

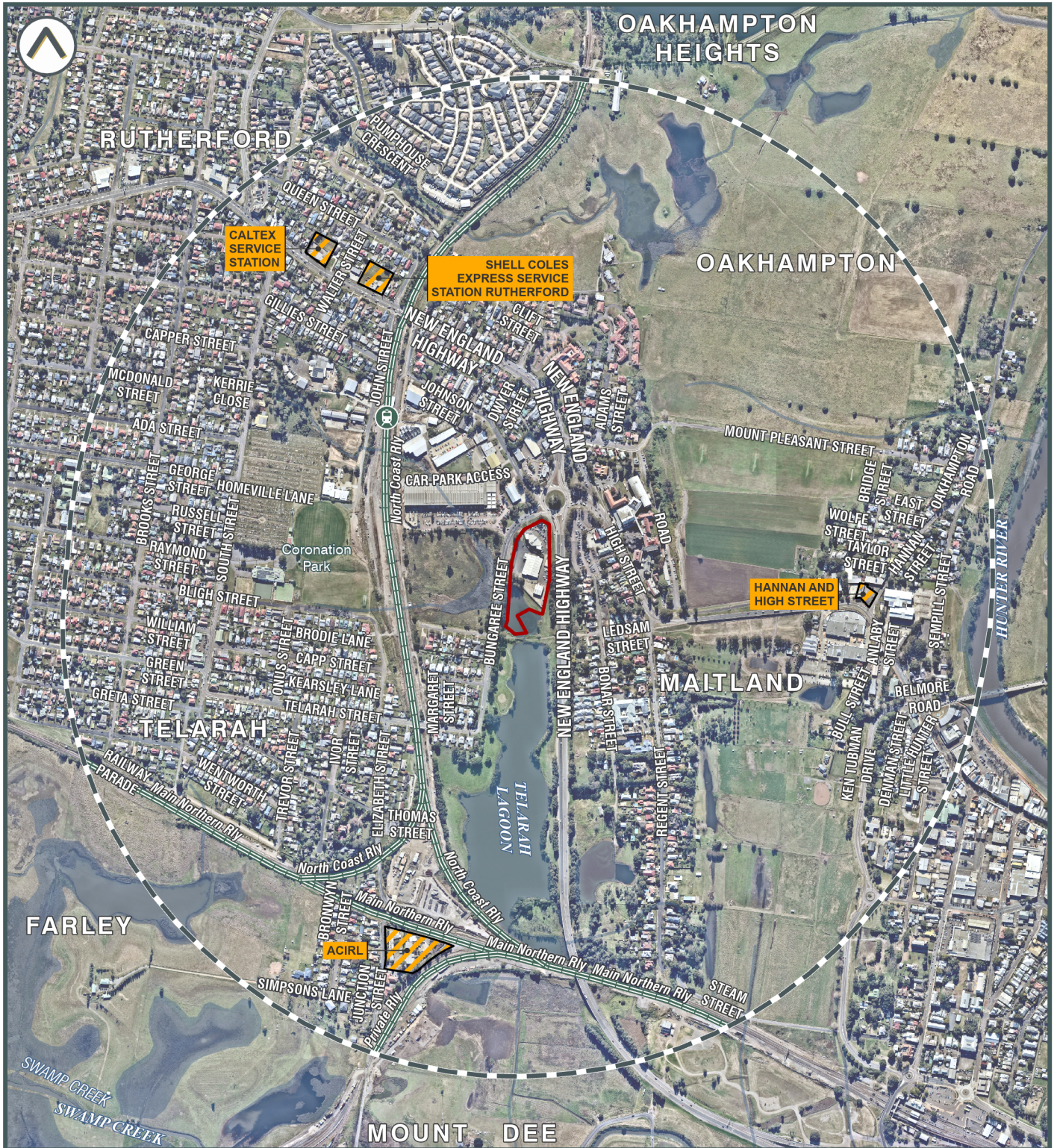


Appendix A

REPORT MAPS



Contaminated Land Public Register



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



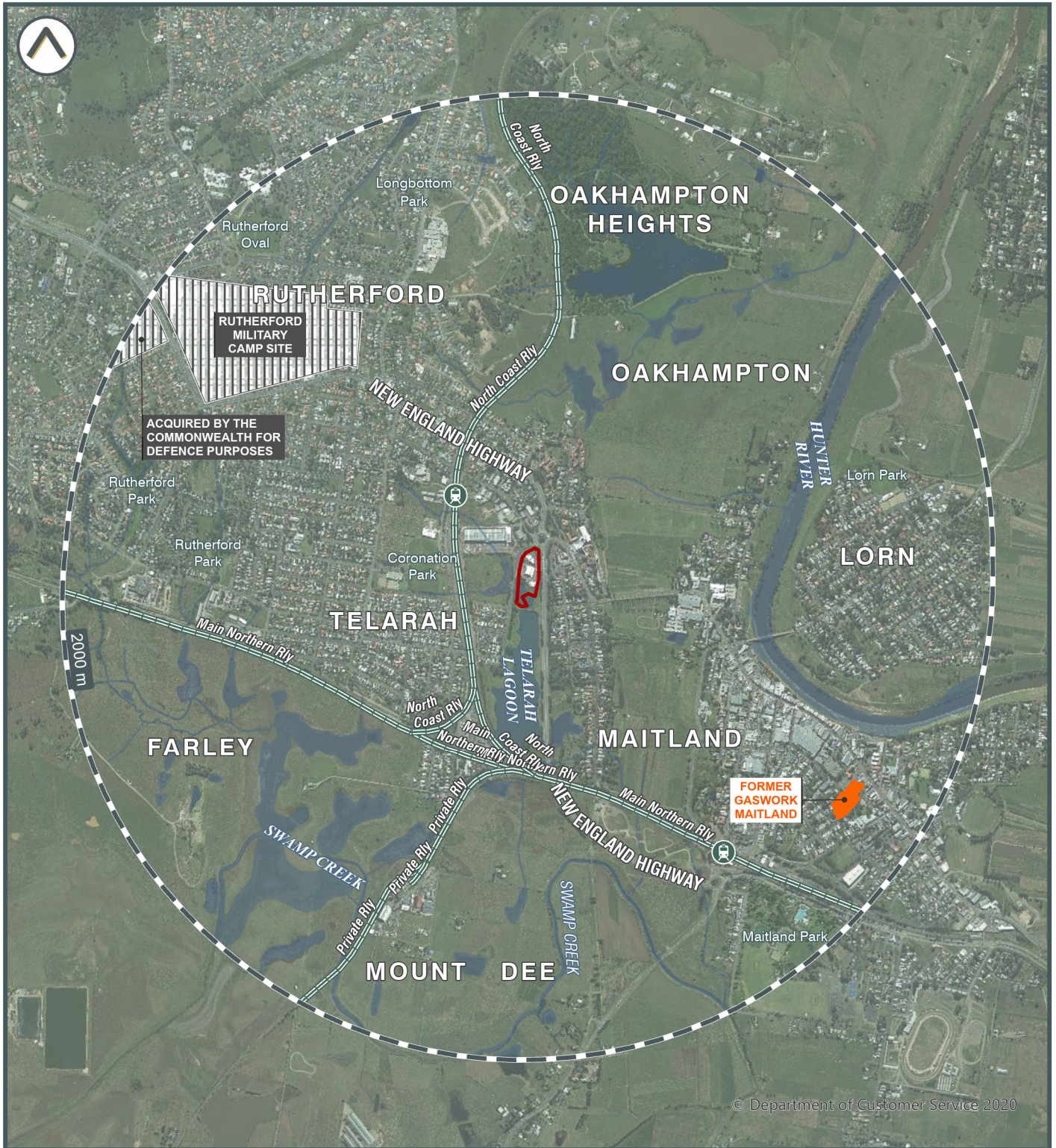
Land Insight do no warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that this company shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.



©2021 Land Insight (LI) www.landinsight.co | 29/07/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide



Sites Regulated by other Jurisdictional Body



©2021 Land Insight (LI) www.landinsight.co | 29/07/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

© Department of Customer Service 2020

- Subject area
- PFAS sites
- Unexploded Ordnance (UXO) Areas
- UXO Area: Slight Occurrence
- NPI Facilities
- Defence Controlled Area
- UXO Area: Other
- Former Gasworks Sites
- UXO Area: Substantial Occurrence
- Defence Sites

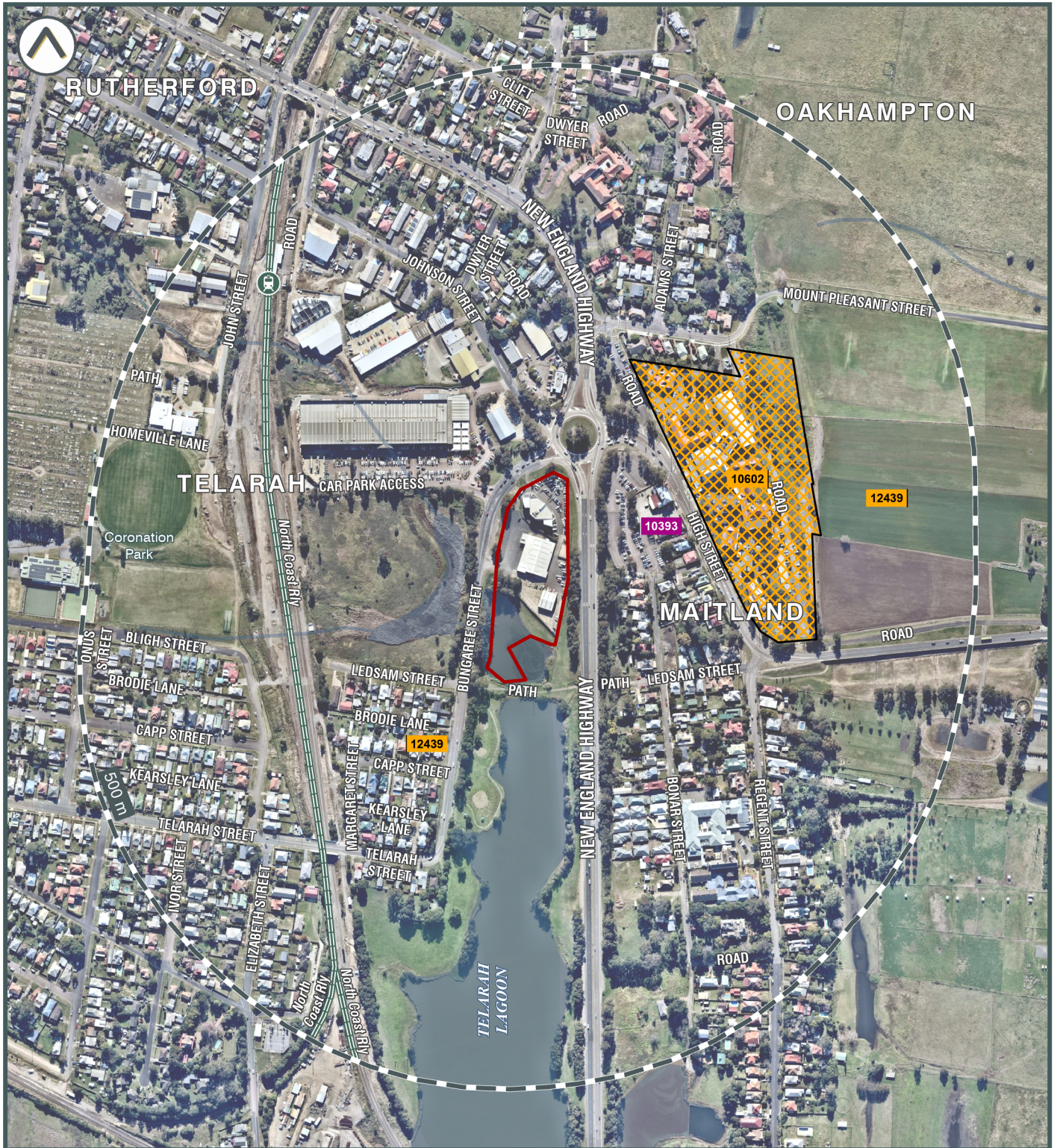


Land Insight do no warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that this company shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.



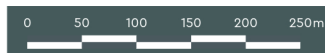


Licensing Under the POEO Act

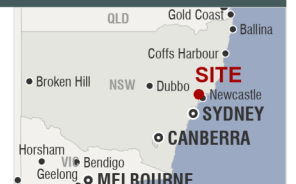


©2021 Land Insight (U) www.landinsight.co | 29/07/2021 | Data source: 'Digital Data Sources' in the Product Guide

- Subject area
- POEO Licences Issued
- Surrendered Licences still Regulated by EPA
- Clean Up and Penalty Notices

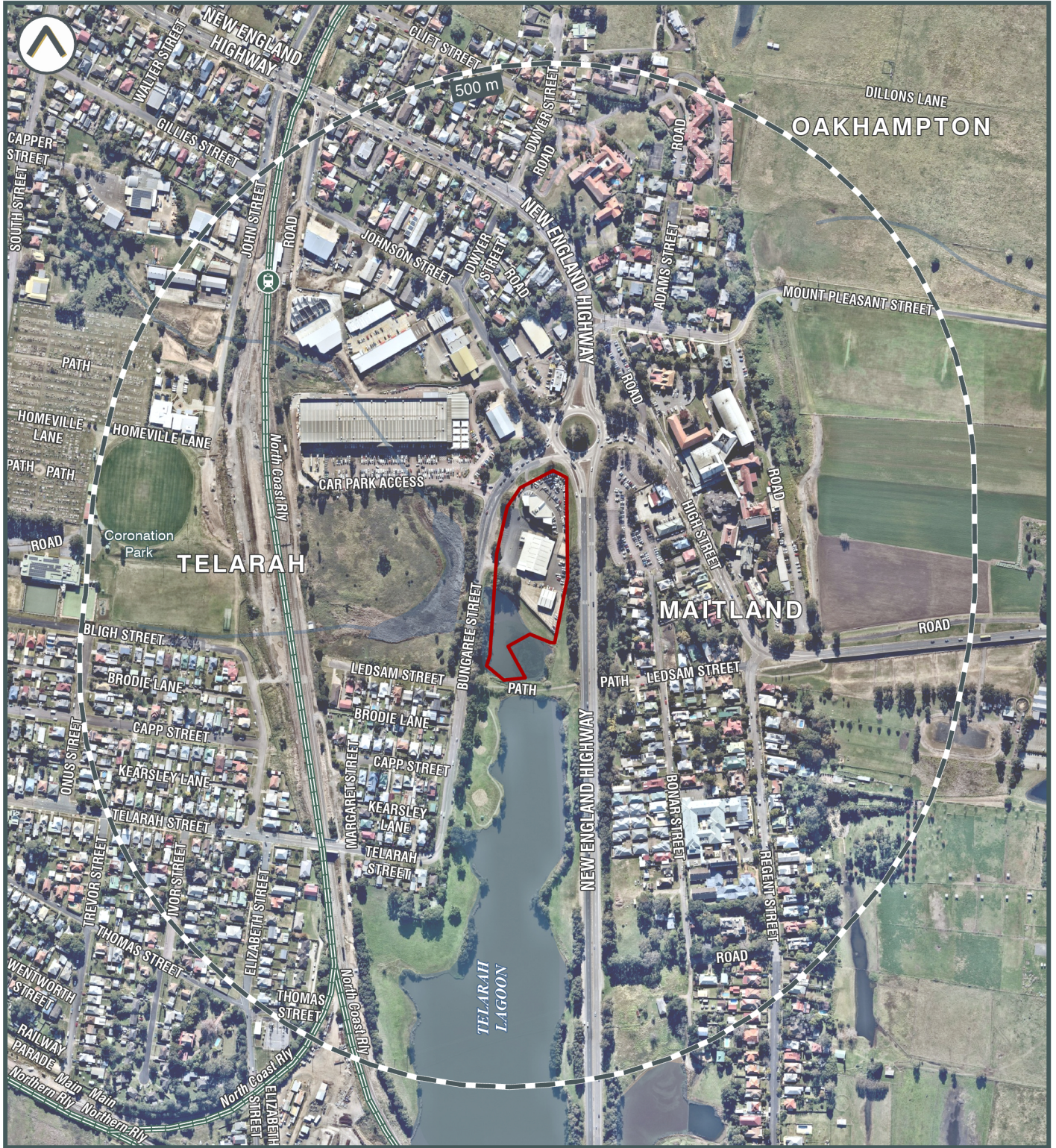


Land Insight do not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that this company shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.



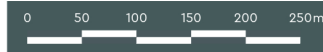


Former Potentially Contaminated Land



©2021 Land Insight (U) www.landinsight.co | 29/07/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- Contaminated Legacy Areas
- Derelict Mines and Quarries
- James Hardie asbestos
- Historical (Legacy) Landfills

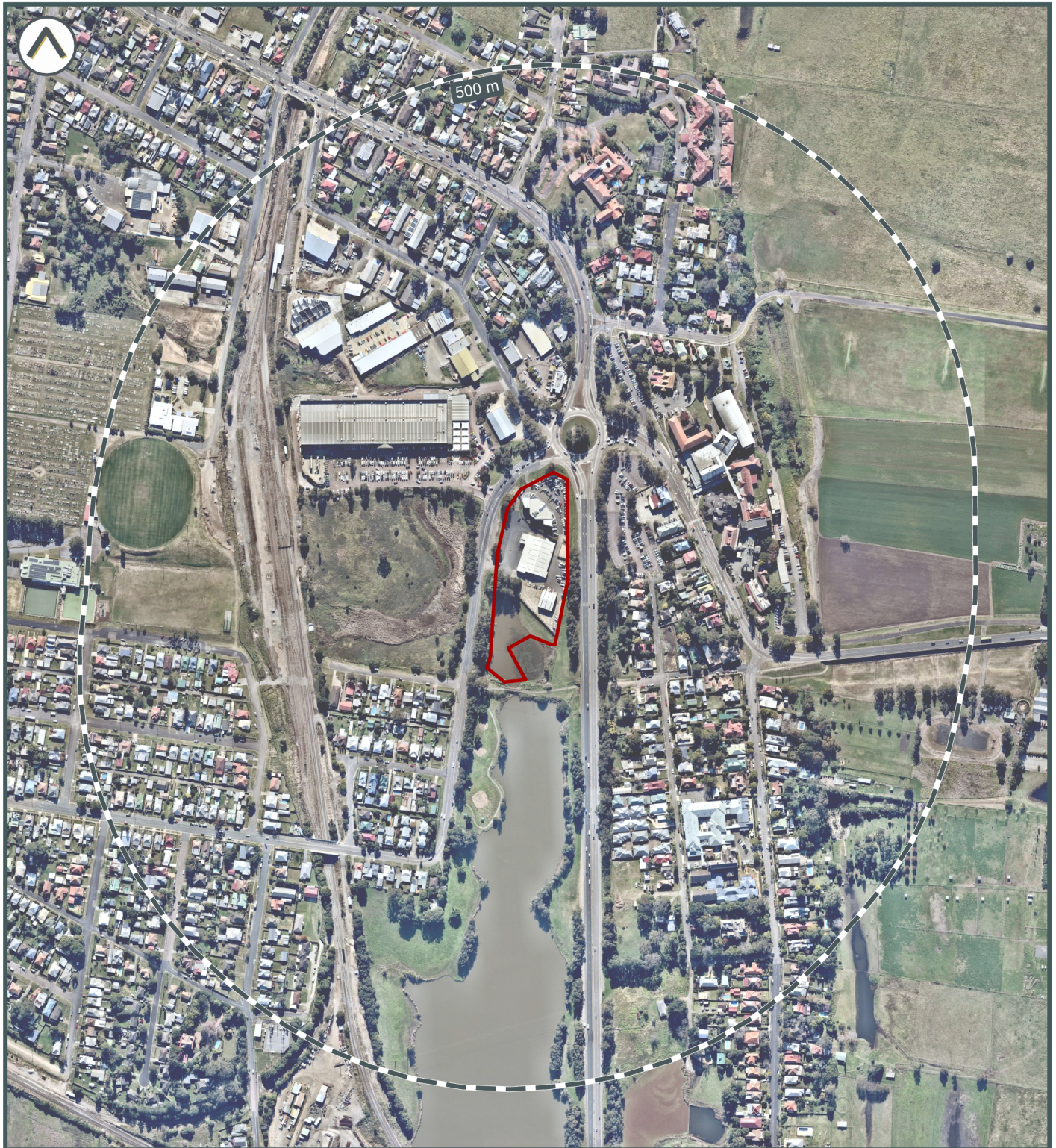


Land Insight do no warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that this company shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.





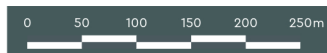
Current Potentially Contaminating Activities (PCAs)



©2021 Land Insight (U) www.landinsight.co | 29/07/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- | | | | |
|--------------------------|--------------------|-----------------------------|------------------------------|
| Subject area | Fire Rescue | Operating Mines | Substation/switching station |
| Cattle Dip Sites | Gas Terminals | Power Stations | Telephone Exchanges |
| Operational Dry Cleaners | Liquid Fuel Depots | Operational Petrol Stations | Wastewater Treatment Plants |
| Former Dry Cleaners | | Former Petrol Stations | Waste Management Facilities |

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



Land Insight do no warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that this company shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.





Other Potentially Contaminating Activities



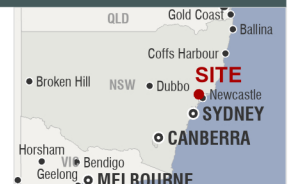
©2021 Land Insight (U) www.landinsight.co | 29/07/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- X Commercial & Trade Directory
- X Other potentially contaminating activities
- X Former potentially contaminating activities
- Tanks*
- Aboveground Storage Tank – Current
- Aboveground Storage Tank – Former
- Underground Storage Tank – Current
- Underground Storage Tank – Former/Unknown
- X Unknown

*This is not an exhaustive list of all tanks



Land Insight do no warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that this company shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.






Contamination Setting Report

Bungaree Street
Maitland, NSW

29 July 2021





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@liresources.com.au

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

<i>3.1 CONTAMINATED LAND PUBLIC REGISTER Map 3.1 (1000m Buffer)</i>	3
Sites Notified as Contaminated to the EPA	3
Contaminated Land Record of Notices	3
<i>3.2 SITES REGULATED BY OTHER JURISDICTIONAL BODY Map 3.2 (2000m Buffer)</i>	5
Defence, Military Sites and UXO Areas	5
Former Gasworks Sites	5
PFAS Sites	5
National Pollutant Inventory (NPI)	5
<i>3.3 LICENCES, APPROVALS & NOTICES Map 3.3 (500m Buffer)</i>	6
Licences	6
Surrendered Licences still Regulated by EPA	6
Clean Up and Penalty Notices	6
<i>4.1 FORMER POTENTIALLY CONTAMINATED LAND Map 4.1 (500m Buffer)</i>	7
Contaminated Legacy Areas	7
Derelict Mines and Quarries	7
Historical Landfills	7
<i>4.2 CURRENT POTENTIALLY CONTAMINATING ACTIVITIES (PCA) Map 4.2 (500m Buffer)</i>	8
Industries, businesses and activities that may cause contamination	8
<i>4.3 OTHER POTENTIALLY CONTAMINATING ACTIVITIES Map 4.3 (200m Buffer)</i>	8
Industries, businesses and activities that may cause contamination considered of lesser risk	8
<i>4.4 HISTORICAL POTENTIALLY CONTAMINATING ACTIVITIES (not mapped)</i>	10
1930 Historical Business Data	10
1940 Historical Business Data	10
1950 Historical Business Data	10
1965 Historical Business Data	10
1970 Historical Business Data	10
1980 Historical Business Data	10
1990 Historical Business Data	10
2005 Historical Business Data	11
2010 Historical Business Data	11
2015 Historical Business Data	11

ATTACHMENTS

Attachment A - Report Maps

Attachment B - Historical Imagery

Land Insight Product Guide and Terms and Conditions

SUMMARY

	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 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
ACIRL	5 Junction STREET TELARAH	Other Industry	Contaminated Land Public Register	720.0	South
Shell Coles Express Service Station Rutherford	118 New England HIGHWAY RUTHERFORD	Service Station	Contaminated Land Public Register	620.0	North-west
Caltex Service Station	134-138 New England HIGHWAY RUTHERFORD	Service Station	Contaminated Land Public Register	750.0	North-west
Hannan and High Street	Hannan Street and High STREET MAITLAND	Service Station	Contaminated Land Public Register	690.0	East

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

Table 3.1.1 EPA Site Management Class	
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 SITES REGULATED BY OTHER JURISDICTIONAL BODY

Map 3.2 (2000m Buffer)

Defence, Military Sites and UXO Areas

Site name	Type*	Description	Distance (m)	Direction
Acquired by the Commonwealth for Defence Purposes	Unknown	Robinson's Newcastle district map : Maitland, N.S.W	1870.0	North-west
Rutherford Military Camp Site	Military Camp	Robinson's Newcastle district map : Maitland, N.S.W	1350.0	North-west

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

Former Gasworks Sites

Site name	Description	Distance (m)	Direction
Former Maitland Gasworks	https://www.epa.nsw.gov.au/your-environment/contaminated-land/other-contamination-issues/former-gasworks-sites	1620.0	South-east

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	-	-	-	-	-

3.3 LICENCES, APPROVALS & NOTICES

Map 3.3 (500m Buffer)

Licences

Licence N°	Licence holder	Location Name	Premise Address	Fee Based Activity	Distance (m)*	Direction
10393	MAITLAND CITY COUNCIL	THE WATERS WITHIN THE MAITLAND LOCAL GOVERNMENT AREA, MAITLAND, NSW, 2320	THE WATERS WITHIN THE MAITLAND LOCAL GOVERNMENT AREA, MAITLAND, NSW, 2320	Other activities	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.

Surrendered Licences still Regulated by EPA

Licence N°	Licence holder	Location Name	Premise Address	Fee Based Activity	Status	Distance (m)*	Direction
10602	HUNTER AND NEW ENGLAND AREA HEALTH SERVICE	MAITLAND HOSPITAL	550-560 HIGH STREET, MAITLAND	Hazardous, Industrial or Group A Waste Generation or Storage	Current	1350.0	East
12439	STATE OF NEW SOUTH WALES (Department of Primary Industries - Lands)	Soil Conservation Service Waterways within the Hunter Valley Flood Mitigation Scheme, MAITLAND, NSW, 2320	Waterways within the Hunter Valley Flood Mitigation Scheme, MAITLAND, NSW, 2320	Other activities	Surrendered	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
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.



Section 4 Potentially Contaminated Areas



4.1 FORMER POTENTIALLY CONTAMINATED LAND

Map 4.1 (500m Buffer)

Contaminated Legacy Areas

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

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

Derelict Mines and Quarries

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

Historical Landfills

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

4.2 CURRENT POTENTIALLY CONTAMINATING ACTIVITIES (PCA)

Map 4.2 (500m Buffer)

Industries, businesses and activities that may cause contamination

Site name	Type	Location	Status*	Distance (m)	Direction
Aussie OffRoad Maitland	Auto parts store	Cnr New England Hwy &, Bungaree St, Maitland NSW 2320	Current	onsite	onsite
Beaurepaires for Tyres Rutherford	Tire shop	2 Johnson St, Rutherford NSW 2320	Current	65.0	North
Heritage Holden	Automotive Dealer	Corner New England Highway and, Bungaree St, Maitland NSW 2320	Current	onsite	onsite
Heritage Mitsubishi	Automotive Dealer	Corner New England Highway and, Bungaree St, Maitland NSW 2320	Current	onsite	onsite
Heritage Motor Group	Automotive Dealer	Corner New England Highway and, Bungaree St, Maitland NSW 2320	Current	onsite	onsite
Raceart Designs	Signwriters	5/1 Johnson St, Maitland NSW 2320	Current	120.0	North
The Maitland Hospital	General hospital	560 High St, Maitland NSW 2320	Current	170.0	North-east

***Status:**

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

Former: business that have been closed or discontinued 1 to 2 years prior from the day this report was issued. All former sites older than 2 years will be reported in the 'Historical Potentially Contaminating Activities' section 4.4 in this report.

Included in this search:

Type	Type	Type
Cattel Dip Sites	Liquid Fuel Depots	Substation/Switching Stations
Dry Cleaners	Operating Mines	Telephone Exchanges
Fire Rescue	Power Stations	Wastewater Treatment Plants
Gas Terminals	Petrol Stations	Waste Management Facilities

Includes industries or business activities associated with potentially contaminating activities. Records identified within section 4.2 are considered to have a higher likelihood of contamination risk associated with the type of business activity. The contamination risk associated with these records is based solely on the type of activity undertaken by the business, and in conjunction with business activities deemed to be of moderate to high risk of potential contamination identified in State Government regulatory body (EPA) published regulations or guidelines.

The records identified have not been risk ranked 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 OTHER POTENTIALLY CONTAMINATING ACTIVITIES

Map 4.3 (200m Buffer)

Industries, businesses and activities that may cause contamination considered of lesser risk

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

***Status:**

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

Former: business that have been closed or discontinued 1 to 2 years prior from the day this report was issued. All former sites older than 2 years will be reported in the 'Historical Potentially Contaminating Activities' section 4.4 in this report.

Includes industries or business activities records associated with potentially contaminating activities that are not listed in section 4.2 of this report. Records identified within this section are considered to have a lesser likelihood of contamination risk associated with the type of business activity. The contamination risk associated with the records listed in this section are based solely on the type of activity undertaken and have not been risk ranked based on any current or previous site inspection, as such, some of the sites listed in section 4.3 can be potentially of high risk. Industries or business activities deemed of a negligible risk of contamination are not reported. 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.

4.4 HISTORICAL POTENTIALLY CONTAMINATING ACTIVITIES

(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
Mufflers & Exhaust System Replacement & Repairs	Rutherford Muffler & Suspension Centre	2 Johnson Street, Rutherford,NSW	Address	80.4	North-west
Dishwashing Machines Servicing & Parts	Flaks W & Sons	4 Johnson Street, Maitland,NSW	Address	168.9	North-west
Engineers - Refrigeration	Flaks W & Sons	4 Johnson Street, Maitland,NSW	Address	168.9	North-west
Fertiliser Supplies	Kirkwood Produce Stores	4 Johnson Street, Rutherford,NSW	Address	168.9	North-west
Refrigeration - Domestic Service & Repairs	Flaks W & Sons	4 Johnson Street, Maitland,NSW	Address	168.9	North-west
Washing Machines & Dryers - Service Parts & Repairs	Flaks W & Sons	4 Johnson Street, Maitland,NSW	Address	168.9	North-west

2005 Historical Business Data

Activity	Name	Address	Positional accuracy ¹	Distance (m)	Direction
Massage Therapy - Courses & Training	Trescott Geoff	599 High St, MAITLAND,NSW,2320	Address	155.3	East
Engineers - Motor & Repairers	Performing Art Signs	Unit 4, 1-5 Johnson St, MAITLAND,NSW,2320	Address	164.6	North
Fencing Contractors	K & B Diesel Pty Ltd	8 Capp St, TELARAH,NSW,2320	Address	176.8	South-west
Cars - Used	Heritage Holden	Cnr New England Hwy & Bungaree St, MAITLAND,NSW,2320	Street		North-east
Cars - Used	Heritage Mitsubishi	Cnr New England Hwy & Bungaree St, MAITLAND,NSW,2320	Street		North-east
Cars - Used	Heritage Motor Group	Cnr New England Hwy & Bungaree St, MAITLAND,NSW,2320	Street		North-east
Engineers - Motor & Repairers	Holden, Maitland	Cnr. New England Hwy & Bungaree St, MAITLAND,NSW,2320	Street		North-east
Towing Service	Heritage Motor Group, Maitland	Cnr New England Hwy & Bungaree St, MAITLAND,NSW,2320	Street		North-east

2010 Historical Business Data

Activity	Name	Address	Positional accuracy ¹	Distance (m)	Direction
Building - Construction Management Consultants	Madden & Associates Pty Ltd	Unit 3 1A Johnson St MAITLAND 2320 NSW	Address	162.4	North
Cars - Used	Heritage Motor Group	Cnr New England Hwy & Bungaree St MAITLAND 2320 NSW	Street		North-east

2015 Historical Business Data

Activity	Name	Address	Positional accuracy ¹	Distance (m)	Direction
Building Consultants/Inspectors	Madden & Associates	Unit 3 1A Johnson St, Maitland,NSW,2320	Address	166.7	North
Cars - New	Heritage Motor Group	Cnr New England Hwy & Bungaree St, Maitland,NSW,2320	Street		North-east
Cars - Used	Heritage Mitsubishi	Cnr New England Hwy & Bungaree St, Maitland,NSW,2320	Street		North-east
Hardware - Retailers	Bunnings Maitland Warehouse	Cnr New England Highway & Bungaree St, Maitland,NSW,2320	Street		North-east

Land Insight uses a number of address geocoding techniques and characterised them according to the following criteria: completeness (match rates) and positional accuracy. When a historical street address does not contain complete details 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. The positional accuracy of the records is listed 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 historical business listing information. The business addresses were geocoded using historical information and cannot be relied upon as some of the addresses no longer exist. 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. For more information on how these records were geocoded and the methodology used by Land Insight, contact us at info@landinsight.co.

Historical Industries or business activities deemed to be of negligible or lesser risk are not reported. 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.



Tower Three, Level 24
300 Barangaroo Avenue
Sydney NSW 2000 Australia
02 8067 8870
info@liresources.com.au
www.liresources.com.au

Product Guide

NEW SOUTH WALES

About this Report

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

The data used in this report was sourced from:

Sensitive receptors - © Department of Finance, Services & Innovation Licenced, Google, Nearmap, 2018, 2019 & 2020.

Zoning, Planning Controls and Topography © State of New South Wales, Planning and Environment Information Management Unit licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>), 2021.

Soil, Acid Sulfate Soil & Salinity – © State Government of New South Wales and Office of Environment and Heritage (OEH) 2012 (Creative Commons Attribution 4.0 <https://creativecommons.org/licenses/by/4.0/deed.en>) and Commonwealth Scientific and Industrial Research Organisation (CSIRO) 2015-2017 Australian Soil Resource Information System (ASRIS). Hydrogeological Landscapes of New South Wales and the Australian Capital Territory, Department of Planning, Industry & Environment, 2020 & Environmental Planning Instrument, Department of Planning, Industry & Environment, 2020

Geology - NSW Planning & Environment – Resources & Energy: © State of New South Wales through NSW Department of Industry, 2020.

CSG – NSW Planning & Environment – Resources & Energy: © State of New South Wales and Office of Environment and Heritage licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>)

Petroleum Wells and Boreholes – © Commonwealth of Australia (Geoscience Australia) 2017 licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>)

Aquifer Type - National Groundwater Information System © Commonwealth of Australia (Bureau of Meteorology) 2017 licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>)

Drinking Water Catchments - © State of New South Wales, Planning and Environment Information Management Unit licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>), 2018

Protected Riparian Corridor - © State of New South Wales and Office of Environment and Heritage licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>), 2020

UPSS Environmentally Sensitive Zone - © State of NSW Environment Protection Authority, 2020

Wetlands - © State of New South Wales, Planning and Environment Information Management Unit licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>), 2018. © State of New South Wales and Office of Environment and Heritage licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>), 2010. RAMSAR Wetlands © State of New South Wales and Office of Environment and Heritage licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>), 2011

Groundwater Bores - NSW Department of Primary Industries - Office of Water © State of NSW (DPI Water) licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/au/>), 2020. © Commonwealth of Australia (Bureau of Meteorology) licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>), 2020.

Groundwater Vulnerability - © State of New South Wales, Planning and Environment Information Management Unit licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>), 2020

Groundwater Exclusion Zones – © Department of Trade and Investment, Regional Infrastructure and Services – Office of Water (Botany Groundwater Exclusion Zones) and © State of NSW Environment Protection Authority (RAAF Base Williamstown Management Areas).

Hydrogeologic Unit - © Commonwealth of Australia (Bureau of Meteorology) 2018 licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>)

Groundwater Dependent Ecosystems (National and Regional) - © Commonwealth of Australia (Bureau of Meteorology) 2018 licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>)

Other Known Borehole Investigations - © Land Insight & Resources, 2021

The NSW Government PFAS Investigation Program - © State of NSW Environment Protection Authority, 2018

Contaminated Land Record of Notices, Sites Notified as Contaminated to the NSW EPA, Former Gasworks and PFAS investigation program - © State of NSW Environment Protection Authority, 2021

Waste Management Facilities; ARFF; Liquid Fuel & Aviation Fuel Depots/Terminals; Power Stations; Telephone Exchanges; Wastewater Treatment Facilities - © Commonwealth of Australia (Geoscience Australia) 2017 licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>)

UXO and Military Facilities- Australian Government - Various sources and Department of Defence © Commonwealth of Australia, 2017-2019. *The data supplied is based on Defence's assessment of information obtained from a variety of sources. It does not reflect any UXO remediation conducted on behalf of any person or organisation other than Defence. While Defence makes all reasonable efforts to ensure that the information provided is accurate, complete and up-to-date, there may be limitations to the sources available to Defence and the information may be subject to change. The information relating to a specific parcel of land should not be relied upon without additional checks and/or verification from the relevant state, territory or local government. Further information as to Defence's UXO categorisation criteria; along with Defence's recommendations to state and local authorities, is available on the Defence internet.*

Derelict Mines and Quarries - © State of New South Wales through NSW Department of Industry, 2018

Service Stations & Repairs and Dry Cleaners (Recent) - © Google 2017-2021; Nearmap data; Geoscience Australia; Dry Cleaning Institute of Australia

Licensing Under the POEO Act 1997 - State of New South Wales through the EPA, 2021

NPI © Commonwealth of Australia licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>). The data includes facilities from 1998 to 2019.

State and Local Heritage - © State of New South Wales licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>, 2021)

Register of the National Estate – © Australian Government Department of the Environment, Water, Heritage and the Arts

World Heritage Areas – © Australian Government Australian Government Department of Sustainability, Environment, Water, Population and Communities

National Heritage Areas – © Australian Government Australian Government Department of Sustainability, Environment, Water, Population and Communities

Commonwealth Heritage Areas – © Australian Government Australian Government Department of Sustainability, Environment, Water, Population and Communities

Register of the National Estate – © Australian Government Department of the Environment, Water, Heritage and the Arts

Coastal SEPP Data – © State of New South Wales, Planning and Environment Information Management Unit licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>), 2019

Bushfire Prone Land - NSW Rural Fire Service © 2020

NPWS Fire History, Wildfires and Prescribed Burns - © State of New South Wales, National Parks and Wildlife Management Unit licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>), 2020

Flood Hazard Area - © State of New South Wales, Planning and Environment Information Management Unit licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>), 2020 and LI Resources proprietary dataset - datasets are digitised from verified local government records/published reports.

Other Data – if applicable

Cattle Dip Site Locator Northern Rivers Region - © State of New South Wales through NSW Department of Industry

Legacy Landfills – LI Resources proprietary dataset. Dataset is derived from verified Council Records, Aerial Photography Interpretation, Historic Zoning Maps, Historic Topographic Maps, Historic Parish Maps and Derelict Mines and Quarries Information - © State of New South Wales through NSW Department of Industry, 2019

Parramatta River Catchment Land Use Areas - Compiled by LIR, derived from Parramatta River Estuary Processes Study (2010)

Naturally Occurring Asbestos - © State of New South Wales and Department of Planning and Environment licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>)

Historic Aerial Photography - © State of New South Wales, Department of Finance, Services & Innovation licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>), Google Earth Professional, Nearmap, Jacobs (formerly SKM), AeroMetrex, AAMHatch, Fugro Spatial Solutions, Wheelans Insites, Aerial Acquisitions, Geo-Spectrum (Australia) Pty Ltd

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

1971, 1981 & 1991 Telecom Australia Yellow Pages Country NSW Directories – Permission for use Sensis 2017

While every effort is made to ensure the details in your Report are correct, LI Resources cannot guarantee the accuracy or completeness of the information or data provided or obtained from the data sources.

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.

-
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

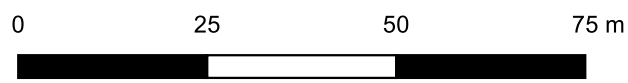
Application Form	Means the form and accompanying information provided on the Website, completed and submitted by the User to request the Services.
Document	Includes a report, and any other written or electronic document.
Fee	Means the amount set out in the Application Form or confirmed via an invoice.
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.



Tower Three, Level 24
300 Barangaroo Avenue
Sydney NSW 2000 Australia
02 8067 8870
info@liresources.com.au
www.liresources.com.au

Appendix E

Drawing 1 – Test Location Plan and Site Features
Douglas Partners (1995) -Test Pit Location Plan



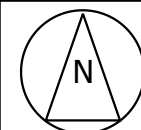
Drawing adapted from MetroMap Image dated 22.04.2021

Legend

- Site Boundary
- Approximate Bore Location
- Approximate Surface Water Location
- Approximate Sediment Sample
- (W) Groundwater Well Installed in Bore



TITLE: Test Location Plan and Site Features
Bungaree Street, Maitland



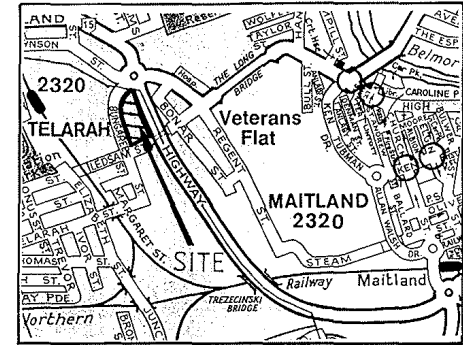
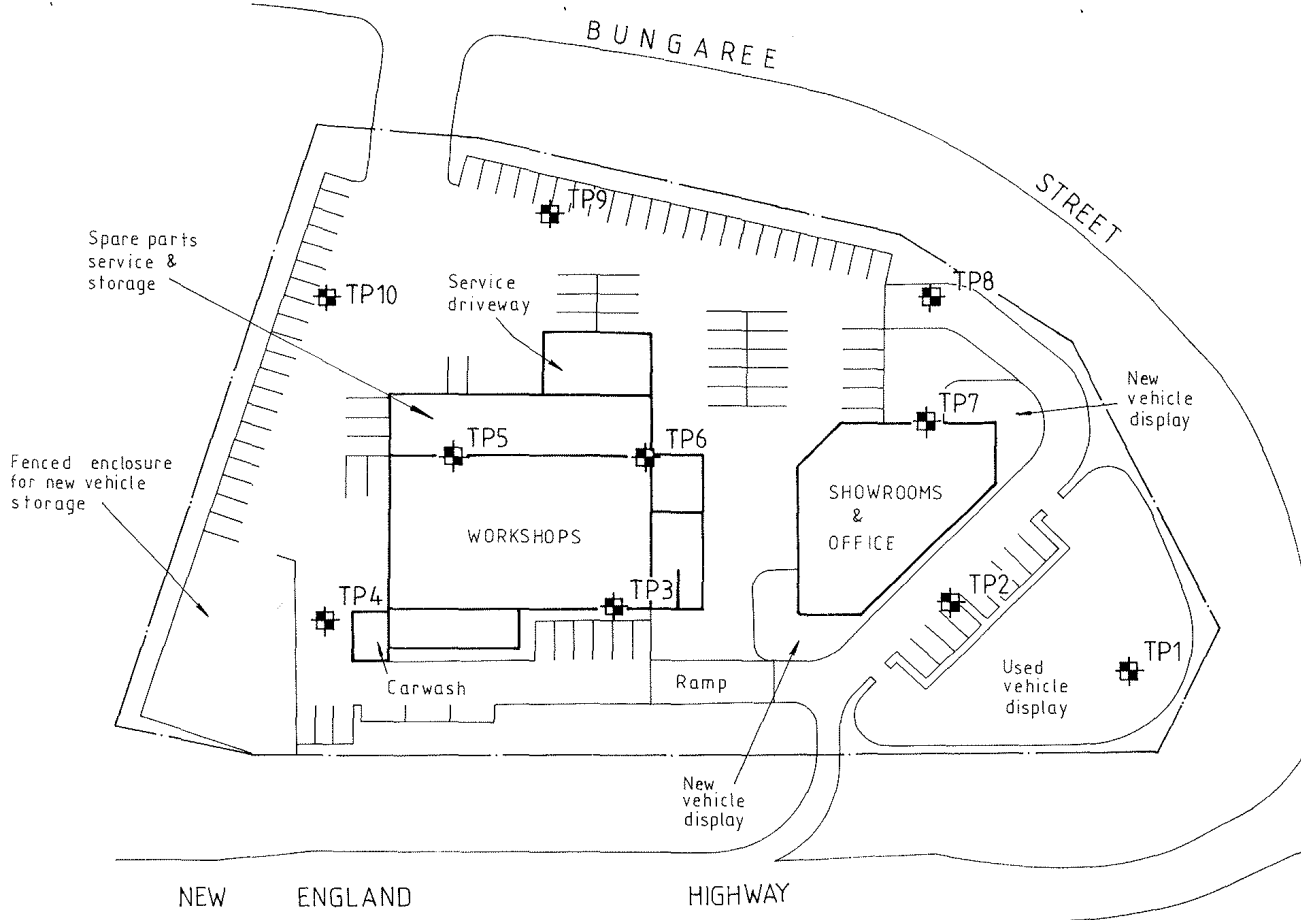
OFFICE: Newcastle
DRAWN BY: PLH
DATE: 14.September.2021
SCALE: 1:1000 (A3 Sheet)

CLIENT: Confidential

PROJECT No: 18412.01

DRAWING No: 1

REVISION: 0

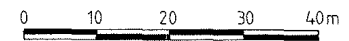


LOCATION PLAN





LEGEND

⊕ TEST PIT LOCATION



DRAWING ADAPTED FROM GILES TRIBE ARCHITECTS PTY LTD, PLAN No. 94123/17.

 Douglas Partners Geotechnics • Environment • Groundwater		Sydney, Newcastle, Brisbane, Melbourne, Perth, Wyong, Singleton, Campbelltown, Townsville, Cairns, Darwin.	
TITLE: TEST PIT LOCATION PLAN PROPOSED SALES YARD NEW ENGLAND HIGHWAY MAITLAND			
CLIENT: PETER SULLIVAN & ASSOCIATES PTY LTD			
DRAWN BY: MLT	SCALE: 1:750	PROJECT No.: 18412	OFFICE: NEW
APPROVED BY: 	DATE: 26.10.95	DRAWING No.: 1	