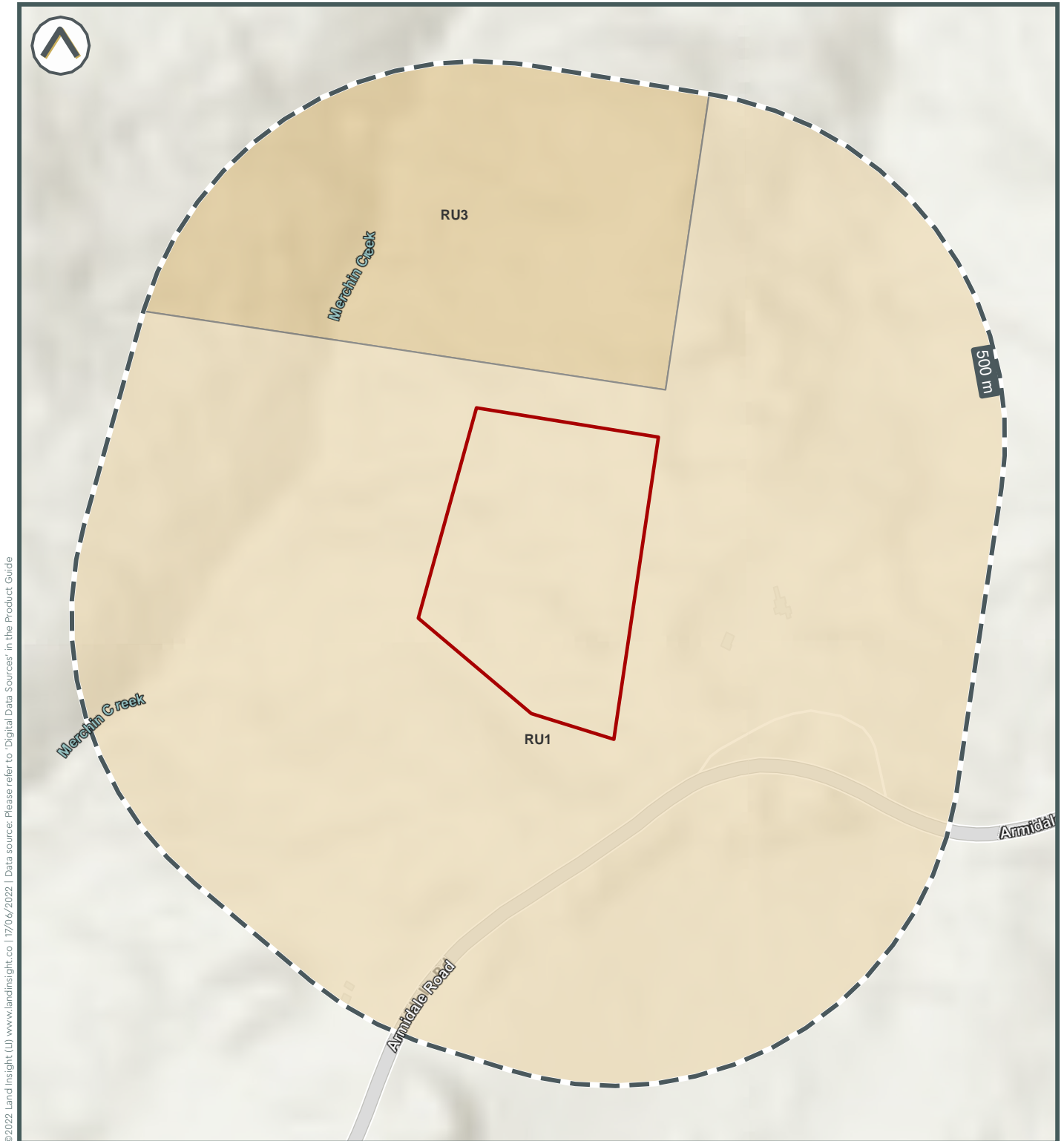


Subject area





Planning Controls

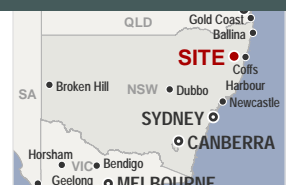


Subject area Land Zoning
RU1 | Primary Production RU3 | Forestry

0 50 100 150 200 250 m

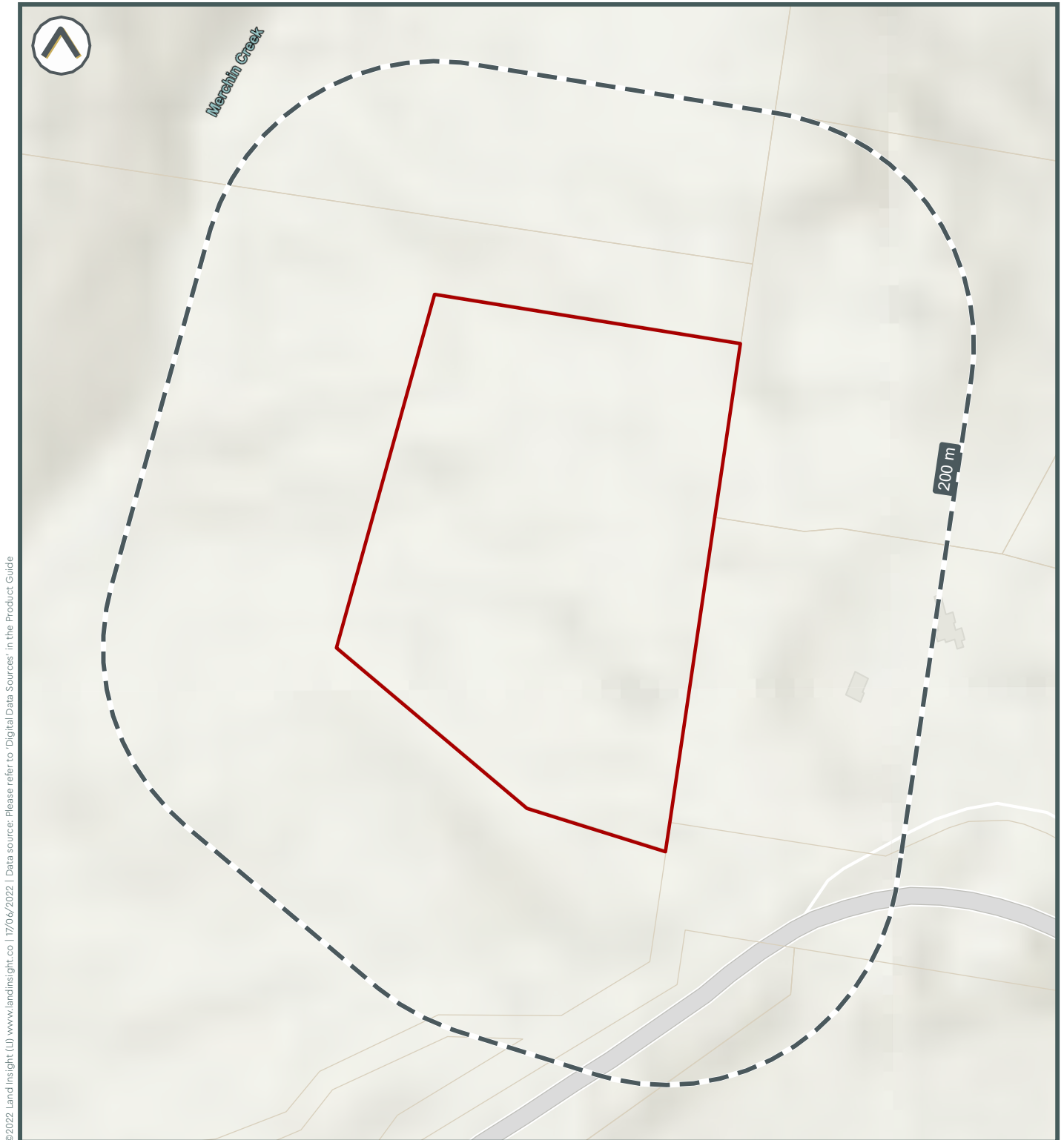








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Heritage

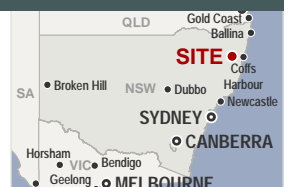


- | | | |
|--|--|--|
|  Subject area |  Heritage conservation Area (LEP) |  National Heritage List (NHL) |
| |  State Heritage Register |  World Heritage Area (WHA) |
| |  Commonwealth Heritage List (CHL) | |

0 25 50 75 100 125m

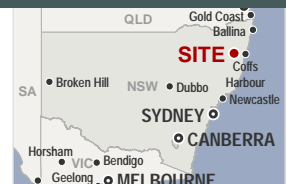
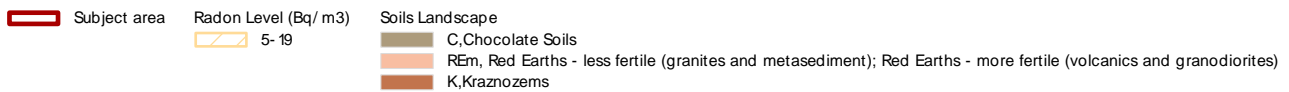
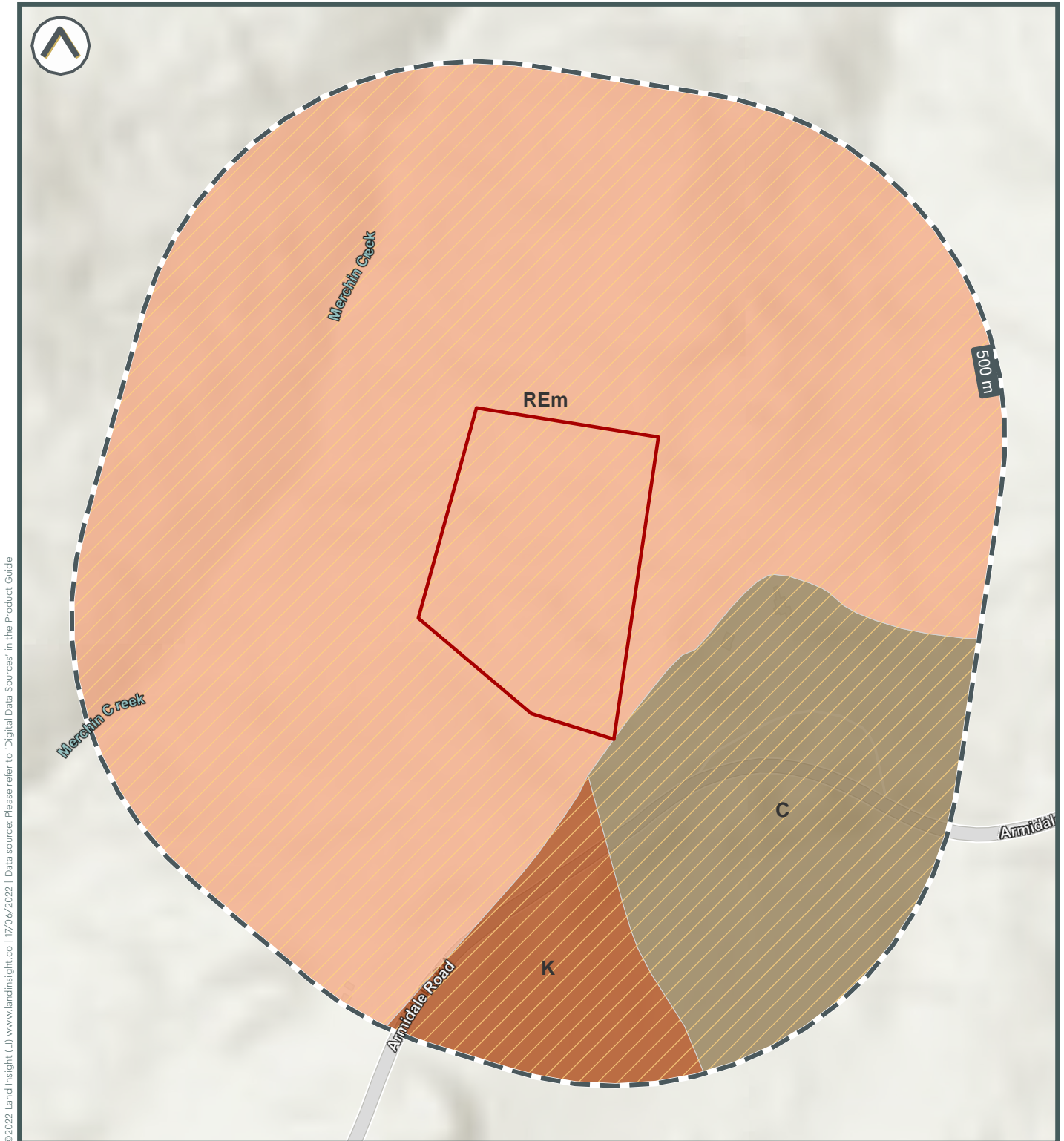


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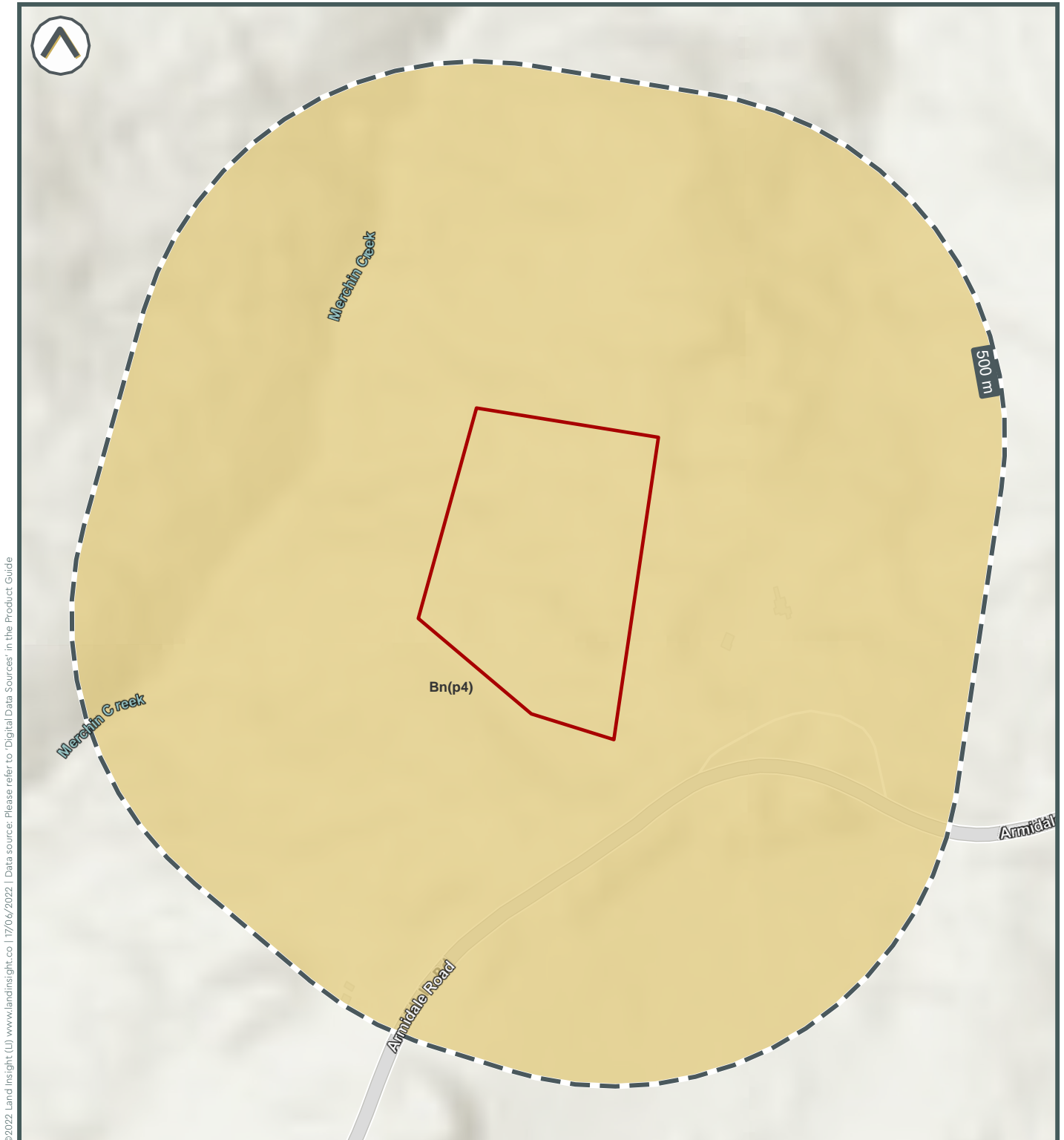


Soil Landscape and Salinity



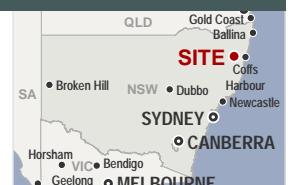


Acid Sulfate Soils



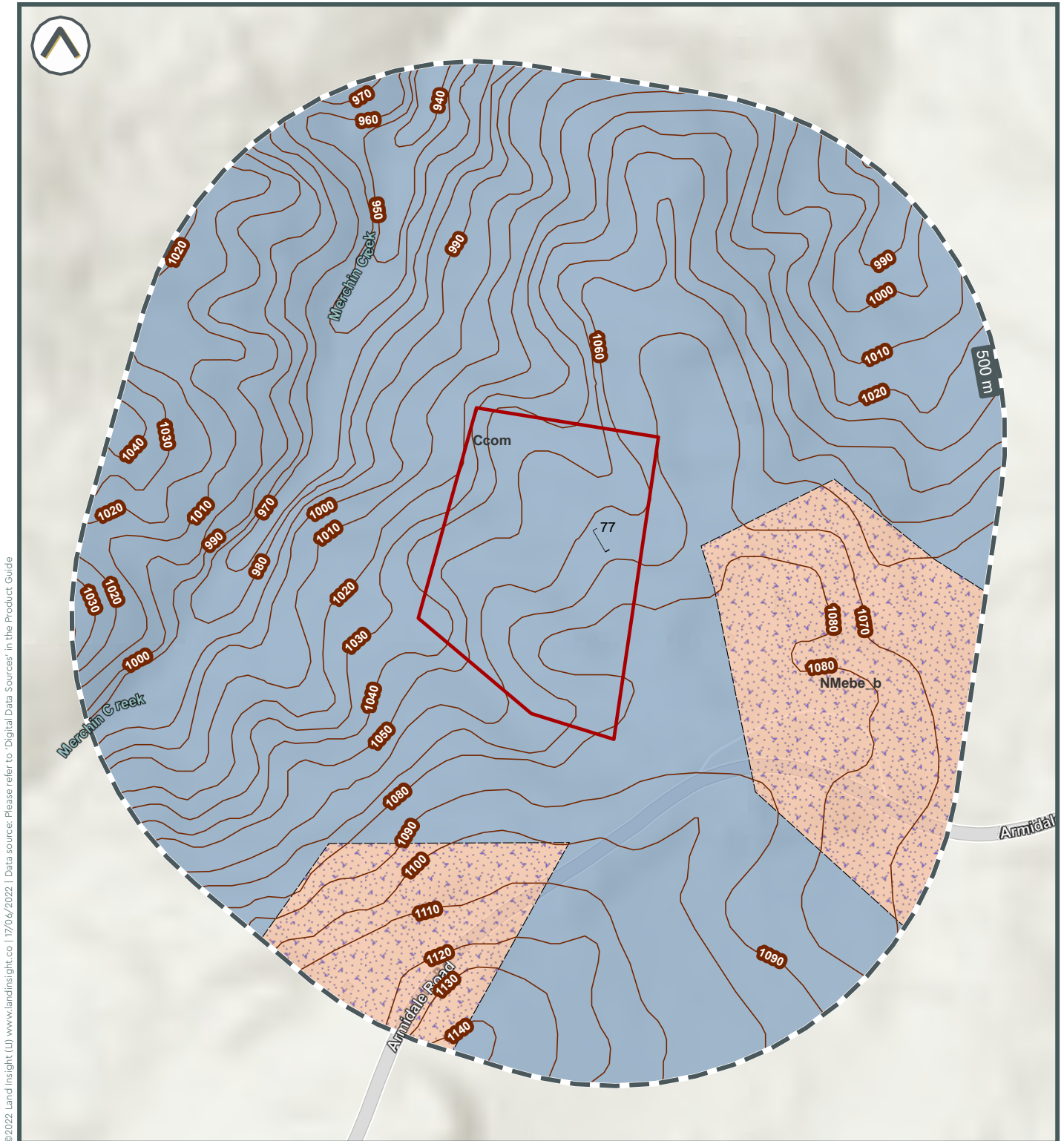
©2022 Land Insight (U) www.landinsight.co | 17/06/2022 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- ASRIS Atlas of Australian Sulfate Soils
- Bn(p4) | ASS in inland lakes, waterways, wetlands and riparian zones



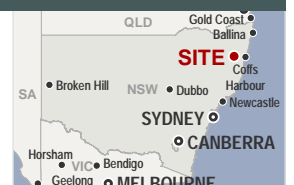


Geology and Topography



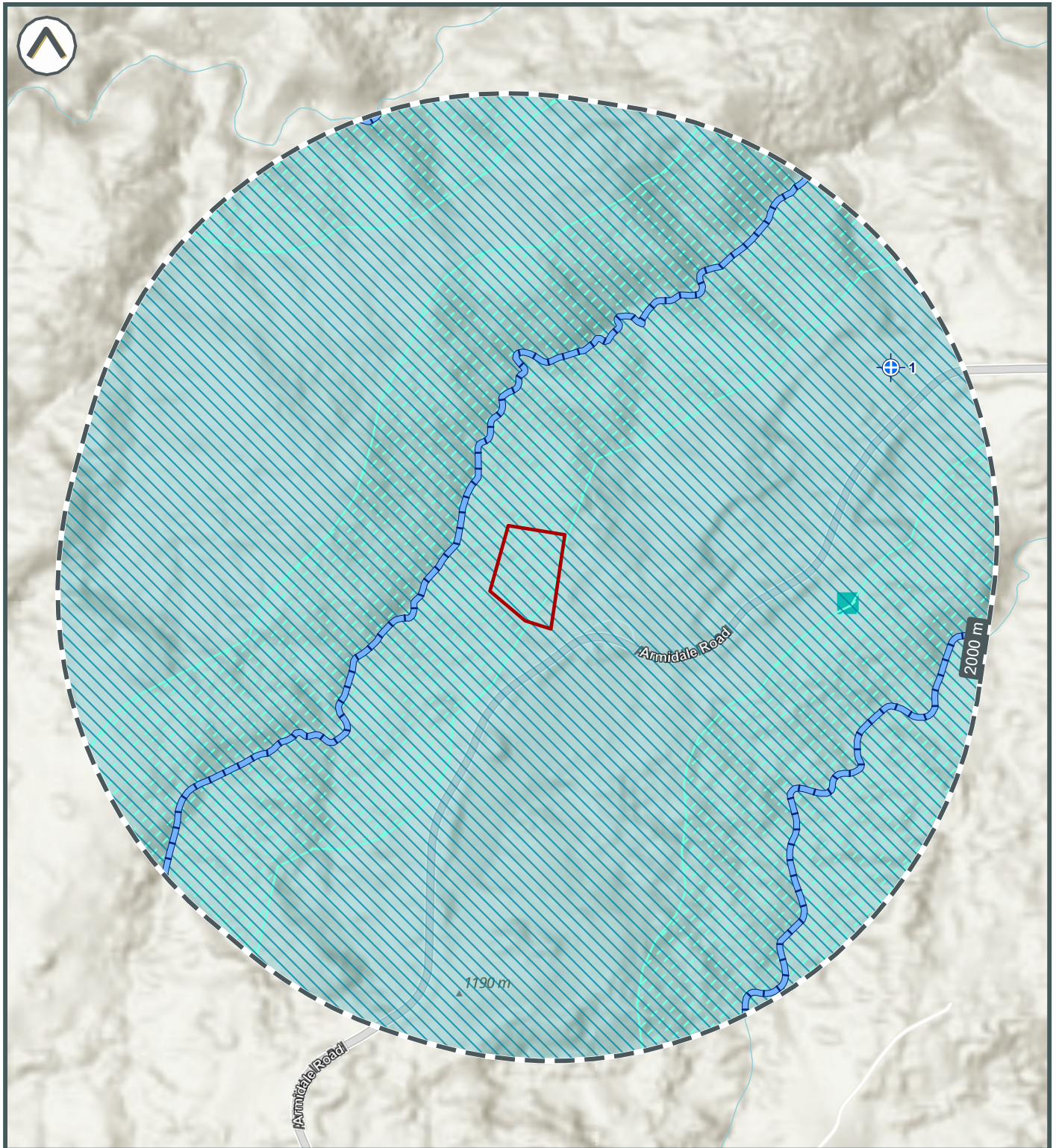
©2022 Land Insight (U) www.landinsight.co | 17/06/2022 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- | | | | |
|----------------------------|--------------------|---------------------------|--------------------|
| Subject area | Dominant Lithology | CEONZOIC_IGNEOUS_PROVINCE | NEW ENGLAND OROGEN |
| Topographic contour (m) | Basalt | NMebe_b | Ccom |
| Strike and dip of cleavage | | | |

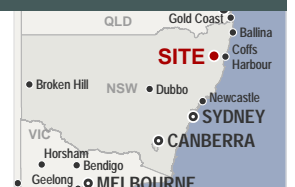




Hydrogeology and Groundwater Boreholes



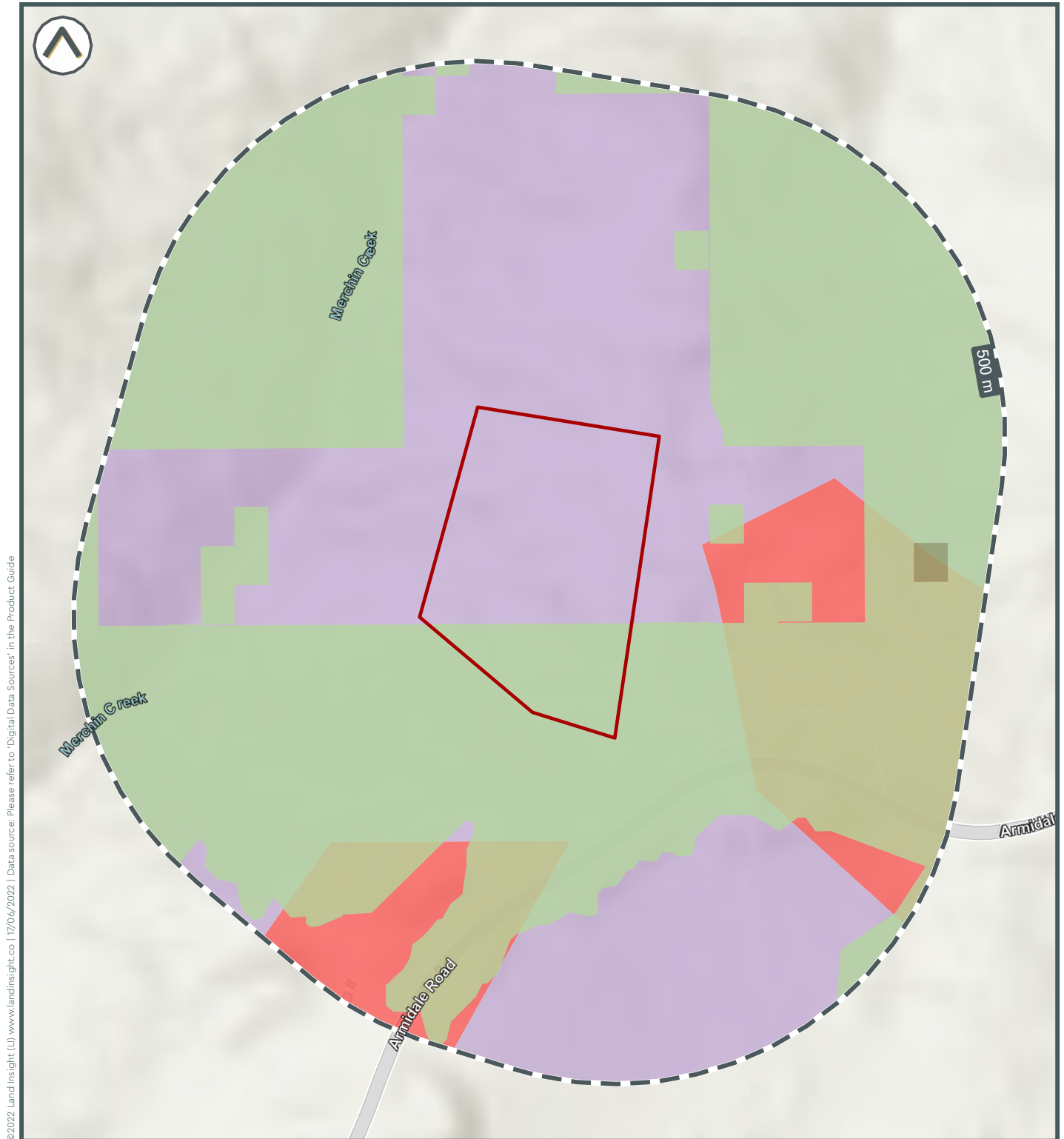
- Subject area
- Groundwater bores
- Protected Riparian Corridor
- Drinking Water Catchments
- UPSS Environmentally Sensitive Zone
- Wetlands
- Aquifer type
- Fractured or fissured, extensive aquifers of low to moderate productivity



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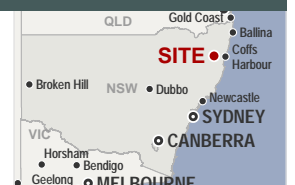


Hydrogeology and Other Boreholes



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- | | |
|--|--|
| Subject area | Low potential GDE - from regional studies |
| Other borehole/ monitoring well location | Hydrogeologic Unit |
| Ecosystems that rely on Subsurface presence of Groundwater | Tertiary Basalt Aquifer (fractured rock) |
| Moderate potential GDE - from regional studies | Palaeozoic and Pre-Cambrian Fractured Rock Aquifers (low permeability) |



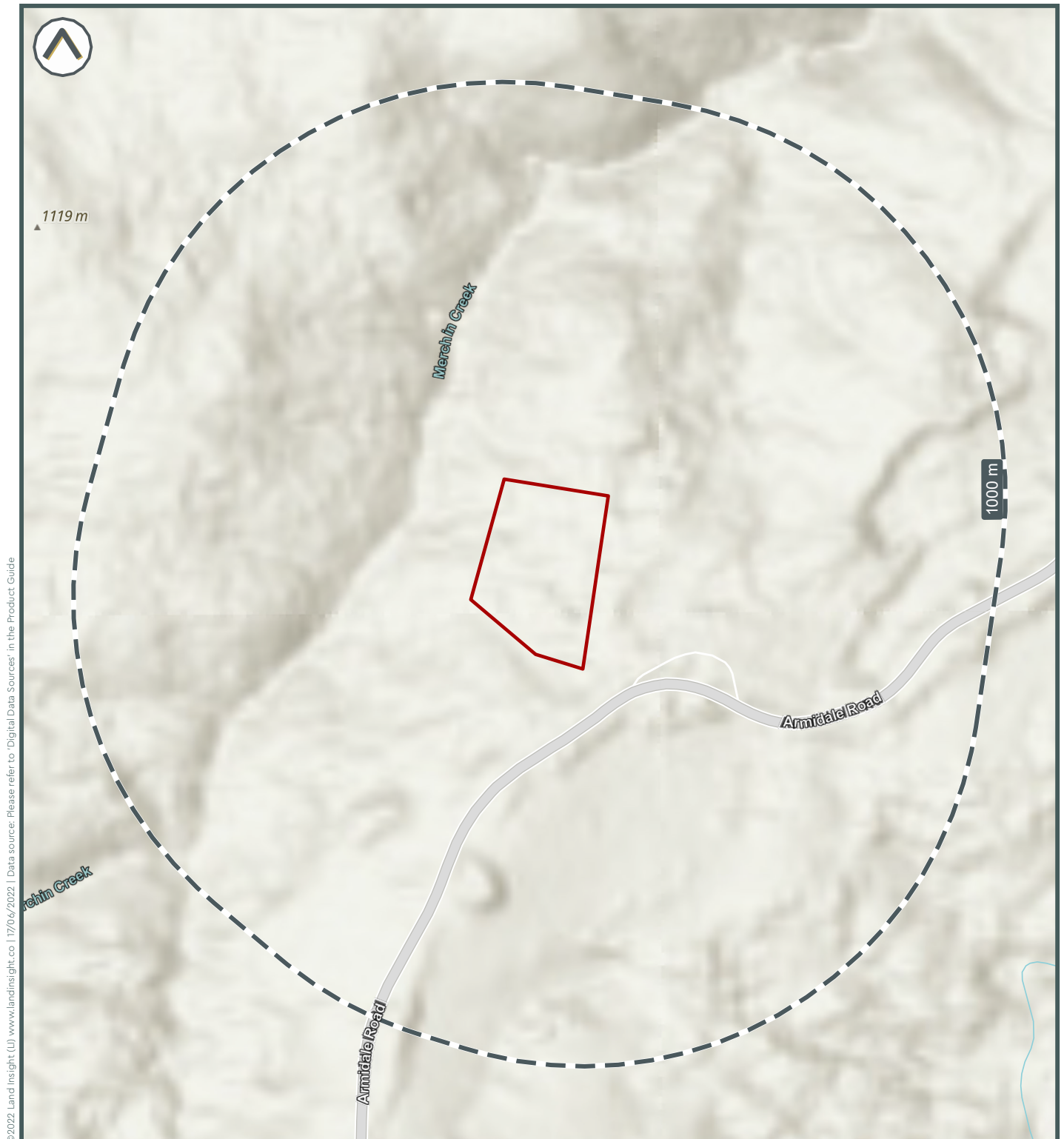
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Document Set ID: 2527441

Version: 1, Version Date: 19/10/2023

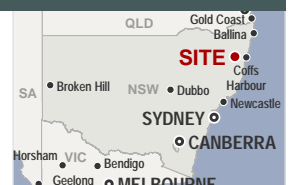


Contaminated Land Public Register



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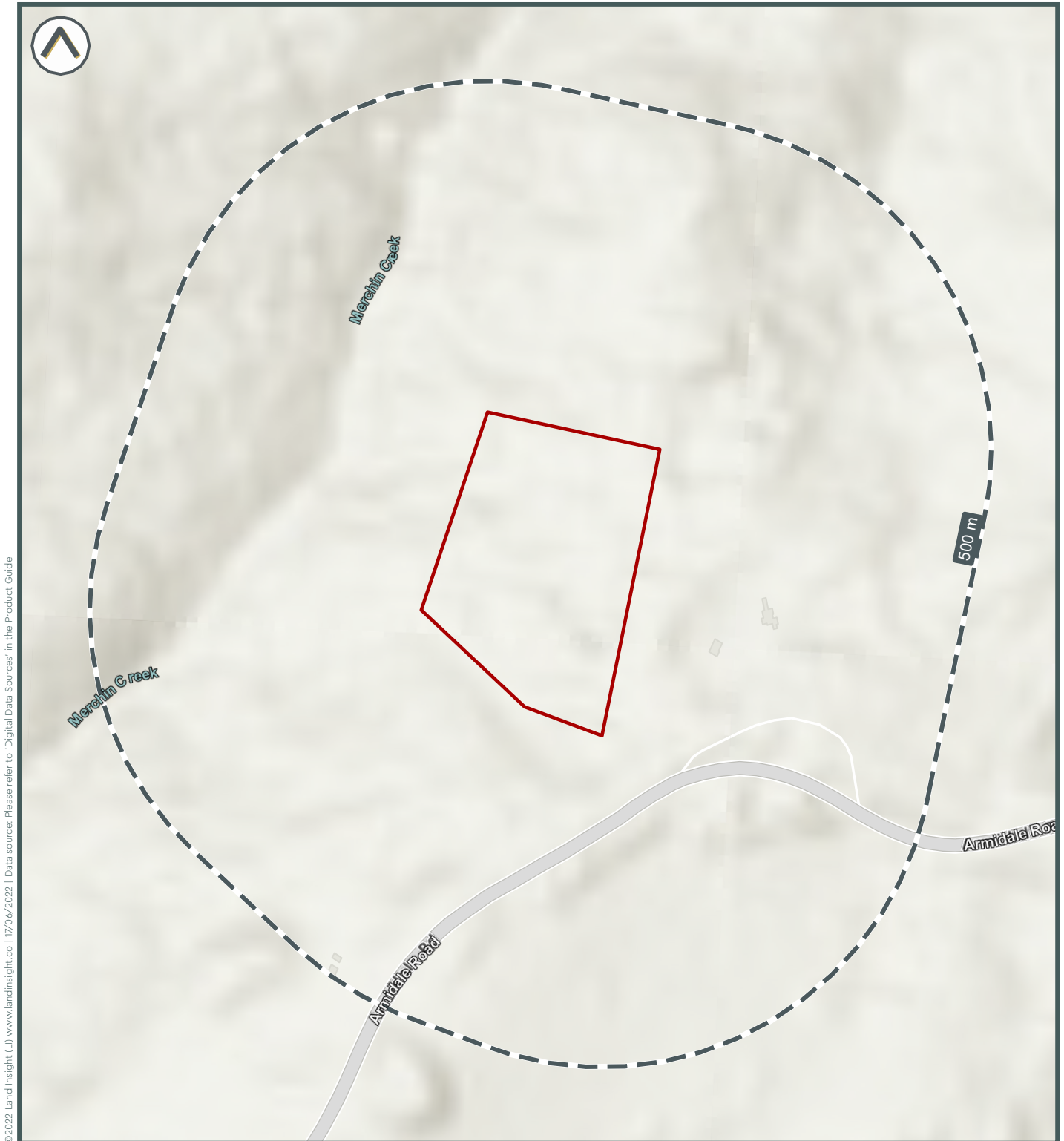
- Subject area
- Contaminated Land Register (EPA)
- Sites Notified as Contaminated to the EPA
- Contaminated Land Record of Notices








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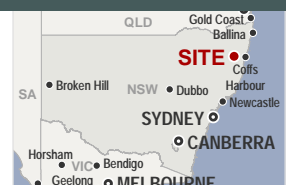


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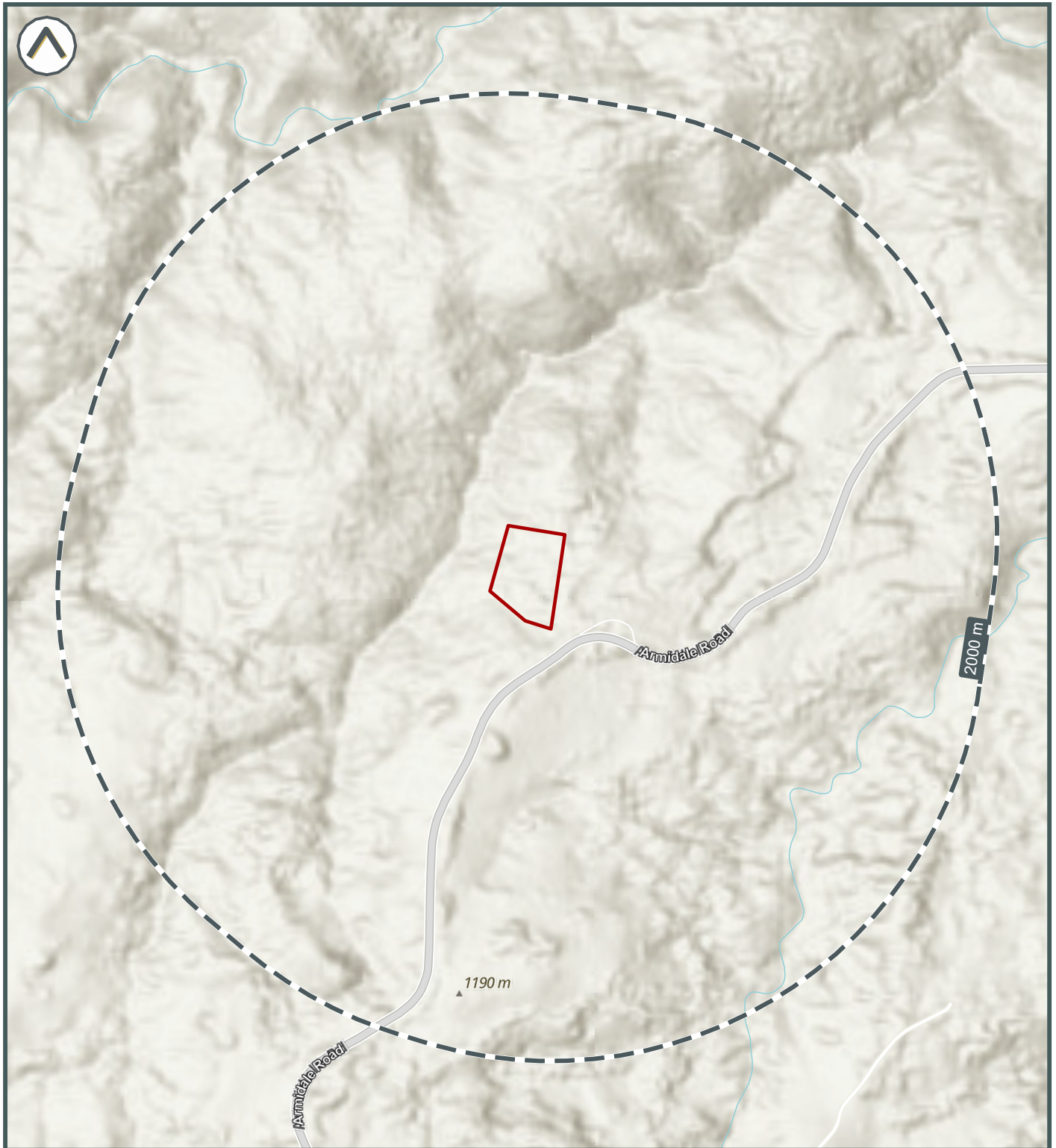
- | | | |
|---|---|--|
|  Subject area |  POEO Licences Issued |  Clean Up and Penalty Notices |
|  Surrendered / Suspended / Revoked |  Delicensed / No longer in force | |



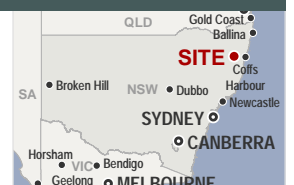
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Sites Regulated by Other Jurisdictional Body



- | | | | |
|-------------------------------|-------------------------|---|-------|
| Subject area | PFAS sites | Unexploded Ordnance (UXO) Areas | Other |
| NPI Facilities | Former Gasworks | Substantial Potential | |
| Defence Area / Military Sites | Defence Controlled Area | Slight potential | |
| | | Sea Dumping of Depth Charges | |
| | | Sea Dumping of Depth Charges (Chemical munitions sea dumping) | |
| | | Other Sea Dumping Sites | |

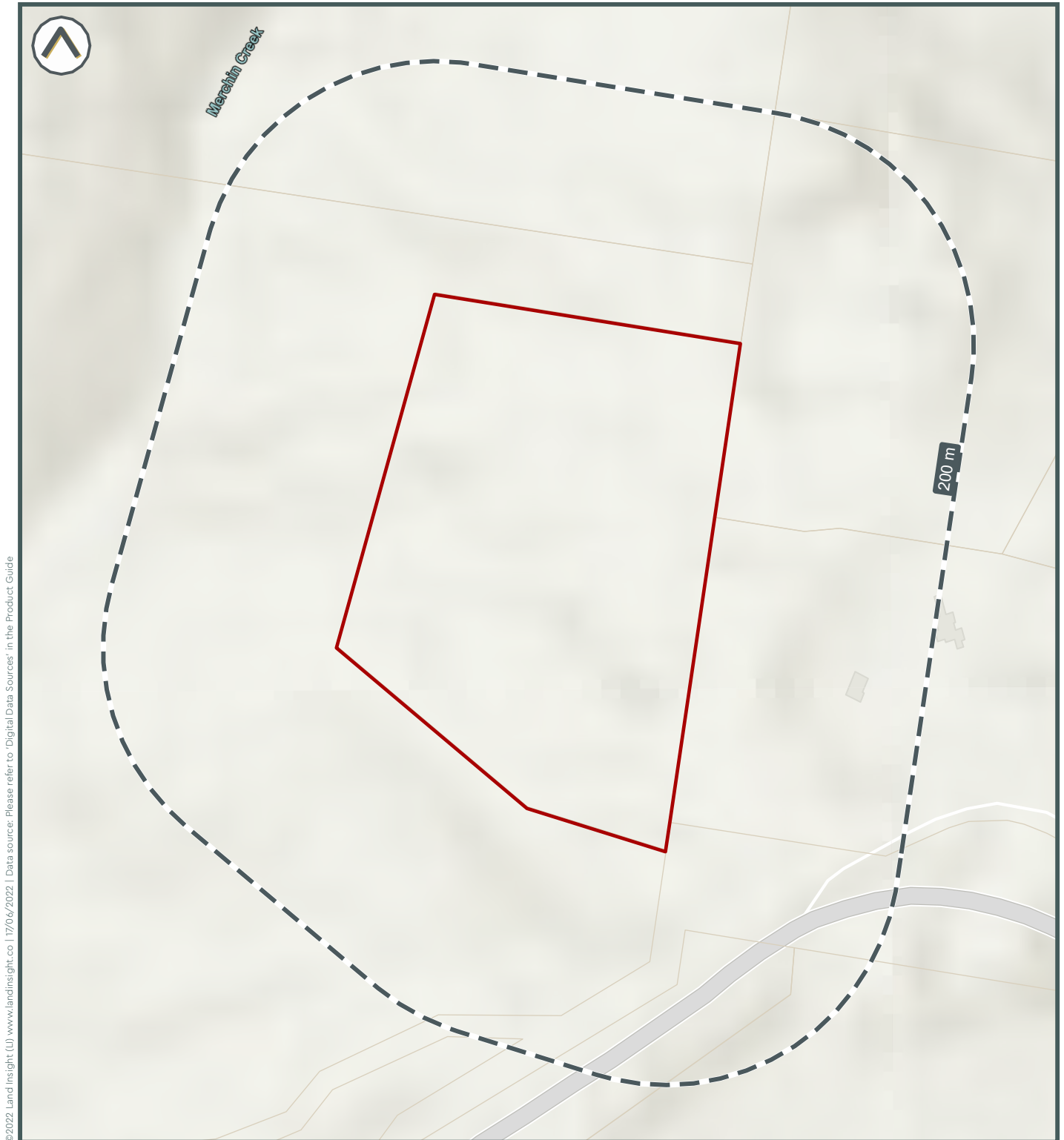









POTENTIALLY CONTAMINATED AREAS

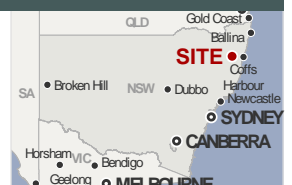
MAP 4.1

Potentially Contaminating Activities (PCAs)



- | | | |
|--|--|---|
|  Subject area |  Fuel Terminals & Depots |  Former Potentially Contaminating Activity |
| |  Petrol Stations | |
| |  Waste and Recycling Facilities | |

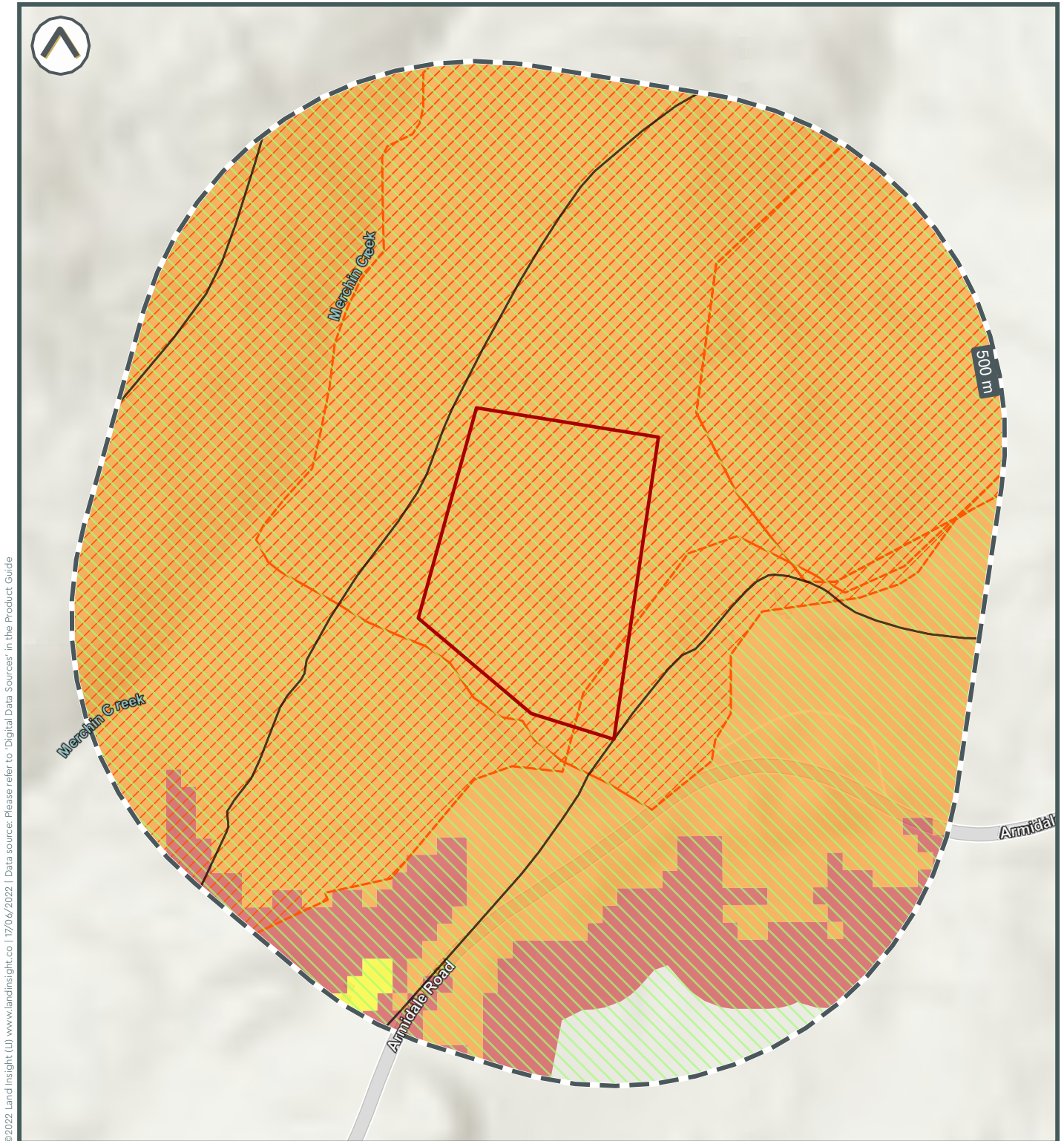
Data is current as when this report was created. However due to the turnover of business locations, some addresses may be former.



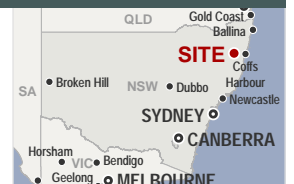
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Fire and Flood Hazards



- Subject area
- Fire History
- Bush Fire Prone Land
 - Vegetation Buffer
 - Vegetation Category 1
 - Vegetation Category 2
- Erosion Hazard
 - Nil to minor erosion



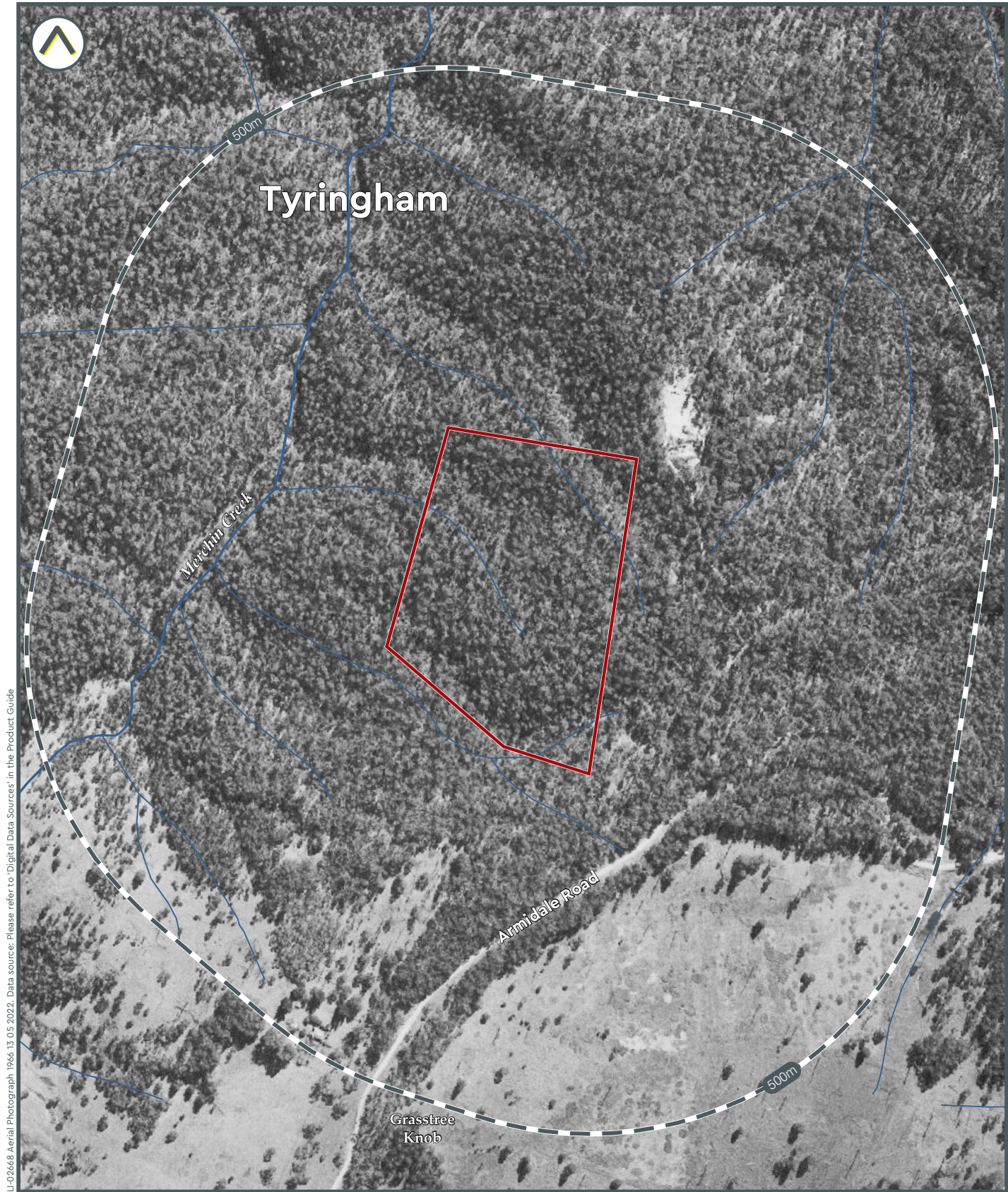
An aerial photograph of a vibrant turquoise river winding through a rugged landscape. The river is flanked by steep, rocky banks covered in dense, green and yellowish vegetation. The water's color is a striking contrast to the surrounding earthy tones. The river flows from the top left towards the bottom right of the frame.

Appendix B

HISTORIC IMAGERY

9720 Armidale Road
Tyringham NSW

Historic Aerial Photograph - 1966



Subject area

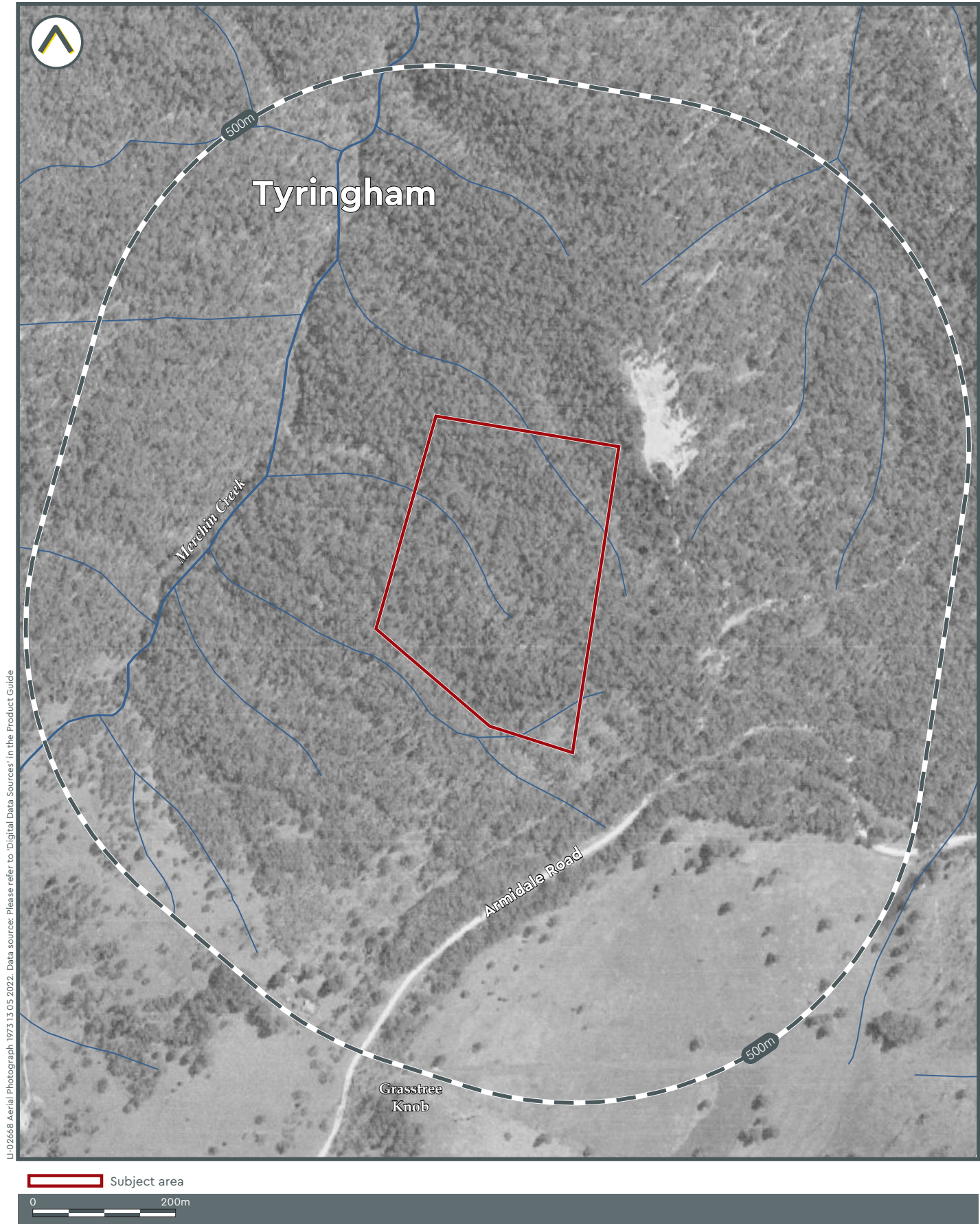
0 200m



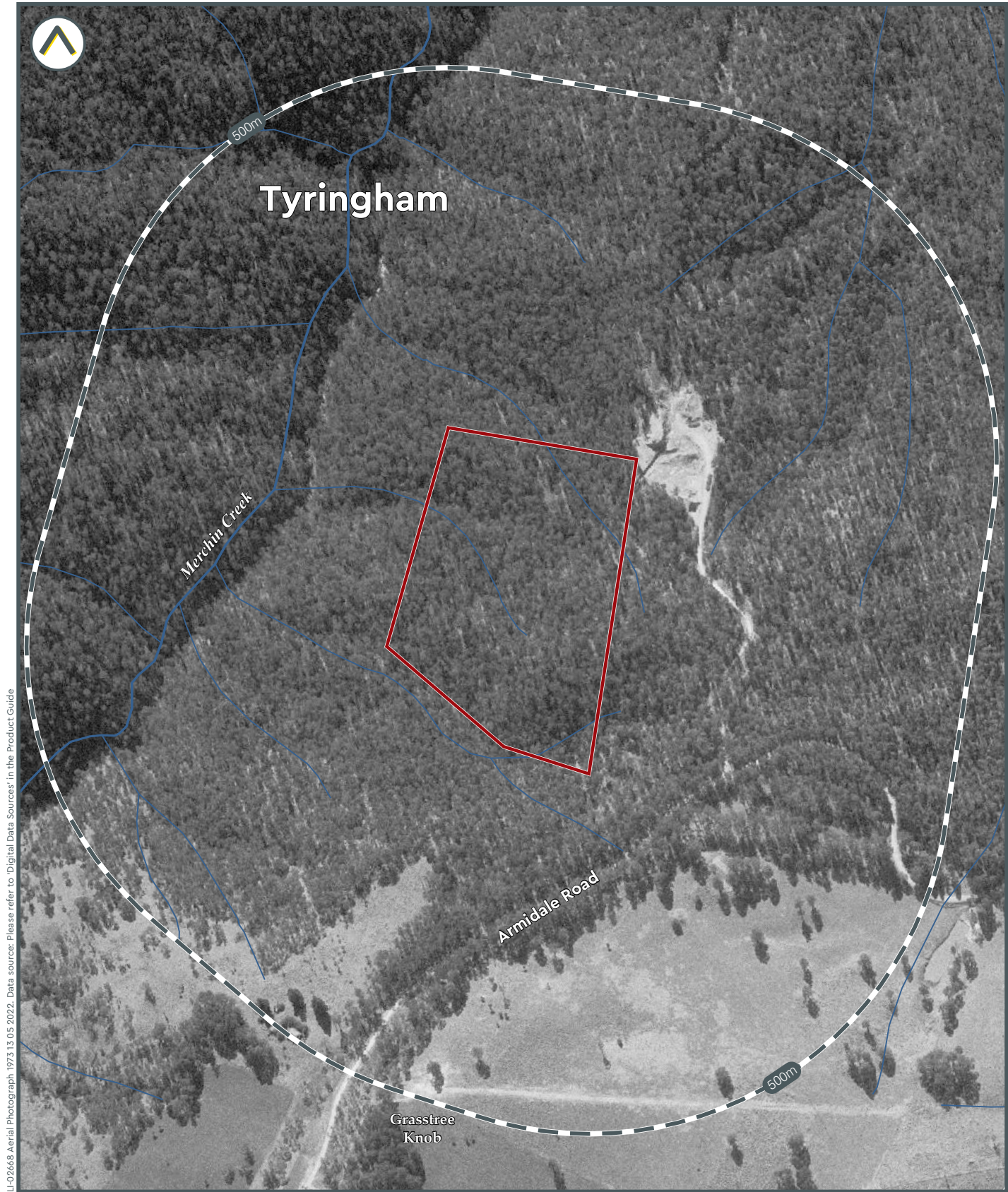
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Historic Aerial Photograph - 1973



Historic Aerial Photograph - 1985



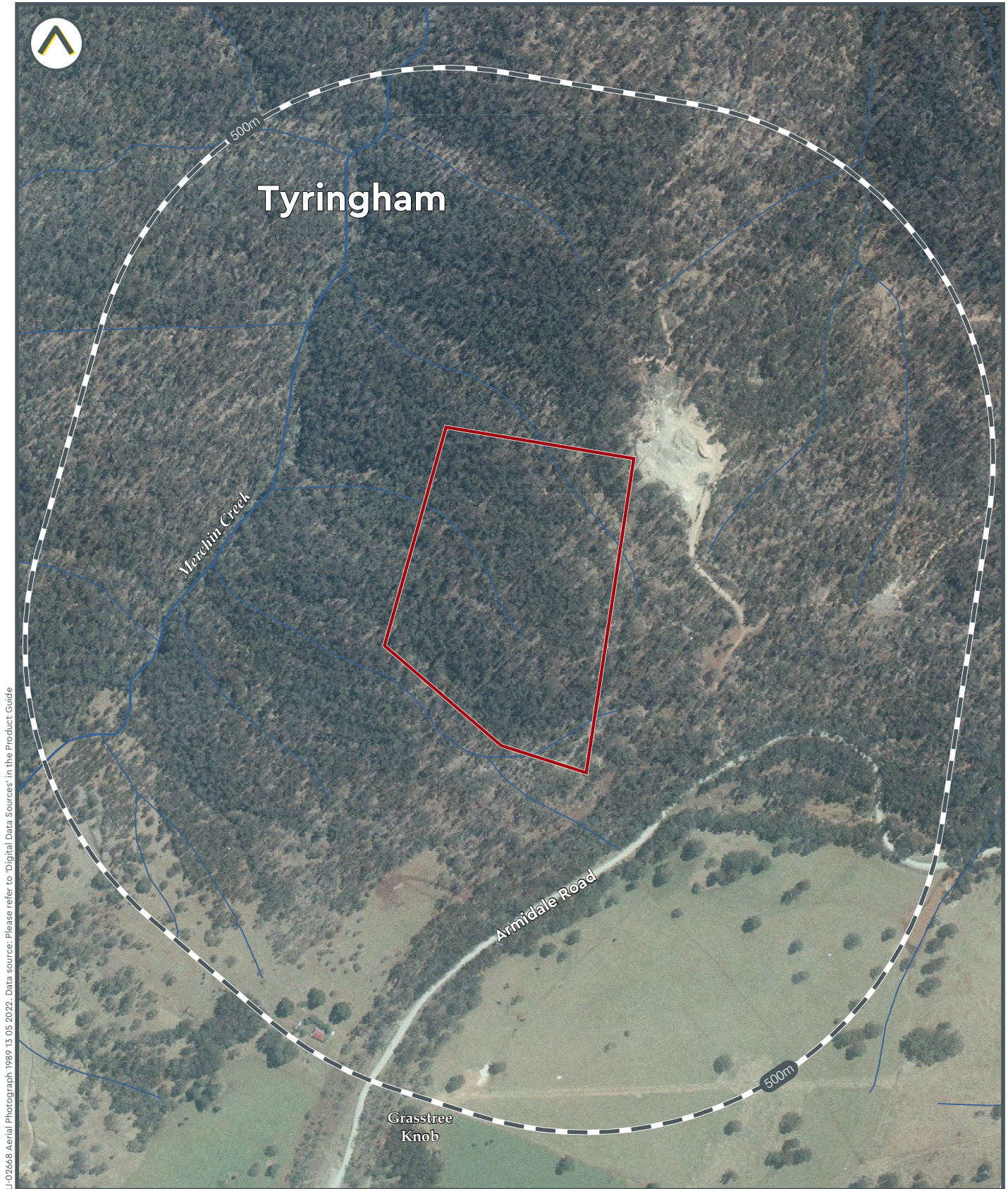
Subject area

0 200m



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Historic Aerial Photograph - 1989



Subject area

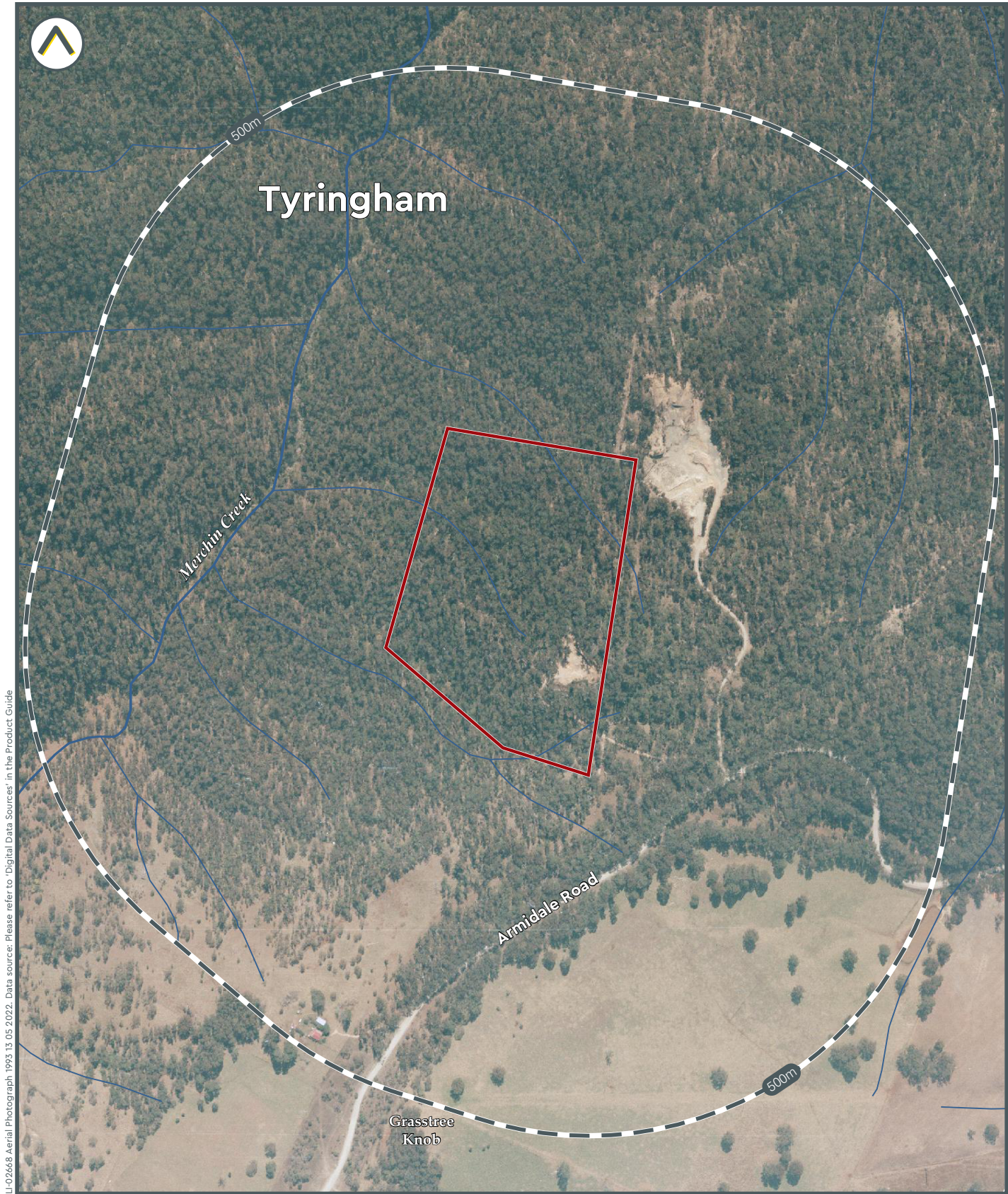
0 200m



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Historic Aerial Photograph - 1993



LI-02668 Aerial Photograph 1993 13 05 2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide

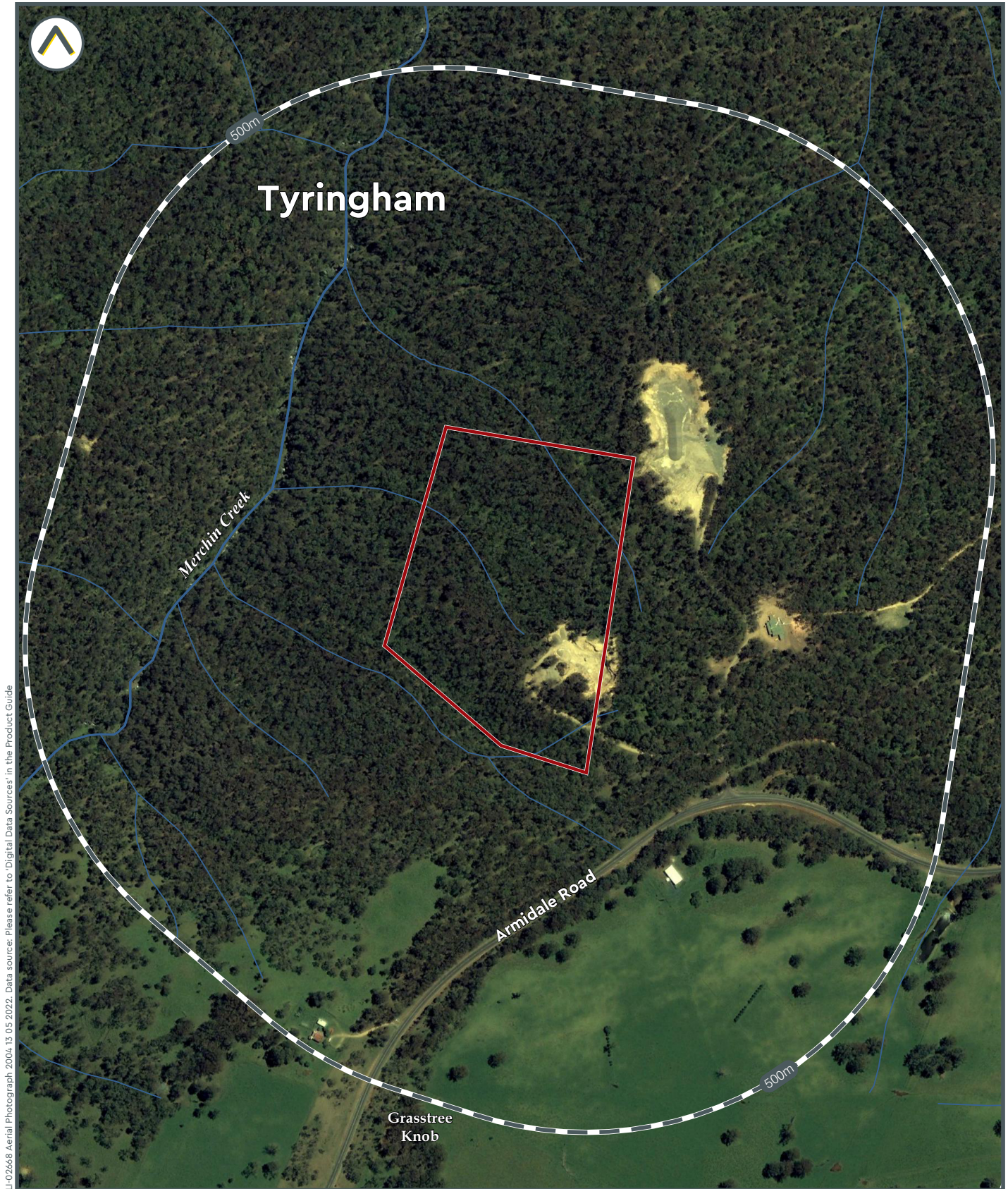
Subject area

0 200m



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Historic Aerial Photograph - 2005



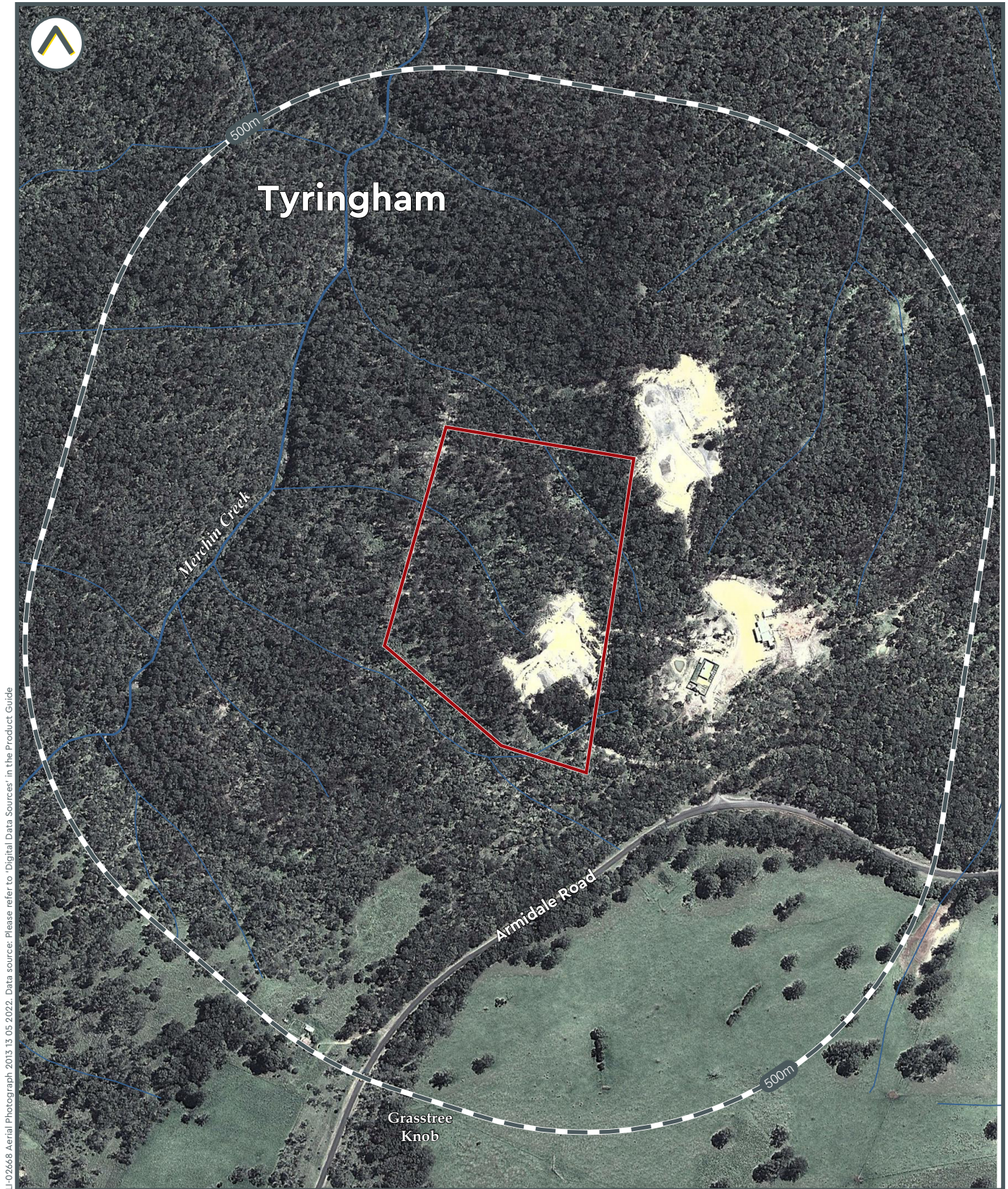
LI-02668 Aerial Photograph 2004.13.05.2022. Data source: Please refer to Digital Data Sources in the Product Guide

 Subject area 0 200m

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Historic Aerial Photograph - 2013



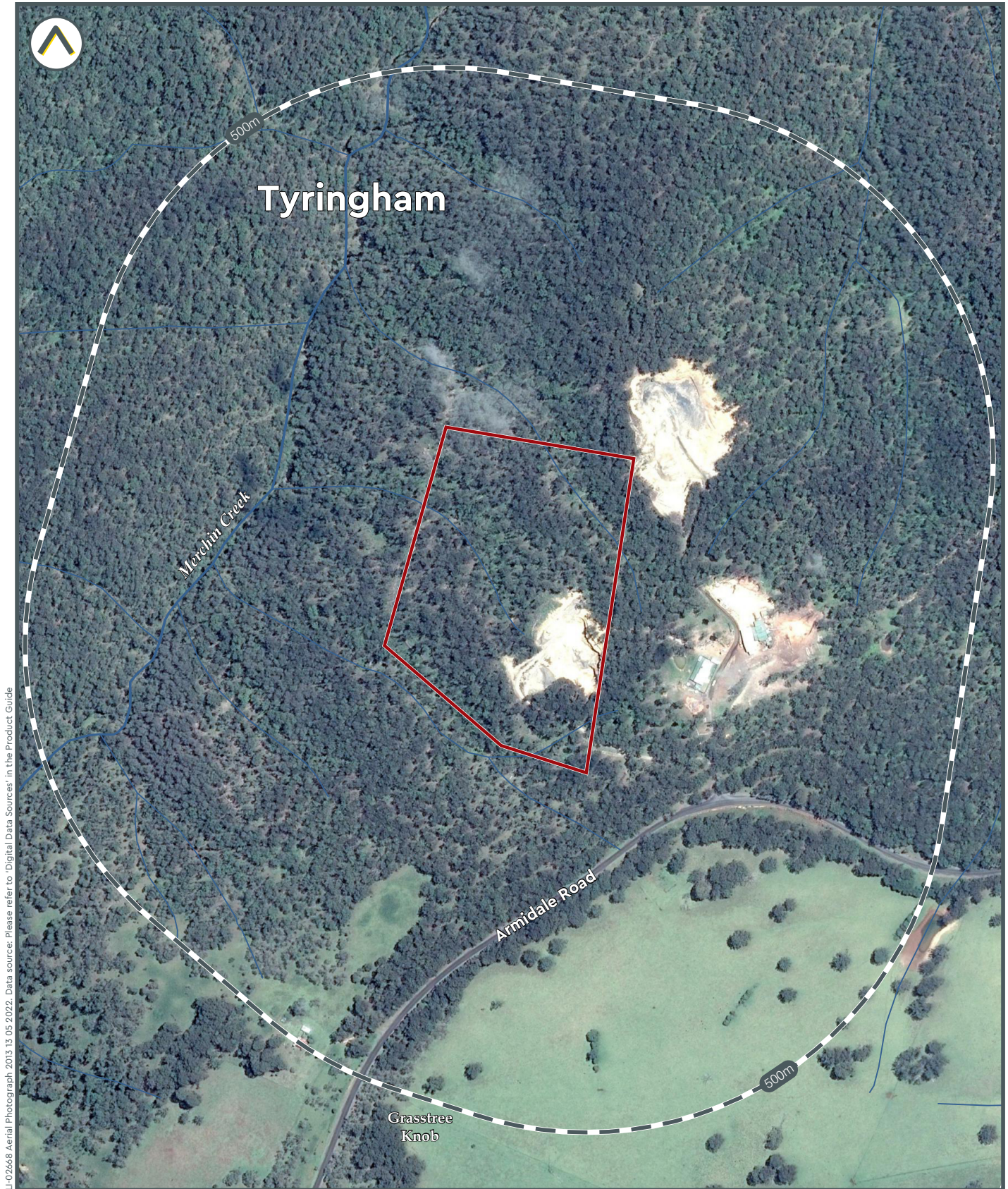
LI-02668 Aerial Photograph 2013 13 05 2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide

 Subject area 0 200m

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Historic Aerial Photograph - 2014



LI-02668 Aerial Photograph 2013 13 05 2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

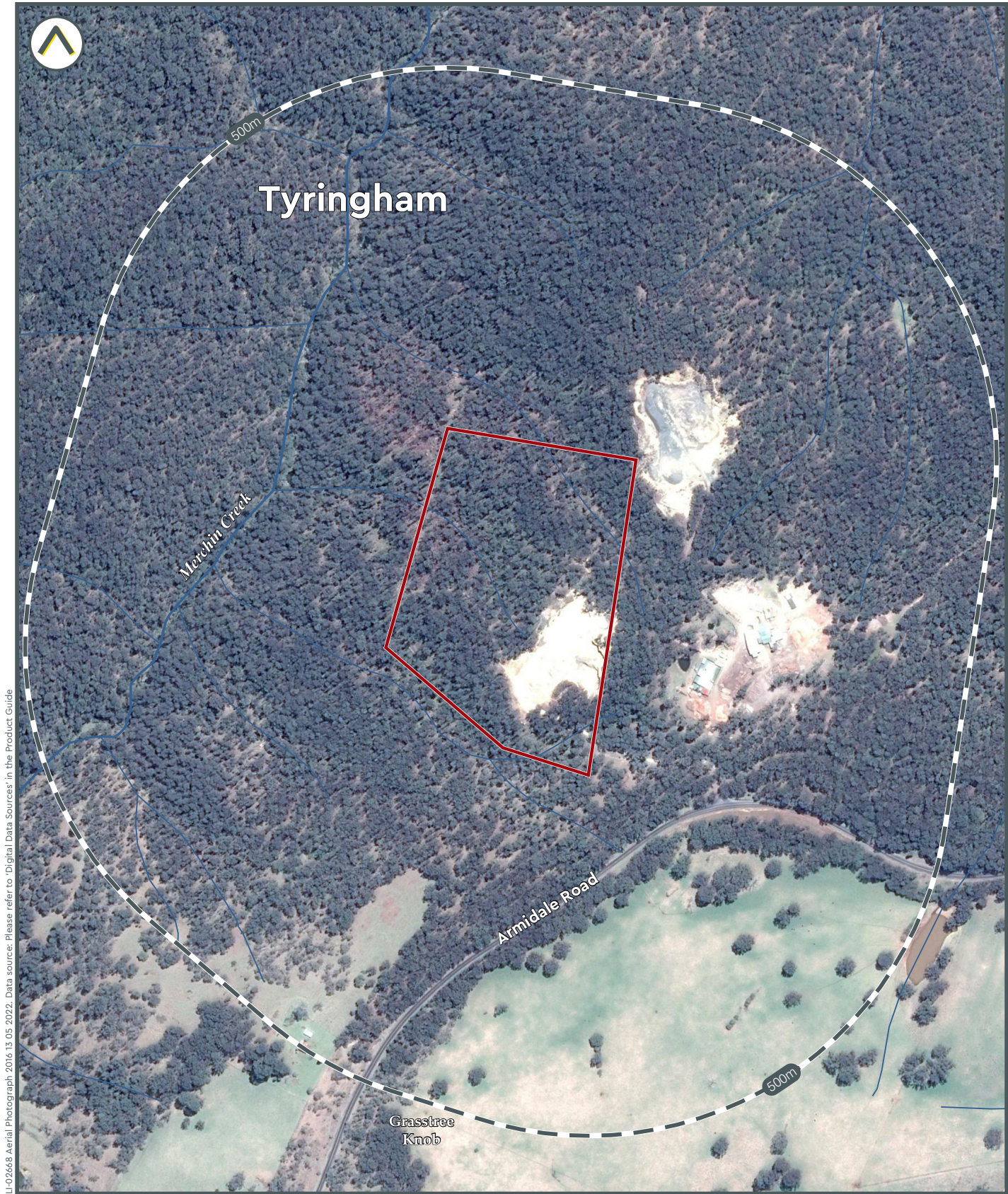
0 200m



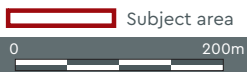
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Product Guide

NEW SOUTH WALES

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Historical Commercial & Trade Directory Data –

Sydney

1932-1933 John Sands Sydney Trades Directory – Copyright Expired

1940 & 1950 Commonwealth of Australia Telephone Directory Sydney – Copyright Expired

1960-1961 Telecom Australia Pink Pages Sydney – Permission for use Sensis 2017

1970-1971 United Business Directories Sydney – Licenced under Hardie Grant 2017.

1974-1975 NSW Post Office Yellow Pages Sydney Buying Guide and Commercial/Industrial Directories – Permission for use Sensis 2017

1980-1981 & 1990-1991 Telecom Australia Yellow Pages Sydney – Permission for use Sensis 2017

2005 - 2015 Datajet.com.au - Permission for Use 2020

Regional NSW

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For more detailed information regarding data source and update frequency, please contact LI Resources at info@liresources.com.au

Glossary

AVIATION RESCUE FIRE FIGHTING FACILITIES (ARFF); LIQUID FUEL & AVIATION FUEL DEPOTS/TERMINALS; POWER STATIONS; TELEPHONE EXCHANGES & WASTEWATER TREATMENT FACILITIES

These facilities may be associated with the use, storage, treatment and disposal of a range of chemicals and products such as PFAS (Per- and poly-fluoroalkyl substances), solvents, petroleum products, asbestos, PCBs (polychlorinated biphenyls) and others.

BUSHFIRE PRONE LAND

This data may assist environmental consultants, developers and others understand whether any bushfire risk is present in the area that may require specific management and/or restrict site investigations and development works.

COAL SEAM GAS, PETROLEUM WELLS AND BOREHOLES

This data may assist environmental consultants during investigations as to previous resource exploration with an area, resources present (i.e. coal, gas and petroleum), lithological data and potential for environmental contamination.

DEPARTMENT OF DEFENCE UNEXPLODED ORDNANCE (UXO) SITES

UXO is any sort of military ammunition or explosive ordnance which has failed to function as intended. It includes a range of ammunition used by the Navy, Army and Air Force; and many other types of ammunition and explosives including training munitions. UXO contamination has arisen mainly as a result of military training activities, since European settlement. In the past large numbers of ranges and training areas were approved for use in many areas of Australia. As a result, there are now a number of sites around Australia which are affected by UXO. For more information see www.defence.gov.au/UXO

DERELICT MINES AND QUARRIES

Outstanding legacy issues surrounding derelict mines and quarries have the potential to cause safety and environmental impacts and may also be an indicator of the presence of unregulated landfill.

DRY CLEANERS (CURRENT)

Dry cleaners often use or have used hazardous and flammable chemicals in their operations. Incorrect storage and disposal of these chemicals may result in fire/explosion risks or contamination of soil and groundwater or result in human health risks.

GROUNDWATER EXCLUSION ZONES

Groundwater exclusion zones are present in certain areas where aquifers are known to be contaminated or where past activities may have affected groundwater quality. Restrictions on the use of groundwater in those areas are in place and differ between the various management/exclusion zones.

HERITAGE – FEDERAL, STATE AND LOCAL

This data may assist environmental consultants, developers and others understand whether any heritage items are present on the site that may require specific management and/or restrict site investigations and development works.

HISTORICAL COMMERCIAL & TRADE DIRECTORY DATABASE (1932, 1940, 1950, 1960, 1970; 1974, 1980 and 1990)

An LI Resources proprietary database of historical potentially contaminating activities previously listed as having been undertaken on the property or surrounding area. Activities have been catalogued based on 'low to high risk activities' either known to cause potential contamination risk (based on Managing Land Contamination Planning Guidelines, SEPP 55 remediation of land, 1998) or to assist in guidance for sampling and remediation programs by environmental consultants.

HISTORICAL (LEGACY) LANDFILLS

An LI Resources proprietary dataset containing the location of former legacy landfills. Legacy landfills are widely present across the country, with many locations unknown. Most of these landfills were created prior to current environmental guidelines (i.e. remain unlined and uncapped) resulting in the potential for leaching of hazardous substances into waterways, production of odours, migration of landfill gas and stability issues.

HYDROGEOLOGY

This data includes information for environmental consultants on aquifer properties, the presence of wetlands and groundwater monitoring bores. This information can assist in the understanding of contaminant pathways and receptors.

Groundwater monitoring bores are primarily needed to assess changes to water table levels, groundwater quality and to assess groundwater flow direction. Impacts on groundwater result from contaminated water movement, leaching of surface pollutants caused by rainfall or irrigation water percolation, leakage of stored matter or the disposal of wastes. The presence of a monitoring bore may indicate that a site has been or is being investigated.

LICENSING UNDER THE POEO ACT 1997

The POEO public register includes a range of specified information on environment protection licences issued under the POEO Act to regulate air, noise, water and waste pollution and impacts. The licences and notices provide information on the type of industrial activities undertaken in an area and if any clean-up and preventative action notices have been issued under that licence.

MILITARY FACILITIES

Military practices at certain facilities may cause potential contamination through the use of chemicals ranging from cleaning solvents and paints to ammunition, explosives and firefighting foam. These chemicals can cause human and ecological health risks.

NATURALLY OCCURRING ASBESTOS

Asbestos is found as a naturally occurring mineral in many areas of regional NSW and may occur in veins within rock formations. Naturally occurring asbestos is generally found when building roads, working on construction sites and undertaking excavation activities. This data provides information on the areas identified with a low to high probability of naturally occurring.

NPI INDUSTRIAL FACILITIES

Industrial facilities that trigger a defined threshold(s) for the emission of pollutants identified in the National Pollution Inventory (NPI), must estimate and report their emissions. The pollutants identified under the NPI are those that are known to have possible effects on human health and the environment.

NSW EPA CONTAMINATED LAND RECORD OF NOTICES ISSUED UNDER THE CLM Act 1997

The EPA is required by law to maintain a record of notices relating to contaminated land, including notices declaring land to be 'Significantly Contaminated Land' under the Contaminated Land Management Act 1997. The EPA record of notices provides information on all sites that have been declared significantly contaminated.

NSW EPA FORMER GASWORKS SITES

Former gasworks often leave a legacy of soil and groundwater contamination. The major contaminants in these instances include tars, oils, hydrocarbon sludges, spent oxide wastes, ash and ammoniacal recovery wastes. Some of these contaminants are carcinogenic to humans and toxic to aquatic ecosystems and therefore may pose a risk to human health and the environment.

NSW EPA FORMER URANIUM PROCESSING SITE AT HUNTERS HILL

In 2008 a Parliamentary Inquiry held into the former uranium processing site at Hunters Hill, Sydney, found radiation levels were too low to require site remediation. During the investigation it became evident that there were two separate causes of gamma radiation in the vicinity of Nelson Parade (7-9 Nelson Parade – former uranium processing plant and Kelly's Bush – former tin smelter). The investigations found that levels of radiation on properties surrounding 7-9 Nelson Parade, at Kelly's Bush and in nearby areas of Hunters Hill were below relevant national and international guidelines for the protection of health and therefore remediation was not warranted. Further information can be found at www.epa.nsw.gov.au

NSW EPA JAMES HARDIE ASBESTOS WASTE CONTAMINATION LEGACY

During the 1960s and 70s, bulk asbestos waste associated with manufacturing and waste disposal by the former James Hardie Industries was delivered as fill to areas targeted because of their low-lying geography. Between December 2007 and February 2008, the Department of Environment Climate Change and Water conducted site inspections of those disposal sites. None of the inspected sites were found to be a significant risk to human health or the environment, provided the sites remained sealed or undisturbed. Further information can be found at www.epa.nsw.gov.au

NSW EPA SITES NOTIFIED AS CONTAMINATED TO THE NSW EPA

The EPA maintains a record of all sites notified to it by owners or occupiers of sites believed to be significantly contaminated.

NSW EPA PFAS INVESTIGATION PROGRAM

The NSW EPA is investigating particular sites to better understand the extent of PFAS use and contamination in NSW. PFAS are a group of chemicals that include perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA).

They have many specialty applications and are widely used in a range of products in Australia and internationally. PFAS are an emerging contaminant, which means that their ecological and/or human health effects are unclear. Further information can be found at www.epa.nsw.gov.au

OTHER POTENTIALLY CONTAMINATED SITES

An LI Resources proprietary database of recent potentially contaminating activities previously listed as having been undertaken on the property or surrounding area. Activities have been catalogued based on 'moderate to high risk activities' either known to cause potential contamination risk or to assist in guidance for sampling and remediation programs by environmental consultants. Please note this database is not exhaustive and may not list all activities in the area.

PARRAMATTA RIVER CATCHMENT LAND USE AREAS

An LI Resources proprietary dataset containing land use changes around the Parramatta River catchment area. Details include land reclamation areas, loss of foreshore and major land use changes (i.e. industrial to residential land). These changes may indicate presence of unregulated landfill and potential contamination associated with former industrial land use.

PUBLIC REGISTER OF PROPERTIES AFFECTED BY LOOSE-FILL ASBESTOS INSULATION

The NSW Government is required to maintain a register of residential properties that contain loose-fill asbestos insulation. This assists members of the wider community to be informed about any risks associated with a specific property and to take any appropriate safety measures. For more information see www.fairtrading.nsw.gov.au

SENSITIVE RECEPTORS

This data may assist environmental consultants during investigations as to the location and proximity of any sensitive receptors in the area, such as aged care, child care, community and religious facilities; sports grounds; national and state parks etc.

COASTAL MANAGEMENT (STATE ENVIRONMENTAL PLANNING POLICY)

The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and
- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

SOIL LANDSCAPE AND GEOLOGY

This data may assist environmental consultants during investigations as to the physical site properties that could govern potential contaminant retention or migration.

SERVICE STATIONS (CURRENT)

Service stations may contain leaking tanks which can result in petroleum products migrating into, and contaminating, the soil or groundwater or other pathways to human and biological contact.

UNDERGROUND PETROLEUM STORAGE SYSTEMS (UPSS) ENVIRONMENTALLY SENSITIVE ZONES

UPSS environmentally sensitive zones represent a conservative assessment of areas likely to be vulnerable to contamination from leaking UPSS. This information can assist environmental consultants on the risk a UPSS site poses to a recognised environmentally sensitive receptor.

WASTE MANAGEMENT FACILITIES

A waste facility is a premises used for the storage, treatment, processing, sorting or disposal of waste. These include landfills, waste transfer stations and waste reprocessing facilities. Waste facilities emit regulated substances to air and water, such as methane gas, and can produce odours, dust and noise.

Terms and Conditions

Terms and Conditions

1. Land Insight and Resources (LI Resources) will perform the Services in accordance with these terms and conditions
2. By submitting the Application Form, the User acknowledges that it has read and understood these terms and conditions and agrees to be bound by them.
3. LI Resources reserves the right to change these terms and conditions. Any change shall be effective upon notice, which may be given by LI Resources posting such change on the Website, or by direct communication with the User.

Services

4. LI Resources agrees to undertake the Services using due skill, care and diligence.
5. The User assumes the sole risk of making use of, and/or relying on, the Report and the Services. LI Resources makes no representations about the suitability, completeness, timeliness, reliability, legality, or accuracy of the Services.
6. Unless LI Resources agrees expressly otherwise:
 - (A) The Services are solely for the use and benefit of the User; and
 - (B) LI Resources does not accept any liability, whether directly or indirectly, for any liability or loss suffered or incurred by any third party placing any reliance on the performance of the Services or any Documents or material arising from or in connection with the Services.
7. The User warrants to LI Resources that it will not use the Services for any purpose that is unlawful or is otherwise inconsistent with these terms and conditions.
8. The User will not alter in any way or provide a copy of the Report or any Document prepared by LI Resources to any other person without LI Resources's prior written consent.

Payment Terms

9. The Fee will be payable at the time of submitting the Application Form unless invoicing payment terms have been negotiated prior to purchase with LI Resources.
10. The User and LI Resources may agree in writing to vary the Services. The fee for each variation shall be agreed between LI Resources and the User.
11. The User agrees to pay LI Resources the Fee, including the fee for any variation requested in accordance with clause 12.
12. If the User's rights are terminated and the User has made an advance payment, LI Resources will refund the User a reasonable proportion of the balance as determined by LI Resources in relation to the value of Services already provided.
13. GST at the prevailing rate is payable in addition to the Fee. The User agrees to pay any other applicable taxes, duties or government imposed fees related to the User's use of the Services.

Intellectual Property

14. LI Resources owns all intellectual property in the Report and arising from or in connection with the Services.
15. LI Resources grants the User a royalty free licence to use LI Resources's intellectual property for that User's personal assessment of its Property(s) only.

Privacy Policy

16. Upon submitting the Application Form the User consents to LI Resources's use of the personal data provided by the User for the purposes of providing the Services.
17. The Reliance on the Report, the use of the Services and the use of LI Resources's Website is at the User's own risk. The User accepts that LI Resources does not guarantee the confidentiality of any communication or information transmitted through the use of the Website.
18. LI Resources will not provide to any third party any personal data provided by a User without the User's permission.
19. The User acknowledges that any feedback provided to LI Resources over the Website is not confidential and that LI Resources has the right to publish, reproduce, disseminate, transmit, distribute and copy (in whole or in part) any such feedback without the approval of the User.
20. LI Resources assumes no responsibility or liability for any content, communications or feedback submitted by a User over the Website. If a User has submitted objectionable content, communications or Feedback, LI Resources may, in its sole discretion, terminate that User's account, take legal action, or notify the appropriate authorities or parties, without prior notice.

Third Party Services

21. The User accepts that, although the Website may contain or provide information regarding applications, products and/or services provided or offered by third parties, LI Resources does not recommend or endorse any such third party applications, products and/or services.
22. The report contains content provided to LI Resources by other parties (Third Party Content). LI Resources is not responsible for, does not endorse and makes no representations either expressly or impliedly concerning the accuracy or completeness of any Third Party Content. You rely on the Third Party Content completely at your own risk.

Limit and Extent of Liability

23. LI Resources's liability is limited to the amount of the Fee. Liability arising in the provision of the Services is reduced to the extent that it arises out of or in connection with any negligent act or omission by the User.
24. Neither party is liable to the other for loss of actual or anticipated revenue or profits, increased capital or financing costs, increased operational or borrowing costs, pure economic loss, exemplary or punitive damages or indirect or consequential damages or loss.
25. In no event shall LI Resources or any directors, officers, employees or agents be liable for any indirect, punitive, incidental, special, or consequential damages arising out of or in any way connected with the use of the Website, any delay or inability to use the Website, any information available on the Website, or otherwise arising out of the utilisation of the Website, whether based in contract, tort, strict liability, or otherwise, even if LI Resources has been advised of the possibility of such damages. The negation of damages set forth herein is a fundamental element of the basis of the bargain between LI Resources and the User. The Services would not be provided without such limitations.

Property Verification

26. The User accepts that the Services provided do not take into account any information relating to the actual state or condition of the Property.
27. The User acknowledges that the Services are not to be interpreted as commenting on the physical characteristics or condition of the Property, any particular purpose or use of that Property or the saleability or value of the Property.

Termination and Modification

28. LI Resources reserves the right in its sole discretion to terminate, block or restrict the User's use of the Services or any portion thereof, for any reason, and without notice. In addition, LI Resources reserves the right in its sole discretion to terminate or modify any part of the Website without notice, for any reason.

Anti-Hacking

29. The User agrees not to directly or indirectly, attempt to or disrupt, impair, interfere with, alter or modify the Website or any of its content.
30. The User agrees not to allow, aid or abet third parties to directly or indirectly, attempt to or disrupt, impair, interfere with, alter or modify the Website or any of its content, or obtain access to any information regarding any User or any other Report issued to a User.

Complaints

31. Any complaints in relation to the Services should, in the first instance, be in writing and addressed to LI Resources Customer Service at: info@liresources.com.au. LI Resources will respond to any such complaints in writing as soon as practicably possible.

General Matters

32. These terms and conditions are governed by and will be construed and enforced in accordance with the laws of the State of New South Wales, Australia. If any dispute, controversy or claim arises out of or relating to these terms and conditions, whether sounding in contract, tort or otherwise, it shall be resolved by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of a mediator. If the dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure, then either party may refer the dispute to the court.
33. These terms and conditions apply to all Services provided by LI Resources.
34. If there is any inconsistency between these terms and conditions and any other document or agreement between the parties, these terms and conditions will prevail.
35. These terms and conditions represent the entire agreement between the parties.
36. The User authorises LI Resources to destroy Documents which LI Resources has prepared or holds in connection with the Services 7 years after the last date on which the Services were provided.
37. If any of the terms of the Application Form or the terms and conditions are invalid, unenforceable or void, the relevant term must be read down to the maximum extent possible or severed from the rest of the Application Form or these terms and conditions.

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38. These terms and conditions can only be amended or varied by a written document signed by both parties.
39. Neither party may assign or transfer any rights or obligations arising in the provision of the Services or these terms and conditions without the other party's written consent.

Defined Terms

Application Form	Means the form and accompanying information provided on the Website, completed and submitted by the User to request the Services.
Document	Includes a report, and any other written or electronic document.
Fee	Means the amount set out in the Application Form or confirmed via an invoice.
Property	Means the property to which the Services and the Report relate.
Report	Means the Document prepared by LI Resources and provided to the User which contains the environmental and development data which is relevant to the Property.
Services	Means the review of data and information on which the Report is based, and the preparation and provision to the User of the Report.
Website	Means LI Resources's online site, that is: www.liresources.com.au
User	Means the person(s) set out in the Application Form including that person's permitted successors.



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