
Preliminary Site
Investigation

1-5 Station Lane,
Lochinvar NSW

NEW24P-0254-AA
12 November 2024



LABORATORY (NSW) PTY LTD

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Executive Summary

Qualtest Laboratory NSW Pty Ltd (Qualtest) has carried out a Preliminary Site Investigation (PSI) on behalf of Mavid Developments Pty Ltd (Mavid), for the site located at 1 to 5 Station Lane, Lochinvar NSW (the Site).

The site covers an area of approximately 4,500m² and comprises Lot 1 to 3 DP516963. The site is currently zoned R1 General Residential and is proposed to be developed into a childcare centre. It is understood that Mavid require a PSI to support the Development Application (DA) submission to Maitland City Council for the proposed development.

The objectives of the PSI were to:

- Provide an assessment of the likelihood for contamination to be present on the site from past uses and activities;
- Identify Areas of Environmental Concern (AECs) and associated Contaminants of Potential Concern (COPC), if any; and,
- Provide recommendations on the need for further assessment, and remediation or management (if required).

In order to achieve the above objective, Qualtest carried out the following scope:

- Desktop study and site history review;
- Site walkover; and,
- Preparation of a Preliminary Site Investigation Report.

The site history review showed that the site has been used for residential purposes from at least 1976 to the present day, and was likely vacant farming (grazing) land prior to 1976. Dwellings were constructed on Lots 1 and 2 between 1961 and 1976, and on Lot 3 between 1984 and 1991.

Four AEC's were identified for the site:

1. Current and former buildings on the site;
2. Storage of vehicles, equipment, and waste materials;
3. Imported Fill - Potential use of contaminated imported fill; and,
4. Former agricultural use (grazing).

The Conceptual Site Model (CSM) indicated that exposure pathways were potentially complete for current and future site users, construction/maintenance workers and/or ecological receptors.

Based on the above, it is recommended that a Detailed Site Investigation, comprising intrusive investigations, be carried out on the site.

This report was prepared in general accordance with the relevant sections of the NSW EPA (2020) Guidelines for Consultants Reporting on Contaminated Land and the National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013), NEPC 2013, Canberra (referred to as ASC NEPM 2013). This report comprises a stage 1 preliminary site investigation and stage 2 detailed site investigation as described by State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4.

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Appendix A - Figures: Figure 1 - Site Location Plan

Figure 2 – Lot Location Plan

Figure 3 – Site Features Plan

Appendix B: Groundwater Bore Search

Appendix C: Historical Titles

Appendix D: Aerial Photographs

Appendix E: Site Photographs

Appendix F: NSW EPA Records

Appendix G: Section 10.7 Certificates

1.0 Introduction

Qualtest Laboratory NSW Pty Ltd (Qualtest) has carried out a Preliminary Site Investigation (PSI) on behalf of Mavid Developments Pty Ltd (Mavid), for the site located at 1 to 5 Station Lane, Lochinvar NSW (the Site). The site location is shown on Figure 1, Appendix A.

The site covers an area of approximately 4,500m² and comprises Lot 1 to 3 DP516963. The site is currently zoned R1 General Residential and is proposed to be developed into a childcare centre. It is understood that Mavid require a PSI to support the Development Application (DA) submission to Maitland City Council for the proposed development.

This report was prepared in general accordance with the relevant sections of the NSW EPA (2020) Guidelines for Consultants Reporting on Contaminated Land and the National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013), NEPC 2013, Canberra (referred to as ASC NEPM 2013). This report comprises a stage 1 preliminary site investigation as described by State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4.

1.1 Objectives

The objectives of the PSI were to:

- Provide an assessment of the likelihood for contamination to be present on the site from past uses and activities;
- Identify Areas of Environmental Concern (AECs) and associated Contaminants of Potential Concern (COPC), if any; and,
- Provide recommendations on the need for further assessment, and remediation or management (if required).

1.2 Scope of Works

In order to achieve the above objective, Qualtest carried out the following scope:

- Desktop study and site history review;
- Site walkover; and,
- Preparation of a Preliminary Site Investigation Report.

2.0 Site Description

2.1 Site Identification

General site information is provided below in Table 2.1. The site location is shown in Figure 1 and lot location shown in Figure 2, Appendix A.

Table 2.1: Summary of Site Details

Site Address:	1-5 Station Lane, Lochinvar NSW
Approximate site area and dimensions:	Approx. 4,500m ² Approx. 55m long north to south by 95m wide east to west at its longest and widest points
Title Identification Details:	Lot 1 to 3 DP516963, within the Maitland local government area
Current Zoning	R1 General Residential
Current Ownership:	Lot 2 - Ricky James Meyn and Leza Mary McNab Lots 1 and 3 not known.
Current Occupiers:	Lot 2 - Ricky James Meyn and Leza Mary McNab Lots 1 and 3 not known. Residential landuse
Previous and Current Landuse:	Rural Residential
Proposed Landuse:	Childcare Centre
Adjoining Site Uses:	North – Low density residential South – Low Density Residential East – Station Lane, low density residential West – Lochinvar Creek, rural residential
Site Coordinates for approximately middle of site:	32°41'57.69 S 151°27'15.03 E

2.2 Topography and Drainage

Reference to the NSW Land and Property Information Spatial Information Exchange website (<https://six.nsw.gov.au/wps/portal/>) indicated the elevation of the site was about 30m AHD.

During the site investigation the site was observed to slope down to the west into Lochinvar Creek located on the western boundary of the site.

The ground surface, excluding building areas, consisted of grass. Rain falling on the site would be expected to infiltrate into the site surface. Excess surface water was expected to follow the site topography, and flow into Lochinvar Creek, located on the western boundary of the site. Lochinvar Creek is anticipated to flow to the north of the site and discharge into the Hunter River located approximately 3km north of the site.

2.3 Regional Geology

Reference to the New South Wales surface geology map published on MinView (<https://minview.geoscience.nsw.gov.au/>) indicates the site to be generally underlain by Permian aged Lochinvar Formation, belonging to the Dalwood Group, comprising basalt, siltstone, sandstone.

2.4 Hydrogeology

Groundwater beneath the site is anticipated to be present in a semi-confined aquifer within residual soils and/or weathered rock. Groundwater is expected to be greater than 3m below ground surface (bgs). Groundwater flow direction is anticipated to flow north, eventually discharging into the Hunter River located approximately 3km north of the site.

It should be noted that groundwater conditions can vary due to rainfall and other influences including regional groundwater flow, temperature, permeability, recharge areas, surface condition, and subsoil drainage.

A search of the NSW Department of Primary Industries (Office of Water) registered groundwater bores located within a 500m radius of the site was undertaken. The search revealed that there was one bore located within this radius. A copy of the search is provided in Appendix B.

Table 2.4 – Groundwater Bore Search

Bore ID	Installation Date	Purpose	Approx. Distance and Gradient from Site	Final Depth (m)	Water Bearing Zones (m)
GW060900	01/03/1985	Domestic Stock, Monitoring Bore	400m to the north-east, cross gradient	18.30	-

2.5 Acid Sulfate Soils

Reference to the Acid Sulfate Soil online database from State of NSW and Department of Planning, Industry and Environment, 2021 (<https://espade.environment.nsw.gov.au>) the site is located within an area of “no known occurrence” of acid sulfate soils (ASS).

3.0 Site History Review

A site history review was undertaken as part of the PSI, and included:

- A review of historical ownership of the site (Lots 1 to 3 DP516963);
- A review of aerial photography from the past 63 years;
- A review of Section 10.7 Certificate for Lot 2 DP516963 from Maitland City Council;
- Search of the NSW EPA's list of contaminated sites relevant to the site and nearby properties; and
- A site walkover to help identify current and previous activities carried out on the site, identify surrounding land uses, and assess Areas of Environmental Concern (AECs) and Chemicals of Potential Concern (COPCs).

The information provided from the above reviews is summarised in the sections below.

3.1 Historical Titles Search

A search of historical titles for Lot 2 DP516963 was undertaken by Advanced Legal Searchers Pty Ltd. A list of past registered proprietors for Lot 2 DP516963 dating back to 1890, was obtained. The results of the search are included in Appendix C and presented below in Table 3.1.

Table 3.1: Summary of Historical Titles

Date	Owner
1995 to date	Ricky James Meyn Leza Mary McNab
1976 - 1995	Paul Hamilton, process worker Christine, Ann Hamilton, his wife
1970 - 1976	John Humphrey Slater, labourer Nina Dorothy Slater, his wife
1947 – 1970	Ian Macdonald Corner, farmer
1944 - 1947	William James Wade, farmer
1943 - 1944	Mary Ann Woods, widow Eliza Maude Close, wife of William Pierce Close, clerk
1940 - 1943	Elizabeth May Jolley, widow
1917 - 1940	Daniel Jolley, grazier
1917 - 1917	John Peter Green Walter Clement Green Maud Huntley Green, spinster Miriam Grace Green, spinster Minnie Zelma Green, spinster Marion Gladys Green, spinster
1901 - 1917	Ellen Green, wife of John Thomas Green
1890 - 1901	John Thomas Green, landowner

The site has been owned by private individuals from 1890 to present day. The occupations of the private individuals included spinster, grazier, clerk, farmer, labourer, and process worker.

3.2 Aerial Photograph Review

Aerial photographs of the site from 1961, 1976, 1984, 1991 and 2004 were obtained from the NSW Government Spatial Portal (<https://portal.spatial.nsw.gov.au/>), and satellite images from Google Earth for 2014 and Near Maps for 2024, were assessed by a Qualitest Environmental Scientist. The results of the aerial photograph review are summarised below in Table 3.2. The aerial photographs are presented in Appendix D.

Table 3.2: Aerial Photograph Review

Year	Site	Surrounding Land
1961	The site appears to be vacant cleared land, with a tree at the centre.	The surrounding area appears to be mostly agricultural grazing land with some rural residential properties. Lochinvar Creek appears on the western boundary of the site. Low density residential properties appear to the west surrounding the New England Highway. St Josephs College appears to the north-east.
1976	Aerial photograph is of low quality. There appear to be two dwellings in the eastern portion of the site (Lot 1 and 2). The southern portion of the site (Lot 3) remains vacant land.	The surrounding area appears relatively similar to the 1961 aerial photograph.
1984	Aerial photograph is of low quality. There appear to be additional structures and trees surrounding the two dwellings. The southern portion of the site (Lot 3) remains vacant land.	Low density residential properties appear to the west and south of the property.
1991	A third dwelling appears in the south-eastern portion of the site (Lot 3). A possible shed appears in the central portion of the site (Lot 2). The northern portion of the site (Lot 1) appears similar to 1984 photograph.	The surrounding area appears relatively similar to the 1984 aerial photograph.
2004	The site appears relatively similar to the 1991 aerial photograph.	Increase in housing density to the west, and south. The remaining surrounding area appears similar to the 1991 aerial photograph.
2014	The site appears relatively similar to the 2004 aerial photograph.	Continued residential development to the west and south. Additional dwelling to the south-east. The remaining surrounding area appears similar to the 2004 aerial photograph.
2023	Two additional sheds appear in the central and southern portions of the site (Lot 2 and Lot 3). Multiple boats/vehicles appear across the site.	Continued increase in residential dwellings to the west, and south of the site. St Nicholas Early Education and St Patricks Primary Schools appear to the east of the site.

3.3 Site Observations

A Qualtest Environmental Scientist visited the site on 31 October 2024. Selected site photographs are presented in Appendix E. The location of site features is shown on Figure 3, Appendix A. A summary of the site features is outlined below:

Lot 1 – Northern Portion

- Dwelling 1 was observed in the eastern portion of Lot 1, constructed of brick with a tile roof and concrete floor. Indoor and outdoor furniture, BBQ, gardening equipment, 500L Pennzoil Plastic Dispensing Oil Drum Cabinet, fridge, mattresses, and cleaning equipment was observed in the garage beneath the dwelling. A lawnmower, exercise equipment, birdcage, cement mixer, and pot plants were observed on the southern side of Dwelling 1 (see Photographs 1 to 4).
- A grass covered area with five vehicles, a scooter, and a boat was observed along the northern and southern boundaries of Lot 1 (see Photographs 5 to 8).
- A birdcage and fill pile comprising tree clippings, timber, and cardboard was observed in the western portion of Lot 1 (see Photographs 9 and 10).
- A trailer filled with scrap metal and a fill rock pile was observed offsite to the western boundary of Lot 1 (see Photographs 11 and 12).

Lot 2 – Central Portion

- Dwelling 2 was observed in the east of Lot 2, constructed of fibre-cement (Potential Asbestos Containing Material (PACM)) with a metal roof and concrete floor. Batteries, car parts, scrap metal, and PACM, were observed on the side of Dwelling 2. An air-conditioning system and scooters were observed on the northern side of Dwelling 2 (see Photographs 13 to 17).
- Five sheds were observed on the northern boundary of Lot 2:
 - Shed 1 was observed to be constructed of fibre board and metal with a metal roof and concrete floor. A vehicle cabin, fridge, power tools, filing cabinets, and gardening equipment was observed within Shed 1 (see photographs 18 to 20).
 - Sheds 3, 4, and 5 were observed to be constructed of metal with concrete floors (see Photograph 21). The sheds were not able to be accessed during the walkover.
 - Shed 2 was observed to be constructed of metal with a concrete floor. Timber and brick was observed on the eastern side of Shed 2. Scrap metal was observed on the northern side of Shed 2. A boat, jet ski and three empty drums labelled with Oxiflam fire retardant were observed underneath the western bay of Shed 2. A vehicle and furniture were observed stored in Shed 2 (see Photographs 22 to 26).
- A trailer was observed in the west portion of Lot 2 (see Photograph 27).
- Timber and metal were observed on the western fence boundary of Lot 2 (see Photograph 28).
- A concrete patio with two BBQs, a washing machine and scrap metal was observed extending to the south-west from Dwelling 2 (see Photograph 29).
- Scrap metal and two bikes were observed on the northern boundary of Lot 2 (see Photograph 30).

Lot 3 – Southern Portion

- Dwelling 3 was observed in the east of Lot 3, constructed of brick and fibre board cladding, with a concrete base and metal roof. An awning (constructed of timber with a metal roof) and a veranda (constructed of timber with metal footings) were observed extending to the west of Dwelling 3 (see Photographs 31 to 33).
- A swimming pool with surrounding concreted area was observed west of Dwelling 3 (see Photograph 34).
- Shed 6 (constructed of metal with a concrete base) was observed on the southern boundary of Lot 3, a vehicle and trampoline were observed on the northern side of Shed 6 (see Photograph 35). The shed was not accessible during the walkover.
- Shed 7 (constructed of metal with a concrete base) was observed on the southern boundary of Lot 3. Tyres were observed on the northern side of Shed 7 (see Photograph 36). The shed was not accessible during the walkover.
- The western side of Lot 3 comprised a cleared grass area (with a battery on the northern boundary) (see photographs 37 and 38).

3.4 NSW EPA Records & Environment Protection Licenses

Contaminated Land Records

A search of the NSW EPA database of notices issued under the Contaminated Land Management Act, 1997 (CLM Act) revealed there were three properties within the Maitland City Council Area:

- Former Gasworks Site, Corner of Melbourne Street and Brisbane Street, East Maitland - located >10km south-east of the site;
- Maitland Gasworks, Charles Street, Maitland – located >10km south-east of the site; and,
- Former Anambah Landfill, Anambah Road, Rutherford – located 4.7km north-east of the site.

Based on the distance of the site from the above properties the risk of the above properties impacting the site is considered to be low.

A search of sites that have been notified to NSW EPA as contaminated (as of 11 June 2024) was also carried out. The search identified no properties within the Lochinvar suburb which had been notified to the NSW EPA as being contaminated.

A copy of the above searches are provided in Appendix F.

Penalty Notices

The Protection of the Environment Operations (POEO) register under Section 308 of the POEO Act 1997, was searched for Penalty Notices for the suburb of Lochinvar, NSW. The search identified no properties within the Lochinvar suburb which had Penalty Notices (current and/or former) issued.

A copy of the above search is provided in Appendix F.

Environment Protection Licenses (EPLs)

The Protection of the Environment Operations (POEO) register under Section 308 of the POEO Act 1997, was searched for Environment Protection Licenses (EPLs) for the suburb of Lochinvar, NSW. The search revealed no properties within the Lochinvar suburb which had current and/or former EPLs. A copy of the above search is provided in Appendix F.

NSW EPA PFAS Investigation Program

Based on a review of the NSW EPA Government PFAS Investigation Program ([ref: https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program](https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program)), there are no properties in the suburb of Lochinvar that have been identified as a site that is likely to have used large quantities of PFAS. A copy of the above searches is provided in Appendix F.

NSW EPA Former Gasworks Sites

Based on a review of the NSW EPA website ([ref: https://www.epa.nsw.gov.au/your-environment/contaminated-land/other-contamination-issues/former-gasworks-sites](https://www.epa.nsw.gov.au/your-environment/contaminated-land/other-contamination-issues/former-gasworks-sites)), no former gasworks have been identified in the suburb of Lochinvar. Former gasworks were located >10km distance in Maitland. A copy of the above searches is provided in Appendix F.

3.5 Anecdotal Information

A tenant at Lot 1 stated that a former shed had been located in the central portion of Lot 1. The tenant was not aware of any potentially contaminating activities being carried out on the site.

3.6 Section 10.7 Certificate

A Section 10.7 Certificate for Lot 2 DP516963 of the site was obtained from Maitland City Council, and is presented in Appendix G. In relation to contaminated land, the Section 10.7 Certificate states that:

Table 3.3 - Summary of Section 10.7 Certificate for Lot 2 DP516963

Zoning	<i>R1 General Residential</i>
Loose-fill Asbestos Insulation	<i>There are no premises on the subject land listed on the register.</i>
Mine Subsidence	<i>The land has NOT been proclaimed to be within a Mine Subsidence District under the meaning of section 20 of the Coal Mine Subsidence Compensation Act 2017.</i>
Contaminated Land Information	<p><i>Note. The following matters are prescribed by section 59(2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate.</i></p> <p><i>Contaminated Land</i></p> <p><i>a) The land to which this certificate relates is NOT significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.</i></p> <p><i>b) The land to which this certificate relates is NOT subject to a management order within the meaning of the Contaminated Land Management Act 1997.</i></p> <p><i>c) The land to which this certificate relates is NOT the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.</i></p> <p><i>d) The land to which this certificate relates is NOT the subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.</i></p> <p><i>e) Council has NOT been provided with a site audit statement, within the meaning of the Contaminated Land Management Act 1997, for the land to which this Certificate relates.</i></p>

<p>Potential acid sulfate soils</p>	<p><i>All land within the Maitland Local Government Area has the potential to contain acid sulfate soils. Clause 7.1 of the Maitland Local Environmental Plan 2011 generally applies. Development consent is required where works described in the Table to this clause are proposed on land shown on the Maitland LEP 2011 Acid Sulfate Soils Map as being of the class specified for those works.</i></p> <p>Based on the Maitland Local Environmental Plan (LEP), 2011 the site is located within a Class 5 for ASS. The LEP defines Class 5 as requiring development consent based on the following works; <i>“Works within 500m of adjacent Class 1, 2, 3, or 4 land that is below 5 metres Australian Height Datum and by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.”</i></p>
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3.7 Previous Reports

Qualtest has not been provided with, or been made aware of, any previous contamination assessments conducted on the site.

3.8 Summary of Site History

The site history review showed:

- The historical title search indicated that the site has been owned by private individuals from 1890 to present day. The occupations of the private individuals included spinster, grazier, clerk, farmer, labourer, and process worker.
- Based on historical aerial review, the site appears to be grazing land up until 1976, when two dwellings appeared on the site (Lots 1 and 2). A third dwelling appears on the site (Lot 3) in 1991. The site appears to stay as three residential allotments from 1991 to present day; and,
- During the site walkover the site was observed to comprise three residential dwellings in the eastern portions. Seven small to large sheds were observed in the central and southern portions of the site. The remainder of the site appeared to be grass cover. Use of fill was observed beneath Sheds 6 and 7 on Lot 3. Vehicles, equipment and materials were observed stored onsite.

3.9 Potential Offsite Sources of Contamination

The surrounding land uses comprise a vacant/grazing farmland and low density residential. It is considered unlikely that contamination would affect the site as a result of surrounding land uses and activities.

3.10 Gaps in the Site History

Whilst the site history is reasonably comprehensive there are some gaps identified in the review as follows:

- The origin and quality of the fill material used onsite beneath structures (Shed 6 and 7) is not known; and
- The site use prior to the 1970's are not well known. Based on current evidence it was likely used for farming (livestock grazing) and/or bushland.

4.0 Preliminary Conceptual Site Model

Based on the results of the preliminary and detailed site investigation carried out on the site, a Conceptual Site Model (CSM) has been developed.

Table 4.0 – Preliminary Conceptual Site Model

AEC	COPC	Likelihood of Contamination	Mechanism of Contamination	Potentially Affected Media	Human & Ecological Receptors	Potential mechanisms of exposure	Potential & Complete Exposure Pathways	Comments
<p>1. Current and former buildings on the site:</p> <ul style="list-style-type: none"> Weathering of potentially hazardous materials (asbestos, lead paint, galvanised metals). Use of pesticides around building. Demolition of structures over time. 	Metals, Asbestos, OCPs	Low to medium	<p>Top-down leaks/spills, flakes/fibres to soil.</p> <p>Leaching of soil contaminants to surface water and groundwater</p>	<ul style="list-style-type: none"> Surface soils Surface water Groundwater Aesthetics 	<ul style="list-style-type: none"> Current site visitors Future construction workers & site users Soil biota/plants and transitory wildlife Offsite surface water – Lochinvar Creek (located adjacent to the western boundary of the site) flowing offsite to the north Offsite groundwater discharge point – Hunter River located approximately 3.5km north of the site 	<ul style="list-style-type: none"> Direct dermal contact with contaminated soil Ingestion of contaminated soil Inhalation of asbestos fibres, or contaminated soil (as dust) Leaching of soil contaminants to surface water and/or groundwater. Surface water discharge to Lochinvar Creek located adjacent to the western boundary of the site Groundwater discharge to Hunter River, located 3km to the north of the site. 	<ul style="list-style-type: none"> Potentially complete exposure pathway for current site visitors, future construction workers and site users. Potentially complete exposure pathway for soil biota/plants and transitory wildlife, and surface water. Likely Incomplete exposure pathway to groundwater due to depth of groundwater (>3m), clay subsoils and top-down nature of potential contamination. 	<ul style="list-style-type: none"> Exposure pathway would be incomplete if sampling and analysis does not identify contamination.
2. Storage of vehicles, equipment and materials:	TRH, BTEX, PAH, Metals, Asbestos, OCPs (CoPCs dependent on material/waste type)	Low to medium	<p>Top-down leaks/spills, flakes/fibres to soil.</p> <p>Leaching of soil contaminants to surface water and groundwater.</p>	<ul style="list-style-type: none"> Surface soils Surface water Groundwater Aesthetics 	<ul style="list-style-type: none"> Current site visitors Future construction workers & site users Soil biota/plants and transitory wildlife Offsite surface water – Lochinvar Creek (located adjacent to the western boundary of the site) flowing offsite to the north 	<ul style="list-style-type: none"> Direct dermal contact with contaminated soil Ingestion of contaminated soil Inhalation of asbestos fibres, or contaminated soil (as dust) Inhalation of petroleum hydrocarbon vapours Leaching of soil contaminants to surface water and/or groundwater Surface water discharge to Lochinvar Creek located adjacent to the western boundary of the site Groundwater discharge to Hunter River, located 3km to the north of the site. 	<ul style="list-style-type: none"> Potentially complete exposure pathway for current site visitors, future construction workers and site users. Potentially complete exposure pathway for soil biota/plants and transitory wildlife, and surface water. Likely Incomplete exposure pathway to groundwater due to depth of groundwater (>3m), clay subsoils and top-down nature of potential contamination. 	<ul style="list-style-type: none"> Exposure pathway would be incomplete if sampling and analysis does not identify contamination.
3. Filling on the site	TRH, BTEX, PAH, OCPs, Metals, Asbestos, pH and CEC	Low to medium	Potential use of imported fill of unknown quality and origin.	<ul style="list-style-type: none"> Fill Soils Groundwater Surface Soils Surface water Underlying soils 	<ul style="list-style-type: none"> Offsite groundwater discharge point – Hunter River located approximately 3.5km north of the site 	<ul style="list-style-type: none"> Groundwater discharge to Hunter River, located 3km to the north of the site. 	<ul style="list-style-type: none"> Likely Incomplete exposure pathway to groundwater due to depth of groundwater (>3m), clay subsoils and top-down nature of potential contamination. 	

AEC	COPC	Likelihood of Contamination	Mechanism of Contamination	Potentially Affected Media	Human & Ecological Receptors	Potential mechanisms of exposure	Potential & Complete Exposure Pathways	Comments
<p>4. Former agricultural use (grazing land)</p> <ul style="list-style-type: none"> Potential use of pesticides. 	<p>OCPs, Metals</p>	<p>Low</p>	<p>Potential application of pesticides on surface soils.</p>	<ul style="list-style-type: none"> Surface Soils Groundwater Surface water 	<ul style="list-style-type: none"> Current site visitors Future construction workers & site users Soil biota/plants and transitory wildlife Offsite surface water – Lochinvar Creek (located adjacent to the western boundary of the site) flowing offsite to the north. Offsite groundwater discharge point – Hunter River located approximately 3.5km north of the site 	<ul style="list-style-type: none"> Direct dermal contact with contaminated soil Ingestion of contaminated soil Leaching of soil contaminants to surface water and/or groundwater Surface water discharge to Lochinvar Creek located adjacent to the western boundary of the site Groundwater discharge to Hunter River, located 3km to the north of the site. 	<ul style="list-style-type: none"> Potentially complete exposure pathway for current site visitors, future construction workers and site users. Potentially complete exposure pathway for soil biota/plants and transitory wildlife, and surface water. Likely Incomplete exposure pathway to groundwater due to depth of groundwater (>3m), clay subsoils and top-down nature of potential contamination. 	<ul style="list-style-type: none"> Exposure pathway would be incomplete if sampling and analysis does not identify contamination.

5.0 Conclusions and Recommendations

The site history review showed that the site has been used for residential purposes from at least 1976 to the present day, and was likely vacant farming (grazing) land prior to 1976. Dwellings were constructed on Lots 1 and 2 between 1961 and 1976, and on Lot 3 between 1984 and 1991.

Four AEC's were identified for the site:

1. Current and former buildings on the site;
2. Storage of vehicles, equipment, and waste materials;
3. Imported Fill - Potential use of contaminated imported fill; and,
4. Former agricultural use (grazing).

The Conceptual Site Model (CSM) indicated that exposure pathways were potentially complete for current and future site users, construction/maintenance workers and/or ecological receptors.

Based on the above, it is recommended that a Detailed Site Investigation, comprising intrusive investigations, be carried out on the site.

This report was prepared in general accordance with the relevant sections of the NSW EPA (2020) Guidelines for Consultants Reporting on Contaminated Land and the National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013), NEPC 2013, Canberra (referred to as ASC NEPM 2013). This report comprises a stage 1 preliminary site investigation as described by State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4.

6.0 Limitations

This report has been prepared by Qualtest for Mavid Developments Pty Ltd based on the objectives and scope of work listed in Sections 1.1 and 1.2. No warranty, expressed or implied, is made as to the information and professional advice included in this report. Anyone using this document does so at their own risk and should satisfy themselves concerning its applicability and, where necessary, should seek expert advice in relation to their particular situation.

The opinions, conclusions and recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. Qualtest has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

In preparing this report Qualtest has relied on information contained in searches of government websites and has not independently verified or checked the data contained on these websites.

In preparing this report, current guidelines for assessment and management of contaminated land were followed.

Site conditions may change after the date of this Report. Qualtest does not accept responsibility arising from, or in connection with, any change to the site conditions.

7.0 References

NSW Department of Primary Industries (Office of Water) Registered Groundwater Bore Map, accessed from <http://allwaterdata.water.nsw.gov.au/water.stm>.

NSW Land and Property Information, Spatial Information eXchange (SIX) Maps - Topographic Map, accessed from <https://maps.six.nsw.gov.au/>.

State of NSW and Department of Planning, Industry and Environment Acid Sulfate Soil online database, accessed from <https://www.environment.nsw.gov.au/eSpade2Webapp>

NSW EPA (2020) Guidelines for Consultants Reporting on Contaminated Land.

NSW EPA (2022) Sampling Design Part 1 – Application, Contaminated Land Guidelines

NEPC (2013) National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013), Canberra (ASC NEPM 2013).

WA DoH (2009) Guidelines for the Assessment, Remediation and Management of Asbestos Contaminated Sites in Western Australia, WA Department of Health and Department of Environment and Conservation.

WA DoH (2021) Guidelines for the Assessment, Remediation and Management of Asbestos Contaminated Sites in Western Australia, WA Department of Health and Department of Environment and Conservation.

APPENDIX A:

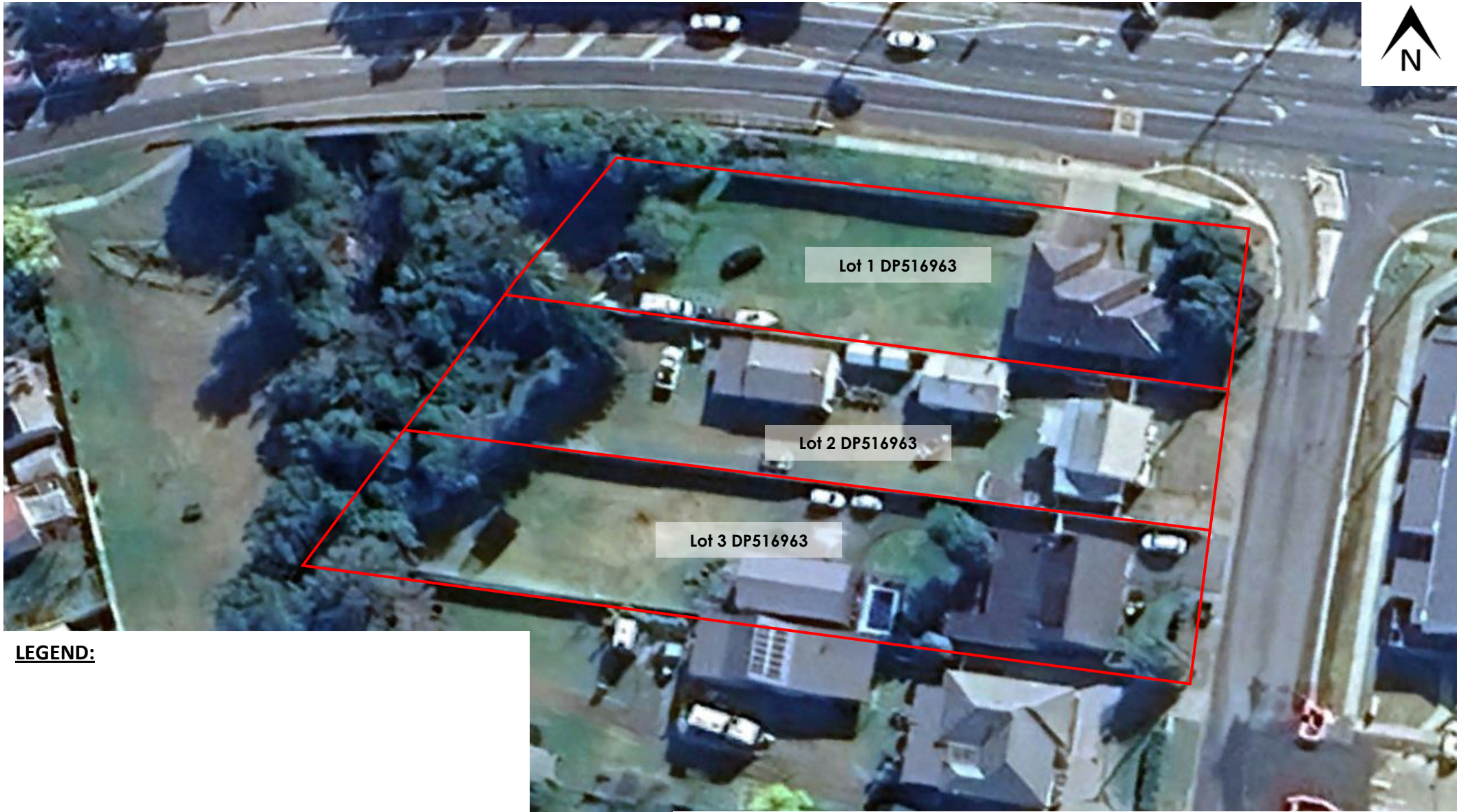
Figures



Image obtained on 28 October 2024 from Google Earth Pro, (imagery dated 8 January 2023)



Client:	MAVID DEVELOPMENTS PTY LTD	Drawing No:	FIGURE 1
Project:	PROPOSED CHILDCARE CENTRE	Project No:	NEW24P-0254-AA
Location:	1-5 STATION LANE, LOCHINVAR NSW	Scale:	N.T.S.
Title:	SITE LOCATION PLAN	Date:	28/10/2024

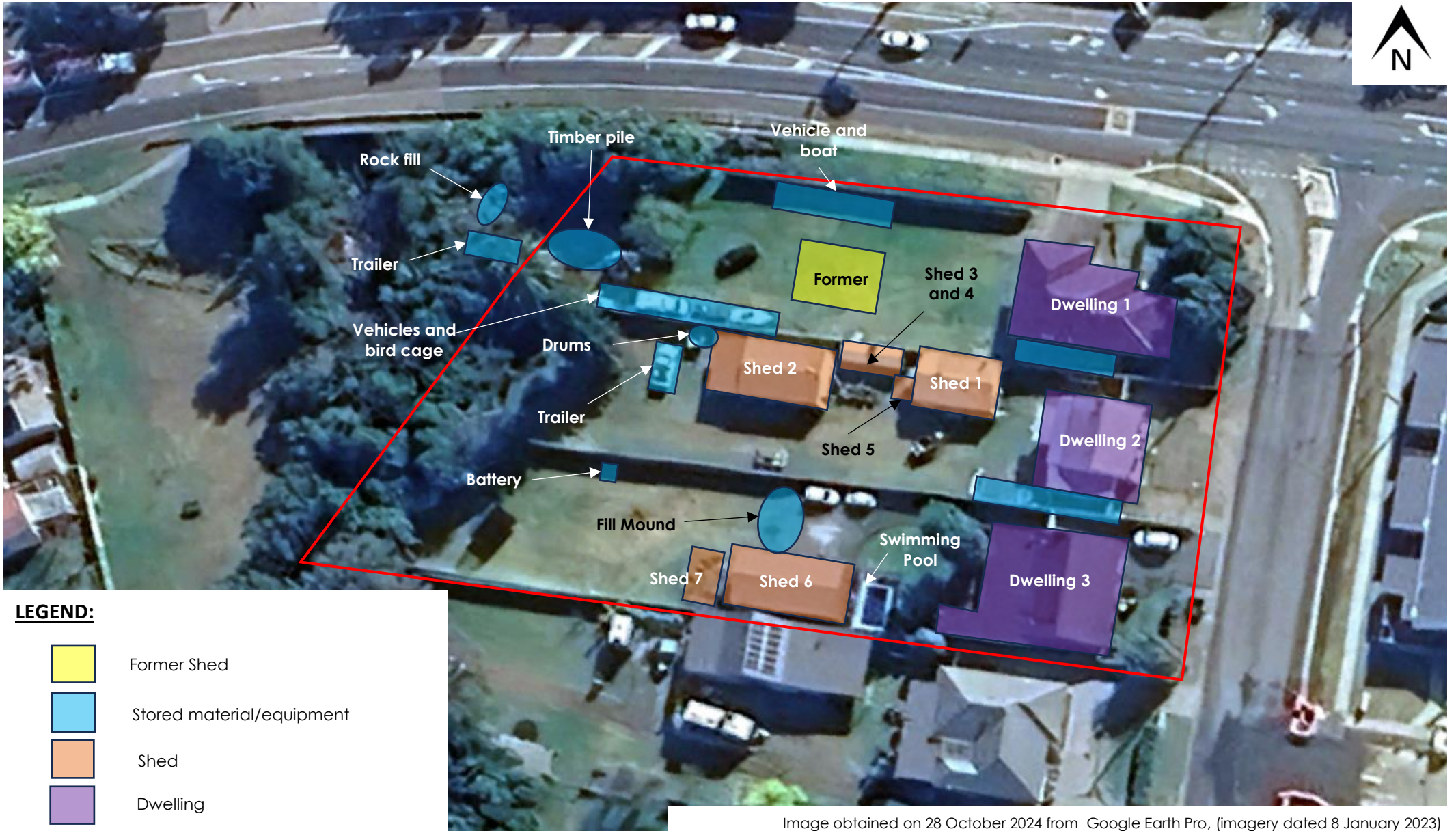


LEGEND:

Image obtained on 28 October 2024 from Google Earth Pro, (imagery dated 8 January 2023)



Client:	MAVID DEVELOPMENTS PTY LTD	Drawing No:	FIGURE 2
Project:	PROPOSED CHILDCARE CENTRE	Project No:	NEW24P-0254-AA
Location:	1-5 STATION LANE, LOCHINVAR NSW	Scale:	N.T.S.
Title:	LOT LAYOUT PLAN	Date:	28/10/2024



LEGEND:

- Former Shed
- Stored material/equipment
- Shed
- Dwelling

Image obtained on 28 October 2024 from Google Earth Pro, (imagery dated 8 January 2023)



Client:	MAVID DEVELOPMENTS PTY LTD	Drawing No:	FIGURE 3
Project:	PROPOSED CHILDCARE CENTRE	Project No:	NEW24P-0254-AA
Location:	1-5 STATION LANE, LOCHINVAR NSW	Scale:	N.T.S.
Title:	SITE FEATURES PLAN	Date:	31/10/2024

APPENDIX B:

Groundwater Bore Search

ALL GROUNDWATER MAP

[bookmark this page](#)

All data times are Eastern Standard Time

Map Info

Groundwater Bores

- Groundwater works
- ◆ Telemetered bores
- ▲ Logged bores
- Manual bores

Monitoring Bore Types

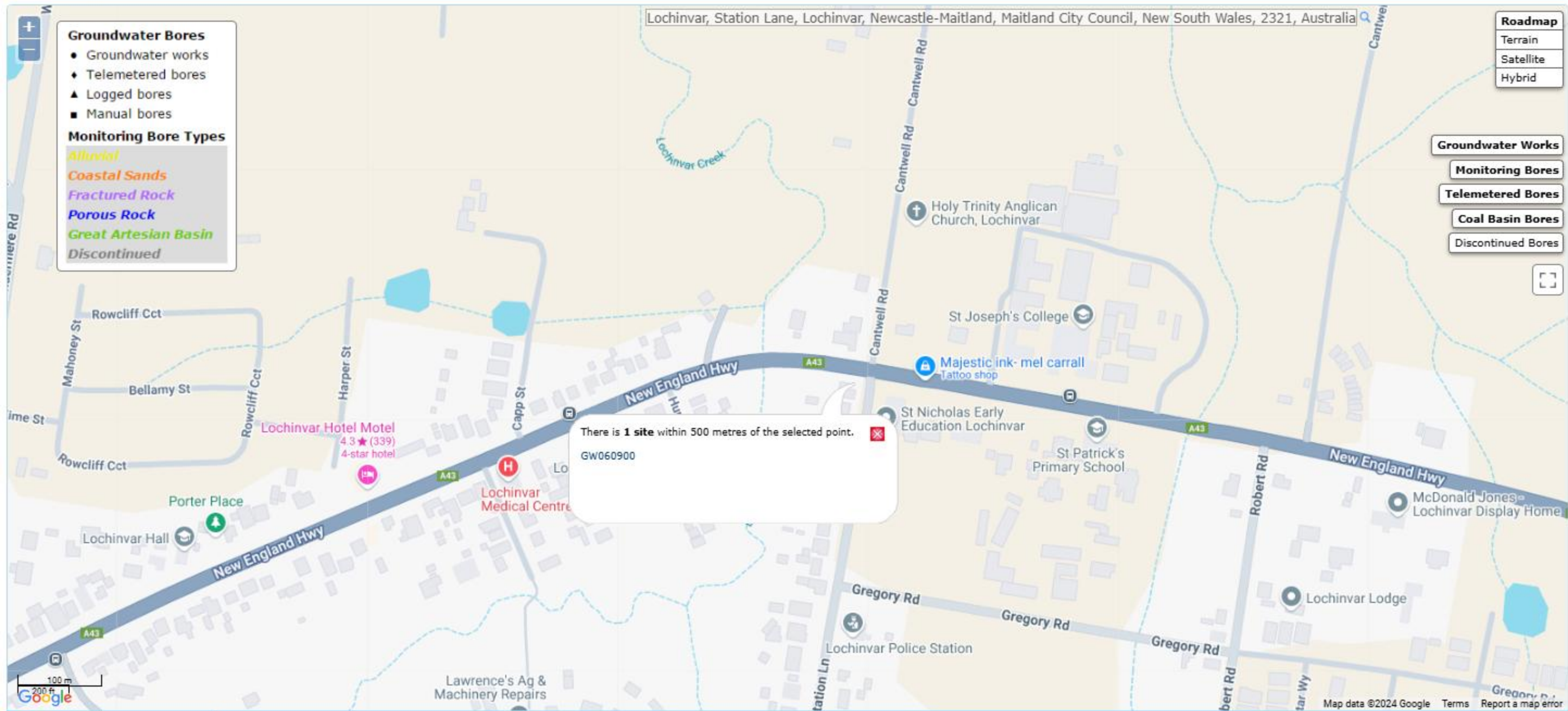
- Alluvial
- Coastal Sands
- Fractured Rock
- Porous Rock
- Great Artesian Basin
- Discontinued

Roadmap

- Terrain
- Satellite
- Hybrid

Groundwater Works

- Monitoring Bores
- Telemetered Bores
- Coal Basin Bores
- Discontinued Bores



WaterNSW

Work Summary

GW060900

Licence: 20BL132352

Licence Status: CONVERTED

Authorised Purpose(s): DOMESTIC, STOCK
Intended Purpose(s): DOMESTIC, STOCK, MONITORING BORE

Work Type: Bore

Work Status: Abandoned, 6-12 Months

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:
Completion Date: 01/03/1985

Final Depth: 18.30 m
Drilled Depth: 18.30 m

Contractor Name: (None)
Driller: John Rose
Assistant Driller:

Property: N/A NSW

Standing Water Level (m):
Salinity Description: 501-1000 ppm
Yield (L/s):

GWMA:
GW Zone:

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: NORTHUMBERLAND	GOSFO	L7 (68)
Licensed: NORTHUMB	GOSFORTH	Whole Lot

Region: 20 - Hunter

CMA Map: 9132-1S

River Basin: 210 - HUNTER RIVER
Area/District:

Grid Zone:

Scale:

Elevation: 25.00 m (A.H.D.)
Elevation Source: R.L. at Surface

Northing: 6381144.000
Easting: 355502.000

Latitude: 32°41'52.7"S
Longitude: 151°27'30.5"E

GS Map: -

MGA Zone: 56

Coordinate Source: GPS - Global

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	P.V.C.	-0.20	18.30	160			Seated on Bottom
1	1	Casing	P.V.C.	-0.19	17.50	160			
1	1	Casing	P.V.C.	-0.17	18.30				
1	1	Opening	Slots - Vertical	6.20	18.30	160		1	Mechanically Slotted

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
4.20	4.90	0.70	Consolidated	4.20		0.20			
10.00	10.70	0.70	Fractured	4.20		0.30			
13.40	13.70	0.30	(Unknown)	5.40		0.60			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	4.20	4.20	Clay	Clay	
4.20	4.87	0.67	Sandstone Weathered Water Supply	Sandstone	

4.87	10.00	5.13	Clay	Clay	
10.00	10.66	0.66	Andesite Weathered Water Supply	Andesite	
10.66	16.15	5.49	Sandstone Or Siltstone Water Supply	Sandstone	
16.15	18.28	2.13	Shale Grey	Shale	

Remarks

02/11/1987: TDS=990 MG/L

***** End of GW060900 *****

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

APPENDIX C:

Historical Titles

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

18/36 Osborne Road,
Manly NSW 2095

Mobile: +61 412 169 809
Email: search@alsearchers.com.au

30th October, 2024

QUALTEST LABORATORY (NSW) PTY LTD
2 Murray Dwyer Circuit,
MAYFIELD WEST NSW 2304

Attention: Lewis Callinan,

**RE: 3 Station Lane,
Lochinvar**

Current Search

Folio Identifier 2/516963 (title attached)
DP 516963 (plan attached)
Dated 28th October, 2024
Registered Proprietor:
RICKY JAMES MEYN

Title Tree
Lot 2 DP 516963

Folio Identifier 2/516963

Certificate of Title Volume 10205 Folio 102

Certificate of Title Volume 6594 Folio 193

Certificate of Title Volume 978 Folio 247

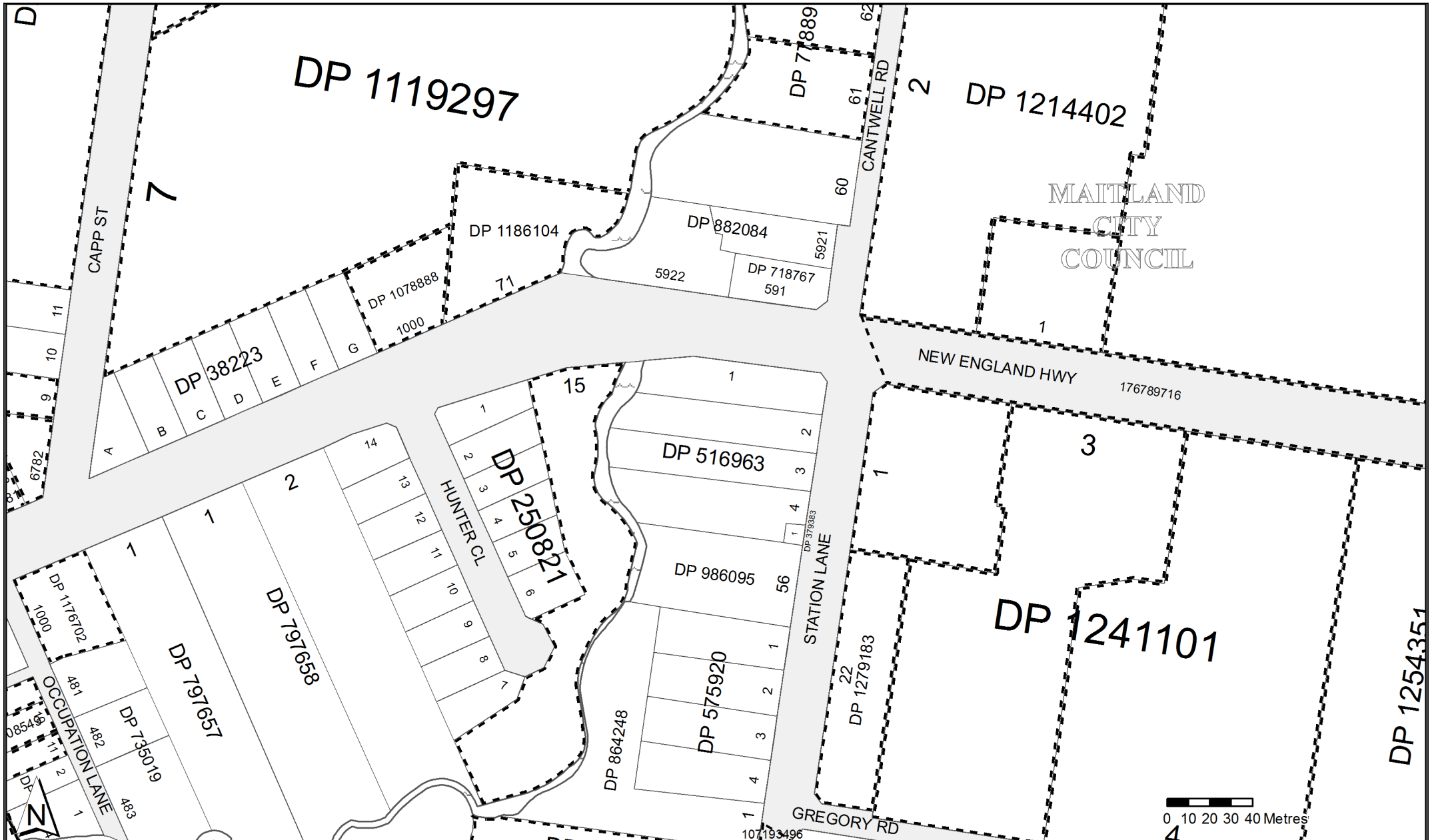
Index





























T – Transfer

TA – Transmission Application













**Summary of proprietor(s)
Lot 2 DP 516963**

Year	Proprietor(s)	
	(Lot 2 DP 516963)	
04 May 1998 todate	Ricky James Meyn	T
16 Oct 1995	Ricky James Meyn Leza Mary McNab	T
24 Jun 1988	Paul Hamilton, process worker Christine Ann Hamilton, his wife	
	(Lot 2 DP 516963 – CTVol 10205 Fol 102)	
18 Oct 1976	Paul Hamilton, process worker Christine Ann Hamilton, his wife	T
04 Nov 1970	John Humphrey Slater, labourer Nina Dorothy Slater, his wife	T
07 Jan 1966	Ian Macdonald Corner, farmer	
	(Part Lots 57 & 58 of the Lochinvar Estate – Area 1 Acres 3 Roods 18 ¾ Perches – CTVol 6594 Fol 193)	
28 Nov 1952	Ian Macdonald Corner, farmer	
	(Lots 57 & 58 of the Lochinvar Estate – Area 1 Acres 3 Roods 25 Perches – CTVol 978 Fol 247)	
19 Aug 1947	Ian Macdonald Corner, farmer	T
28 Jan 1944	William James Wade, farmer	T
24 Aug 1943	Mary Ann Woods, widow Eliza Maude Close, wife of William Pierce Close, clerk	TA
30 Sep 1940	Elizabeth May Jolley, widow	TA
08 Oct 1917	Daniel Jolley, grazier	T
08 Oct 1917	John Peter Green Walter Clement Green Maud Huntley Green, spinster Miriam Grace Green, spinster Minnie Zelma Green, spinster Marion Gladys Green, spinster	TA
28 Feb 1901	Ellen Green, wife of John Thomas Green	T
28 Aug 1890	John Thomas Green, landowner	T



	Status	Surv/Comp	Purpose
DP164903 Lot(s): F			
 DP1271709	REGISTERED	SURVEY	EASEMENT
Lot(s): E, F  CA100660 - LOTS E AND F DP164903 AND LOT 7 DP1119297			
DP250821 Lot(s): 15			
 CA98597 - LOT 15 DP250821			
DP778897 Lot(s): 61, 62			
 DP1137872	REGISTERED	SURVEY	EASEMENT
DP1073587 Lot(s): 9			
 CA90517 - LOTS 9-11 DP1073587			
DP1078888 Lot(s): 1000			
 DP38223	HISTORICAL	SURVEY	UNRESEARCHED
DP1108549 Lot(s): 13			
 DP1250597	REGISTERED	SURVEY	DELIMITATION
Lot(s): 9, 10, 11, 13  CA101673 - LOTS 9-13 DP1108549			
DP1119297 Lot(s): 7			
 DP1137872	REGISTERED	SURVEY	EASEMENT
 DP1231521	REGISTERED	SURVEY	EASEMENT
 DP1238396	REGISTERED	SURVEY	EASEMENT
 DP1271709	REGISTERED	SURVEY	EASEMENT
 CA100660 - LOTS E AND F DP164903 AND LOT 7 DP1119297			
DP1176702 Lot(s): 1000			
 DP849635	HISTORICAL	SURVEY	PRIMARY APPLN NON SUBDIVISION
DP1186104 Lot(s): 71			
 DP1231521	REGISTERED	SURVEY	EASEMENT
 NSW GAZ. 05-02-2016 ACQUIRED FOR THE PURPOSES OF THE HUNTER WATER ACT 1991 - LOT 71 DP1186104			Folio : 145
DP1214402 Lot(s): 1, 2			
 DP1102770	HISTORICAL	COMPILATION	LIMITED FOLIO CREATION
 CA101843 - LOT 1 DP1102770			
DP1219648 Lot(s): 11			
 DP747391	HISTORICAL	SURVEY	OLD SYSTEM CONVERSION
 DP818314	HISTORICAL	SURVEY	SUBDIVISION
 DP1229692	REGISTERED	SURVEY	EASEMENT
 DP1238395	REGISTERED	SURVEY	EASEMENT
 DP1240754	REGISTERED	SURVEY	EASEMENT
 CA101842 - LOT 2 DP1102770			
DP1224683 Lot(s): 6781, 6782			
 DP1085519	HISTORICAL	COMPILATION	LIMITED FOLIO CREATION
 CA94267 - LOT 678 DP1085519			
DP1241101 Lot(s): 1			
 DP1119184	HISTORICAL	COMPILATION	LIMITED FOLIO CREATION
 CA121395 - LOT 11 DP1119184			

Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.

	Status	Surv/Comp	Purpose
Lot(s): 1, 3, 4			
 DP1118883	HISTORICAL	COMPILATION	LIMITED FOLIO CREATION
 CA110328 - LOTS 101-102 DP1118883			
DP1250597			
Lot(s): 113			
 DP1108549	HISTORICAL	COMPILATION	LIMITED FOLIO CREATION
 CA101673 - LOTS 9-13 DP1108549			
DP1254351			
Lot(s): 2			
 DP1121434	HISTORICAL	COMPILATION	LIMITED FOLIO CREATION
 CA124806 - LOT 178 DP1121434			
DP1277258			
Lot(s): 22			
 DP864248	HISTORICAL	SURVEY	SUBDIVISION
DP1279183			
Lot(s): 22			
 DP1119184	HISTORICAL	COMPILATION	LIMITED FOLIO CREATION
 DP1241101	HISTORICAL	SURVEY	SUBDIVISION
 CA121395 - LOT 11 DP1119184			
Road			
Polygon Id(s): 107193496			
 DP1310463	REGISTERED	SURVEY	SURVEY INFORMATION ONLY
Polygon Id(s): 176789716			
 DP1257525	REGISTERED	SURVEY	SURVEY INFORMATION ONLY

Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.

Plan	Surv/Comp	Purpose
DP38223	SURVEY	UNRESEARCHED
DP164903	SURVEY	UNRESEARCHED
DP194994	COMPILATION	UNRESEARCHED
DP250821	SURVEY	SUBDIVISION
DP264380	SURVEY	SUBDIVISION
DP379383	SURVEY	UNRESEARCHED
DP516963	SURVEY	SUBDIVISION
DP575920	SURVEY	SUBDIVISION
DP718767	SURVEY	SUBDIVISION
DP735019	SURVEY	OLD SYSTEM CONVERSION
DP778897	COMPILATION	DEPARTMENTAL
DP797657	COMPILATION	DEPARTMENTAL
DP797658	COMPILATION	DEPARTMENTAL
DP864248	SURVEY	SUBDIVISION
DP871099	SURVEY	SUBDIVISION
DP882084	SURVEY	SUBDIVISION
DP986095	COMPILATION	DEPARTMENTAL
DP1038749	COMPILATION	LIMITED FOLIO CREATION
DP1073587	COMPILATION	LIMITED FOLIO CREATION
DP1078888	COMPILATION	CONSOLIDATION
DP1108549	COMPILATION	LIMITED FOLIO CREATION
DP1119297	COMPILATION	LIMITED FOLIO CREATION
DP1176702	COMPILATION	CONSOLIDATION
DP1186104	SURVEY	DELIMITATION
DP1214402	COMPILATION	SUBDIVISION
DP1219648	SURVEY	SUBDIVISION
DP1224683	SURVEY	SUBDIVISION
DP1241101	SURVEY	SUBDIVISION
DP1250597	SURVEY	DELIMITATION
DP1254351	COMPILATION	REDEFINITION
DP1277258	COMPILATION	SUBDIVISION
DP1279183	SURVEY	SUBDIVISION

Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL** **ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.

CERTIFICATE OF TITLE
REGISTRY ACT, 1900, as amended.



10205102

NEW SOUTH WALES

Application No. 6877
Prior Title Volume 6594 Folio 193

Vol. 10205 Fol. 102

Edition Issued 7-1-1966



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

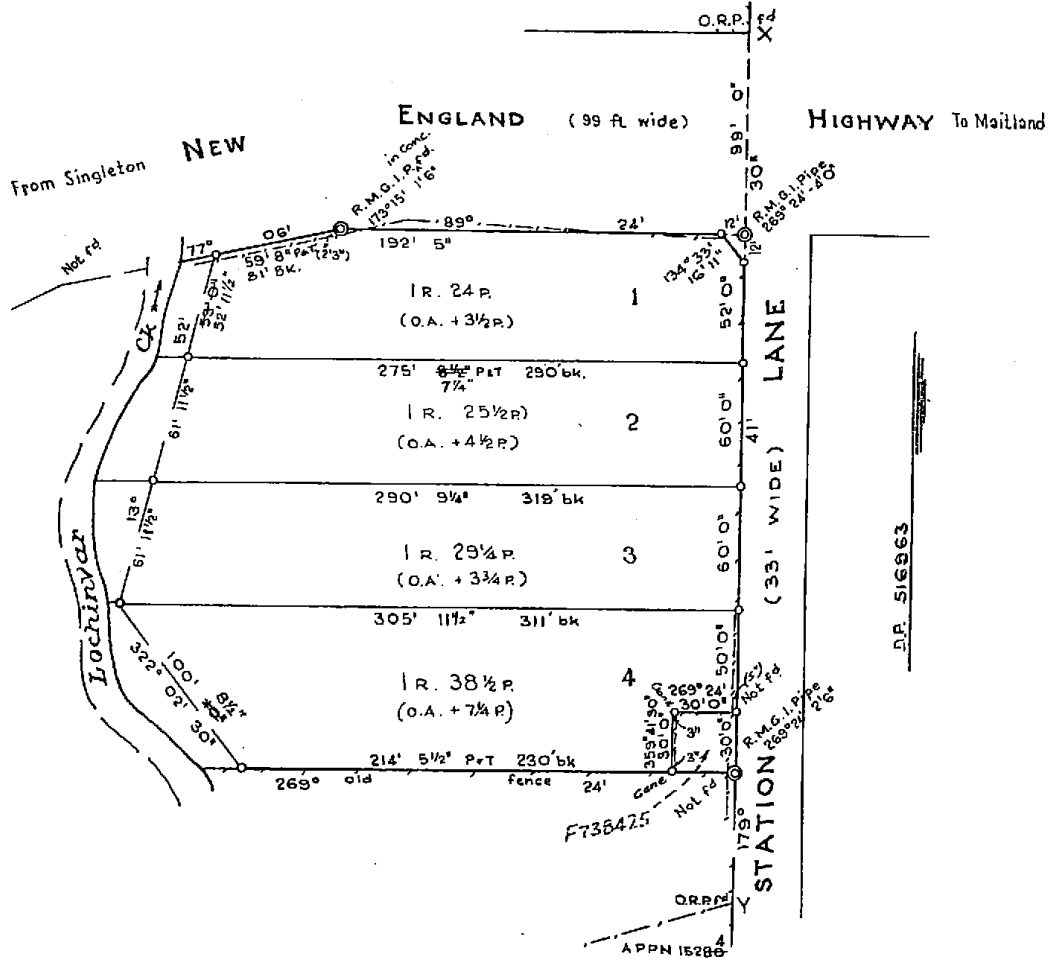
Witness

J. Charles

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot **2** in Deposited Plan 516963 at Lochinvar in the City of Maitland Parish of Gosforth and County of Northumberland being part of Portion 75 granted to Leslie Duguid on 6-7-1833.

FIRST SCHEDULE (continued overleaf)

IAN MACDONALD CORNER, of Maitland, Farmer.

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)

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

Jawatson
Registrar General.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

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

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

102
Fol.

10205

(Page 1) Vol.

S

GRY

PT 1.17 V.C.N. Blight, Government Printer

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar-General
John Humphreys, Walter of Stratford, John Peter and Vera Dorothy Slater his wife, as joint tenants Paul Hamilton of Lochinvar, Process Worker and Christine Ann Hamilton his wife as joint tenants	M 43015 P928386	21-9-1976	18-10-1976	Jackson

M 43015
- 16
P928386
A7
W977267
681

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar-General	CANCELLATION
Mortgage Mortgage	M 43016 P928387	21-9-1976	18-10-1976	Jackson	P928385
W977268 Mortgage to HFC Financial Services Limited, Registered		21-7-1987		Jackson	W977267

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED

97-01T

TRANSFER

Real Property Act, 1900



0
609603 W



Office of State Revenue use only

00.21
N.S.W. STAMP DUTY
051095 5305 30 800520166/03 FHP

(A) LAND TRANSFERRED

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

FOLIO IDENTIFIER 2/516963

(B) LODGED BY

L.T.O. Box 33H	Name, Address or DX and Telephone THOMAS KEHYON & SON DX 435 SYDNEY PHONE: (02) 283 1766 REFERENCE (max. 15 characters): <i>SI - MEYN</i>
------------------------------	---

(C) TRANSFEROR

PAUL HAMILTON AND CHRISTINE ANN HAMILTON

(D) acknowledges receipt of the consideration of \$85,000.00

and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following ENCUMBRANCES 1. NIL 2. 3.

(F) TRANSFEE

T TS (s713 LGA) TW (Sheriff)	RICKY JAMES MEYN AND LEZA MARY McNAB TENANCY: JOINT
--	--

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATED *9th October 1995*

Signed in my presence by the Transferor who is personally known to me.

[Signature]
Signature of Witness
STEPHEN D. CAHILL
Name of Witness (BLOCK LETTERS)
EAST MAITLAND
Address of Witness

[Signature]
Signature of Transferor

Signed in my presence by the Transferee who is personally known to me.

.....
Signature of Witness
.....
Name of Witness (BLOCK LETTERS)
.....
Address of Witness

[Signature] (RODNEY WILLIAMS)
Solicitor for the Signature of Transferee

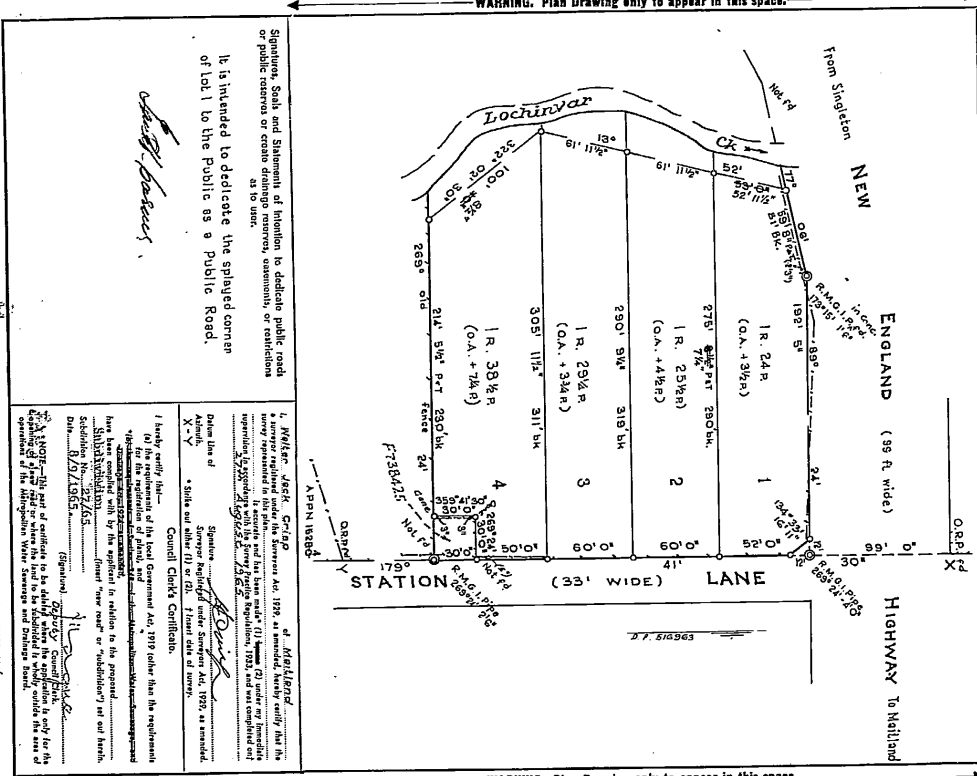
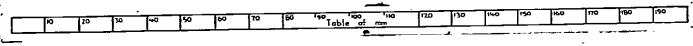
INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE CHECKED BY (office use only) *[Signature]*

Form 1
 DP 516963 OFFICE USE ONLY

PLAN OF
 of Subdivision of land in CT Vol. 6594
 Fol. 193, being Part of Lots 57 & 58
 LOCHINVAR ESTATE

REG./MUN./CITY. of Maitland
 Town or Locality... Lochinvar
 Parish of Gloucester
 County of Northumberland. Scale .60 ft. to an inch.

Registered
 CA. 2765 of 8-9-1965
 Title System: **Torrens**
 Purpose: **Subdivision**
 Ref. Map: **216 (A) #**
 Last Plan: **216 (A)**



WARNING. Plan Drawing only to appear in this space.

Stations, Scales and Statements of intention to dedicate public roads or public conveniences or easements, or restrictions as to users.
 It is intended to dedicate the splayed corner of Lot 1 to the Public as a Public Road.

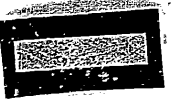
David Jackson

I, **Walter Jack Crisp**, a surveyor registered under the Surveyors Act, 1979, as amended, hereby certify that the above is a true and correct copy of the original plan as deposited in my office on the 27th day of August 1965.
 It accords and has been made by me under my hand and seal of office on the 27th day of August 1965.
 Signature: *Walter Jack Crisp*
 Date: 27/8/65
 I hereby certify that:
 (a) the requirements of the Surveyors Act, 1979, other than the requirement that the plan be deposited in my office, have been complied with by the applicant in relation to the proposed subdivision;
 (b) the plan is a true and correct copy of the original plan as deposited in my office on the 27th day of August 1965.
 Signature: *Walter Jack Crisp*
 Date: 27/8/65
 I, **John Howard Watson**, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 8th day of April, 1976.

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 516963	FEET INCHES	METRES
1	3	0.076
2	6	0.152
3	9	0.228
4	12	0.305
5	15	0.381
6	18	0.457
7	21	0.533
8	24	0.609
9	27	0.685
10	30	0.762
11	33	0.838
12	36	0.914
13	39	0.990
14	42	1.066
15	45	1.142
16	48	1.218
17	51	1.294
18	54	1.370
19	57	1.446
20	60	1.522
21	63	1.598
22	66	1.674
23	69	1.750
24	72	1.826
25	75	1.902
26	78	1.978
27	81	2.054
28	84	2.130
29	87	2.206
30	90	2.282
31	93	2.358
32	96	2.434
33	99	2.510
34	102	2.586
35	105	2.662
36	108	2.738
37	111	2.814
38	114	2.890
39	117	2.966
40	120	3.042
41	123	3.118
42	126	3.194
43	129	3.270
44	132	3.346
45	135	3.422
46	138	3.498
47	141	3.574
48	144	3.650
49	147	3.726
50	150	3.802
51	153	3.878
52	156	3.954
53	159	4.030
54	162	4.106
55	165	4.182
56	168	4.258
57	171	4.334
58	174	4.410
59	177	4.486
60	180	4.562
61	183	4.638
62	186	4.714
63	189	4.790
64	192	4.866
65	195	4.942
66	198	5.018
67	201	5.094
68	204	5.170
69	207	5.246
70	210	5.322
71	213	5.398
72	216	5.474
73	219	5.550
74	222	5.626
75	225	5.702
76	228	5.778
77	231	5.854
78	234	5.930
79	237	6.006
80	240	6.082
81	243	6.158
82	246	6.234
83	249	6.310
84	252	6.386
85	255	6.462
86	258	6.538
87	261	6.614
88	264	6.690
89	267	6.766
90	270	6.842
91	273	6.918
92	276	6.994
93	279	7.070
94	282	7.146
95	285	7.222
96	288	7.298
97	291	7.374
98	294	7.450
99	297	7.526
100	300	7.602
101	303	7.678
102	306	7.754
103	309	7.830
104	312	7.906
105	315	7.982
106	318	8.058
107	321	8.134
108	324	8.210
109	327	8.286
110	330	8.362
111	333	8.438
112	336	8.514
113	339	8.590
114	342	8.666
115	345	8.742
116	348	8.818
117	351	8.894
118	354	8.970
119	357	9.046
120	360	9.122
121	363	9.198
122	366	9.274
123	369	9.350
124	372	9.426
125	375	9.502
126	378	9.578
127	381	9.654
128	384	9.730
129	387	9.806
130	390	9.882
131	393	9.958
132	396	10.034
133	399	10.110
134	402	10.186
135	405	10.262
136	408	10.338
137	411	10.414
138	414	10.490
139	417	10.566
140	420	10.642
141	423	10.718
142	426	10.794
143	429	10.870
144	432	10.946
145	435	11.022
146	438	11.098
147	441	11.174
148	444	11.250
149	447	11.326
150	450	11.402
151	453	11.478
152	456	11.554
153	459	11.630
154	462	11.706
155	465	11.782
156	468	11.858
157	471	11.934
158	474	12.010
159	477	12.086
160	480	12.162
161	483	12.238
162	486	12.314
163	489	12.390
164	492	12.466
165	495	12.542
166	498	12.618
167	501	12.694
168	504	12.770
169	507	12.846
170	510	12.922
171	513	12.998
172	516	13.074
173	519	13.150
174	522	13.226
175	525	13.302
176	528	13.378
177	531	13.454
178	534	13.530
179	537	13.606
180	540	13.682
181	543	13.758
182	546	13.834
183	549	13.910
184	552	13.986
185	555	14.062
186	558	14.138
187	561	14.214
188	564	14.290
189	567	14.366
190	570	14.442
191	573	14.518
192	576	14.594
193	579	14.670
194	582	14.746
195	585	14.822
196	588	14.898
197	591	14.974
198	594	15.050
199	597	15.126
200	600	15.202

John Howard Watson





NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

28/10/2024 3:35PM

FOLIO: 2/516963

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10205 FOL 102

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/6/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
18/5/1990	Z3988	DISCHARGE OF MORTGAGE	EDITION 1
7/6/1991	Z706746	MORTGAGE	EDITION 2
27/9/1994	U654217	DISCHARGE OF MORTGAGE	
27/9/1994	U654218	MORTGAGE	EDITION 3
16/10/1995	O609602	DISCHARGE OF MORTGAGE	
16/10/1995	O609603	TRANSFER	
16/10/1995	O609604	MORTGAGE	EDITION 4
4/5/1998	3958417	DISCHARGE OF MORTGAGE	
4/5/1998	3958418	TRANSFER	
4/5/1998	3958419	MORTGAGE	EDITION 5
15/9/2018	AN713199	DEPARTMENTAL DEALING	EDITION 6 CORD ISSUED
24/6/2024	AU174510	CAVEAT	EDITION 7

*** END OF SEARCH ***

advlegs

PRINTED ON 28/10/2024



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/516963

SEARCH DATE	TIME	EDITION NO	DATE
28/10/2024	3:35 PM	7	24/6/2024

LAND

LOT 2 IN DEPOSITED PLAN 516963
AT LOCHINVAR
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF GOSFORTH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP516963

FIRST SCHEDULE

RICKY JAMES MEYN

(T 3958418)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 3958419 MORTGAGE TO GREATER BANK LIMITED
- * 3 AU174510 CAVEAT BY BOAR ISLAND PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 28/10/2024

APPENDIX D:

Aerial Photographs

Aerial Photographs

1961



1976



1984



1991



2004



2014



2023



APPENDIX E:


Site Photographs



Photograph 1 - Showing northern side of Dwelling 1.



Photograph 2 - Showing the eastern side of Dwelling 1.


	Client:	MAVID DEVELOPMENTS PTY LTD	Project No:	NEW24P-0254-AA
	Project:	PRELIMINARY SITE INVESTIGATION	Date:	31/10/2024
	Location:	1-5 STATION LANE, LOCHINVAR NSW	No:	1 and 2
	Title:	SITE PHOTOGRAPHS		



Photograph 3 - Showing the southern side of Dwelling 1.



Photograph 4 - Showing a portion of garage beneath Dwelling 1.


	Client:	MAVID DEVELOPMENTS PTY LTD	Project No:	NEW24P-0254-AA
	Project:	PRELIMINARY SITE INVESTIGATION	Date:	31/10/2024
	Location:	1-5 STATION LANE, LOCHINVAR NSW	No:	3 and 4
	Title:	SITE PHOTOGRAPHS		



Photograph 5 - Showing the central portion of Lot 1.



Photograph 6 - Showing a boat and car located on the northern boundary of Lot 1.

	Client:	MAVID DEVELOPMENTS PTY LTD	Project No:	NEW24P-0254-AA
	Project:	PRELIMINARY SITE INVESTIGATION	Date:	31/10/2024
	Location:	1-5 STATION LANE, LOCHINVAR NSW	No:	5 and 6
	Title:	SITE PHOTOGRAPHS		



Photograph 7 - Showing two vehicles located on southern boundary of Lot 1



Photograph 8 - Showing vehicle located on central southern boundary of Lot 1.



Client:	MAVID DEVELOPMENTS PTY LTD	Project No:	NEW24P-0254-AA
Project:	PRELIMINARY INVESTIGATION	Date:	31/10/2024
Location:	1-5 STATION LANE, LOCHINVAR NSW	No:	7 and 8
Title:	SITE PHOTOGRAPHS		



Photograph 9 - Showing birdcage located on the southern boundary of Lot 1.



Photograph 10 - Showing fill pile located in the western portion of Lot 1.




Client:	MAVID DEVELOPMENTS PTY LTD	Project No:	NEW24P-0254-AA
Project:	PRELIMINARY SITE INVESTIGATION	Date:	31/10/2024
Location:	1-5 STATION LANE, LOCHINVAR NSW	No:	9 and 10
Title:	SITE PHOTOGRAPHS		



Photograph 11 - Showing trailer located on western boundary of Lot 1



Photograph 12 - Showing rock fill to west of Lot 1 (offsite).

	Client:	MAVID DEVELOPMENTS PTY LTD	Project No:	NEW24P-0254-AA
	Project:	PRELIMINARY SITE INVESTIGATION	Date:	31/10/2024
	Location:	1-5 STATION LANE, LOCHINVAR NSW	No:	11 and 12
	Title:	SITE PHOTOGRAPHS		



Photograph 13 - Showing the eastern side of Dwelling 2.



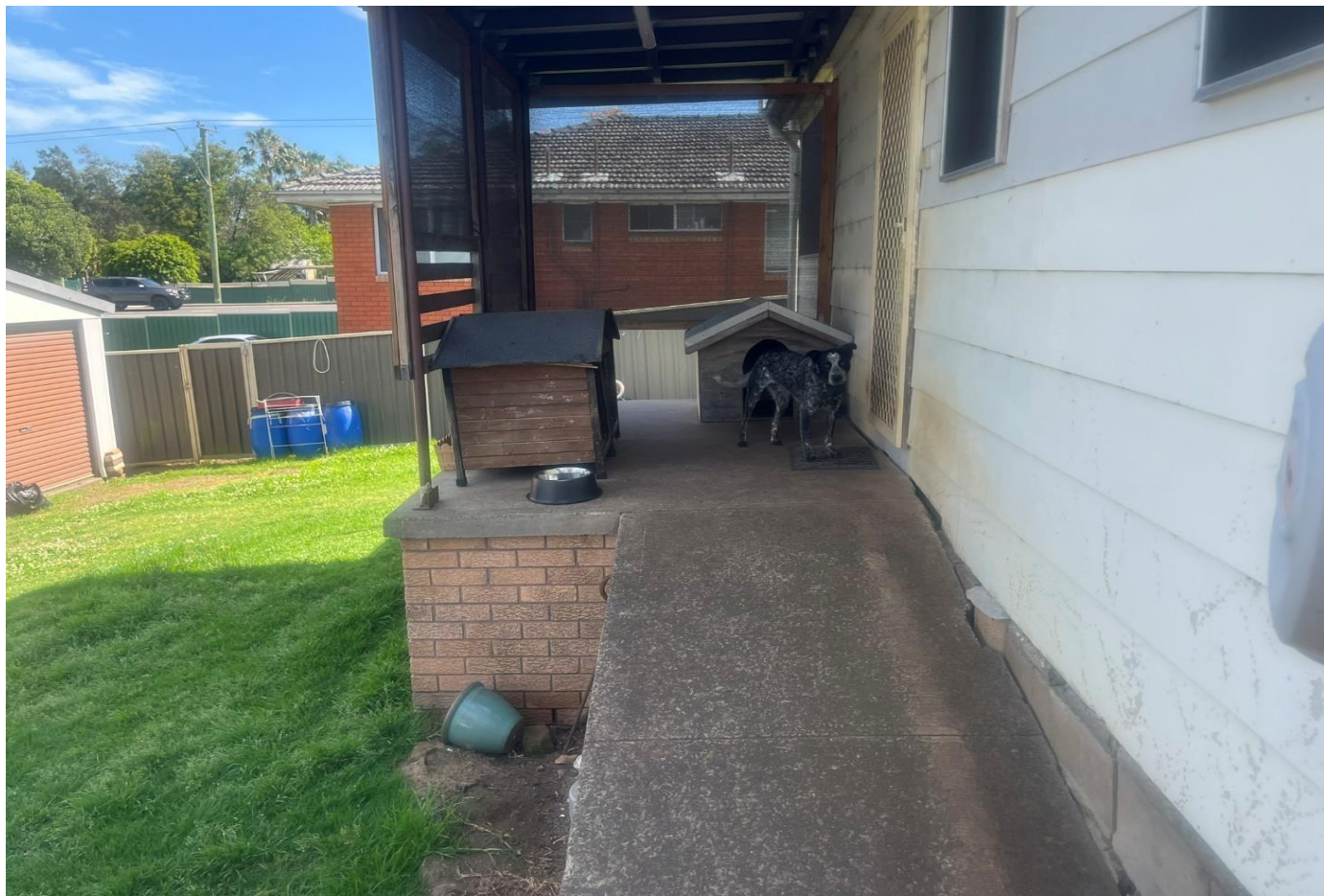
Photograph 14 - Showing the southern side of Dwelling 2.




Client:	MAVID DEVELOPMENTS PTY LTD	Project No:	NEW24P-0254-AA
Project:	PRELIMINARY SITE INVESTIGATION	Date:	31/10/2024
Location:	1-5 STATION LANE, LOCHINVAR NSW	No:	13 and 14
Title:	SITE PHOTOGRAPHS		



Photograph 15 - Showing stored PACM observed on the southern side of Dwelling 2.



Photograph 16 - Showing the western side of Dwelling 2.


	Client:	MAVID DEVELOPMENTS	Project No:	NEW24P-0254-AA
	Project:	PRELIMINARY SITE INVESTIGATION	Date:	31/10/2024
	Location:	1-5 STATION LANE, LOCHINVAR NSW	No:	15 and 16
	Title:	SITE PHOTOGRAPHS		



Photograph 17 - Showing the northern side of Dwelling 2.



Photograph 18 - Showing Shed 1 on Lot 2.


	Client:	MAVID DEVELOPMENTS	Project No:	NEW24P-0254-AA
	Project:	PRELIMINARY SITE INVESTIGATION	Date:	31/10/2024
	Location:	1-5 STATION LANE, LOCHINVAR NSW	No:	17 and 18
	Title:	SITE PHOTOGRAPHS		



Photograph 19 - Showing interior of Shed 1.



Photograph 20 - Showing interior of Shed 1.

	Client:	MAVID DEVELOPMENTS	Project No:	NEW24P-0254-AA
	Project:	PRELIMINARY SITE INVESTIGATION	Date:	31/10/2024
	Location:	1-5 STATION LANE, LOCHINVAR NSW	No:	19 and 20
	Title:	SITE PHOTOGRAPHS		



Photograph 21 - Showing Sheds 3, 4 and 5 on Lot 2.



Photograph 22 - Showing Shed 2 on Lot 2.



Client:	MAVID DEVELOPMENTS	Project No:	NEW24P-0254-AA
Project:	PRELIMINARY SITE INVESTIGATION	Date:	31/10/2024
Location:	1-5 STATION LANE, LOCHINVAR NSW	No:	25 and 26
Title:	SITE PHOTOGRAPHS		



Photograph 23 - Showing boat and jet ski located under bay of Shed 2.



Photograph 24 - Showing northern side of Shed 2.



Client:	MAVID DEVELOPMENTS	Project No:	NEW24P-0254-AA
Project:	PRELIMINARY SITE INVESTIGATION	Date:	31/10/2024
Location:	1-5 STATION LANE, LOCHINVAR NSW	No:	23 and 24
Title:	SITE PHOTOGRAPHS		



Photograph 25 - Showing interior of Shed 2.



Photograph 26 - Showing plastic drums labelled with Oxiflam fire retardant.




Client:	MAVID DEVELOPMENTS	Project No:	NEW24P-0254-AA
Project:	PRELIMINARY SITE INVESTIGATION	Date:	31/10/2024
Location:	1-5 STATION LANE, LOCHINVAR NSW	No:	25 and 26
Title:	SITE PHOTOGRAPHS		



Photograph 27 - Showing trailer located in Lot 2.



Photograph 28 - Showing western boundary of Lot 2.

	Client:	MAVID DEVELOPMENTS	Project No:	NEW24P-0254-AA
	Project:	PRELIMINARY SITE INVESTIGATION	Date:	31/10/2024
	Location:	1-5 STATION LANE, LOCHINVAR NSW	No:	27 and 28
	Title:	SITE PHOTOGRAPHS		



Photograph 29 - Showing a concrete patio with BBQs, scrap metal, and washing machine on Lot 2.



Photograph 30 - Showing scrap metal, and bikes on Lot 2.



Client:	MAVID DEVELOPMENTS	Project No:	NEW24P-0254-AA
Project:	PRELIMINARY SITE INVESTIGATION	Date:	31/10/2024
Location:	1-5 STATION LANE, LOCHINVAR NSW	No:	29 and 30
Title:	SITE PHOTOGRAPHS		



Photograph 31 - Showing eastern and northern side of Dwelling 3.



Photograph 32 - Showing western side of Dwelling 3




Client:	MAVID DEVELOPMENTS	Project No:	NEW24P-0254-AA
Project:	PRELIMINARY SITE INVESTIGATION	Date:	31/10/2024
Location:	1-5 STATION LANE, LOCHINVAR NSW	No:	31 and 32
Title:	SITE PHOTOGRAPHS		



Photograph 33 - Showing southeastern portion of Dwelling 3.



Photograph 34 - Showing swimming pool and concreted area on Lot 3.


	Client:	MAVID DEVELOPMENTS	Project No:	NEW24P-0254-AA
	Project:	PRELIMINARY SITE INVESTIGATION	Date:	31/10/2024
	Location:	1-5 STATION LANE, LOCHINVAR NSW	No:	33 and 34
	Title:	SITE PHOTOGRAPHS		



Photograph 35 - Showing Shed 6, vehicle and trampoline on Lot 3



Photograph 36 - Showing Shed 7 on Lot 3


	Client:	MAVID DEVELOPMENTS	Project No:	NEW24P-0254-AA
	Project:	PRELIMINARY SITE INVESTIGATION	Date:	31/10/2024
	Location:	1-5 STATION LANE, LOCHINVAR NSW	No:	35 and 36
	Title:	SITE PHOTOGRAPHS		



Photograph 37 - Showing battery on northern boundary of Lot 3



Photograph 38 - Showing Lot 3 facing east.

	Client:	MAVID DEVELOPMENTS	Project No:	NEW24P-0254-AA
	Project:	PRELIMINARY SITE INVESTIGATION	Date:	31/10/2024
	Location:	1-5 STATION LANE, LOCHINVAR NSW	No:	37 and 38
	Title:	SITE PHOTOGRAPHS		

APPENDIX F:

NSW EPA Records

Search results

Your search for: LGA: MAITLAND CITY COUNCIL

Matched 5 notices relating to 3 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
EAST MAITLAND	Corner Melbourne Street and Brisbane STREET	Former Gasworks Site	2 former
MAITLAND	Charles STREET	Maitland Gasworks	2 current
RUTHERFORD	Anambah ROAD	Former Anambah Landfill	1 current

Page 1 of 1

28 October 2024

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
LIVERPOOL	Woodward Park	84 Memorial AVENUE	Other Industry	Regulation under CLM Act not required	-33.92477836	150.9169229
LIVERPOOL	Hoxton Park Bus Depot - Len Waters Estate	Lot 2, Airfield DRIVE	Other Industry	Regulation under CLM Act not required	-33.91534402	150.852797
LOFTUS	BP Freedom Fuel Service Station Loftus	127 Loftus AVENUE	Service Station	Regulation under CLM Act not required	-34.04570765	151.0508004
LONG JETTY	Metro Petroleum Service Station Long Jetty	326 The Entrance ROAD	Service Station	Under assessment	-33.35897356	151.4847709
LONG JETTY	Caltex Service Station	431 The Entrance ROAD	Service Station	Regulation under CLM Act not required	-33.36022468	151.4826553
LONG JETTY	Westside Petroleum Service Station	290-294 The Entrance ROAD	Service Station	Contamination currently regulated under CLM Act	-33.35686757	151.4861479
LONG JETTY	7-Eleven (former Mobil) Service Station	184-186 The Entrance ROAD	Service Station	Regulation under CLM Act not required	-33.35089363	151.4924904
LONGUEVILLE	Caltex Service Station	5 Northwood ROAD	Service Station	Regulation under CLM Act not required	-33.82427366	151.1724497
LOXFORD	Kurri Kurri Wastewater Treatment Plant	McLeod ROAD	Other Industry	Regulation under CLM Act not required	-32.80593657	151.4843665
LUCAS HEIGHTS	Harringtons Quarry	access from Little Forest ROAD	Landfill	Contamination currently regulated under CLM Act	-34.03555347	150.9751826
LUCAS HEIGHTS	IWC landfill	Little Forest ROAD	Landfill	Contamination formerly regulated under the CLM Act	-34.03214889	150.9753474
LUCAS HEIGHTS	Sydney Clay Target Club	Heathcote ROAD	Other Industry	Under assessment	-34.042114	150.959833
LUDDENHAM	Caltex Service Station	3019-3035 The Northern ROAD	Service Station	Regulation under CLM Act not required	-33.87536093	150.6888872
MACKSVILLE	Caltex Service Station	Pacific (22-24 Cooper Street) HIGHWAY	Service Station	Regulation under CLM Act not required	-30.70977455	152.9198448
MACLEAN	MacLean Outdoors	255 River STREET	Service Station	Regulation under CLM Act not required	-29.45782683	153.1970725

Search results

Your search for: **POEO Licences** with the following criteria

Suburb - lochinvar

returned 0 results

[Search Again](#)

Search results

Your search for: **Notices** with the following criteria

Notice type - Penalty Notice

Suburb - lochinvar

returned 0 result

[Search Again](#)

Liverpool Plains Shire Council	Single Street, Werris Creek	Contact council
Maitland City Council	Charles Street, Maitland	Search record of EPA notices
Maitland City Council	Melbourne Street, East Maitland	Search record of EPA notices
Manly Council	Stuart Street, Manly	Search record of EPA notices
Mudgee Shire Council	Mortimer Street, Mudgee	Contact council
Muswellbrook Shire Council	Carl Street, Muswellbrook	Contact council

Map view

List view

Filter by No filter set

Showing 0 of 51 sites
[Reset map](#)

Map Satellite

Windermere

Windella

Lochinvar House

Lochinvar Hotel Motel

St Joseph's College

Aird's of Lochinvar

Royal Newcastle Aero Club

Hunter River

Luskintyre Rd

New England Hwy

A43

Google

Keyboard shortcuts Map data ©2024 Google Terms Report a map error

PFAS investigation site Multiple sites

Tags: **PFAS**

APPENDIX G:
Section 10.7 Certificate

Certificate No.:
PC/2024/3653
Certificate Date: 28/10/2024
Fee Paid: \$174.00
Receipt No.: 2029627
Your Reference: NEW24P-0254

SECTION 10.7 PLANNING CERTIFICATE
Environmental Planning and Assessment Act, 1979 as amended

APPLICANT:	Qualtest Laboratories LewisCallinan@qualtest.com.au
PROPERTY DESCRIPTION:	3 Station Lane LOCHINVAR NSW 2321
PARCEL NUMBER:	25105
LEGAL DESCRIPTION:	Lot 2 DP 516963

IMPORTANT: Please read this Certificate carefully.

The information provided in this Certificate relates only to the land described above. If you need information about an adjoining property or nearby land, a separate certificate will be required.

All information provided is correct as at the date of issue of this Certificate. However, it is possible for changes to occur at any time after the issue of this Certificate.

For more information on the Planning Certificate please contact our Customer Experience team on 4934 9700.

SECTION 10.7(2)

The following matters relate to the land, as required by section 10.7(2) of the *Environmental Planning and Assessment Act (1979)* ("the Act") and clause 284 and Schedule 2 of the *Environment Planning and Assessment Regulation 2021*.

ITEM 1 - Names of relevant planning instruments and development control plans

The following environmental planning instruments and development control plans apply to the carrying out of development on the land:

State Environmental Planning Policies

The Minister for Planning has notified that the following State Environmental Planning Policies (SEPPs) shall be specified on Certificates under Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

The land is affected by the following State Environmental Planning Policies:

- SEPP65 Design Quality of Residential Apartment Development
- SEPP (Biodiversity and Conservation) 2021
- SEPP (Industry and Employment) 2021
- SEPP (Primary Production) 2021
- SEPP (Planning Systems) 2021
- SEPP (Housing) 2021
- SEPP Building Sustainability Index: BASIX 2004
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Resources and Energy) 2021
- SEPP (Transport and Infrastructure) 2021
- SEPP (Resilience and Hazards) 2021

Local Environmental Plan (LEP)

Maitland LEP 2011, published 16 December 2011, applies to the land.

Development Control Plan prepared by Council

Maitland Development Control Plan 2011 applies to the land.

The following proposed environmental planning instruments and draft development control plans are or have been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979*, apply to the carrying out of development on the land and:

Planning Proposal for a Local Environmental Plan

Council has placed on exhibition the following draft Local Environmental Plan(s) applying to the land:

DLEP Implementation of Maitland Local Housing and Rural Land Strategies

1. Introduce new LEP clauses for 'Farm stay accommodation' and 'Farm gate

premises' to support and guide agritourism.

2. Introduce 'Artisan food and drink industry' as a land use 'Permitted with consent' within RU2 Rural Landscape zone.
3. Increase the number of bedrooms allowed for 'bed & breakfast accommodation', under Maitland LEP Clause 5.4
4. Remove 'Mineral Resource Area Map' and related Maitland LEP Clause 7.5 Significant extractive resources
5. Remove 'Caravan parks' from 'Permitted with consent' within RU2 Rural Landscape zone.
6. Introduce the W2 Recreational Waterways zone over the land containing Hunter and Paterson Rivers.
7. Amend the Maitland LEP Clause 4.1A Exceptions to minimum lot sizes in R1 General Residential zone to provide better clarity on permissibility and requirements for development proposals.
8. Introduce 'Secondary dwellings' as a use 'Permitted with consent' within R5 Large Lot Residential zone.
9. Introduce a new LEP clause for 'Essential services'

Detailed information on draft environmental planning instruments is available at the NSW Department of Planning and Environment Current LEP Proposals website; or Maitland City Council's website.

Draft Development Control Plans

No draft Development Control Plan(s) that have been on public exhibition under the Act are applicable to the land.

Draft State Environmental Planning Policies

No draft State Environmental Planning Policy(s) applying to the land is, or has been publicised the subject of community consultation or on public exhibition under the Act.

ITEM 2 – Zoning and land use under relevant planning instruments

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a State Environmental Planning Policy or proposed State Environmental Planning Policies)

Zone and Land Use Table from Local Environmental Plan

R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community
- To provide for a variety of housing types and densities
- To enable other land uses that provide facilities or services to meet the day to day needs of residents

2 Permitted without Consent

Home occupations

3 Permitted with Consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home-based child care; Home industries; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies.

Detailed information on the land zone mapping is available at the NSW Department of Planning and Environment ePlanning Spatial Viewer website; or Maitland City Council's website.

Note: Detailed information on the local environmental plan is available at NSW Legislation – In force legislation.

Whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions.

For the land zoned R1 General Residential the Maitland LEP 2011 does not contain a development standard specifying the land dimensions required to permit the erection of a dwelling house on the land.

Is the land in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?

The land IS NOT identified in an area of outstanding biodiversity value under the Biodiversity Conservation Act.

Is the land within a conservation area, however described?

The land IS NOT in a Heritage Conservation Area.

Is there an item of environmental heritage in a local environmental plan?

The land does NOT contain an item of Environmental Heritage.

Note: An item of environmental heritage, namely Aboriginal heritage, listed on the Aboriginal Heritage Information Management System (AHIMS), may be situated on the land. The Department of Planning and Environment, Biodiversity and Conservation Division.

ITEM 3 – Contribution plans***The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.***

- Maitland S94A Levy Contributions Plan 2006
- Lochinvar S94 Contribution Plan 2013
- Maitland City Wide Section 94 Contributions Plan 2016
- Maitland S94 Contributions Plan (City Wide) 2006

If the land is in a special contributions area under the Act, Division 7.1, the name of the area.

The land IS NOT in a special contributions area.

Note: In addition to the above developer contribution plans, Development Servicing Plans for water and sewer connection may be applicable, attracting additional contributions for the development, particularly where development will connect to water and/or sewer services.

ITEM 4 – Complying Development***If the land is land on which complying development may be carried out under each of the complying development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.***

Complying development under the **Housing Code** may be carried out on the land.

Complying development under the **Low Rise Medium Density Housing Code** may be carried out on the land. Complying development under the **Greenfield Housing Code** may be carried out on the land, but only if the land is identified on the *Greenfield Housing Code Area Map* issued by the NSW Department of Planning and Environment.

Complying development under the **Rural Housing Code** may not be carried out on the land as it is not within an applicable zone.

Complying development under the **Housing Alterations Code** may be carried out on the land.

Complying development under the **General Development Code** may be carried out on the land.

Complying development under the **Commercial and Industrial Alterations Code** may be carried out on the land.

Complying development under the **Commercial and Industrial (New Buildings and Additions) Code** may not be carried out on the land as it is not within an applicable zone.

Complying development under the **Subdivisions Code** may be carried out on the land.

Complying development under the **Demolition Code** may be carried out on the land.

Complying development under the **Fire Safety Code** may be carried out on the land.

Complying development under the **Container Recycling Facilities Code** may not be carried out on the land.

Note: Despite the above provisions, if only part of a lot is subject to an exclusion or exemption under Clause 1.17A or Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development and Other Matters) 2013, complying development may be carried out on that part of the lot that is not affected by the exclusion or exemption. The complying development may not be carried out on the land because of the following provisions of Clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of the Policy.

The provisions of Clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 are not identified on the land. Complying development may be undertaken in accordance with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 as amended.

Note: This information needs to be read in conjunction with the whole of the State Environment Planning Policy. If an identification, restriction or characteristic of land referred to above is not located on or does not comprise, the whole of the relevant land, complying development may be carried out on any part of the land not so identified, restricted or characterised.

Note: Information regarding whether the property is affected by flood related development controls or is bushfire prone land is identified in other sections of this certificate. If your property is identified as being impacted by bushfire or flooding, a specific technical assessment of these issues will be required as part of any Complying Development Certificate application under the State Environment Planning Policy, or a development application for any other type of development requiring consent from Council.

Note: Despite any references above advising that Complying Development may be undertaken on the land, certain Complying Development may be precluded from

occurring on the land due to requirements contained in the remainder of State Environment Planning Policy (Exempt and Complying Development Codes) 2008. It is necessary to review the State Environment Planning Policy in detail to ensure that specific types of complying development may be undertaken on the land.

If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that

- (a) a restriction applies to the land, but it may not apply to all of the land,***
- (b) and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

There are no variations to the exempt development codes within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that apply in the Maitland local government area.

For further information on complying development, please refer to the Department of Planning and Environment.

ITEM 5 – Exempt Development

If the land is land on which exempt development may be carried out under each of the exempt development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.

If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that

- a) a restriction applies to the land, but it may not apply to all of the land, and***
- b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Council does not have sufficient information to determine the extent to which exempt development may or may not be carried out.

ITEM 6 – Affected building notices and building product rectification orders

Whether the council is aware that –

The Council IS NOT aware of any affected building notice which is in force in respect of the land.

The Council is NOT aware of any building product rectification order which is in force in respect of the land and that has not been fully complied with.

The Council IS NOT aware of any notice of intention to make a building product rectification order being given in respect of the land and that is outstanding.

ITEM 7 - Land Reserved for Acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

No environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument applying to the land provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

ITEM 8 – Road widening and road realignment

Whether the land is affected by road widening or road realignment under –

- a) The land is NOT affected by road widening under Division 2 of Part 3 of the Roads Act 1993.
- b) The land is NOT affected by road widening under any environmental planning instrument
- c) The land is NOT affected by any road-widening or realignment under any resolution of the Council
- d) The land is NOT affected by road-widening or realignment under a resolution of the Council

Note: This item relates to Council's road proposals only. Other authorities, including the NSW Roads and Traffic Authority may have road widening proposals.

ITEM 9 – Flood related development controls

The land or part of the land IS NOT within the flood planning area and subject to flood related development controls.

The land or part of the land IS between the flood planning area and the probable maximum flood and subject to flood related development controls.

The Maitland LEP 2011 identifies the flood planning level (FPL) as the level of a 1:100 ARI flood event plus 0.5m freeboard. The probable maximum flood has the same meaning as the Floodplain Development Manual.

Note in this section – **flood planning area** has the same meaning as in the Floodplain Development Manual. **Floodplain Development Manual** means the Floodplain Development Manual (ISBN 0 7347 5476 00) published by the NSW Government in April 2005. **probable maximum flood** has the same meaning as in Floodplain Development Manual

Note: The information provided in item 9 is based on the data and information presently available to the Council and on development controls in force as at the date of this certificate. The identification of land as not being subject to flood related development controls does not mean that the land is not, or may not be, subject to flooding or that the land will not in the future be subject to flood related development controls, as additional data and information regarding the land become available.

ITEM 10 – Council and other public authority policies on hazard risk restrictions

Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

All land within the Maitland Local Government Area has the potential to contain acid sulfate soils. Clause 7.1 of the Maitland Local Environmental Plan 2011 generally applies. Development consent is required where works described in the Table to this clause are proposed on land shown on the Maitland LEP 2011 Acid Sulfate Soils Map as being of the class specified for those works.

The Council has adopted by resolution a policy on contaminated land which may restrict the development of the land to which this certificate relates. This policy is implemented when zoning or land use changes are proposed on lands which:

- are considered to be contaminated; or
- which have previously been used for certain purposes; or
- which have previously been used for certain purposes but Council's records do not have sufficient information about previous use of the land to determine whether the land is contaminated; or
- have been remediated for a specific use.

Consideration of Council's adopted policy and the application of provisions under relevant State legislation is warranted.

Note in this section –

adopted policy means a policy adopted –

- a) by the council, or
- b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by council.

ITEM – 11 Bush fire prone land

If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.

The land is NOT identified as being bushfire prone land.

Note – In accordance with the *Environmental Planning and Assessment Act 1979*, bush fire prone land, in relation to area, means land recorded for the time being as

bush fire prone on a bush fire prone land map for the area. This mapping is subject to periodic review.

Note – The identification of land as not being bushfire prone does not mean that the land is not, or may not be affected by bushfire or that the land will not in the future be subject to bushfire related development controls, as additional data and information regarding the land become available.

ITEM – 12 Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the Home Building Act 1989, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

There are no premises on the subject land listed on the register.

ITEM – 13 Mine subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the Coal Mine Subsidence Compensation Act 2017.

The land has NOT been proclaimed to be within a Mine Subsidence District under the meaning of section 20 of the Coal Mine Subsidence Compensation Act 2017.

ITEM – 14 Paper subdivision information

There is no development plan that applies to the:

- 1) Land or that is proposed to be subject to a consent ballot
- 2) There is no subdivision order that applies to the land.

ITEM – 15 Property vegetation plans

If the land in relation to which a property vegetation plan is approved and in force under the Native Vegetation Act 2003, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

The Council has not received any notification from Hunter Local Land Services that this land is affected by a property vegetation plan under Part 4 of the Native Vegetation Act 2003 (and that continues in force).

ITEM – 16 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the biodiversity Conservation Trust.

The Council is not aware if the land is a biodiversity stewardship site under a biodiversity stewardship agreement under part 5 of the *Biodiversity Conservation Act 2016*.

Note – Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

ITEM 17 – Biodiversity certified land

If the land is biodiversity certified land under the Biodiversity Conservation Act 2016, Part 8, a statement to that effect.

The land is not biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

Note – Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

ITEM 18 – Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land, but only if the council has been notified of the order.

Council has NOT received notification from the Land and Environment Court of NSW that the land is affected by an Order under Trees – (Disputes Between Neighbours) Act 2006.

ITEM 19 – Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

The owner (or any previous owner) of the land has NOT consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Note - In this section existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

Note – Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011

ITEM 20 – Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts – Western Parkland City) 2021 does not apply to land within the Maitland City Council local government area.

ITEM 21 – Development consent conditions for seniors housing

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

Clause 88(2) of the *State Environmental Planning Policy (Housing) 2021* restricts occupation of development approved for seniors housing to:

- a) Seniors or people who have a disability
- b) People who live in the same household with seniors or people who have a disability,
- c) Staff employed to assist in the administration and provision of services to housing provided under this Part.

ITEM 22 – Site compatibility certificates and development consent conditions for affordable rental housing

Whether there is a current site compatibility certificate under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate –

- a) the period for which the certificate is current, and
- b) that a copy may be obtained from the Department.

If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1).

Any conditions of a development consent in relation to land that are kind referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1).

Note - No Seniors Housing development consent conditions apply to this land.

Note - In this section – Former site compatibility certificate means a site compatibility certificate issued under State Environmental Planning Policy (Affordable Rental Housing) 2009.

Council is unaware if a Site Compatibility Certificate (Affordable Rental Housing) has been issued in accordance with State Environmental Planning Policy (Affordable Rental Housing) 2009.

Note. The following matters are prescribed by section 59(2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate.

Contaminated Land

- a) The land to which this certificate relates is NOT significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.
- b) The land to which this certificate relates is NOT subject to a management order within the meaning of the Contaminated Land Management Act 1997.
- c) The land to which this certificate relates is NOT the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.
- d) The land to which this certificate relates is NOT the subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.
- e) Council has NOT been provided with a site audit statement, within the meaning of the Contaminated Land Management Act 1997, for the land to which this Certificate relates.

PART 2: ADDITIONAL MATTERS PROVIDED PURSUANT TO SECTION 10.7 (5)

The following information is provided in accordance with section 10.7(5) of the Environmental Planning and Assessment Act 1979. Section 10.7(6) of the Act states that a Council shall not incur any liability in respect of advice provided in good faith pursuant to sub-section 10.7(5). If this information is to be relied upon, it should be independently checked.

1. Development Consent

Council's records indicate that the land has not had any development consent granted within the five (5) years preceding the date of this certificate.

2. Draft Development Control Plan

No draft Development Control Plans apply to the land.

3. Suspension of Covenants

Clause 1.9A in the Maitland LEP 2011 applies to all land within the Maitland Local Government Area. This clause suspends any agreement, covenant or other instrument that restricts the development of land that is permissible under the provisions of the Maitland Local Environmental Plan 2011 to the extent necessary to serve that purpose.

4. Filling of Land

Earthworks (excavation and filling of land) require development consent. Clause 7.2 in the Maitland LEP 2011 applies to all land within the Maitland Local Government Area. Earthworks (defined as both excavation and filling of land) require development consent of Council unless the works are exempt development, ancillary to other development for which development consent is required or granted, or considered by Council to be of a minor nature.

5. Development in the Vicinity of Heritage Items

Clause 5.10 in the Maitland LEP 2011 generally applies to all land in the Maitland Local Government Area, where the land is located in the vicinity of a heritage item or heritage conservation area. This Clause requires a consent authority to consider the effect of the proposed development on the heritage significance of the item or area concerned, before granting development consent.

6. Other Matters

There are no other specific matters.

Jeff Smith
General Manager