



REPORT TO
FRESH HOPE CARE

ON
**PRELIMINARY SITE INVESTIGATION (STAGE 1/PSI)
& PRELIMINARY ACID SULFATE SOIL ASSESSMENT**

FOR
PROPOSED RESIDENTIAL AGED CARE FACILITY

AT
7 MARTIN CLOSE, EAST MAITLAND, NSW

Date: 13 February 2020

Ref: E32932PTcpt

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Executive Summary

Fresh Hope Care ('the client') commissioned JK Environments (JKE) to undertake a Preliminary Site Investigation (PSI) and Preliminary Acid Sulfate Soil Assessment for the proposed residential aged care facility development at 7 Martin Close, East Maitland, NSW ('the site'). The site location is shown on Figure 1 and the assessment was confined to the site boundaries as shown on Figure 2.

It is understood the proposed development includes demolition of the existing aged care facility and construction of a new facility. The development is still in the concept stage however, it is assumed that at least one level of basement will be included in the design.

The PSI objectives were to:

- Provide an appraisal of the past site use(s) based on a review of historical records;
- Assess the current site conditions and use via a site walkover inspection;
- Identify potential contamination sources/areas of environmental concern (AEC) and contaminants of potential concern (CoPC);
- Prepare a conceptual site model (CSM);
- Assess whether an intrusive investigation is required; and
- Assess the potential for acid sulfate soil (ASS) occurrence at the site.

The scope of work included the following:

- Review of site information, including background and site history information from a Lotsearch Pty Ltd *Environmental Risk and Planning Report* and other sources;
- A walkover site inspection; and
- Preparation of a PSI report presenting the results of the assessment, including a CSM.

The site information indicated that between 1921 and 1976 the site had potentially been utilised for farming/agricultural purposes or was disused, vacant scrubland. Sometime between 1982 and 1993 the site was developed with the existing structures and pavements progressively constructed. During this time, potential filling of the site may have occurred and the age of the building indicates the potential for hazardous building materials to be present. The land use at the site has been residential (aged care) since circa 1982.

Based on the scope of work undertaken for this assessment, JKE identified the following potential contamination sources/AEC:

- Fill material (potentially imported from unknown origins);
- Historical agricultural use;
- Use of pesticides, consistent with residential-type applications; and
- Hazardous building materials (i.e. asbestos containing material - ACM).

Considering the above, and based on a qualitative assessment of various lines of evidence as discussed throughout this report, JKE are of the opinion that there is a potential for site contamination. Based on the scope of work undertaken for the PSI, JKE are of the opinion that the historical land uses and potential sources of contamination identified would not preclude the proposed development. However, a Stage 2 detailed site investigation (DSI) should be undertaken to characterise the site contamination conditions.

The desktop assessment of ASS occurrence at the site indicated that there is a very low risk of ASS materials being disturbed during the proposed development, therefore an ASS management plan is not considered to be required.

It is recommended that a hazardous building materials survey be undertaken (if this has not been already), prior to demolition of the buildings. JKE also recommend that a waste classification be undertaken to classify material to be excavated for the proposed basement. Fill and contaminated soil disposal costs are significant and may affect project viability. These costs should be assessed at an early stage of the project development to avoid significant future unexpected additional costs.



Considering the findings of the PSI, JKE are of the opinion that the site can be made suitable for the proposed development subject to the appropriate implementation of the recommendations provided in this report. The DSI report should confirm the conclusion in relation to site suitability based on the additional data obtained (or otherwise, propose remediation).

The conclusions and recommendations should be read in conjunction with the limitations presented in the body of this report.



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Abbreviations

Asbestos Containing Material	ACM
Area of Environmental Concern	AEC
Australian Height Datum	AHD
Acid Sulfate Soil	ASS
Below Ground Level	BGL
Benzene, Toluene, Ethylbenzene, Xylene	BTEX
Contaminated Land Management	CLM
Contaminant(s) of Potential Concern	CoPC
Conceptual Site Model	CSM
Development Application	DA
Dial Before You Dig	DBYD
Detailed Site Investigation	DSI
Environmental Investigation Services	EIS
Environment Protection Authority	EPA
Environmental Site Assessment	ESA
JK Environments	JKE
Map Grid of Australia	MGA
National Environmental Protection Measure	NEPM
Organochlorine Pesticides	OC
Organophosphate Pesticides	OPP
Polycyclic Aromatic Hydrocarbons	PAH
Potential ASS	PASS
Polychlorinated Biphenyls	PCBs
Protection of the Environment Operations	POEO
Source, Pathway, Receptor	SPR
Standing Water Level	SWL
Total Recoverable Hydrocarbons	TRH
Volatile Organic Compounds	VOC
Units	
Metres BGL	mBGL
Metres	m



1 INTRODUCTION

Fresh Hope Care ('the client') commissioned JK Environments (JKE) to undertake a Preliminary Site Investigation (PSI) and Preliminary Acid Sulfate Soil Assessment for the proposed residential aged care facility development at 7 Martin Close, East Maitland, NSW ('the site'). The site location is shown on Figure 1 and the assessment was confined to the site boundaries as shown on Figure 2.

1.1 Proposed Development Details

It is understood the proposed development includes demolition of the existing aged care facility and construction of a new facility. The development is still in the concept stage however it is assumed that at least one level of basement will be included in the design.

1.2 Aims and Objectives

The primary aims of the PSI were to identify past or present potentially contaminating activities at the site, identify the potential for site contamination, assess the need for further investigation, and make a preliminary assessment of the suitability of the site for the proposed development. The PSI objectives were to:

- Provide an appraisal of the past site use(s) based on a review of historical records;
- Assess the current site conditions and use via a site walkover inspection;
- Identify potential contamination sources/areas of environmental concern (AEC) and contaminants of potential concern (CoPC);
- Prepare a conceptual site model (CSM);
- Assess whether an intrusive investigation is required; and
- Assess the potential for acid sulfate soil (ASS) occurrence at the site.

1.3 Scope of Work

The assessment was undertaken generally in accordance with a JKE proposal (Ref: EP50804P) of 28 November 2019 and written acceptance from Icon Project Management on behalf of the client of 6 January 2020. The scope of work included the following:

- Review of site information, including background and site history information from a Lotsearch Pty Ltd *Environmental Risk and Planning Report* and other sources;
- A walkover site inspection; and
- Preparation of a PSI report presenting the results of the assessment, including a CSM.

The scope of work was undertaken with reference to the National Environmental Protection (Assessment of Site Contamination) Measure 1999 as amended (2013)¹, other guidelines made under or with regards to the Contaminated Land Management Act (1997)², State Environmental Planning Policy No.55 – Remediation of

¹ National Environment Protection Council (NEPC), (2013). *National Environmental Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)*. (referred to as NEPM 2013)

² Contaminated Land Management Act 1997 (NSW) (referred to as CLM Act 1997)



Land (1998)³ and the National Acid Sulfate Soils Guidelines (2018)⁴. A list of reference documents/guidelines is included in the appendices.

³ *State Environmental Planning Policy No. 55 – Remediation of Land 1998* (NSW) (referred to as SEPP55)

⁴ Sullivan, L, Ward, N, Toppler, N and Lancaster, G (2018), *National Acid Sulfate Soils guidance: National Acid Sulfate Soils Sampling and Identification Methods Manual*, Department of Agriculture and Water Resources, Canberra ACT (referred to as the National ASS Guidelines)



2 SITE INFORMATION

2.1 Background

2.1.1 Geotechnical Investigation (STS GeoEnvironmental)

In February 2019, STS GeoEnvironmental⁵ undertook a geotechnical investigation at the site. The investigation included drilling of five boreholes that identified topsoil and fill to depths of approximately 0.3m-0.7m across parts of the site, underlain by clayey soils and shale/sandstone bedrock. Groundwater seepage was not encountered during the auger drilling of the boreholes (to a maximum depth of 4.5m), however moist soils were encountered in one borehole positioned on the north-west boundary (low point adjacent to the riparian corridor), below a depth of 1.5m.

2.2 Site Identification

Table 2-1: Site Identification

Current Site Owner:	The Churches of Christ Property Trust
Site Address:	7 Martin Close, East Maitland, NSW
Lot & Deposited Plan:	Lot 57 in DP260833
Current Land Use:	Residential (Aged care facility)
Proposed Land Use:	Continued residential use (aged care facility)
Local Government Authority:	Maitland City Council
Current Zoning:	R1 - General Residential
Elevation (m Australian Height Datum – AHD) (approx.)	19-24
Site Area (m²):	13,340
Geographical Location (decimal degrees) (approx.):	Latitude: -32.765986 Longitude: 151.590015
Site Location Plan:	Figure 1
Site Features Plan:	Figure 2

2.3 Site Location and Regional Setting

The site is located in an urban area of East Maitland and is bound by Martin Close to the south-east and Brooklyn Park to the north (narrow verge along creek line) and west. The site is located approximately 25m to 35m to the east and south-east of Two Mile Creek.

⁵ STSGeoEnvironmental Pty Ltd (2019). Geotechnical Investigation for Fresh Hope Care Pty Limited, 7 Martin Close, East Maitland, New South Wales. Report reference: 19/0328, Project No: 22366/1507d-G, dated February 2019.

2.4 Topography

The regional topography is characterised by a north-west facing hillside that falls towards Two Mile Creek. The site is located towards the toe of the hillside and slopes towards the north-west at approximately 3° to 10°. Parts of the site appear to have been levelled to account for the slope and accommodate the existing development.

2.5 Site Inspection

A walkover inspection of the site was undertaken by JKE on 23 January 2020. The inspection was limited to accessible areas of the site and immediate surrounds. An internal inspection of buildings was not undertaken. Selected site photographs obtained during the inspection are attached in the appendices.

A summary of the other inspection findings are outlined in the following subsections:

2.5.1 Current Site Use and/or Indicators of Former Site Use

At the time of the inspection, the site was occupied by the Green Hills Residential Aged Care facility, with the building positioned in the southern half of the site. The section of the site to the north of the building was generally a paved car park and driveway, and the north and east section of the site was generally grass covered gardens / landscaped areas.

2.5.2 Buildings, Structures and Roads

The building was a one to two storey brick building constructed to allow for the slope of the site. The building appeared to be of mid-to-late 1980's construction, with the potential for hazardous building materials (i.e. asbestos containing material / fibre cement - ACM). The maintenance office and small loading dock with crane (for lifting furniture etc) were located in the north-west of the building on the lower ground floor (refer to Figure 2 and photographs in the appendices).

To the north and west of the building, car parking and vehicle access routes were paved with concrete and asphaltic concrete. A circular driveway entered and exited the site from Martin Close.

2.5.3 Visible or Olfactory Indicators of Contamination

During the site inspection a surface drain in the paved driveway/car park to the west of the maintenance workshop was observed to show evidence of paint or other chemical washdown via residual fragments and slight dis-colouration of the grate and surrounding concrete. Adjacent to this against the building was a painting roller and tray, and two large tubs of cleaning fluid ('One Shot'). A limited review of readily available information for this cleaning product suggested that it is non-hazardous, sulfamic acid that is not classified as dangerous goods. There were no leaks evident near the storage area, therefore the minor storage of this cleaning fluid was not considered to pose a contamination risk.

2.5.4 Presence of Drums/Chemicals, Waste and Fill Material

Fill material was identified in numerous areas around the site where exposed soil was present at the site surface. This included mainly garden beds and landscaped areas around the building and near the chicken coop in the north-east of the site. Fill containing concrete, terracotta pipe fragments and brick (demolition waste), was observed in the fill batter along the south-east boundary of the site with the neighbouring residential properties (refer to Figure 2).

A chemical store was located in a locked room on the south-east side of the building and adjacent to the laundry. This store was not accessible. Green waste was stored in two side by side concrete lined bunds in the south-west corner of the site (refer to Figure 2).

Although not sighted, it is considered likely from previous experience and observation of equipment and processes on site that small quantities of fuel for gardening equipment and paints/solvents/cleaning products are stored on the site. Such storage and general use are not expected to pose a contamination risk to the land.

2.5.5 Drainage and Services

Surface water and stormwater drains were observed across the site. Two discharge points, assumed to be fed by these drains, were observed along the north-west boundary of the site parallel to the riparian corridor, and discharging into Two Mile Creek.

2.5.6 Sensitive Environments

Two Mile Creek and the surrounding riparian zone extend along the north-west boundary of the site (refer to Figure 2), and Brooklyn Park is situated to the north-west and west of the site. Brooklyn Park is identified as an endangered ecological community supporting Spotted Gum Ironbark Forest. Both these features are situated in or beyond the down-gradient section of the site and therefore considered to be sensitive environments.

2.5.7 Landscaped Areas and Visible Signs of Plant Stress

A majority of the north-east section of the site was grass covered with interspersed medium to large trees and small to medium shrubs. Small to medium shrubs and trees were observed within the garden beds and around the building. Several raised planter boxes were observed in the vicinity of the chicken coop. The vegetation across the site appeared to be in reasonable condition based on a cursory inspection, with no obvious or extensive dieback observed. Grass coverage was generally good, with the exception of some areas beneath large trees and isolated areas adjacent to carparks and footpaths.

There was no indicator vegetation such as mangroves or wetlands observed which could be indicative of estuarine or potential ASS environments.

2.6 Surrounding Land Use

During the site inspection, JKE observed the following land uses in the immediate surrounds:

- North – riparian zone, Two Mile creek and low density residential (Green Hills Retirement Village);
- South – Low density residential properties within Martin Close, Erin Close and Kilkenny Circuit;
- East – Low density residential properties within Martin Close and Stronach Avenue; and
- West – Brooklyn Park, endangered ecological community also containing Two Mile Creek.

JKE did not observe any land uses in the immediate surrounds that were identified as potential contamination sources for the site.

2.7 Underground Services

The 'Dial Before You Dig' (DBYD) plans were reviewed for the assessment in order to establish whether any major underground services exist at the site or in the immediate vicinity that could act as a preferential pathway for contamination migration. Major services were not identified that would be expected to act as preferential pathways for contamination migration.

2.8 Section 10.7 Planning Certificate

The section 10.7 (2 and 5) planning certificates were reviewed for the assessment. Copies of the certificates are attached in the appendices. A summary of the relevant information is outlined below:

- The land is not deemed to be: significantly contaminated; subject to a management order; subject of an approved voluntary management proposal; or subject to an on-going management order under the provisions of the CLM Act 1997;
- The land is not the subject of a Site Audit Statement (SAS);
- All land within the Maitland Local Government Area has the potential to contain ASS;
- Development on this land or any part of this land is not subject to flood related development controls;
- The land does not contain an item of environmental heritage; and
- The land is not located in a heritage conservation area.



3 GEOLOGY AND HYDROGEOLOGY

3.1 Regional Geology

Regional geological information presented in the Lotsearch report (attached in the appendices) indicated that the site is underlain by Palaeozoic aged Tomago Coal Measures of siltstone, sandstone, coal, tuff, claystone, conglomerate, and minor clay lenses.

3.2 Acid Sulfate Soil (ASS) Risk and Planning

A review of the ASS risk maps prepared by Department of Land and Water Conservation (1997)⁶ indicates that the site is not located within a risk area.

ASS information presented in the Lotsearch report indicated that the site is located within a Class 5 risk area. A review of the Maitland City Council Local Environment Plan (LEP) 2011 indicates that the site is located in a Class 5 risk area (refer to appendices for further details on each risk class).

The site is located at approximately 19-24m AHD with minimal excavation expected for the proposed development (<4m), to extend to a minimum elevation height of approximately 16m AHD. The geological information reviewed for the assessment indicated that the site is underlain by Tomago Coal Measure. The STS GeoEnvironmental investigation undertaken in 2019 indicated residual soils over shallow bedrock or fill over shallow bedrock across the site. Outcrops of sandstone bedrock were observed during the JKE site walkover.

ASS materials are not usually associated with soil horizons above 5m AHD, residual soil profiles, or shallow bedrock. Based on this information, ASS conditions are not likely to be present at the site. The proposed development does not meet any of the Class 5 triggers that would impact ASS on adjacent land.

3.3 Hydrogeology

Hydrogeological information presented in the Lotsearch report indicated that the regional aquifer on-site, and in the area immediately surrounding the site includes porous, extensive highly productive aquifers. There were a total of 12 registered bores within the report buffer of 2,000m. In summary:

- The nearest registered bore was located approximately 1,470m from the site. This was utilised for monitoring/test purposes;
- The majority of the bores were registered for monitoring/test purposes;
- There were no nearby bores (i.e. within 2km) registered for domestic or irrigation uses; and
- The drillers log information from the closest registered bores typically identified fill and/or clay soil to depths of 1.0-7.5m, underlain by sandstone or shale/siltstone bedrock and/or coal. Standing water levels (SWLs) in the bores ranged from 4.82m below ground level (BGL) to 85.0mBGL.

The information reviewed for this assessment indicated that the subsurface conditions at the site are likely to consist of relatively low permeability (residual) soils overlying shallow bedrock. The potential for viable groundwater abstraction and use of groundwater under these conditions is considered to be low. There is a

⁶ Department of Land and Water Conservation, (1997). *1:25,000 Acid Sulfate Soil Risk Map (Series 9130N3, Ed 2)*.



reticulated water supply in the area and consumption of groundwater is not expected to occur. Use of groundwater is not proposed as part of the development.

Considering the local topography and surrounding land features, JKE would generally expect groundwater to flow towards the north-west.

3.4 Receiving Water Bodies

The closest surface water body, Two Mile Creek, was identified approximately 25m to 35m to the north-west of the site, extending parallel to this boundary. This is down-gradient from the site and is considered to be a potential receptor. Discharge points from the site surface water drains were also observed to feed into the creek.

4 SITE HISTORY INFORMATION

4.1 Review of Historical Aerial Photographs

Historical aerial photographs were included in the Lotsearch report. JKE has reviewed the photographs and summarised relevant information in the following table:

Table 4-1: Summary of Historical Aerial Photographs

Year	Details
1954	The site and surrounding land appeared to be undeveloped scrub/bush. Dense bush was visible in the existing line of Two Mile Creek extending to the north-east.
1965	The site and surrounding features appeared generally similar to the previous photograph.
1976	The site appeared generally similar to the previous photograph. Stronach Avenue was visible to the east of the site generally running in a north to south direction. The (paved) entrance to Martin Close was visible and four residential properties were present along the west side of Stronach Avenue to the south of Martin Close. Some residential development on the east side of Stronach avenue opposite these residences was also visible. The Green Hills Shopping Centre development was visible to the north of the site with exposed soils present. To the north-west of the site, exposed soils were observed evident of vehicle and pedestrian/animal tracks through Brooklyn Park and further north.
1984	The photograph was of poor quality. Some development of the site was observed with scouring of the ground evident and potentially some construction of the main building. Martin Close was present and several residential properties were present around the Close. The four existing residential properties to the north-east of the site with Stronach frontages were also visible and further residential development was observed to the south along Stronach Avenue. Development of the property to the north of the site (existing Green Hills Retirement Village) was observed.
1993	The main nursing home building was visible in the southern section of the site as were the paved driveway and carpark areas. Further residential development was visible along Martin Close and Stronach Avenue to the east of the site. Numerous smaller buildings were also visible on the retirement village site to the north across the creek line, and beyond this residential development was observed.
2007	With the exception of extension of the concrete paved carpark in the central section of the site, the site appeared generally similar to the previous photograph. Erin Close and Kilkenny Circuit to the south of the site and Martins Close were now visible, with residential development along their extents. The Green Hills Shopping Centre building appeared to have been extended south with roof cover now visible across what was formerly car park and foliage.
2015	The site and surrounding features appeared generally similar to the previous photograph.
2019	The site and surrounding features appeared generally similar to the previous photograph.

4.2 Review of Historical Land Title Records

Historical land title records were reviewed for the assessment. The record search was undertaken by Advance Legal Searchers Pty Ltd. Copies of the title records are attached in the appendices. The title records indicate the following:

- The current proprietor and proprietor since 1982 is the Churches of Christ Property Trust;
- Between 1963 and 1982 The Council of the City of Maitland was the proprietor of the site; and
- Between 1921 and 1963, individuals owned the site. Their professions included colliery proprietor, farmer, three graziers, and a retired soldier.

There is potential for the professions of the individuals listed on the title records to be associated with site related activities such as grazier and farmer. These particular land uses could have resulted in contamination of the site and are listed in Table 1 of the State Environmental Planning Policy No. 55 (SEPP 55) Managing Land Contamination: Planning Guidelines (1998). However, based on the aerial photos, such uses, had they even occurred, were unlikely to have been intensive.

4.3 SafeWork NSW Records

SafeWork NSW records were reviewed for the assessment. Copies of relevant documents are attached in the appendices. The search did not identify any licences to store dangerous goods including underground fuel storage tanks (USTs), above ground storage tanks (ASTs) or chemicals at the site.

4.4 NSW EPA Records

The Lotsearch report (attached in the appendices) included information from the NSW EPA databases for the following:

- Records maintained in relation to contaminated land under Section 58 of the CLM Act 1997;
- Records of sites notified in accordance with the Guidelines on the Duty to Report Contamination under Section 60 of the CLM Act 1997 (2015)⁷; and
- Licensed activities under the Protection of the Environment Operations Act (1997)⁸.

The search included the site area and surrounding areas in the report buffer of 1,000m. The search indicated the following:

- There were no records for the site or any properties in the report buffer under Section 58 of the CLM Act 1997;
- The site has not been notified with regards to the Guidelines on the Duty to Report Contamination under Section 60 of the CLM Act 1997. There was one notified property in the report buffer Woolworths Caltex Green Hills, located approximately 402m to the north-east of the site. This property is located cross-gradient from the site and is considered unlikely to pose a contamination risk to the site;
- There were no records for licenced activities at the site under the POEO Act 1997. Current and historical licenses were identified for several properties within the report buffer, including the

⁷ NSW EPA, (2015). *Guidelines on the Duty to Report Contamination under Section 60 of the CLM Act 1997*. (referred to as Duty to Report Contamination)

⁸ Protection of the Environment Operations Act 1997 (NSW) (referred to as POEO Act 1997)

application of herbicides along waterways, however these activities are considered unlikely to pose a contamination risk to the site.

4.5 Historical Business Directory and Additional Lotsearch Information

Historical business records for the site and surrounding areas in the report buffer were included in the Lotsearch report. The records indicated that there were two dry cleaner businesses registered within the report buffer during the 1990s. These businesses (assumed to be the same business based on their name and location) were registered within the Green Hills Shopping Centre, located 67m, cross-gradient (north) of the site. Based on the regional topography and assumed direction of flow of Two Mile Creek, these businesses are considered unlikely to represent potential off-site sources of site contamination.

In addition to the above, JKE have reviewed additional information contained within the Lotsearch report and note:

- There were no local or state heritage items at the site or in the immediate surrounds; and
- Ecological communities of Lower Hunter Spotted Gum – Ironbark Forest and Alluvial Tall Moist Forest are both present on the site, generally in the south-west and north-east sections and associated with the neighbouring riparian zone/Brooklyn Park area.

4.6 Summary of Site History Information

A time line summary of the historical land uses and activities is presented in the table below. The information presented in the table is based on a weight of evidence assessment of the site history documentation and observations made by JKE.

Table 4-2: Summary of Historical Land Uses

Year(s)	Potential Land Use / Activities	Supporting Evidence
Between 1921 - 1976	<ul style="list-style-type: none"> • Potential farming/agricultural land use; and • Disused, vacant scrubland. 	<p>Historical land title records indicated that the site was owned by several individuals with the professions of grazier or farmer between 1921 and 1963.</p> <p>Aerial photographs indicated that the site and surrounding land was undeveloped and scrub/bush covered between at least 1954 and 1976.</p>
Sometime between 1982 and 1993	<ul style="list-style-type: none"> • Lane use changed to residential (aged care) land use; • Construction of existing buildings and pavements; • Potential filling of the site during construction of the buildings and pavements; and • Potential hazardous building materials (ACM, lead paint) within building materials due to age of structures. 	<p>Historical land title records indicated that ownership of the site was transferred to the Churches of Christ Property Trust in 1982.</p> <p>Aerial photographs indicated that the existing structures and pavements on the site were constructed sometime between 1984 and 1993.</p> <p>During construction of the buildings it is likely that some filling for levelling of the site has occurred.</p>



Year(s)	Potential Land Use / Activities	Supporting Evidence
		Based on the age of the structures there is potential for hazardous building materials (namely ACM and lead paint) to be used in the building fabrics.

4.7 Integrity of Site History Information

The majority of the site history information was obtained from government organisations as outlined in the relevant sections of this report. The veracity of the information from these sources is considered to be relatively high. A certain degree of information loss can be expected given the lack of specific land use details over time. JKE have relied upon the Lotsearch report and have not independently verified any information contained within. However, it is noted that the Lotsearch report is generated based on databases maintained by various government agencies and is expected to be reliable.

5 CONCEPTUAL SITE MODEL

NEPM (2013) defines a CSM as a representation of site related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM for the site is presented in the following sub-sections and is based on the site information (including the site inspection information) and the review of site history information. Reference should also be made to the figures attached in the appendices.

5.1 Potential Contamination Sources/AEC and CoPC

The potential contamination sources/AEC and CoPC are presented in the following table:

Table 5-1: Potential (and/or known) Contamination Sources/AEC and Contaminants of Potential Concern

Source / AEC	CoPC
<p><u>Fill material</u> – The site appears to have been historically filled to achieve the existing levels. The fill may have been imported from various sources and could be contaminated.</p> <p>Topsoil and fill were encountered to depths of approximately 0.3m-0.7m across parts of the site during the STS GeoEnvironmental investigation in 2019.</p>	<p>Heavy metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc), petroleum hydrocarbons (referred to as total recoverable hydrocarbons – TRHs), benzene, toluene, ethylbenzene and xylene (BTEX), polycyclic aromatic hydrocarbons (PAHs), organochlorine pesticides (OCPs), organophosphate pesticides (OPPs), polychlorinated biphenyls (PCBs) and asbestos.</p>
<p><u>Historical agricultural use</u> – The historical land title records indicate that the site may have been used for grazing/farming purposes.</p>	<p>Heavy metals, TRH, PAHs, OCPs, PCBs and asbestos</p>
<p><u>Use of pesticides</u> – Pesticides may have been used beneath the buildings and/or around the site, consistent with residential-type applications.</p>	<p>Heavy metals and OCPs</p>
<p><u>Hazardous Building Material</u> – Hazardous building materials may be present in the existing buildings/structures on site.</p>	<p>Asbestos, lead and PCBs</p> <p>It is noted that lead in paint was generally phased out from 1970 and Australia banned the importation of PCBs in 1975.</p>

5.2 Mechanism for Contamination, Affected Media, Receptors and Exposure Pathways

The mechanisms for contamination, affected media, receptors and exposure pathways relevant to the potential contamination sources/AEC are outlined in the following CSM table:

Table 5-2: CSM

<p>Potential mechanism for contamination</p>	<p>Potential mechanisms for contamination include:</p> <ul style="list-style-type: none"> • Fill material – importation of impacted material, ‘top-down’ impacts (e.g. placement of fill, leaching from surficial material etc), or sub-surface release (e.g. impacts from buried material); • Historical agricultural use – ‘top-down’ and spills (e.g. application of pesticides, and other activities at the ground surface level); • Use of pesticides – ‘top-down’ and spills (e.g. during normal use, application and/or improper storage); and
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	<ul style="list-style-type: none"> Hazardous building materials – ‘top-down’ (e.g. demolition resulting in surficial impacts in unpaved areas).
Affected media	Soil and groundwater have been identified as potentially affected media.
Receptor identification	<p>Human receptors include site occupants/users (including primarily adults), construction workers and intrusive maintenance workers. Off-site human receptors include adjacent land users.</p> <p>Ecological receptors include terrestrial organisms and plants within unpaved areas (including any proposed landscaped areas), and freshwater ecology in Two Mile Creek.</p>
Potential exposure pathways	<p>Potential exposure pathways relevant to the human receptors include ingestion, dermal absorption and inhalation of dust (all contaminants) and vapours (volatile TRH, naphthalene and BTEX). The potential for exposure would typically be associated with the construction and excavation works, and future use of the site. Potential exposure pathways for ecological receptors include primary/direct contact and ingestion.</p> <p>Exposure during future site use could occur via direct contact with soil in unpaved areas such as gardens, inhalation of airborne asbestos fibres during soil disturbance, or inhalation of vapours within enclosed spaces such as buildings and basements.</p> <p>Exposure to groundwater could occur in Two Mile Creek through direct migration. Two Mile Creek could also be impacted via runoff (overland flows) or via discharge through the stormwater system.</p>
Potential exposure mechanisms	<p>The following have been identified as potential exposure mechanisms for site contamination:</p> <ul style="list-style-type: none"> Vapour intrusion into the proposed basement and/or building (either from soil contamination or volatilisation of contaminants from groundwater); Contact (dermal, ingestion or inhalation) with exposed soils in landscaped areas and/or unpaved areas; and Migration of groundwater off-site and into nearby water bodies, including aquatic ecosystems.
Presence of preferential pathways for contaminant movement	Local services such as stormwater pipe trenches could act as preferential pathways for contaminant migration. This could occur through fill soil. Any or via groundwater/seepage. This would be dependent on the contaminant type and transport mechanisms.

5.3 Assessment of Data Gaps

JKE has undertaken a preliminary data gap analysis based on the findings of assessment. The data gaps and our comments are outlined in the following table:

Table 5-3: Data Gap Assessment

Data Gap	JKE Comments
Council Records	The review of council records was limited to planning-related information within the Section 10.7 certificate provided by the client and/or within the Local Environmental Plan (as outlined in the Lotsearch report attached in the appendices). JKE are of the opinion that further review of council records such as building approval and development application records is unlikely to identify any information that would alter the outcome of the PSI at this stage.



Soil and Groundwater Sampling	Neither soil nor groundwater sampling was undertaken as part of this PSI. Recommendations are included in Section 6.3 to address this data gap.
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6 CONCLUSIONS AND RECOMMENDATIONS

6.1 Contamination Sources/AEC and Potential for Site Contamination

Based on the scope of work undertaken for this PSI, JKE identified the following potential contamination sources/AEC:

- Fill material;
- Historical agricultural use;
- Use of pesticides; and
- Hazardous building materials (i.e. ACM).

Considering the above, and based on a qualitative assessment of various lines of evidence as discussed throughout this report, JKE are of the opinion that there is a potential for site contamination.

6.2 Assessment of the Need for Further Investigation

Based on the potential contamination sources/AEC identified, and the perceived potential for contamination, further investigation of the contamination conditions is considered to be required.

The site has potentially been used for farming/agricultural purposes which is listed in Table 1 of the SEPP55 Planning Guidelines as an activity that may cause contamination. On this basis, a Stage 2 detailed site investigation (DSI) is required.

6.3 Conclusions and Recommendations

Based on the scope of work undertaken for the assessment, JKE are of the opinion that the historical land uses and potential sources of contamination identified would not preclude the proposed development. However, a Stage 2 DSI should be undertaken to characterise the site contamination conditions.

It is recommended that a hazardous building materials survey be undertaken (if this has not been already) prior to demolition of the buildings. JKE also recommend that a waste classification be undertaken to classify material to be excavated for the proposed basement. Fill and contaminated soil disposal costs are significant and may affect project viability. These costs should be assessed at an early stage of the project development to avoid significant future unexpected additional costs.

Considering the findings of the PSI, JKE are of the opinion that the site can be made suitable for the proposed development subject to the appropriate implementation of the recommendations provided in this report. The DSI report should confirm the conclusion in relation to site suitability based on the additional data obtained (or otherwise, propose remediation).

The desktop assessment of ASS occurrence at the site indicated that there is a very low risk of ASS materials being disturbed during the proposed development, therefore an ASS management plan is not considered to be required.

JKE consider that the assessment objectives outlined in Section 1.2 have been addressed.

7 LIMITATIONS

The following limitation apply to this assessment:

- JKE accepts no responsibility for any unidentified contamination issues at the site. Any unexpected problems/subsurface features that may be encountered during development works should be inspected by an environmental consultant as soon as possible;
- Previous use of this site may have involved excavation for the foundations of buildings, services, and similar facilities. In addition, unrecorded excavation and burial of material may have occurred on the site. Backfilling of excavations could have been undertaken with potentially contaminated material that may be discovered in discrete, isolated locations across the site during construction work;
- This report has been prepared based on site conditions which existed at the time of the assessment; scope of work and limitation outlined in the JKE proposal; and terms of contract between JKE and the client (as applicable);
- The conclusions presented in this report are based on investigation of conditions at specific locations, chosen to be as representative as possible under the given circumstances, visual observations of the site and immediate surrounds and documents reviewed as described in the report;
- The preparation of this report have been undertaken in accordance with accepted practice for environmental consultants, with reference to applicable environmental regulatory authority and industry standards, guidelines and the assessment criteria outlined in the report;
- Where information has been provided by third parties, JKE has not undertaken any verification process, except where specifically stated in the report;
- JKE has not undertaken any assessment of off-site areas that may be potential contamination sources or may have been impacted by site contamination, except where specifically stated in the report;
- JKE accept no responsibility for potentially asbestos containing materials that may exist at the site. These materials may be associated with demolition of pre-1990 constructed buildings or fill material at the site;
- JKE have not and will not make any determination regarding finances associated with the site;
- Additional investigation work may be required in the event of changes to the proposed development or landuse. JKE should be contacted immediately in such circumstances;
- Material considered to be suitable from a geotechnical point of view may be unsatisfactory from a soil contamination viewpoint, and vice versa; and
- This report has been prepared for the particular project described and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose.



Important Information About This Report

These notes have been prepared by JKE to assist with the assessment and interpretation of this report.

The Report is based on a Unique Set of Project Specific Factors

This report has been prepared in response to specific project requirements as stated in the JKE proposal document which may have been limited by instructions from the client. This report should be reviewed, and if necessary, revised if any of the following occur:

- The proposed land use is altered;
- The defined subject site is increased or sub-divided;
- The proposed development details including size, configuration, location, orientation of the structures or landscaped areas are modified;
- The proposed development levels are altered, eg addition of basement levels; or
- Ownership of the site changes.

JKE will not accept any responsibility whatsoever for situations where one or more of the above factors have changed since completion of the assessment. If the subject site is sold, ownership of the assessment report should be transferred by JKE to the new site owners who will be informed of the conditions and limitations under which the assessment was undertaken. No person should apply an assessment for any purpose other than that originally intended without first conferring with the consultant.

Changes in Subsurface Conditions

Subsurface conditions are influenced by natural geological and hydrogeological process and human activities. Groundwater conditions are likely to vary over time with changes in climatic conditions and human activities within the catchment (e.g. water extraction for irrigation or industrial uses, subsurface waste water disposal, construction related dewatering). Soil and groundwater contaminant concentrations may also vary over time through contaminant migration, natural attenuation of organic contaminants, ongoing contaminating activities and placement or removal of fill material. The conclusions of an assessment report may have been affected by the above factors if a significant period of time has elapsed prior to commencement of the proposed development.

This Report is based on Professional Interpretations of Factual Data

Site assessments identify actual subsurface conditions at the actual sampling locations at the time of the investigation. Data obtained from the sampling and subsequent laboratory analyses, available site history information and published regional information is interpreted by geologists, engineers or environmental scientists and opinions are drawn about the overall subsurface conditions, the nature and extent of contamination, the likely impact on the proposed development and appropriate remediation measures.

Actual conditions may differ from those inferred, because no professional, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to prevent the unanticipated, but steps can be taken to help minimise the impact. For this reason, site owners should retain the services of their consultants throughout the development stage of the project, to identify variances, conduct additional tests which may be needed, and to recommend solutions to problems encountered on site.

Assessment Limitations

Although information provided by a site assessment can reduce exposure to the risk of the presence of contamination, no environmental site assessment can eliminate the risk. Even a rigorous professional assessment may not detect all contamination on a site. Contaminants may be present in areas that were not surveyed or sampled, or may migrate to areas which showed no signs of contamination when sampled. Contaminant analysis cannot possibly cover every type of contaminant which may occur; only the most likely contaminants are screened.

Misinterpretation of Site Assessments by Design Professionals

Costly problems can occur when other design professionals develop plans based on misinterpretation of an assessment report. To minimise problems associated with misinterpretations, the environmental consultant should be retained to work with appropriate professionals to explain relevant findings and to review the adequacy of plans and specifications relevant to contamination issues.

Logs Should not be Separated from the Assessment Report

Borehole and test pit logs are prepared by environmental scientists, engineers or geologists based upon interpretation of field conditions and laboratory evaluation of field samples. Logs are normally provided in our reports and these should not be re-drawn for inclusion in site remediation or other design drawings, as subtle but significant drafting errors or omissions may occur in the transfer process. Photographic reproduction can eliminate this problem, however contractors can still misinterpret the logs during bid preparation if separated from the text of the assessment. If this occurs, delays, disputes and unanticipated costs may result. In all cases it is necessary to refer to the rest of the report to obtain a proper understanding of the assessment. Please note that logs with the 'Environmental Log' header are not suitable for geotechnical purposes as they have not been peer reviewed by a Senior Geotechnical Engineer.

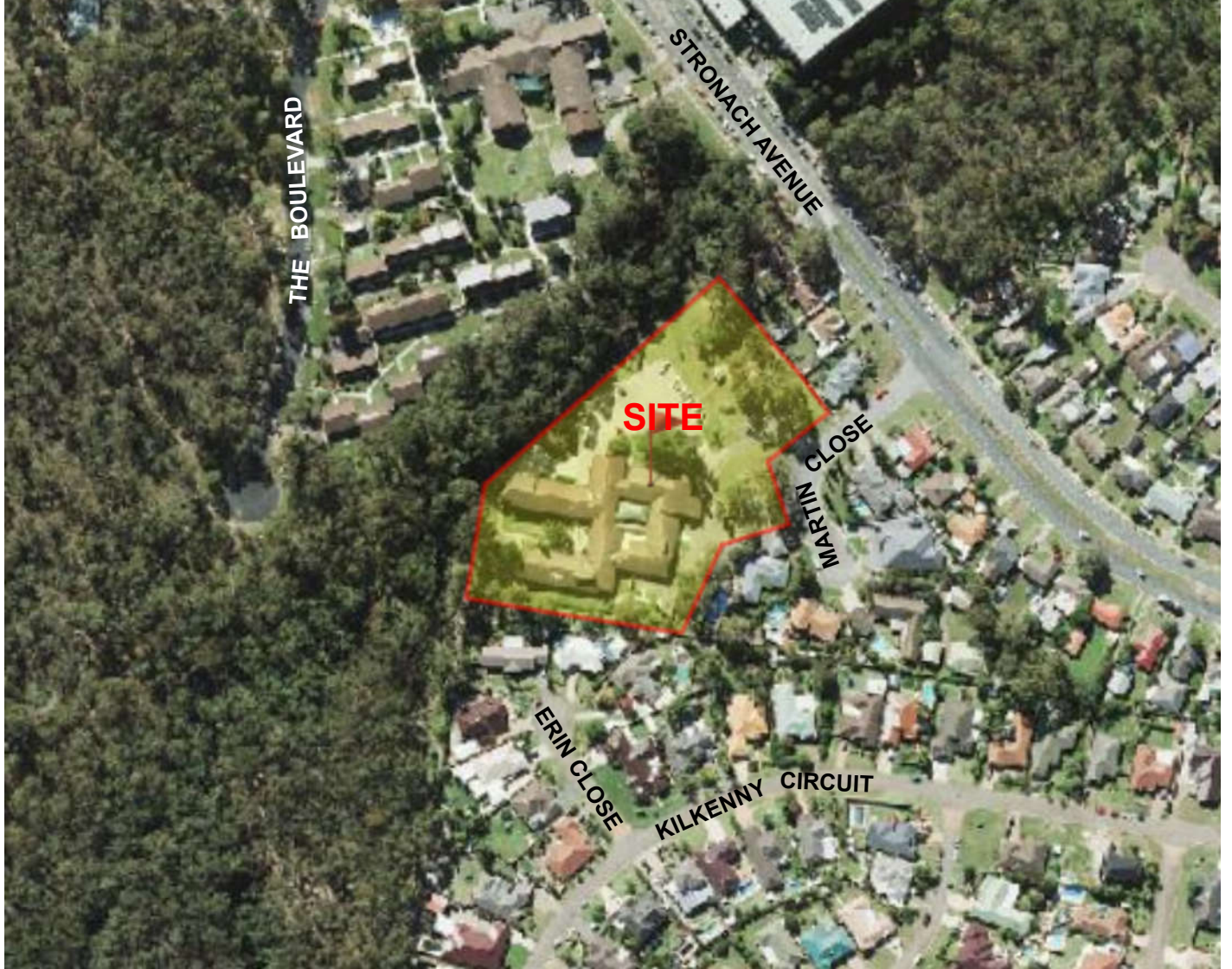
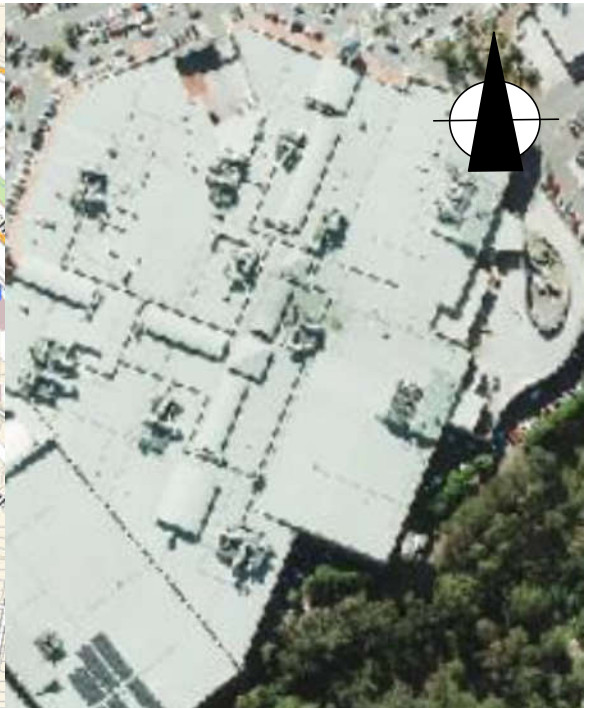
To reduce the likelihood of borehole and test pit log misinterpretation, the complete assessment should be available to persons or organisations involved in the project, such as contractors, for their use. Denial of such access and disclaiming responsibility for the accuracy of subsurface information does not insulate an owner from the attendant liability. It is critical that the site owner provides all available site information to persons and organisations such as contractors.

Read Responsibility Clauses Closely

Because an environmental site assessment is based extensively on judgement and opinion, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, model clauses have been developed for use in written transmittals. These are definitive clauses designed to indicate consultant responsibility. Their use helps all parties involved recognise individual responsibilities and formulate appropriate action. Some of these definitive clauses are likely to appear in the environmental site assessment, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to any questions.



Appendix A: Report Figures

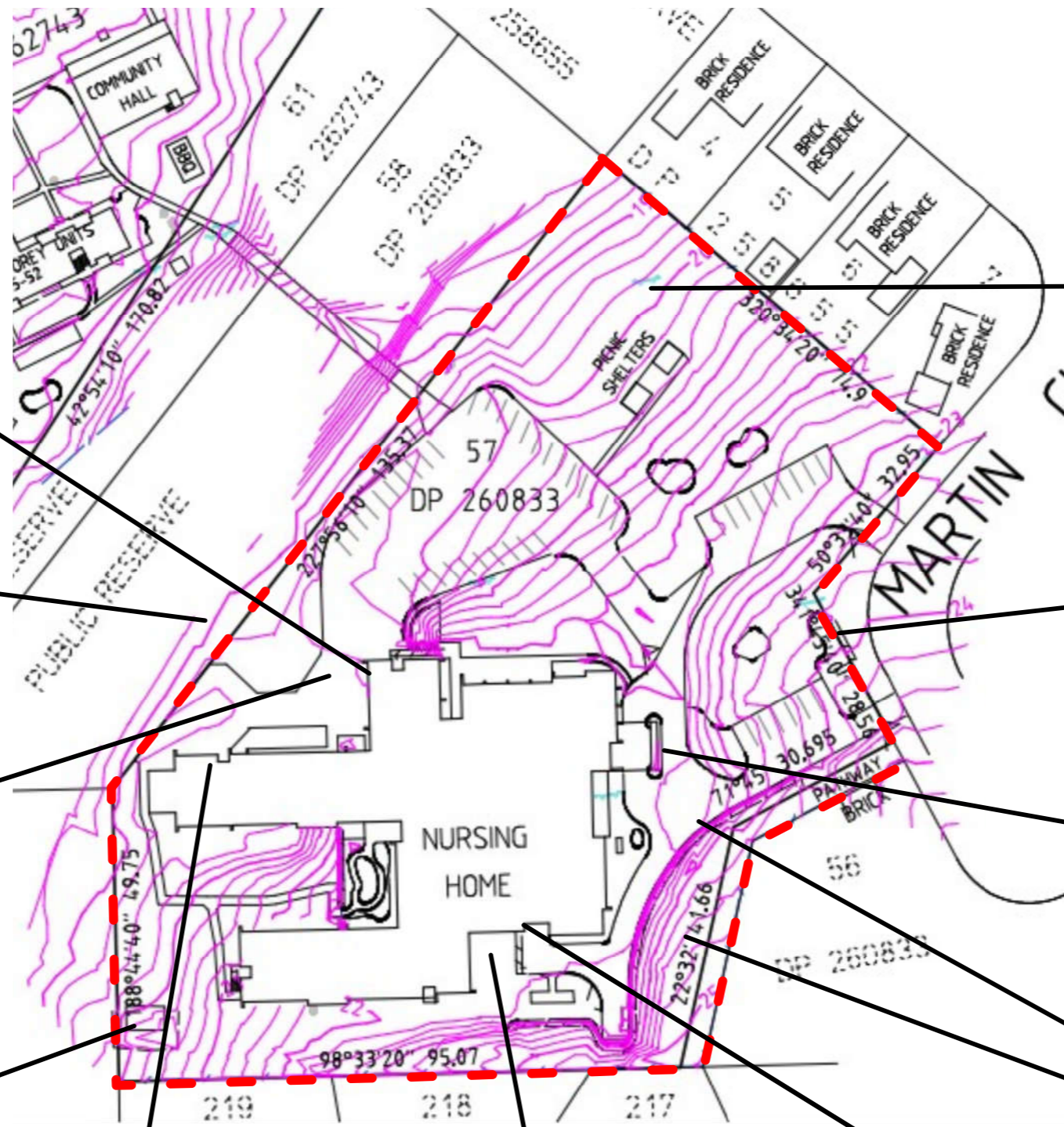
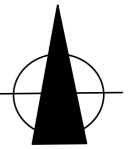


Notes: Reference should be made to the report text for a full understanding of this plan.

Image Sources: <https://maps.six.nsw.gov.au/> and UBD on disk v7.0.0

Title:	SITE LOCATION PLAN	
Location:	7 MARTIN CLOSE, EAST MAITLAND, NSW, 2323	
Project No:	E32932PT	Figure No: 1
JK ENVIRONMENTS		





MAINTENANCE WORKSHOP



DISCHARGE POINT FROM SITE FEEDING INTO TWO MILE CREEK



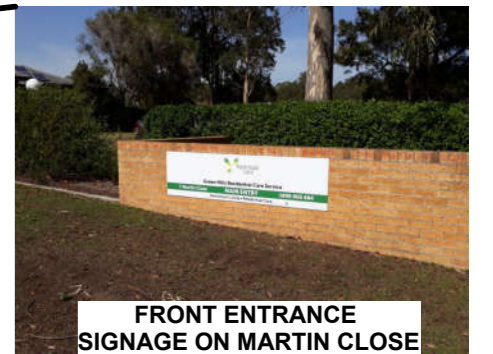
SURFACE DRAIN WITH EVIDENCE OF PAINT/RESIDUAL WASHDOWN



TWO MILE CREEK



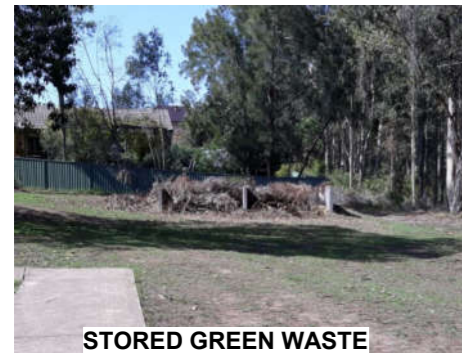
CHICKEN COOP & RAISED PLANTER BEDS



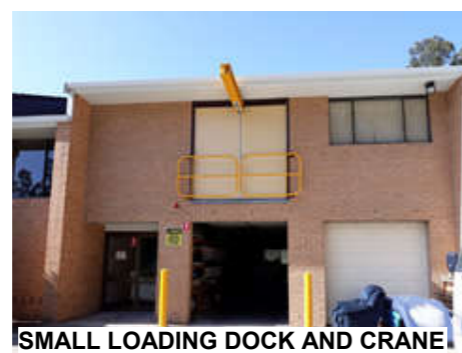
FRONT ENTRANCE SIGNAGE ON MARTIN CLOSE



CIRCULAR DRIVEWAY ENTRANCE TO NURSING HOME



STORED GREEN WASTE



SMALL LOADING DOCK AND CRANE



EXPOSED SANDSTONE BEDROCK AT SITE SURFACE



CHEMICAL STORE



FILL AT SURFACE OF BATTER



BATTER LEVEL ALONG SOUTH-WEST BOUNDARY

LEGEND:

--- APPROXIMATE SITE BOUNDARY



Notes: Reference should be made to the report text for a full understanding of this plan.

Image Sources:

Title: SITE FEATURES PLAN	
Location: 7 MARTIN CLOSE, EAST MAITLAND, NSW	
Project No: E32932PT	Figure No: 2
JK ENVIRONMENTS	





Appendix B: Site Information



Selected Site Photos

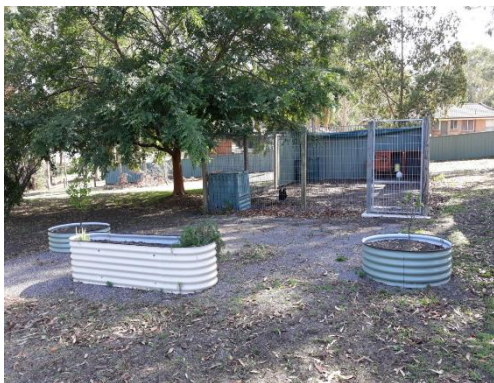
Project Ref: E32932PT East Maitland
Site Address: 7 Martin Close, East Maitland, NSW
Selected Site Photos Dated: 23 January 2020



Photograph 1: Small loading dock with crane (for lifting furniture etc), located on the west of the building (refer to Figure 2).



Photograph 2: Showing surface drain to the west of the maintenance workshop where evidence of washdown processes was observed (refer to Figure 2).



Photograph 3: Chicken coop and raised planter beds located in the north-east of the site (refer to Figure 2).



Photograph 4: Example of exposed fill at site surface.

Project Ref: E32932PT East Maitland
Site Address: 7 Martin Close, East Maitland, NSW
Selected Site Photos Dated: 23 January 2020



Photograph 5: Taken showing the retained batter along the south-east boundary of the site (refer to Figure 2)



Photograph 6: Exposed sandstone bedrock observed at ground surface, located on the south side of the building (refer to Figure 2).



Photograph 7: Showing one of the stormwater discharge points from the site feeding into Two Mile Creek on the north-west boundary (refer to Figure 2).



Photograph 8: Showing stagnant looking water within Two Mile Creek to the north-wets of the site (refer to Figure 2).



Lotsearch Environmental Risk and Planning Report



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 14 Jan 2020 15:51:01

Reference: LS010679 EP

Address: 7 Martin Close, East Maitland, NSW 2323

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Finance, Services & Innovation	18/10/2019	18/10/2019	Quarterly	-	-	-	-
Topographic Data	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	18/12/2019	16/12/2019	Monthly	1000	0	0	1
Contaminated Land Records of Notice	Environment Protection Authority	16/12/2019	16/12/2019	Monthly	1000	0	0	0
Former Gasworks	Environment Protection Authority	07/01/2020	11/10/2017	Monthly	1000	0	0	0
National Waste Management Facilities Database	Geoscience Australia	05/11/2019	07/03/2017	Quarterly	1000	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	07/01/2020	07/01/2020	Monthly	2000	0	0	1
Defence PFAS Investigation & Management Program	Department of Defence	18/12/2019	18/12/2019	Monthly	2000	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	18/12/2019	18/12/2019	Monthly	2000	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	18/12/2019	18/12/2019	Monthly	2000	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	13/12/2018	13/12/2018	Annually	1000	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	07/01/2020	07/01/2020	Monthly	1000	0	1	1
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	07/01/2020	07/01/2020	Monthly	1000	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	07/01/2020	07/01/2020	Monthly	1000	0	3	3
UBD Business Directories 1950 - 1991 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	64	64
UBD Business Directories 1950 - 1991 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory Drycleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500	0	2	2
UBD Business Directory Drycleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500	-	0	2
Points of Interest	NSW Department of Finance, Services & Innovation	19/09/2019	19/09/2019	Quarterly	1000	1	1	26
Tanks (Areas)	NSW Department of Finance, Services & Innovation	19/09/2019	19/09/2019	Quarterly	1000	0	0	0
Tanks (Points)	NSW Department of Finance, Services & Innovation	19/09/2019	19/09/2019	Quarterly	1000	0	0	1
Major Easements	NSW Department of Finance, Services & Innovation	19/09/2019	19/09/2019	Quarterly	1000	0	0	1
State Forest	NSW Department of Finance, Services & Innovation	18/01/2018	18/01/2018	As required	1000	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	16/01/2019	14/11/2018	Annually	1000	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000	1	1	2
Botany Groundwater Management Zones	NSW Department of Primary Industries	15/03/2018	01/10/2005	As required	1000	0	0	0
Groundwater Boreholes	NSW Dept. of Primary Industries - Water NSW; Commonwealth of Australia (Bureau of Meteorology)	24/07/2018	23/07/2018	Annually	2000	0	0	12
Geological Units 1:250,000	NSW Dept. of Industry, Resources & Energy	20/08/2014		None planned	1000	1	-	1
Geological Structures 1:250,000	NSW Dept. of Industry, Resources & Energy	20/08/2014		None planned	1000	0	-	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000	0	0	0
Atlas of Australian Soils	ABARES	19/05/2017	17/02/2011	As required	1000	1	1	1
Soil Landscapes	NSW Office of Environment & Heritage	12/08/2014		None planned	1000	1	-	2
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning and Environment	06/12/2019	11/10/2019	Weekly	500	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000	0	0	0
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000	0	0	0
Dryland Salinity Potential of Western Sydney	NSW Office of Environment & Heritage	12/05/2017	01/01/2002	None planned	1000	-	-	-
Mining Subsidence Districts	NSW Department of Finance, Services & Innovation	19/09/2019	19/09/2019	Quarterly	1000	1	1	1
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning and Environment	06/12/2019	07/12/2018	Weekly	1000	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning and Environment	06/12/2019	29/11/2019	Weekly	1000	1	3	43
Commonwealth Heritage List	Australian Government Department of the Environment and Energy - Heritage Branch	16/01/2019	31/07/2018	Unknown	1000	0	0	0
National Heritage List	Australian Government Department of the Environment and Energy - Heritage Branch	16/01/2019	28/09/2018	Unknown	1000	0	0	0
State Heritage Register - Curtilages	NSW Office of Environment & Heritage	08/11/2019	09/11/2018	Quarterly	1000	0	0	0
Environmental Planning Instrument Heritage	NSW Department of Planning and Environment	06/12/2019	29/11/2019	Weekly	1000	0	0	0
Bush Fire Prone Land	NSW Rural Fire Service	28/08/2019	03/06/2019	Quarterly	1000	2	2	2
Lower Hunter and Central Coast Regional Vegetation Survey	NSW Office of Environment & Heritage	28/02/2015	16/11/2009	As required	1000	2	2	3
Ramsar Wetlands of Australia	Commonwealth of Australia Department of the Environment	08/10/2014	24/06/2011	As required	1000	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	1	1	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	1	1	7
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	14/01/2020	14/01/2020	Weekly	10000	-	-	-

Site Diagram

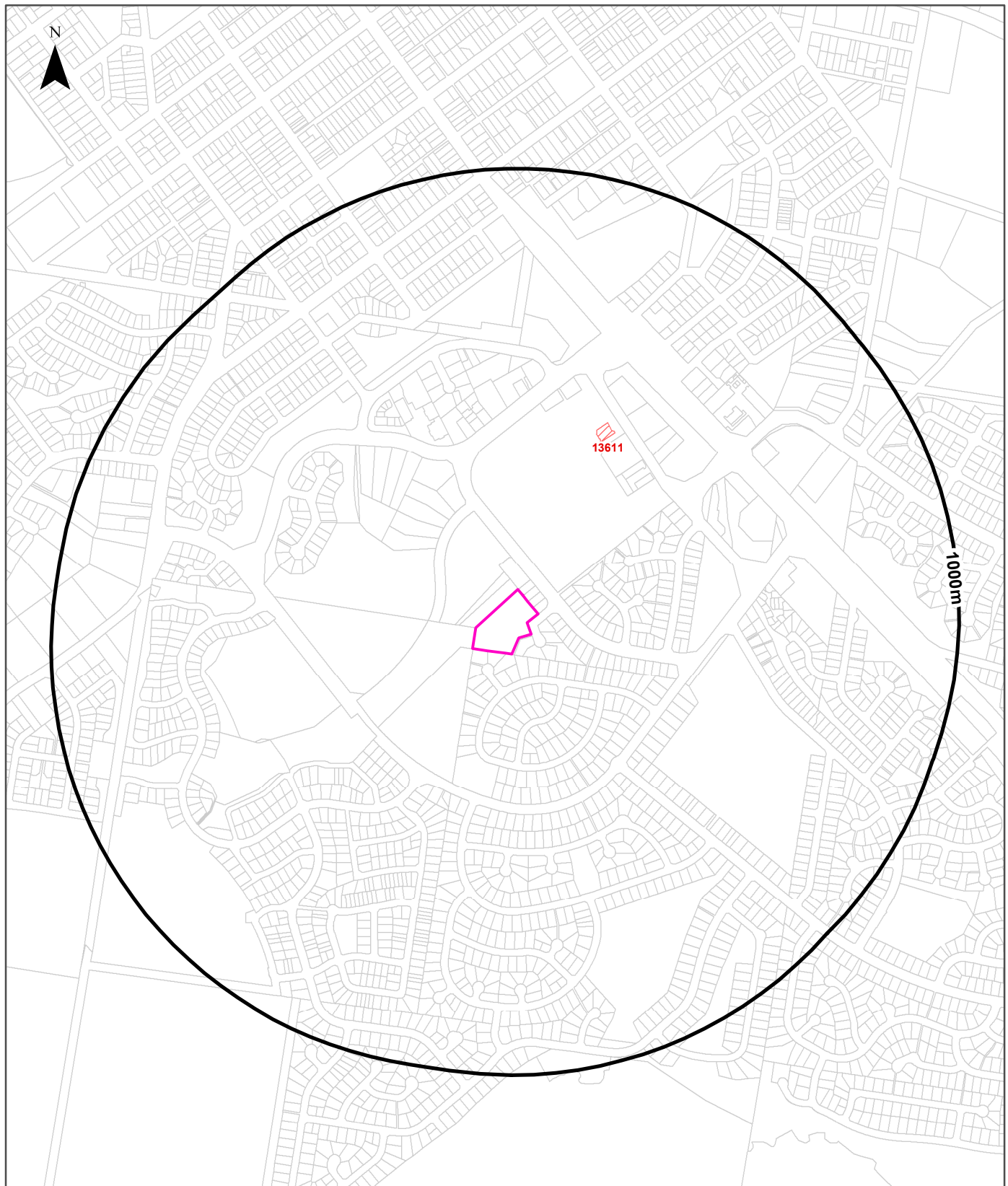
7 Martin Close, East Maitland, NSW 2323



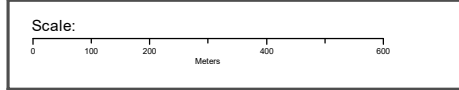
<p>Legend</p> <ul style="list-style-type: none"> Site Boundary Internal Parcel Boundaries 	<p>Total Area: 13339m²</p> <p>Total Perimeter: 490m</p> <p><small>Disclaimers:</small></p> <p>Measurements are approximate only and may have been simplified or smaller lengths removed for readability.</p> <p>Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.</p>	<p>Scale:</p> <p><small>Data Sources: Aerial Imagery: © NSW Department Finance, Services & Innovation 2020</small></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><small>Coordinate System:</small> GDA 1994 MGA Zone 56</td> <td style="width: 50%;"><small>Date:</small> 14 January 2020</td> </tr> </table>	<small>Coordinate System:</small> GDA 1994 MGA Zone 56	<small>Date:</small> 14 January 2020
<small>Coordinate System:</small> GDA 1994 MGA Zone 56	<small>Date:</small> 14 January 2020			

Contaminated Land & Waste Management Facilities

7 Martin Close, East Maitland, NSW 2323



Legend	
Site Boundary	Contaminated Land List
Report Buffer	Contaminated Land Record of Notice
Property Boundary	Former Gasworks
	Waste Management Facilities



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2020

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 January 2020

Contaminated Land & Waste Management Facilities

7 Martin Close, East Maitland, NSW 2323

List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist (m)	Direction
13611	Woolworths Caltex Green Hills	14 Mitchell DRIVE	EAST MAITLAND	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	402m	North East

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Contaminated Land & Waste Management Facilities

7 Martin Close, East Maitland, NSW 2323

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
N/A	No records in buffer							

Contaminated Land Records of Notice Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority
Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit
<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

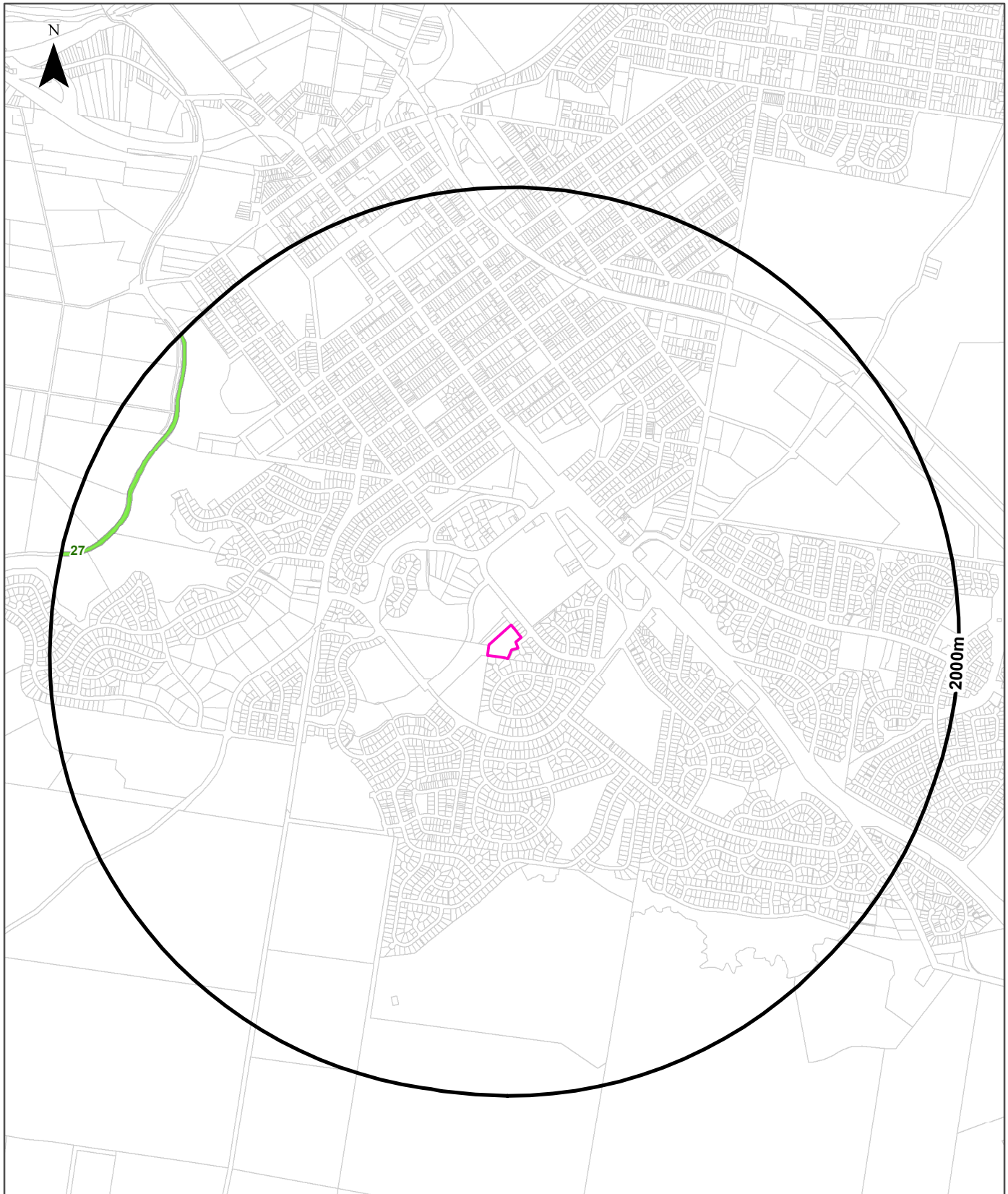
Former Gasworks Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

National Waste Management Site Database

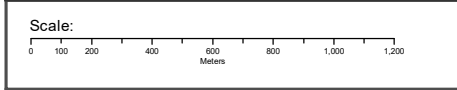
Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Landfill	Reprocess	Transfer	Comments	Loc Conf	Dist (m)	Direction
N/A	No records in buffer											

Waste Management Facilities Data Source: Geoscience Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>



Legend	
Site Boundary	EPA PFAS Site Investigations
Report Buffer	Defence PFAS Investigation & Management Program
Property Boundaries	Airservices Australia National PFAS Management Program



Data Sources: Property Boundaries & Topographic Data:
 © Department Finance, Services & Innovation 2020

Coordinate System:
 GDA 1994 MGA Zone 56

Date: 14 January 2020

PFAS Investigation Programs

7 Martin Close, East Maitland, NSW 2323

EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Id	Site	Address	Loc Conf	Dist	Dir
27	Rutherford: Truegain	62 Kyle St, Rutherford NSW 2320 + Stoney, Fishery & Wallis Creeks downstream	Premise Match	1748m	North West

EPA PFAS Investigation Program: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Defence PFAS Investigation & Management Program

Sites being investigated or managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

7 Martin Close, East Maitland, NSW 2323

Defence 3 Year Regional Contamination Investigation Program

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

7 Martin Close, East Maitland, NSW 2323

EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasmenco Lead Abatement Strategy Area

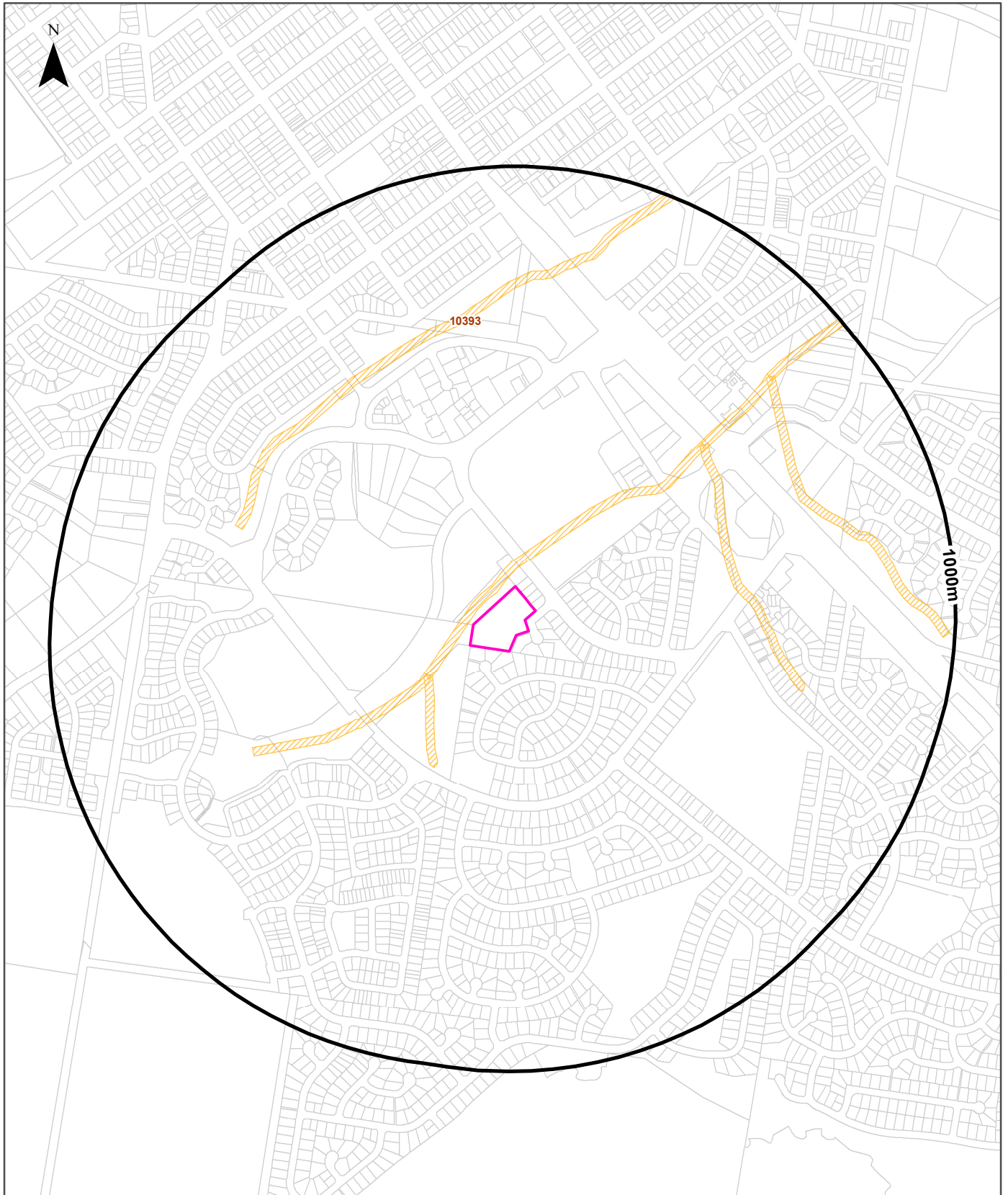
Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Current EPA Licensed Activities

7 Martin Close, East Maitland, NSW 2323

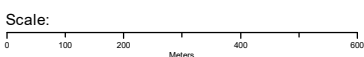


10393

100m

Legend

- Site Boundary
- Report Buffer
- Property Boundary
- Current Licensed Activities under POEO Act
- Current Licences related to Other Activities incl. Application of Herbicides to Waterways
- Current Licences related to Irrigated Agriculture



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2020

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 January 2020

EPA Activities

7 Martin Close, East Maitland, NSW 2323

Licensed Activities under the POEO Act 1997

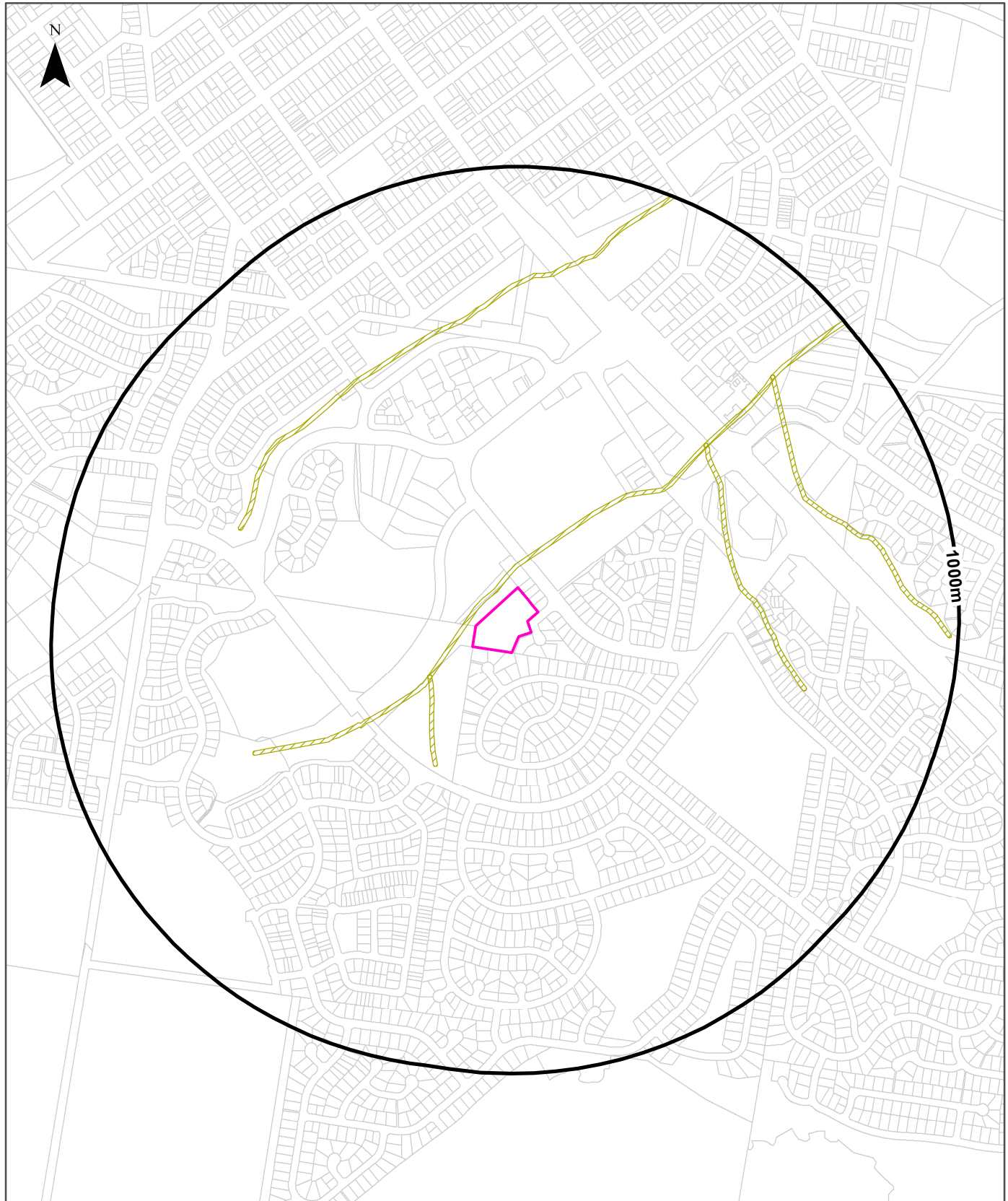
Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
10393	MAITLAND CITY COUNCIL	ALL WATERBODIES IN THE MAITLAND LOCAL GOVERNMENT AREA	.	MAITLAND	Other activities	Network of Features	12m	North East

POEO Licence Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

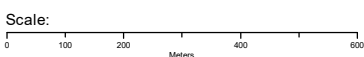
Delicensed & Former Licensed EPA Activities

7 Martin Close, East Maitland, NSW 2323



Legend

- Site Boundary
- Report Buffer
- Property Boundary
- Delicensed Activities still Regulated by EPA
- Former Licensed/Regulated Activities (revoked or surrendered)
- Surrendered Licences related to Other Activities on Waterways incl. Application of Herbicides



Property Boundary Data Source:
© Department Finance, Services & Innovation 2020

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 January 2020

EPA Activities

7 Martin Close, East Maitland, NSW 2323

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

Delicensed Activities Data Source: Environment Protection Authority
 © State of New South Wales through the Environment Protection Authority

Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

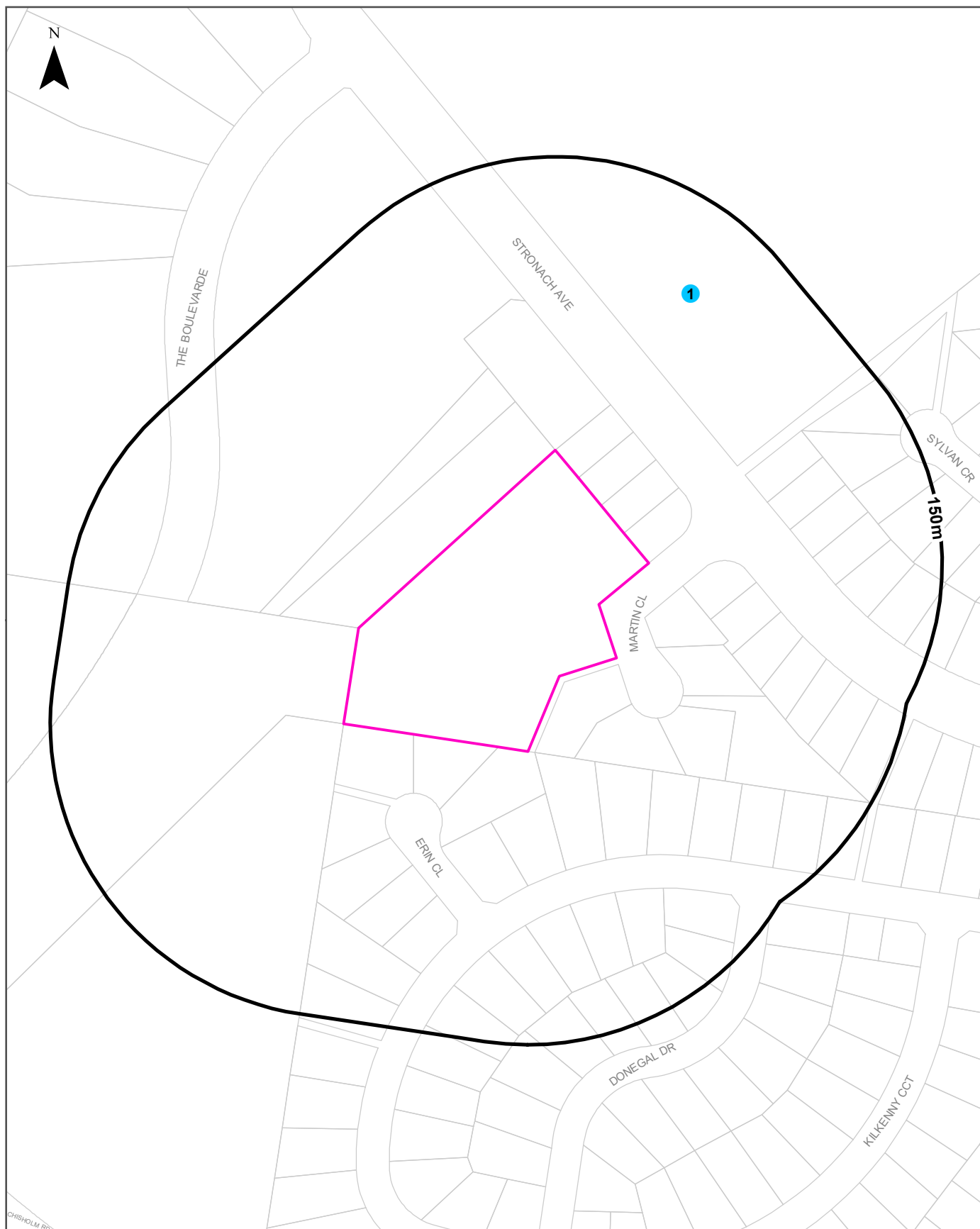
Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	17m	-
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	17m	-
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	17m	-

Former Licensed Activities Data Source: Environment Protection Authority
 © State of New South Wales through the Environment Protection Authority

Historical Business Directories 1950-1991

7 Martin Close, East Maitland, NSW 2323



Legend <ul style="list-style-type: none"> Site Boundary Buffer 150m Property Boundary 1 Business directory records mapped to a specific premise Business directory records mapped to a road intersection ▲ Business directory records mapped to a road corridor Business directory records mapped to a general area 		Scale: 	Coordinate System: GDA 1994 MGA Zone 56 Date: 14 January 2020
Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 Property Boundaries © NSW Department Finance, Services & Innovation 2020			

Historical Business Directories

7 Martin Close, East Maitland, NSW 2323

Business Directory Records 1950-1991 Premise or Road Intersection Matches

Universal Business Directory records from years 1991, 1982, 1970, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	CAKE SHOPS &/OR PASTRYCOOKS.	Andear Cakes & Pastries The Hunter At Green Hills., East, Maitland	77559	1991	Premise Match	67m	North East
	DEPARTMENTAL STORES.	Big W Discount Store The Hunter At Green Hills., East, Maitland	77744	1991	Premise Match	67m	North East
	TAKE-AWAY FOODS.	Candy Shoppe The Hunter At Green Hills., East, Maitland	79017	1991	Premise Match	67m	North East
	SOLICITORS.	Cant Sundstrom The Professional Centre Green Hills., East, Maitland	78931	1991	Premise Match	67m	North East
	SHOPPING CENTRES.	Centre Management Office The Hunter At Green Hills., East, Maitland	78915	1991	Premise Match	67m	North East
	RECORD &/OR CASSETTE BARS	Centre Sounds The Hunter At Green Hills., East, Maitland	78797	1991	Premise Match	67m	North East
	TAKE-AWAY FOODS.	Chickadee Chicken The Hunter At Greenhills., East, Maitland	79019	1991	Premise Match	67m	North East
	LOCKSMITHS &/OR KEY CUTTERS	Cobblers Key The Hunter At Green Hills., East, Maitland	78328	1991	Premise Match	67m	North East
	HAIRDRESSERS LADIES &/OR BEAUTY SALONS	Colleens Hair Salon The Hunter At Green Hills., East, Maitland	78091	1991	Premise Match	67m	North East
	BANKS	Commonwealth Banking Corporation The., Hunter at Green Hills East, Maitland	77405	1991	Premise Match	67m	North East
	DISCOUNT HOUSES.	Crazy Prices The Hunter At Greenhills., East, Maitland	77748	1991	Premise Match	67m	North East
	DELICATESSENS.	Cut Price Deli The Hunter At Greenhills., East, Maitland	77727	1991	Premise Match	67m	North East
	CLOTHING -RETAIL-LADIES&/ORGIRLS WEAR.	Fashion Fair The Hunter At Greenhills., East, Maitland	77637	1991	Premise Match	67m	North East
	GIFT SHOPS	Gallery Nine Gift Shop The Hunter At Green Hills., East, Maitland	77983	1991	Premise Match	67m	North East
	MEDICAL PRACTITIONERS	Gamaliel V The Hunter At Green Hills., East, Maitland	78364	1991	Premise Match	67m	North East
	HOTELS - LICENSED.	George & Dragon Tavern The Hunter At Green Hills., East, Maitland	78178	1991	Premise Match	67m	North East
	GIFT SHOPS	Gift Connection The The Hunter At Green Hills., East, Maitland	77984	1991	Premise Match	67m	North East
	FISH MERCHANTS-WHOLESALE.	Green Hills Fresh Seafoods The Hunter At Green Hills., East, Maitland	77892	1991	Premise Match	67m	North East
	FISH MERCHANTS - RETAIL.	Green Hills Fresh Seafoods The., Hunter St Green Hills East, Maitland	77889	1991	Premise Match	67m	North East
	FRUITERERS &/OR GREENGROCERS,	Green Hills Fruit Lands The Hunter At Green Hills., East, Maitland	77921	1991	Premise Match	67m	North East
	BUTCHERS - RETAIL.	Green Hills Quality Meats The Hunter At Green Hills., East, Maitland	77524	1991	Premise Match	67m	North East
	SEWING MACHINE - DOMESTIC - SALES &/OR SERVICE.	Green Hills Sewing Centre The Hunter At Green Hills., East, Maitland	78904	1991	Premise Match	67m	North East
	OPTICAL PRESCRIPTION DISPENSERS.	Greenhills Value Vision., Greenhills Shopping Centre East, Maitland	78646	1991	Premise Match	67m	North East
	OPTICAL PRESCRIPTION DISPENSERS.	Greenhills Value Vision., Greenhills Shopping Centre East, Maitland	78645	1991	Premise Match	67m	North East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	OPTOMETRISTS.	Gregory Steven Optometrist., Greenhills Shopping Centre East, Maitland	78652	1991	Premise Match	67m	North East
	CHEMISTS - PHARMACEUTICAL	Grice P & S Chemist The Hunter At Green Hills., East, Maitland	77601	1991	Premise Match	67m	North East
	ELECTRICAL SUPPLIES &/OR APPLIANCES - RETAIL.	Hill David Electrical Discounts The Hunter At Green Hills., East, Maitland	77803	1991	Premise Match	67m	North East
	JEWELLERS - RETAIL.	Hunter Family Jewellers The Hunter At Greenhills., East, Maitland	78244	1991	Premise Match	67m	North East
	NEWSAGENTS.	Kavanaghs Newsagency The Hunter At Green Hills., East, Maitland	78620	1991	Premise Match	67m	North East
	PHOTOGRAPHIC EQUIPMENT &/OR SUPPLIES MFRS. &/OR IMPS. &/OR DISTS.	Kodak The Hunter At Greenhills., East, Maitland	78682	1991	Premise Match	67m	North East
	TAKE-AWAY FOODS.	Krystals Food Bar The Hunter At Green Hills., East, Maitland	79028	1991	Premise Match	67m	North East
	RESTAURANTS.	Macdonalds Family Restaurant The Hunter At Green Hills., East, Maitland	78819	1991	Premise Match	67m	North East
	CLOTHING MFRS. &/OR W/SALERS. - APRONS &/OR OVERALLS.	Match That The Hunter At Greenhills., East, Maitland	77625	1991	Premise Match	67m	North East
	JEWELLERY-COSTUME-RETAIL.	Match That The Hunter At Greenhills., East, Maitland	78253	1991	Premise Match	67m	North East
	TOBACCONISTS - RETAIL.	Miles Discount Tobacconist The Hunter At Greenhills., East, Maitland	79091	1991	Premise Match	67m	North East
	BUILDING SOCIETIES.	Newcastle Permanent Building Society The Hunter At Green Hills., East, Maitland	77507	1991	Premise Match	67m	North East
	TAKE-AWAY FOODS.	Oak The Hunter At Greenhills., East, Maitland	79035	1991	Premise Match	67m	North East
	HEALTH FOODS - RETAIL.	Pavilion Health Foods., Shop 2 The Pavilion Greenhills East, Maitland	78145	1991	Premise Match	67m	North East
	TAKE-AWAY FOODS.	Pavilion Health Foods., Shop 2 The Pavilion Greenhills East, Maitland	79037	1991	Premise Match	67m	North East
	BUTCHERS - RETAIL.	Pavilion Meats The Hunter At Greenhills., East, Maitland	77531	1991	Premise Match	67m	North East
	TRAVEL GOODS - RETAIL.	Paynes Handbags & Travel Goods The Hunter At Greenhills., East, Maitland	79123	1991	Premise Match	67m	North East
	CLOTHING -RETAIL-LADIES&/ORGIRLS WEAR.	Petronella Fashions The Hunter At Green Hills., East, Maitland	77645	1991	Premise Match	67m	North East
	CLOTHING -RETAIL-LADIES&/ORGIRLS WEAR.	Pizazz Boutique The Hunter At Greenhills., East, Maitland	77646	1991	Premise Match	67m	North East
	CAFES, TEA ROOMS &/OR COFFEE LOUNGES	Poppies Coffee Lounge The Hunter At Green Hills., East, Maitland	77553	1991	Premise Match	67m	North East
	CLOTHING -RETAIL-LADIES&/ORGIRLS WEAR.	Rockmans The Hunter At Green Hills., East, Maitland	77649	1991	Premise Match	67m	North East
	FLORISTS - RETAIL.	Sandys Allsorts The Hunter At Greenhills., East, Maitland	77901	1991	Premise Match	67m	North East
	GIFT SHOPS	Sandys Allsorts The Hunter At Greenhills., East, Maitland	77993	1991	Premise Match	67m	North East
	JEWELLERS - RETAIL.	Searfs Audrey Jewellery The Humeral Green Hills., East, Maitland	78250	1991	Premise Match	67m	North East
	TAKE-AWAY FOODS.	Sing Hung Take Away Chinese The Hunter At Greenhills., East, Maitland	79041	1991	Premise Match	67m	North East
	GIFT SHOPS	Soap World The Hunter At Green Hills., East, Maitland	77994	1991	Premise Match	67m	North East
	SOAPS-RETAIL	Soap World The Hunter At Green Hills., East, Maitland	78924	1991	Premise Match	67m	North East
	BUILDING SOCIETIES.	St George Building Society The Hunter At Green Hills., East, Maitland	77509	1991	Premise Match	67m	North East
	BUTCHERS - RETAIL.	Stampede Meat Market The Hunter At Greenhills., East, Maitland	77534	1991	Premise Match	67m	North East
	OPTOMETRISTS.	Steven Gregory Optometrist., Greenhills Shopping Centre East, Maitland	78655	1991	Premise Match	67m	North East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	CLOTHING -RETAIL-LADIES&ORGIRLS WEAR.	Suzanne Grae The Hunter At Green Hills., East, Maitland	77655	1991	Premise Match	67m	North East
	DRY CLEANERS & PRESSERS	Valentine Dry Cleaners The Hunter At Green Hills., East, Maitland	77768	1991	Premise Match	67m	North East
	DRY CLEANERS & PRESSERS	Valentine Dry Cleaners The Hunter At Greenhills., East, Maitland	77769	1991	Premise Match	67m	North East
	ICE CREAM PARLOURS	Wendys Supa Sundaes The Hunter At Greenhills., East, Maitland	78202	1991	Premise Match	67m	North East
	TAKE-AWAY FOODS.	Wendys Supplies Services The Hunter At Greenhills., East, Maitland	79048	1991	Premise Match	67m	North East
	BANKS	Westpac The Hunter At Greenhills., East, Maitland	77416	1991	Premise Match	67m	North East
	SUPERMARKETS.	Woolworths Supermarket The Hunter At Green Hills., East, Maitland	78995	1991	Premise Match	67m	North East
	BUILDING SOCIETIES.	Newcastle Permanent Building Society, Shop B6 Greenhills Centre East Maitland	167896	1982	Premise Match	67m	North East
	CHEMISTS - PHARMACEUTICAL	Rice, P. & S. Chemist, Greenhills Centre, East Maitland	167963	1982	Premise Match	67m	North East
	GIFT SHOPS.	Stirling Gift Shop, Greenhills Centre, East Maitland	168232	1982	Premise Match	67m	North East

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Business Directory Records 1950-1991 Road or Area Matches

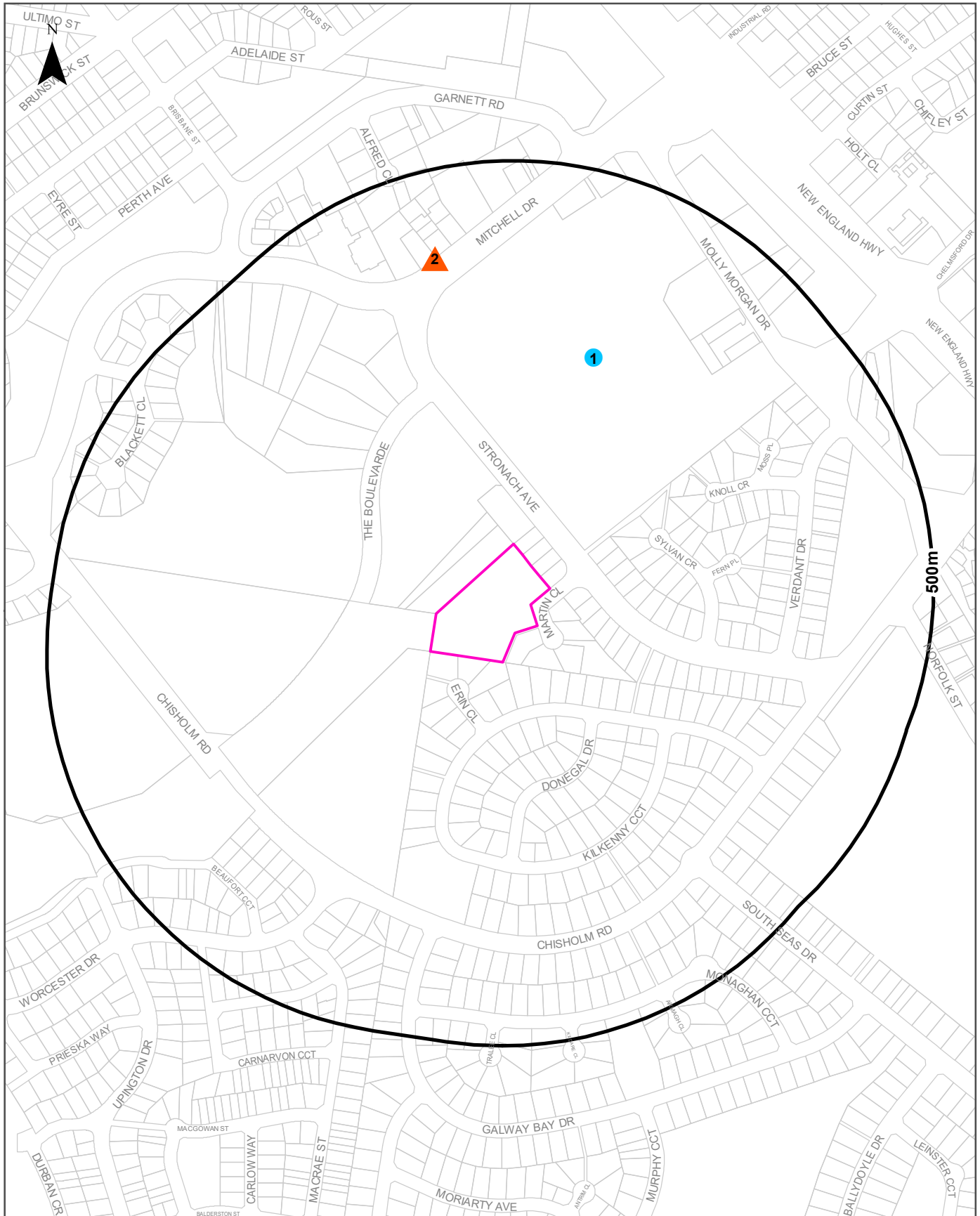
Universal Business Directory records from years 1991, 1982, 1970, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
	No records in buffer					

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

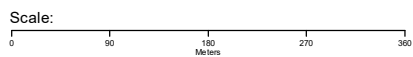
Dry Cleaners, Motor Garages & Service Stations

7 Martin Close, East Maitland, NSW 2323



Legend

- Site Boundary
- Buffer 500m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area



Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 January 2020

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018
Property Boundaries © NSW Department Finance, Services & Innovation 2020

Historical Business Directories

7 Martin Close, East Maitland, NSW 2323

Dry Cleaners, Motor Garages & Service Stations Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	DRY CLEANERS & PRESSERS	Valentine Dry Cleaners The Hunter At Green Hills., East, Maitland	77768	1991	Premise Match	67m	North
	DRY CLEANERS & PRESSERS	Valentine Dry Cleaners The Hunter At Greenhills., East, Maitland	77769	1991	Premise Match	67m	North

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Dry Cleaners, Motor Garages & Service Stations Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
2	MOTOR GARAGES & SERVICE STATIONS.	Caltex Greenhills., Mitchell Dr East, Maitland	78509	1991	Road Match	345m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Greenhills, Mitchell Dr., East Maitland	168602	1982	Road Match	345m



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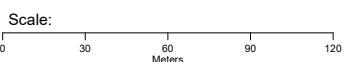
Aerial Imagery 2019

7 Martin Close, East Maitland, NSW 2323



Legend

-  Site Boundary
-  Buffer 150m



Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56



Date: 14 January 2020

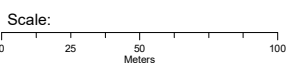
Aerial Imagery 2015

7 Martin Close, East Maitland, NSW 2323



Legend

-  Site Boundary
-  Buffer 150m



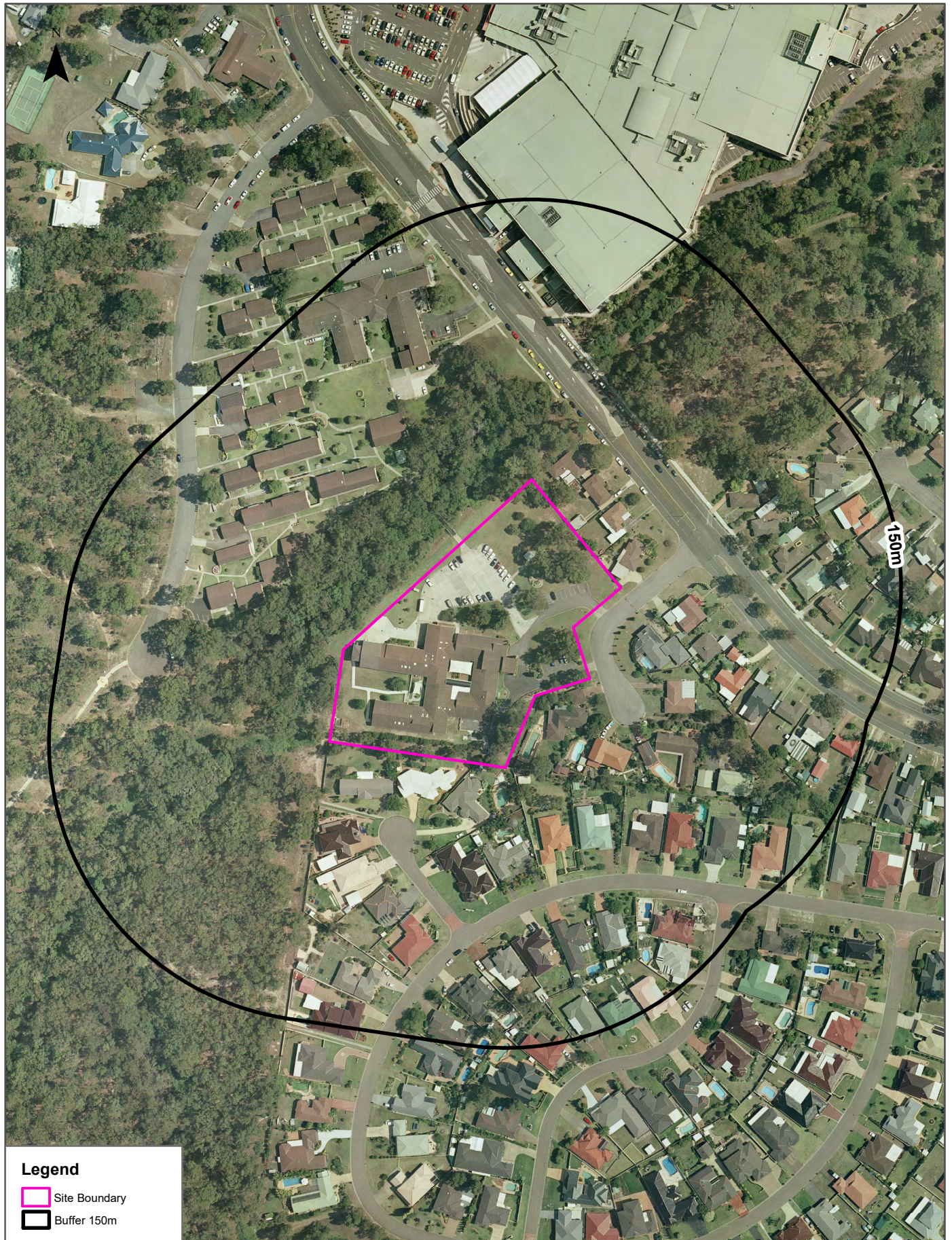
Data Sources: Aerial Imagery © Department Finance, Services & Innovation

Coordinate System:
GDA 1994 MGA Zone 56



Date: 14 January 2020

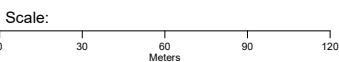
Aerial Imagery 2007

7 Martin Close, East Maitland, NSW 2323



Legend

-  Site Boundary
-  Buffer 150m



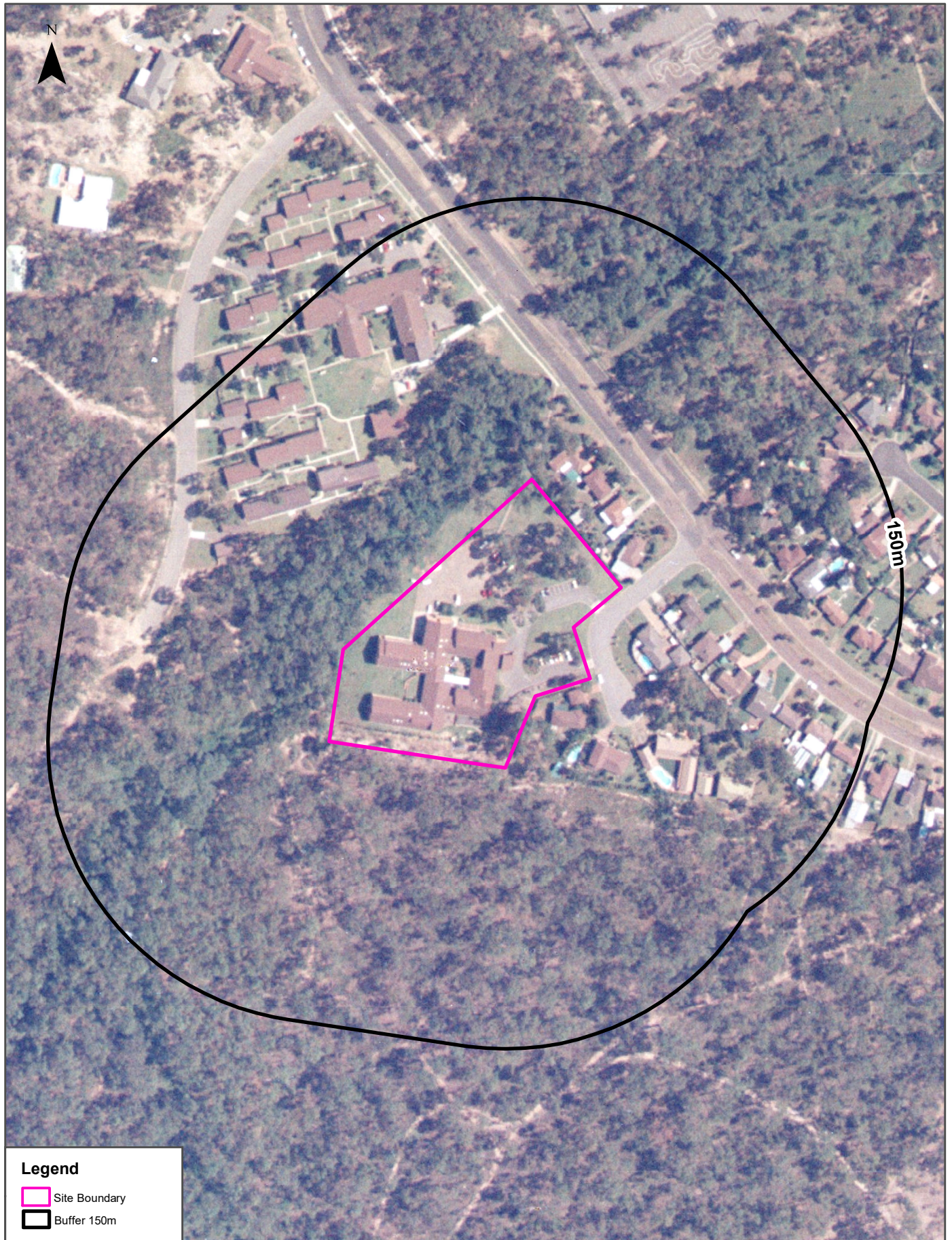
Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56



Date: 14 January 2020

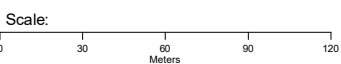
Aerial Imagery 1993

7 Martin Close, East Maitland, NSW 2323



Legend

-  Site Boundary
-  Buffer 150m



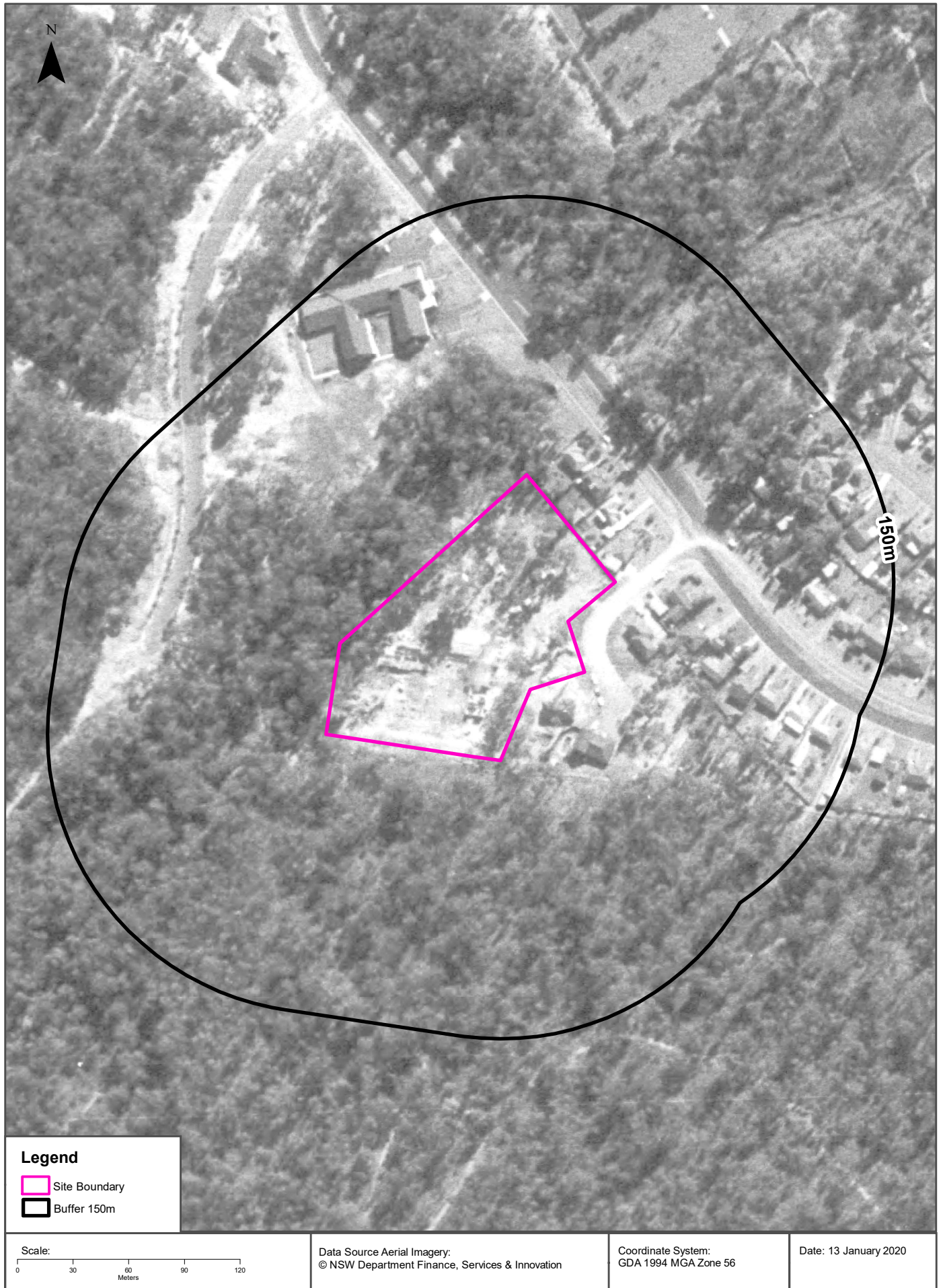
Data Source Aerial Imagery:
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Coordinate System:
GDA 1994 MGA Zone 56

Date: 13 January 2020

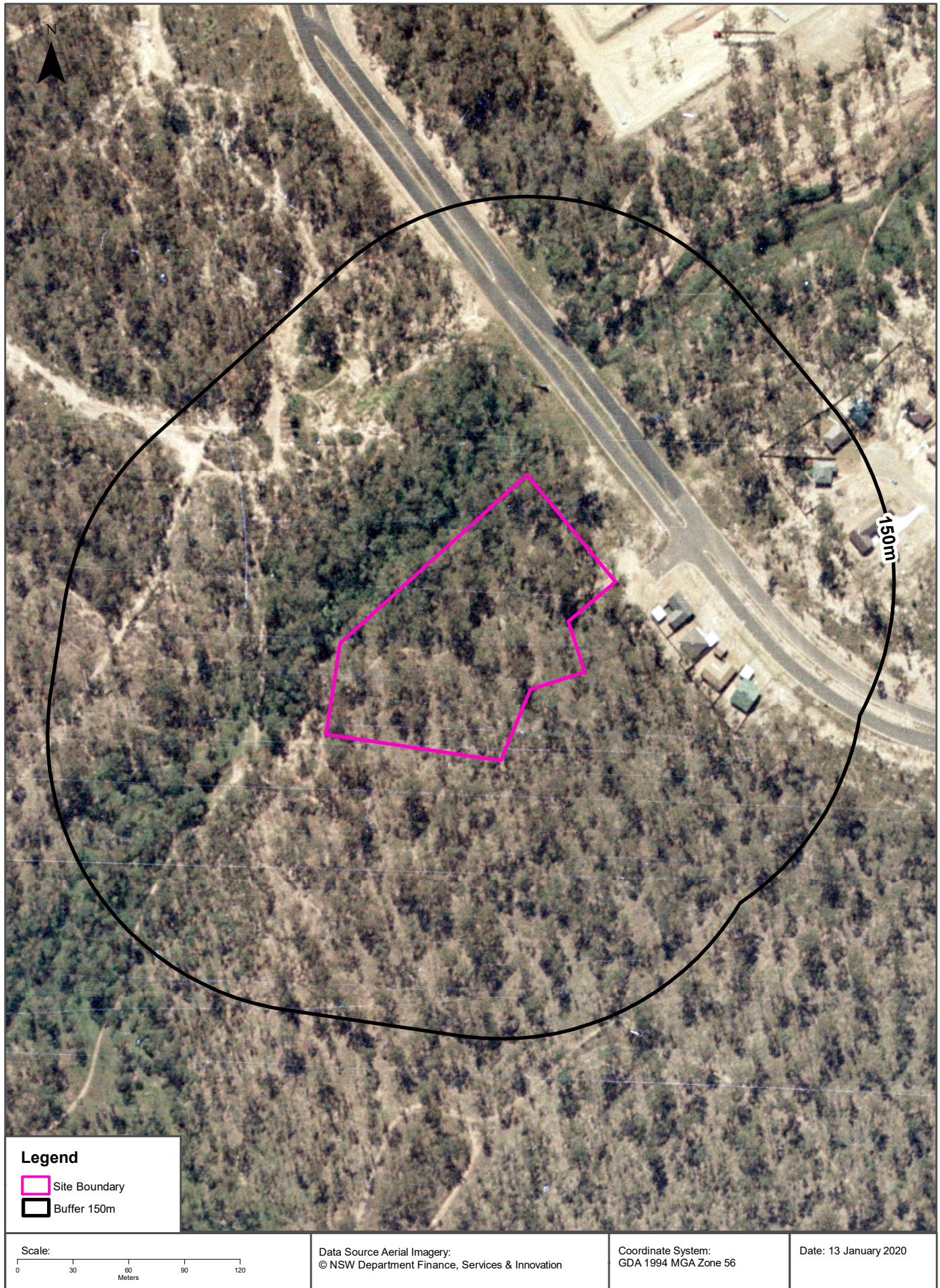
Aerial Imagery 1984

7 Martin Close, East Maitland, NSW 2323



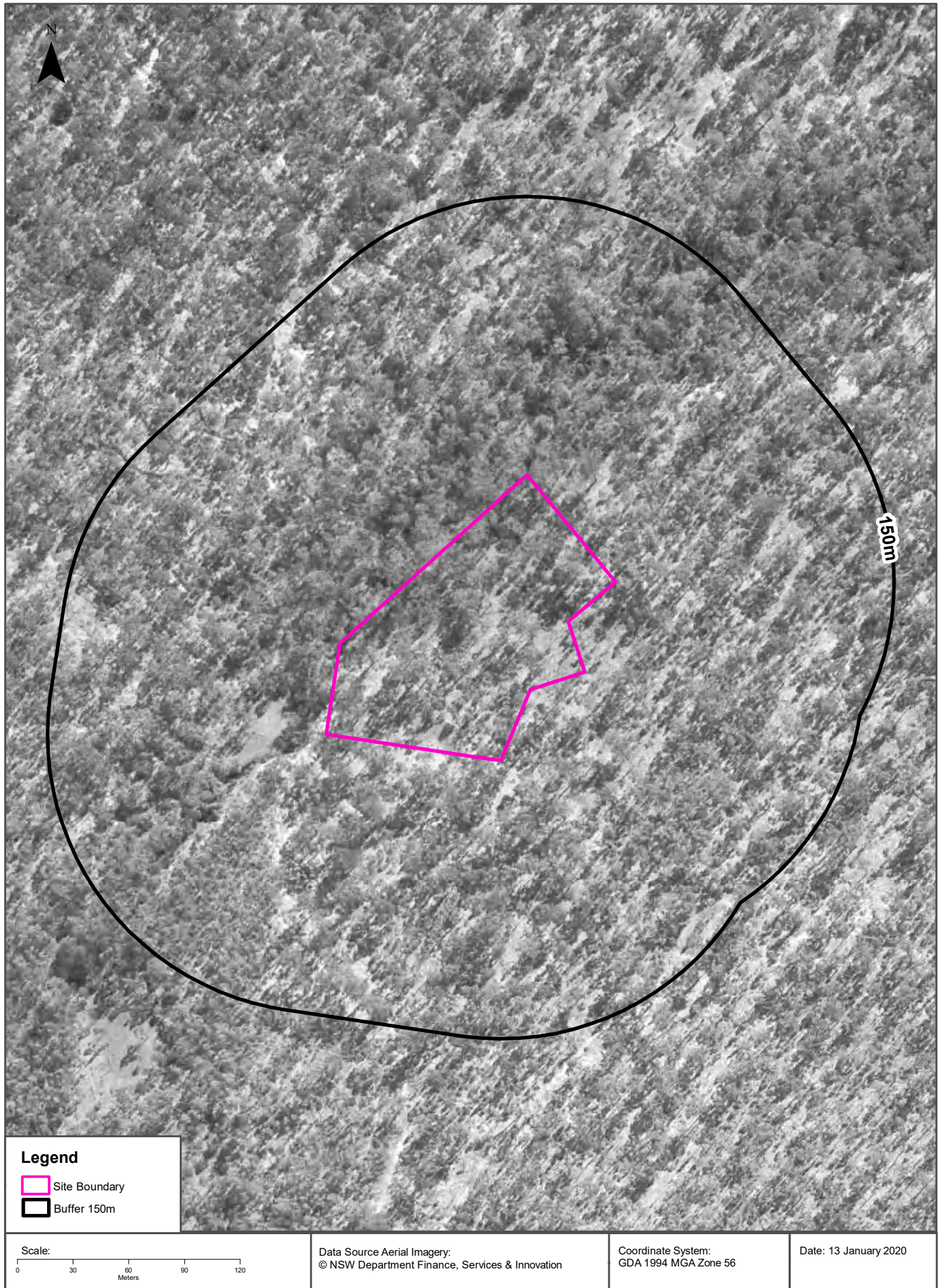
Aerial Imagery 1976

7 Martin Close, East Maitland, NSW 2323



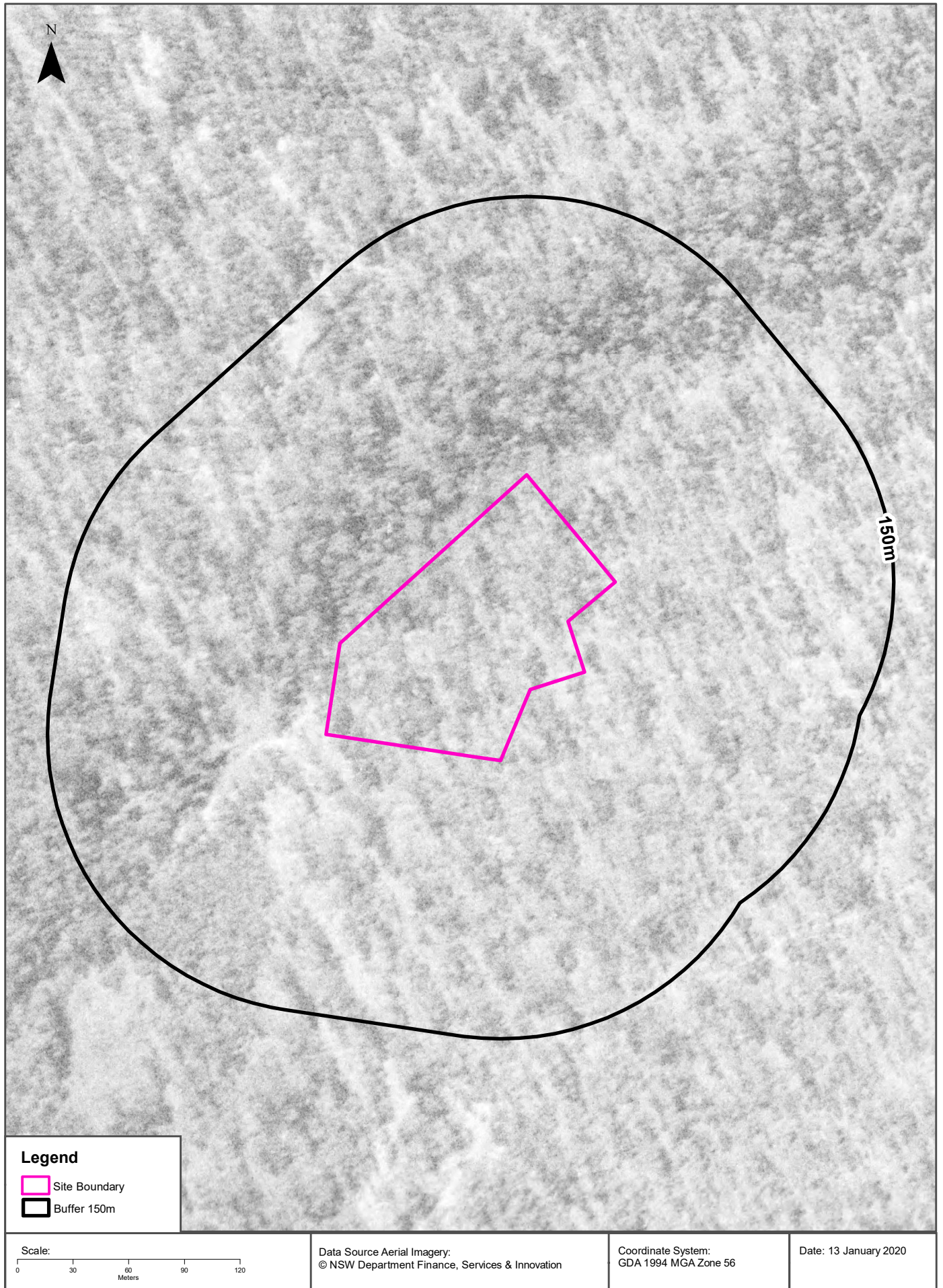
Aerial Imagery 1965

7 Martin Close, East Maitland, NSW 2323



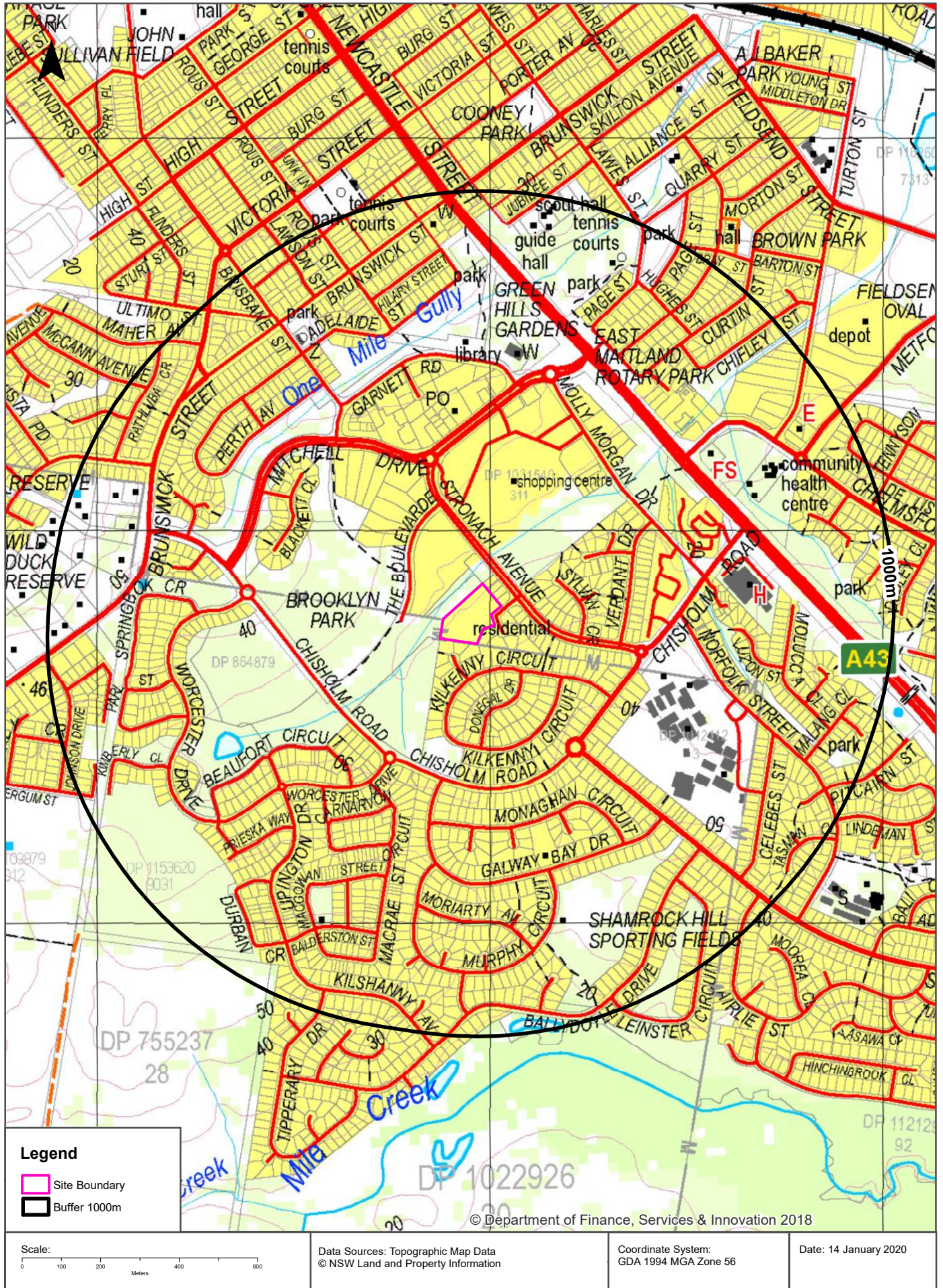
Aerial Imagery 1954

7 Martin Close, East Maitland, NSW 2323



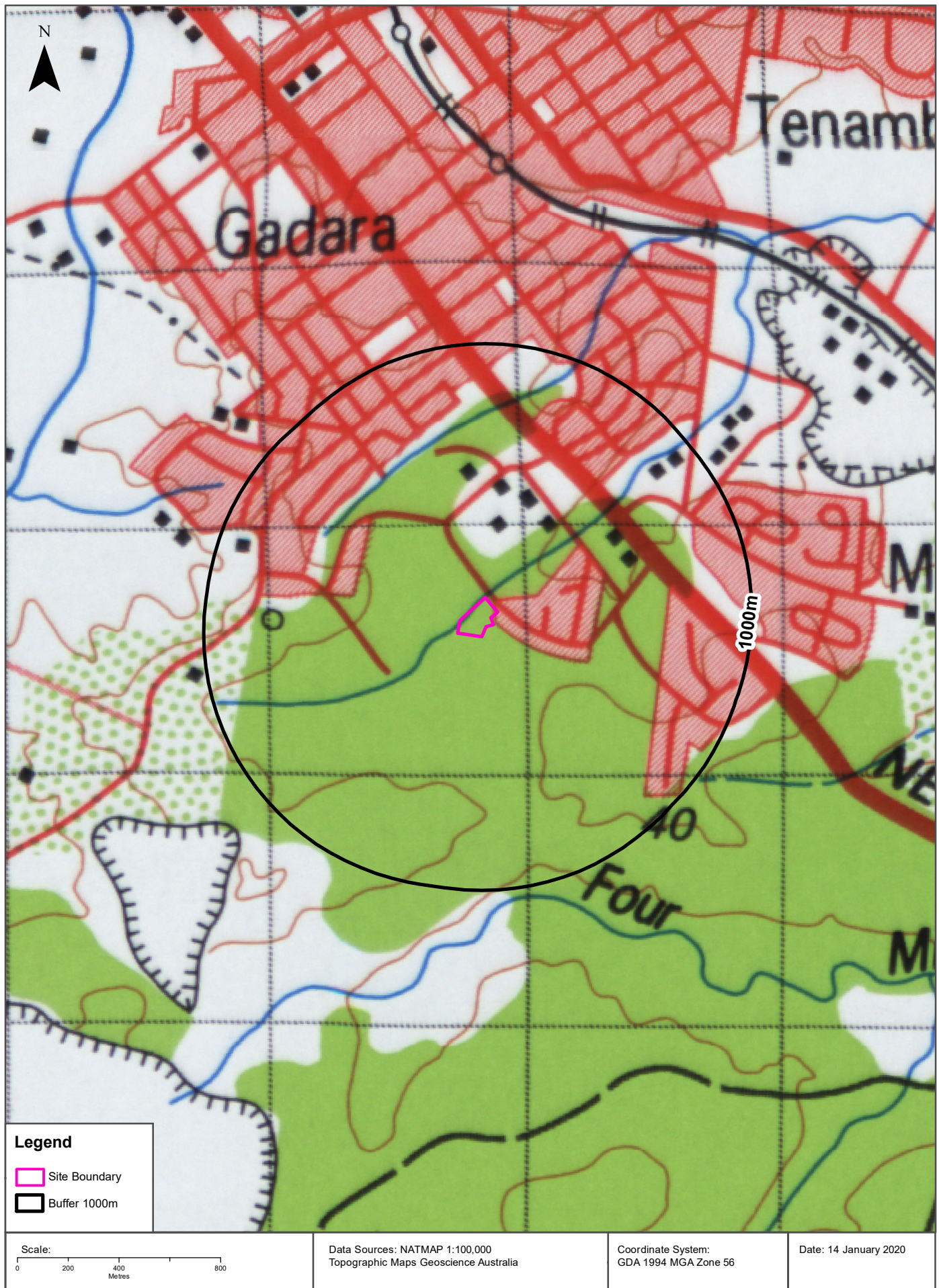
Topographic Map 2015

7 Martin Close, East Maitland, NSW 2323



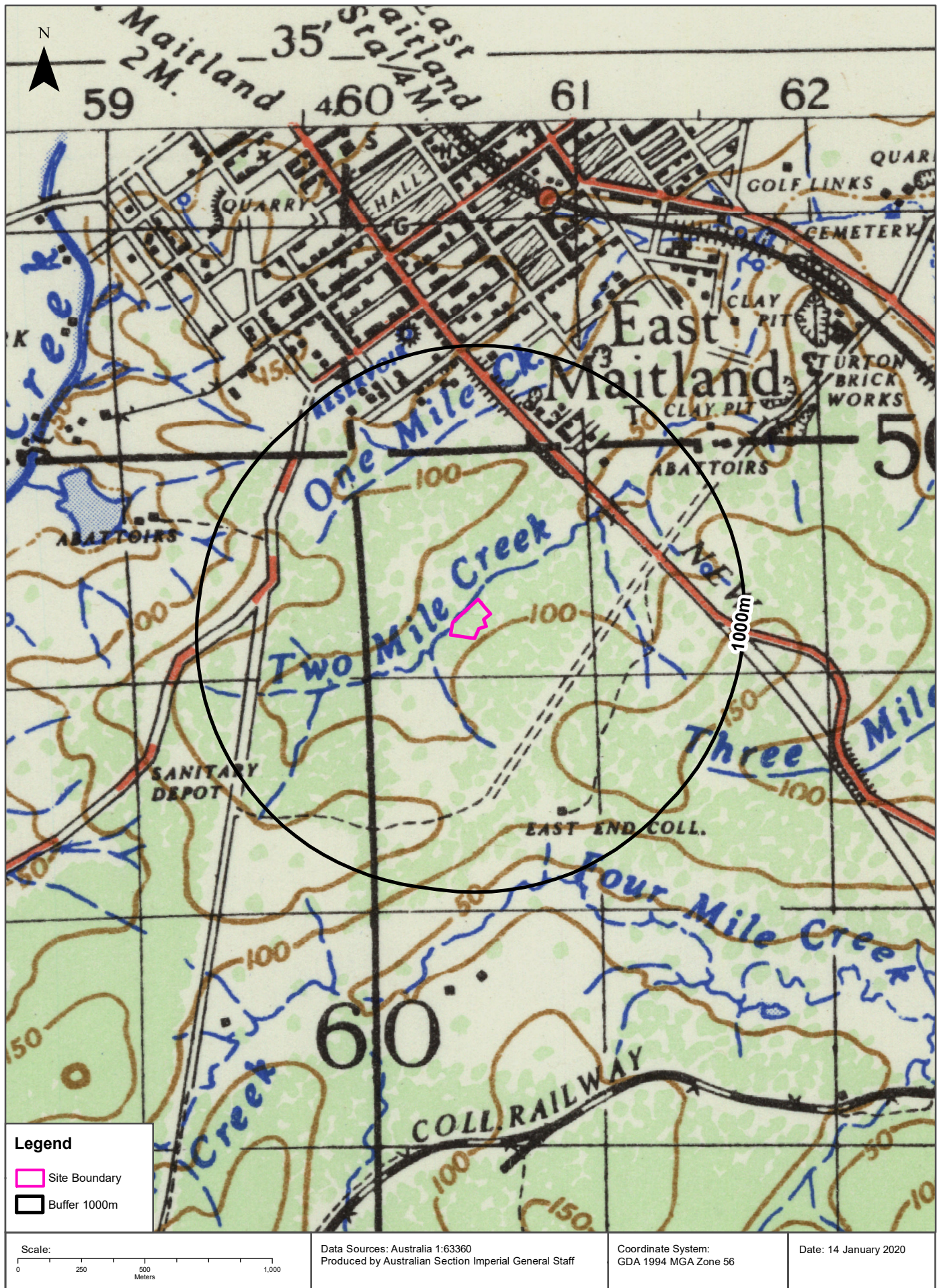
Historical Map 1981

7 Martin Close, East Maitland, NSW 2323



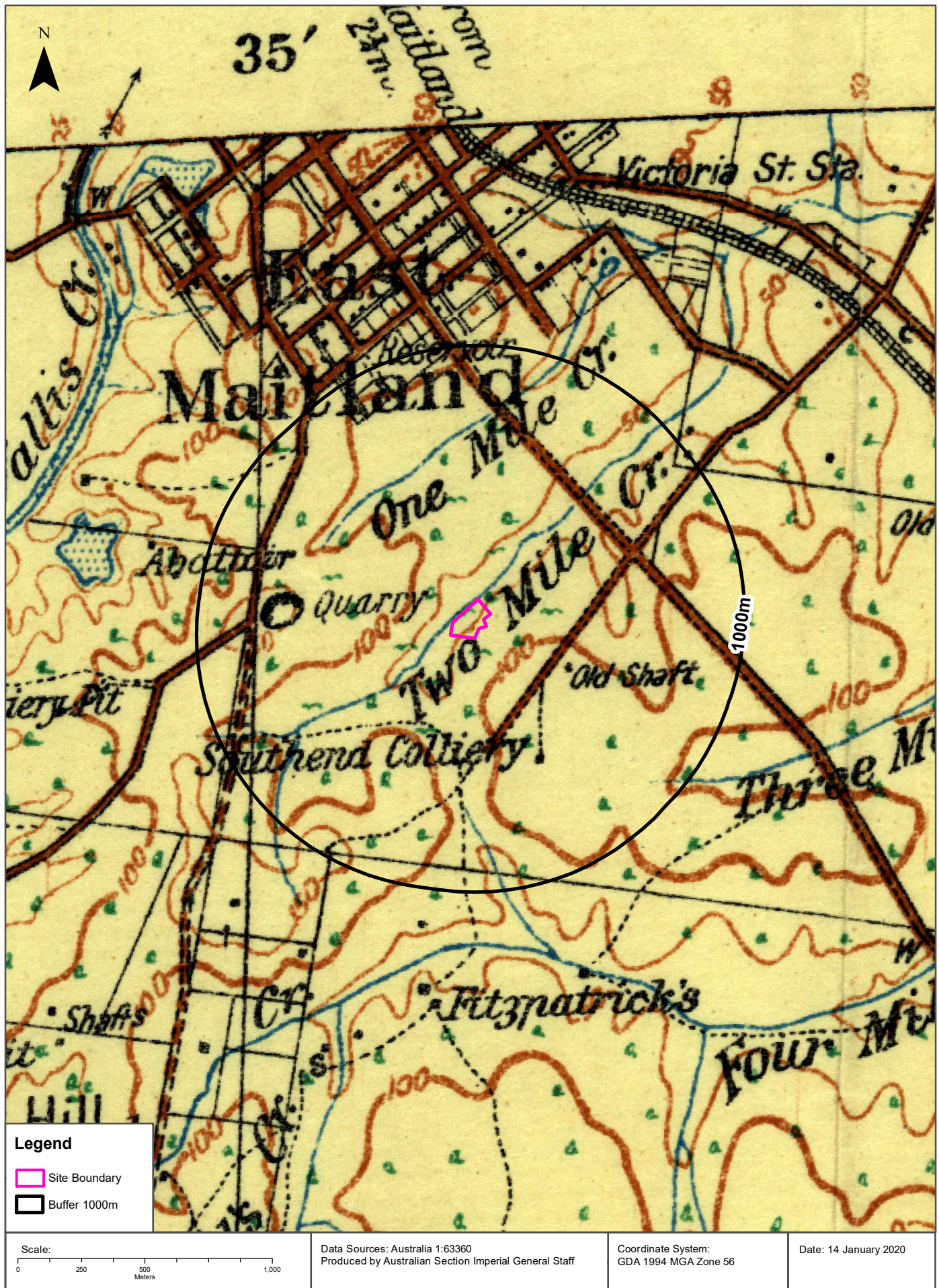
Historical Map c.1941

7 Martin Close, East Maitland, NSW 2323



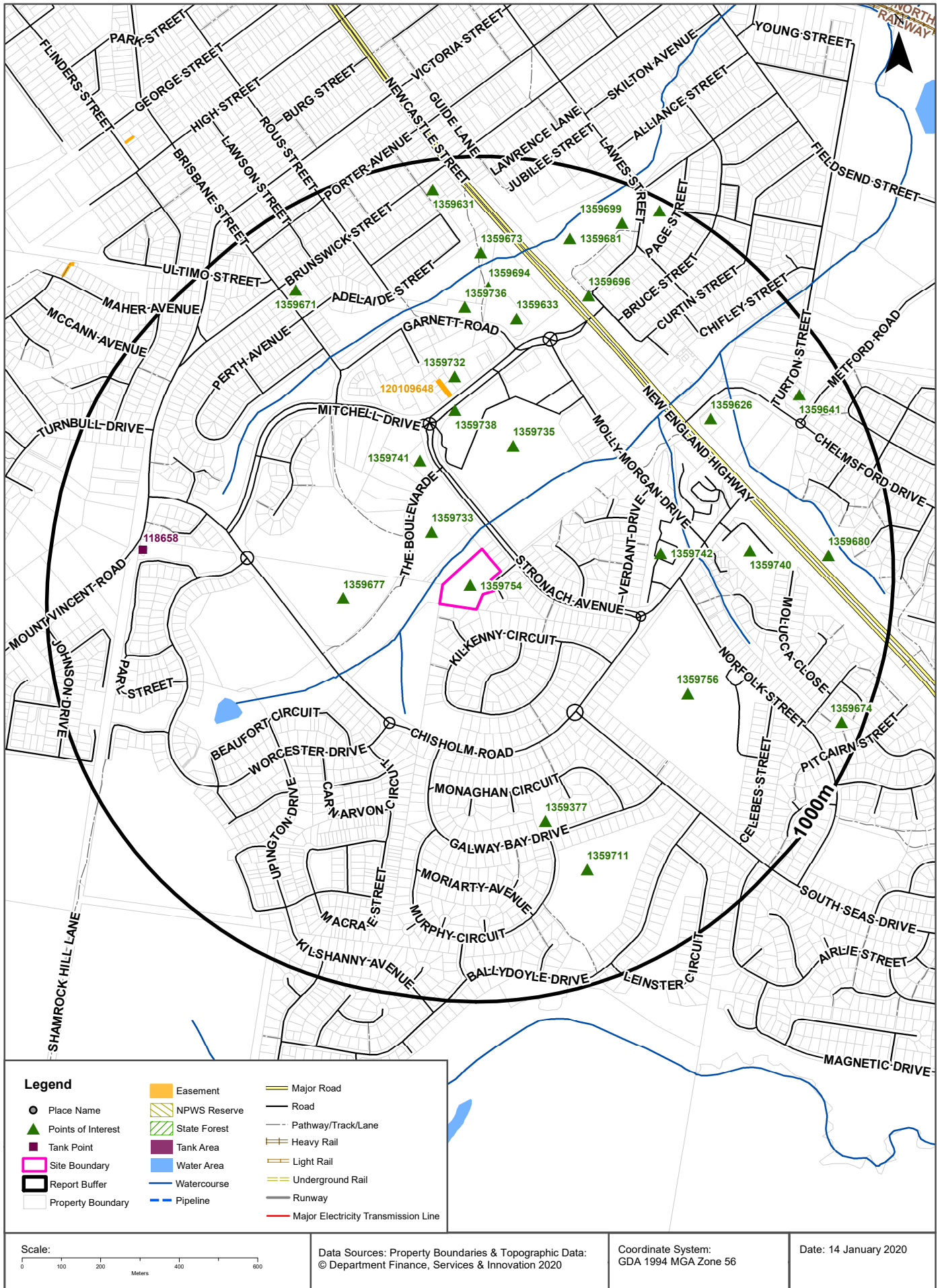
Historical Map c.1913

7 Martin Close, East Maitland, NSW 2323



Topographic Features

7 Martin Close, East Maitland, NSW 2323



Topographic Features

7 Martin Close, East Maitland, NSW 2323

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
1359754	Nursing Home	GREENHILLS RESIDENTIAL CARE SERVICE	0m	Onsite
1359733	Retirement Village	GREEN HILLS RETIREMENT VILLAGE	118m	North West
1359677	Park	BROOKLYN PARK	246m	West
1359735	Shopping Centre	GREEN HILLS SHOPPING CENTRE	274m	North
1359741	Medical Centre	EAST MAITLAND COMMUNITY HEALTH CENTRE	275m	North
1359738	Transport Interchange	GREENHILLS BUS INTERCHANGE	360m	North
1359742	Retirement Village	ASHTON GARDENS	410m	East
1359732	Post Office	GREEN HILLS POST OFFICE	446m	North
1359756	Combined Primary-Secondary School	HUNTER VALLEY GRAMMAR SCHOOL	558m	South East
1359377	Community Facility	SHAMROCK HILL MULTI-PURPOSE CENTRE	567m	South
1359633	Place Of Worship	CHURCH OF CHRIST	593m	North
1359736	Library	EAST MAITLAND BRANCH LIBRARY	618m	North
1359740	General Hospital	MAITLAND PRIVATE HOSPITAL	636m	East
1359626	Fire Station	EAST MAITLAND FIRE STATION	661m	North East
1359694	Park	GREEN HILLS GARDENS	667m	North
1359696	Park	EAST MAITLAND ROTARY PARK	700m	North
1359711	Sports Field	SHAMROCK HILL SPORTING FIELDS	721m	South
1359673	Park	Park	756m	North
1359671	Park	Park	812m	North West
1359681	Park	Park	822m	North
1359680	Park	Park	835m	East
1359641	SES Facility	HUNTER SES	884m	North East
1359699	Sports Court	TENNIS COURTS	904m	North East
1359631	Place Of Worship	SEVENTH DAY ADVENTIST CHURCH	925m	North
1359674	Park	Park	945m	East
1359692	Park	Park	973m	North East

Topographic Data Source: © Land and Property Information (2015)

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Topographic Features

7 Martin Close, East Maitland, NSW 2323

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
	No records in buffer					

Tanks (Points)

What are the Tank Points located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
118658	Water	Operational		14/07/2018	767m	West

Tanks Data Source: © Land and Property Information (2015)

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Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120109648	Primary	Undefined		396m	North

Easements Data Source: © Land and Property Information (2015)

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Topographic Features

7 Martin Close, East Maitland, NSW 2323

State Forest

What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)
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National Parks and Wildlife Service Reserves

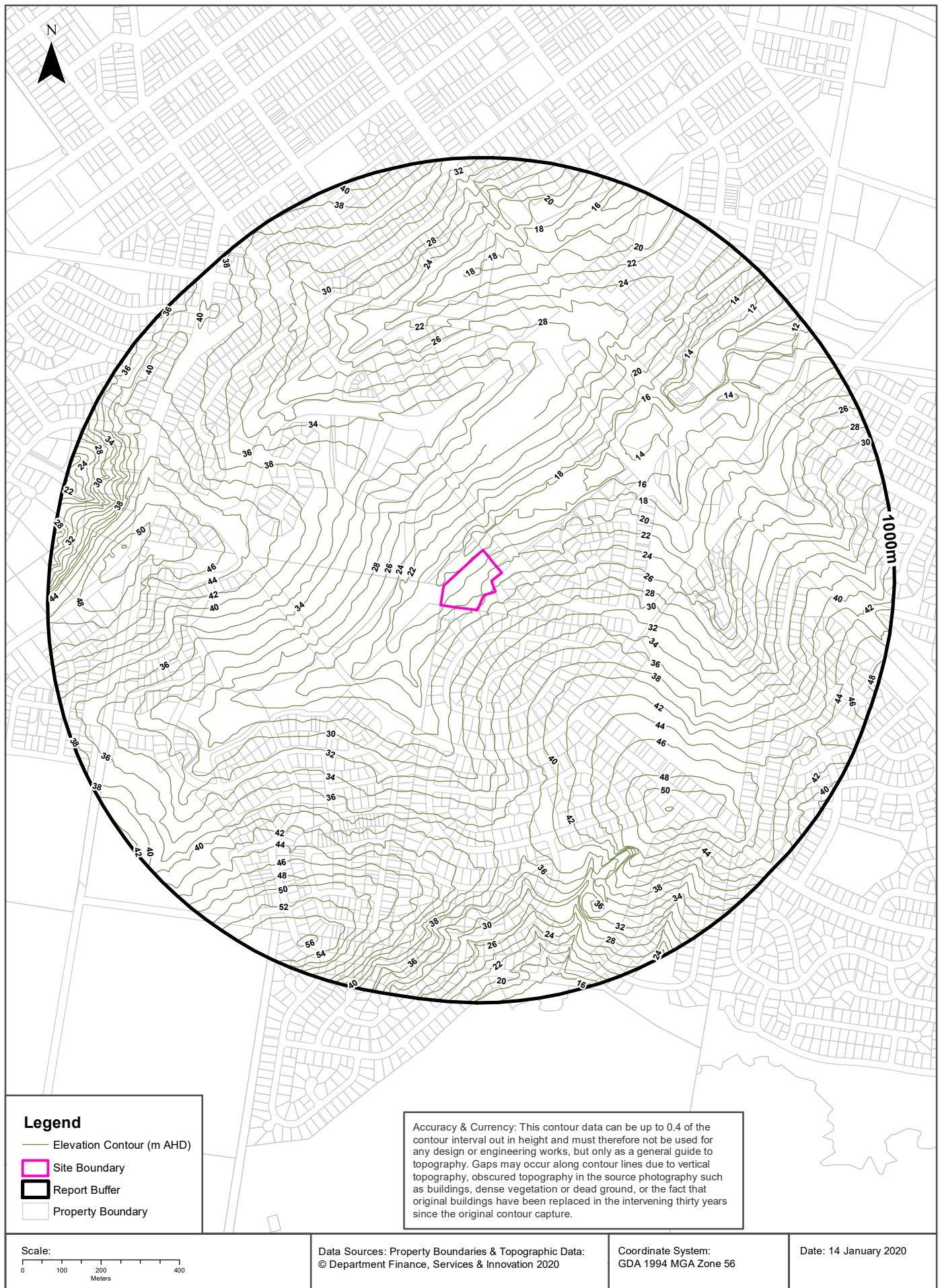
What NPWS Reserves exist within the dataset buffer?

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N/A	No records in buffer				

NPWS Data Source: © NSW Department of Finance, Services & Innovation (2018)
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Elevation Contours (m AHD)

7 Martin Close, East Maitland, NSW 2323



Hydrogeology & Groundwater

7 Martin Close, East Maitland, NSW 2323

Hydrogeology

Description of aquifers on-site:

Description
Porous, extensive highly productive aquifers

Description of aquifers within the dataset buffer:

Description
Fractured or fissured, extensive aquifers of low to moderate productivity
Porous, extensive highly productive aquifers

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Botany Groundwater Management Zones

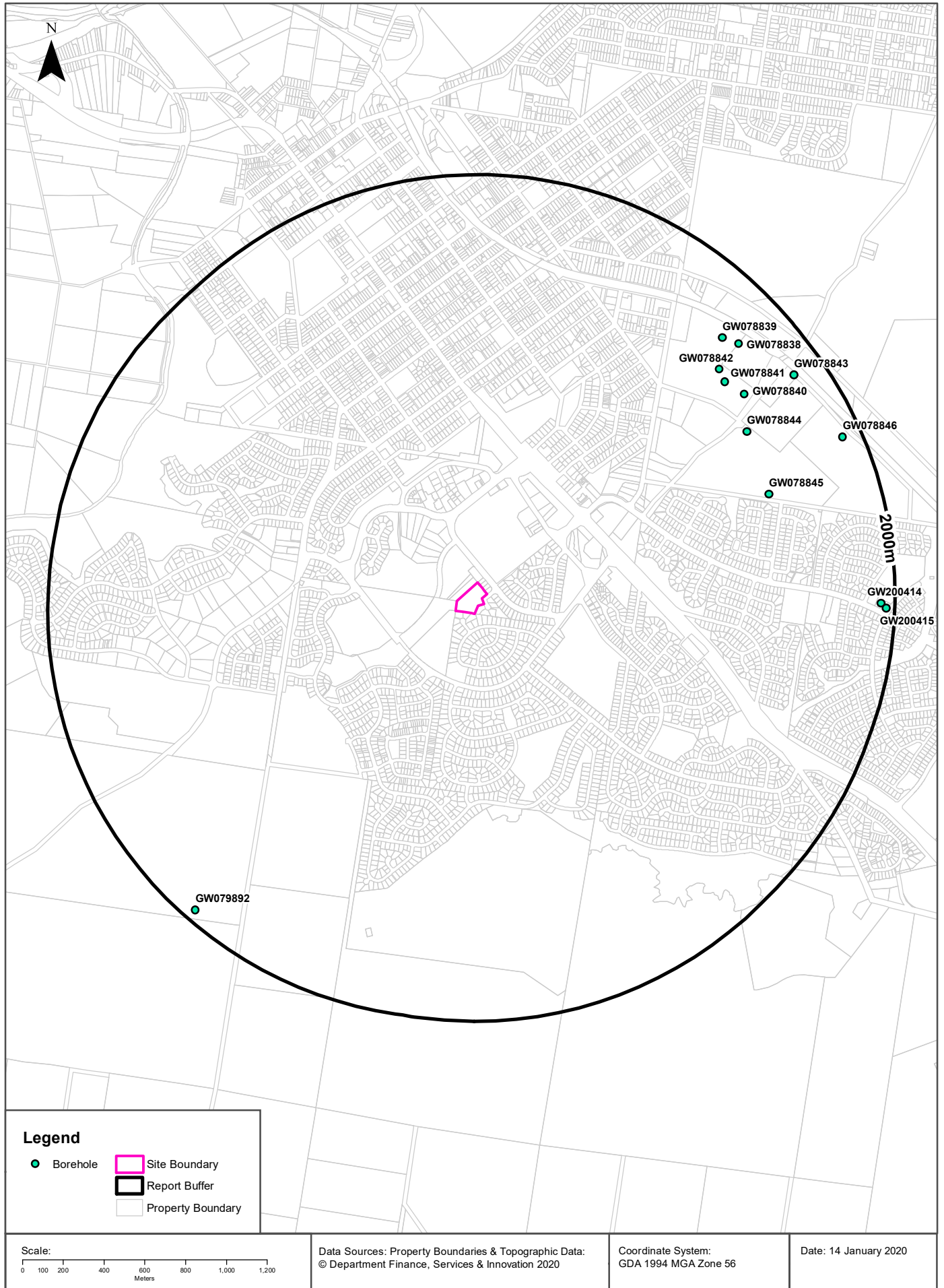
Groundwater management zones relating to the Botany Sand Beds aquifer within the dataset buffer:

Management Zone No.	Restriction	Distance	Direction
N/A	No records in buffer		

Botany Groundwater Management Zones Data Source : NSW Department of Primary Industries

Groundwater Boreholes

7 Martin Close, East Maitland, NSW 2323



Hydrogeology & Groundwater

7 Martin Close, East Maitland, NSW 2323

Groundwater Boreholes

Boreholes within the dataset buffer:

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW078 845		Bore			Monitoring Bore, Test Bore		14/11/1996	22.00	22.00		17.11			1466m	East
GW078 844		Bore			Monitoring Bore, Test Bore		15/11/1996	24.00	24.00		18.99			1502m	North East
GW078 841		Bore			Monitoring Bore, Test Bore		18/07/1996	29.60	29.60		85.00			1562m	North East
GW078 842		Bore			Monitoring Bore, Test Bore		18/07/1996	24.00	24.00		83.00			1581m	North East
GW078 840	20BL152 798	Bore	Mines	Monitoring Bore	Monitoring Bore		22/07/1993	32.80	32.80	2500	17.02	0.700	17.46	1599m	North East
GW078 839	20BL152 798	Bore	Mines	Monitoring Bore	Monitoring Bore		21/07/1993	23.70	23.70	6350	9.69	0.500	9.39	1698m	North East
GW078 838	20BL152 798	Bore	Mines	Monitoring Bore	Monitoring Bore		20/07/1993	26.70	26.70	3580	13.83	0.200	12.46	1734m	North East
GW078 843		Bore			Monitoring Bore, Test Bore		14/11/1996	11.20	11.20					1850m	North East
GW078 846		Bore			Monitoring Bore, Test Bore		14/11/1996	12.00	12.00		4.82			1906m	North East
GW200 414	20BL169 475	Bore		Monitoring Bore			09/09/2004	10.00	10.00					1933m	East
GW079 892		Bore											6.69	1944m	South West
GW200 415	20BL169 475	Bore		Monitoring Bore			10/09/2004	20.10	20.10					1959m	East

Borehole Data Source : NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation for all bores prefixed with GW. All other bores © Commonwealth of Australia (Bureau of Meteorology) 2015. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Hydrogeology & Groundwater

7 Martin Close, East Maitland, NSW 2323

Driller's Logs

Drill log data relevant to the boreholes within the dataset buffer:

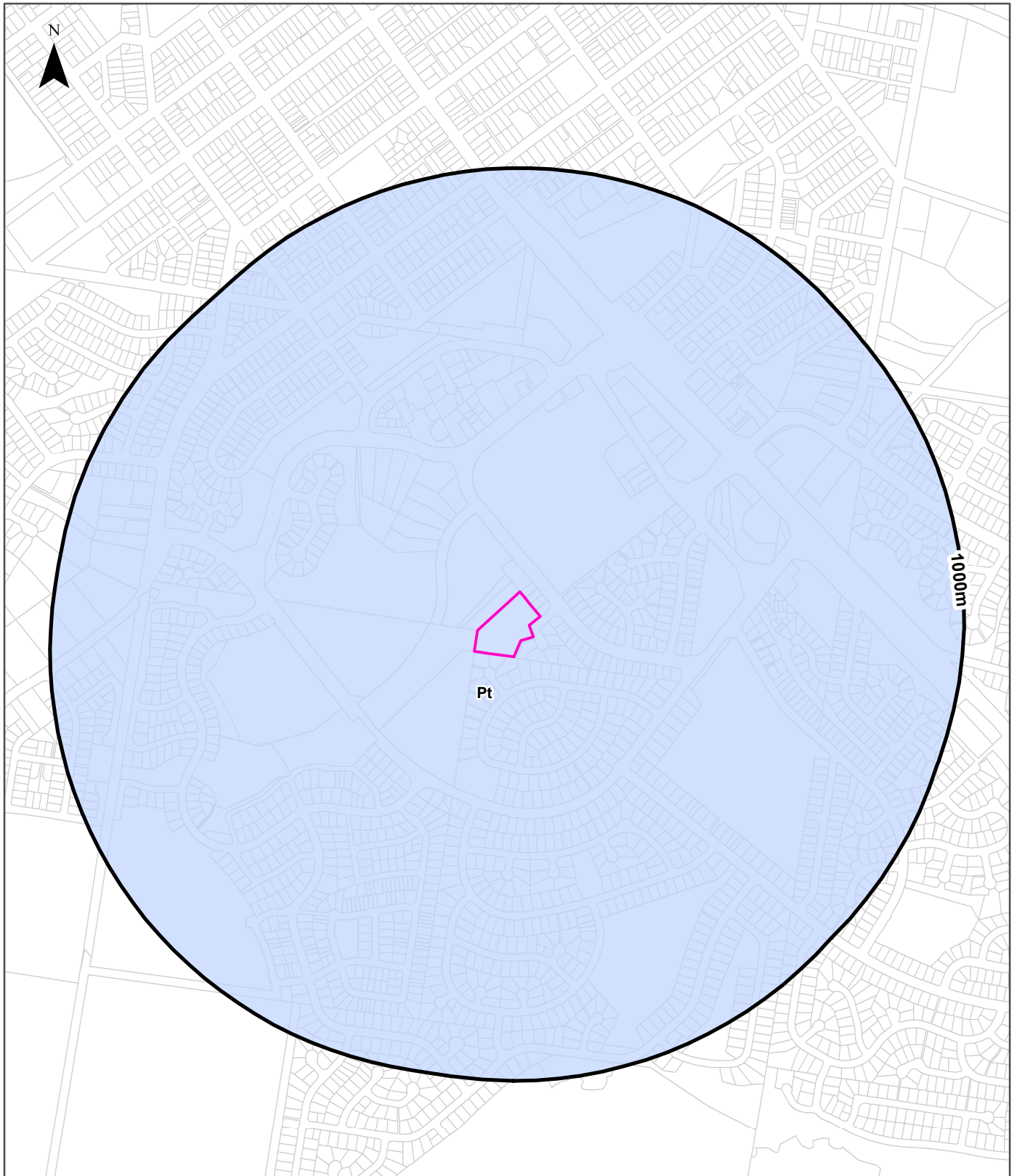
Groundwater No	Drillers Log	Distance	Direction
GW078845	0.00m-3.00m fill 3.00m-22.00m siltstone/shale	1466m	East
GW078844	0.00m-1.00m fill 1.00m-3.00m silty clay 3.00m-5.00m silty clay 5.00m-6.00m sandstone 6.00m-10.00m siltstone 10.00m-15.00m sandstone 15.00m-19.00m siltstone 19.00m-24.00m coal	1502m	North East
GW078841	0.00m-1.20m silty clay 1.20m-2.50m clay 2.50m-3.00m clay 3.00m-4.00m clay 4.00m-9.80m siltstone 9.80m-10.30m coal 10.30m-14.50m claystone 14.50m-14.60m coal 14.60m-15.00m clay 15.00m-17.50m siltstone 17.50m-23.50m siltstone 23.50m-29.50m coal 29.50m-29.60m clay	1562m	North East
GW078842	0.00m-0.10m fill 0.10m-3.00m clay 3.00m-8.50m claystone 8.50m-9.00m coal 9.00m-14.50m siltstone 14.50m-17.80m sandstone 17.80m-22.50m mudstone 22.50m-24.00m coal/mudstone	1581m	North East
GW078840	0.00m-2.50m clay, grey brown 2.50m-4.70m siltstone, cream, soft 4.70m-5.20m Coal, black 5.20m-5.50m siltstone/claystone 5.50m-6.50m shale, dark grey, carbonaceous 6.50m-8.00m sandstone, light grey 8.00m-9.00m shale, grey 9.00m-10.50m siltstone, grey 10.50m-11.50m shale, grey 11.50m-17.00m siltstone, grey, layered 17.00m-22.00m sandstone, brown grey 22.00m-28.50m coal, black 28.50m-29.00m sandstone, grey 29.00m-30.50m coal, black, hard 30.50m-32.00m siltstone, grey 32.00m-32.80m coal	1599m	North East
GW078839	0.00m-1.00m fill material 1.00m-4.00m clay/shale, cream, plastic 4.00m-8.00m shale, dark grey 8.00m-10.00m sandstone, grey, fine 10.00m-15.50m siltstone, grey, fine 15.50m-16.00m coal, black 16.00m-20.00m shale, brown to light brown 20.00m-22.00m sandstone, grey, medium 22.00m-22.50m coal, black 22.50m-23.30m sandstone, grey, medium 23.30m-23.70m siltstone, grey, fine	1698m	North East

Groundwater No	Drillers Log	Distance	Direction
GW078838	0.00m-0.50m topsoil, clayey 0.50m-3.50m sandstone, yellow with iron stains 3.50m-5.00m shale/siltstone, dark grey, fine, laminitic 5.00m-6.50m sandstone, yellow orange 6.50m-6.80m coal 6.80m-9.00m shale/claystone, grey 9.00m-10.00m siltstone, light grey 10.00m-20.00m shale, grey to dark grey 20.00m-26.70m sandstone, grey, hard, carbonaceous	1734m	North East
GW078843	0.00m-4.00m fill 4.00m-5.00m silty clay 5.00m-7.50m silty clay 7.50m-10.00m siltstone 10.00m-11.20m silty clay	1850m	North East
GW078846	0.00m-3.50m fill 3.50m-5.60m siltstone 5.60m-7.00m sandstone 7.00m-12.00m siltstone	1906m	North East
GW200414	0.00m-0.30m fill (silty sand, dark brown, medium grained sand, minor medium plasticity clay inclusions without) 0.30m-0.50m fill (clayey sand, light brown medium grained sand, medium plasticity clay fines) 0.50m-1.30m clay (silty, light grey, orange mottling, low plasticity fines) 1.30m-2.50m sandstone (extremely weathered, fine grained, red and grey mottled) 2.50m-4.00m sandstone (very weathered, brown orange, fine to very fine grained, trends to siltstone) 4.00m-6.00m sandstone (moderately weathered, orange brown, fine grained) 6.00m-6.50m sandstone (fine grained, minor weathering, light grey) 6.50m-8.00m siltstone (grey, minor unweathered carbonaceous fragments, iron stained bands throughout) 8.00m-8.20m coal (black, minor carbonaceous mudstone bands, moderately hard, 90-100% dull, fresh) 8.20m-10.00m sandstone (light grey, fine to medium grey, moderately hard)	1933m	East
GW200415	0.00m-1.30m clay (silty, sandy, light to dark brown, low plasticity, fine to medium grained sand. Some grey orange mottling) 1.30m-1.50m clay (sandy silty, orange grey mottled) 1.50m-4.00m sandstone (medium grained, light grey, moderately weathered with orange brown mottling near top) 4.00m-6.50m sandstone (fine to very fine grained, tends to siltstone, orange, moderately weathered) 6.50m-7.00m coal (black, tends to claystone in part, minor weathering) 7.00m-9.00m siltstone (grey, tends to fine sandstone, minor carbonaceous traces) 9.00m-15.00m sandstone (light grey, white, fine to medium grained, moderately hard, not weathered, minor siltstone bands) 15.00m-17.00m sandstone (with siltstone, interbedded, light grey, fine to medium grained sandstone, grey siltstone, minor carbonaceous) 17.00m-20.10m sandstone (fine to medium grained, light grey/white, fresh, hard)	1959m	East

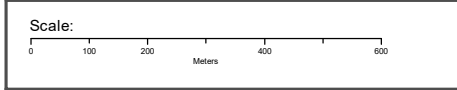
Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp
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Geology 1:250,000

7 Martin Close, East Maitland, NSW 2323



Legend		
Site Boundary	Fault	Metamorphic Boundary
Report Buffer	Dyke	Shear Zone
Property Boundary	Fold	Structure
Marker Bed	Thrust Fault	Lineament
Trend Line		



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2020

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 January 2020

Geology

7 Martin Close, East Maitland, NSW 2323

Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Pt	Siltstone, sandstone, coal, tuff, claystone, conglomerate, minor clay	Tomago Coal Measures	Tomago Coal Measures		Palaeozoic			1:250,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Pt	Siltstone, sandstone, coal, tuff, claystone, conglomerate, minor clay	Tomago Coal Measures	Tomago Coal Measures		Palaeozoic			1:250,000

Geological Structures

What are the Geological Structures onsite?

Feature	Name	Description	Map Sheet	Dataset
No features				1:250,000

What are the Geological Structures within the dataset buffer?

Feature	Name	Description	Map Sheet	Dataset
No features				1:250,000

Geological Data Source : NSW Department of Industry, Resources & Energy

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Naturally Occurring Asbestos Potential

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Naturally Occurring Asbestos Potential

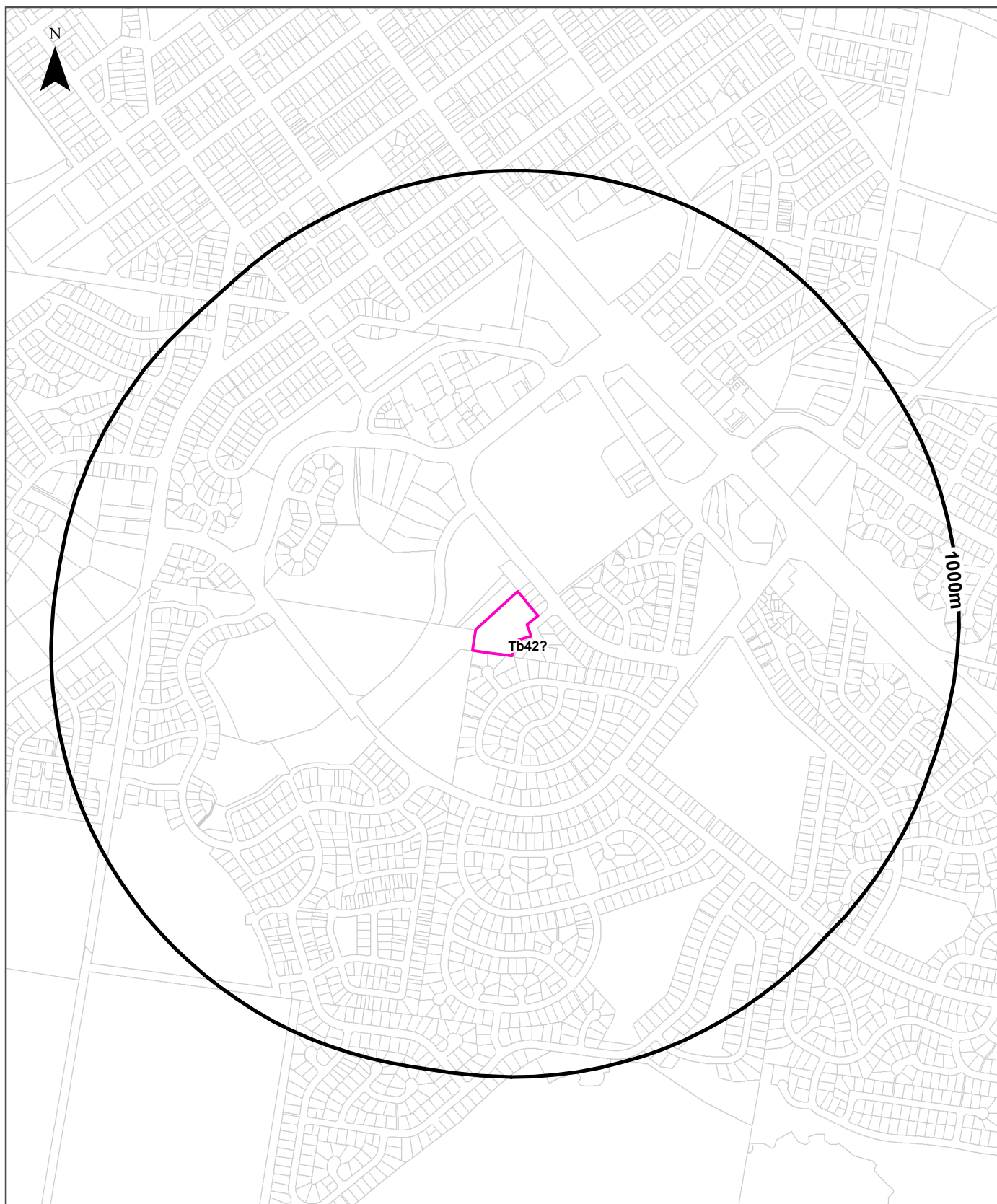
Naturally Occurring Asbestos Potential within the dataset buffer:

Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Mining Subsidence District Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy

Atlas of Australian Soils

7 Martin Close, East Maitland, NSW 2323



Legend		Australian Soil Classification Orders				
Site Boundary	Anthrosol	Dermosol	Kandosol	Podosol	Tenosol	No Data
Report Buffer	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol	
Property Boundary	Chromosol	Hydrosol	Organosol	Sodosol	Lake	
Scale: 		Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2020		Coordinate System: GDA 1994 MGA Zone 56		Date: 14 January 2020

Soils

7 Martin Close, East Maitland, NSW 2323

Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

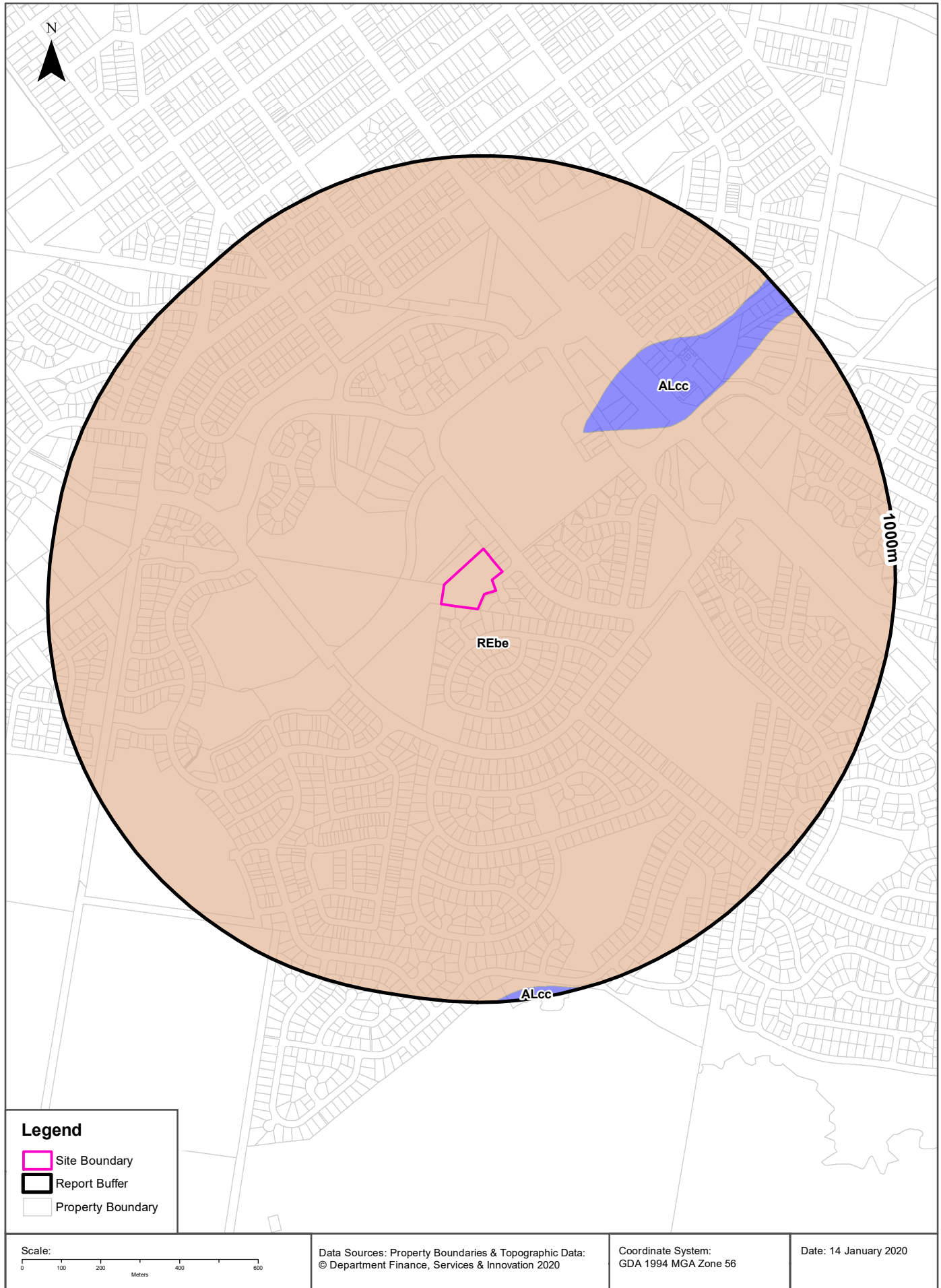
Map Unit Code	Soil Order	Map Unit Description	Distance
Tb42?	Kurosol?	Undulating to hilly with a general ridge, slope, and valley sequence throughout; some outcropping sandstone or conglomerate on the ridges, occasionally some escarpments: chief soils are hard acidic yellow mottled soils (Dy3.41), possibly with (Dy3.42). Associated are: narrow ridges of shallow (Dy3.41) and (Dr3.41) soils, both often containing ironstone gravel; (Dr2.41) soils on broader ridges some broad sandy flats of (Dy5.81) soils containing ironstone gravels; dunes of (Uc1.2) soils on local sand deposits; and various undescribed soils along the streams where salinity is a common local feature.	0m

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes

7 Martin Close, East Maitland, NSW 2323



Soils

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Soil Landscapes

What are the onsite Soil Landscapes?

Soil Code	Name	Group	Process	Map Sheet	Scale
REbe	BERESFIELD		RESIDUAL	Newcastle	1:100,000

What are the Soil Landscapes within the dataset buffer?

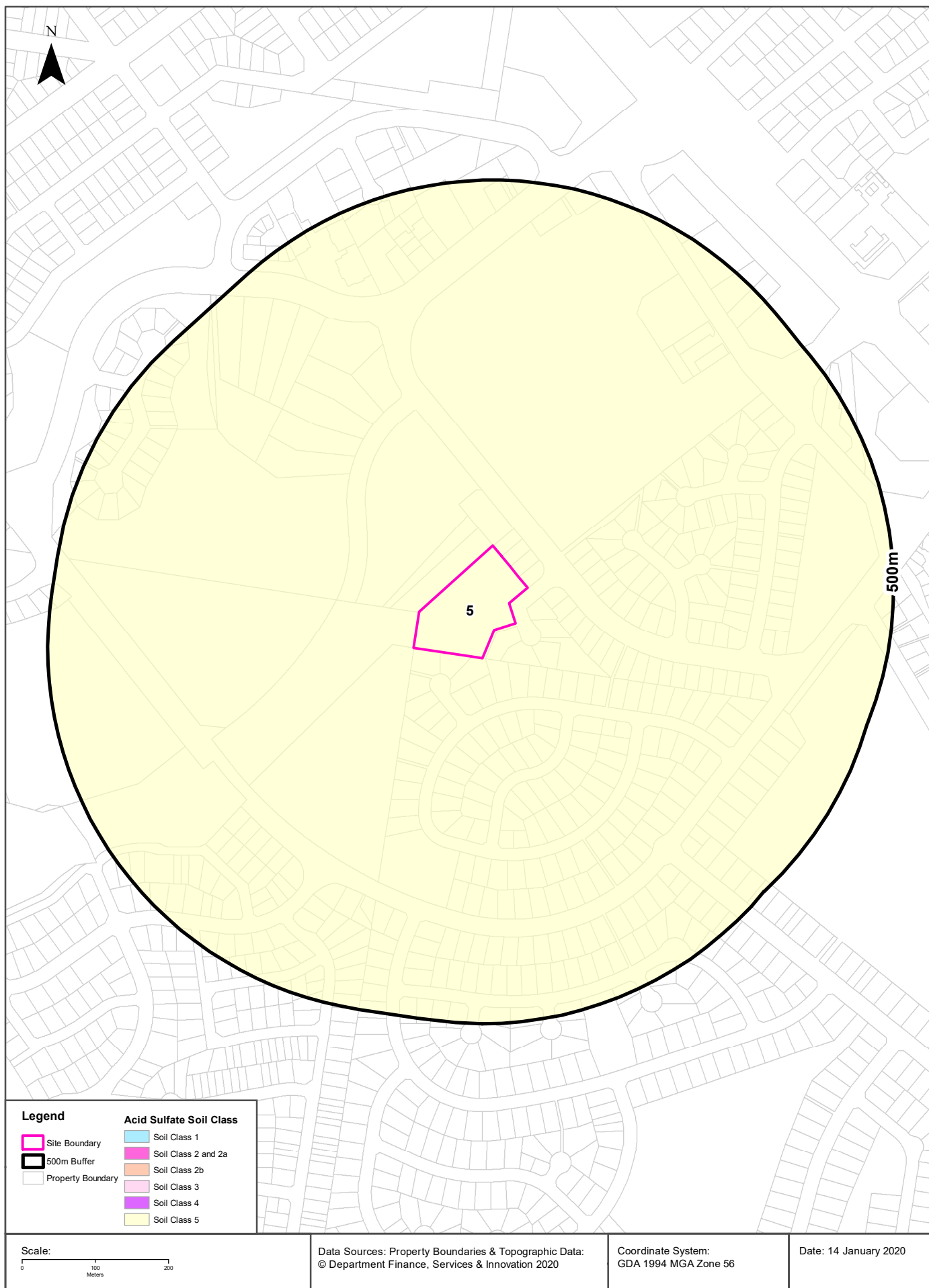
Soil Code	Name	Group	Process	Map Sheet	Scale
ALcc	COCKLE CREEK		ALLUVIAL	Newcastle	1:100,000
REbe	BERESFIELD		RESIDUAL	Newcastle	1:100,000

Soils Landscapes Data Source : NSW Office of Environment and Heritage

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Acid Sulfate Soils

7 Martin Close, East Maitland, NSW 2323



Acid Sulfate Soils

7 Martin Close, East Maitland, NSW 2323

Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

Soil Class	Description	EPI Name
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	Maitland Local Environmental Plan 2011

If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
None				

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Acid Sulfate Soils

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Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance
NDC	No Data Coverage	

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

7 Martin Close, East Maitland, NSW 2323

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

Is there Dryland Salinity - National Assessment data within the dataset buffer?

No

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A	N/A	N/A

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

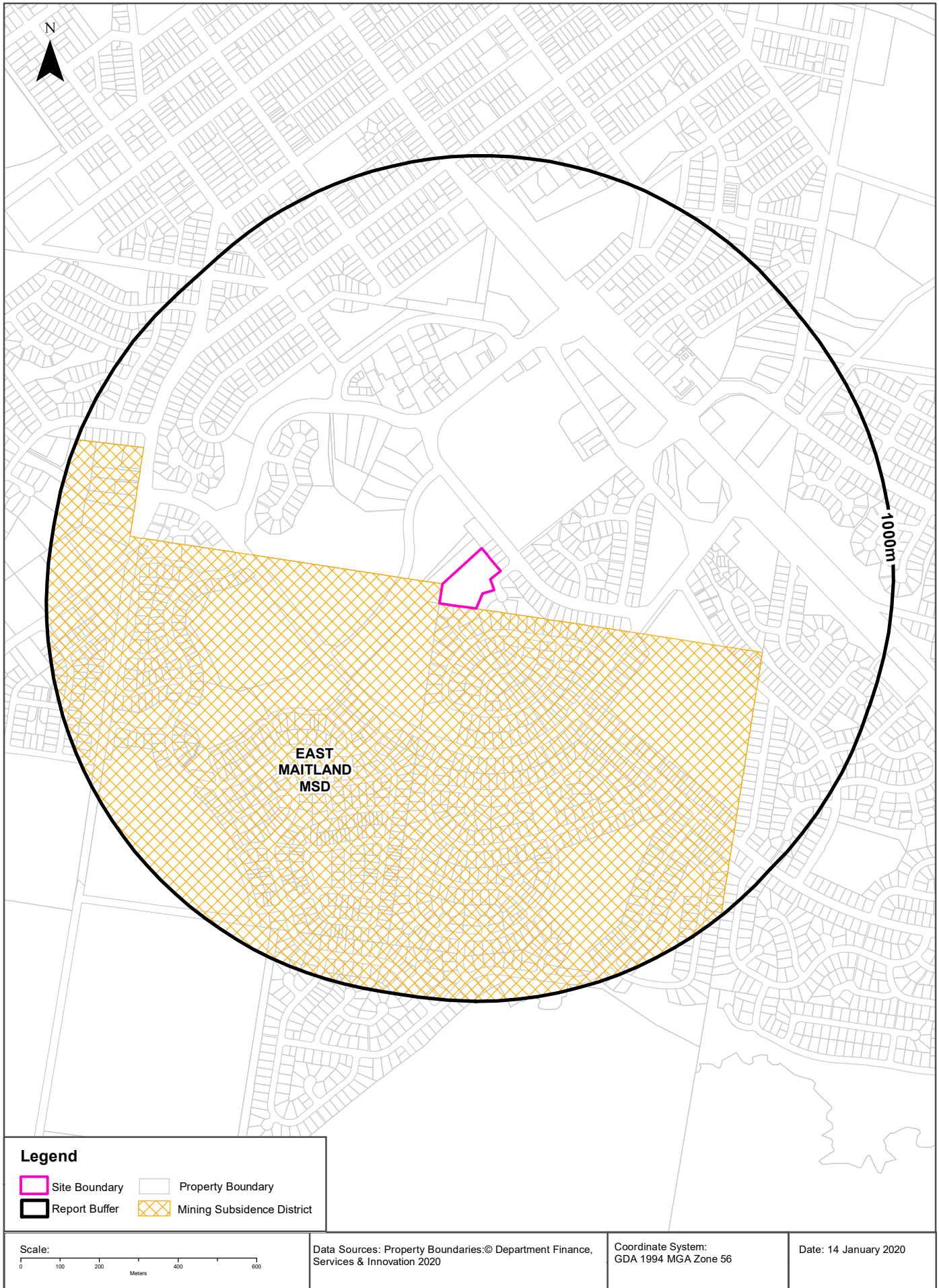
Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

Feature Id	Classification	Description	Distance	Direction
N/A	Outside Data Coverage			

Dryland Salinity Potential of Western Sydney Data Source : NSW Office of Environment and Heritage

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Mining Subsidence Districts

7 Martin Close, East Maitland, NSW 2323

Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
EAST MAITLAND	0m	Onsite

Mining Subsidence District Data Source: © Land and Property Information (2016)
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State Environmental Planning Policy

7 Martin Close, East Maitland, NSW 2323

State Significant Precincts

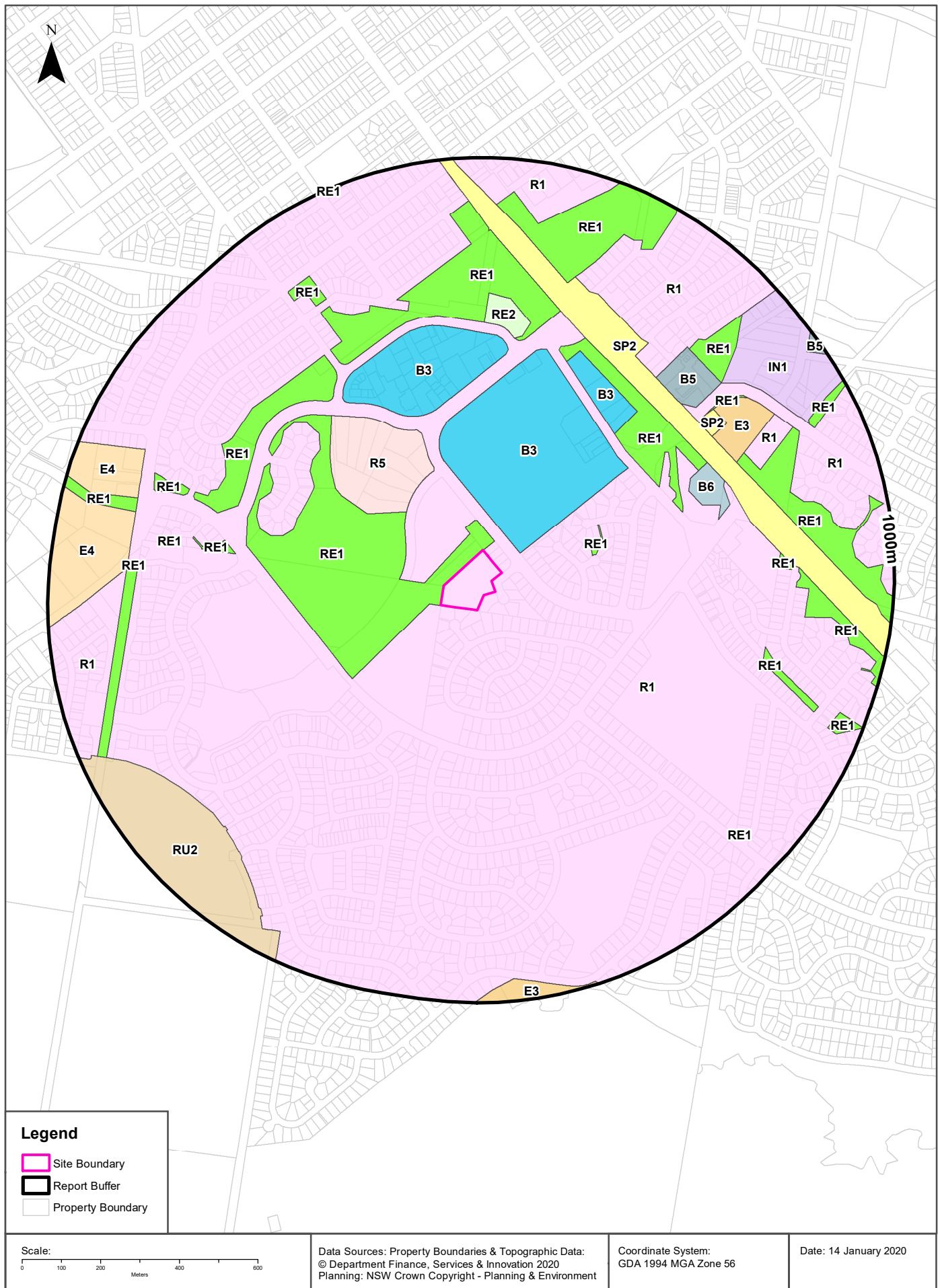
What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
N/A	No Records in Buffer							

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment
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EPI Planning Zones

7 Martin Close, East Maitland, NSW 2323



Environmental Planning Instrument

7 Martin Close, East Maitland, NSW 2323

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R1	General Residential		Maitland Local Environmental Plan 2011	25/08/2017	25/08/2017	12/10/2018	Amendment No 21	0m	Onsite
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		0m	West
B3	Commercial Core		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		67m	North East
R5	Large Lot Residential		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		204m	North West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		234m	East
B3	Commercial Core		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		375m	North
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		440m	North East
B3	Commercial Core		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		446m	North East
B6	Enterprise Corridor		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		518m	East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		536m	West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		540m	North
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		545m	North West
RE2	Private Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		545m	North
SP2	Infrastructure	Classified Road	Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		565m	North East
B5	Business Development		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		621m	North East
R1	General Residential		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		621m	North
R1	General Residential		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		625m	East
SP2	Infrastructure	Emergency Services Facility	Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		631m	North East
E3	Environmental Management		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		637m	North East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		657m	North East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		659m	East
R1	General Residential		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		686m	North East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		693m	West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		695m	West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		696m	East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		702m	East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		714m	North

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		733m	North East
IN1	General Industrial		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		739m	North East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		749m	East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		754m	North West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		777m	West
RU2	Rural Landscape		Maitland Local Environmental Plan 2011	25/08/2017	25/08/2017	12/10/2018	Amendment No 21	786m	South West
E4	Environmental Living		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		804m	West
R1	General Residential		Maitland Local Environmental Plan 2011	25/08/2017	25/08/2017	12/10/2018	Amendment No 21	805m	West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		807m	West
E4	Environmental Living		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		811m	West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		864m	South East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		869m	East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		912m	East
E3	Environmental Management		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		942m	South
B5	Business Development		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		959m	North East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	12/10/2018		985m	North

Environmental Planning Instrument Data Source: NSW Crown Copyright - Planning & Environment
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Heritage

7 Martin Close, East Maitland, NSW 2323

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
Creative Commons 3.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/3.0/au/deed.en>

State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage
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Environmental Planning Instrument - Heritage

What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
N/A	No records in buffer								

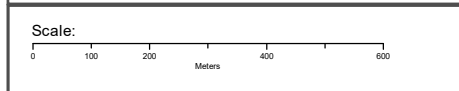
Heritage Data Source: NSW Crown Copyright - Planning & Environment
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Natural Hazards - Bush Fire Prone Land

7 Martin Close, East Maitland, NSW 2323



Legend	
Site Boundary	Vegetation Category 1
Report Buffer	Vegetation Category 2
Property Boundary	Vegetation Category 3
	Vegetation Buffer



Data Sources: Bush Fire Prone Land: © NSW Rural Fire Service 2020. Property Boundaries: © Department Finance, Services & Innovation 2020

Coordinate System: GDA 1994 MGA Zone 56

Date: 14 January 2020

Natural Hazards

7 Martin Close, East Maitland, NSW 2323

Bush Fire Prone Land

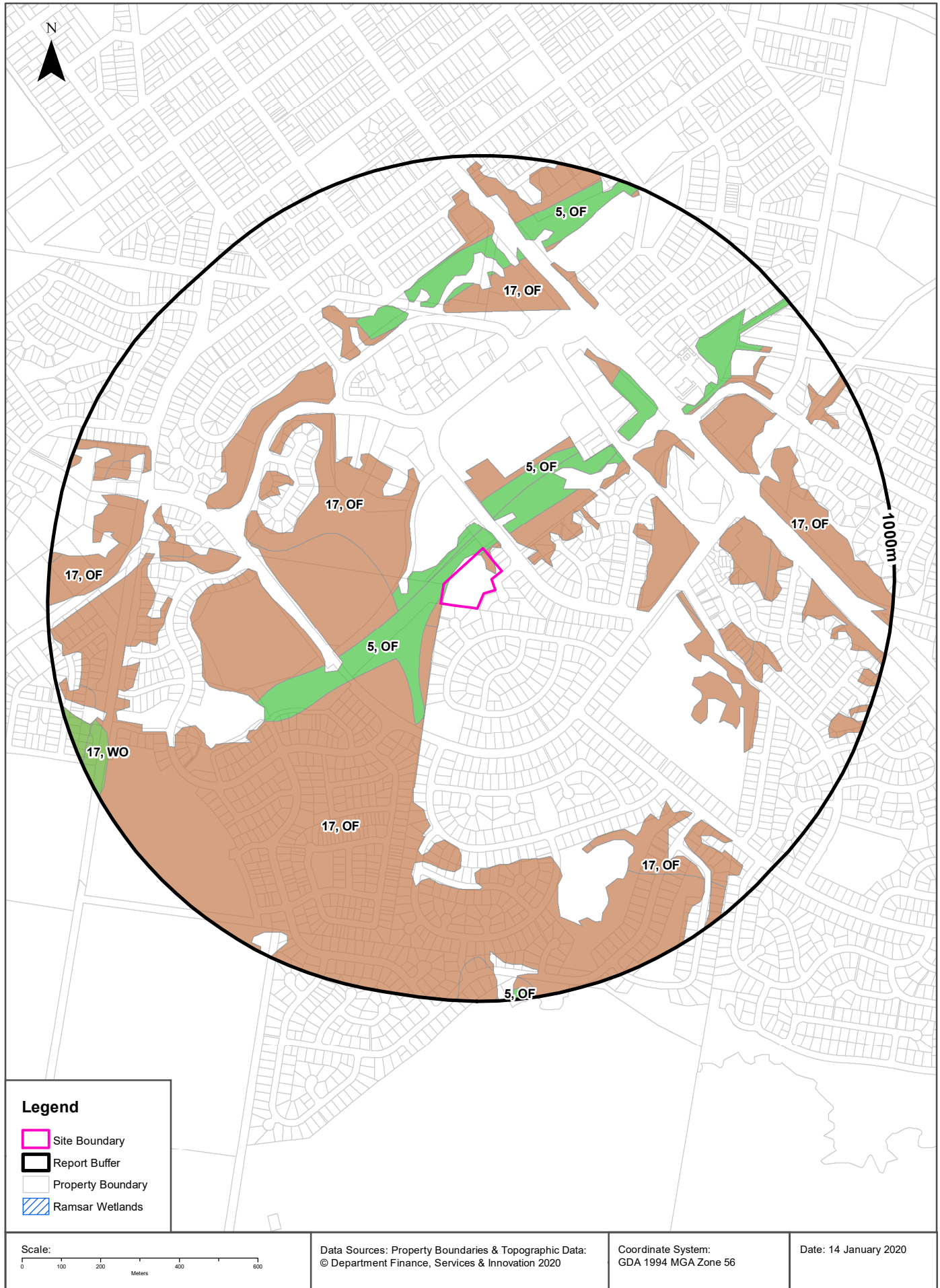
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	0m	Onsite
Vegetation Category 1	0m	Onsite

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence

Ecological Constraints - Vegetation & Ramsar Wetlands

7 Martin Close, East Maitland, NSW 2323



Ecological Constraints

7 Martin Close, East Maitland, NSW 2323

Lower Hunter and Central Coast Regional Vegetation Survey

What vegetation from the Lower Hunter and Central Coast Regional Survey exists within the dataset buffer?

Map Id	Unit Desc	Canopy Code	Canopy Cover	Species	Distance	Direction
17	Lower Hunter Spotted Gum - Ironbark Forest	OF	Mid Dense (Open Forest) 50- <100% cover	C. maculata / E. fibrosa / E. punctata	0m	Onsite
5	Alluvial Tall Moist Forest	OF	Mid Dense (Open Forest) 50- <100% cover	E. saligna / S. glomulifera / Glochidion ferdinandi	0m	Onsite
17	Lower Hunter Spotted Gum - Ironbark Forest	WO	Sparse (Woodland) 20- <50% cover	C. maculata / E. fibrosa / E. punctata	910m	South West

Lower Hunter and Central Coast Regional Vegetation Survey: NSW Office of Environment and Heritage

Ramsar Wetlands

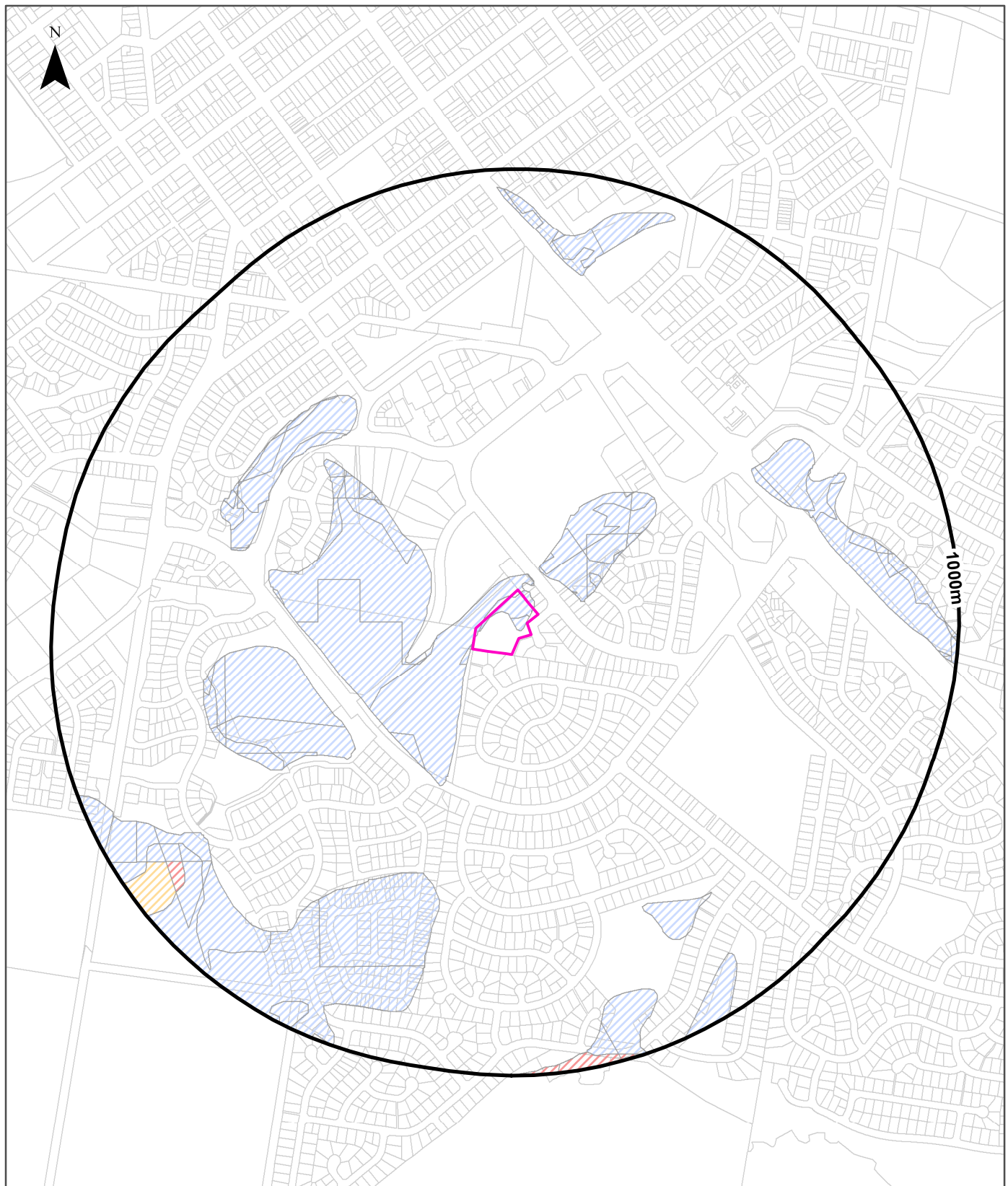
What Ramsar Wetland areas exist within the dataset buffer?

Map Id	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Environment

Ecological Constraints - Groundwater Dependent Ecosystems Atlas

7 Martin Close, East Maitland, NSW 2323



Legend		<ul style="list-style-type: none"> High potential GDE - from national assessment High potential GDE - from regional studies Moderate potential GDE - from national assessment Moderate potential GDE - from regional studies 	<ul style="list-style-type: none"> Low potential GDE - from national assessment Low potential GDE - from regional studies Known GDE - from regional studies Unclassified potential GDE - from national assessment Unclassified potential GDE - from regional studies
<ul style="list-style-type: none"> Site Boundary Report Buffer Property Boundaries 			

Scale: 	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2020	Coordinate System: GDA 1994 MGA Zone 56	Date: 14 January 2020
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Ecological Constraints

7 Martin Close, East Maitland, NSW 2323

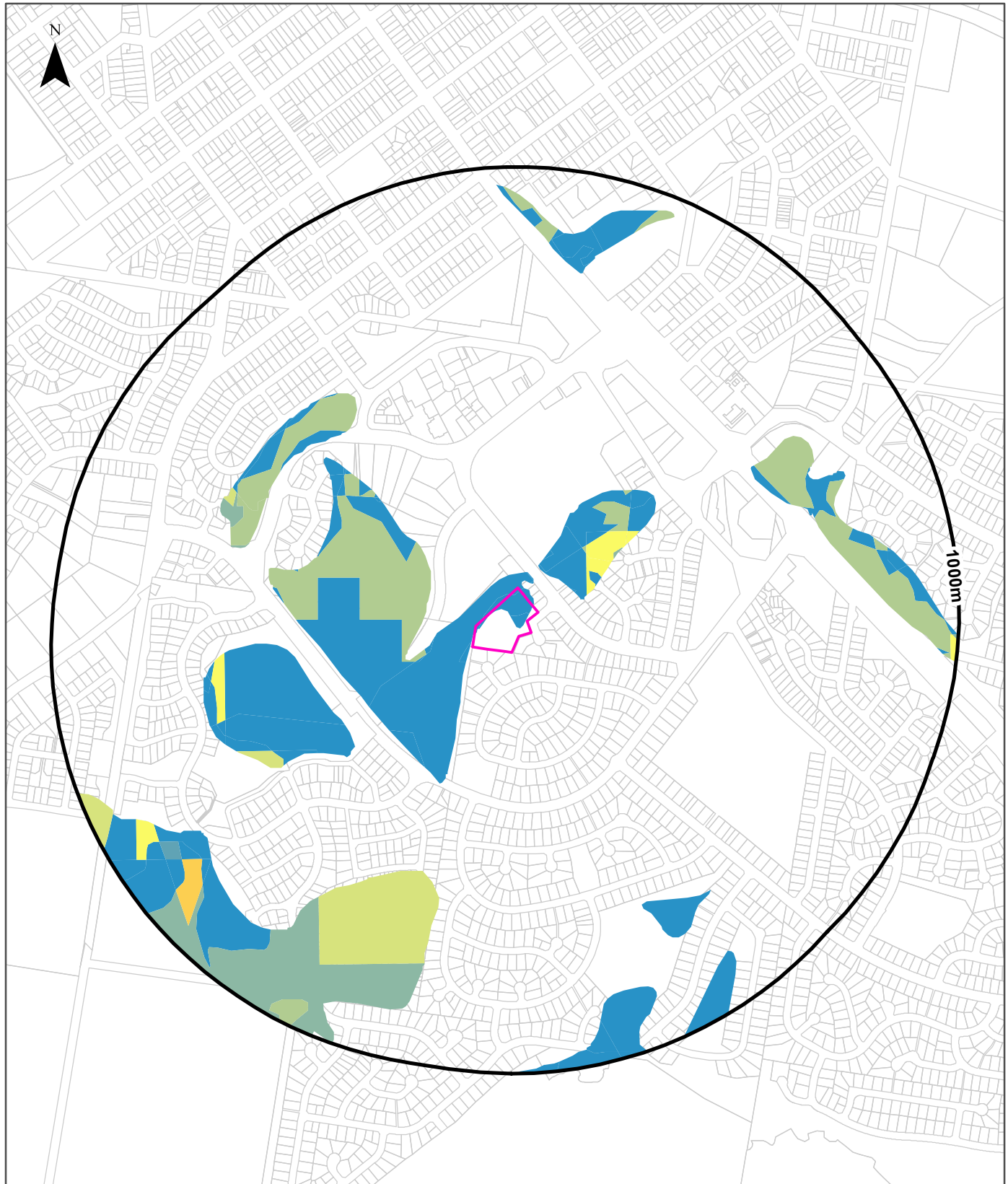
Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	Low potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m
Terrestrial	High potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		854m
Terrestrial	Moderate potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		886m

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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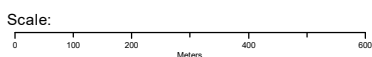
Ecological Constraints - Inflow Dependent Ecosystems Likelihood

7 Martin Close, East Maitland, NSW 2323



Legend

Site Boundary	NULL	4	8
Report Buffer	1 (Low)	5	9
Property Boundaries	2	6	10 (High)
	3	7	



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2020

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 January 2020

Ecological Constraints

7 Martin Close, East Maitland, NSW 2323

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	10	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m
Terrestrial	7	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		110m
Terrestrial	5	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		122m
Terrestrial	8	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		219m
Terrestrial	6	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		520m
Terrestrial	4	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		816m
Terrestrial	9	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		837m

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology
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Ecological Constraints

7 Martin Close, East Maitland, NSW 2323

NSW BioNet Atlas

Species on the NSW BioNet Atlas that have a NSW or federal conservation status, a NSW sensitivity status, or are listed under a migratory species agreement, and are within 10km of the site?

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria littlejohni	Littlejohn's Tree Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Ardea ibis	Cattle Egret	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Ardenna pacificus	Wedge-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris melanotos	Pectoral Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Calyptrorhynchus lathamii	Glossy Black-Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Chlidonias leucopterus	White-winged Black Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Chthonicola sagittata	Speckled Warbler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Circus assimilis	Spotted Harrier	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Epthianura albifrons	White-fronted Chat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Gelochelidon nilotica	Gull-billed Tern	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	Hamirostra melanosternon	Black-breasted Buzzard	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Irediparra gallinacea	Comb-crested Jacana	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	<i>Ixobrychus flavicollis</i>	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Lathamus discolor</i>	Swift Parrot	Endangered	Category 3	Critically Endangered	
Animalia	Aves	<i>Lophochroa leadbeateri</i>	Major Mitchell's Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	<i>Lophoictinia isura</i>	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Melithreptus gularis gularis</i>	Black-chinned Honeyeater (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Merops ornatus</i>	Rainbow Bee-eater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	<i>Neochmia ruficauda</i>	Star Finch	Presumed Extinct	Not Sensitive	Endangered	
Animalia	Aves	<i>Neophema pulchella</i>	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Ninox connivens</i>	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Ninox strenua</i>	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Numenius minutus</i>	Little Curlew	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Oxyura australis</i>	Blue-billed Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Pachycephala inornata</i>	Gilbert's Whistler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Pandion cristatus</i>	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Petroica boodang</i>	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Pezoporus wallicus wallicus</i>	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Phaethon lepturus</i>	White-tailed Tropicbird	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	<i>Plegadis falcinellus</i>	Glossy Ibis	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	<i>Pluvialis squatarola</i>	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Pomatostomus temporalis temporalis</i>	Grey-crowned Babbler (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Pterodroma leucoptera leucoptera</i>	Gould's Petrel	Vulnerable	Not Sensitive	Endangered	
Animalia	Aves	<i>Rostratula australis</i>	Australian Painted Snipe	Endangered	Not Sensitive	Endangered	
Animalia	Aves	<i>Sternula albifrons</i>	Little Tern	Endangered	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Stictonetta naevosa</i>	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Thinornis rubricollis</i>	Hooded Plover	Critically Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	<i>Tringa glareola</i>	Wood Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Tringa nebularia</i>	Common Greenshank	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Tringa stagnatilis</i>	Marsh Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Tyto novaehollandiae</i>	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Tyto tenebricosa</i>	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Mammalia	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Miconomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petauroides volans	Greater Glider	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascogale tapoatafa	Brush-tailed Phascogale	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pseudomys novaehollandiae	New Holland Mouse	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Vespadelus troungtoni	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Vulnerable	Category 3	Not Listed	
Plantae	Flora	Cymbidium canaliculatum	Tiger Orchid	Endangered Population	Category 2	Not Listed	
Plantae	Flora	Cynanchum elegans	White-flowered Wax Plant	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Eucalyptus camaldulensis	River Red Gum	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus glaucina	Slaty Red Gum	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus parramattensis subsp. decadens		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Grevillea parviflora subsp. parviflora	Small-flower Grevillea	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Maudia triglochinosides		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Rhodamnia rubescens	Scrub Turpentine	Critically Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Rhodomyrtus psidioides	Native Guava	Critically Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Rutidosia heterogama	Heath Wrinklewort	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Tetradlea juncea	Black-eyed Susan	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Tinospora tinosporoides	Arrow-head Vine	Vulnerable	Not Sensitive	Not Listed	

Data does not include NSW category 1 sensitive species.

NSW BioNet: © State of NSW and Office of Environment and Heritage

Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading "LC" or "LocConf". These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise match	Georeferenced to the site location / premise or part of site
General area or suburb match	Georeferenced with the confidence of the general/approximate area
Road match	Georeferenced to the road or rail
Road intersection	Georeferenced to the road intersection
Feature is a buffered point	Feature is a buffered point
Land adjacent to geocoded site	Land adjacent to Georeferenced Site
Network of features	Georeferenced to a network of features

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 12. These Terms are subject to New South Wales law.



Appendix C: Information on Acid Sulfate Soils



A. Background

Acid Sulfate Soil (ASS) is formed from iron rich alluvial sediments and sulfate (found in seawater) in the presence of sulfate reducing bacteria and plentiful organic matter. These conditions are generally found in mangroves, salt marsh vegetation or tidal areas and at the bottom of coastal rivers and lakes. ASS materials are distinguished from other soil or sediment materials (referred to as 'soil materials' throughout the National Acid Sulfate Soils Guidance) by having properties and behaviour that have either:

- 1) Been affected considerably by the oxidation of Reduced Inorganic Sulfur (RIS), or
- 2) The capacity to be affected considerably by the oxidation of their RIS constituents.

Acid sulfate soil materials include Potential acid sulfate soils (PASS or sulfidic soil materials) and Actual acid sulfate soils (AASS or sulfuric soil materials). These are often found in the same profile, with AASS overlying PASS. PASS and AASS are defined further below:

- PASS are soil materials which contain RIS such as pyrite. The field pH of these soils in their undisturbed state is usually more than pH 4 and is commonly neutral to alkaline (pH 7–9). These soil materials are invariably saturated with water in their natural state. Their texture may be peat, clay, loam, silt or sand and is often dark grey in colour and soft in consistence, but these materials may also exhibit colours that are dark brown, or medium to pale grey to white; and
- AASS are soil materials which contained RIS such as pyrite that have undergone oxidation. This oxidation results in low pH (that is pH less than 4) and often a yellow (jarosite) and/or orange to red mottling (ferric iron oxides) in the soil profile. Actual ASS contains Actual Acidity, and commonly also contains RIS (the source of Potential Sulfuric Acidity) as well as Retained Acidity.

B. The ASS Planning Maps

The ASS planning maps provide an indication of the relative potential for disturbance of ASS to occur at locations within the council area. These maps do not provide an indication of the actual occurrence of ASS at a site or the likely severity of the conditions.

The maps are divided into five classes dependent upon the type of activities/works that if undertaken, may represent an environmental risk through the development of acidic conditions associated with ASS:

Table 1 Risk Classes.

Risk Class	Description
Class 1	All works.
Class 2	All works below existing ground level and works by which the water table is likely to be lowered.
Class 3	Works at depths beyond 1m below existing ground level or works by which the water table is likely to be lowered beyond 1m below existing ground level.
Class 4	Works at depths beyond 2m below existing ground level or works by which the water table is likely to be lowered beyond 2m below existing ground level.
Class 5	Works within 500m of adjacent Class 1, 2, 3, 4 land which are likely to lower the water table below 1m AHD on the adjacent land.

C. The ASS Risk Maps

The ASS risk maps provide an indication of the probability of occurrence of PASS at a particular location based on interpretation from geological and soil landscape maps. The maps provide classes based on high probability, low probability, no known occurrence and areas of disturbed terrain (site specific assessment necessary) and the likely depth at which ASS are likely to be encountered.

D. Interpretation of ASS Field Tests

Tables A1 and A2 below provide some guidance on the interpretation of pH_F and pH_{FOX} test results, as detailed in the *National Acid Sulfate Soil Guidance: National acid sulfate soils sampling and identification methods manual* (2018):

Table A1 Interpretation of some pH_F test ranges.

pH value	Result	Comments
pH _F ≤ 4, jarosite not observed in the soil layer/horizon	May indicate an AASS indicating previous oxidation of RIS or may indicate naturally occurring, non ASS soils	Generally not conclusive as naturally occurring, non ASS soils, such as many organic soils (for example peats) and heavily leached soils, often also return pH _F ≤ 4
pH _F ≤ 4, jarosite observed in the soil layer/horizon	The soil material is an AASS	Jarosite and other iron precipitate minerals in ASS such as schwertmannite require a pH < 4 to form and indicate prior oxidation of RIS
pH _F > 7	Expected in waterlogged, unoxidised, or poorly drained soils	Marine muds commonly have a pH > 7 which reflects a seawater (pH 8.2) influence. Oxidation of samples with H ₂ O ₂ can help indicate if the soil materials contain RIS

Source: Adapted from DER (2015a).

Table A2 Interpretation of pH_{FOX} test results.

pH value and reaction	Result	Comments
Strong reaction of soil with H ₂ O ₂ (that is X or V)	Useful indicator of the presence of RIS but cannot be used alone	Organic rich substrates such as peat and coffee rock, and soil constituents like manganese oxides, can also cause a reaction. Care must be exercised in interpreting these results. Laboratory analyses are required to confirm if appreciable RIS is present
pH _{FOX} value at least one unit below field pH _F and strong reaction with H ₂ O ₂ (that is X or V)	May indicate PASS	The difference between pH _F and pH _{FOX} is termed the ΔpH. Generally the larger the ΔpH the more indicative of PASS. The lower the final pH _{FOX} the better the likelihood of an appreciable RIS content. For example, a change from pH _F of 8 to pH _{FOX} of 7 (that is a ΔpH of 1) would not indicate PASS, however, a unit change from pH _F of 3.5 to pH _{FOX} of 2.5 would be indicative of PASS. Laboratory analyses are required to confirm if appreciable RIS is present
pH _{FOX} < 3, large ΔpH and a strong reaction with H ₂ O ₂ (that is X or V)	Strongly indicates PASS	The lower the pH _{FOX} below 3, the greater the likelihood that appreciable RIS is present. A combination of all three parameters – pH _{FOX} , ΔpH and reaction strength – gives the best indication of PASS. Laboratory analyses are required to confirm that appreciable RIS is present



pH value and reaction	Result	Comments
A pH_{FOX} 3–4 and Low, Medium or Strong reaction with H_2O_2	Inconclusive	RIS may be present; however, organic matter may also be responsible for the decrease in pH. Laboratory analyses are required to confirm the presence of RIS
pH_{FOX} 4–5	Inconclusive	RIS may be present in small quantities, or poorly reactive under rapid oxidation, or the sample may contain shell/ carbonate which neutralises some or all acid produced on oxidation. Equally, the pH_{FOX} value may be due to the production of organic acids with no RIS present. Laboratory analyses are required to confirm if appreciable RIS is present
$pH_{FOX} > 5$, small or no ΔpH , but Low, Medium or Strong reaction with H_2O_2	Inconclusive	For neutral to alkaline pHF with shell or white concretions, the fizz test with 1 M HCl can be used to identify the presence of carbonates. Laboratory analyses are required to confirm if appreciable RIS is present and further testing is required to confirm that effective self-neutralising materials are present

Source: Adapted from DER (2015a).



Appendix D: Site History Information



Land Title Records

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

18/36 Osborne Road,
Manly NSW 2095

Telephone: +612 9977 6713
Mobile: 0412 169 809
Email: search@alsearchers.com.au

14th January 2020

JK ENVIRONMENTS PTY LIMITED
PO BOX 976,
NORTH RYDE BC NSW 1670

Attention: Katrina Taylor,

**RE: 7 Martin Close,
East Maitland
Job No. E32932PT**

Current Search

Folio Identifier 57/260833 (title attached)
DP 260833 (plan attached)
Dated 13th January 2020
Registered Proprietor:
THE CHURCHES OF CHRIST PROPERTY TRUST

Title Tree
Lot 57 DP 260833

Folio Identifier 57/260833

Certificate of Title Volume 14356 Folio 68

Certificate of Title Volume 12904 Folio 108

Certificate of Title Volume 11916 Folio 165

Certificate of Title Volume 11798 Folio 248

Certificate of Title Volume 11764 Folio 30

Certificate of Title Volume 11349 Folio 138

Certificate of Title Volume 11190 Folio 95

Certificate of Title Volume 10413 Folio 221

Certificate of Title Volume 10190 Folio 89

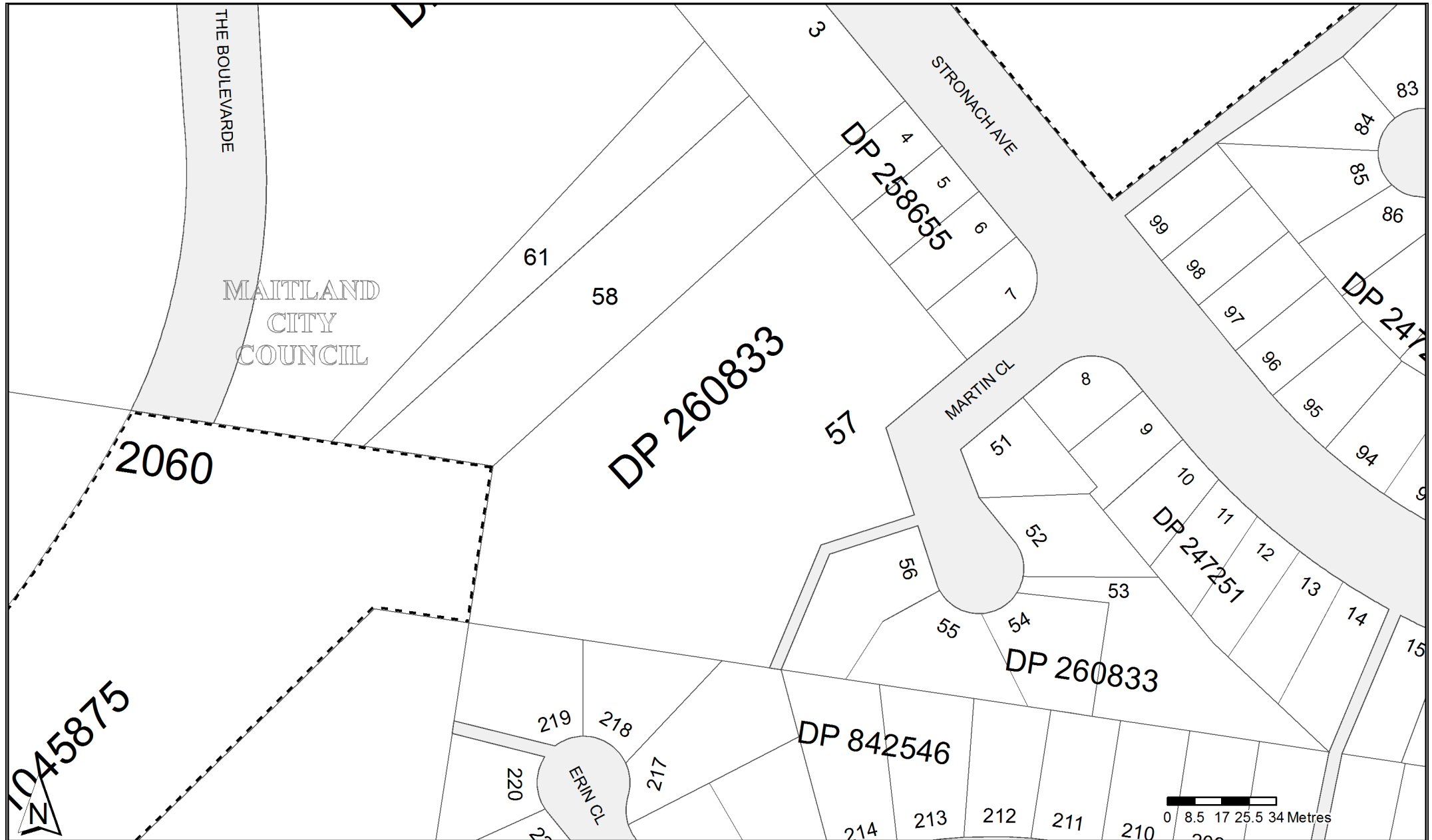
Certificate of Title Volume 4449 Folio 107











Certificate of Title Volume 3356 Folio 23

Certificate of Title Volume 3176 Folio 150

**Summary of proprietor(s)
Lot 57 DP 260833**

Year	Proprietor(s)
	(Lot 57 DP 260833)
1989 – todate	The Churches of Christ Property Trust
	(Lot 57 DP 260833 – CTVol 14356 Fol 68)
1982 – 1989	The Churches of Christ Property Trust
1981 – 1982	The Council of the City of Maitland
	(Lot 6 DP 578807 – CTVol 12904 Fol 108)
1975 – 1981	The Council of the City of Maitland
	(Lot 55 DP 243010 – CTVol 11916 Fol 165)
1972 – 1975	The Council of the City of Maitland
	(Lot 5 DP 242212 – CTVol 11798 Fol 248)
1972 – 1972	The Council of the City of Maitland
	(Lot 23 DP 546164 – CTVol 11764 Fol 30)
1972 – 1972	The Council of the City of Maitland
	(Lot 20 DP 239212 – CTVol 11349 Fol 138)
1970 – 1972	The Council of the City of Maitland
	(Lot 23 DP 238205 – CTVol 11190 Fol 95)
1969 – 1970	The Council of the City of Maitland
	(Lot 106 DP 230411 – CTVol 10413 Fol 221)
1966 – 1969	The Council of the City of Maitland
	(Lot 3 DP 227053 – CTVol 10190 Fol 89)
1965 – 1966	The Council of the City of Maitland
	(Part of Portion 221 Parish of Maitland – Area 94 Acres 3 Roods 27 ¼ Perches – CTVol 4449 Fol 107)
1963 – 1965	The Council of the City of Maitland
1950 – 1963	William Cranston Beatty, colliery proprietor
1944 – 1950	Andrew Alfred Huckstadt, farmer Marjorie Rosa Huckstadt
1940 – 1944	John Farrell, retired
1940 – 1940	Arnim Erle Capp, grazier Roy Lyle Capp, grazier John Russell Jones, solicitor
1930 – 1940	Charles George Milton Capp, grazier
	(Part of Portion 221 Parish of Maitland – Area 95 Acres 1 Rood 4 Perches – CTVol 3356 Fol 23)
1922 – 1930	Charles George Milton Capp, grazier
	(Part of Portion 221 Parish of Maitland – Area 144 Acres 2 Roods 19 Perches – CTVol 3176 Fol 150)
1921 – 1922	George William Irving de Salis, returned soldier



	Status	Surv/Comp	Purpose
DP1031540			
Lot(s): 311			
 DP590030	HISTORICAL	SURVEY	SUBDIVISION
 DP624446	HISTORICAL	SURVEY	SUBDIVISION
 DP858158	HISTORICAL	SURVEY	SUBDIVISION
 DP1007957	HISTORICAL	SURVEY	SUBDIVISION
 DP1018015	HISTORICAL	SURVEY	SUBDIVISION
 DP1147201	REGISTERED	SURVEY	EASEMENT
 DP1223995	REGISTERED	SURVEY	EASEMENT
 DP1239561	REGISTERED	SURVEY	EASEMENT
 DP1243509	REGISTERED	SURVEY	EASEMENT
DP1045875			
Lot(s): 2060			
 DP828556	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION

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
DP115389	COMPILATION	DEPARTMENTAL
DP247251	SURVEY	SUBDIVISION
DP258655	SURVEY	SUBDIVISION
DP260833	SURVEY	SUBDIVISION
DP262743	SURVEY	SUBDIVISION
DP727739	SURVEY	CROWN FOLIO CREATION
DP842546	SURVEY	SUBDIVISION
DP1031540	COMPILATION	SUBDIVISION
DP1045875	SURVEY	SUBDIVISION
DP1045875	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
PROPERTY ACT, 1900, as amended.



09728213

NEW SOUTH WALES
Application No.43571



CANCELLED
MA 1st Edition issued 18-6-1964

9728 Vol. 213
(Page 1) Vol.

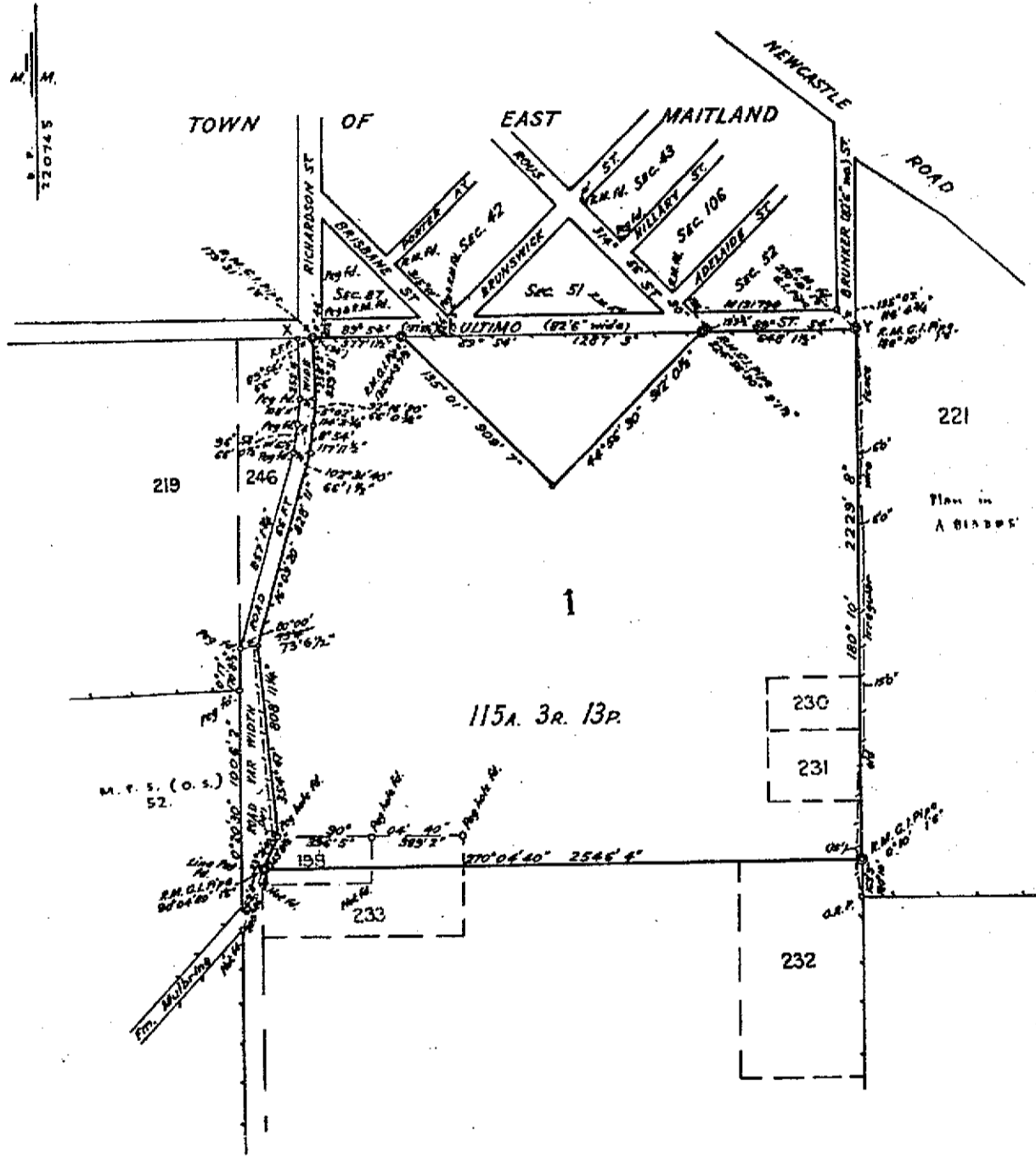
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *[Signature]*

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 220745 at East Maitland in the City of Maitland Parish of Maitland and County of Northumberland and being part of land for which no Crown Grant has issued Excepting thereout all mines and deposits specified in Section 536AA Local Government Act, 1919.

FIRST SCHEDULE (continued overleaf)

THE COUNCIL OF THE CITY OF MAITLAND.

[Signature]
Registrar General.

SECOND SCHEDULE (continued overleaf)

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

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01 1009 V. G. N. FLIGHT, GOVERNMENT PRINTER

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

This deed is cancelled as to the whole (ex road)
 New Certificates of Title have issued for lots in
deposited Plan No. 222302
 Lots 1 to 42 incl Vol. 9728 Fol. 213 as follows:
 Vol. 12653 Fol. 100 individually



Jaworski
 REGISTRAR GENERAL

NATURE	INSTRUMENT		ENTERED	Signature of Registrar General
	NATURE	NUMBER		

SECOND SCHEDULE (continued)

INSTRUMENT NUMBER	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
	The parts of the land above described shown as Brunswick St & the additions to existing road in D.P. 222302 are now public road.	10-8-1984	<i>Jaworski</i>	
	42 (ST) to 42 (S) on D.P. 222302			



9782053

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

NEW SOUTH WALES

Vol. **9782** Fol. **53**

Appln. No. 43571
Prior Title Vol. 9728 Fol. 213



1st Edition issued 21-8-1964

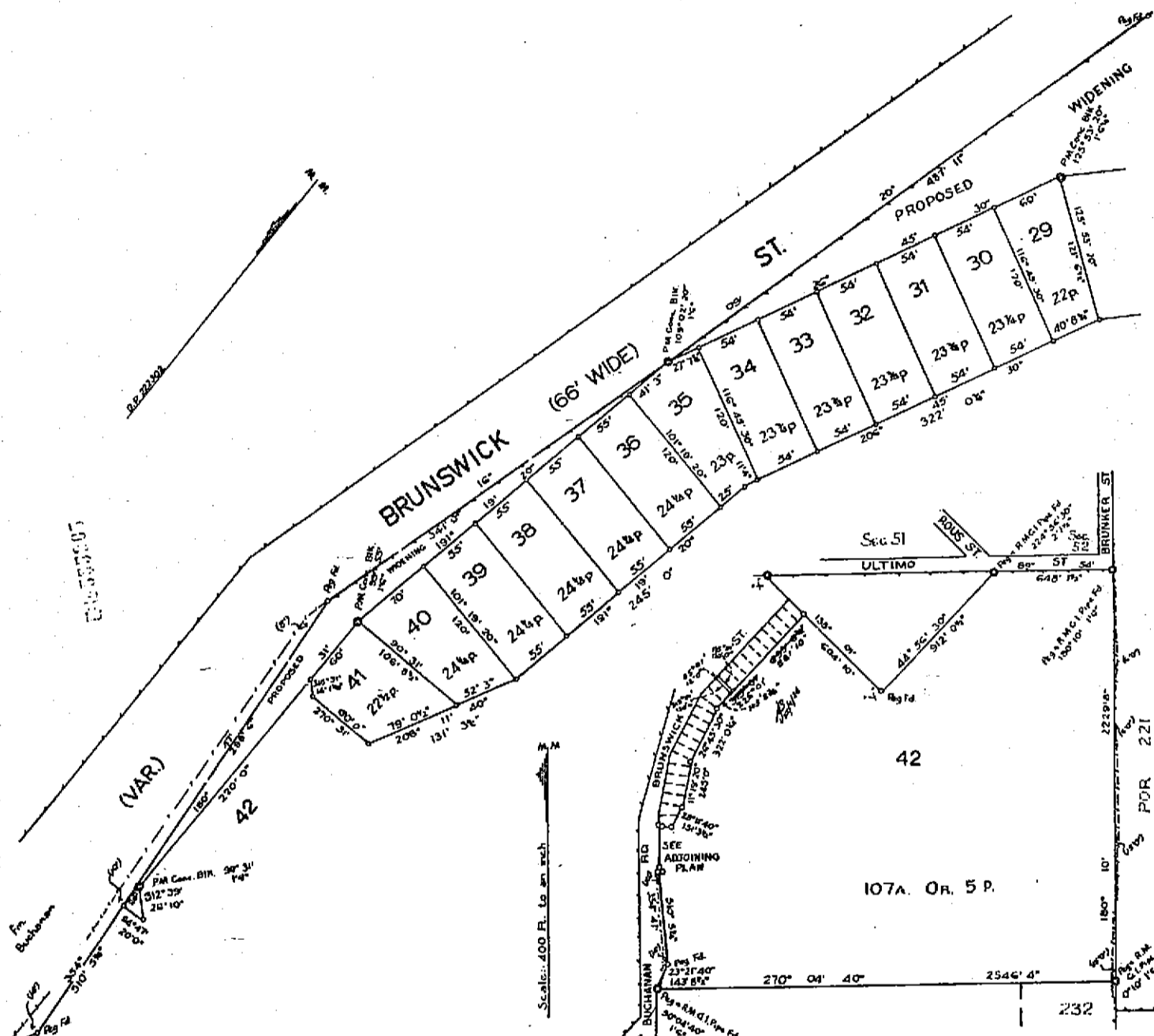
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *Edgar*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 42 in Deposited Plan 222302 at East Maitland in the City of Maitland Parish of Maitland and County of Northumberland being land for which no Crown Grant has issued, excepting thereout all mines and deposits specified in Section 536AA Local Government Act 1919.

FIRST SCHEDULE (Continued overleaf)

THE COUNCIL OF THE CITY OF MAITLAND.

Jawatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

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53

9782


Fol.

(Page 1) Vol.

ST 1609 V. C. N. FLIGHT, GOVERNMENT PRINTER

DP22700
 CT
 3-12-65

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
<p><i>M/c ... on ... to ...</i></p> <p>This deed is cancelled as to the whole ...</p> <p>New Certificates of Title have issued for lots in ... Deposited ... Plan No. 22-7053 as follows: Lots ... Vol. 10,190, Fol. 87, 88, respectively</p> <p><i>Jan Watson</i> REGISTRAR GENERAL</p> 					

SECOND SCHEDULE (continued)

PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
<p>THE INTEREST OF THE COUNCIL OF THE CITY OF MAITLAND IN THE NEW ROAD SHOWN ON DP227053</p>	<p>3-12-65</p>	<p><i>Jan Watson</i></p>	

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.



1019089

NEW SOUTH WALES

Applications Nos.19245 and 43571

Prior Titles Volume 4449 Folio 1

Volume 9782 Folio 53

4449 Folio 107

Vol. 10190 Fol. 89

1st Edition issued 16-12-1965



ID

~~CANCELLED~~

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.

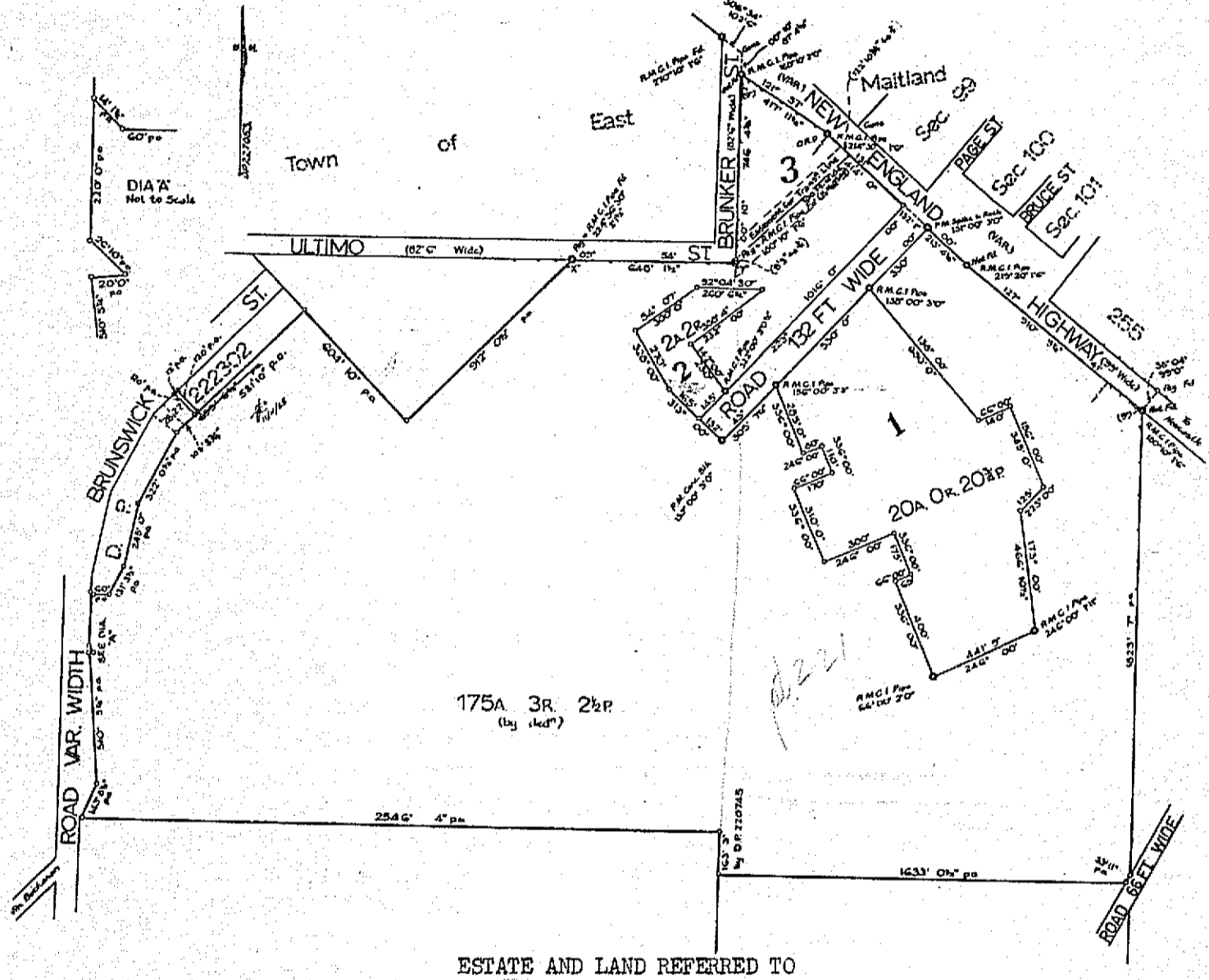
Witness

J. Charles

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 227053 at East Maitland in the City of Maitland Parish of Maitland and County of Northumberland being part of Portion 221 granted to Mary Martin on 31-12-1840 and land for which no Crown Grant has issued Excepting thereout all mines and seams of coal excepted by Transfer No.A813395 as regards the part of the land above described formerly comprised in Certificate of Title Volume 4449 Folio 107 and the minerals specified in Section 536AA of the Local Government Act 1919 as regards the part formerly comprised in Certificate of Title Volume 9782 Folio 53.

FIRST SCHEDULE (continued overleaf)

THE COUNCIL OF THE CITY OF MAITLAND.

Jawatson
Registrar General

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant of Portion 221 above referred to.
2. Rights to mine all mines and seams of coal affecting the part of the land within described formerly comprised in Certificate of Title Volume 4449 Folio 107 as set out in Transfer No.A813395.
3. Easement for transmission line created by Resumption No. H160549 affecting the piece of land shown as Easement for Transmission Line 100 feet wide in the plan hereon.

Jawatson
Registrar General


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89 Fol. 10190 (Page 1) Vol.

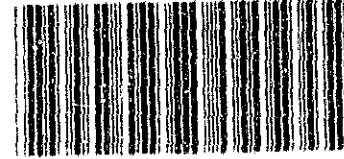
ST 1806 V. C. N. BLIGHT, GOVERNMENT PRINTER DP 230411
 creating
 restrict
 over all
 lots exist
 106
 08-28-9-6
 Greg
 01-23-01

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT		ENTERED	Signature of Registrar General
	NATURE	NUMBER		
This deed is cancelled as to <u>THE WHOLE, EX. ROAD</u> New Certificates of Title have issued on <u>7-10-1966</u> for lots in <u>Deposited</u> Plan No. <u>230411</u> as follows:- Lots <u>42 to 106 inc Vol. 10113</u> Folio <u>157 to 221</u> respectively.				
	 <i>Jamberton</i> REGISTRAR GENERAL			

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
			The parts of the land above described comprised in Perth Avenue Eye Street and the pathway 12 ft. wide shown in D.P. 230411 are now public road. Interests created pursuant to Section 88B Conveyancing Act, 1919, by the registration of Deposited Plan 230411	27.9.1966 27.9.1966	<i>Jamberton</i> <i>Jamberton</i>	



CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

NEW SOUTH WALES

Applns. Nos. 19245 and 43571
Prior Title Vol. 10190 Fol. 89

Vol. **10413** Fol. **221**

SC.

Edition issued 7-10-1966.



10413 Fol. 221

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. Sullivan.*

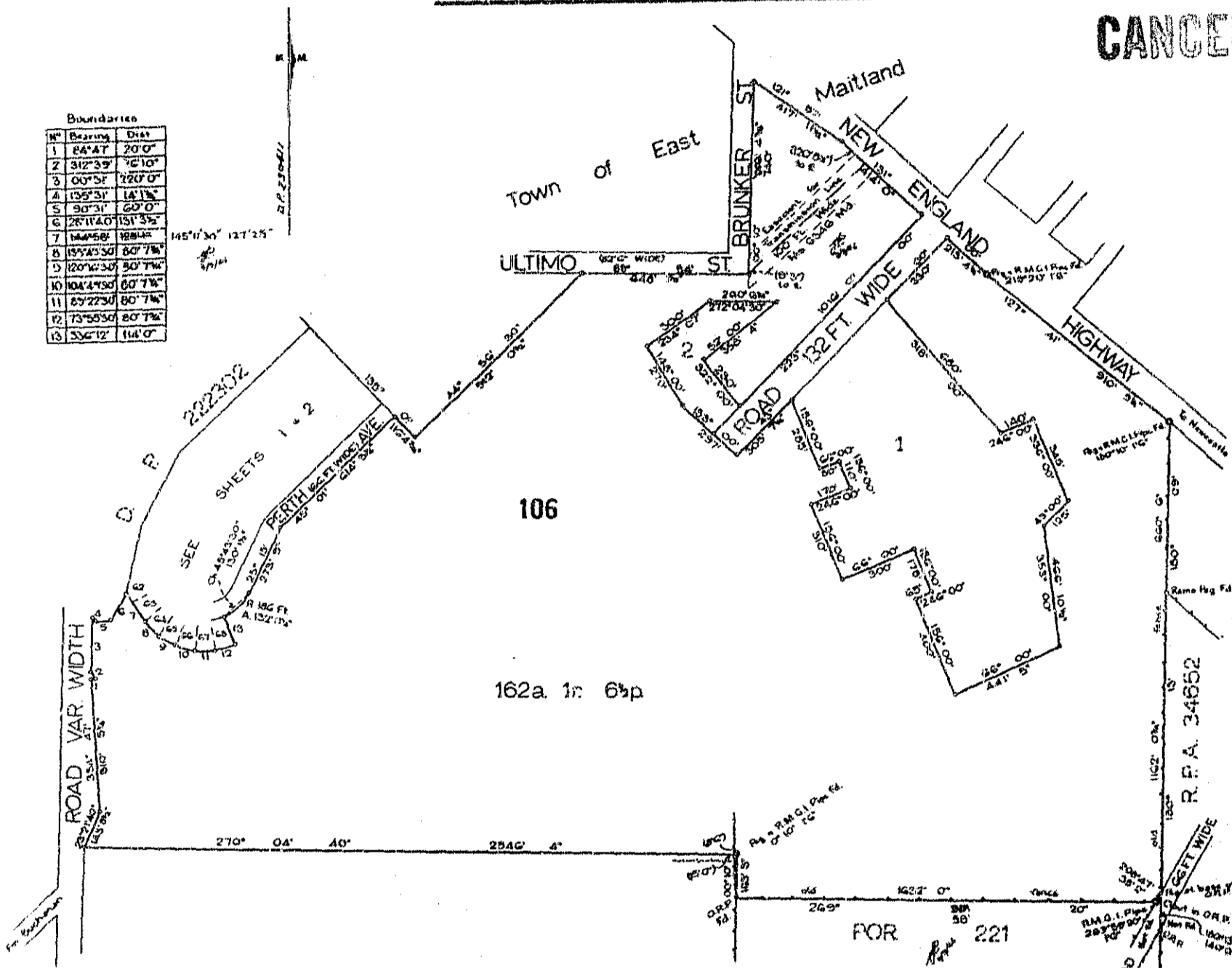
Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

CANCELLED

Boundaries		
No	Bearing	Dist
1	84°47'	20'0"
2	342°39'	10'10"
3	00°35'	220'0"
4	135°31'	1A'11"
5	90°31'	60'0"
6	28°14'40"	151'35"
7	144°58'	188'4"
8	155°43'30"	80'7 1/2"
9	120°12'30"	50'7 1/2"
10	104°4'30"	80'7 1/2"
11	65°22'30"	80'7 1/2"
12	75°58'30"	80'7 1/2"
13	336°12'	114'0"



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 106 in Deposited Plan 230411 at East Maitland in the City of Maitland, Parish of Maitland and County of Northumberland, being part of Portion 221 granted to Mary Martin on 31-12-1840 and land for which no Crown Grant has issued, excepting thereout all mines and seams of coal excepted by Transfer No. A813395 as regards the part of the land above described formerly comprised in Certificate of Title Volume 4449 Folio 107 and the minerals specified in Section 536AA of the Local Government Act, 1919 as regards the part formerly comprised in Certificate of Title Volume 9782 Folio 53.

FIRST SCHEDULE (Continued overleaf)

THE COUNCIL OF THE CITY OF MAITLAND.

Jawatson
Registrar General.

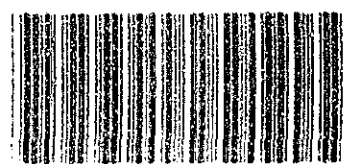
SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant of Portion 221 above referred to.
2. Rights to mine all mines and seams of coal affecting the part of the land above described formerly comprised in Certificate of Title Volume 4449 Folio 107 as set out in Transfer No. A813395.
3. Easement for transmission line created by Resumption No. H160549 affecting the piece of land shown as "Easement for Transmission Line 100ft. Wide" in the plan hereon.

Jawatson
Registrar General.

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



NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.

Vol. 11190 Fol. 95

Appln. Nos. 19245 and 43571

Prior Title Vol. 10413 Fol. 221

CDS

Edition issued 17-11-1969



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

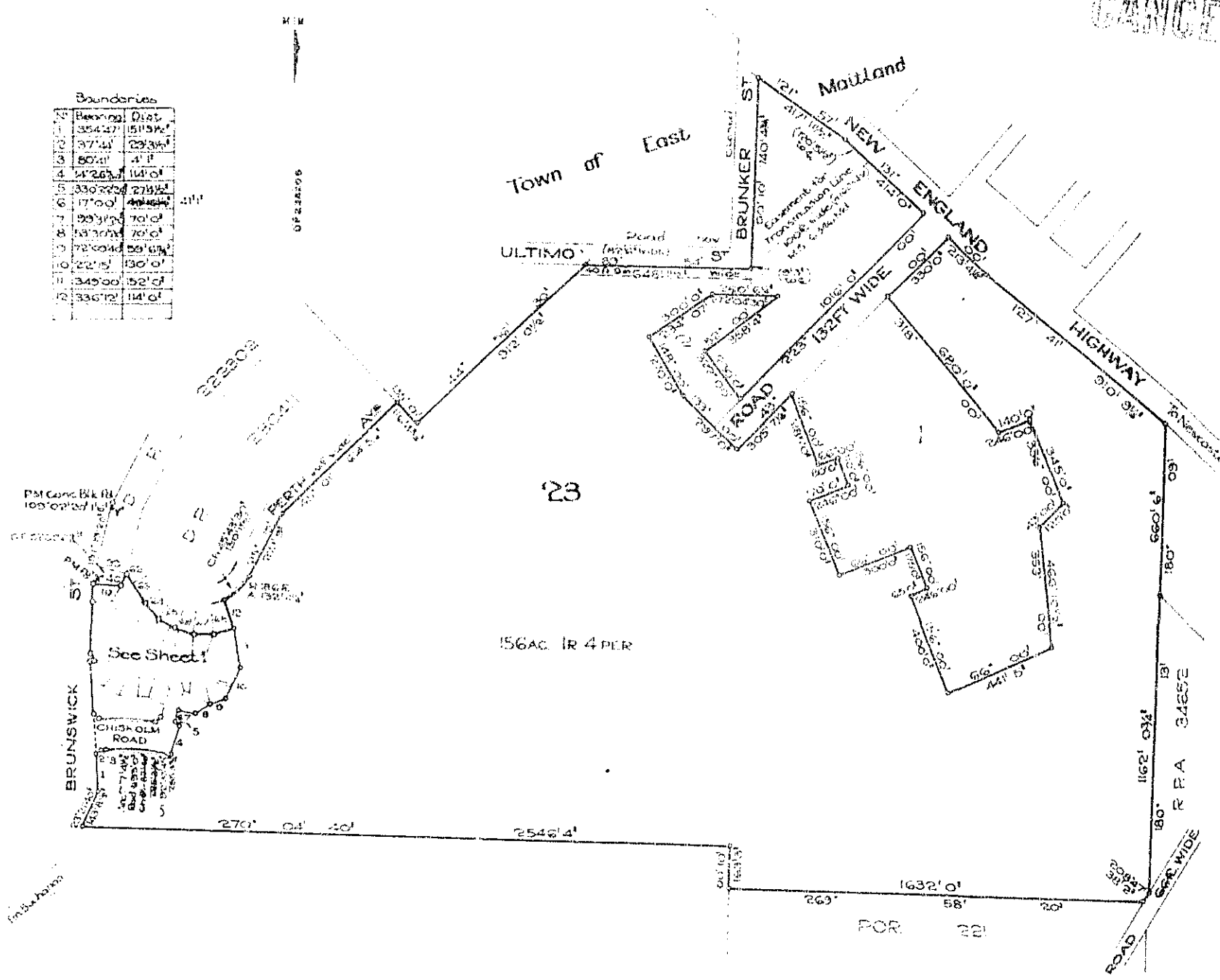
L. Buckstepp

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

CANCELLED



Boundaries	
Bearing	Dist.
354° 27'	1513K'
97° 21'	293K'
50° 21'	41 P
51° 26'	1410'
339° 22'	271K'
17° 00'	410K'
55° 31'	70' 0"
133° 30'	70' 0"
72° 00'	59' 0"
0° 22' 15"	130' 0"
345° 00'	152' 0"
336° 12'	141' 0"

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 23 in Deposited Plan 238205 at East Maitland in the City of Maitland Parish of Maitland and County of Northumberland being part of Portion 221 granted to Mary Martin on 31-12-1840, and land for which no Crown Grant has issued. EXCEPTING THEREOUT all mines and seams of coal excepted by Transfer No. A813395 as regards the part of the land above described formerly comprised in Certificate of Title Volume 4449 Folio 107 and the minerals specified in Section 536AA Local Government Act, 1919 as regards the part formerly comprised in Certificate of Title Volume 9782 Folio 53.

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF MAITLAND.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant of Portion 221 above referred to.
2. Rights to mine all mines and seams of coal affecting the part of the land above described formerly comprised in Certificate of Title Volume 4449 Folio 107 as set out in Transfer No. A813395.
3. Easement for Transmission Line created by Resumption No. H160549 affecting the piece of land shown as "Easement for Transmission Line 100 ft. Wide" in the plan hereon.
4. Easement for Transmission Line created by notification in Government Gazette of 22-8-1969 folio 3329 affecting part of the land above described.

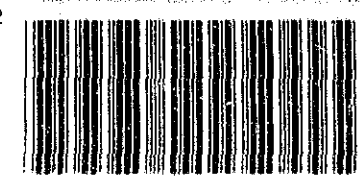
Jawatson
Registrar General

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.

(Page 1) Vol. 11190 Fol. 95



NEW SOUTH WALES

Applns. Nos. 19245 & 43571

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Prior Title Vol.11190 Fol.95

Vol. 11349 Fol. 138

Edition issued 26-6-1970



CANCELLED

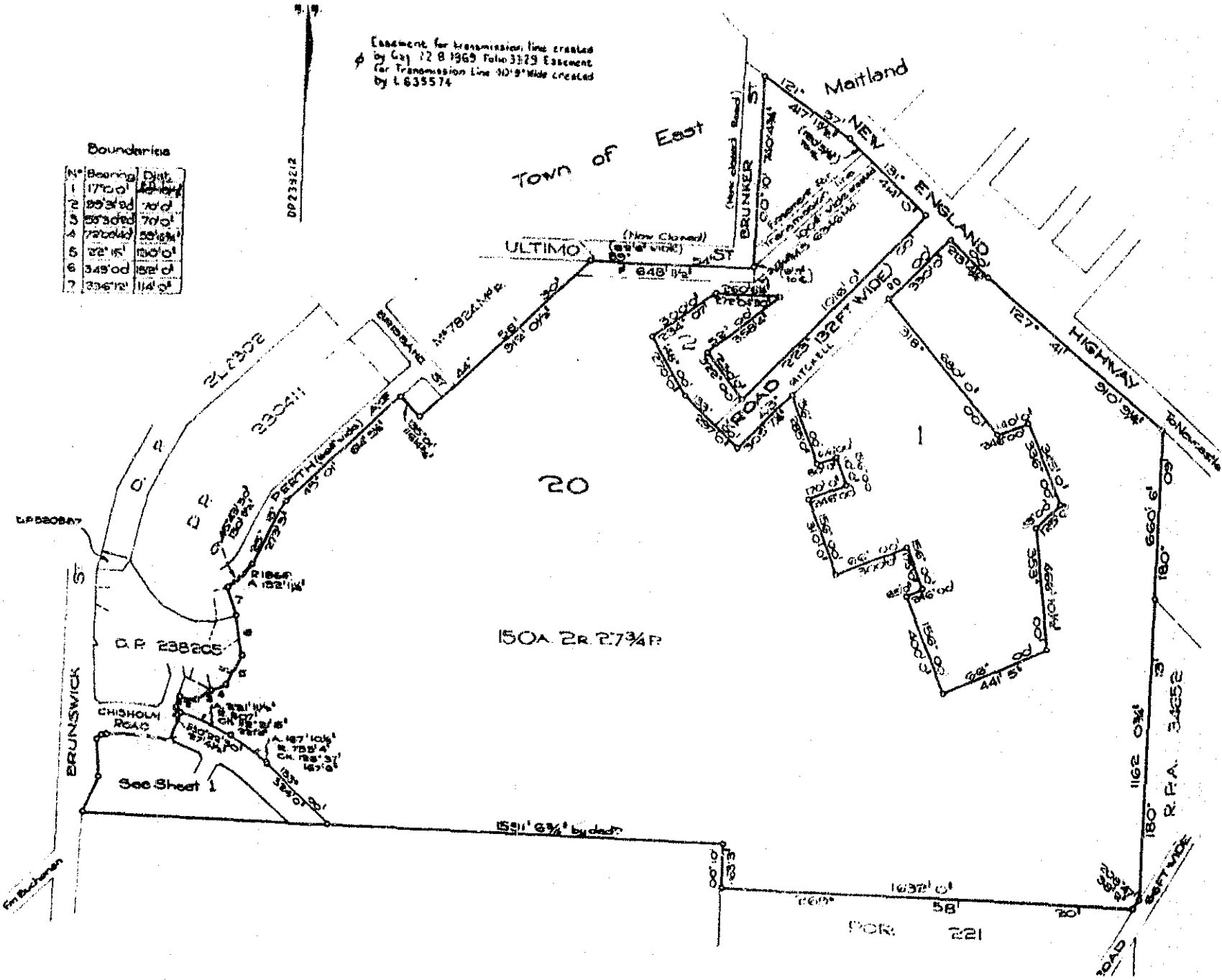
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *Barnes*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



No	Bearing	Dist.
1	17°0'0"	70'0"
2	89°3'0"	70'0"
3	89°3'0"	70'0"
4	72°0'0"	50'0"
5	82°15'	150'0"
6	34°0'0"	150'0"
7	39°57'	114'0"

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 20 in Deposited Plan 239212 at East Maitland in the City of Maitland Parish of Maitland and County of Northumberland being part of Portion 221 granted to Mary Martin on 31-12-1840 and land for which no Crown Grant has issued. EXCEPTING THEREOUT all mines and seams of coal excepted by Transfer No.A813395 as regards Portion 221 and the minerals specified in Section 53AA Local Government Act, 1919 as regards the land for which no Crown Grant issued.

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF MAITLAND.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant of Portion 221 above referred to.
2. Rights to mine all mines and seams of coal affecting the part of the land above described formerly comprised in Certificate of Title Volume 4449 Folio 107 as set out in Transfer No.A813395.
3. Easement for Transmission Line created by Resumption No.H160549 affecting the piece of land shown as "Easement for Transmission Line 100 ft. Wide" in the plan hereon.
4. Easement for Transmission Line created by Resumption No.L635574 affecting the piece of land shown as "Easement for Transmission Line 40'9" wide" in the plan hereon.

Jawatson
Registrar General.

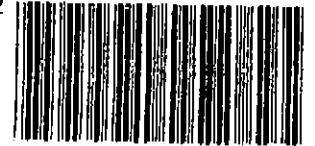
NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

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.



CERTIFICATE OF TITLE



11764030

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

Appln.No.19245 & 43571

Vol. 11764 Fol. 30

Prior Title Vol.11349 Fol.138

Edition issued 21-1-1972



CANCELLED

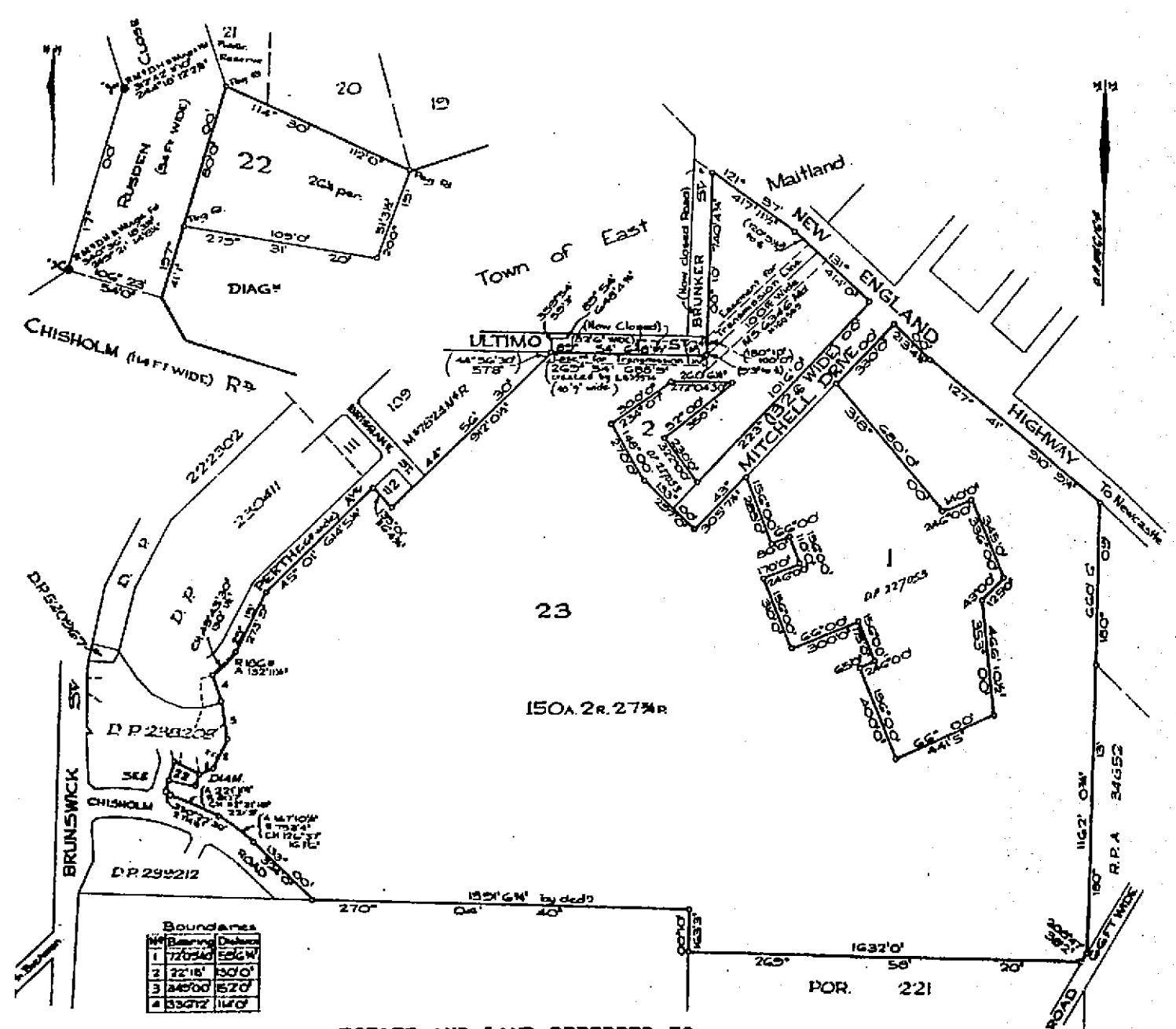
11764 Fol. 30

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.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



Boundaries	
1	726540 500'0"
2	22'18" 300'0"
3	24'00" 570'0"
4	33'07" 115'0"

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 23 in Deposited Plan 546164 at East Maitland in the City and Parish of Maitland and County of Northumberland being part of Portion 221 granted to Mary Martin on 31-12-1840 and land for which no Crown Grant has issued. EXCEPTING THEREOUT all mines and seams of coal excepted by Transfer No.A813395 as regards Portion 221 and the minerals specified in Section 536AA Local Government Act 1919 as regards the land for which no Crown Grant has issued,

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF MAITLAND.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant of Portion 221 above referred to.
2. Rights to mine affecting the part of the land above described formerly comprised in Certificate of Title Volume 4449 Folio 107 as set out in Transfer No.A813395.
3. Easement for Transmission Line created by Notice of Resumption No.H160549 affecting the piece of land shown as "Easement for Transmission Line 100 ft.wide" in the plan hereon.
4. Easement for Transmission Line created by Notice of Resumption No.L635574 affecting the piece of land shown as "Easement for Transmission Line 40' 9" wide" in the plan hereon.

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.

CERTIFICATE OF TITLE
 PROPERTY ACT, 1900



11916165

NEW SOUTH WALES

Vol. **11916** Fol. **165**
CANCELLED
 Edition issued 6-9-1972

Appln. Nos. 19245 and 43571
 Prior Title Vol. 11798 Fol. 248



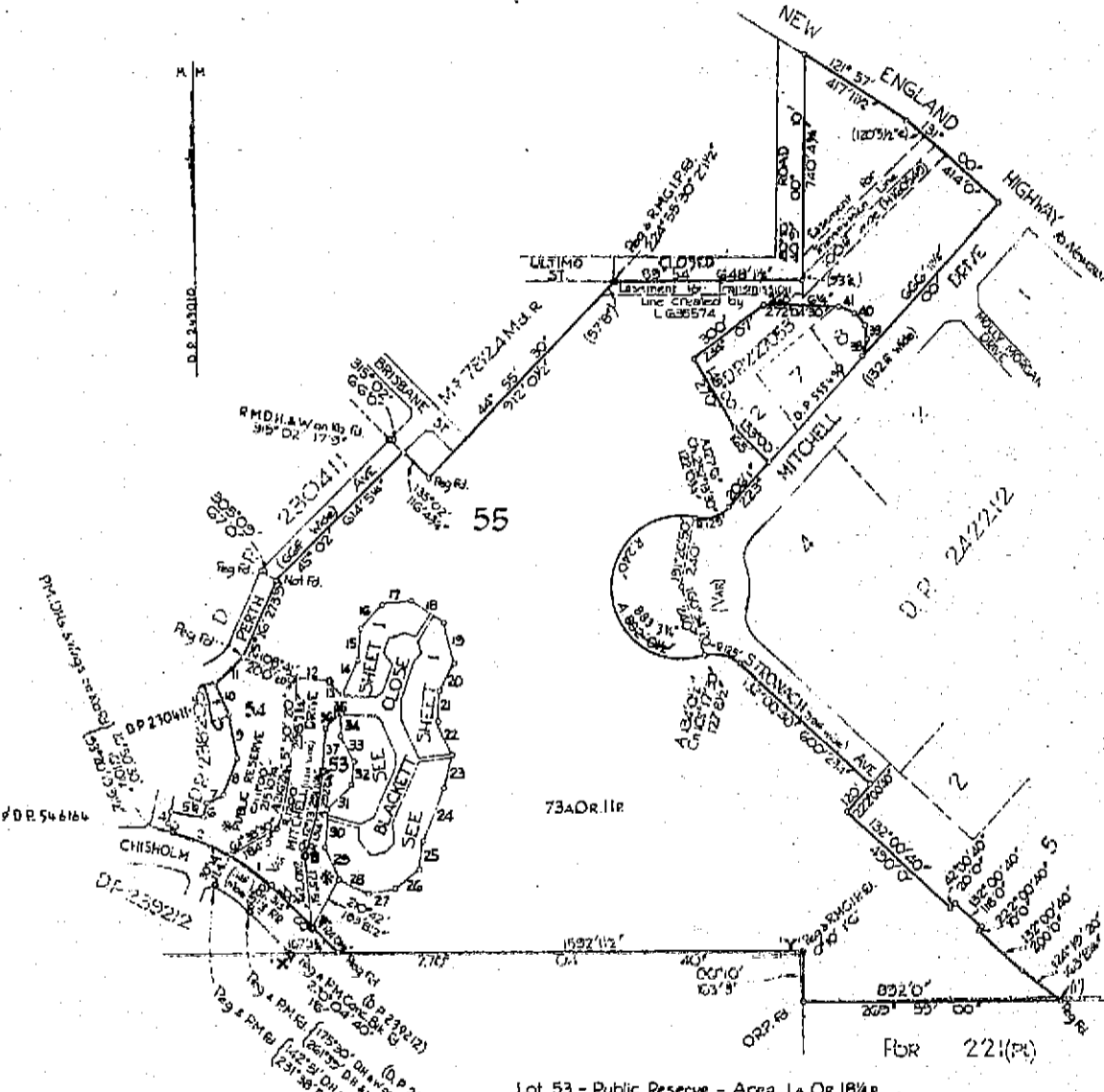
11916 Fol. 165

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.

Jawatson
 Registrar General.



PLAN SHOWING LOCATION OF LAND



Reference to Traverse

N ^o	Bearing	Distance
1	Red 7532	A. 167/103
2	Ch 126/37	167/6
3	Red 807	A. 721/114
4	Ch 202/114	221/8
5	330/74	27/54
6	17/02	7/41
7	99/53	109/0
8	20/21	57/31
9	72/140	59/61
10	22/17	130/0
11	347/02	152/0
12	396/14	116/0
13	R 186	A. 152/114
14	Ch 454/30	130/114
15	50/50	114/0
16	142/51	58/71
17	25/49	125/41
18	5/13	110/0
19	21/55	11/11
20	83/27	106/91
21	124/17	138/41
22	166/50	131/103
23	206/51	107/71
24	183/49	56/6
25	155/48	132/0
26	195/22	114/24
27	201/56	133/0
28	189/56	24/0
29	250/23	100/91
30	240/92	95/12
31	230/90	102/1
32	220/90	111/1
33	210/90	133/3
34	200/90	115/21
35	190/90	79/114
36	180/90	95/92
37	170/90	100/0
38	160/90	80/0
39	150/90	54/0
40	140/90	14/70
41	130/90	11/11
42	120/90	25/11
43	110/90	45/11
44	100/90	59/11
45	90/90	55/0

Permanent Marks

N ^o	Bearing	Distance	Remarks
A	133° 00'	1' 6"	Conc. Block
B	102° 13'	1' 6"	Conc. block

Lot 53 - Public Reserve - Area 1A Or. 184 n.
 Lot 54 - Public Reserve - Area 3A 1R B3a n.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 55 in Deposited Plan 243010 at East Maitland in the City of Maitland Parish of Maitland and County of Northumberland being part of Portion 221 granted to Mary Martin on 31-12-1840 and land for which no Crown Grant has issued. EXCEPTING THEREOUT all mines and seams of coal excepted by Transfer No. A813395 as regards Portion 221 and the minerals specified in Section 536AA Local Government Act, 1919, as regards the land for which no Crown Grant has issued.

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF MAITLAND.

SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grants above referred to.
- Rights to mine all mines and seams of coal as set out in Transfer No. A813395 as regards part.
- Easement for Transmission Line created by Resumption No. H160549 affecting the piece of land shown as "Easement for Transmission Line 100 ft. Wide" in the plan hereon.
- Easement for Transmission Line created by Resumption No. L635574 affecting the piece of land shown as "Easement for Transmission Line created by L635574" in the plan hereon.

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.



12904108

CERTIFICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

12904 108

Vol. Fol.

Applns. Nos. 19245 and 43571

Prior Title Vol. 11916 Fol. 165



EDITION ISSUED

16 10 1975

12904 108

(Page 1) Vol.

J. Jackson
Registrar General.



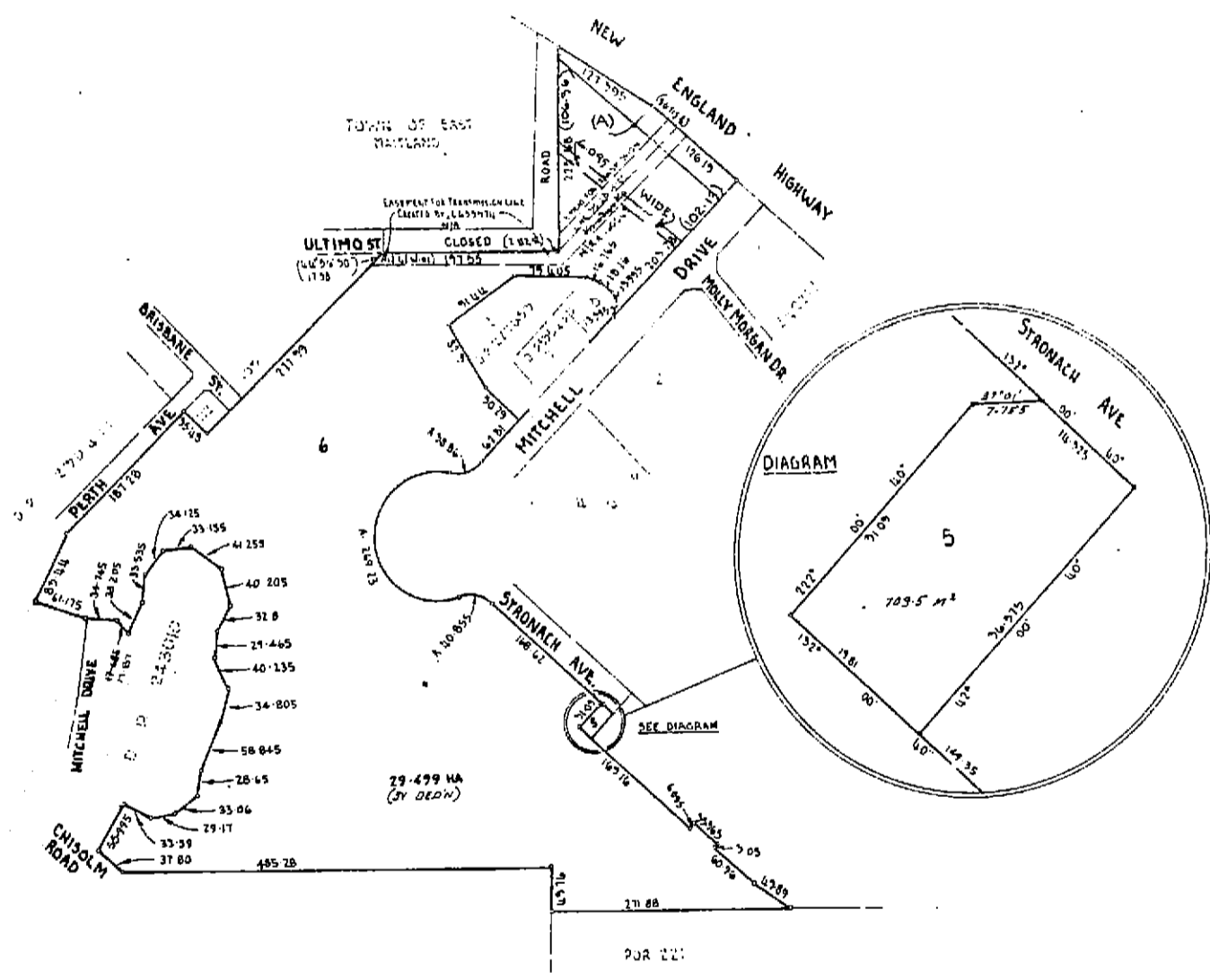
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED



(A) MOTORWAY (LOT 24 DP 255750) - R112256

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 6 in Deposited Plan 578807 at East Maitland in the City of Maitland Parish of Maitland and County of Northumberland being part of Portion 221 granted to Mary Martin on 31-12-1840 and land for which no Crown Grant has issued. EXCEPTING THEREOUT all mines and seams of coal excepted by Transfer No. A813395 as regards Portion 221 and the minerals specified in Section 536AA Local Government Act, 1919, as regards the land for which no Crown Grant has issued.

FIRST SCHEDULE

~~THE COUNCIL OF THE CITY OF MAITLAND.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Rights to mine as set out in Transfer No. A813395 as regards Portion 221.
3. Easement for Transmission Line created by Resumption No. H160549 affecting the piece of land 30.48 wide shown in the plan hereon.
4. Easement for Transmission Line created by Resumption No. L635574 affecting the piece of land 12.42 wide shown in the plan hereon.

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.



CERTIFICATE OF TITLE
 REAL PROPERTY ACT, 1900



14356

NEW SOUTH WALES

14356 68

Appln. No.19245

Prior Title Vol.12904 Fol.108

Vol. 14356 Fol. 68

CANCELLED

EDITION ISSUED



2 3 1981

SEE AUTO FOLIO

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.

[Signature]

Registrar General.

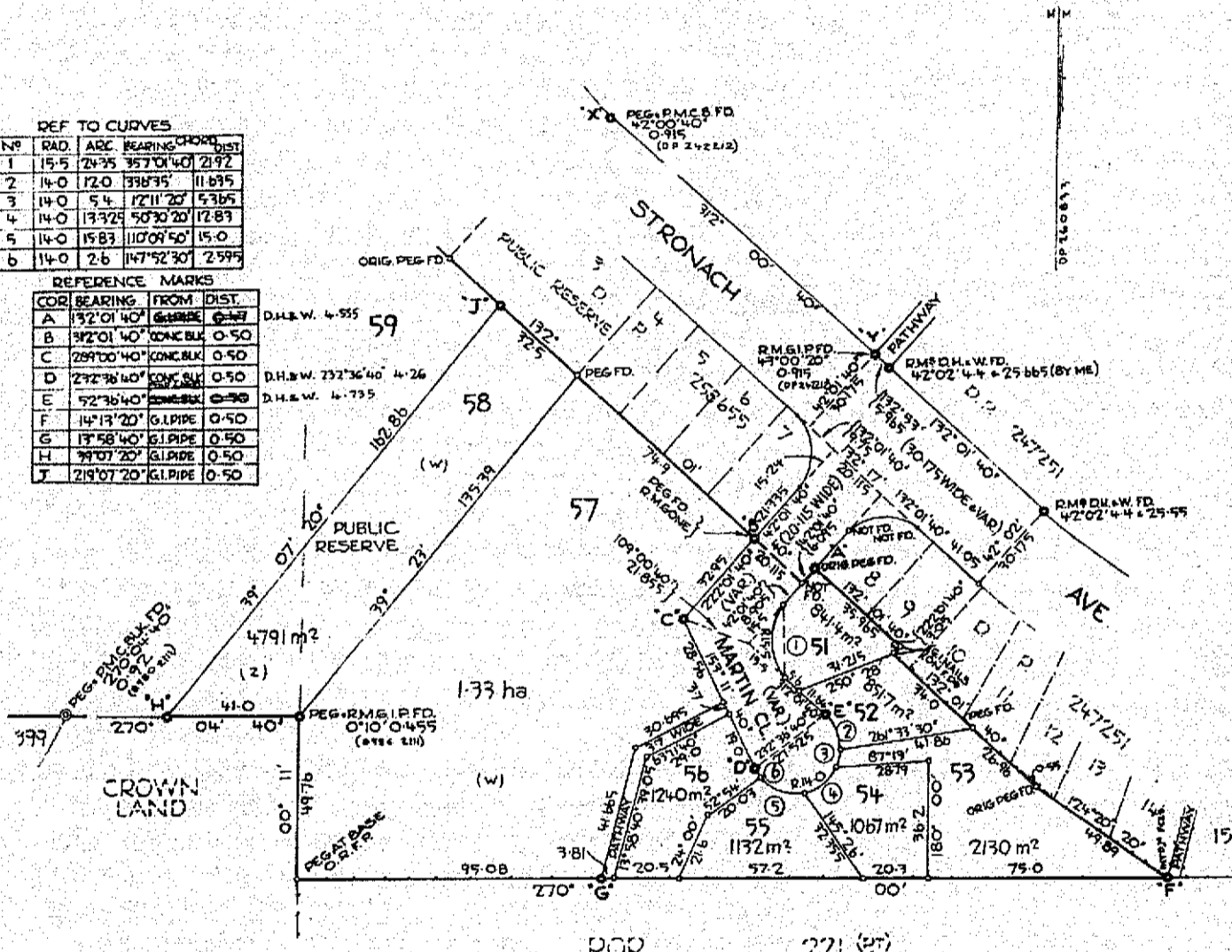


PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

DEF TO CURVES				
Nº	RAD.	ARC	BEARING	CHORD DIST.
1	15.5	24.35	357°01'40"	21.92
2	14.0	12.0	338°35'	11.895
3	14.0	5.4	172°11'20"	5.365
4	14.0	13.325	50°30'20"	12.83
5	14.0	15.83	110°01'50"	15.0
6	14.0	2.6	147°52'30"	2.595

REFERENCE MARKS				
COR	BEARING	FROM	DIST.	
A	32°01'40"	CONC.BLK	0.50	D.H.&W. 4-555
B	32°01'40"	CONC.BLK	0.50	
C	289°00'40"	CONC.BLK	0.50	
D	272°36'40"	CONC.BLK	0.50	D.H.&W. 232°36'40" 4-26
E	52°36'40"	CONC.BLK	0.50	D.H.&W. 4-735
F	14°17'20"	G.L.P.I.P.E.	0.50	
G	17°58'40"	G.L.P.I.P.E.	0.50	
H	79°07'20"	G.L.P.I.P.E.	0.50	
I	219°07'20"	G.L.P.I.P.E.	0.50	



(RESMS & CONDITIONS IN CROWN GRANT -
 (W) EXCEPTION OF MINERALS - RIGHTS TO MINE AB18995
 (Z) EXCEPTION OF MINERALS SEC 96AA L.G. ACT 1919

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 57 in Deposited Plan 260833 at Maitland in the City of Maitland Parish of Maitland and County of Northumberland being part of Portion 221 granted to Mary Martin on 31-12-1840. EXCEPTING THEREOUT all mines and seams of coal excepted by Transfer No.A813395.

FIRST SCHEDULE

~~THE COUNCIL OF THE CITY OF MAITLAND.~~

SECOND SCHEDULE

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- 2. A813395 Rights to mine.
- 3. R841330 Covenant created by deed.

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

1237119
 T246103
 K

NOTATIONS AND UNREGISTERED DEALINGS

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1237119 Caveat by The Council of the City of Maitland. Registered 26-10-1982

Registrar General CANCELLATION

SECOND SCHEDULE (continued)

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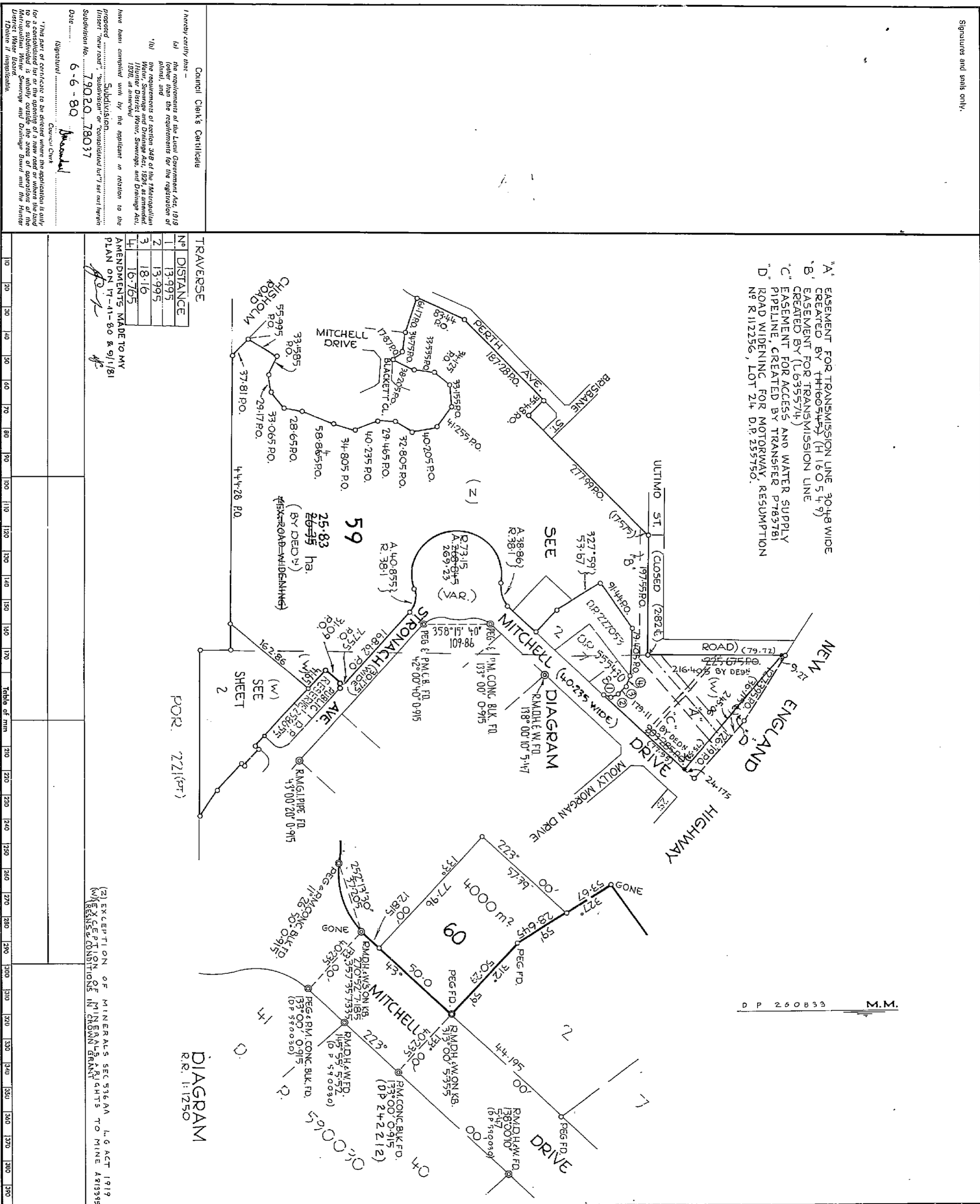
The Churches of Christ Property Trust by Transfer T246103. Registered 26-10-1982

Registrar General

FIRST SCHEDULE (continued)

Signatures and seals only.

- A. EASEMENT FOR TRANSMISSION LINE 30.48 WIDE CREATED BY TH1605445 (H 1805449)
- B. EASEMENT FOR TRANSMISSION LINE CREATED BY (L6355714)
- C. EASEMENT FOR ACCESS AND WATER SUPPLY PIPELINE, CREATED BY TRANSFER P783761
- D. ROAD WIDENING FOR MOTORWAY RESUMPTION N° R112256, LOT 24, D.P. 257750.



Council Clerk's Certificate

I hereby certify that -

(a) the requirements of the Local Government Act, 1919 have been complied with in relation to the proposed subdivision, and

(b) the requirements of section 348 of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended, in relation to the proposed subdivision, have been complied with by the applicant in relation to the proposed 'new road', 'subdivision' or 'consolidated lot' set out herein.

Subdivision No. 79020, 78037

Date: 6-6-80

Signature: [Signature]

N°	DISTANCE
1	13.995
2	13.995
3	18.16
4	16.765

AMENDMENTS MADE TO MY PLAN ON 17-11-80 & 9/1/81

M P D

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYOR'S REFERENCE (2078) EM/91

AMENDMENTS AND/OR ADDITIONS NOTED ON PLAN IN REGISTRAR GENERAL'S OFFICE.

I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this document is a photograph made as a permanent record of a

12th February, 1981.

D. P. 260833

Registered: 25.1.1981

CA: N° 79020, 78037 of 6.6.1980

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: U 5472 - 71 & 73

Lot Plan: D P 578807

PLAN OF SUBDIVISION OF THE LAND IN CERT. OF TITLE VOL. 1204 FOL. 108 BEING LOT 6 D.P. 578807

Reduction Ratio: 1:4000

Lengths are in metres.

Min./S.H. No. MAITLAND

Locality: MAITLAND

Parish: MAITLAND

County: NORTHUMBERLAND

This is sheet 1 of my plan in TWO sheets. (Delete if inapplicable).

MALTER, JACK, SR15P

S.N. SCOTT, SR15P, PRT. LTD. MAITLAND

Surveyor registered under the Surveyors Act, 1928, as amended.

Signature: [Signature]

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to use.

NOTE: IT IS INTENDED TO DEDICATE TO THE PUBLIC:-

- MARTIN CLOSE AS PUBLIC ROAD
- PATHWAY #7 WIDE
- LOT 58 AS PUBLIC RESERVE

Location accepted by Council on 6-6-80

Signature: [Signature]

Council Clerk

Common Seal of the Council

I, [Signature], was hereunto affixed on 6th June 1980 pursuant to a resolution of the Council dated 13th May 1980

Signature: [Signature]

Mayor

Signature: [Signature]

Council Clerk

1 1 5 9 0 8 3 3 2 H 1

D P 260833 M.M.

1 1 5 9 0 8 3 3 2 H 1

PLAN FORM 3 To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP260833 * OFFICE USE ONLY

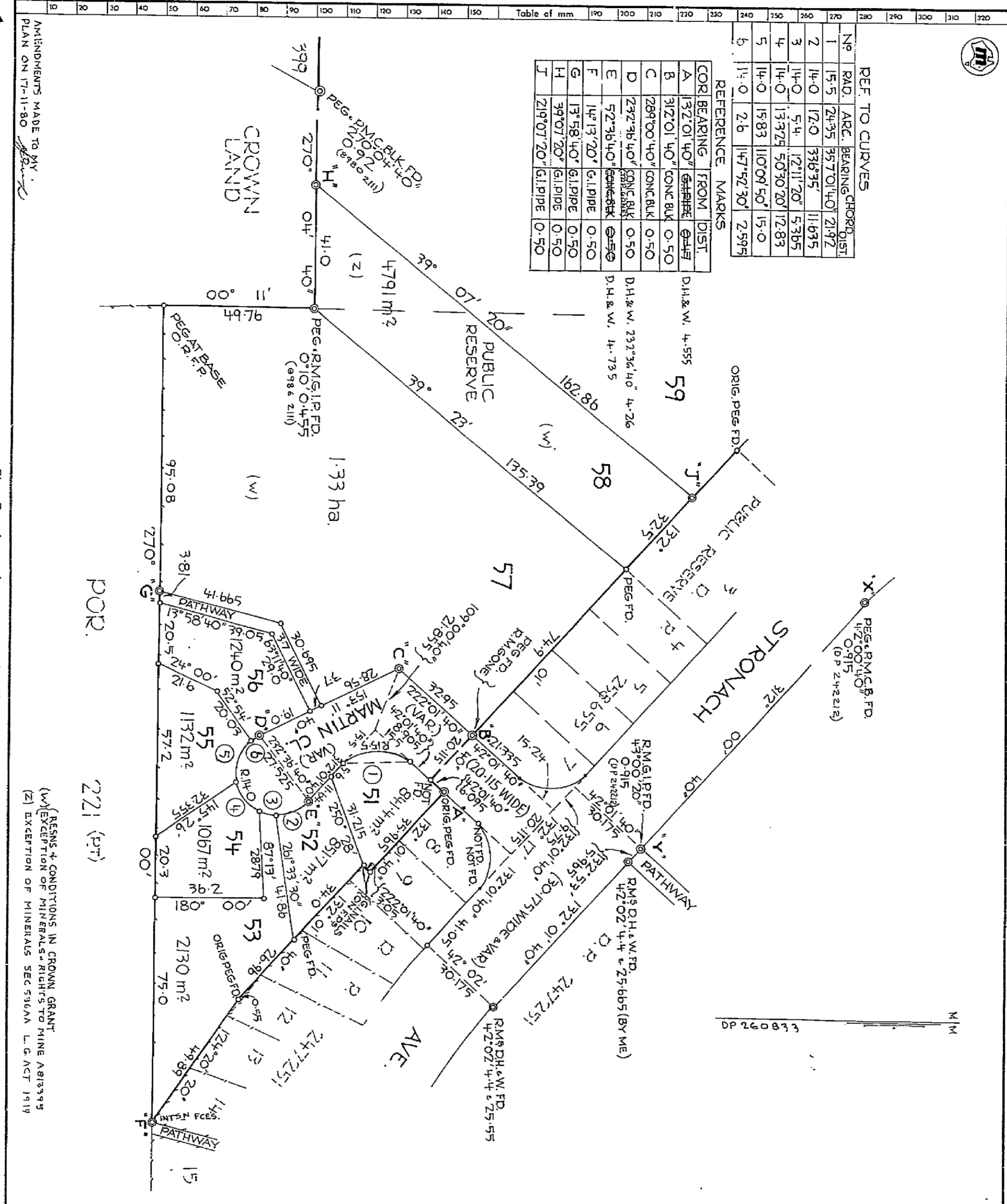


REF. TO CURVES

No	RAD.	ARC.	BEARING	CHORD	DIST.
1	15.5	24.35	95.70' 140"	21.97	
2	14.0	12.0	33.635	11.635	
3	14.0	5.4	12.11' 20"	5.365	
4	14.0	13.225	50.30' 20"	12.83	
5	14.0	15.83	110.09' 50"	15.0	
6	14.0	2.6	147.52' 30"	2.595	

REFERENCE MARKS

COR.	BEARING	FROM	DIST.
A	132.01' 40"	CONC BLK	0.50
B	312.01' 40"	CONC BLK	0.50
C	289.00' 40"	CONC BLK	0.50
D	232.35' 40"	CONC BLK	0.50
E	52.35' 40"	CONC BLK	0.50
F	14.13' 20"	GL PIPE	0.50
G	13.58' 40"	GL PIPE	0.50
H	99.07' 20"	GL PIPE	0.50
J	219.07' 20"	GL PIPE	0.50



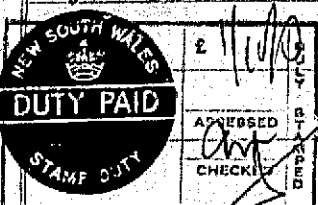
AMENDMENTS AND/OR ADDITIONS NOTED ON PLAN IN REGISTRAR GENERAL'S OFFICE.

I, Bruce Richard Davies, Under Secretary for Lands and 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 day.

12th February, 1981.

DP260833
 D P 260833
 Registered: 19.1.1981
 This is sheet 2 of my plan in 2 sheets dated 9-7-79
 Surveyor registered under Surveyors Act 1928.
 This is sheet 2 of the plan of 2 sheets covered by my Certificate No. 79020 of 6-5-80 78037
 Signature and seal only.
 Council Clerk

Reduction Ratio: 1:1000
 SURVEYOR'S REFERENCE (20781) EM/91



JAN 18 1964

Handwritten: 8.1.16x

APPLICATION FOR CERTIFICATE OF TITLE FOR RESUMED LAND.
REAL PROPERTY ACT, 1900, SECTION 31A.

THE COUNCIL OF THE CITY OF MAITLAND hereby certifies that a Notification of Resumption, a copy of which is set out hereunder, appeared in the Government Gazette of the Sixteenth day of June 1961, Folio 1852 and the said THE COUNCIL OF THE CITY OF MAITLAND hereby applies to the Registrar-General for a Certificate of Title for the land described in the said Notification and certifies this application to be correct for the purposes of the said Act.

NOTICE OF RESUMPTION OF LAND BY MAITLAND CITY COUNCIL
LOCAL GOVERNMENT ACT, 1919

WHEREAS on the sixteenth day of August, one thousand nine hundred and sixty, the Maitland City Council (hereinafter called "the Council") resolved, in pursuance of the Local Government Act, 1919, to resume the land described in the Schedule hereto for the purpose of undertaking the planning of new roads and subdivisions; and Whereas the Council further resolved to make an application for the approval of the Governor to cause a notice of the resumption of such land, together with a description of such land to be published in the Gazette and in a newspaper circulating in the area in which such land is located; and Whereas on the seventeenth day of May, one thousand nine hundred and sixty one, upon the application of the Council, His Excellency the Governor, with the advice of the Executive Council, approved of a notice of the resumption of the land described in the said Schedule for such purpose, together with a description of such land, to be published in the Gazette and a newspaper circulating in the area in which the land is located: Now, therefore, the Council, with the approval of His Excellency the Governor, with the advice of the Executive Council as aforesaid, doth hereby give notice that the land described in the Schedule hereto is hereby resumed by the Council under the provisions of the Local Government Act, 1919, aforesaid; and the Council doth hereby also give notice that a plan of such land has been filed in the office of the Maitland City Council at the Council Chambers, Maitland and with the Surveyor-General at the Department of Lands, Sydney, which plans are open for public inspection; and the Council doth hereby also give notice that upon the publication of this notice and the description in the Schedule hereto the land therein described becomes for the purposes and subject to the provisions of the said Act vested in the Council for an estate in fee simple in possession freed and discharged from all trusts, obligations, estates, interests, contracts, charges, rates, rights of way, or easements whatsoever.

H.T.SKILTON, Mayor.

The Common Seal of the Council of the City of Maitland was hereunto affixed this fourteenth day of June, 1961, in pursuance of a resolution of the Council passed on the thirteenth day of June, 1961

S.J.DUNKLEY, Town Clerk.

SCHEDULE.

All that piece or parcel of Crown land situated in the City of Maitland, parish of Maitland and county of northumberland, being part of R.81,561 for Future Public Requirements, notified 24th April, 1959; Commencing on the southern side of Ultimo-street at a point bearing 89 degrees 54 minutes and distant 66 feet from the north-eastern corner of portion 246 and bounded thence on the north by that side of that street bearing 89 degrees 54 minutes 377 feet 1 1/2 inches; on the north-east and north-west by lines bearing successively 135 degrees 1 minute 909 feet 7 inches and 44 degrees 56 minutes 30 seconds

Cert. of T., issued Vol. 9728 Fol. 213
Dated 18 JUN 1964

Handwritten: H6854

Vertical handwritten note: being lands for which no Crown Grant has been issued. Refer to DP 220745.

*Plan
across
of*

912 feet $\frac{1}{2}$ inch to the said southern side of Ultimo-street; again on the north by that side of that street bearing 89 degrees 54 minutes 648 feet $1\frac{1}{2}$ inches to the western boundary of portion 221; on the east by part of that boundary bearing 180 degrees 10 minutes 2,229 feet 8 inches; on the south by a line bearing 270 degrees 4 minutes 40 seconds 2,546 feet 4 inches to the westernmost north-western corner of portion 198; on the north-west by the north-western boundary of that portion bearing 23 degrees 21 minutes 40 seconds 143 feet $8\frac{1}{2}$ inches; and generally on the north-west by the generally south-eastern side of the road 66 feet wide and of variable width from Mulbring to East Maitland bearing successively 354 degrees 47 minutes 808 feet $11\frac{1}{2}$ inches, 16 degrees 9 minutes 20 seconds 828 feet 11 inches, 8 degrees 54 minutes 117 feet $11\frac{1}{2}$ inches, 5 degrees 2 minutes 114 feet $3\frac{1}{2}$ inches and 359 degrees 31 minutes 258 feet 3 inches to the point of commencement, - and having an area of 115 acres 3 roods 13 perches or thereabouts.

THE COMMON SEAL of THE COUNCIL OF THE
CITY OF MAITLAND was hereunto affixed)
this *24th* day of *October*)
1962 in pursuance of a resolution of)
Council dated the *23rd*)
day of *October* 1962)

H. H. L. L. L.
Mayor
[Signature]
Town Clerk



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 57/260833

SEARCH DATE	TIME	EDITION NO	DATE
13/1/2020	2:05 PM	-	-

VOL 14356 FOL 68 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 57 IN DEPOSITED PLAN 260833
AT MAITLAND
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP260833

FIRST SCHEDULE

THE CHURCHES OF CHRIST PROPERTY TRUST (T T246103)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A813395 RIGHTS TO MINE
- 3 R841330 COVENANT
- * 4 T237119 CAVEAT BY THE COUNCIL OF THE CITY OF MAITLAND

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

advlegs

PRINTED ON 13/1/2020



Section 10.7 Certificates

Certificate No.: PC/2020/86

Certificate Date: 13/01/2020

Fee Paid: \$133.00

Receipt No.: 631566

Your Reference: E32932PT

SECTION 10.7 PLANNING CERTIFICATE

Environmental Planning and Assessment Act, 1979 as amended

APPLICANT:	JK Group mrichard@jkgroup.net.au
PROPERTY DESCRIPTION:	7 Martin Close EAST MAITLAND NSW 2323
PARCEL NUMBER:	20220
LEGAL DESCRIPTION:	Lot 57 DP 260833

IMPORTANT: Please read this Certificate carefully.

This Certificate contains important information about the land described above.

Please check for any item, which could be inconsistent with the proposed use or development of the land. If there is anything you do not understand, please contact Council by phoning (02) 4934 9700, or personally at Council's Administration Building at 285-287 High Street, Maitland.

The information provided in this Certificate relates only to the land described above. If you require information about adjoining or nearby land, or about the Council's development policies or codes for the general area, contact Council's Planning & Environment Department.

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. We recommend that you only rely upon a very recent Certificate.

The following responses are based on the Council's records and/or information from sources outside the Council. The responses are provided with all due care and in good faith, however the Council cannot accept responsibility for any omission or inaccuracy arising from information outside the control of the Council.

Furthermore, while this Certificate indicates the general effect of the zoning of the abovementioned land, it is suggested that the applicable planning instruments be further investigated to determine any additional requirements.

Copies of Maitland City Council's Local Environmental Planning Instrument, Development Control Plans and Policies are available from Council's [website](#).

PART 1: MATTERS PROVIDED PURSUANT TO SECTION 10.7 (2)

1. Local Environmental Plan (LEP)

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

Exhibited draft Local Environmental Plans

No draft local Environmental Plans that have been on public exhibition under the Act are applicable to the land.

Development Control Plan prepared by Council

Maitland Development Control Plan 2011 applies to the land.

Development Control Plan prepared by the Director General

The Council has not been notified of any Development Control Plan applying to the land that has been prepared by the Director-General under section 51A of the Act.

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:

- SEPP21 Caravan Parks
- SEPP (Mining, Petroleum Production and Extractive Industries) 2007
- SEPP (State and Regional Development) 2011
- SEPP33 Hazardous and Offensive Development
- SEPP36 Manufactured Home Estates
- SEPP44 Koala Habitat Protection
- SEPP50 Canal Estate Development
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP55 Remediation of Land
- SEPP Affordable Rental Housing 2009
- SEPP Building Sustainability Index: BASIX 2004
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Infrastructure) 2007
- SEPP (Miscellaneous Consent Provisions) 2007
- SEPP64 Advertising and Signage
- SEPP Primary Production and Rural Development
- SEPP65 Design Quality of Residential Apartment Development
- SEPP70 Affordable Housing (Revised Schemes)
- SEPP Vegetation in Non Rural Areas 2017

- SEPP (Educational Establishments and Child Care Facilities) 2017

Draft State Environmental Planning Policies

The following draft State Environmental Planning Policy(s) applying to the land is, or has been, the subject of community consultation or on public exhibition under the Act:

Draft State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016

The draft policy amends the existing SEPP by including new provisions for health services facilities, correctional centres, emergency and police services, public administration buildings, and council services on operational lands. The draft policy coincides with the development of the new State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.

Review of State Environmental Planning Policy 44 - Koala Habitat Protection

The proposed amendment to this SEPP will update the controls to better protect koala habitat. The update will bring the SEPP into line with the current planning system and support councils to prepare comprehensive plans of management. The amendments will also improve the application of the SEPP by recognising the extent of tree species important to koalas.

2. Zoning and land use under relevant LEPs

Maitland LEP 2011, published 16 December 2011, identifies the zone applying to the land as:

R1 General Residential

The following development information gives the objectives of the zone, the description of the zone and identifies development allowed or prohibited in each zone. Development consent where required, must be obtained from the Council.

R1 General Residential

a) Purpose/Objective

- 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

b) 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

c) Permitted without Consent

Home occupations

d) 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.

e) Land dimensions to permit the erection of a dwelling house on the land

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.

f) Critical Habitat

No Local Environmental Plan or draft Local Environmental Plan identifies the land as including or comprising critical habitat.

g) Conservation Area

The land IS NOT in a Heritage Conservation Area.

h) Item of Environmental Heritage

The land does NOT contain an item of Environmental Heritage.

3. Complying Development

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.

4B. Annual charges under Local Government Act 1993 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).

5. 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.

6. Road widening and road realignment

- 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 any environmental planning instrument
- c) The land is NOT affected by any road-widening or realignment under any resolution of the Council

The information above relates to Council's road proposals only. Other authorities, including Roads and Maritime Services, may have proposals, which have not been set out.

7. Council and other public authority policies on hazard risk restrictions

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 a Contaminated Lands Policy to provide a framework to appropriately manage land contamination risk through the land use planning process. This Policy seeks to ensure that changes in land use will not increase the risk to human health or the environment. The Policy applies to all land in the Maitland Local Government Area.

7A. Flood Related Development Controls

Development on this land or part of this land for the purposes of dwelling houses, attached dwellings, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is NOT subject to flood related development controls contained within clause 7.3 of the Maitland LEP 2011 and s.B3 of the Maitland DCP 2011.

Development on this land or part of this land for any other purpose is NOT subject to flood related development controls contained within clause 7.3 of the Maitland LEP 2011 and s.B3 of the Maitland DCP 2011.

Information given in relation to flooding is based upon Council's adopted 1:100 ARI (Average Recurrent Interval) flood event.

The Maitland LEP 2011 identifies the flood planning level (FPL) as the level of a 1:100 ARI flood event plus 0.5m freeboard.

8. Land Reserved for Acquisition

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.

9. Contribution Plans

The following contribution plan(s) apply to the land:

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

Contributions Plans may be viewed on Council's website or inspected and purchased at Council's Customer Service Centre.

9A. Biodiversity Certified Land

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

10. Biodiversity Stewardship Sites

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*.

10A. Native Vegetation clearing set asides

The Council is not aware if the land contains a set aside area under 60ZC of the *Local Land Services Act 2013*.

11. Bushfire Prone Land

The land is mapped as bushfire prone land and as such restrictions may apply to new development on this land.

12. Property vegetation plans

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).

13. Order under Trees (Disputes between Neighbours) Act 2006

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.

14. Directions under Part 3A

There is NO direction by the Minister under Section 75P(2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 (other than a project of a class prescribed by the regulations) of the Act does not have effect.

15. Site Compatibility Certificate and Conditions for Seniors Housing

a) Site Compatibility Certificate

Council is unaware of whether a current Site Compatibility Certificate issued under Clause 25 of the State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 has been issued for the land.

b) Conditions of Development Consent since 11 October 2007

No development consent has been granted for the development permitted under State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 after 11 October 2007.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

Council is unaware of whether a valid Site Compatibility Certificate has been issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 for the land.

17. Site compatibility certificates and conditions for affordable rental housing

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.

18. 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.

19. Site verification certificates

Council is not aware of any current site verification certificate in respect of the land.

20. Loose-fill asbestos insulation

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

21. Affected building notices and building product rectification orders

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.

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 Records indicate that the land has had the following development consents granted within the five (5) years preceding the date of this Certificate:

- DA15/0457 7 Martin Close EAST MAITLAND NSW 2323 Removal of Five (5) Trees, Approved 17/03/2015
- DA/2018/1516 7 Martin Close EAST MAITLAND NSW 2323 Tree Application, Approved 10/07/2018

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.

David Evans
General Manager



SafeWork NSW Records



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252
Customer Experience 13 10 50
ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D20/062352

30 January 2020

Katrina Taylor
JK Environments
PO Box 976
North Ryde BC NSW 1670

Dear Katrina Taylor

RE SITE: 7 Martin Street East Maitland NSW 2323

I refer to your site search request received by SafeWork NSW on 20 January 2020 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely

Customer Service Officer
Customer Experience - Operations
SafeWork NSW



Appendix E: Guidelines and Reference Documents



Acid Sulfate Soils Management Advisory Committee (ASSMAC), (1998). Acid Sulfate Soils Manual

Contaminated Land Management Act 1997 (NSW)

Department of Land and Water Conservation, (1997). 1:25,000 Acid Sulfate Soil Risk Map Series

Managing Land Contamination, Planning Guidelines SEPP55 – Remediation of Land (1998)

National Acid Sulfate Soil Guidance (2018) documents

National Environment Protection Council (NEPC), (2013). National Environmental Protection (Assessment of Site Contamination) Measure 1999 as amended (2013)

NSW EPA, (2015). Guidelines on the Duty to Report Contamination under Section 60 of the CLM Act 1997

NSW EPA, (2017). Guidelines for the NSW Site Auditor Scheme, 3rd Edition

NSW Office of Environment and Heritage (OEH), (2011). Guidelines for Consultants Reporting on Contaminated Sites

Protection of the Environment Operations Act 1997 (NSW)

State Environmental Planning Policy No.55 – Remediation of Land 1998 (NSW)

Sullivan, L, Ward, N, Toppler, N and Lancaster, G 2018, National Acid Sulfate Soils guidance: National Acid Sulfate Soils Sampling and Identification Methods Manual, Department of Agriculture and Water Resources (ACT)