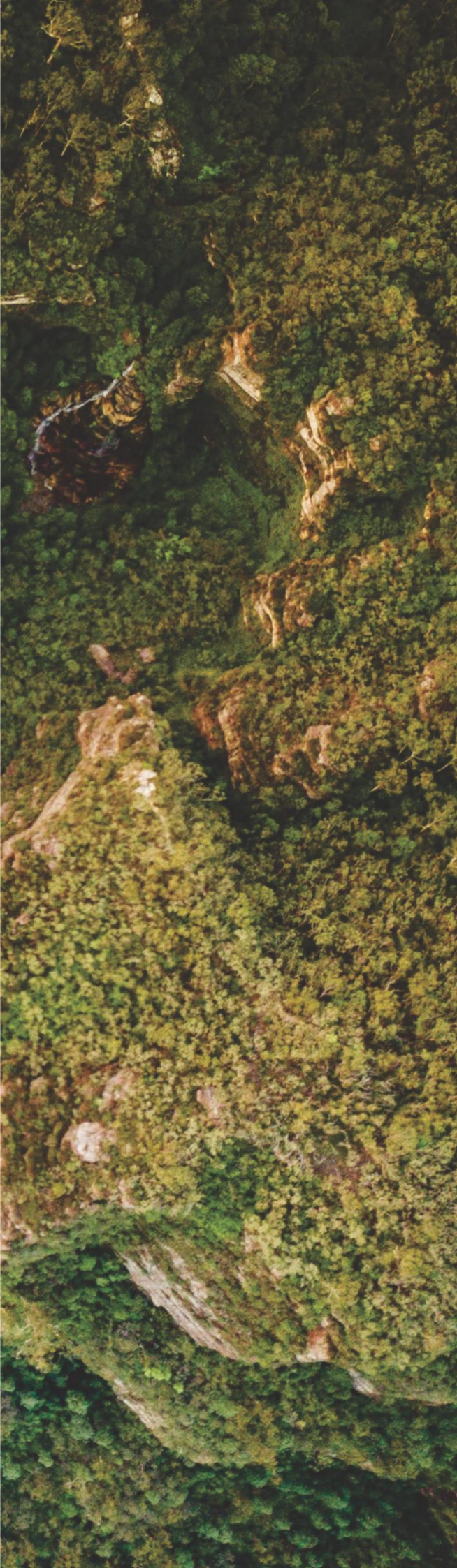


Due Diligence Insight Report

9 Polo Flat Road
Cooma, NSW

30 September 2022

Report n°:
LI-2965 DDR



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).

Index

1.1 SENSITIVE RECEPTORS Map 1.1 (200m Buffer)	1
1.2 PLANNING CONTROLS Map 1.2 (onsite)	1
Zoning	1
Environmental Planning Instruments	1
Other Planning Information	1
1.3 HERITAGE Map 1.3 (200m Buffer)	2
State and Local Heritage	2
Australian Heritage Database	2
1.4 SOIL AND LAND USE INFORMATION Map 1.4a/1.4b (onsite)	2
Soil Landscape	2
Salinity	2
Radon	2
Acid Sulfate Soil	2
National Acid Sulfate Soils Atlas	2
1.5 GEOLOGY AND TOPOGRAPHY Map 1.5 (onsite)	4
Geology	4
Naturally Occurring Asbestos Potential (NOA)	4
Topography	4
2.1 HYDROGEOLOGY AND GROUNDWATER BORES Map 2.1 (2000m Buffer)	5
Groundwater Bores	5
Groundwater Bores Driller Lithology Details	7
2.2 HYDROGEOLOGY AND OTHER BOREHOLES Map 2.2 (500m Buffer)	10
Groundwater Dependent Ecosystems (GDE)	10
Other Known Borehole Investigations (Coal Seam Gas (CSG), Petroleum Wells and Other Boreholes)	10
3.1 CONTAMINATED LAND PUBLIC REGISTER Map 3.1 (1000m Buffer)	11
Sites Notified as Contaminated to the EPA	11
Contaminated Land Record of Notices	11
3.2 LICENCES, APPROVALS & ASSESSMENTS Map 3.2 (500m Buffer)	12
Licences	12
Other Licences still Regulated by EPA	12
Clean Up and Penalty Notices	13
3.3 SITES REGULATED BY OTHER JURISDICTIONAL BODY Map 3.3 (2000m Buffer)	13
Defence, Military Sites and UXO Areas	13
Former Gasworks Sites	13
PFAS Sites	13
National Pollutant Inventory (NPI)	13
4.1 FORMER POTENTIALLY CONTAMINATED LAND Map 4.1 (500m Buffer)	14
Contaminated Legacy Areas	14
Derelict Mines and Quarries	14
Historical Landfills	14
4.2 POTENTIALLY CONTAMINATING ACTIVITIES (PCA) Map 4.2 (200m Buffer)	15
Industries, businesses and activities that may cause contamination	15
4.3 HISTORICAL BUSINESS DIRECTORIES (not mapped)	17
1930 Historical Business Data	17
1940 Historical Business Data	17
1950 Historical Business Data	17
1965 Historical Business Data	17
1970 Historical Business Data	17

1980 Historical Business Data.....	17
1990 Historical Business Data.....	17
2005 Historical Business Data.....	17
2010 Historical Business Data	18
2015 Historical Business Data.....	18
5.1 Natural Hazards Map 5.1 (500m Buffer).....	20
Erosion Risk.....	20
Fire Hazard.....	20
Flood Hazard	20


ATTACHMENTS


Attachment A - Report Maps

Attachment B - Historical Imagery


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	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
IN1	General Industrial	Cooma-Monaro Local Environmental Plan 2013

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
I241	Woolshed	Heritage	Item - General	105.2	South-west

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	REma	Maneroo	Soil Group	Residual
Description	<p>Landscape—gently undulating plain to undulating rises with flat summit surfaces on basalt. Local relief <5–40 m, altitude 750–>1 100 m, slopes 1–10% with long footslopes. Tussock grassland. Landscape variant—maa—found at altitudes above 1 000 m, where manganese nodules may occur. Landscape variant—mab—lakes. Soils—shallow (<50 cm), well-drained reddish Chocolate Soils (Gn3.12, Um6.43) on crests and upper slopes. Shallow (<40 cm), well-drained Chocolate Soils (Uf6.33) and deep (>150 cm), well-drained Chernozems (Gn3.93, Dy4.13) on maximal slopes. Shallow (<40 cm), well-drained Chocolate Soils (Uf6.33) shallow (<50 cm), imperfectly drained Brown Chernozems (Dy4.13) or moderately deep (>50 cm), imperfectly drained Black Chernozems (Gn3.93, Dy4.13) on lower slopes. Landscape variant maa has shallow (<60 cm), well-drained to moderately well-drained Chocolate Soils (Um6.42, Um6.32). Landscape variant mab has shallow (20 cm) to deep (>400 cm), poorly drained Black Earths (Ug5.22) on lake floors. Limitations—shallow, rocky soils with low wet bearing strength and shrink-swell potential. Non-cohesive surfaces subject to wind erosion hazard.</p>			

Salinity

Salinity Hazard	Not identified	-
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Radon

Radon Level	Bq/m ³	12
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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)	Cq(p4)	ASS in inland lakes, waterways, wetlands and riparian zones	Probability of Occurrence	Extremely low probability of occurrence
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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.
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
Bega - Mallacoota 1:250 000 Geological Map	Q _a	-	Quaternary	Alluvium	Clastic sediment	Unconsolidated grey to brown to beige humic (±)micaceous silty clay, quartz-(±)lithic silt, fine- to medium-grained quartz-rich to quartz-lithic sand, polymictic pebble to cobble gravel (as sporadic lenses); sporadic palaeosol horizons.

Naturally Occurring Asbestos Potential (NOA)

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

Topography

Topography	816 – 832 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	Not identified	Not identified
Protected Riparian Corridor	Not identified	Not identified
UPSS Environmentally Sensitive Zone	Not identified	Murrumbidgee River
Wetlands	Not identified	Not identified

Groundwater Bores

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL (m)	Salinity (mg/l)	Yield (L/s)	Distance (m)	Direction
1	GW416238	Monitoring	23/04/2013	6.0	6.0	3	<Null>	<Null>	165.2	West
19	GW416239	Monitoring	23/04/2013	0.0	2.8	<Null>	<Null>	<Null>	170.3	West
2	GW416237	Monitoring	23/04/2013	6.0	6.0	3.5	<Null>	<Null>	184.0	West
23	GW116336	Null	N/A	13.0	13.0	6.05	<Null>	0.2	255.0	South
24	GW116337	Null	N/A	18.0	18.0	9.76	<Null>	0.1	294.1	South
25	GW116338	Null	N/A	11.0	11.0	4.96	<Null>	0.1	529.3	South
29	GW116457	Null	N/A	30.0	30.0	<Null>	<Null>	<Null>	625.2	South

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
27	GW116450	Null	N/A	13.5	13.5	6.6	<Null>	0.1	626.0	South
26	GW116448	Null	N/A	12.5	12.5	6.69	<Null>	0.1	922.0	South
28	GW116451	Null	N/A	18.0	18.0	8.22	<Null>	0.1	1147.4	South
13	GW416342	Monitoring	9/08/2011	13.0	13.0	<Null>	<Null>	<Null>	1438.4	South-west
12	GW416341	Monitoring	6/11/2013	10.0	10.0	<Null>	<Null>	<Null>	1447.0	West
16	GW416412	Monitoring	22/02/2012	3.0	3.0	<Null>	<Null>	<Null>	1447.0	West
15	GW416411	Monitoring	21/02/2012	13.0	13.0	<Null>	<Null>	<Null>	1468.4	West
22	GW416371	Monitoring	9/08/2011	0.0	11.5	<Null>	<Null>	<Null>	1471.6	South-west
11	GW416335	Monitoring	9/08/2011	0.0	14.5	<Null>	<Null>	<Null>	1474.6	South-west
31	GW417500	Null	N/A	8.0	8.0	<Null>	<Null>	<Null>	1478.3	South-west
40	GW417509	Null	N/A	8.0	8.0	<Null>	<Null>	<Null>	1478.6	South-west
20	GW416297	Monitoring	8/08/2011	0.0	15.0	<Null>	<Null>	<Null>	1481.3	South-west
45	GW417514	Null	N/A	13.1	13.1	5.03	<Null>	<Null>	1484.1	South-west
21	GW416334	Monitoring	9/08/2011	10.0	10.0	<Null>	<Null>	<Null>	1488.3	South-west
10	GW416318	Monitoring	9/08/2011	15.0	15.5	<Null>	<Null>	<Null>	1492.2	South-west
14	GW416408	Monitoring	21/02/2012	12.0	12.0	<Null>	<Null>	<Null>	1494.5	West
32	GW417501	Null	N/A	7.9	7.9	<Null>	<Null>	0.831	1496.2	South-west
42	GW417511	Null	N/A	10	10	5.18	<Null>	<Null>	1497.1	South-west
17	GW416413	Monitoring	6/09/2012	0	9.6	<Null>	<Null>	<Null>	1501.5	South-west
46	GW417515	Null	N/A	10	10	5.82	<Null>	<Null>	1501.9	South-west
33	GW417502	Null	N/A	8	8	<Null>	<Null>	<Null>	1502.0	South-west
34	GW417503	Null	N/A	8	8	<Null>	<Null>	<Null>	1504.3	South-west
44	GW417513	Null	N/A	15	15	5.7	<Null>	<Null>	1509.7	South-west
38	GW417507	Null	N/A	8	8	<Null>	<Null>	<Null>	1511.7	South-west
43	GW417512	Null	N/A	10	10	5.64	<Null>	<Null>	1511.7	South-west
37	GW417506	Null	N/A	8	8	<Null>	<Null>	<Null>	1517.5	South-west
35	GW417504	Null	N/A	7.8	7.8	<Null>	<Null>	<Null>	1523.1	South-west
36	GW417505	Null	N/A	8	8	<Null>	<Null>	<Null>	1523.3	South-west
39	GW417508	Null	N/A	8	8	<Null>	<Null>	<Null>	1534.0	South-west
41	GW417510	Null	N/A	8	8	<Null>	<Null>	<Null>	1534.4	South-west
8	GW414419	Household	7/05/2010	42	42	2	<Null>	0.825	1620.8	South-east

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL (m)	Salinity (mg/l)	Yield (L/s)	Distance (m)	Direction
30	GW417498	Null	N/A	10	10	<Null>	<Null>	<Null>	1708.3	West
57	GW417835	Null	N/A	5.8	5.8	<Null>	<Null>	<Null>	1750.2	West
54	GW417832	Null	N/A	6	6	<Null>	<Null>	<Null>	1752.5	West
5	GW416417	Monitoring	5/09/2013	10	10	5.5	<Null>	<Null>	1774.4	West
48	GW417826	Null	N/A	6.2	6.2	4	<Null>	<Null>	1777.7	West
52	GW417830	Null	N/A	4	6	<Null>	<Null>	<Null>	1777.8	West
49	GW417827	Null	N/A	3	3	<Null>	<Null>	<Null>	1779.1	West
47	GW417825	Null	N/A	6	6	4.3	<Null>	<Null>	1782.3	West
53	GW417831	Null	N/A	6.2	6.2	3.5	<Null>	<Null>	1783.1	West
4	GW416415	Monitoring	5/09/2013	0	11.5	5.5	<Null>	<Null>	1783.9	West
51	GW417829	Null	N/A	1.7	1.7	<Null>	<Null>	<Null>	1785.8	West
50	GW417828	Null	N/A	1.5	1.5	<Null>	<Null>	<Null>	1786.7	West
7	GW416418	Monitoring	5/09/2013	14	14	5.6	<Null>	<Null>	1787.9	West
3	GW416414	Monitoring	5/09/2013	15	15	5.5	<Null>	<Null>	1791.6	West
6	GW416416	Monitoring	6/09/2013	0	13.5	5.6	<Null>	<Null>	1799.2	West
56	GW417834	Null	N/A	6	6	2.33	<Null>	<Null>	1804.9	West
55	GW417833	Null	N/A	6	6	2.724	<Null>	<Null>	1807.2	West
18	GW416056	Domestic	2/04/2005	48	48	<Null>	<Null>	<Null>	1895.4	North-west
9	GW415904	Household	10/08/2011	30	36	4	<Null>	0.6	1896.5	North

Groundwater Bores Driller Lithology Details

Groundwater Bore ID	From Depth – To Depth (m)	Lithology	Distance (m)	Direction
GW416238	#N/A		165.2	West
GW416239	#N/A		170.3	West
GW416237	#N/A		184.0	West
GW116336	#N/A		255.0	South
GW116337	#N/A		294.1	South
GW116338	#N/A		529.3	South
GW116457	#N/A		625.2	South
GW116450	#N/A		626.0	South
GW116448	#N/A		922.0	South
GW116451	#N/A		1147.4	South
GW416342	0m-0.3m Sand, Silty, Fine Grained 0.3m-0.4m Sand, Med Grained 0.4m-13m Schist, Weathered Grey		1438.4	South-west
GW416341	0m-0.1m Bitumen 0.1m-0.3m Sand, Gravelly, Med Brown 0.3m-10m Schist, Weathered, Grey		1447.0	West

Groundwater Bore ID	From Depth – To Depth (m)	Lithology	Distance (m)	Direction
GW416412	0m-0.05m Bitumen 0.05m-3m Schist		1447.0	West
GW416411	0m-0.25m Bitumen 0.25m-1.7m Fill 1.7m-4.7m Schist 4.7m-13m Silty Clay		1468.4	West
GW416371	#N/A		1471.6	South-west
GW416335	0m-0.1m Bitumen At Surface 0.1m-0.7m Sand, Silty 0.7m-14.5m Schist, Weathered		1474.6	South-west
GW417500	#N/A		1478.3	South-west
GW417509	#N/A		1478.6	South-west
GW416297	#N/A		1481.3	South-west
GW417514	#N/A		1484.1	South-west
GW416334	#N/A		1488.3	South-west
GW416318	0m-0.05m Bitumen At Surface 0.05m-0.4m Fill Sandy Gravel 0.4m-1.3m Fill, Gravelly Sand. 1.3m-15m Schist, Bedrock		1492.2	South-west
GW416408	0m-0.06m Bitumen 0.06m-12m Schist, Differing Degrees Of Hardness		1494.5	West
GW417501	#N/A		1496.2	South-west
GW417511	#N/A		1497.1	South-west
GW416413	0m-0.16m Concrete 0.16m-0.26m Sand, Gravelly 0.26m-9.6m Schist		1501.5	South-west
GW417515	#N/A		1501.9	South-west
GW417502	#N/A		1502.0	South-west
GW417503	#N/A		1504.3	South-west
GW417513	#N/A		1509.7	South-west
GW417507	#N/A		1511.7	South-west
GW417512	#N/A		1511.7	South-west
GW417506	#N/A		1517.5	South-west
GW417504	#N/A		1523.1	South-west
GW417505	#N/A		1523.3	South-west
GW417508	#N/A		1534.0	South-west
GW417510	#N/A		1534.4	South-west
GW414419	0m-1m Soil - clay - brown 1m-5m Basalt - soft - light grey 5m-33m Basalt - black 33m-36m Sandy clay - white 36m-42m Basalt - black		1620.8	South-east
GW417498	#N/A		1708.3	West
GW417835	#N/A		1750.2	West
GW417832	#N/A		1752.5	West
GW416417	#N/A		1774.4	West

Groundwater Bore ID	From Depth – To Depth (m)	Lithology	Distance (m)	Direction
GW417826	#N/A		1777.7	West
GW417830	#N/A		1777.8	West
GW417827	#N/A		1779.1	West
GW417825	#N/A		1782.3	West
GW417831	#N/A		1783.1	West
GW416415	#N/A		1783.9	West
GW417829	#N/A		1785.8	West
GW417828	#N/A		1786.7	West
GW416418	#N/A		1787.9	West
GW416414	#N/A		1791.6	West
GW416416	#N/A		1799.2	West
GW417834	#N/A		1804.9	West
GW417833	#N/A		1807.2	West
GW416056	#N/A		1895.4	North-west
GW415904	0m-3m Clay 3m-11m Granite, decomposed 11m-24m Clay, grey granite 24m-30m Granite, grey and black		1896.5	North

2.2 HYDROGEOLOGY AND OTHER BOREHOLES

Map 2.2 (500m Buffer)

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

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	Not identified

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/ License	Date Drilled	Depth (m)	Distance (m)	Direction
MIN_4040	<Null>	DPI Minerals Borehole Register - Cominco Exploration Pty Ltd,	Cominco Exploration Pty Ltd,	01/01/1972	36.6	437.3	South-east
10P-176720	Borehole	Dataset of the 2019 Geological Survey of NSW Geoscience catalogue held in the DIGS (Digital Imaging of Geological Systems) Database. This is a public, online archive that provides access to non confidential reports and other important documentary materi	R00007539, R00024074, R00024300, R00024443, R00024444, R00024616, R00026103, R00026104, R00026105, R00026107		18.3	442.5	East
4041	Mineral Exploration	Bushy Hill	Alpex Ltd	01/01/1972	18.3	442.5	East
MIN_4053	<Null>	DPI Minerals Borehole Register - Cominco Exploration Pty Ltd,	Cominco Exploration Pty Ltd,	01/01/1972	24.4	453.8	East



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.

Table 3.1.1 EPA Site Management Class Explanation

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
3838	MONBEEF PTY LIMITED	MONBEEF MEAT PROCESSING PLANT AND PREMISES	CARLAMINDA ROAD, COOMA NSW	Rendering or fat extraction	0.0	Onsite
3838	MONBEEF PTY LIMITED	MONBEEF MEAT PROCESSING PLANT AND PREMISES	CARLAMINDA ROAD, COOMA NSW	Slaughtering or processing animals	0.0	Onsite
21419	WEBUILD S.P.A.	Polo Flat Segment Factory	91 POLO FLAT ROAD, POLO FLAT NSW	Concrete works	0.0	Onsite

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
Not identified	-	-	-	-	-	-	-

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

Clean Up and Penalty Notices

Location ID	Notice Type	Notice N°	Licence holder	Location Name	Premise Address	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.

3.3 SITES REGULATED BY OTHER JURISDICTIONAL BODY

Map 3.3 (2000m Buffer)

Defence, Military Sites and UXO Areas

Site name	Type*	Details	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
Elgas Cooma AU015	1 Kaiser St, Cooma	Petroleum Product Wholesaling	2020/2021	758.3	South-west
Cooma Depot	4 Sharp Street, Cooma	Petroleum Product Wholesaling	2020/2021	1223.8	West
Caltex Cooma Depot t/as Caltex Energy NSW	2 Short Street, Cooma	Petroleum Product Wholesaling	2010/2011	1284.0	South-west
Hill & Co Cooma Depot	2 Commissioner Street, Cooma	Petroleum Product Wholesaling	2000/2001	1415.3	South-west
Cooma Main Line Valve and Meter Station	Culamund Road, Cooma	Gas Supply	2020/2021	1824.9	South-east



Section 4 Potentially Contaminated Areas



4.1 FORMER POTENTIALLY CONTAMINATED LAND

Map 4.1 (500m Buffer)

Contaminated Legacy Areas

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

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

Derelict Mines and Quarries

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

Historical Landfills

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

4.2 POTENTIALLY CONTAMINATING ACTIVITIES (PCA)

Map 4.2 (200m Buffer)

Industries, businesses and activities that may cause contamination

ID	Site name	Category	Location	Status*	Distance (m)	Direction
3	Allenspach Steel	Foundry, Smelting or Refining	3 Geebung St, Polo Flat NSW 2630	Current	0.0	West
6	C&C Self Storage	Depots and Storage Yards	1 Airstrip Rd, Polo Flat NSW 2630	Current	0.0	West
8	Cooma Horse & Pony Cub	Agriculture / Horticulture	Numeralla Rd, Cooma NSW 2630	Current	0.0	North
1	NSW Rural Fire Service	Fire and Rescue	11 Geebung St, Polo Flat NSW 2630	Current	0.2	West
9	Monaro Truck Repairs	Mechanical and Automotive	1 Geebung St, Polo Flat NSW 2630	Current	75.7	West
2	Burke's Plant Hire	Depots and Storage Yards	45 Polo Flat Rd POLO FLAT2630NSW	Current	76.3	West
4	Snowy Mountains Mechanical	Mechanical and Automotive	17 Geebung St POLO FLAT2630NSW	Current	76.5	West
7	AWH	Depots and Storage Yards	49 Polo Flat Rd, Polo Flat NSW 2630	Current	103.6	West
5	Ampol Cooma Truck Stop Polo Flat	Petrol Stations	Polo Flat Rd, Cooma NSW 2630	Current	135.4	West

*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.

Categories included in this search.

Abattoirs	Explosives and Dangerous Goods	Paint Industries
Abrasive Blasting	Extractive Industries	Petrol Stations
Agriculture / Horticulture	Fire and Rescue	Pharmaceuticals
Airports	Food Manufacturing	Port and Marina Operations
Asbestos	Foundry, Smelting or Refining	Power Plants
Asphalt or Bitumen	Fuel Terminals & Depots	Printing and Photography
Batteries	Glass, Ceramics and Plastic	Rail Industry and Associated Activities
Breweries / Distilleries	Gun, Pistol or Rifle Ranges	Rubber and Tyre
Cement, Concrete or Lime	Hospitals and Research Facilities	Storage Tanks
Cemeteries	Landfill Sites	Substations and Switching Stations
Chemicals	Livestock Dips	Textiles and Tannery
Coal Yards	Mechanical and Automotive	Timber, Pulp and Paper Works
Depots and Storage Yards	Metal Fabrication and Treatments	Waste and Recycling Facilities
Dry Cleaners	Oil and Gas	Wastewater Treatment Facilities
Electrical or Electrical Components	Other Infrastructure Facilities	-

Industries, businesses, and activities identified as having an increased likelihood of causing contamination.

The industries and business activities listed above have been identified as having an increased likelihood of causing contamination and have been identified through published state and national guidelines and regulations. These industries are noted due to their potential to store or use substances that could cause contamination to the surrounding environment if not managed appropriately. The identification of these activities does not imply the presence of contamination at the site.

The records identified are based on the reported business activity and have not been assessed based on any current or previous site inspection. Please note that records 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.

4.3 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	Distance (m)	Direction
Carriers--Light; Transport Services	Toll Ipec, Polo flat	9 Geebung St, POLO FLAT,NSW,2630	Address	5.2	West
Office & Business Furniture	Modem Office Furniture	9 Geebung St,COOMA,NSW,2630	Address	5.2	West
Welding Services; Stainless Steel Products & Equipment; Steel Fabricators & Mfrs	Allenspach Steel	Lot 3 Geebung St Polo Flat, COOMA,NSW,2630	Address	53.7	West

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Electric Motors; Electric Motors & Generators--Repairs; Electrical Contractors	Ron Lehrmann Electrics Pty Ltd	6 Geebung St Polo Flat (Behind Truckstop),COOMA,NSW,2630	Address	68.9	West
Excavating & Earth Moving Equipment; Bitumen Spraying	Burke's Plant Hire	17 Geebung St,COOMA,NSW,2630	Address	87.4	West
Ice Cream--W'salers & Mfrs	Peters Foods	Geebung St, POLO FLAT,NSW,2630	Street		West
Ice Cream--W'salers & Mfrs	Peters Ice Cream, Polo flat	Geebung St, POLO FLAT,NSW,2630	Street		West
Transport Services	Agnew Sam Transport	Geebung St,COOMA,NSW,2630	Street		West
Ice Cream--W'salers & Mfrs	Bellmac Frozen Foods	Geebung St, POLO FLAT,NSW,2630	Street		West
Pipes & Fittings--Plastic	Monaro Extrusions Pty Ltd	Geebung St,COOMA,NSW,2630	Street		West
Joinery; Wardrobes--Built-In; Bathroom Renovations; Kitchens, Renovations & Equipment	Monaro Joinery	Geebung St Polo Flat, COOMA,NSW,2630	Street		West
Ice Cream--W'salers & Mfrs	Nestl?Dairy Products, Polo flat	Geebung St, POLO FLAT,NSW,2630	Street		West
Wool Brokers	Litchfield Gordon Wool Pty Ltd	Geebung St (Polo Flat), COOMA,NSW,2630	Street		West

2010 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Transport & Transportation Service	Toll Ipec	9 Geebung St Polo Flat Cooma COOMA 2630 NSW	Address	5.2	West
Carriers - Light Transportation	Stewart G & D Freight Lines	Unit3/ 11G Geebung St COOMA 2630 NSW	Address	27.4	West
Mobile Telephones - Service & Repairs	High Country Communications Pty Ltd	7 Geebung St Cooma COOMA 2630 NSW	Address	44.4	West
Steel Fabrication & M/facrs	Allenspach Steel	Lot 3 Geebung St Polo Flat COOMA 2630 NSW	Address	53.7	West
Pipes - Plastic & Fittings	Monaro Extrusions Pty Ltd	Geebung St COOMA 2630 NSW	Street		West
Transport & Transportation Service	Agnew Sam Transport	Geebung St COOMA 2630 NSW	Street		West

2015 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Stainless Steel Products	Allenspach Steel	Lot 3 Geebung St Polo Flat Cooma NSW 2630	Address	61.3	West
Electric Motor & Generator Repairs & Service	Ron Lehrmann Electrics Pty Ltd	6 Geebung Street Polo Flat Cooma NSW 2630	Address	85.4	West
Dairy Products - M/Facrs &/Or W/Salers	Monaro Milk & Juice	19 Geebung St Cooma NSW 2630	Address	122.2	West
Storage - General Facilities & Service	C & C Self Storage	Airstrip Rd Polo Flat Cooma NSW 2630	Street		West
Brokers - Wool	Gordon Litchfield Wool P/L	Polo Flat Cooma NSW 2630	Street		West

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Bus & Coach Charters & Tours	Snowliner Coaches Pty Ltd	Polo Flat Cooma NSW 2630	Street		West
Brokers - Wool	TWG Wool	Polo Flat Rd Cooma NSW 2630	Street		West

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

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

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

Historical business directory listings have been filtered to match activities and industries identified as PCAs in Section 4.2. 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	Minor to moderate Nil to minor erosion

Fire Hazard

Category	On the Property?	Within Buffer?
Bush Fire Prone Land (BPL)	Vegetation Category 3	Vegetation Buffer Vegetation Category 3
Fire History	-	-

Flood Hazard

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



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