

Report on Preliminary Site Investigation (PSI)

Lot 2 DP 1286289, Louth Park, NSW

81022027-004.1



Prepared for
NewPro25 Pty Ltd

10 November 2022

 **Cardno**

now

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Executive Summary

Stantec Australia Pty Ltd (Stantec) have prepared a Preliminary Site Investigation (PSI) report for the proposed residential subdivision within Lot 2 DP 1286289, located at 82 Collaroy parade, Louth Park NSW. It is understood that the existing lot will be subdivided to create thirty-one (31) rural-residential lots and internal road pavements.

The PSI included a Site inspection and desktop study of available historical data including a review of the MCC Planning Certificate, historical aerial photographs, title deeds and the NSW EPA database. The objectives of the investigation were to assess:

- > The potential for the past and present activities undertaken on and adjacent to the Site to have affected soil on Site.
- > The need for any further assessment or remedial works before definitive conclusions could be made on the suitability of the Site for use.

Based on the review of the Site history and Site inspection, Stantec identified no indication of gross contaminating activities having been undertaken on or adjacent to the Site. The Site can be made suitable for the proposed land use, based on the recommendations below:

- > An Unexpected Finds Protocol (UFP) has been developed (Appendix D) to address any potential contamination if encountered during construction phase. Construction should be managed with the unexpected finds protocol in place.
 - If potential contamination is encountered, Site works will be ceased, and suitable environmental consultant will be engaged for assessment as per the unexpected finds protocol.
- > Any soil to be excavated and transported off Site for disposal require classification in accordance with the NSW EPA Waste Classification Guidelines.
- > Any materials removed from within and in proximity to the Shaft and former adit must be assessed both geotechnically and environmentally by suitably qualified consultants for either reuse onsite or offsite disposal. Any existing stockpiles will also require such assessment.

Based on Site history and Site inspection, no indication of gross contamination has been identified on the Site. Given the lack of observation of contamination associated with the potential areas listed above, excluding the adit fill, the risk of contamination of the remainder of the Site is considered low risk. Any risk of contamination at the Site including those not observed could be dealt with by the recommendations outlined above.

In accordance with the State Environmental Planning Policy No 55 - Remediation of Land (SEPP 55) [1], which requires the planning authority to consider whether the Site is suitable for the proposed usage prior to approving and determining a development application, Stantec has undertaken a Preliminary Site Investigation (PSI). Based on the findings of the PSI, Stantec did not identify gross contamination or potentially contaminating activities previously undertaken on Site that would render the Site unsuitable for its proposed use as a residential subdivision.

Review of the Maitland Local Environmental Plan (LEP) 2011 Acid Sulfate Soils Risk Map [2] indicates the Site is situated within Class 5 Acid Sulfate Soils. Class 5 indicates that *“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 metres AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk”*.

No potential indicators of ASS or PASS were noted during the Site walkover undertaken. The conclusions of the preliminary acid sulfate assessment indicate no acid sulfate is present at the Site.

1 Introduction

This report presents the findings of a Preliminary Site Investigation (PSI) undertaken by Stantec Australia Pty Ltd (Stantec) for a proposed residential subdivision at Lot 2 DP1286289, Louth Park, NSW.

1.1 Background

Stantec was commissioned by Mr Tom Gould on behalf of Newpro 25 Pty Ltd, to prepare a Preliminary Site Investigation (PSI) report for the proposed residential subdivision at Lot 2 DP1286289, located at Louth Park, NSW.

Stantec were supplied with Development Application (DA) civil plans prepared by GCA Engineering Solutions Pty Ltd to assist with the investigation and report (Project No. 21360C, Dwg No. C01-C29, Rev. 1, Dated. 04/11/2022).

Based on the supplied documentation, it is understood that the proposed development is to comprise;

- > Creation of thirty-one (31) rural-residential allotments (101-131);
- > Construction of three (3) internal road pavement sections with total length of approximately 580 m. The proposed internal road layout will connect to the existing Hillview residential subdivision to the west (Collaroy Parade);
- > A series of concrete driveways providing access to allotments; and
- > Creation of grassed line perimeter swales traversing the east and west boundaries to collect surface water and direct towards two proposed bioretention swales in the northern portion of the site.

The site assessment area for the PSI has been limited to Lot 2 DP 1286289 (the 'Site'). The Site can be approximately depicted in Drawing 1, Attached in Appendix A.

A Lotsearch Report was acquired from Lotsearch Pty Ltd to assist with the PSI which is attached to the report (reference: LS036234_EP). It should be noted that the Lotsearch Report covers the former parent lot (Lot 1 DP221762) which has now been subdivided into both Lot 2 DP1286289 (the Site) and Lot 1 DP1286289 (to the North). As such, buffers and distances listed in the tables are with respect to the former parent lot.

The PSI included a Site inspection and desktop study of available historical data including a review of the MCC Planning Certificate, historical aerials photographs, titles deeds and the NSW EPA database.

The assessment was undertaken with reference to the following guidelines:

- > 'NSW EPA (2020) guidelines for "Consultants Reporting on Contaminated Land, Contaminated land guidelines' [3]
- > 'National Environment Protection Measure (NEPM) for the Assessment of Site Contamination, 1999' [4]
- > 'State Environmental Planning Policy No 55 - Remediation of Land' [1]

1.2 Purpose and Objectives

The purpose of this PSI is to provide the Client with preliminary advice on the contamination status of the Site and subsequent implications for the intended use. The PSI has reviewed current and historical activities undertaken at the Site and provides a preliminary environmental assessment of the potential for soil and/or groundwater contamination to be present on the Site.

The objectives of the PSI are to:

- > To the extent practicable, identify the potential for past or present activities on; and surrounding the Site, to have impacted soil or groundwater at the Site.
- > Identify potential areas and contaminants of concern at the Site.
- > Identify potential receptors of concern and assess the potential for the protected beneficial uses of the land to be impacted due to contamination.

- > To make a preliminary assessment of whether contamination is likely to affect the future use or development of the Site.
- > Assess the requirement, if any, for further environmental investigation to assess or make the Site suitable for the proposed use.

1.3 PSI Scope

Stantec carried out the following tasks in order to satisfy the purpose and objectives of the PSI assessment.

Defined the Site, Features & Surrounds:

- > Obtained the property title description from a Land-data Property Report.
- > Defined the Site boundaries based on title information, available data and established a Site base plan.
- > Identified the Site features.
- > Defined the topography, surface water drainage of the Site and its proximity to the nearest surface water body.
- > Identified the location of nearby sensitive environments and receptors such as residential, child-care and primary schools, wetlands, streams or rivers.
- > Identified the zoning of the Site under the local Planning Scheme.

Hydrogeology & Groundwater Resource Use

- > Ascertained the potential utilisation of groundwater at and near the Site through a search of the NSW Groundwater Database at NSW Office of Water website.

Review of Public Records on Site History

Review publicly available documents relevant to the Site including:

- > The historical chain of land titles.
- > Historical and current maps of the area.
- > Selected historical aerial photos available from the Department of Lands.
- > Undertake review of the NSW EPA Contaminated Lands Register to identify nearby contaminated sites reported to the NSW EPA under section 60 of the CLM (1997).

Site Inspection & Surrounds

- > Confirmed the Site features and identified any visible evidence of fuel storage tanks (above or below ground) and other infrastructure with potential to act as a source of soil and/or groundwater.
- > Confirmed the soil type and looked for evidence of Site cutting and filling.
- > Assessed the surrounding area (to a radius of approximately 150m) for potential sources of contamination of soil or groundwater at the Site.

Reporting

- > Preparation of this Preliminary Site Investigation (PSI) report to document the assessment activities and results to including findings and recommendations relevant to the objectives of the assessment.
- > Developed a Conceptual Site Model (CSM) for the Site, identifying complete and potential pathways between known and potential sources and receptors. This CSM is incorporated in this investigation report.

2 Previous Investigations

Cardno (NSW/ACT) Pty Ltd (Cardno) and Stantec have previously undertaken geotechnical assessment both in the current site and adjacent subdivision to the west (Hillview Estate) for the purpose of providing comments and recommendation for pavement design, site classification, advice on basin construction and existing farm dams decommissioning, earthworks recommendations, construction support and mine impact assessment.

The investigations comprised advancement of a range of boreholes and test pits across the area as well as site walkovers. Investigation data is available to help understand the subsurface conditions of the Site.

Relevant data and knowledge from involvement in previous investigations at and adjacent the site will be utilised (where appropriate) within the current investigation.

2.1 Current Site

2.1.1 Mine Subsidence Assessment

In 2021, Cardno undertook a mine subsidence assessment at the site [5], assessing the proposed development with respect to the Subsidence Advisory (SA) NSW Subdivision Assessment Policy [6]. For details on the mine history, investigation findings and assessment, reference should be made to the previous Cardno report under reference 81022027-001.1 [5].

The assessment comprised review of a mine tracing extract (RT318 Sheet 1) from a previous Coffey assessment undertaken on the adjacent property to the west [7]. Based on the review, the proposed subdivision is underlain by historic mine workings of the Rathluba Seam at depths ranging from 0 m (centre of the site) up to approximately 45 m in the south-east corner.

Site observations during the investigation identified an adit and shaft at the site associated with the mines. Isolated filling evidently associated with the backfilling of these mine features upon mine decommission was present. The majority of the Site was generally in a natural condition.

The assessment outcomes included the need to eliminate subsidence risk associated with shallow mine workings (0 to 16 m deep) as well as a tunnel and shaft on Site. SA NSW accepted Cardno's recommendations in the form of a conditional approval on 3 February 2022 [8]. As such, remediation to eliminate subsidence risk will be undertaken at the Site with the methodology to be reported by Stantec under reference 81022027-003.

2.1.2 Geotechnical Investigation

In 2022, Stantec undertook a geotechnical investigation at the Site for the purpose of providing comments and recommendation for pavement design, preliminary site classification and earthworks recommendations. For details on the investigation findings t, reference should be made to the previous report under reference 81022027-002.1 [9].

The investigation comprised excavation of a range of test pits across the Site using an excavator. Test pitting and observations during investigation indicated minor filling present, predominantly associated with the former adit and shaft. Minor filling was also noted in the central portion of the site.

2.2 Hillview Estate

Cardno have also undertaken numerous investigations in the adjacent subdivision to the west for the purpose of providing comments and recommendation for pavement design, site classification, advice on basin construction and decommissioning, earthworks recommendations, construction support and mine impact assessment.

Over-excavation of mine workings was undertaken during Stage 6 of the Hillview development, located adjacent the boundary to the current site.

3 Site Inspection & Surrounding Environment

3.1 Site Identification

The subject Site details are presented in Table 3-1 below. For Site location, refer to Drawing 1 in Appendix A.

Table 3-1 Site details.

Site Address	82 Collaroy Parade Louth Park NSW (formerly 442 Louth Park Road, Louth Park, NSW, 2320)
Lot Number and Deposited Plan	Lot 2 DP1286289
Site Area	Approx 7.63 ha
Local Government Area	Maitland City Council (MCC)
Relative Zoning	R5 Large Lot Residential

3.2 Site Use & Infrastructure

A Site inspection was undertaken by Stantec on 29th September 2022, to identify and map salient features of the Site and the surrounding area. The inspection comprised a walkover assessment. Site features and observations are detailed in Table 3-2 below, with Site Photographs attached in Appendix B.

Table 3-2 Site features and observations.

Item	Observations
Site use	> Residential
Weather condition	> Sunny/overcast
Site slope and drainage features	<ul style="list-style-type: none"> > The Site is generally situated upon north trending slopes. > A range of north trending flow paths. > North trending gully in the north-west portion leading into and out of a dam on the northern boundary of the site.
Nearby water bodies	<ul style="list-style-type: none"> > There are several dams located on rural properties east of the Site. > An existing farm dam at the north-western boundary in the envelope of a gully line. The farm dam was noted to be currently holding water with a constructed dam wall estimated to be in the order of 3 m high.
Site surface coverings	<ul style="list-style-type: none"> > Generally ranging from maintained to unmaintained grass coverage. Stands of trees ranging from mature to saplings were noted throughout the Site with more dense areas in the south-east and north-eastern portions.. > A circular depression in the south western portion of the Site and adjacent minor fill stockpiles. Previous investigations have indicated that the depression is consistent with a mapped, former mine shaft. The shaft had evidently been backfilled with soil and rock material. > Minor depression noted in the eastern portion of the Site. Previous investigations have indicated that the depression is proximal to a mapped former mine adit/entrance.
Surface soils	> Based on visual Site inspection and previous investigations, surface soils can be identified

Item	Observations
	predominately as natural Silty Sand / Sandy Silt loam Topsoil material.
Site cut and fill	<ul style="list-style-type: none"> > Minor stockpiles of fill were noted in proximity to the former shaft in the western portion. > Earthworks associated with formation of the existing dam including filling of the dam wall (north of Site boundary). > Minor filling in the central portion of the Site, evidently associated with former site drainage measures and/or an access track. > Undulating terrain in proximity to the former mine entrance indicating cut and fill operations. Given the vegetation, observations of the fill and adit location were limited. Previous investigations have indicated that filling was encountered in proximity to the assumed adit containing predominantly coal chitter.
Buildings	<ul style="list-style-type: none"> > There are no buildings located on Site. > A series of structures were noted to the north of the Site (Lot 1 DP1286289). Inspection indicated the structures to be predominantly galvanised iron sheds. One clad small, shed structure was noted.
Potential asbestos in building materials	<ul style="list-style-type: none"> > No indications on Site. > There is potential bonded asbestos associated with the small shed immediately north of the Site.
Manufacturing, industrial or chemical processes and infrastructure	<ul style="list-style-type: none"> > The Site is underlain by underground mine working with a former mine adit and a fan shaft located on Site.
Fuel storage tanks (USTs/ASTs)	<ul style="list-style-type: none"> > Not observed.
Dangerous goods	<ul style="list-style-type: none"> > Not observed.
Presence of stockpiles, fly tipping or anthropogenic materials	<ul style="list-style-type: none"> > There were several stockpiles scattered throughout the Site, predominantly in proximity to the former shaft and former adit. Limited observations indicated the stockpiles contained soil materials with a portion of coal chitter. Minor concrete cobbles/boulders was noted in exposed fill in proximity to the former adit. > Isolated items of windblown construction waste noted on site associated with the residential construction west of the Site. > A range of aged agriculture tools including a plough noted in isolated locations across the Site.
Liquid waste disposal features	<ul style="list-style-type: none"> > Not observed.
Evidence of previous site contamination investigations	<ul style="list-style-type: none"> > Stantec completed a Geotechnical Investigation earlier on in the year. Evidence of this consists of multiple backfilled test pits and associated rutting marks from an excavator/drill rig. > Boreholes drilled for a mine investigation and associated spoil were noted across the Site. Boreholes that weren't backfilled were currently cased with PVC piping and sealed with duct tape.
Evidence of land contamination (staining or odours)	<ul style="list-style-type: none"> > Not observed.
Evidence of groundwater contamination	<ul style="list-style-type: none"> > Not observed.
Groundwater use	<ul style="list-style-type: none"> > Not observed.
Vegetation	<ul style="list-style-type: none"> > Vegetation mainly consisted of grass cover and trees of various age.

Item	Observations
	<ul style="list-style-type: none"> > In the southern and northern portions of the Site, there are some examples of overgrown weed areas.
Site fencing	<ul style="list-style-type: none"> > Fencing was noted at the boundaries of the Lot. The fencing was predominantly timber and barb-wire farm with man-proof fencing noted along the north-east portion of the Site. > Additional remanent fencing was noted traversing east-west through the northern portion of the Site and surrounding the former shaft.
Additional Notes and Observations	

3.3 Surrounding Environment & Land Uses

The Site is located amidst rural/residential lots, with land uses around the Site detailed in Table 3-3 below.

Table 3-3 Surrounding Land Use

Direction	Land Use or Activity
North	> Existing Rural-residential property.
West	> Residential subdivision (Hillview Estate).
East	> Existing Rural-residential properties.
South	> Undeveloped Rural land

4 Published Data

4.1 Regional Geology

With reference to the New South Wales (NSW) Seamless Geology dataset accessed on NSW Governments web mapping application [10], indicates that the Site is solely underlain by the Tomago Coal Measures (Pto). This can be described as;

‘Very fine to medium grained grey lithic sandstone, (sporadically interbedded with) laminated to carbonaceous shale and mudstone, siltstone, coal with sporadic interbeds of carbonaceous shale, claystone, sideritic bands, rare pebble paraconglomerate’ and soils derived from the weathering of these.

4.2 Hydrogeology

A search of the NSW Groundwater Database from Department of Primary Industries – Office of Water NSW, found on wells within 500 m of the Site, with 2 noted between 500 m and 2000 m of Lot 1 DP221762. The searches are presented in the Lotsearch Report (LS036234 EP), attached in Appendix C of this report.

4.3 Acid Sulfate Soils

With reference to Lotsearch Report LS036234_EP, it is seen that the Site is situated within Class 5 Acid Sulfate Soils. Class 5 indicates that *“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 metres AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk”*.

4.4 EPA Records Search

4.4.1 Contaminated Land Record of Notice

The Contaminated Land Record of Notice is maintained by the Office of Environment and Heritage (OEH) in accordance with Part 5 of the Contaminated Land Management (CLM) Act 1997 and contains regulatory notices issued by the Environment Protection Authority (EPA) in relation to contaminated sites.

A search of the NSW EPA Record of Notice revealed no notices within 1km of Former Lot 1 DP221762. The Search records are attached in Appendix C as part of the Lotsearch Report (LS036234 EP).

4.4.2 PoEO Public Register

The PoEO Public Register under Section 308 of the Protection of the Environment Operations (PoEO) Act 1997 contains Environment Protection Licences (EPLs), applications and notices issued by the EPA.

The search revealed nine (9) licensed activities within a 1km radius of Former Lot 1 DP221762. The Search records are attached in Appendix C as part of the Lotsearch Report (LS036234 EP).

Table 4-1 List of current licensed activities within 1km of Former Lot 1 DP221762.

EPL	Organisation	Name	Address	Activity	Distance from former Lot 1 DP 221762
12846	Maitland City Council	All waterbodies in the Maitland Local Government Area		Other activities	On Site
396	Bloomfield Collieries Pty Ltd	Bloomfield Colliery	Four Mile Creek Road	Mining for coal	218m south
396	Bloomfield Collieries Pty Ltd	Bloomfield Colliery	Four Mile Creek Road	Coal works	218m south
4708	Cessnock City Council			Other activities	652m southwest
6116	Maitland City Council	Mount Vincent Waste Landfill Facility	109 & 110 Mount Vincent Road	Non-thermal treatment of general waste	878m east.
6116	Maitland City Council	Mount Vincent Waste Landfill Facility	109 & 110 Mount Vincent Road	Waste storage – other types of waste	878m east.
6116	Maitland City Council	Mount Vincent Waste Landfill Facility	109 & 110 Mount Vincent Road	Waste disposal by application of land	878m east.

6116	Maitland City Council	Mount Vincent Waste Landfill Facility	109 & 110 Mount Vincent Road	Waste storage – hazardous, restricted solid, liquid, clinical and related waste, and asbestos waste.	878m east.
6116	Maitland City Council	Mount Vincent Waste Landfill Facility	109 & 110 Mount Vincent Road	Waste storage – waste tyres.	878m east.

Furthermore, four (4) licensed activities now revoked or surrendered were found within 1km of Former Lot 1 DP221762. The search results are present in the table below and attached in Appendix C as part of the Lotsearch report (LS036234 EP).

Table 4-2 List of former activities revoked or surrendered within 1km of the Former Lot 1 DP221762.

License No.	Organization	Location	Status	Date Issued	Activity	Distance from former Lot 1 DP 221762
4653	Luhrman Environment Management Pty Ltd	Waterways throughout NSW	Surrendered	06/09/2000	Other activities/ Non scheduled activity – application of herbicides	On site.
4838	Robert Orchard	Various waterways through New South Wales – Sydney NSW	Surrendered	07/09/2000	Other activities/ Non scheduled activity – application of herbicides	On site.
6630	Sydney Weed and Pest Management Pty Ltd	Waterways throughout NSW – Prospect, NSW 2148	Surrendered	09/11/2000	Other activities/ Non scheduled activity – application of herbicides	On site.
12439	State of NSW (Department of Primary Industries – Lands)	Soil Conservation Service, Waterways within the Hunter Valley Flood Mitigation Scheme, Maitland	Surrendered	13/02/2007	Other activities/ Non scheduled activity – application of herbicides	On site.

4.4.3 List of NSW Contaminated Sites Notified to the EPA

A search of the List of NSW Contaminated Sites Notified to the EPA did not identify any contaminated sites within 1 km of Former Lot 1 DP221762. The search results are presented in Appendix C, as part of the Lotsearch Report (LS036234_EP).

4.4.4 EPA PFAS Investigation Program

A search of the List of sites that are part of the EPA PFAS investigation program did not identify any sites within 1 km of Former Lot 1 DP221762. The search results are presented in Appendix C, as part of the Lotsearch Report (LS036234_EP).

4.4.5 National Waste Management Site Database

A search of the list of sites that are part of the National Waste Management Site Database identified one (1) Site within 1km of the Site. The search results are presented in the table below, and in Appendix C, as part of the Lotsearch Report (LS036234_EP).

Table 4-3 List of sites that are part of the National Waste Management Site Database within 1km of Former Lot 1 DP221762

Owner	Name	Address	Class	Comments	Distance from former Lot 1 DP 221762
Maitland City Council	Mount Vincent Waste Disposal Depot	109 Mt Vincent Road, East Maitland	Landfill	Original information on waste management site collected by WMAA in 2008 via survey	878m east

4.4.6 Delicensed Activities still regulated by the EPA

A search of the list of delicensed activities still regulated by the EPA did not identify any sites within 1 km of Former Lot 1 DP221762. The search results are presented in Appendix C, as part of the Lotsearch Report (LS036234 EP).

4.5 Mining

4.5.1 General

A review of the site on NSW Government’s online Planning Portal “ePlanning Spatial viewer” [11], indicates that the site is situated within the XXXX mine subsidence district. The online Planning Portal also indicated the Site is subject to SA NSW Surface Development Guideline 7.

With reference to Subsidence Advisory NSW Development Guidelines, Guideline 7 applies to “*properties within mine subsidence districts where special consideration of the likely subsidence issues is required prior to approval of development. This includes properties assessed as being at risk of subsidence with unknown or severe parameters, properties affected by shallow mine entries or shafts, and properties that are only partially undermined.*” [12].

Based on SA NSW Guideline 7 [12], any development at the site is to be assessed by SA NSW risk engineers to consider suitability of the development.

All development at the site shall be undertaken in consultation with SA NSW and in accordance with any conditions imposed on properties. As indicated in Section 2.1.1, Cardno have undertaken mine investigation at the Site with the likely remediation comprising grouting/over-excavation of shallow mine working areas and design mitigation measures (parameters) for deeper mine working areas.

4.5.2 Titles

A search of the list of Current Mining and Exploration Titles identified one (1) Site within 1km of the Site. The search results are presented in the table below, and in Appendix C, as part of the Lotsearch Report (LS036234_EP).

Table 4-4 List of Current Mining and Exploration Titles within 1km of Former Lot 1 DP221762

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource (Minerals)	Distance from former Lot 1 DP 221762
ML1738	Bloomfield Collieries Pty Ltd	29/06/16	29/06/37	29/06/16	Mining	Coal (coal)	218 m south

A search of the list of Current Mining and Exploration Title Applications identified no Sites within 1km of the Site. The search results are presented in the table below, and in Appendix C, as part of the Lotsearch Report (LS036234_EP).

Additionally, a search of the list of Historical Mining and Exploration Titles identified one (1) Site within 1km of the Site. The search results are presented in the table below, and in Appendix C, as part of the Lotsearch Report (LS036234_EP).

Table 4-5 List of Current Mining and Exploration Titles within 1km of Former Lot 1 DP221762

Title Ref	Holder	Start Date	End Date	Resource (Minerals)	Distance from former Lot 1 DP 221762
PPL0006	Planet Exploration	15/05/1905		Petroleum (Petroleum)	0 m on-site
PEL0174	NSW Oil and Gas Company NL			Petroleum (Petroleum)	0 m on-site
PEL267	AGL Upstream Investments Pty Ltd			Minerals	0 m on-site
PEL0011	Planet Exploration Company Pty Ltd			Petroleum (Petroleum)	0 m on-site
PEL0235	Eastmet Ltd	17/04/1980		Petroleum (Petroleum)	0 m on-site
PEL0209	Earth Resources Australia Pty Ltd			Petroleum (Petroleum)	0 m on-site
PEL0088	Planet Exploration Company Pty Ltd			Petroleum (Petroleum)	0 m on-site
PEL0267	Sydney Oil Co (NSW) Pty Ltd, Manvane Pty Ltd Australia NL, Base Resources Ltd, Seahawk Oil Australia NL, Reading & Bates	20/01/1984	06/07/2015	Petroleum (Petroleum)	0 m on-site

4.5.3 Mine Record Tracings

Based on previous investigations, the site is understood to be undermined by historical mine workings of the Rathluba Seam. The following comments regarding mine history have been based on review of Coffey’s 2015 report [7] and associated extracts (Figure 1 and 2 [7]). Review of the Mine Tracing RT318 indicated;

- > The Rathluba Seam has been mined within the Site in an irregular bord and pillar arrangement with workings in both the eastern and western portions of the Site evidently undertaken by different mines.
- > The workings in the western portion of the site are associated with Standford Greta and Stanford Greta No. 2 (RT318) Collieries with mining estimated to have occurred between 1939 (possibly earlier) and 1951 (abandoned) [7]. A shaft is mapped and located within the western portion of the site within proposed allotments.
- > Workings in the eastern portion of the site were mined by the Louth Park Colliery with the associated record tracing RT268, believed to be lost [7]. Dates on the RT318 tracing indicate that mining occurred in the eastern portion (Louth Park Colliery) from 1943 to 1966 [7]. A tunnel entrance (adit/drift) is mapped in the eastern portion of the site within proposed residential allotments.

5 Site History

The Site history comprised review of Lotsearch Report (ES036234 EP), title deed searches and Section 10.7 planning certificates undertaken for Former Lot 1 DP221762 as well as available published data and aerial photography review, all attached in Appendix C. The Site history review is detailed herein.

5.1.1 Historical Title Deeds Search

Historical Title Deeds were obtained to aid in determining previous land use of the Site. A summary of the registered proprietors and occupations where available for Former Lot 1 DP221762 is shown in the table below and is attached to Appendix C.

Table 5-1 Summary of previous title deeds holders.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.11.1921 (1921 to 1954)	John Thomas Marriott (Farmer)	Book 1242 No. 826
18.02.1954 (1954 to 1956)	Norman Leslie Bassett (Labourer)	Book 2283 No. 628
11.12.1956 (1956 to 1963)	Rhys Lloyd Lucas (Architect) Janet Lyall Lucas (Married Woman)	Book 2444 No. 688
21.03.1963 (1963 to 1964)	Douglas Bernard Drinkwater (Public Accountant) Estelle Alice Drinkwater (Married Woman)	Book 2647 No. 611
10.06.1964 (1964 to 1983)	William Gemmell McIntosh (Foreman now Retired Foreman) Joyce Ella McIntosh (Married Woman)	Book 2703 No. 101
17.10.1983 (1983 to 1988)	Brian Charles Proudlock (Master Baker now Retired) Suzanne Christine Proudlock (Married Woman)	Book 3566 No. 41
20.12.1988 (1988 to 1991)	Coral Margaret Said (Company Director)	Book 3759 No. 117 Now 1/221762
13.11.1991 (1991 to Date)	# Graham Stevens Cox # Krysten Ruth Cox	1/221762

5.1.2 Maitland City Council (MCC) Planning Information

A Section 10.7 Planning Certificate was supplied by the client for Former Lot 1 DP221762, which encompasses the Site area.

The complete certificates are attached in Appendix C and summarised within the table below.

Table 5-2 Summary of Section 10.7 Planning Certificate for Former Lot 1 DP221762.

Matters Pursuant to Section 10.7(2)	Former Lot 1 DP221762
Zoning & Land Use	R5 Large Lot Residential
Development Control Plan (DCP)	Maitland DCP 2011 Applies to this land
Critical Habitat	Land is NOT identified as a critical habitat
Conservation Area & Environmental Heritage	Land is NOT identified as having either Conservation or Environmental Heritage value
Coal Mine Subsidence Act 2017	Land is within a proclaimed Mine Subsidence District
Road Widening & Realignment	Land is NOT affected by road realignment or road widening
Flood Related Development Controls	The land or part of the land is NOT within the flood planning area and subject to flood related development controls.
Land Reserved for Acquisition	Land is NOT subjected to Land Reserved for Acquisition.
Biodiversity Certified Land	Land is NOT biodiversity certified land.
Bushfire Prone Land	Land is identified as being bushfire prone land.
Property Vegetation Plans	Land is NOT subject to a property vegetation plan under the Native Vegetation Act 2003
Loose-fill asbestos information	There are no premises on the subject land listed to contain or have contained loose-fill asbestos insulation.
Contaminated Land	<ul style="list-style-type: none"> i) The land to which this certificate relates is NOT significantly contaminated land within the meaning of the Contaminated Land Management Act 1997. ii) The land to which this certificate relates is NOT subject to a management order within the meaning of the Contaminated Land Management Act 1997. iii) 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. iv) 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. v) 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.

5.1.3 Review of the Historical Aerial Photos

Stantec has conducted a review of historical aerial photographs or available aerial imagery, current Site inspection, previous investigations, and knowledge of the area.

A summary of the interpreted Site features is detailed in Table 5-3 and aerial photographs are provided in the Lotsearch report attached in Appendix C

Table 5-3 Aerial Imagery Review

Date	Reference	Observations
1954	Grayscale Scale: N/A	<p>Onsite:</p> <ul style="list-style-type: none"> • Scattered mature tree coverage across the majority of the Site. Appears to be relatively undeveloped. <p>Offsite:</p> <ul style="list-style-type: none"> • Immediately north of the Site, within Lot 1 DP1286289, there are several structures enclosed in what appears to be a fenced area. A north-east trending track was noted trending from the structures to Louth Park Road. A dam was also noted on the property to the north. • The Site is predominately surrounded by undeveloped rural land. • Rural residential structures evident to the East of the Site, as well as Louth Park Road trending northwest. • There appears to be several small structures and evidence of disturbance to the west of the Site.
1966	Grayscale Scale: N/A	<p>Onsite:</p> <ul style="list-style-type: none"> • Generally consistent with the 1954 photograph, with the exception of a dam formed along the northern border of the Site. <p>Offsite:</p> <ul style="list-style-type: none"> • Generally consistent with the 1954 photograph, with the exception of; <ul style="list-style-type: none"> > Creation of additional structures to the north. > Construction of two dams to the west adjacent to the evidence of disturbance from the 1954 photograph. > A dam, as well as some potential earthworks are apparent to the east of the Site, associated with the rural properties. > Further development surrounding the rural residential structures in the north-east is apparent.
1977	Colour	<p>Onsite:</p> <ul style="list-style-type: none"> • Generally consistent with the 1966 photograph. <p>Offsite:</p> <ul style="list-style-type: none"> • Generally consistent with the 1966 photograph with the exception of; <ul style="list-style-type: none"> > Further development on the rural properties to the east, including formation of dams and what appears recreation tracks. > Clearing of vegetation to the southeast and formation of a dam. > Clearing of vegetation and rural development east of Louth Park Road.

1984	Grayscale Scale: N/A	<p>Onsite:</p> <ul style="list-style-type: none"> • Generally consistent with the 1977 photograph. <p>Offsite:</p> <ul style="list-style-type: none"> • Generally consistent with the 1977 photograph with the exception of; <ul style="list-style-type: none"> > Further earthworks associated with the rural properties east of the Site, including the formation of a large dam. > A Large, shed structure and smaller building (possible residence) has been constructed on the cleared property to the southeast.
1993	Colour	<p>Onsite:</p> <ul style="list-style-type: none"> • Generally consistent with the 1984 photograph. <p>Offsite:</p> <ul style="list-style-type: none"> • Generally consistent with the 1984 photograph with the exception of; <ul style="list-style-type: none"> > Further construction of rural-residential structures on properties to the east. >
2001	Colour	<p>Onsite:</p> <ul style="list-style-type: none"> • Generally consistent with the 1993 photograph, with the exception of; <ul style="list-style-type: none"> > Increased vegetation at the Site with scattered, young trees growing across several portions. <p>Offsite:</p> <ul style="list-style-type: none"> • Generally consistent with the 1993 photograph, with the exception of; <ul style="list-style-type: none"> > Evidence of tree planting surrounding the structures in the northern portion of Lot 1 DP1286289. > Further construction of rural-residential structures on properties to the east Large shed structure in the southeast has been removed/demolished.
2010	Colour	<p>Onsite:</p> <ul style="list-style-type: none"> • Generally consistent with the 2001 photograph. <p>Offsite:</p> <ul style="list-style-type: none"> • Generally consistent with the 2001 photograph, with the exception of; <ul style="list-style-type: none"> > Residential subdivision development to the north-east with formation of structures and road pavement > Evidence of bee hive storage on the property to the north.
2015	Colour	<p>Onsite:</p> <ul style="list-style-type: none"> • Generally consistent with the 2010 photograph, with the exception of increased vegetation growth. <p>Offsite:</p> <ul style="list-style-type: none"> • Generally consistent with the 2010 photograph, with the exception of;. <ul style="list-style-type: none"> > Increased vegetation growth in the northern portion of Lot 1 DP221762 > Large Dam to the north-east has been filled, major earthworks evidently associated with filling of the dam.

2021	Colour	<p>Onsite:</p> <ul style="list-style-type: none"> The Site appears to remain consistent with the 2015 imagery. <p>Offsite:</p> <ul style="list-style-type: none"> Construction of the Hillview residential subdivision to the west, comprising internal road pavements and residential structures. Expansion of the residential subdivision to the north-east. Further development of rural-residential structures to the east of the Site.
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5.2 Summary of Site History

Based on the available historical data, Stantec Site inspections and public searches and previous investigations, we can surmise that portion of the Site was undermined for coal generally prior to the 1960s. A former shaft and adit were noted at the Site based on a review of mine record tracings and site observations. From then, the Site use can be described as rural and has remained relatively unchanged, with the exception of vegetation growth.

At the time of the earliest historical imagery (1954), the primary change the Site undertook was the construction of the dam on the northern border. There are some minor examples of fill that are associated with the drainage channel running east to west through the middle of the Site, and also the former mine features in the eastern and southwestern portions of the Site.

Between the years 1954 and 1966, the area to the north of the Site had buildings constructed, which are understood to be associated with the mining activities onsite. The area to the east of the Site was subject to continual increase in rural residential development between the years 1977 to present day. To the west of the Site the Hillview residential subdivision was constructed, from 2017 to present day. The area to the south of the Site has seen no major changes from its use as undeveloped rural land.

6 Areas & Contaminants of Potential Concern

The assessment has identified several potential sources of contamination (and related Contaminants of Potential Concern – COPC), which are summarised in the Table 6-1 below. Drawing 2 attached in Appendix A also shows the site features and AoEC.

Table 6-1 Site activities and Potential Contaminants of Concern.

Area of Environmental Concern (AoEC)	Site Activity / Potential Source	Contaminants of Potential Concern (CoPC)	Comments
Onsite Sources			
A	Machinery works <ul style="list-style-type: none"> > Potential minor cut and fill operations for drainage channel and former mine entrance and shaft. 	<ul style="list-style-type: none"> > 8 Heavy Metals > PAH, TRH BTEXN 	<ul style="list-style-type: none"> > Potential for uncontrolled fill material present. > Potential imported fill. > Potential fuel leaks.
B	Previous earthworks <ul style="list-style-type: none"> > Mine adit > Mine shaft > Potential access track/drainage feature > Former dam 	<ul style="list-style-type: none"> > 8 Heavy Metals > PAH, TRH BTEXN 	Potential machinery uses on Site to undertake earthworks associated with former dam (partially off-site) and mining activity.
C	Mining Activity <ul style="list-style-type: none"> > Previous mining activities on Site including former entrance (adit) and shaft. 	<ul style="list-style-type: none"> > 8 Heavy Metals > PAH, TRH BTEXN 	<ul style="list-style-type: none"> > Potential machinery uses on Site. > Potential uncontrolled fill present, particularly in proximity to adit and shaft.
D	Stockpiles <ul style="list-style-type: none"> > Potential fill and anthropogenic materials 	<ul style="list-style-type: none"> > Metals, > PAH, TRH, BTEXN > OCP/OPP > Anthropogenic materials > Asbestos 	<ul style="list-style-type: none"> > Minor stockpiling of material in proximity to the mine adit and shaft supporting good vegetation growth.
E	Grass pasture <ul style="list-style-type: none"> > Potential agricultural practices on site. 	<ul style="list-style-type: none"> > OCP/OPP and metals 	<ul style="list-style-type: none"> > Potential use of pesticides.
Offsite Sources			
F	Buildings / Sheds <ul style="list-style-type: none"> > Potential hazardous building materials and storage of chemicals. 	<ul style="list-style-type: none"> > Potential storage of pesticides, chemical and fuels > Metals 	<ul style="list-style-type: none"> > Structures to the north potentially comprise bonded asbestos. > Lead paint associated with structures.
G	Grass pasture <ul style="list-style-type: none"> > Potential agricultural practices on site. 	<ul style="list-style-type: none"> > OCP/OPP and metals 	<ul style="list-style-type: none"> > Potential use of pesticides.

- > Ornamental gardens surrounding structure.

7 Conceptual Site Model

7.1 Preliminary Conceptual Site Model

Generally, a conceptual Site Model (CSM) provides an assessment of the fate and transport of COPCs relative to site-specific subsurface conditions regarding their potential risk to human health and the environment. The CSM considers site-specific factors including:

- > Source(s) of contamination,
- > Identification of contaminants of potential concern (COPCs) associated with past (and present) source(s),
- > Vertical, lateral, and temporal distribution of COPCs,
- > Site specific lithological information including soil type(s), depth to groundwater, effective porosity, and groundwater flow velocity,
- > Actual or potential receptors considering both current and future land use for both the Site and adjacent properties, and any sensitive ecological receptors.

Based on the information sourced in this report, a preliminary CSM has been developed and is outlined in the Table 7-1 below. Additional details are included in the sections that follow as necessary.

Table 7-1 Preliminary Conceptual Site Model

Conceptual Site Model Element	Description
Site History	> Early Industrial development.
Site Current and Future Use	> Proposed residential subdivision.
Site Geology	<ul style="list-style-type: none"> > No intrusive investigation was undertaken during the current assessment. > Based on Site conditions and published data and previous investigations, the subsurface conditions can be generally summarised as natural materials with some isolated filling associated with the drainage channel in the centre of the Site.
Site Hydrogeology	> Groundwater assessment was not undertaken as part of the scope.
Area of Environmental Concern (AoEC) - Onsite	<ul style="list-style-type: none"> > Potential contamination associated with minor areas of cut and fill operations associated with drainage features (farm dam), mine shaft and adit. > Potential contaminated soils associated with machinery use on Site. > Potential contaminated soils associated with stockpiles noted across the Site. > Potential contaminated soils associated with grass pastures on Site. > Potential contaminated soils associated with previous mining operations on Site.
Media Potentially Impacted	<ul style="list-style-type: none"> > Potentially contaminated surficial soils onsite. > Potentially contaminated underlying soils onsite. > Potentially contaminated fill materials onsite.
Potential Human Receptors	<ul style="list-style-type: none"> > Site users / workers / employees (onsite). > Site Construction workers (onsite). > Local rural residents and surrounding properties (offsite).
Potential Environmental Receptors	<ul style="list-style-type: none"> > Flora and fauna. > On-site and surrounding soils.

	> Nearby waterbodies – i.e dam on the northern border of the Site, dams to the east of the Site.
Potential Exposure Pathways	<ul style="list-style-type: none"> > Air – inhalation of dusts. > Soil – dermal / direct contact. > Lateral migration via surficial runoff.

7.2 Data Gaps

Based on the inspection, the potential for contamination at this Site is not considered to present a significant constraint on the proposed redevelopment of subject Site. However, it must be appreciated that assessment was limited to review of historical data and observations within the subject Site, with no intrusive sampling undertaken.

The following data gaps and uncertainties regarding the assessment are detailed below:

- > No sampling spatially and vertically during the current assessment; however intrusive field investigation has been previously undertaken.
- > No laboratory analysis.
- > No groundwater samples collected; however, groundwater contamination is considered unlikely.
- > No dangerous goods search was undertaken for the Site; however, it is unlikely to be present.

8 Conclusions and Recommendations

8.1 Discussion and Conclusion

Stantec has completed a Preliminary Site Investigation (PSI) of the proposed residential subdivision located at Lot 2 DP 1286289 with address 82 Collaroy Parade, Louth Park, NSW. The objectives of the investigation were to assess:

- > The potential for the past and present activities undertaken on and adjacent to the Site to have affected soil on Site.
- > The need for any further assessment or remedial works before definitive conclusions could be made on the suitability of the Site for use.

8.1.1 Summary of Contamination Potential

Based on the review of the Site history and Site inspection, Stantec identified the following potential sources of contamination at or adjacent to the Site:

- > Potential contamination associated with minor areas of cut and fill operations - onsite.
- > Potential contaminated soils associated with machinery use. – onsite.
- > Potential contamination of stockpiling materials – onsite
- > Potential contamination associated with prior mining practices – onsite.
- > Potential contamination associated with grass pastures – onsite and offsite.
- > Potential contamination associated with buildings – offsite.

Review of the Maitland Local Environmental Plan (LEP) 2011 Acid Sulfate Soils Risk Map [2] indicates the Site is situated within Class 5 Acid Sulfate Soils. Class 5 indicates that *“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 metres AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk”*.

No potential indicators of ASS or PASS were noted during the Site walkover undertaken. The conclusions of the preliminary acid sulfate assessment indicate no acid sulfate is present at the Site.

Based on Site observations and previous investigations, the cut and fill present on Site can generally be described as minor, with a low risk of potential contamination. The exception to the above is the filling in proximity to the former mine adit and shaft. Previous test pitting and observations indicated fill materials to predominantly comprise of site won soils and weathered rock with a large portion of coal chitter.

The extent of the filling is unknown, however is limited to the former adit and shaft. It should be noted that as part of the development both the adit and shaft are to be remediated, the adit by excavation and removal and the shaft by grouting and concrete capping. As a result, the filling excavated by the adit will be assessed both geotechnically and environmentally for its conclusion in Site works or removal from Site in accordance with relevant regulatory requirements.

The potential contamination associated with agricultural practices on the grass pastures is considered of low risk. Based on PSI findings, there is no evidence of extensive agricultural activity on the Site.

8.2 Conclusions

Based on Site history and Site inspection, no indication of gross contamination has been identified on the Site. Given the lack of observation of contamination associated with the potential areas listed above, excluding the adit fill, the risk of contamination of the remainder of the Site is considered low risk. Any risk of contamination at the Site including those not observed could be dealt with by following the recommendations outlined in Section 8.3 below.

8.3 Recommendations

Based on the review of the Site history and Site inspection, Stantec identified no indication of gross contaminating activities having been undertaken on or adjacent to the Site. The Site can be made suitable for the proposed land use, based on the recommendations below:

- > An Unexpected Finds Protocol (UFP) has been developed (Appendix D) to address any potential contamination if encountered during construction phase. Construction should be managed with the unexpected finds protocol in place.
 - If potential contamination is encountered, Site works will be ceased, and suitable environmental consultant will be engaged for assessment as per the unexpected finds protocol.
- > Any soil to be excavated and transported off Site for disposal require classification in accordance with the NSW EPA Waste Classification Guidelines.
- > Any materials removed from within and in proximity to the Shaft and former adit must be assessed both geotechnically and environmentally by suitably qualified consultants for either reuse onsite or offsite disposal. Any existing stockpiles will also require such assessment.

In accordance with the State Environmental Planning Policy No 55 - Remediation of Land (SEPP 55) [1], which requires the planning authority to consider whether the Site is suitable for the proposed usage prior to approving and determining a development application, Stantec has undertaken a Preliminary Site Investigation (PSI). Based on the findings of the PSI, Stantec did not identify gross contamination or potentially contaminating activities previously undertaken on Site that would render the Site unsuitable for its proposed use as a residential subdivision.

9 Standard of Assessment & Limitations

This investigation has been undertaken in general accordance with the current “industry standards” for a Site investigation for the purpose, objectives and scope identified in this report. These standards are set out in:

- > National Environment Protection Council (NEPC) (1999) *National Environment Protection (Assessment of Site Contamination) Measure*, as amended (registered on 15 May 2013) [4]. This is referred to from here on as “the NEPM” or “NEPM”.
- > Standards Australia (2005) *AS4482.1- 2005: Guide to the investigation and sampling of sites with potentially contaminated soil Part 1: Non-volatile and semi-volatile compounds*. [13]
- > NSW EPA “*Guidelines for Consultants Reporting on Contaminated Sites*” [3]

The agreed scope of this investigation has been limited for the current purposes of the Client.

This Site investigation report is not any of the following:

- > An Environmental Audit Report as defined under NSW Site Auditor Scheme [14]
- > A Detailed Site Investigation (DSI) report sufficient for an Environmental Auditor to be able to conclude a statutory or non-statutory environmental audit.
- > A detailed hydrogeological assessment or an assessment of groundwater contaminants potentially arising from other sites or sources nearby.
- > A waste classification report of soil analytical results from the Site.

10 References

- [1] NSW Government, Stage of Environmental Planning Policy No 55 - Remediation of Land (SEPP 55), 1998.
- [2] Maitland City Council, "Maitland Local Environmental Plan 2011," in *Acid Sulfate Soils Map - Sheet ASS_004D - Map ID 5050_COM_ASS_004D_020_20110401*, maitland City Council, 1/4/2011.
- [3] NSW EPA, Consultants reporting on contaminated land guidelines, NSW Environmental Protection Authority, 2020.
- [4] National Environment Protection (Assessment of Site Contamination) Measure 1999, Schedule B1 Guidelines on Investigation Levels for Soil and Groundwater, National Environment Protection Council (NEPC), 16 May 2013.
- [5] Cardno (NSW/ACT) Pty Ltd, report on Mine Impact Statement - Proposed Subdivision - 442 Louth Park Road, Louth Park - 81022027-001.1, 20 January 2022 - Version 1.
- [6] S. A. NSW, "Development Application - Subdivision Assessment Policy," NSW Government, May 2018.
- [7] Coffey, Proposed Residential Subdivision - 314 Dagworth Road, Louth Park - Phase 1 - Mine Subsidence Assessment - GEOTWARA22546AA-AB, 10 September 2015.
- [8] Subsidence Advisory NSW, RE PROPOSED SUBDIVISION AT 442 LOUTH PARK RD LOUTH PARK; LOT 1 DP 221762; TSUB22-00020, 3 February 2022.
- [9] Stantec Australia Pty Ltd, Report on Geotechnical Investigation - 442 Louth Park Road Residential Subdivision - 81022027-002.1, 8 November 2022.
- [10] NSW Government, "Minview," 2020. [Online]. Available: <https://minview.geoscience.nsw.gov.au/#/?lon=151.5513&lat=-32.78048&z=17&bm=bm1&l=ge611:n:100,ge610:n:100,ge69:n:100,ge68:n:100,ge67:n:100,ge66:n:100,ge65:n:100,ge64:n:100,ge63:n:100,ge62:n:100,ge61:n:100,ge612:y:100,hi1:n:25,wa1:y:100,ut1:y:50,ad0:y:100>.
- [11] NSW Government, "ePlanning Spatial Viewer," NSW Government Department of Customer Service, 2020. [Online]. Available: <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>. [Accessed 14 04 2022].
- [12] Subsidence Advisory NSW, Surface Development Guideline 7 - On Application, may 2018.
- [13] Standards Australia, Australian Standard - Guide to the investigation and sampling of sites with potentially contaminated soils - part one: non-volatile and semi-volatile compounds, 2005.
- [14] NSW DEC, Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (3rd Edition), Department of Environment and Conservation NSW, 2017.

Lot 2 DP1286289, Louth Park, NSW

APPENDIX

A

SITE DRAWINGS

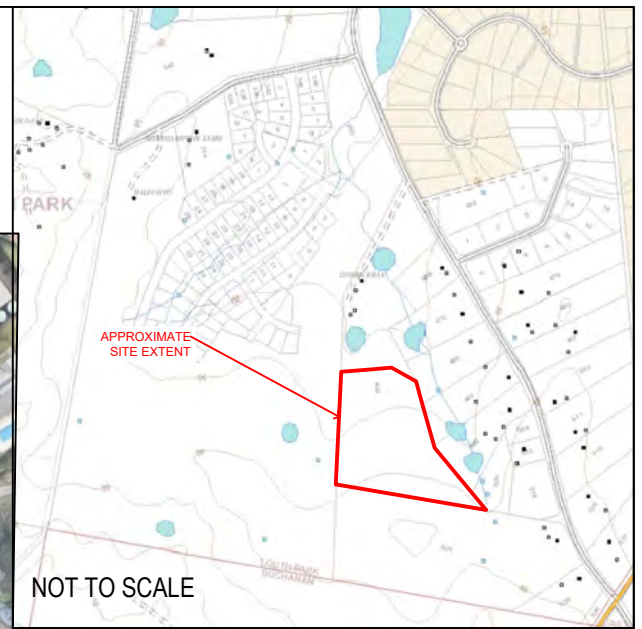
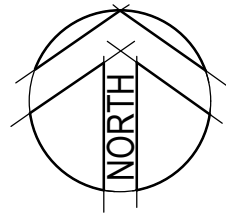
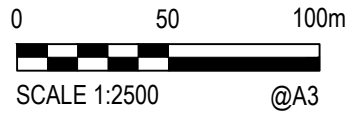




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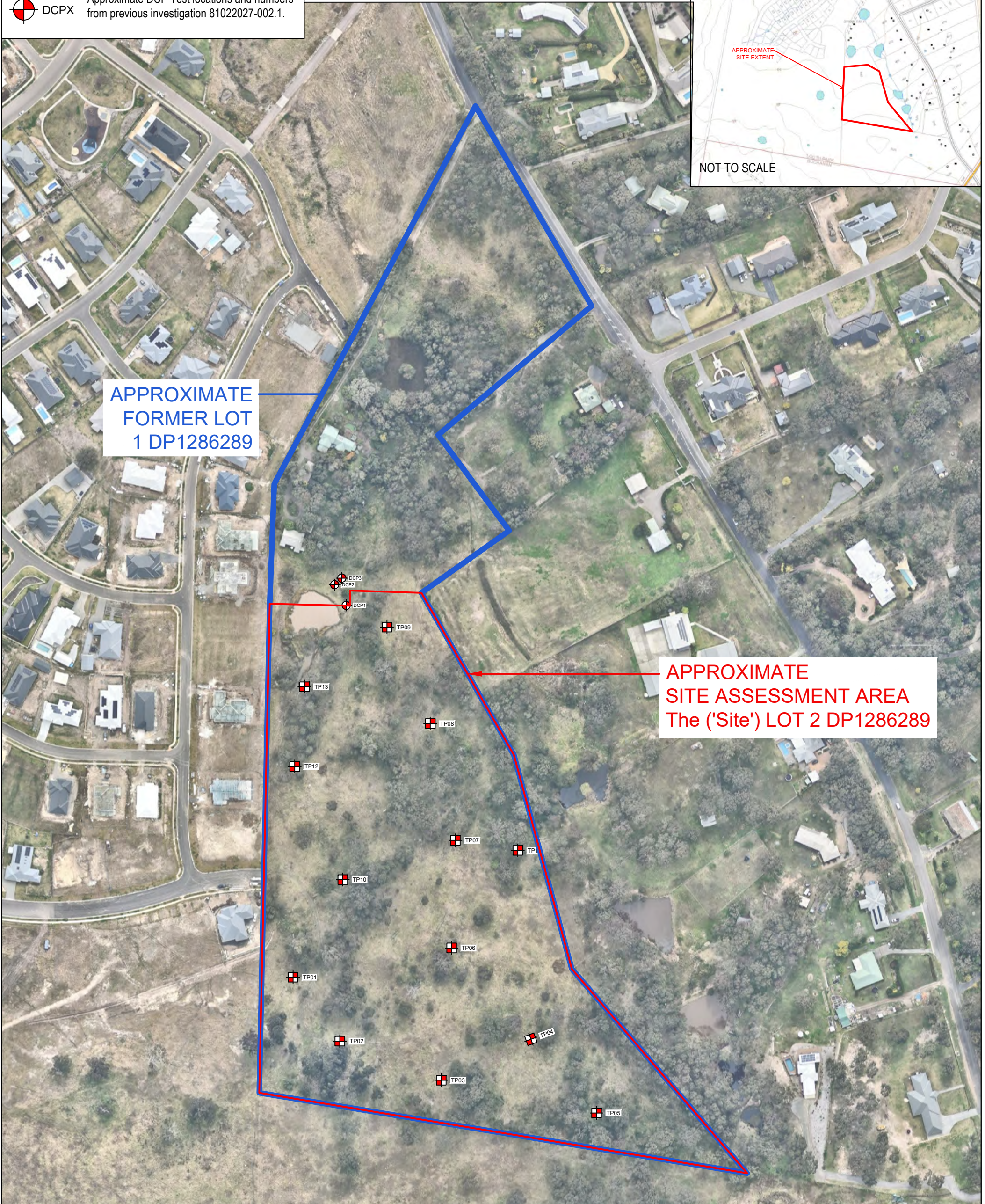


DATE PLOTTED: 10 November 2022 3:08 PM BY: JESSE GRACZYK

NOTES:
Image underlay adapted from Nearmaps aerial imagery.



LEGEND:
 TPXX Approximate Test Pit locations and numbers previous investigation 81022027-002.1.
 DCPX Approximate DCP Test locations and numbers from previous investigation 81022027-002.1.



**APPROXIMATE
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1 DP1286289**




**APPROXIMATE
SITE ASSESSMENT AREA
The ('Site') LOT 2 DP1286289**

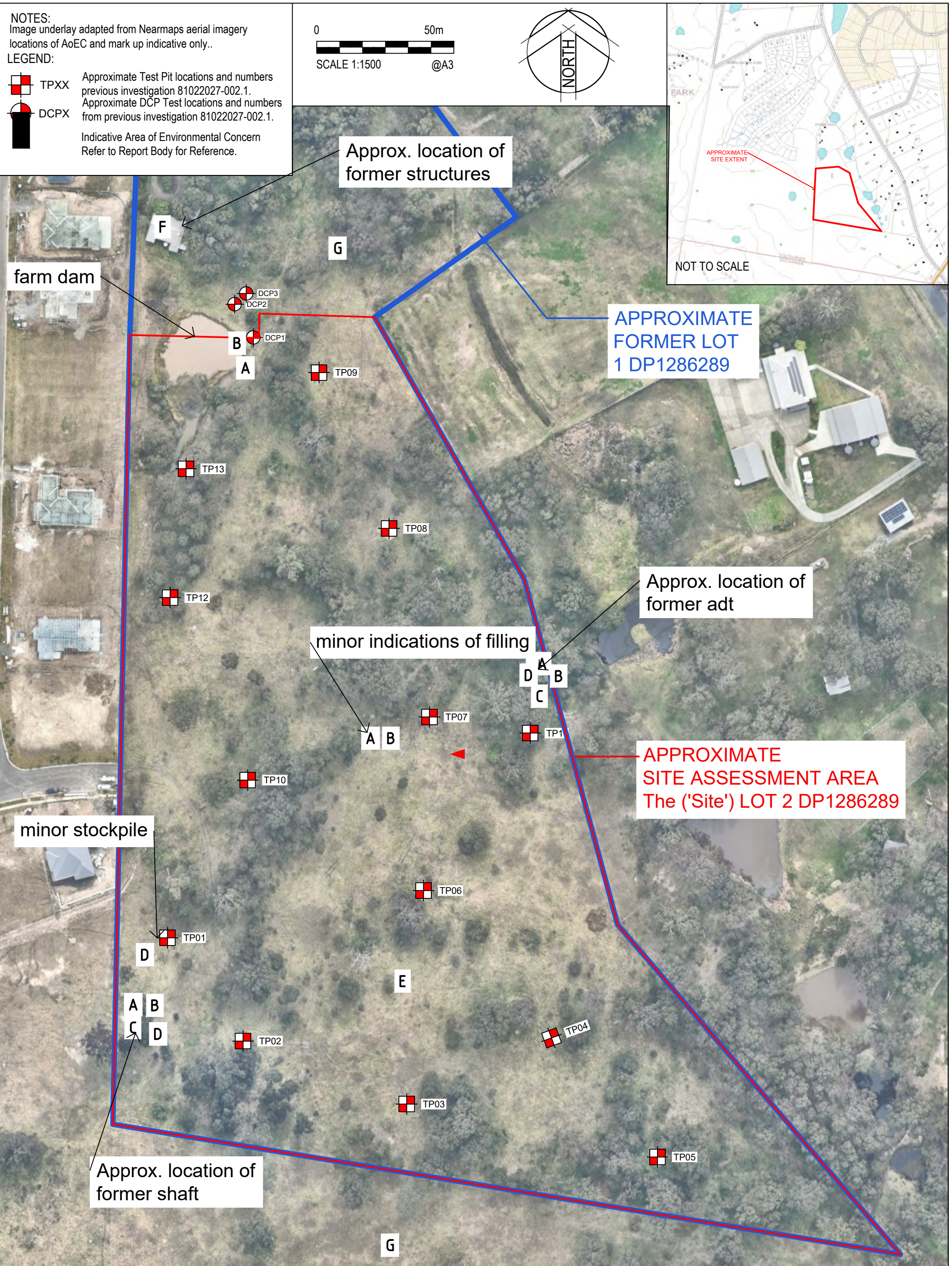
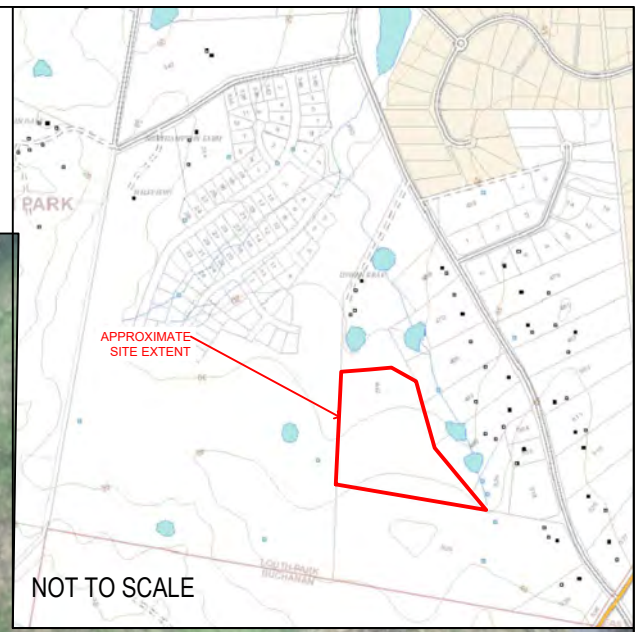
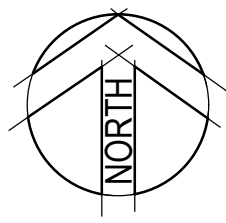
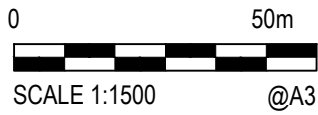
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		Checked	Date	Project Preliminary Site Investigation (PSI) Proposed Subdivision Lot 2 DP 1286289, Louth Park NSW		Project Number 81022027-004
		Designed	Date	Title Site Plan	Figure Number Drawing 1	Revision A
		Verified	Date			
		Approved	Date			

DATE PLOTTED: 10 November 2022 3:22 PM BY: JESSE GRACZYK

NOTES:
Image underlay adapted from Nearmaps aerial imagery
locations of AoEC and mark up indicative only..

LEGEND:
 TPXX Approximate Test Pit locations and numbers
 previous investigation 81022027-002.1.
 DCPX Approximate DCP Test locations and numbers
 from previous investigation 81022027-002.1.
 Indicative Area of Environmental Concern
 Refer to Report Body for Reference.



XREFS: CAD File: N:\Projects\81022027_442_Louth Park_Rd\Drawing\004 - PS\81022027-004.dwg

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Web: www.stantec.com

Drawn	JG	Date	07/11/2022
Checked		Date	
Designed		Date	
Verified		Date	
Approved			

Client	NewPro25 Pty Ltd
Project	Preliminary Site Investigation (PSI) Proposed Subdivision Lot 2 DP 1286289, Louth Park NSW
Title	Site Plan

Status	FOR INFORMATION ONLY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Project Number	81022027-004	Scale	1:1500
Figure Number	Drawing 2	Size	A3
Revision			A

Lot 2 DP1286289, Louth Park, NSW

APPENDIX

B

SITE PHOTOS



now





Photo 1: View of former mine shaft in the southwestern corner of the Site. Taken on 29/09/2022.



Photo 2: View facing south of former mine shaft in the southwestern corner of the site. Taken on 29.09.2022

Client	Newpro25 Pty Ltd	
Project	Louth Park PSI	
Title	Cardno Reference	81022027.004
	Size	A4
Photo Plate		



Photo 3: View of the stockpile and steel plough just north of the former mine shaft in the southwestern corner. Taken on the 29.09.2022.



Photo 4: View of former PVC cased borehole in the southern portion of the Site, associated with previous investigation. Taken on 29.09.2022.

Client	Newpro25 Pty Ltd	
Project	Louth Park Road PSI	
Title	Cardno Reference	81022027.004
	Size	A4
Photo Plate		



Photo 5: View of the Site looking approximately west. Taken on 29.09.2022



Photo 6: View of a depression in the ground associated with the former mine adit just beyond the eastern border of the site. Taken on the 29.09.2022

Client		Newpro25 Pty Ltd	
Project		Louth Park PSI	
Title		Cardno Reference	Size
Photo Plate		81022027.004	A4



Photo 7: View of fenced area in the northern portion of the Site. Taken on the 29.09.2022



Photo 10: View of stored corrugated iron in the northern portion of the Site adjacent Dam. Taken 29.09.2022

Client	Newpro25 Pty Ltd		
Project	Louth Park PSI		
Title	Cardno Reference	81022027.004	Size
			A4
	Photo Plate		



Photo 9: View of dam situated along the northern border of the Site. Taken on 29.09.2022



Photo 10: View of the structure just beyond the northern border of the Site. Taken on 29.09.2022

Client		Newpro25 Pty Ltd	
Project		Louth Park PSI	
Title		Cardno Reference	Size
Photo Plate		81022027.004	A4

Lot 2 DP1286289, Louth Park, NSW

APPENDIX

C

DATA REVIEW



now





LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 12 Sep 2022 15:41:52

Reference: LS036234 EP

Address: 442 Louth Park Road, Louth Park, NSW 2320

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 On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	17/06/2022	17/06/2022	Quarterly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	22/08/2022	22/08/2022	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	02/09/2022	10/08/2022	Monthly	1000m	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority	19/08/2022	19/08/2022	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority	02/09/2022	14/07/2021	Quarterly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	1
National Liquid Fuel Facilities	Geoscience Australia	23/08/2022	13/07/2012	Annually	1000m	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	02/09/2022	14/07/2021	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	02/09/2022	02/09/2022	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	02/09/2022	02/09/2022	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	02/09/2022	02/09/2022	Monthly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	02/09/2022	02/09/2022	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	16/02/2022	13/12/2018	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	19/08/2022	19/08/2022	Monthly	1000m	1	1	9
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	19/08/2022	19/08/2022	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	19/08/2022	19/08/2022	Monthly	1000m	3	4	4
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	0	0
Points of Interest	NSW Department of Customer Service - Spatial Services	18/08/2022	18/08/2022	Quarterly	1000m	1	1	6
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	18/08/2022	18/08/2022	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	18/08/2022	18/08/2022	Quarterly	1000m	0	0	0
Major Easements	NSW Department of Customer Service - Spatial Services	29/08/2022	29/08/2022	Quarterly	1000m	0	0	1
State Forest	Forestry Corporation of NSW	16/08/2022	14/08/2022	Annually	1000m	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	10/02/2022	31/12/2021	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	29/08/2022	19/08/2019	Annually	1000m	1	1	2
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	28/03/2022	23/02/2018	Annually	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	24/01/2022	24/01/2022	Annually	2000m	0	0	2

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
NSW Seamless Geology Single Layer: Rock Units	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	1	1	5
NSW Seamless Geology – Single Layer: Trendlines	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	0	0	0
NSW Seamless Geology – Single Layer: Geological Boundaries and Faults	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000m	2	2	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	18/08/2022	27/07/2020	Annually	1000m	1	1	5
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	02/09/2022	12/08/2022	Monthly	500m	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	1	1	3
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000m	2	2	2
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	19/08/2021	05/08/2021	Quarterly	1000m	1	1	2
Current Mining Titles	NSW Department of Industry	02/09/2022	02/09/2022	Monthly	1000m	0	0	1
Mining Title Applications	NSW Department of Industry	02/09/2022	02/09/2022	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	02/09/2022	02/09/2022	Monthly	1000m	8	8	8
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	15/11/2021	07/12/2018	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	15/11/2021	05/11/2021	Monthly	1000m	1	4	11
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	17/08/2022	11/02/2022	Quarterly	1000m	0	0	0
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	02/09/2022	26/08/2022	Monthly	1000m	0	0	0
Bush Fire Prone Land	NSW Rural Fire Service	05/09/2022	08/08/2022	Weekly	1000m	4	4	4
Lower Hunter and Central Coast Regional Vegetation Survey	NSW Office of Environment & Heritage	28/02/2015	16/11/2009	As required	1000m	2	2	10
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	28/03/2022	19/03/2020	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	14/08/2017	15/05/2017	Annually	1000m	2	4	9
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000m	3	8	22
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	05/09/2022	05/09/2022	Weekly	10000m	-	-	-

Site Diagram

442 Louth Park Road, Louth Park, NSW 2320



Legend Site Boundary Internal Parcel Boundaries	Total Area: 113832m ² Total Perimeter: 2.01km	Scale:
	Disclaimers: Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	Data Source Aerial Imagery: © Aerometrex Pty Ltd
		Date: 12 September 2022

Contaminated Land

442 Louth Park Road, Louth Park, NSW 2320

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	Direction
N/A	No records in buffer								

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

442 Louth Park Road, Louth Park, NSW 2320

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

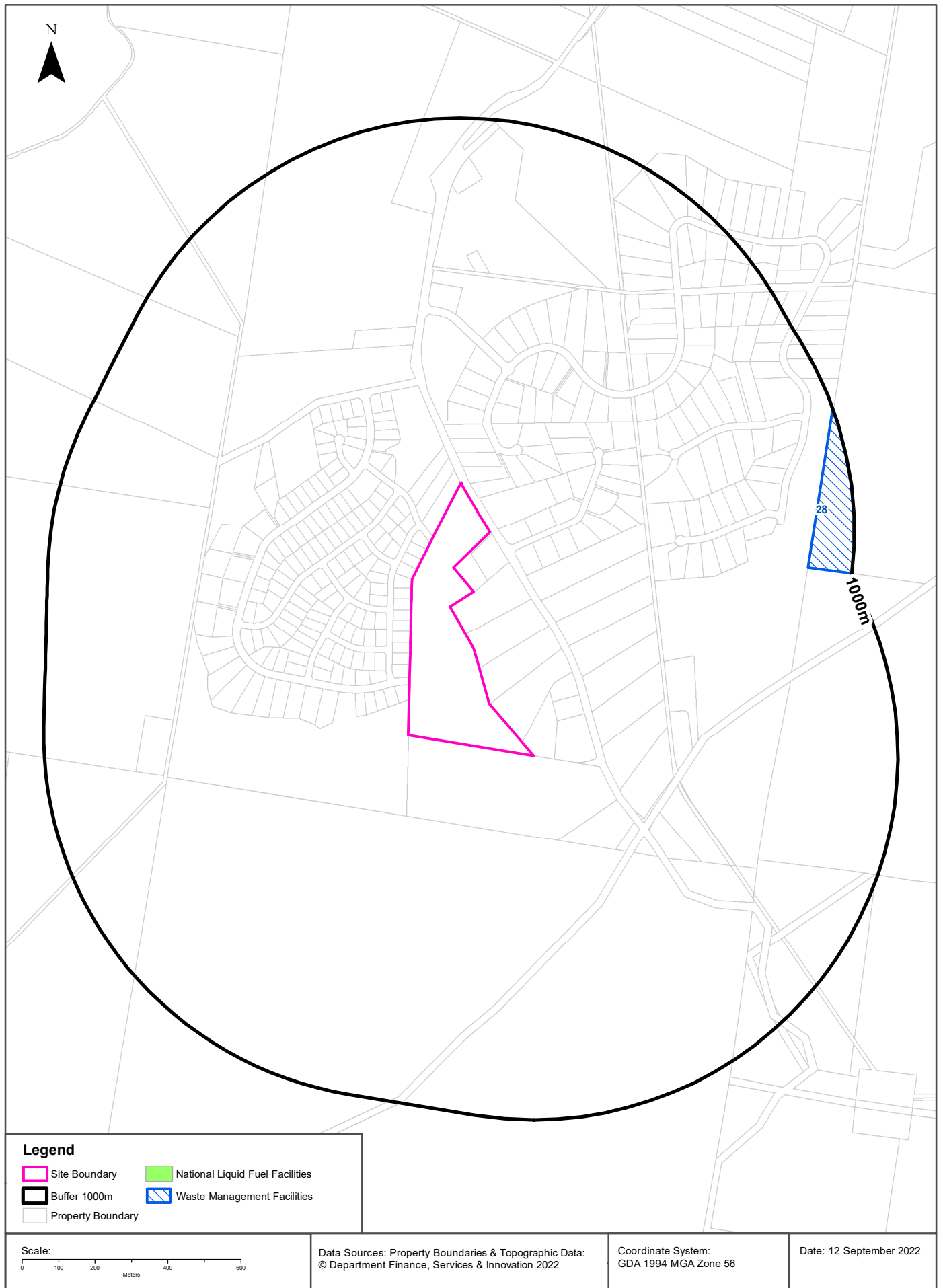
Former Gasworks within the dataset buffer:

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

Waste Management & Liquid Fuel Facilities

442 Louth Park Road, Louth Park, NSW 2320



Waste Management & Liquid Fuel Facilities

442 Louth Park Road, Louth Park, NSW 2320

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	Direction
28	Maitland City Council	Mount Vincent Waste Disposal Depot	109 Mt Vincent Road	East Maitland	Landfill	Operational			Original information on waste management site collected by WMAA in 2008 via survey	Premise Match	878 m	East

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

National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
N/A	No records in buffer										

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

PFAS Investigation & Management Programs

442 Louth Park Road, Louth Park, NSW 2320

EPA PFAS Investigation Program

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

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

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

Defence PFAS Investigation Program

Sites being investigated 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 Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Management Program

Sites being 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 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

442 Louth Park Road, Louth Park, NSW 2320

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

442 Louth Park Road, Louth Park, NSW 2320

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

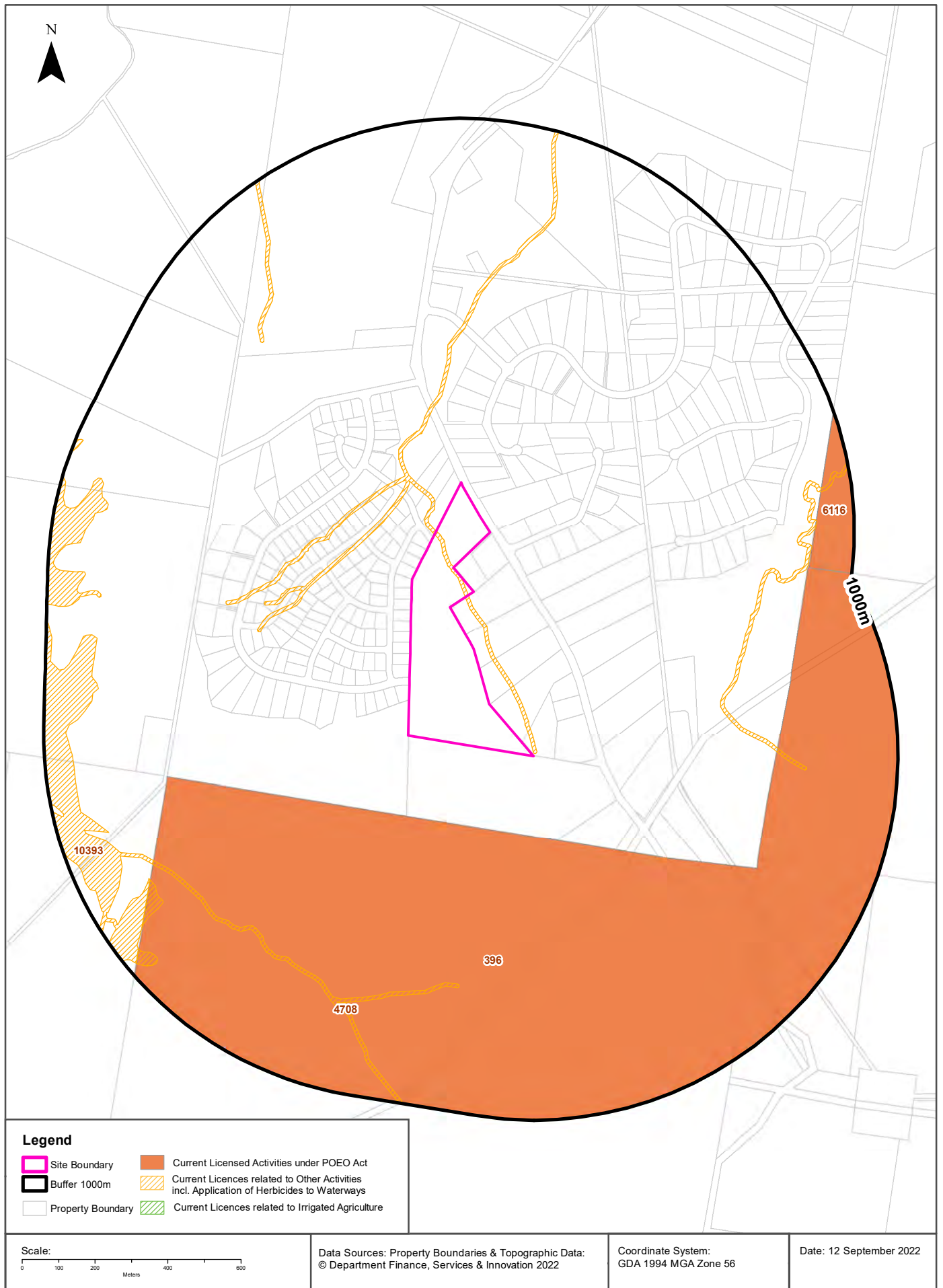
Sites within the dataset buffer:

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

442 Louth Park Road, Louth Park, NSW 2320



EPA Activities

442 Louth Park Road, Louth Park, NSW 2320

Licensed Activities under the POEO Act 1997

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

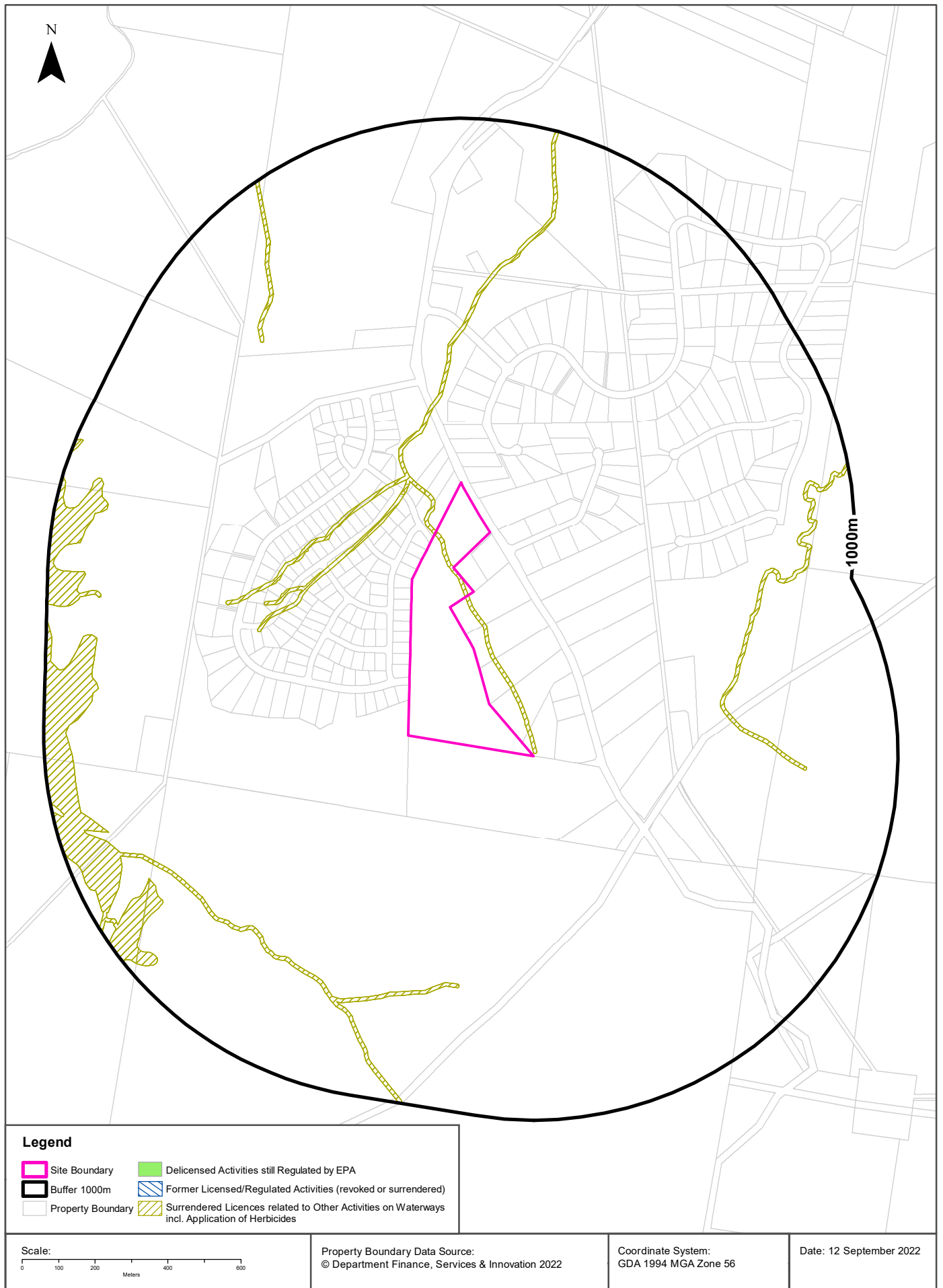
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
10393	MAITLAND CITY COUNCIL	ALL WATERBODIES IN THE MAITLAND LOCAL GOVERNMENT AREA	.	MAITLAND	Other activities	Network of Features	0m	On-site
396	BLOOMFIELD COLLIERIES PTY LTD	BLOOMFIELD COLLIERY	FOUR MILE CREEK ROAD	ASHTONFIELD	Mining for coal	Area Match	218m	South
396	BLOOMFIELD COLLIERIES PTY LTD	BLOOMFIELD COLLIERY	FOUR MILE CREEK ROAD	ASHTONFIELD	Coal works	Area Match	218m	South
4708	CESSNOCK CITY COUNCIL	-	-	CESSNOCK	Other activities	Network of Features	652m	South West
6116	MAITLAND CITY COUNCIL	MOUNT VINCENT ROAD WASTE LANDFILL FACILITY	109 & 110 MOUNT VINCENT ROAD	EAST MAITLAND	Non-thermal treatment of general waste	Premise Match	878m	East
6116	MAITLAND CITY COUNCIL	MOUNT VINCENT ROAD WASTE LANDFILL FACILITY	109 & 110 MOUNT VINCENT ROAD	EAST MAITLAND	Waste storage - other types of waste	Premise Match	878m	East
6116	MAITLAND CITY COUNCIL	MOUNT VINCENT ROAD WASTE LANDFILL FACILITY	109 & 110 MOUNT VINCENT ROAD	EAST MAITLAND	Waste disposal by application to land	Premise Match	878m	East
6116	MAITLAND CITY COUNCIL	MOUNT VINCENT ROAD WASTE LANDFILL FACILITY	109 & 110 MOUNT VINCENT ROAD	EAST MAITLAND	Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste	Premise Match	878m	East
6116	MAITLAND CITY COUNCIL	MOUNT VINCENT ROAD WASTE LANDFILL FACILITY	109 & 110 MOUNT VINCENT ROAD	EAST MAITLAND	Waste storage - waste tyres	Premise Match	878m	East

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

442 Louth Park Road, Louth Park, NSW 2320



EPA Activities

442 Louth Park Road, Louth Park, NSW 2320

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	0m	On-site
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	0m	On-site
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	0m	On-site
12439	STATE OF NEW SOUTH WALES (Department of Primary Industries - Lands)	Soil Conservation Service, Waterways within the Hunter Valley Flood Mitigation Scheme, MAITLAND	Surrendered	13/02/2007	Other Activities - Application of Herbicides	Network of Features	73m	West

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

Historical Business Directories

442 Louth Park Road, Louth Park, NSW 2320

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
N/A	No records in buffer						

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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
N/A	No records in buffer					

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Historical Business Directories

442 Louth Park Road, Louth Park, NSW 2320

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
N/A	No records in buffer						

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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
N/A	No records in buffer					



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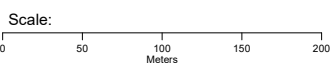
Aerial Imagery 2021

442 Louth Park Road, Louth Park, NSW 2320



Legend

-  Site Boundary
-  Buffer 150m



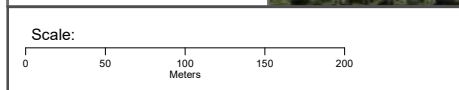
Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 12 September 2022

Aerial Imagery 2015

442 Louth Park Road, Louth Park, NSW 2320



Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 12 September 2022

Aerial Imagery 2010

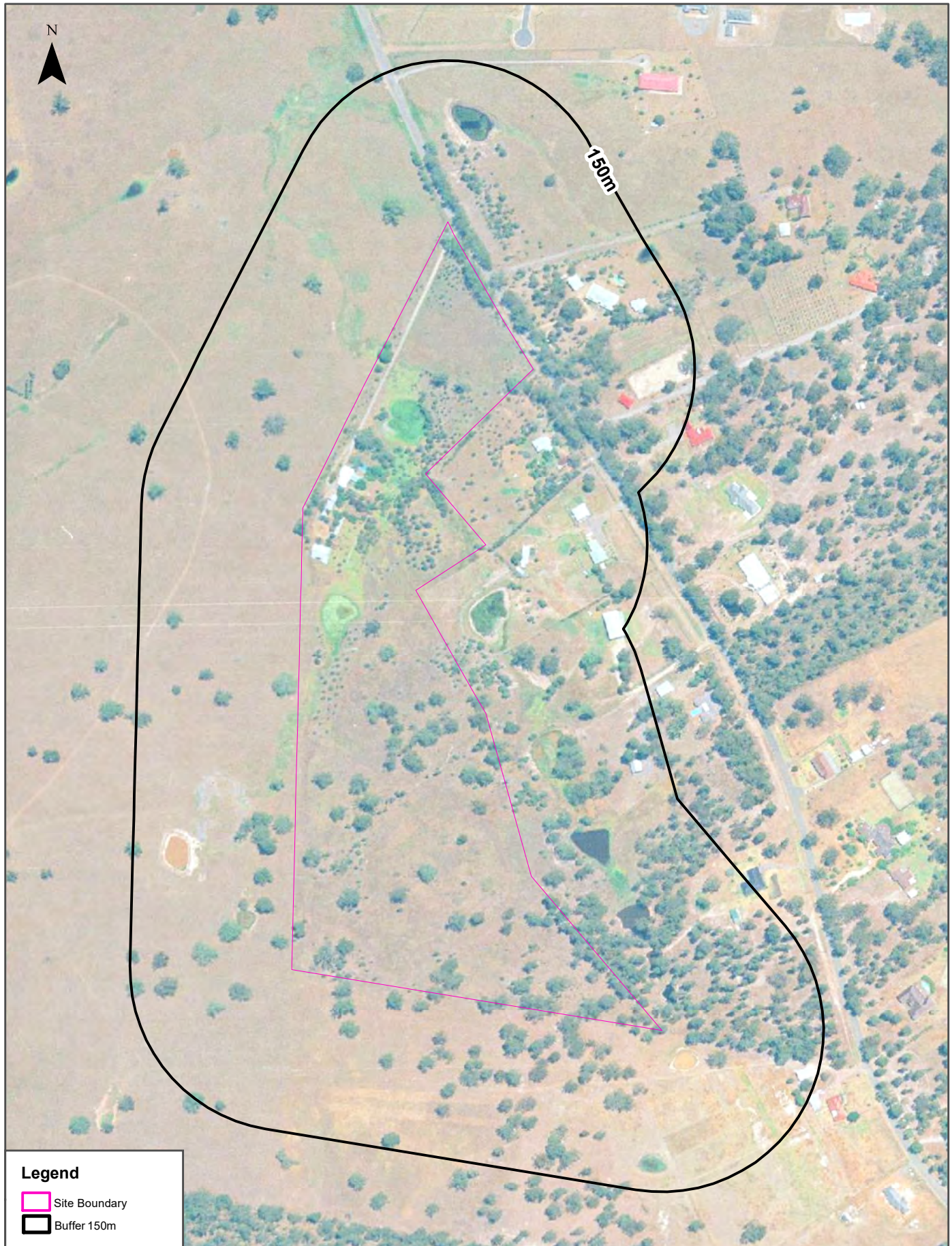
442 Louth Park Road, Louth Park, NSW 2320





<p>Scale:</p> <p>0 50 100 150 200 Meters</p>	<p>Data Source Aerial Imagery: © Aerometrex Pty Ltd</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 12 September 2022</p>
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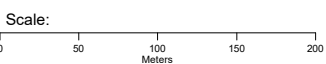
Aerial Imagery 2001

442 Louth Park Road, Louth Park, NSW 2320



Legend

-  Site Boundary
-  Buffer 150m



Data Source Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 56

Date: 13 September 2022

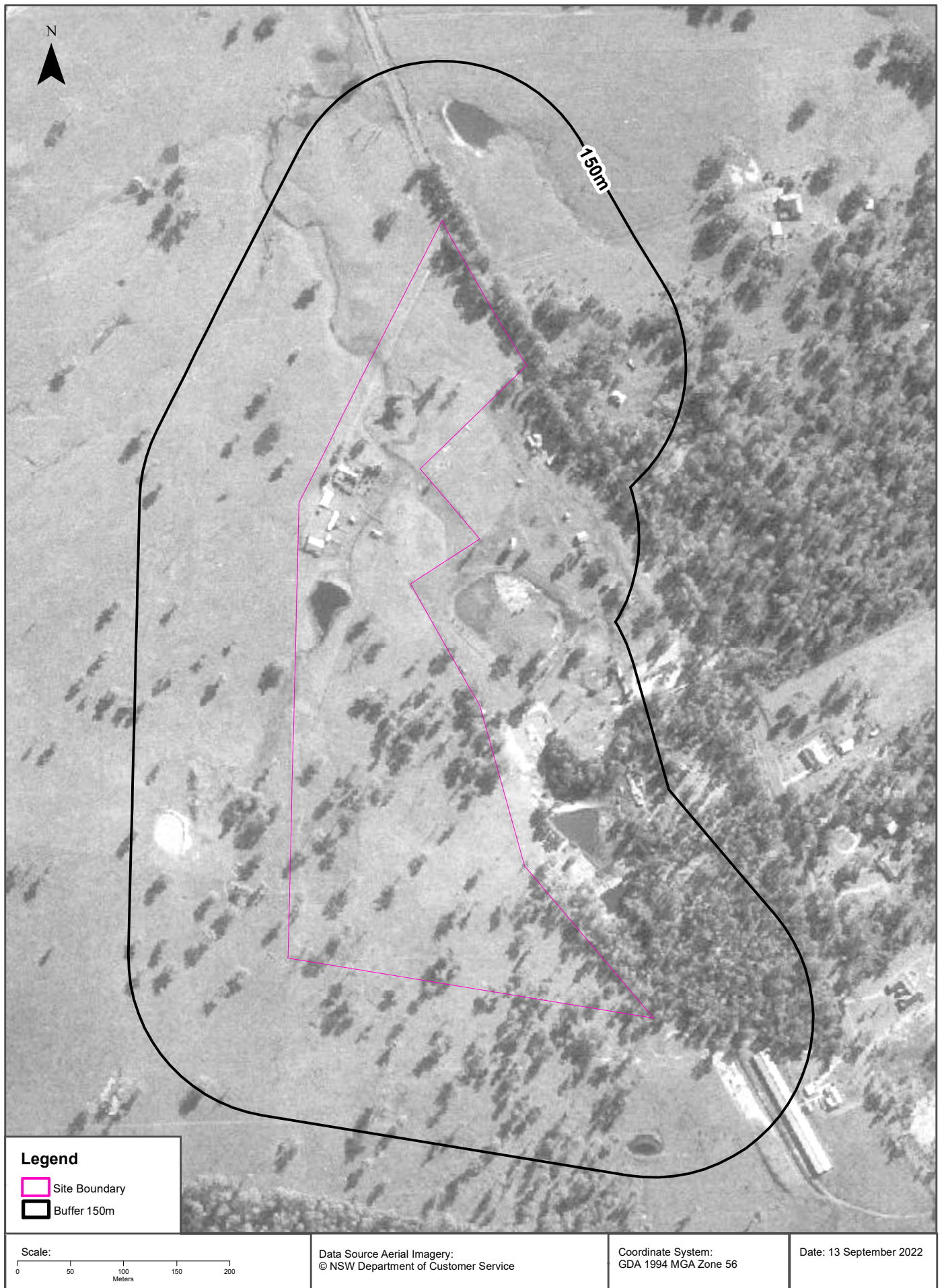
Aerial Imagery 1993

442 Louth Park Road, Louth Park, NSW 2320



Aerial Imagery 1984

442 Louth Park Road, Louth Park, NSW 2320



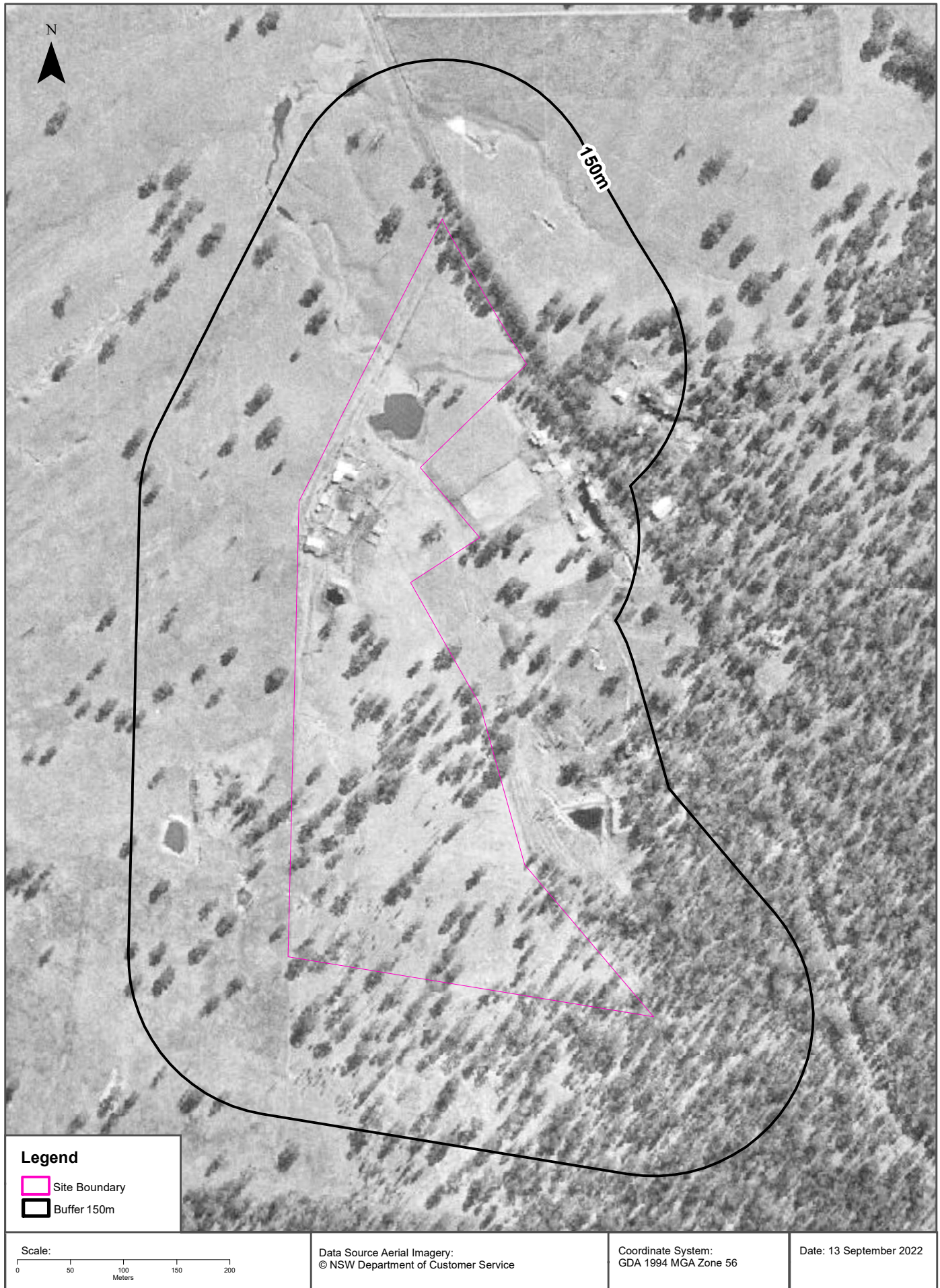
Aerial Imagery 1977

442 Louth Park Road, Louth Park, NSW 2320



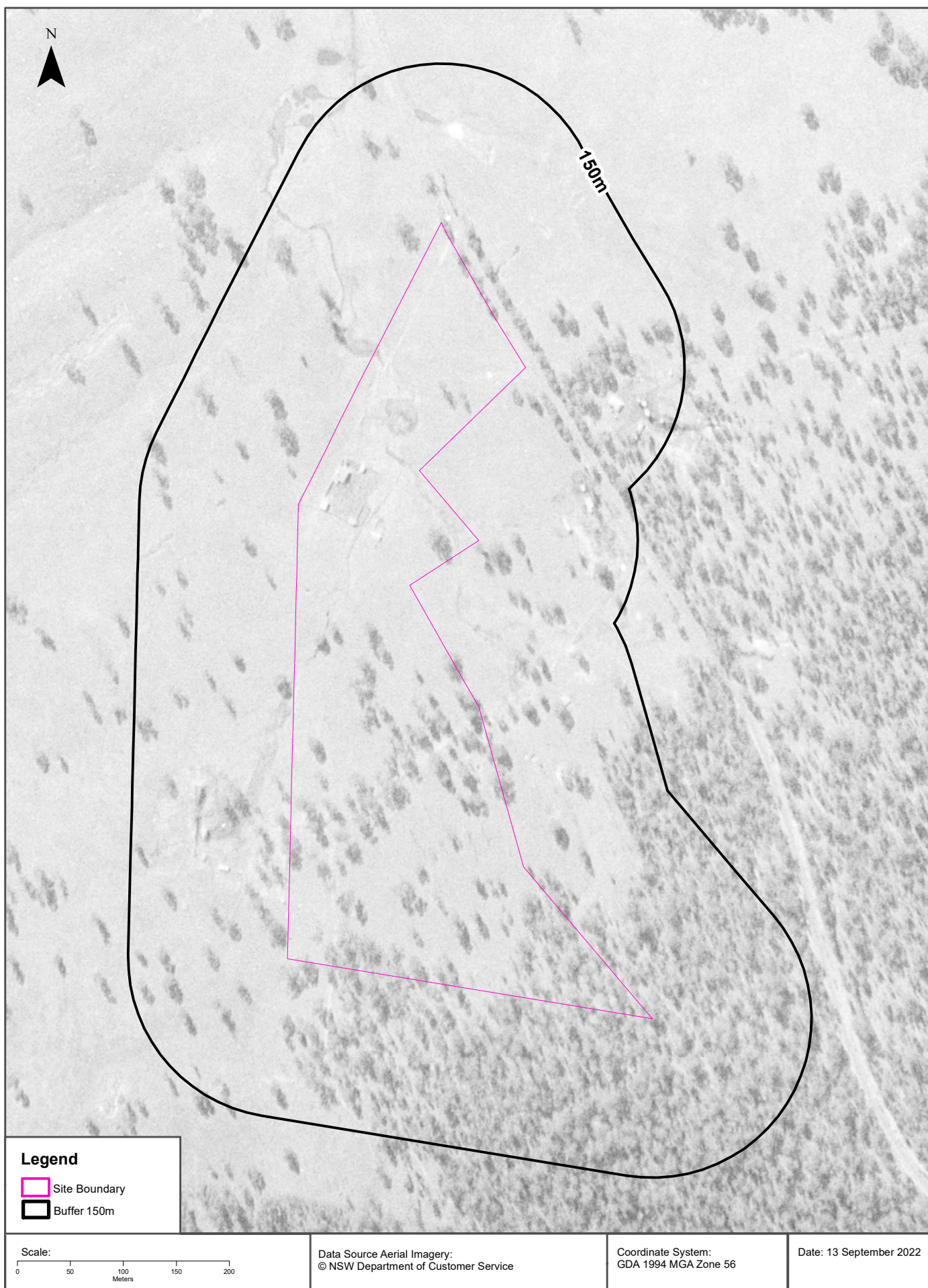
Aerial Imagery 1966

442 Louth Park Road, Louth Park, NSW 2320



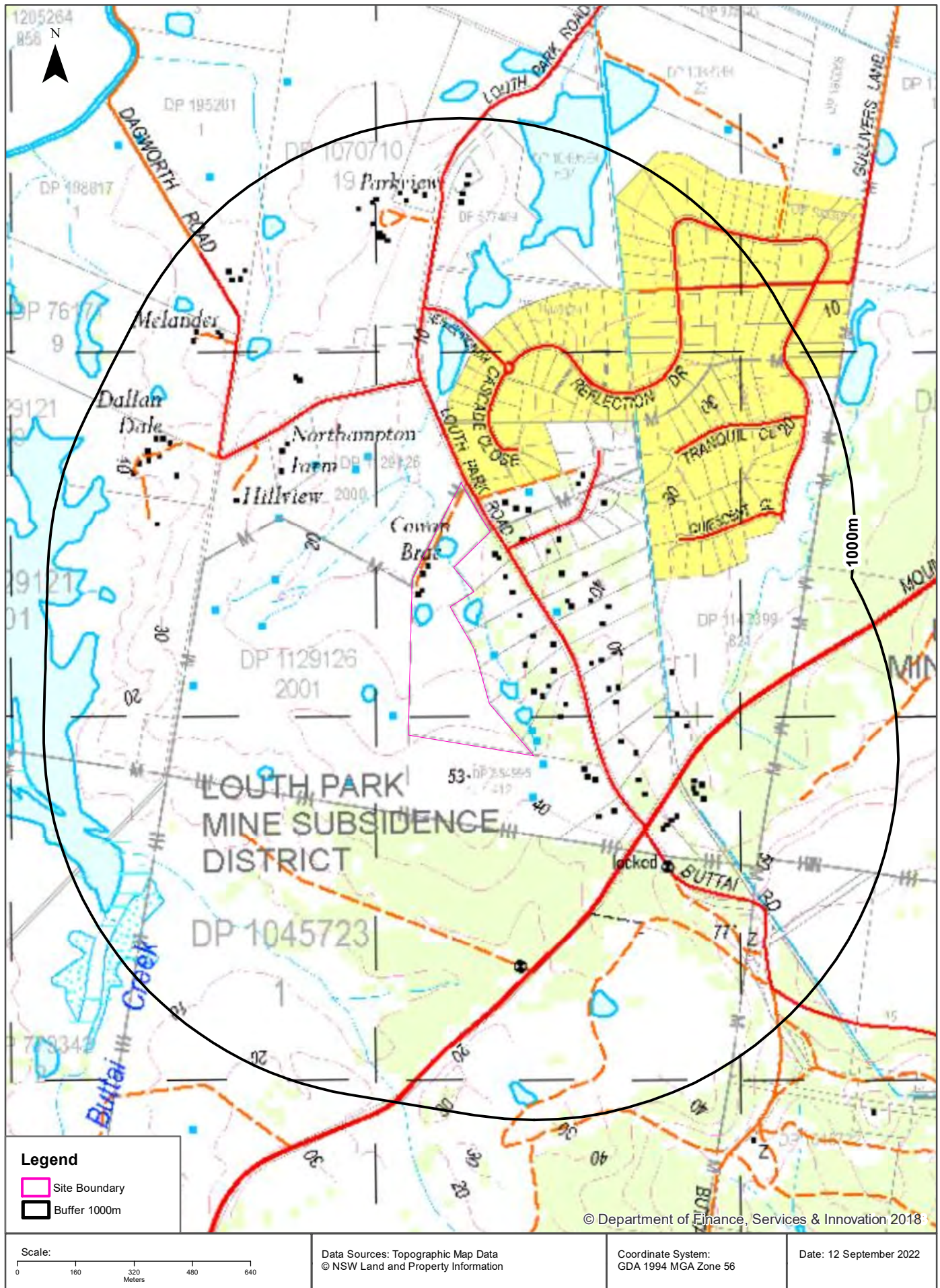
Aerial Imagery 1954

442 Louth Park Road, Louth Park, NSW 2320



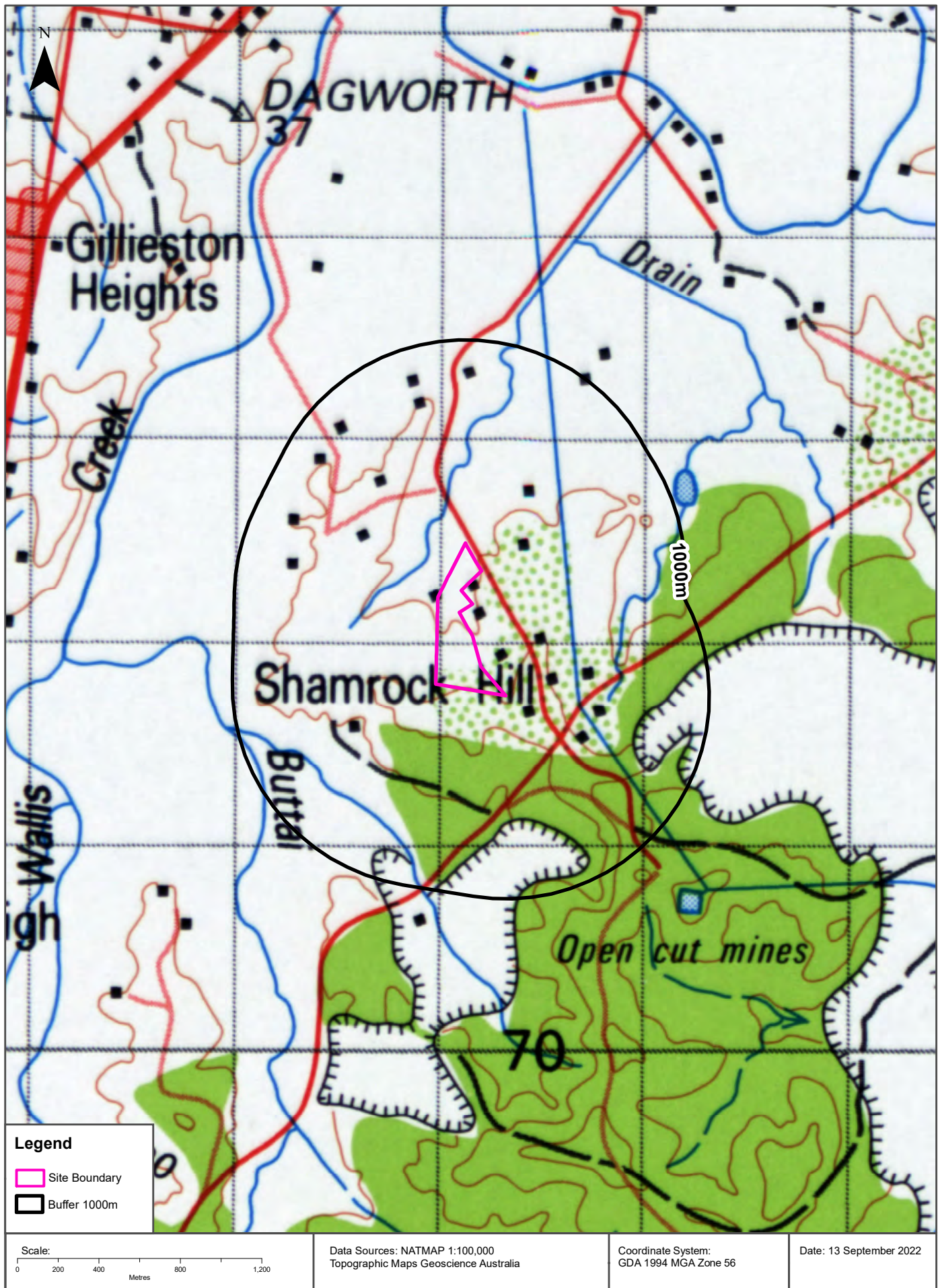
Topographic Map 2015

442 Louth Park Road, Louth Park, NSW 2320



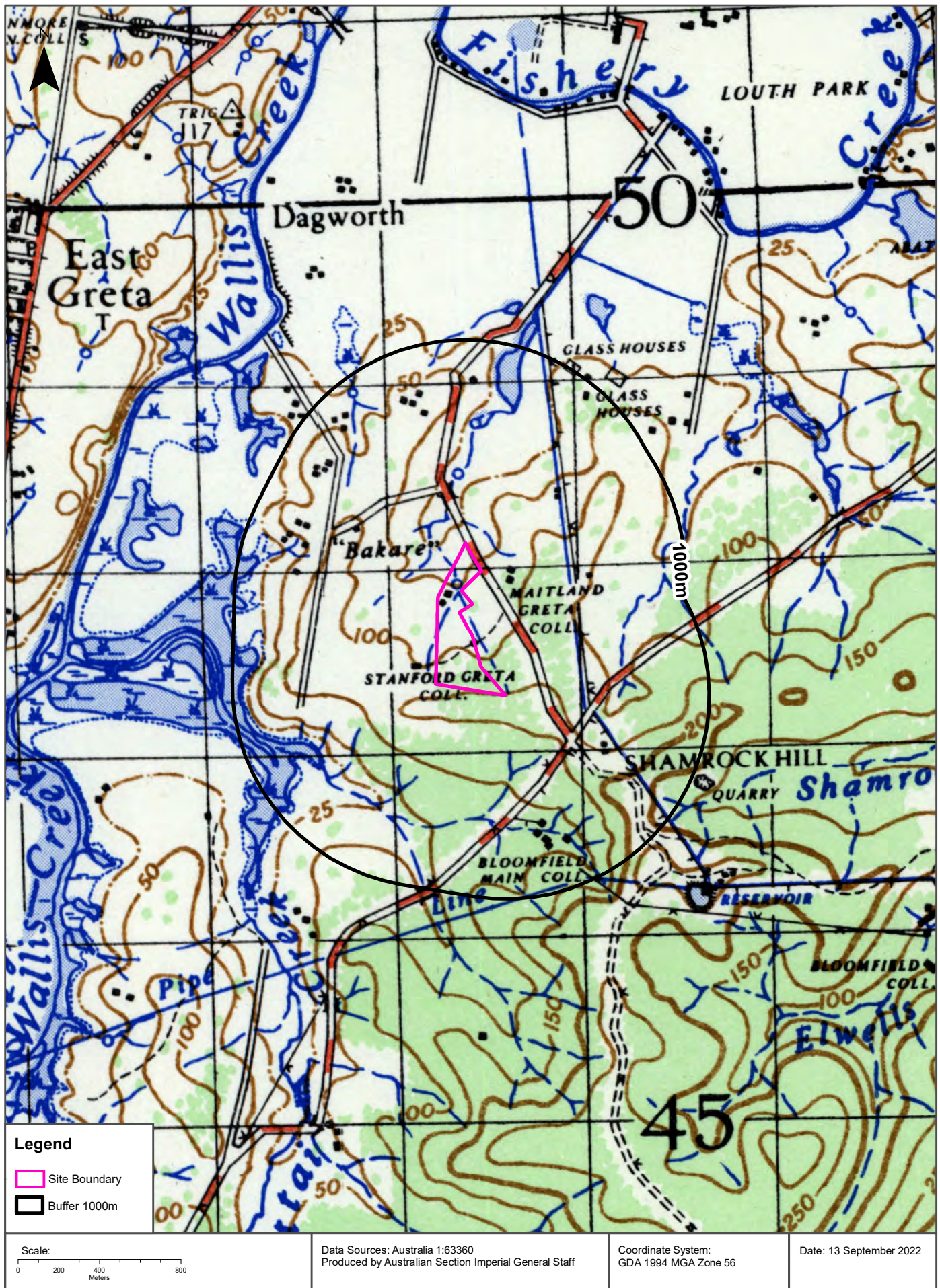
Historical Map 1981

442 Louth Park Road, Louth Park, NSW 2320



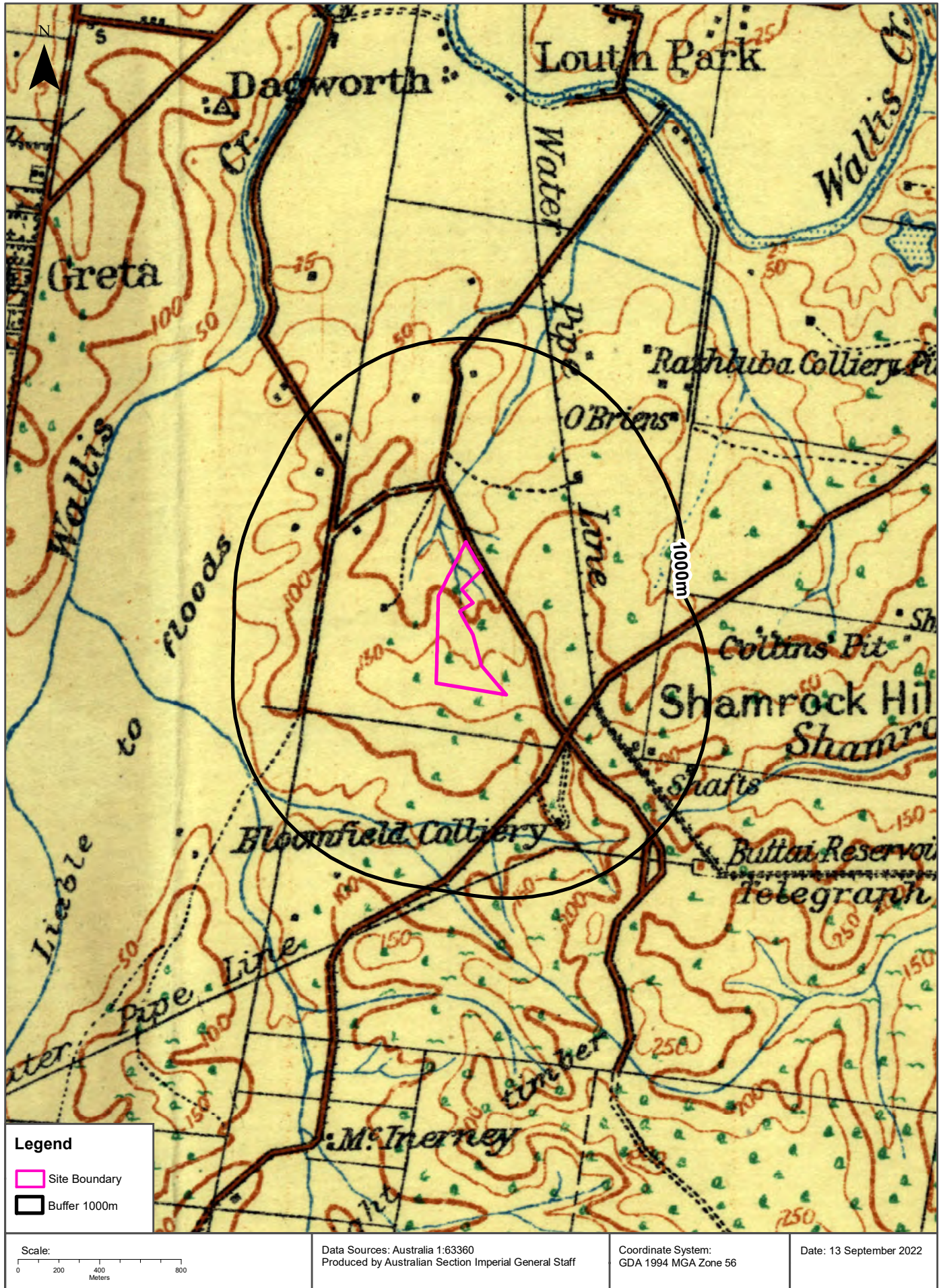
Historical Map c.1941

442 Louth Park Road, Louth Park, NSW 2320



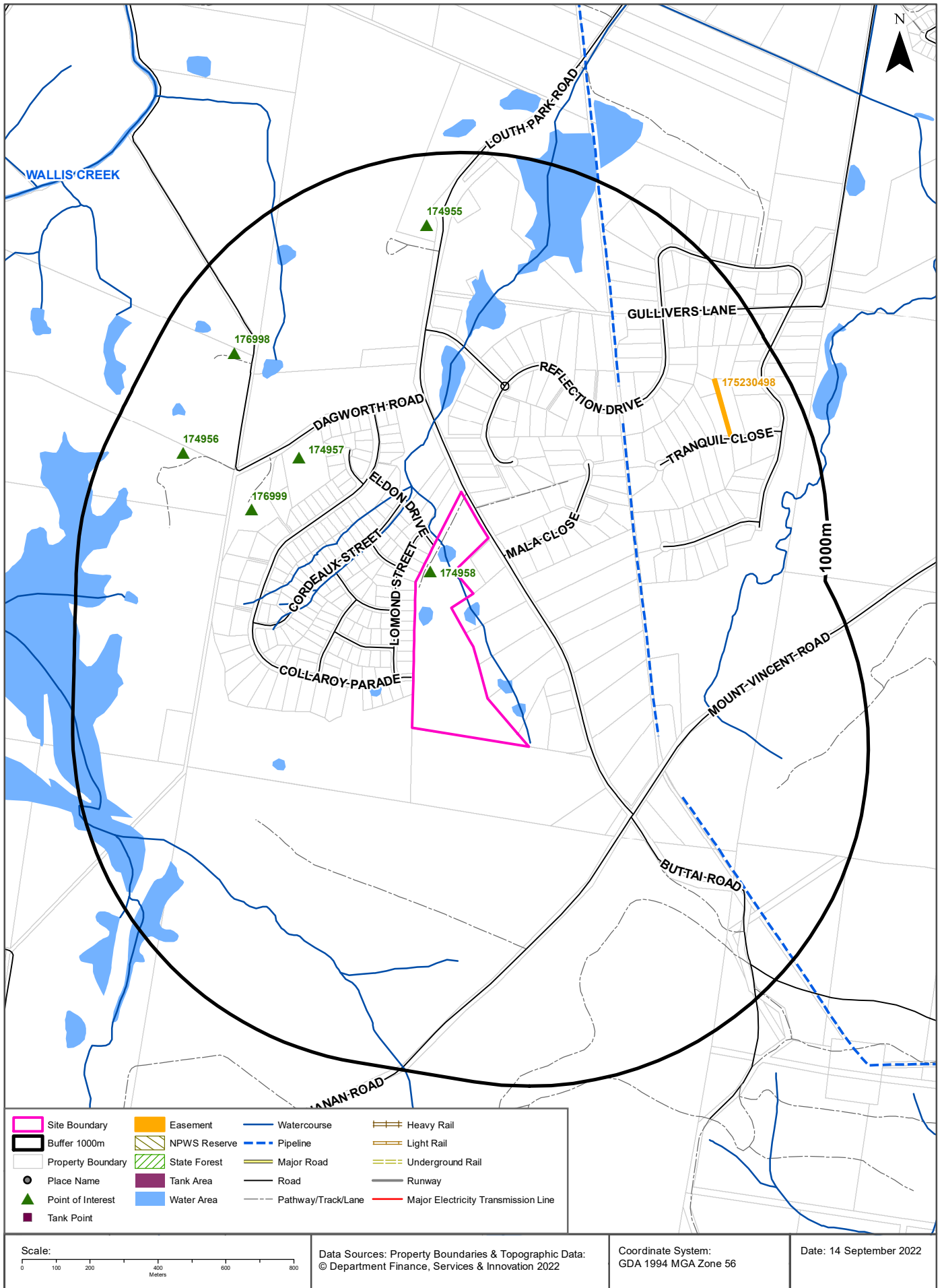
Historical Map c.1913

442 Louth Park Road, Louth Park, NSW 2320



Topographic Features

442 Louth Park Road, Louth Park, NSW 2320



Topographic Features

442 Louth Park Road, Louth Park, NSW 2320

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
174958	Homestead	COWAN BRAE	0m	On-site
174957	Homestead	NORTHAMPTON FARM	471m	North West
176999	Homestead	HILLVIEW	528m	North West
176998	Homestead	MELANDER	783m	North West
174956	Homestead	DALLAN DALE	783m	North West
174955	Homestead	PARKVIEW	793m	North

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

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Topographic Features

442 Louth Park Road, Louth Park, NSW 2320

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
N/A	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
N/A	No records in buffer					

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
175230498	Primary	Right of way	10m	770m	North East

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

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Topographic Features

442 Louth Park Road, Louth Park, NSW 2320

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

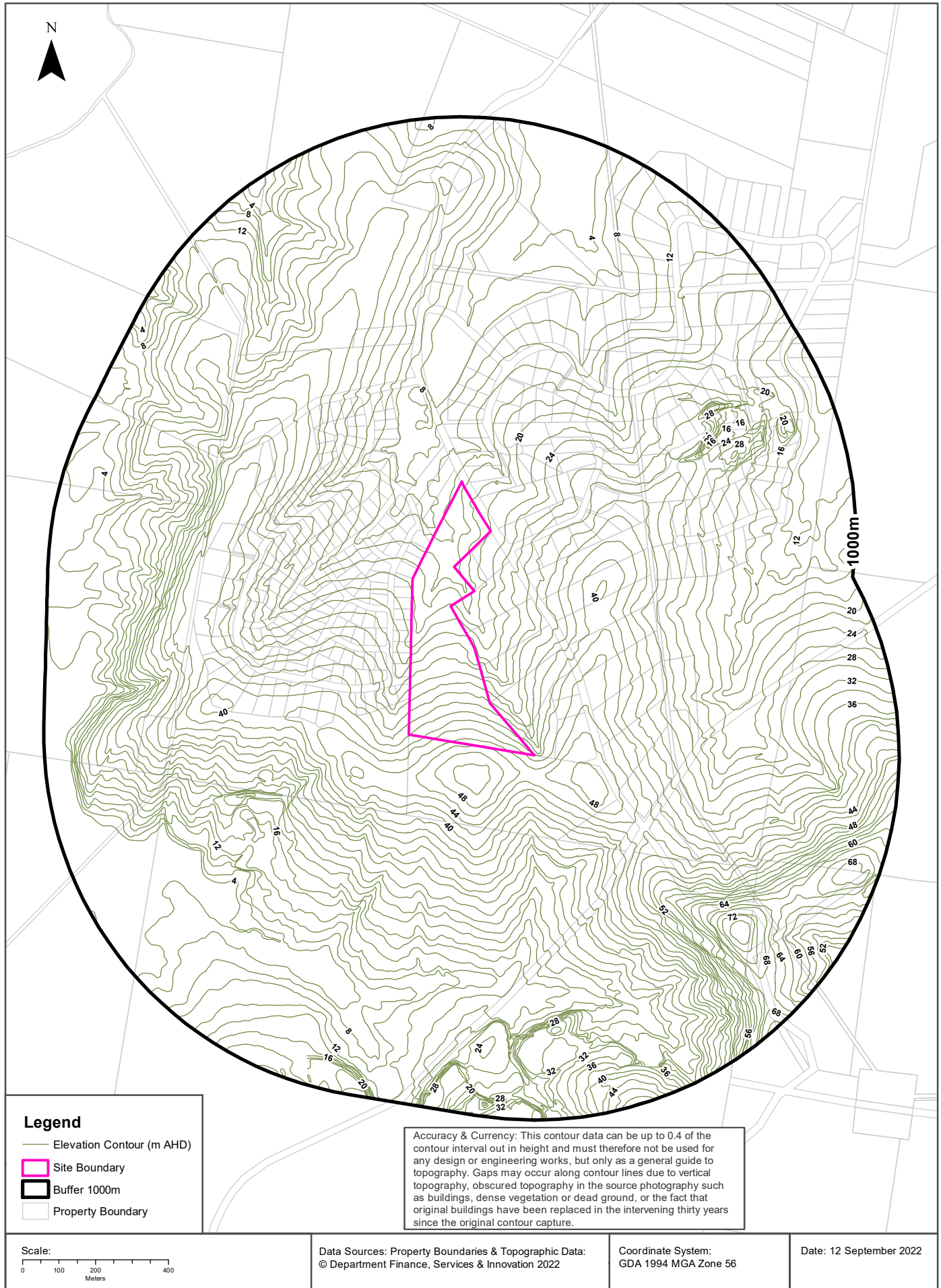
What NPWS Reserves exist within the dataset buffer?

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)

442 Louth Park Road, Louth Park, NSW 2320



Hydrogeology & Groundwater

442 Louth Park Road, Louth Park, NSW 2320

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Fractured or fissured, extensive aquifers of low to moderate productivity	0m	On-site
Porous, extensive highly productive aquifers	902m	North

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>

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

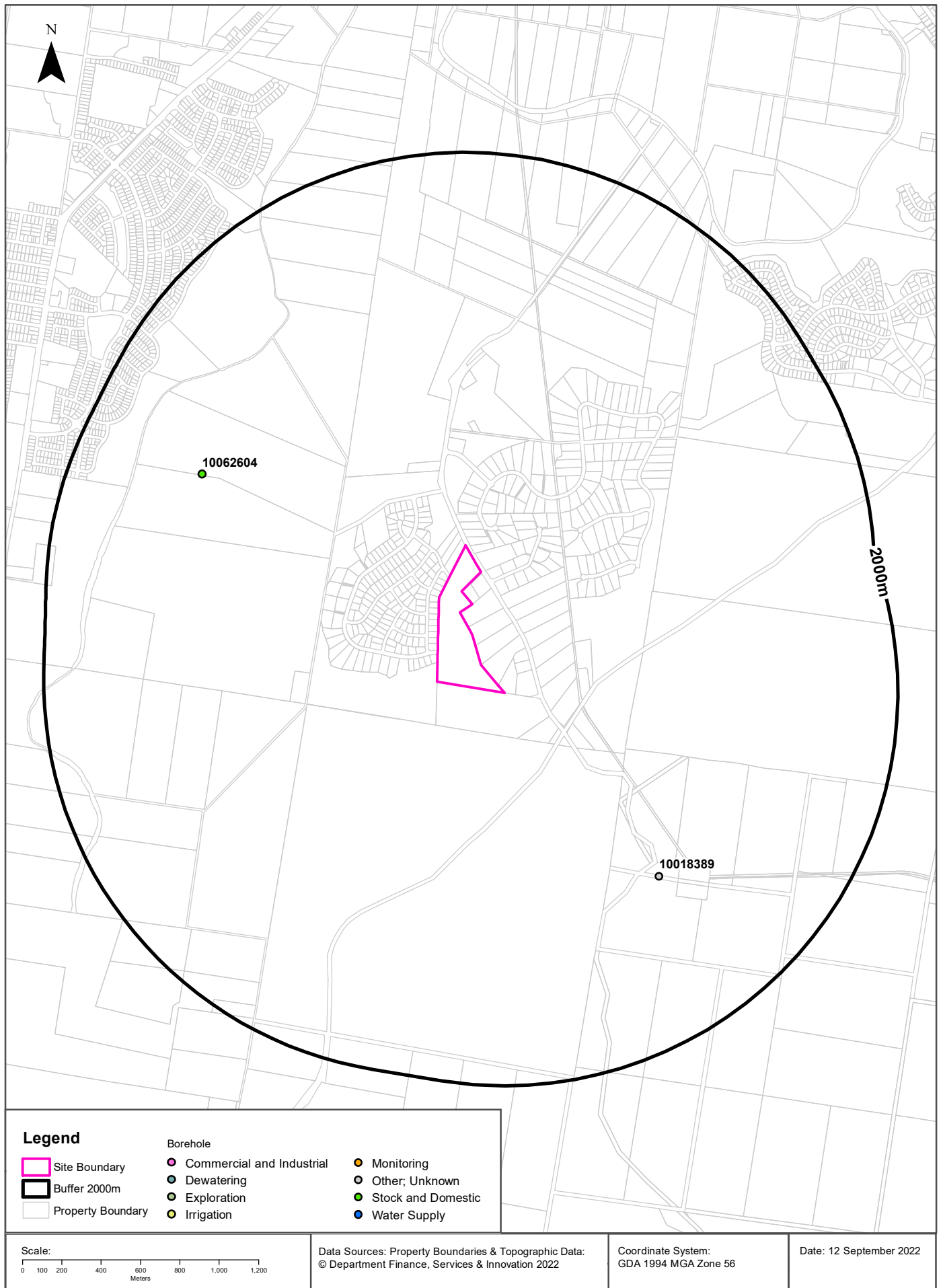
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018 Data Source : NSW Department of Primary Industries

Groundwater Boreholes

442 Louth Park Road, Louth Park, NSW 2320



Hydrogeology & Groundwater

442 Louth Park Road, Louth Park, NSW 2320

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10018389	GW080034	Unknown	Unknown			5.94	AHD				1223m	South East
10062604	GW051647	Stock and Domestic	Unknown	01/09/1980	12.00		AHD				1358m	North West

Borehole Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Hydrogeology & Groundwater

442 Louth Park Road, Louth Park, NSW 2320

Driller's Logs

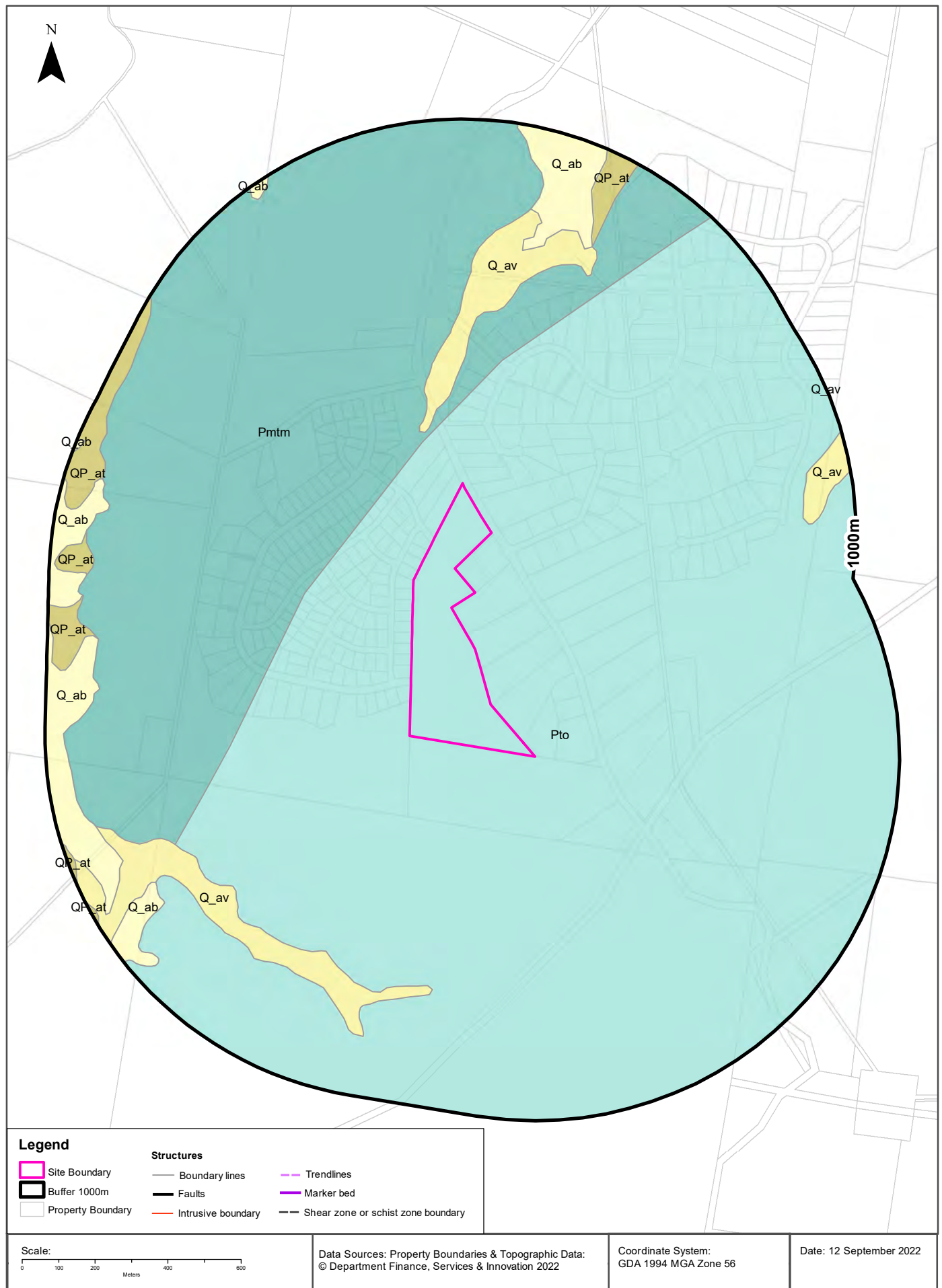
Drill log data relevant to the boreholes within the dataset buffer:

NGIS Bore ID	Drillers Log	Distance	Direction
10062604	0.00m-0.15m Topsoil 0.15m-3.00m Clay 3.00m-3.81m Sand Yellow 3.81m-4.57m Sand White 4.57m-6.10m Clay Sand 6.10m-12.00m Sandstone Hard	1358m	North West

Drill Log Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Geology

442 Louth Park Road, Louth Park, NSW 2320



Geology

442 Louth Park Road, Louth Park, NSW 2320

Geological Units

What are the Geological Units within the dataset buffer?

Unit Code	Unit Name	Description	Unit Stratigraphy	Age	Dominant Lithology	Distance
Pto	Tomago Coal Measures	Very fine- to medium-grained grey lithic sandstone, (sporadically interbedded with) laminated to carbonaceous shale and mudstone, siltstone, coal with sporadic interbeds of carbonaceous shale, claystone, sideritic bands, rare pebble paraconglomerate	Singleton Supergroup/Tomago Coal Measures///	Lopingian (base) to Lopingian (top)	Sandstone	0m
Pmtm	Mulbring Siltstone	Medium- to dark-grey siltstone, minor claystone, sporadic thin cherty beds (resistant), rare thin sandstone and limestone beds, sporadic marine fossils.	/Maitland Group//Mulbring Siltstone//	Guadalupian (base) to Guadalupian (top)	Siltstone	156m
Q_av	Alluvial valley deposits	Silt, clay, (fluvially deposited) lithic to quartz-lithic sand, gravel.	/Alluvium//Alluvial valley deposits//	Quaternary (base) to Now (top)	Clastic sediment	173m
Q_ab	Alluvial backswamp deposits	Organic-rich mud, peat, silt, clay.	/Alluvium//Alluvial backswamp deposits//	Quaternary (base) to Now (top)	Organic rich sediment	660m
QP_at	Alluvial terrace deposits	Silt, clay, (fluvially-deposited) fine- to medium-grained quartz-lithic sand, polymictic gravel.	/Alluvium//Alluvial terrace deposits//	Quaternary (base) to Now (top)	Clastic sediment	740m

Linear Geological Structures

What are the Dyke, Sill, Fracture, Lineament and Vein trendlines within the dataset buffer?

Map ID	Feature Description	Map Sheet Name	Distance
No Features			

What are the Faults, Shear zones or Schist zones, Intrusive boundaries & Marker beds within the dataset buffer?

Map ID	Boundary Type	Description	Map Sheet Name	Distance
No Features				

Geological Data Source: Statewide Seamless Geology v2.1, Department of Regional NSW
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Naturally Occurring Asbestos Potential

442 Louth Park Road, Louth Park, NSW 2320

Naturally Occurring Asbestos Potential

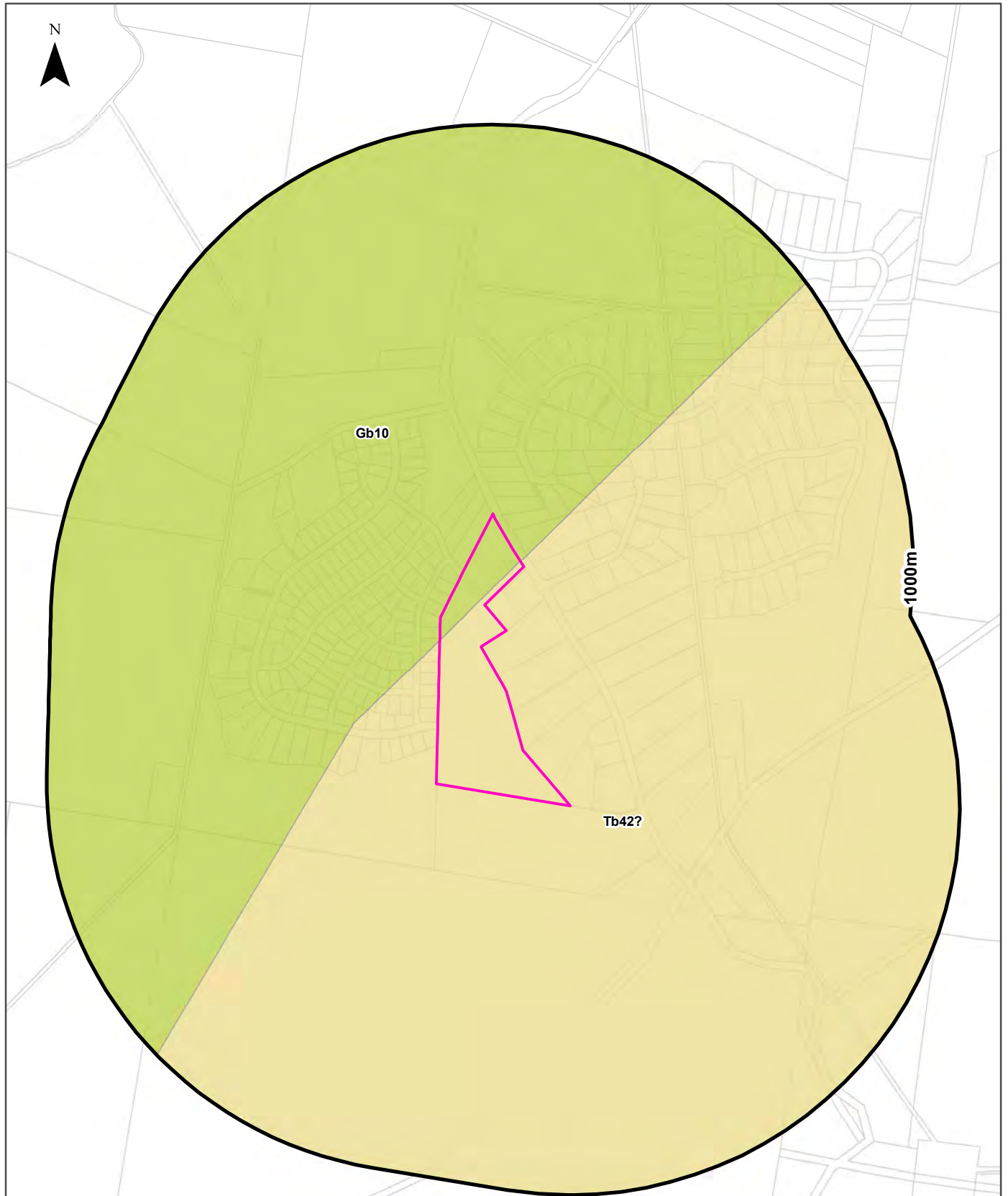
Naturally Occurring Asbestos Potential within the dataset buffer:

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

Naturally Occurring Asbestos Potential Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy

Atlas of Australian Soils

442 Louth Park Road, Louth Park, NSW 2320



Legend Site Boundary Buffer 1000m Property Boundary		Australian Soil Classification Orders <table border="0"> <tr> <td> Anthrosol</td> <td> Dermosol</td> <td> Kandosol</td> <td> Podosol</td> <td> Tenosol</td> <td> No Data</td> </tr> <tr> <td> Calcarosol</td> <td> Ferrosol</td> <td> Kurosol</td> <td> Rudosol</td> <td> Vertosol</td> <td></td> </tr> <tr> <td> Chromosol</td> <td> Hydrosol</td> <td> Organosol</td> <td> Sodosol</td> <td> Lake</td> <td></td> </tr> </table>						Anthrosol	Dermosol	Kandosol	Podosol	Tenosol	No Data	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol		Chromosol	Hydrosol	Organosol	Sodosol	Lake	
Anthrosol	Dermosol	Kandosol	Podosol	Tenosol	No Data																				
Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol																					
Chromosol	Hydrosol	Organosol	Sodosol	Lake																					
Scale: 		Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2022		Coordinate System: GDA 1994 MGA Zone 56		Date: 12 September 2022																			

Soils

442 Louth Park Road, Louth Park, NSW 2320

Atlas of Australian Soils

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

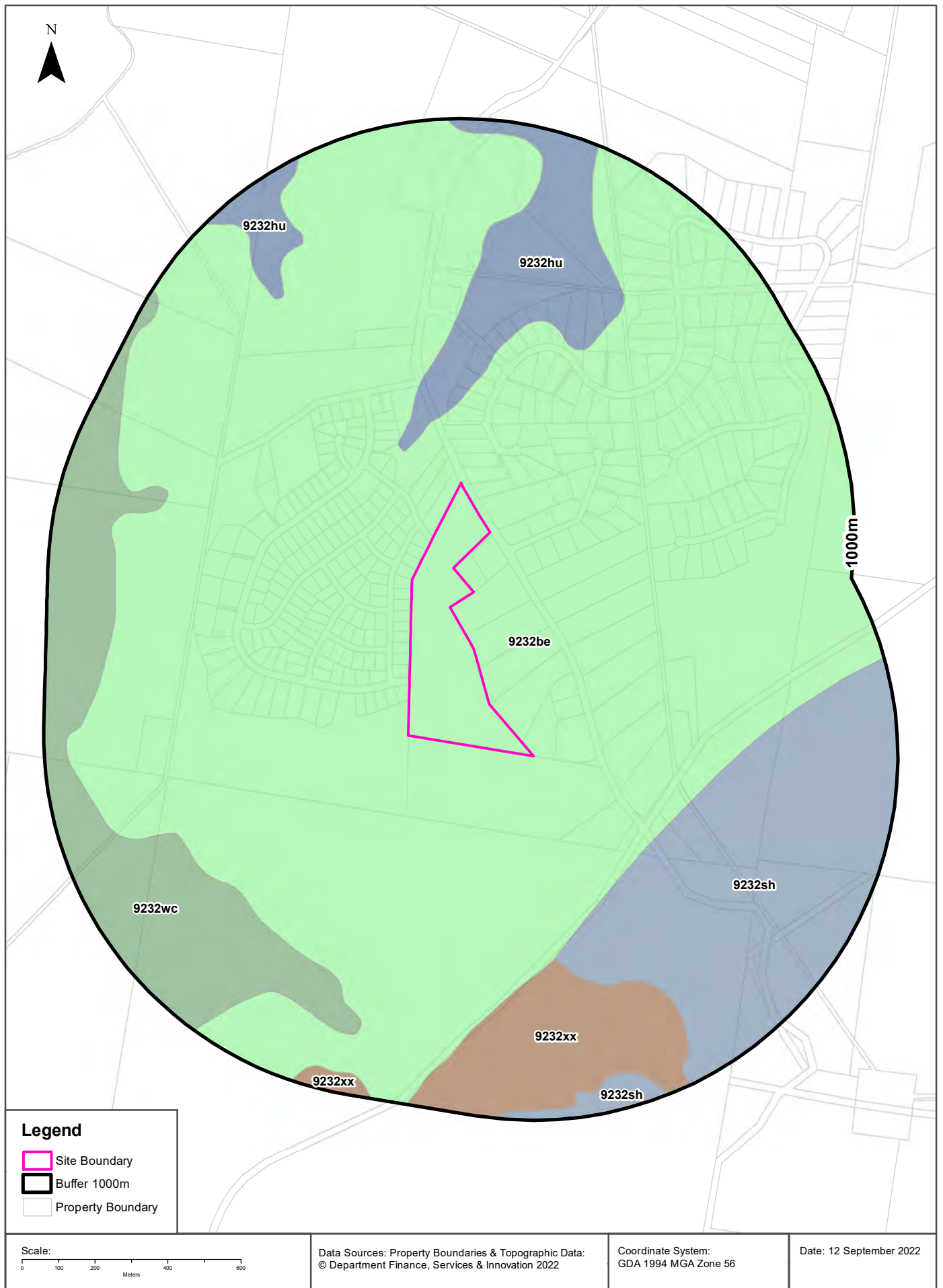
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Tb42?	Kurosol?	Undulating to hilly with a general ridge, slope, and valley sequence throughout; some outcropping sandstone or conglomerate on the ridges, occasionally some escarpments: chief soils are hard acidic yellow mottled soils (Dy3.41), 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	On-site
Gb10	Dermosol	River terraces, levees, flood-plains, coastal swamps, and tidal flats: this unit contains the same land forms and soils as unit Gb9, but in addition has (i) swamps and levees of the lower river flood-plain of (Uf6.6), (Ug5), and other undescribed soils; (ii) estuarine flats of peaty or organic soils over acid clays; and (iii) tidal mud flats. The soils of these areas are not well known but probably have similarities with the soils of units J3, Mc4, NY1, and NN1. The smaller areas mapped as unit Gb10 consist mainly of areas of (i) and/or (iii) above.	0m	On-site

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

442 Louth Park Road, Louth Park, NSW 2320



Soils

442 Louth Park Road, Louth Park, NSW 2320

Soil Landscapes of Central and Eastern NSW

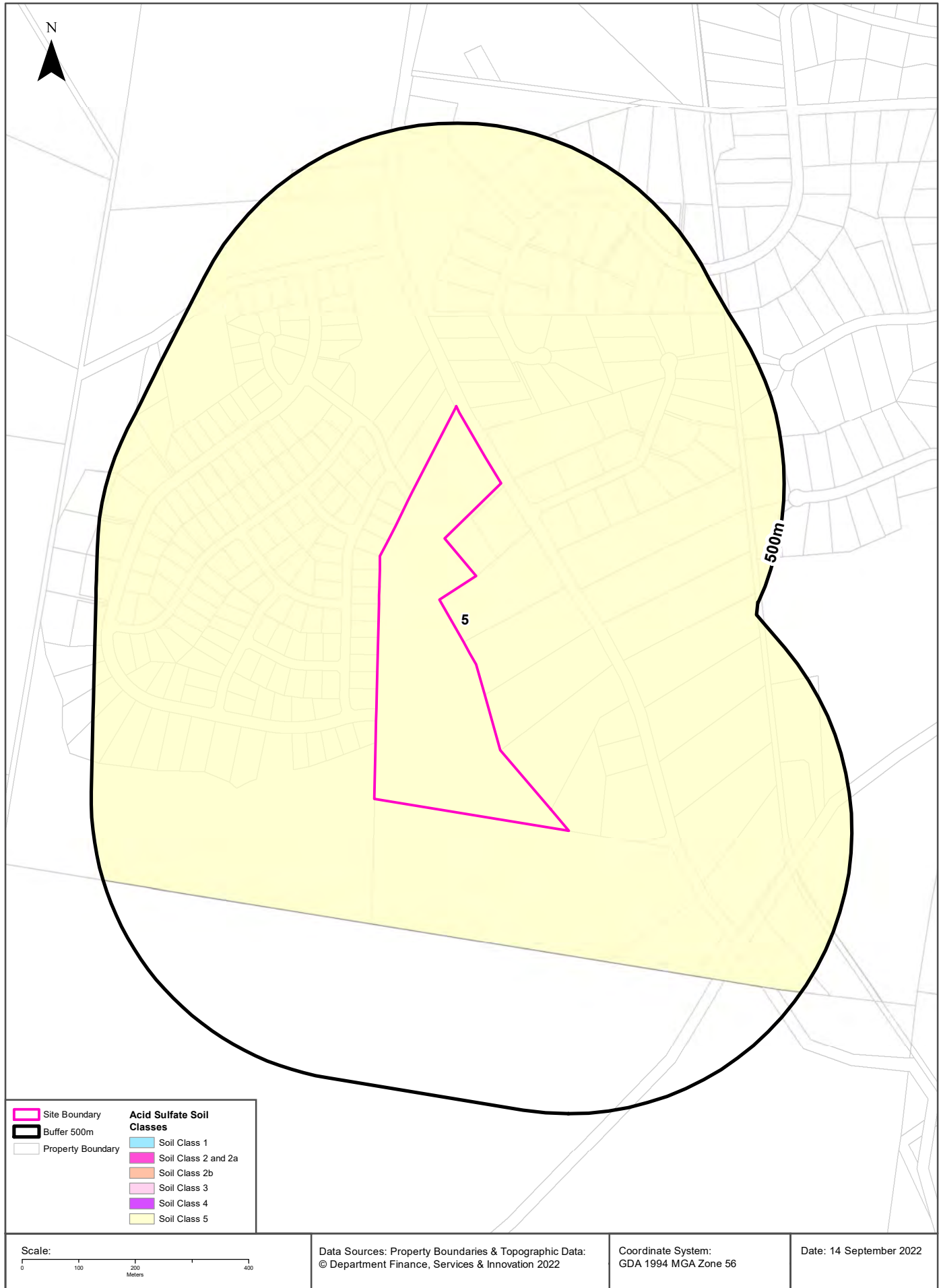
Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9232be	Beresfield	0m	On-site
9232hu	Hunter	170m	North
9232sh	Shamrock Hill	397m	South East
9232xx	Disturbed Terrain	563m	South
9232wc	Wallis Creek	631m	South West

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment
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Acid Sulfate Soils

442 Louth Park Road, Louth Park, NSW 2320



Acid Sulfate Soils

442 Louth Park Road, Louth Park, NSW 2320

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?

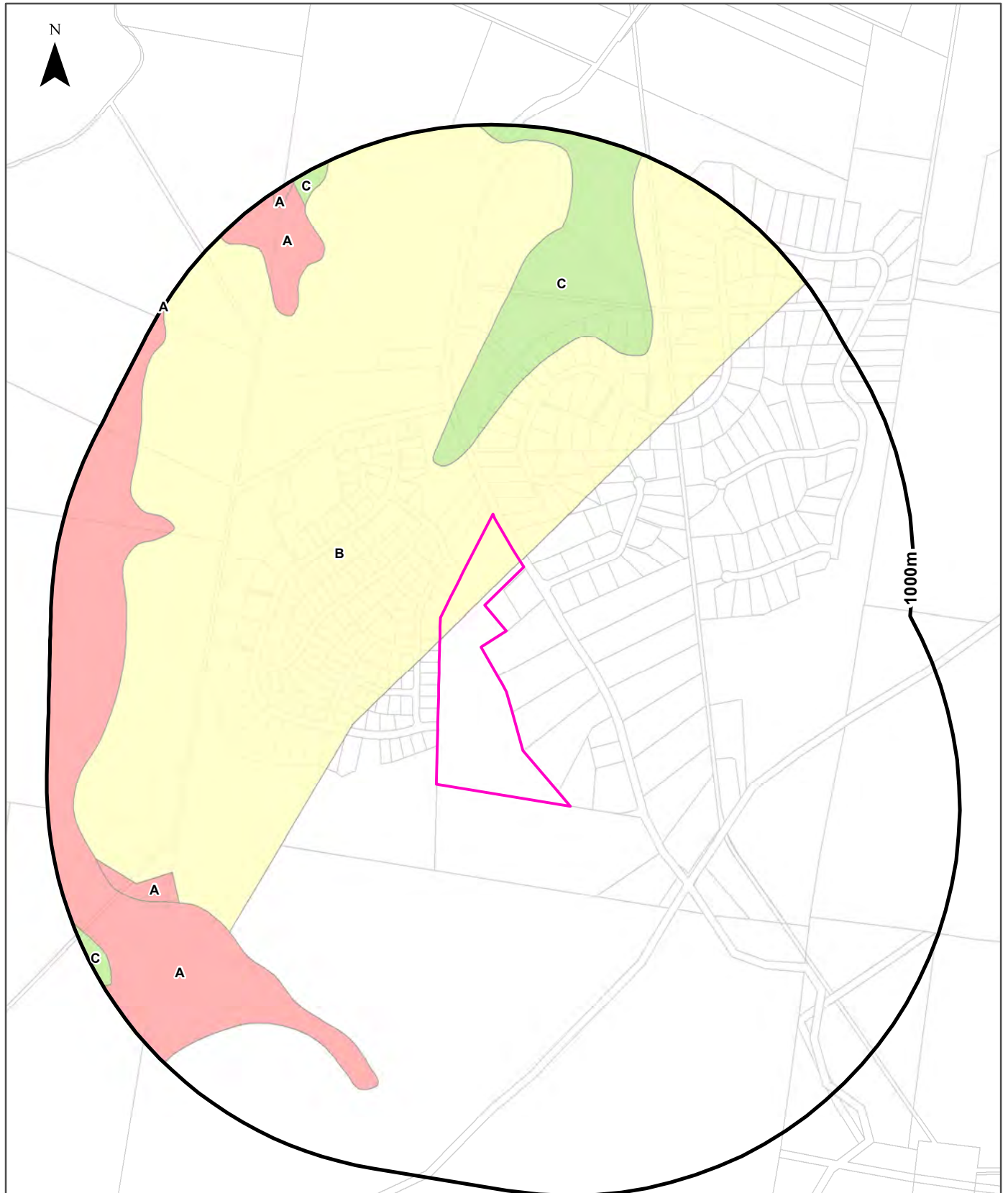
Soil Class	Description	EPI Name	Distance	Direction
None				

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Atlas of Australian Acid Sulfate Soils

442 Louth Park Road, Louth Park, NSW 2320



Legend Site Boundary Buffer 1000m Property Boundary		Probability of occurrence of Acid Sulfate Soils A. High (>70%) B. Low (6-70%) C. Extremely Low (1-5%) D. No Chance (0%) No Data	
Scale: 	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2022	Coordinate System: GDA 1994 MGA Zone 56	Date: 12 September 2022

Acid Sulfate Soils

442 Louth Park Road, Louth Park, NSW 2320

Atlas of Australian Acid Sulfate Soils

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

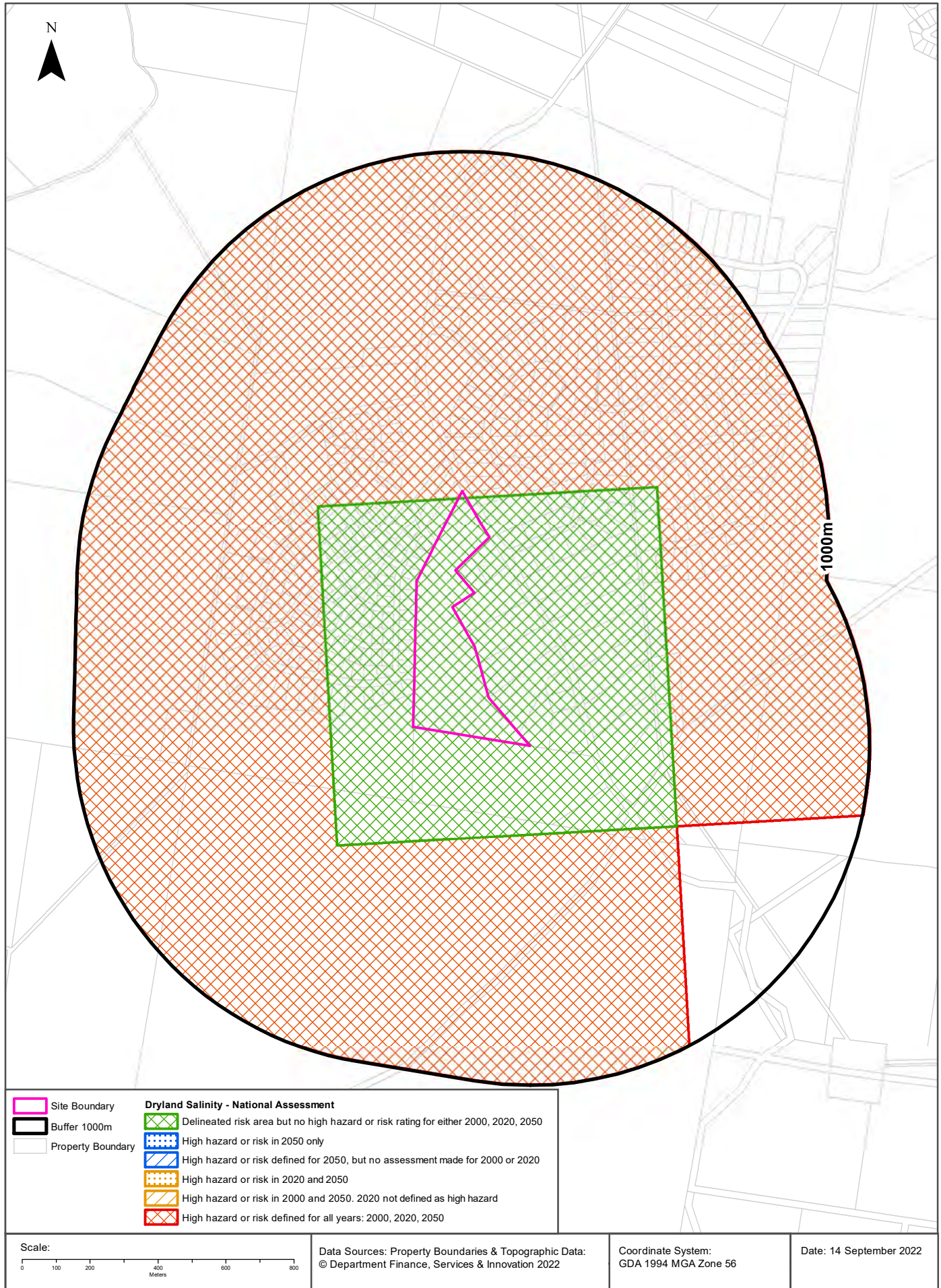
Class	Description	Distance	Direction
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m	On-site
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	954m	South West
A	High Probability of occurrence. >70% chance of occurrence.	961m	North

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

442 Louth Park Road, Louth Park, NSW 2320



Dryland Salinity

442 Louth Park Road, Louth Park, NSW 2320

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

Yes

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

Yes

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
Delineated risk area but no high hazard or risk rating	Delineated risk area but no high hazard or risk rating	Delineated risk area but no high hazard or risk rating	0m	On-site
High hazard or risk	High hazard or risk	High hazard or risk	0m	On-site

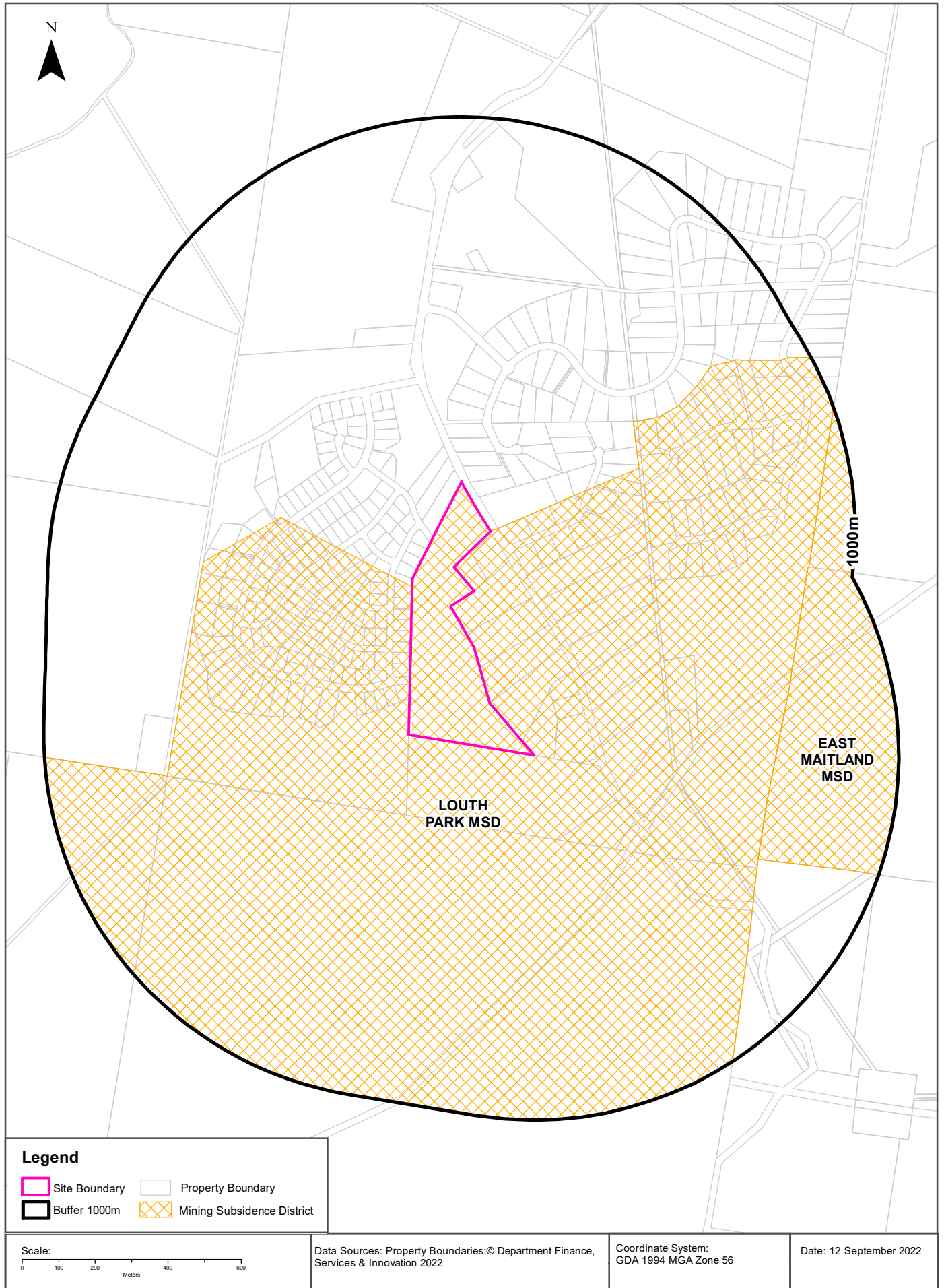
Dryland Salinity Data Source : National Land and Water Resources Audit

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.

Mining Subsidence Districts

442 Louth Park Road, Louth Park, NSW 2320



Mining

442 Louth Park Road, Louth Park, NSW 2320

Mining Subsidence Districts

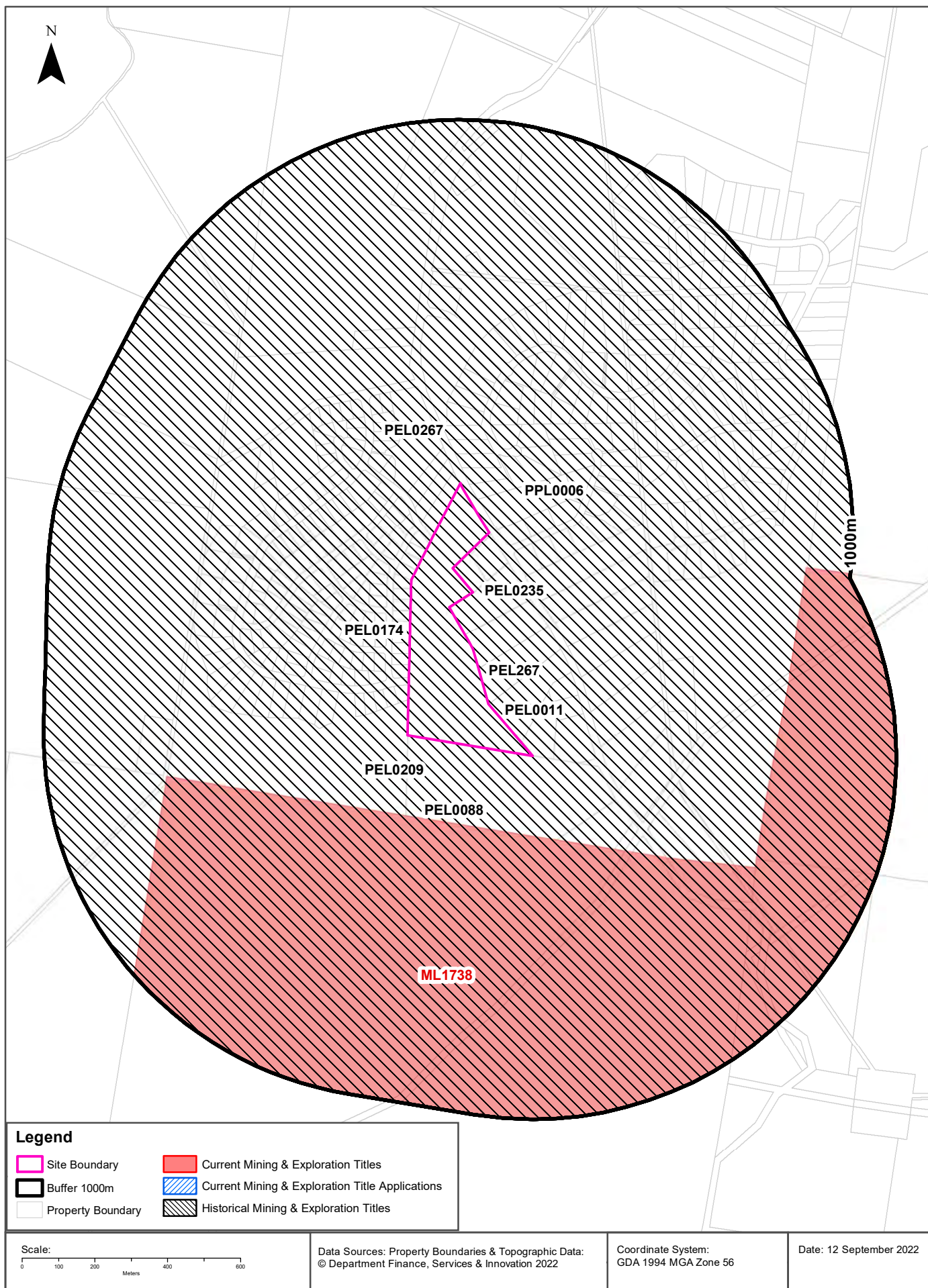
Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
LOUTH PARK	0m	On-site
EAST MAITLAND	651m	East

Mining Subsidence District Data Source: © Land and Property Information (2016)
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Mining & Exploration Titles

442 Louth Park Road, Louth Park, NSW 2320



Mining

442 Louth Park Road, Louth Park, NSW 2320

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
ML1738	BLOOMFIELD COLLIERIES PTY LTD	29/06/2016	29/06/2037	29 Jun 2016	MINING	COAL	Coal	218m	South

Current Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: © State of New South Wales through NSW Department of Industry

Mining

442 Louth Park Road, Louth Park, NSW 2320

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PPL0006	PLANET EXPLORATION	15/05/1905		PETROLEUM	Petroleum	0m	On-site
PEL0174	NSW OIL AND GAS COMPANY NL			PETROLEUM	Petroleum	0m	On-site
PEL267	AGL UPSTREAM INVESTMENTS PTY LIMITED			MINERALS		0m	On-site
PEL0011	PLANET EXPLORATION COMPANY PTY LTD			PETROLEUM	Petroleum	0m	On-site
PEL0235	EASTMET LTD	17/04/1980		PETROLEUM	Petroleum	0m	On-site
PEL0209	EARTH RESOURCES AUSTRALIA PTY LTD			PETROLEUM	Petroleum	0m	On-site
PEL0088	PLANET EXPLORATION COMPANY PTY LTD			PETROLEUM	Petroleum	0m	On-site
PEL0267	SYDNEY OIL CO (NSW) PTY LTD, MANVANE PTY LTD AUSTRALIA NL, BASE RESOURCES LTD, SEAHAWK OIL AUSTRALIA NL, READING & BATES	20/01/1984	6/07/2015	PETROLEUM	Petroleum	0m	On-site

Historical Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

State Environmental Planning Policy

442 Louth Park Road, Louth Park, NSW 2320

State Significant Precincts

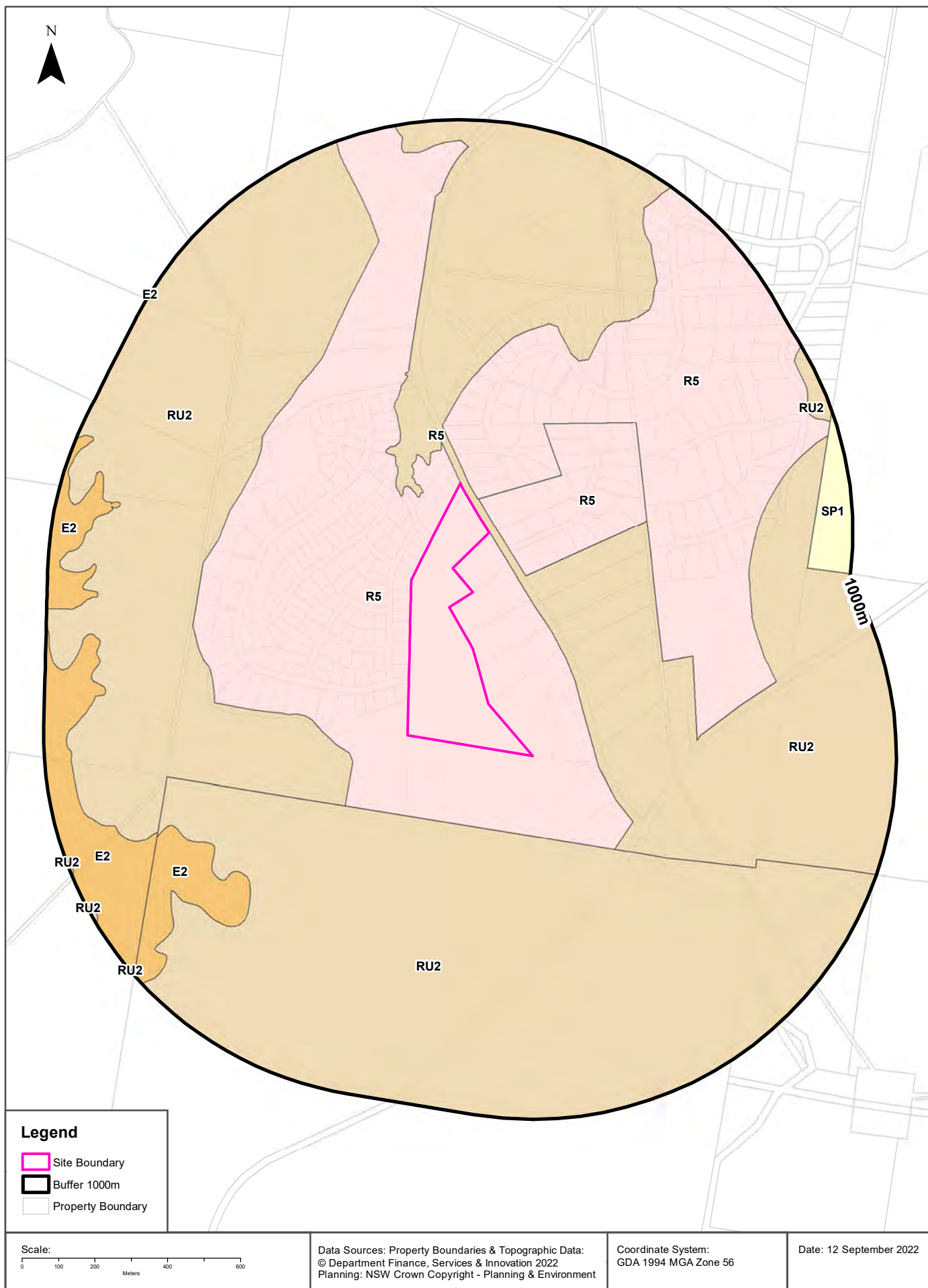
What SEPP State Significant Precincts exist within the dataset buffer?

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

442 Louth Park Road, Louth Park, NSW 2320



Environmental Planning Instrument

442 Louth Park Road, Louth Park, NSW 2320

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
R5	Large Lot Residential		Maitland Local Environmental Plan 2011	31/10/2014	31/10/2014	16/07/2021	Amendment No 12	0m	On-site
RU2	Rural Landscape		Maitland Local Environmental Plan 2011	25/08/2017	25/08/2017	16/07/2021	Amendment No 21	0m	North
R5	Large Lot Residential		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	16/07/2021		20m	North East
R5	Large Lot Residential		Maitland Local Environmental Plan 2011	18/01/2013	18/01/2013	16/07/2021	Amendment No 1	21m	North East
R5	Large Lot Residential		Maitland Local Environmental Plan 2011	31/10/2014	31/10/2014	16/07/2021	Amendment No 12	127m	North
RU2	Rural Landscape		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	20/08/2021		218m	South
E2	Environmental Conservation		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	20/08/2021		589m	South West
E2	Environmental Conservation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	16/07/2021		736m	West
SP1	Special Activities	Waste Disposal Facility	Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	16/07/2021		878m	East
RU2	Rural Landscape		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	16/07/2021		986m	South West
RU2	Rural Landscape		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	16/07/2021		989m	South West

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Heritage

442 Louth Park Road, Louth Park, NSW 2320

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
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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

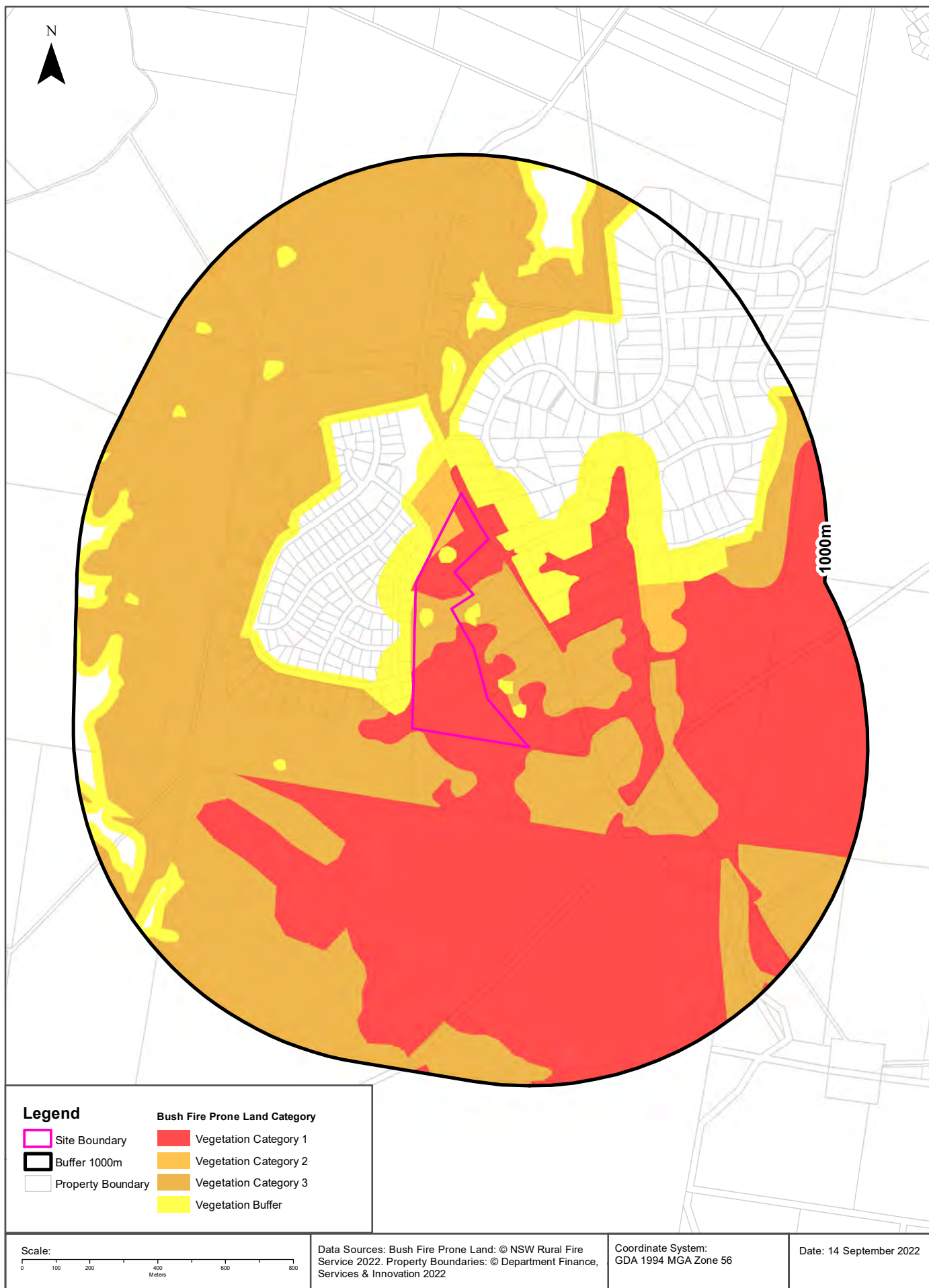
What are the EPI Heritage Items located within the dataset buffer?

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

442 Louth Park Road, Louth Park, NSW 2320



Natural Hazards

442 Louth Park Road, Louth Park, NSW 2320

Bush Fire Prone Land

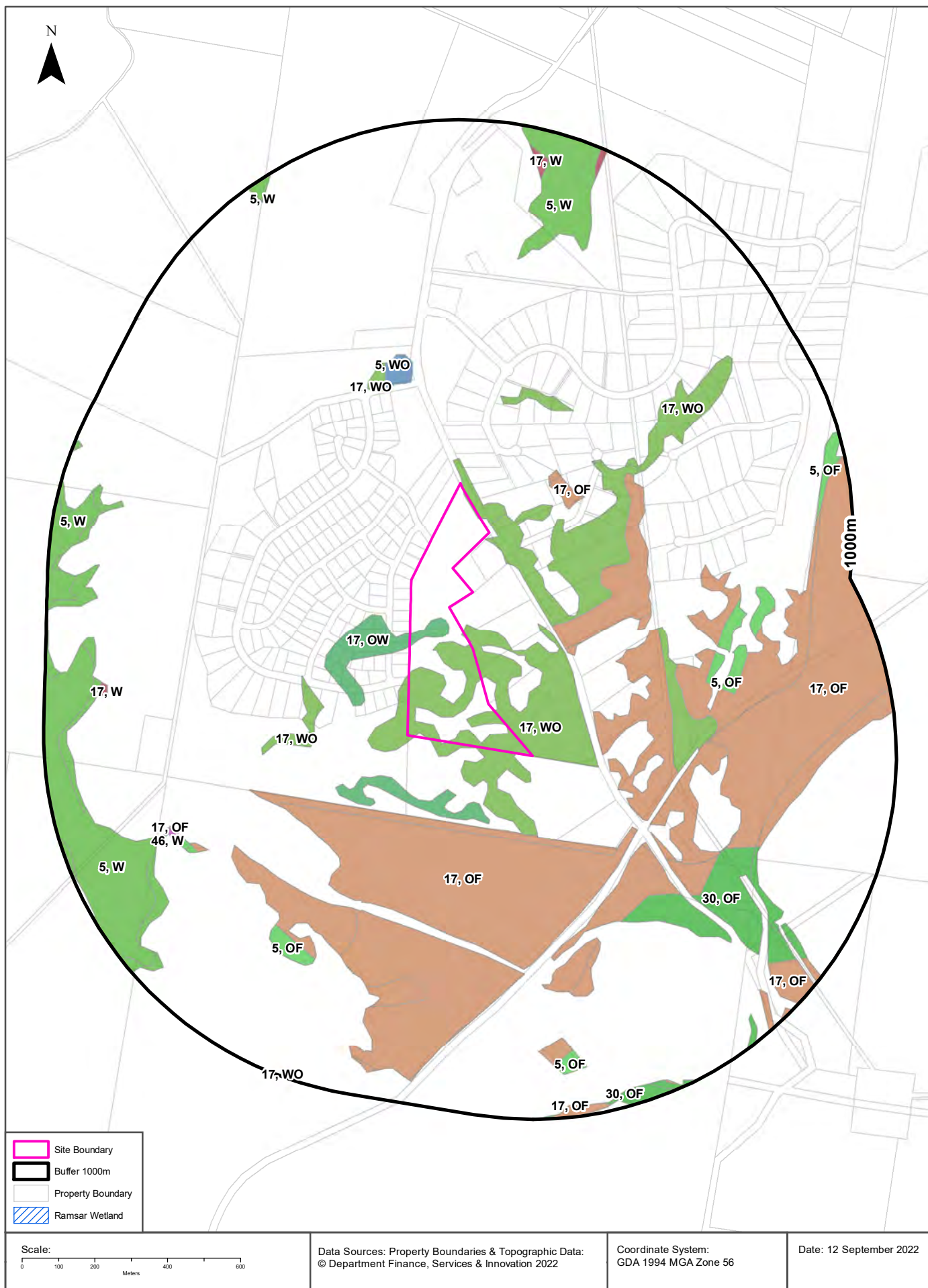
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Category 1	0m	On-site
Vegetation Category 3	0m	On-site
Vegetation Category 2	0m	On-site
Vegetation Buffer	0m	On-site

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

Ecological Constraints - Vegetation & Ramsar Wetlands

442 Louth Park Road, Louth Park, NSW 2320



Ecological Constraints

442 Louth Park Road, Louth Park, NSW 2320

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	OW	Very Sparse (Open Woodland) 10-20% cover	C. maculata / E. fibrosa / E. punctata	0m	On-site
17	Lower Hunter Spotted Gum - Ironbark Forest	WO	Sparse (Woodland) 20-<50% cover	C. maculata / E. fibrosa / E. punctata	0m	On-site
17	Lower Hunter Spotted Gum - Ironbark Forest	OF	Mid Dense (Open Forest) 50-<100% cover	C. maculata / E. fibrosa / E. punctata	184m	South East
5	Alluvial Tall Moist Forest	WO	Sparse (Woodland) 20-<50% cover	E. saligna / S. glomulifera / Glochidion ferdinandi	310m	North
30	Coastal Plains Smooth-barked Apple Woodland	OF	Mid Dense (Open Forest) 50-<100% cover	A. costata / C. gummifera / E. capitellata / E. umbra	498m	South East
5	Alluvial Tall Moist Forest	OF	Mid Dense (Open Forest) 50-<100% cover	E. saligna / S. glomulifera / Glochidion ferdinandi	516m	East
5	Alluvial Tall Moist Forest	W	Wetland	E. saligna / S. glomulifera / Glochidion ferdinandi	634m	North
46	Freshwater Wetland Complex	OF	Mid Dense (Open Forest) 50-<100% cover	Ludwigia peploides subsp montevidensis / Paspalum distichum / Eleocharis sphacelata / Juncus usitatus	665m	South West
46	Freshwater Wetland Complex	W	Wetland	Ludwigia peploides subsp montevidensis / Paspalum distichum / Eleocharis sphacelata / Juncus usitatus	712m	South West
17	Lower Hunter Spotted Gum - Ironbark Forest	W	Wetland	C. maculata / E. fibrosa / E. punctata	828m	West

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

Ramsar Wetlands

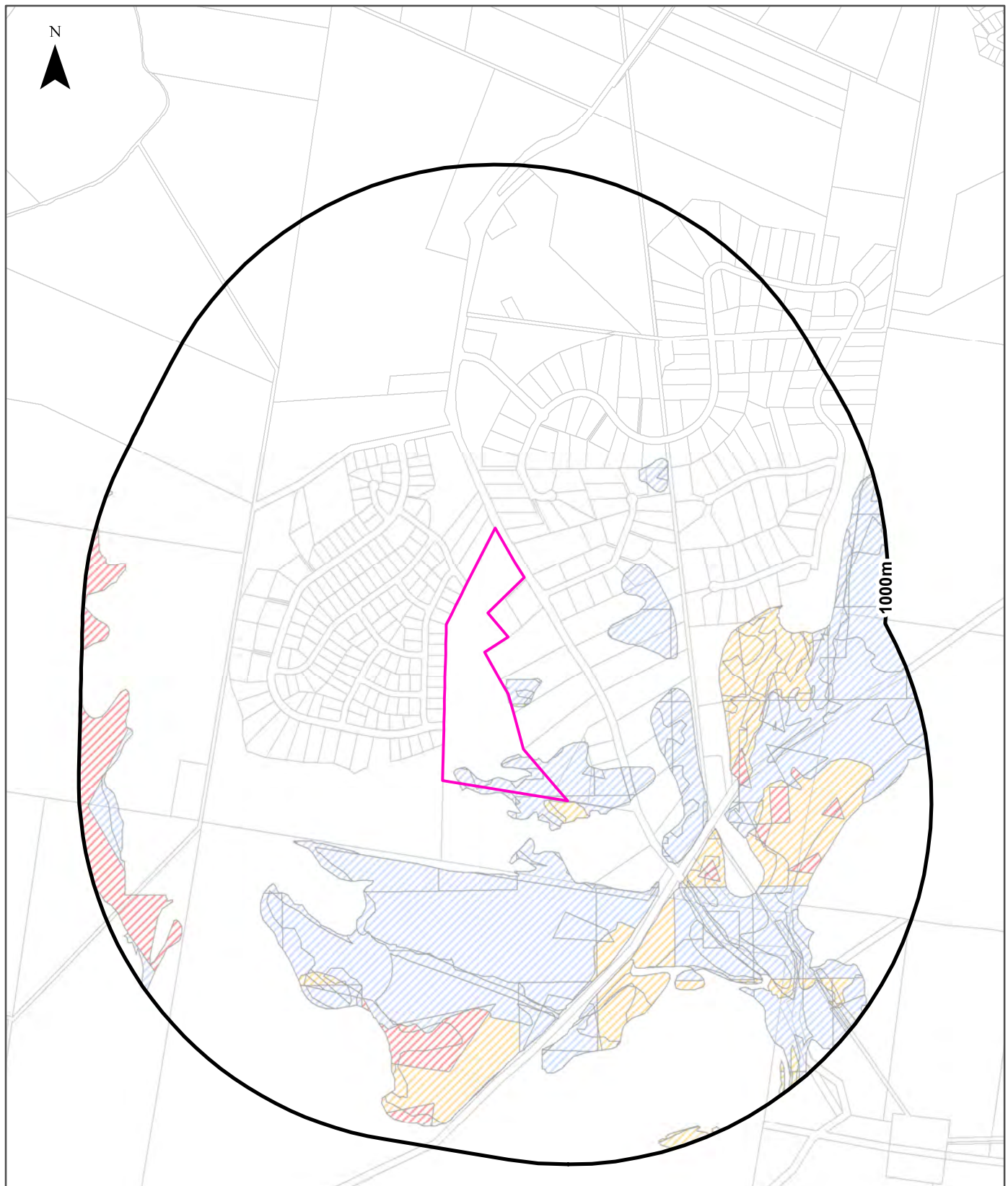
What Ramsar Wetland areas exist within the dataset buffer?

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 Agriculture, Water and the Environment

Ecological Constraints - Groundwater Dependent Ecosystems Atlas

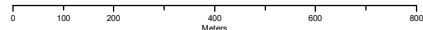
442 Louth Park Road, Louth Park, NSW 2320



Legend

Site Boundary	High potential GDE - from national assessment	Low potential GDE - from national assessment
Buffer 1000m	High potential GDE - from regional studies	Low potential GDE - from regional studies
Property Boundaries	Moderate potential GDE - from national assessment	Known GDE - from regional studies
	Moderate potential GDE - from regional studies	Unclassified potential GDE - from national assessment
		Unclassified potential GDE - from regional studies

Scale:



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2022

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 September 2022

Ecological Constraints

442 Louth Park Road, Louth Park, NSW 2320

Groundwater Dependent Ecosystems Atlas

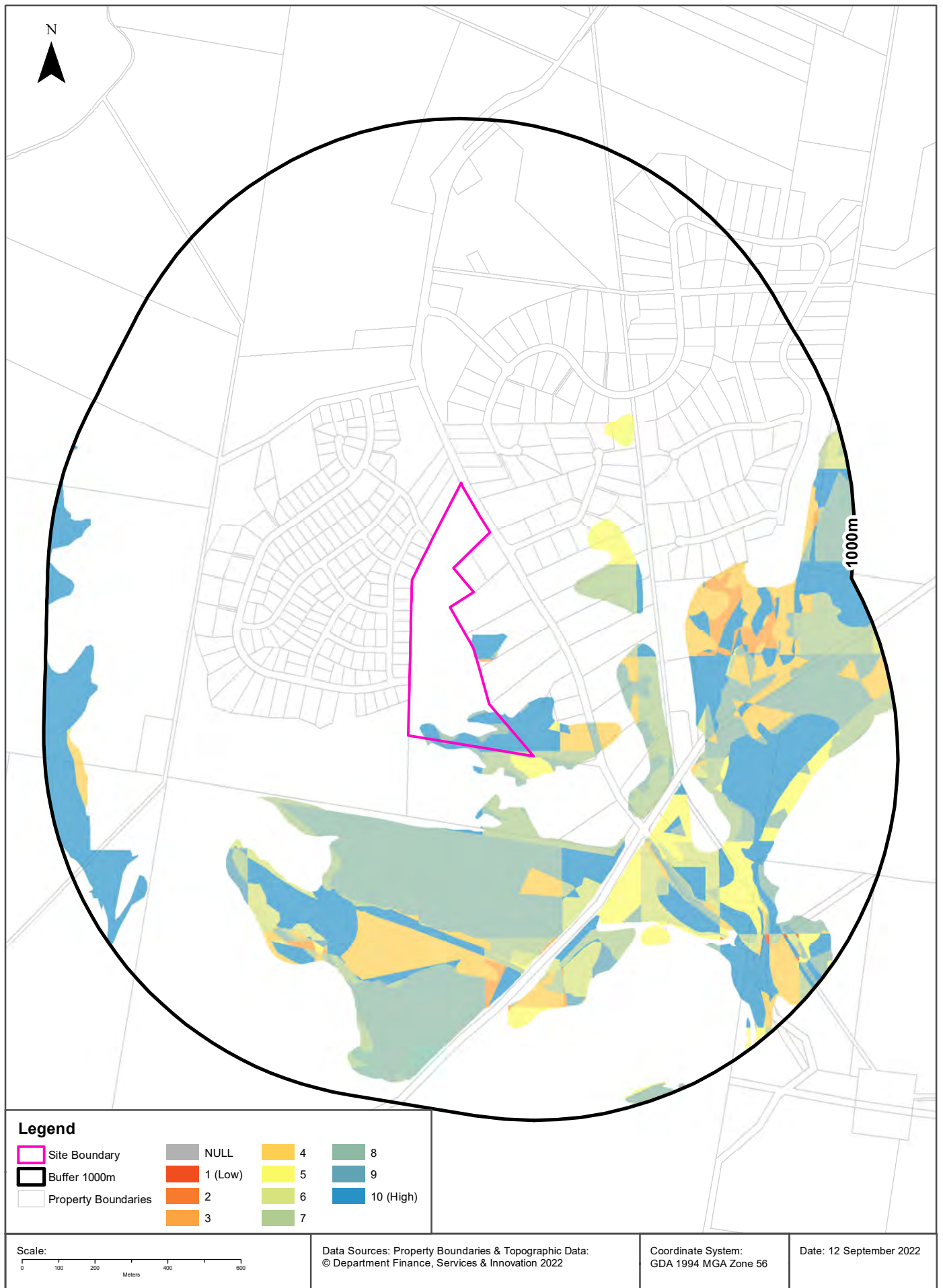
Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	Low potential GDE - from regional studies	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		0m	On-site
Terrestrial	Low potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m	On-site
Terrestrial	Moderate potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m	East
Terrestrial	Moderate potential GDE - from regional studies	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		4m	South East
Terrestrial	Moderate potential GDE - from regional studies	Deeply dissected sandstone plateaus.	Vegetation		360m	South East
Terrestrial	High potential GDE - from regional studies	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		412m	South East
Terrestrial	High potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		426m	South East
Terrestrial	High potential GDE - from regional studies	Deeply dissected sandstone plateaus.	Vegetation		540m	South East
Terrestrial	Low potential GDE - from regional studies	Deeply dissected sandstone plateaus.	Vegetation		586m	South East

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology

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Ecological Constraints - Inflow Dependent Ecosystems Likelihood

442 Louth Park Road, Louth Park, NSW 2320



Ecological Constraints

442 Louth Park Road, Louth Park, NSW 2320

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	10	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m	On-site
Terrestrial	8	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		0m	On-site
Terrestrial	7	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m	On-site
Terrestrial	3	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m	East
Terrestrial	8	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		2m	South East
Terrestrial	5	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		4m	South East
Terrestrial	5	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		6m	South East
Terrestrial	4	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		74m	South East
Terrestrial	6	Deeply dissected sandstone plateaus.	Vegetation		360m	South East
Terrestrial	6	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		384m	South East
Terrestrial	10	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		412m	South East
Terrestrial	6	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		441m	South East
Terrestrial	4	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		464m	South
Terrestrial	3	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		500m	South
Terrestrial	9	Deeply dissected sandstone plateaus.	Vegetation		540m	South East
Terrestrial	9	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		540m	South West
Terrestrial	10	Deeply dissected sandstone plateaus.	Vegetation		542m	South East
Terrestrial	7	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		544m	South West
Terrestrial	5	Deeply dissected sandstone plateaus.	Vegetation		586m	South East
Terrestrial	3	Deeply dissected sandstone plateaus.	Vegetation		656m	South
Terrestrial	9	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		705m	South East
Terrestrial	1	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		712m	South East

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

442 Louth Park Road, Louth Park, NSW 2320

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 brevipalmata	Green-thighed Frog	Vulnerable	Not Sensitive	Not Listed	
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	Apus pacificus	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ardenna pacifica	Wedge-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris canutus	Red Knot	Not Listed	Not Sensitive	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Endangered	Not Sensitive	Critically Endangered	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	Endangered	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptorhynchus lathami	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	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Cuculus optatus	Oriental Cuckoo	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
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	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Falco subniger	Black Falcon	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;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	
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	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Irediparra gallinacea	Comb-crested Jacana	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Category 3	Critically Endangered	
Animalia	Aves	Limosa lapponica	Bar-tailed Godwit	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Limosa limosa	Black-tailed Godwit	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Neochmia ruficauda	Star Finch	Presumed Extinct	Not Sensitive	Endangered	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Numenius madagascariensis	Eastern Curlew	Not Listed	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Numenius minutus	Little Curlew	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Oxyura australis	Blue-billed Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pachycephala inornata	Gilbert's Whistler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pachycephala pectoralis contempta	Golden Whistler (Lord Howe Is. subsp.)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pezoporus wallicus wallicus	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Pluvialis fulva	Pacific Golden Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Pomatostomus temporalis	Grey-crowned Babbler (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	<i>Pterodroma leucoptera leucoptera</i>	Gould's Petrel	Vulnerable	Not Sensitive	Endangered	
Animalia	Aves	<i>Ptilinopus magnificus</i>	Wompoo Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Rostratula australis</i>	Australian Painted Snipe	Endangered	Not Sensitive	Endangered	
Animalia	Aves	<i>Sterna hirundo</i>	Common Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
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>Thalasseus bergii</i>	Crested Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	<i>Thinornis cucullatus cucullatus</i>	Eastern Hooded Dotterel	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 longimembris</i>	Eastern Grass Owl	Vulnerable	Category 3	Not Listed	
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	
Animalia	Mammalia	<i>Micronomus norfolkensis</i>	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Miniopterus australis</i>	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Myotis macropus</i>	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Petauroides volans</i>	Greater Glider	Not Listed	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Petaurus australis</i>	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Petaurus norfolkensis</i>	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Phascogale tapoatafa</i>	Brush-tailed Phascogale	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Phascolarctos cinereus</i>	Koala	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Pseudomys novaehollandiae</i>	New Holland Mouse	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Vespadelus troungtoni</i>	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	<i>Caretta caretta</i>	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	<i>Chelonia mydas</i>	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	<i>Acacia bakeri</i>	Marblewood	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Acacia bynoeana</i>	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Callistemon linearifolius</i>	Netted Bottle Brush	Vulnerable	Category 3	Not Listed	
Plantae	Flora	<i>Cymbidium canaliculatum</i>	Tiger Orchid	Endangered Population	Category 2	Not Listed	
Plantae	Flora	<i>Cynanchum elegans</i>	White-flowered Wax Plant	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Dillwynia tenuifolia</i>		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Diuris pedunculata</i>	Small Snake Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	<i>Eucalyptus camaldulensis</i>	River Red Gum	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	<i>Eucalyptus glaucina</i>	Slaty Red Gum	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus parramattensis</i> subsp. <i>decadens</i>		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Grevillea parviflora</i> subsp. <i>parviflora</i>	Small-flower Grevillea	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Maundia triglochinosides</i>		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Pterostylis chaetophora</i>		Vulnerable	Category 2	Not Listed	
Plantae	Flora	<i>Pterostylis gibbosa</i>	Illawarra Greenhood	Endangered	Category 2	Endangered	
Plantae	Flora	<i>Rhodamnia rubescens</i>	Scrub Turpentine	Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	<i>Rhodomyrtus psidioides</i>	Native Guava	Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	<i>Rutidosis heterogama</i>	Heath Wrinklewort	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Tetradlea juncea</i>	Black-eyed Susan	Vulnerable	Not Sensitive	Vulnerable	

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
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

USE OF REPORT - APPLICABLE TERMS

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



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Address: 442 Louth Park Road, Louth Park, NSW 2320

Description: - Lot 1 D.P. 221762

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.11.1921 (1921 to 1954)	John Thomas Marriott (Farmer)	Book 1242 No. 826
18.02.1954 (1954 to 1956)	Norman Leslie Bassett (Labourer)	Book 2283 No. 628
11.12.1956 (1956 to 1963)	Rhys Lloyd Lucas (Architect) Janet Lyall Lucas (Married Woman)	Book 2444 No. 688
21.03.1963 (1963 to 1964)	Douglas Bernard Drinkwater (Public Accountant) Estelle Alice Drinkwater (Married Woman)	Book 2647 No. 611
10.06.1964 (1964 to 1983)	William Gemmell McIntosh (Foreman now Retired Foreman) Joyce Ella McIntosh (Married Woman)	Book 2703 No. 101
17.10.1983 (1983 to 1988)	Brian Charles Proudlock (Master Baker now Retired) Suzanne Christine Proudlock (Married Woman)	Book 3566 No. 41
20.12.1988 (1988 to 1991)	Coral Margaret Said (Company Director)	Book 3759 No. 117 Now 1/221762
13.11.1991 (1991 to Date)	# Graham Stevens Cox # Krysten Ruth Cox	1/221762

Denotes current registered proprietor
































Leases: -

- 24.01.1947: Lease between John Thomas Marriott and James Henry Marriot and Abe Potts, James Joseph Dooland and David John Richardson.

Easements: - NIL

Yours Sincerely,
Taylor Wilson
15th September 2022

Email: mark.groll@infotrack.com.au
Email: taylor.wilson@infotrack.com.au

	Status	Surv/Comp	Purpose
DP76171 Lot(s): 9			
 DP1257205	REGISTERED	SURVEY	SUBDIVISION
DP221762 Lot(s): 1			
 DP1265622	REGISTERED	SURVEY	SUBDIVISION
 DP1265624	REGISTERED	SURVEY	SUBDIVISION
 DP1286289	UNREGISTERED	SURVEY	SUBDIVISION
 DP1288048	UNREGISTERED	SURVEY	EASEMENT
DP563545 Lot(s): 520			
 DP1251415	REGISTERED	SURVEY	SUBDIVISION
DP620745 Lot(s): 252			
 DP1253620	REGISTERED	SURVEY	ROADS ACT, 1993
DP755237 Lot(s): 223			
 DP1039766	REGISTERED	SURVEY	EASEMENT
 DP1287603	PRE-ALLOCATED	UNAVAILABLE	PIPELINES ACT, 1967
DP779342 Lot(s): 2			
 DP1287603	PRE-ALLOCATED	UNAVAILABLE	PIPELINES ACT, 1967
DP1045723 Lot(s): 1			
 DP1287603	PRE-ALLOCATED	UNAVAILABLE	PIPELINES ACT, 1967
 OFFICIAL SEARCH 35728			
 CA87133 - LOT 1 DP1045723, LOTS 1-2 DP1045722, LOTS 1-4 DP1045720, LOT 1 DP1045719 AND LOTS 18, 31, 37-39 DP755237			
DP1060185 Lot(s): 714, 715, 716, 717, 718, 721, 722			
 DP998542	HISTORICAL	COMPILATION	DEPARTMENTAL
 DP1001870	HISTORICAL	SURVEY	OLD SYSTEM CONVERSION
 DP1006124	HISTORICAL	SURVEY	SUBDIVISION
 DP1035210	HISTORICAL	SURVEY	SUBDIVISION
 DP1049033	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 718, 719, 720, 721, 722, 723			
 DP813454	HISTORICAL	SURVEY	SUBDIVISION
DP1096466 Lot(s): 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816			
 DP813454	HISTORICAL	SURVEY	SUBDIVISION
 DP998542	HISTORICAL	COMPILATION	DEPARTMENTAL
 DP1001870	HISTORICAL	SURVEY	OLD SYSTEM CONVERSION
 DP1006124	HISTORICAL	SURVEY	SUBDIVISION
 DP1035210	HISTORICAL	SURVEY	SUBDIVISION
 DP1049033	HISTORICAL	SURVEY	SUBDIVISION
 DP1060185	HISTORICAL	SURVEY	SUBDIVISION
DP1101580 Lot(s): 28, 29, 30, 31, 32, 33, 34, 35, 36, 37			
 DP804336	HISTORICAL	SURVEY	SUBDIVISION
DP1101817 Lot(s): 241, 242			
 DP585014	HISTORICAL	SURVEY	SUBDIVISION
DP1129121 Lot(s): 1000			
 DP1257205	REGISTERED	SURVEY	SUBDIVISION
Lot(s): 1000, 1001			
 CA102697 - LOTS 1000-1002 DP1129121 AND LOT 2001 DP1129126			
Lot(s): 1003			
 CA102698 - LOT 1003 DP1129121			

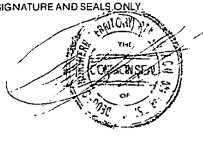
Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer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

PLAN FORM 2

Plan Drawing only to appear in this space

OFFICE USE ONLY

SIGNATURE AND SEALS ONLY



Crown Lands Office Approval

PLAN APPROVED

Land District

Paper No.

Field Book

Council Clerk's Certificate

I hereby certify that -

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans, and

(b) the requirements of section 54B of the Metropolitan Water, Sewerage and Drainage Act, 1924 as amended have been complied with by the applicant in relation to the proposed subdivision

Subdivision No. 103/5/19334

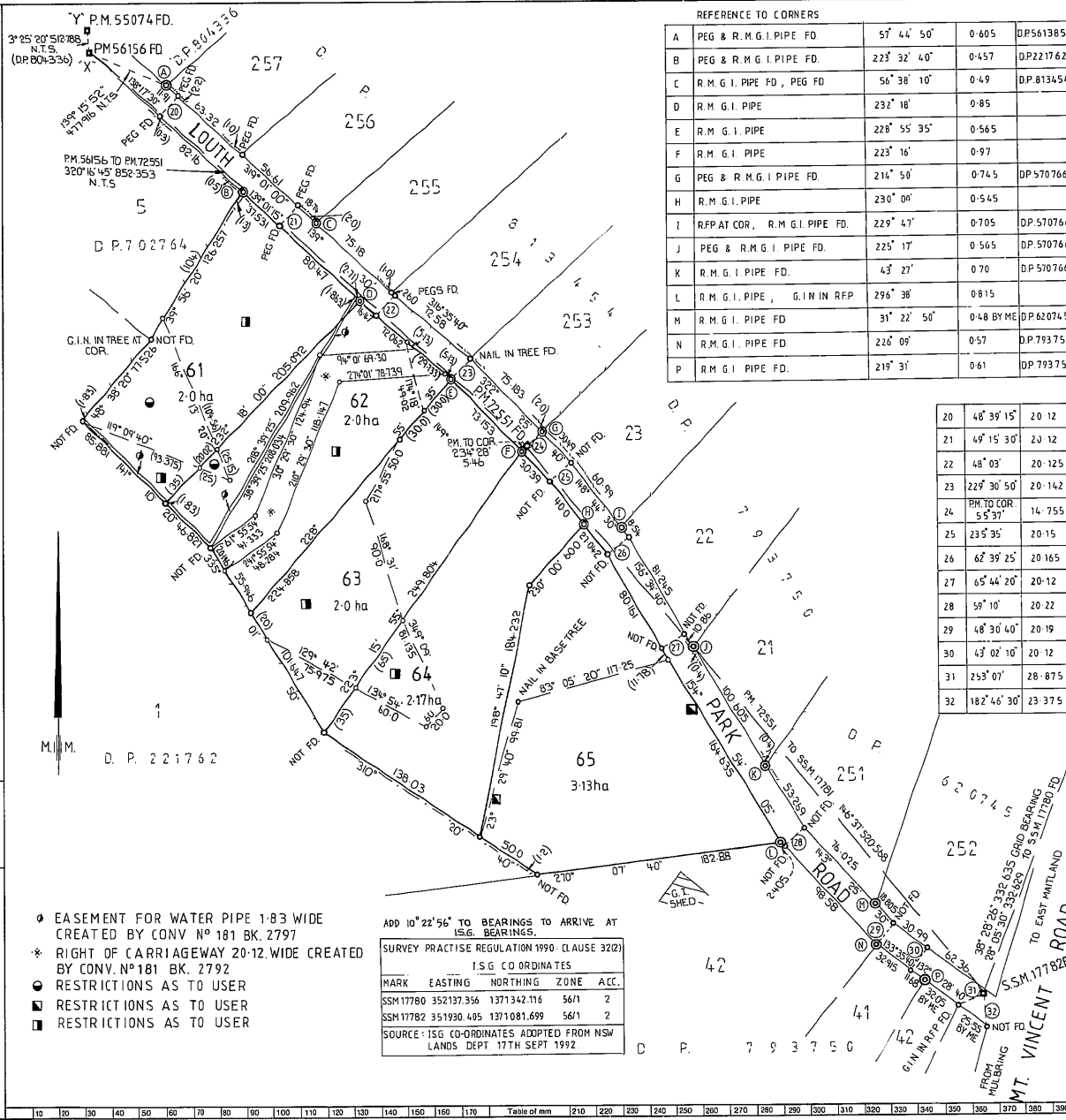
Date 24-8-92

(Signature) Andrew Clark

Council File No. 193/5/19334

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operation of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.

1 Delete if inapplicable.



REFERENCE TO CORNERS			
A	PEG & R.M.G.I. PIPE FD.	57° 44' 50"	0.605
B	PEG & R.M.G.I. PIPE FD.	223° 32' 40"	0.457
C	R.M.G.I. PIPE FD., PEG FD.	56° 38' 10"	0.49
D	R.M.G.I. PIPE	232° 18'	0.85
E	R.M.G.I. PIPE	228° 55' 35"	0.565
F	R.M.G.I. PIPE	223° 16'	0.97
G	PEG & R.M.G.I. PIPE FD.	214° 50'	0.745
H	R.M.G.I. PIPE	230° 00'	0.545
I	R.F.P.A.T COR., R.M.G.I. PIPE FD.	229° 47'	0.705
J	PEG & R.M.G.I. PIPE FD.	225° 17'	0.565
K	R.M.G.I. PIPE FD.	43° 21'	0.70
L	R.M.G.I. PIPE, G.I.N IN R.F.P.	296° 38'	0.815
M	R.M.G.I. PIPE FD.	31° 22' 50"	0.48 BY ME
N	R.M.G.I. PIPE FD.	228° 09'	0.57
P	R.M.G.I. PIPE FD.	219° 31'	0.61

DP 825042

Registered: 28-9-1992

C.A. No. 103/5/19334 OF 24-8-1992

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: U 4565-3

Last Plan: DP 702764

PLAN OF SUBDIVISION OF LOT 6 D.P. 702764

Lengths are in metres Reduction Ratio 1: 2000

Mun./Shire: MAITLAND

City:

Locality: LOUTH PARK

Parish: MAITLAND

County: NORTHUMBERLAND

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

20	48° 39' 15"	20-12
21	49° 15' 30"	20-12
22	48° 03'	20-125
23	229° 30' 50"	20-142
24	PM TO COR 55° 37'	14-755
25	235° 35'	20-15
26	62° 39' 25"	20-165
27	45° 44' 20"	20-12
28	59° 10'	20-22
29	48° 30' 40"	20-19
30	43° 02' 10"	20-12
31	253° 07'	28-875
32	182° 46' 30"	23-375

Plans used in preparation of survey/compilation.

D.P. 702764 D.P. 620745
 D.P. 793750 D.P. 813454
 D.P. 804336 D.P. 221762

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.


PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919-64 AS AMENDED IT IS INTENDED TO CREATE:-

1. RESTRICTIONS AS TO USER
2. RESTRICTIONS AS TO USER
3. RESTRICTIONS AS TO USER

SURVEYOR'S REFERENCE 54958 MD/25 (COMP No 354) E No 92 / 192 / CL 33 (1)(c), CL 33 (3)(a)(i)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 1st October 1992



10 20 30 40 50 60 70 Table of mm 110 120 130 140



SEARCH DATE

15/9/2022 10:05AM

FOLIO: 1/221762

First Title(s): OLD SYSTEM

Prior Title(s): CA36972

Recorded	Number	Type of Instrument	C.T. Issue
14/3/1989	CA36972	CONVERSION ACTION	FOLIO CREATED EDITION 1
13/11/1991	E56066	DISCHARGE OF MORTGAGE	
13/11/1991	E56067	TRANSFER	EDITION 2
22/4/1993	I70513	TRANSFER RELEASING EASEMENT	EDITION 3
9/3/2011	AG109075	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 4
7/4/2011	AG160859	MORTGAGE	EDITION 5
22/9/2018	AN730138	DEPARTMENTAL DEALING	EDITION 6 CORD ISSUED
13/9/2021	DP1265622	DEPOSITED PLAN	
13/9/2021	DP1265624	DEPOSITED PLAN	
28/9/2021	AR466082	CAVEAT	
25/5/2022	AS158255	CAVEAT	EDITION 7
26/5/2022	AS166299	WITHDRAWAL OF CAVEAT	EDITION 8

*** END OF SEARCH ***

RP 13

STAMP DUTY



E
056067 Y



TRANSFER
REAL PROPERTY ACT, 1900

T

	of		R /
\$			

Torrens Title Reference	If Part Only. Delete Whole and Give Details	Location
IDENTIFIER 1/221762	WHOLE	Pa: Maitland Co: Northumberland at LOUTH PARK

DESCRIPTION OF LAND
Note (a)

TRANSFEROR
Note (b)

CORAL MARGARET SAID of "Gowen Brae" Louth Park Road, East Maitland

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 310,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

GRAHAM STEVENS COX of 22 Grandview Road, New Lambton Heights, and
 KRYSTEN RUTH COX of the same address, his wife.
 as joint tenants/~~tenants in common~~

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JT2

TENANCY
Note (e)

PRIOR ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. 2. 3.

DATE 8th November, 1991

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION
Note (g)

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

C. Lavelle
Signature of Witness

COLIN STUART GODFREY
Name of Witness (BLOCK LETTERS)

THUNDERBOLTS ROBERT WILSON
Address and occupation of Witness

DR BLENKINSOP / self employed

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

.....
Signature of Witness

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

.....
Address and occupation of Witness

C. Said
Signature of Transferor

Colin A. Hogan
Signature of Solicitor
COLIN A. HOGAN
Solicitor for Transferee

TO BE COMPLETED BY LODGING PARTY
Notes (h) and (i)

LODGED BY		H. M. ALLEN & CO. LAW STATIONERS 47 V		LOCATION OF DOCUMENTS	
		CT	OTHER		
		<input checked="" type="checkbox"/>		Herewith.	
				In L.T.O. with	
				Produced by	
Checked	Passed	REGISTERED - 19		Secondary Directions	
Signed	Extra Fee	13 NOV 1991		Delivery Directions	

OFFICE USE ONLY



FOLIO: 1/221762

SEARCH DATE	TIME	EDITION NO	DATE
15/9/2022	10:04 AM	8	26/5/2022

LAND

LOT 1 IN DEPOSITED PLAN 221762

AT LOUTH PARK
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP221762

FIRST SCHEDULE

GRAHAM STEVENS COX
KRYSTEN RUTH COX
AS JOINT TENANTS

(T E56067)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 3 AG160859 MORTGAGE TO MAITLAND MUTUAL BUILDING SOCIETY LIMITED
- 4 DP1265622 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 5 DP1265624 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 DP1265624 EASEMENT TO DRAIN WATER 15 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- * 7 AS158255 CAVEAT BY NEWPRO 25 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: DP1286289 DP1288048.

*** END OF SEARCH ***



Certificate No.: PC/2021/3047

Certificate Date: 16/09/2021

Fee Paid: \$133.00

Receipt No.: 1103654

Your Reference: NEW093-00001

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

APPLICANT:	Infotrack ecertificates@infotrack.com.au
PROPERTY DESCRIPTION:	442 Louth Park Road LOUTH PARK NSW 2320
PARCEL NUMBER:	28388
LEGAL DESCRIPTION:	Lot 1 DP 221762

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
- SEPP (Koala Habitat Protection) 2019
- 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
- SEPP64 Advertising and Signage
- SEPP Primary Production and Rural Development 2019
- SEPP65 Design Quality of Residential Apartment Development
- SEPP70 Affordable Housing (Revised Schemes)
- SEPP (Concurrences and Consents) 2018
- 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:

Housekeeping Amendment to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The proposed amendments to this SEPP are housekeeping amendment to the Codes SEPP to simplify and improve the policy, clarify definitions and standards, and address other minor technical matters raised. The proposed housekeeping amendment to the Codes SEPP will simplify and improve the policy, clarify definitions and standards, and address other minor technical matters.

2. Zoning and land use under relevant LEPs

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

R5 Large Lot 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.

R5 Large Lot Residential

a) Purpose/Objective

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities
- To minimise conflict between land uses within this zone and land uses within adjoining zones

b) Permitted with Consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Dual occupancies; Dwelling houses; Home-based child care; Home industries; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Roads; 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; Exhibition villages; 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; Places of public worship; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; 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 R5 Large Lot 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 not be carried out on the land as it is not within an applicable zone.

Complying development under the **Low Rise Medium Density Housing Code and Greenfield Housing Code** may not be carried out on the land as it is not within an applicable zone.

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

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 is within a proclaimed Mine Subsidence District under section 20 of the Coal Mine Subsidence Compensation Act 2017. The approval of Subsidence Advisory NSW is required for all subdivision and building, except for certain minor structures. Surface development controls are in place to prevent damage from old, current or future mining. It is strongly recommended prospective purchasers consult with Subsidence Advisory NSW regarding mine subsidence and any surface development guidelines. The Board can assist with information about mine subsidence and advise whether existing structures comply with the requirements of the Act.

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

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

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

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

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

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

2. Draft Development Control Plan

No draft Development Control Plans apply to the land.

3. Suspension of Covenants

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

4. Filling of Land

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

5. Development in the Vicinity of Heritage Items

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

6. Other Matters

There are no other specific matters.

David Evans
General Manager



HUNTER WATER CORPORATION

A.B.N. 46 228 513 446

SERVICE LOCATION PLAN - WATER ONLY

Enquiries: 1300 657 657



APPLICATION NUMBER: 1505322

APPLICANT REF: M NEW093-00001

APPLICANT NAME: In6Track

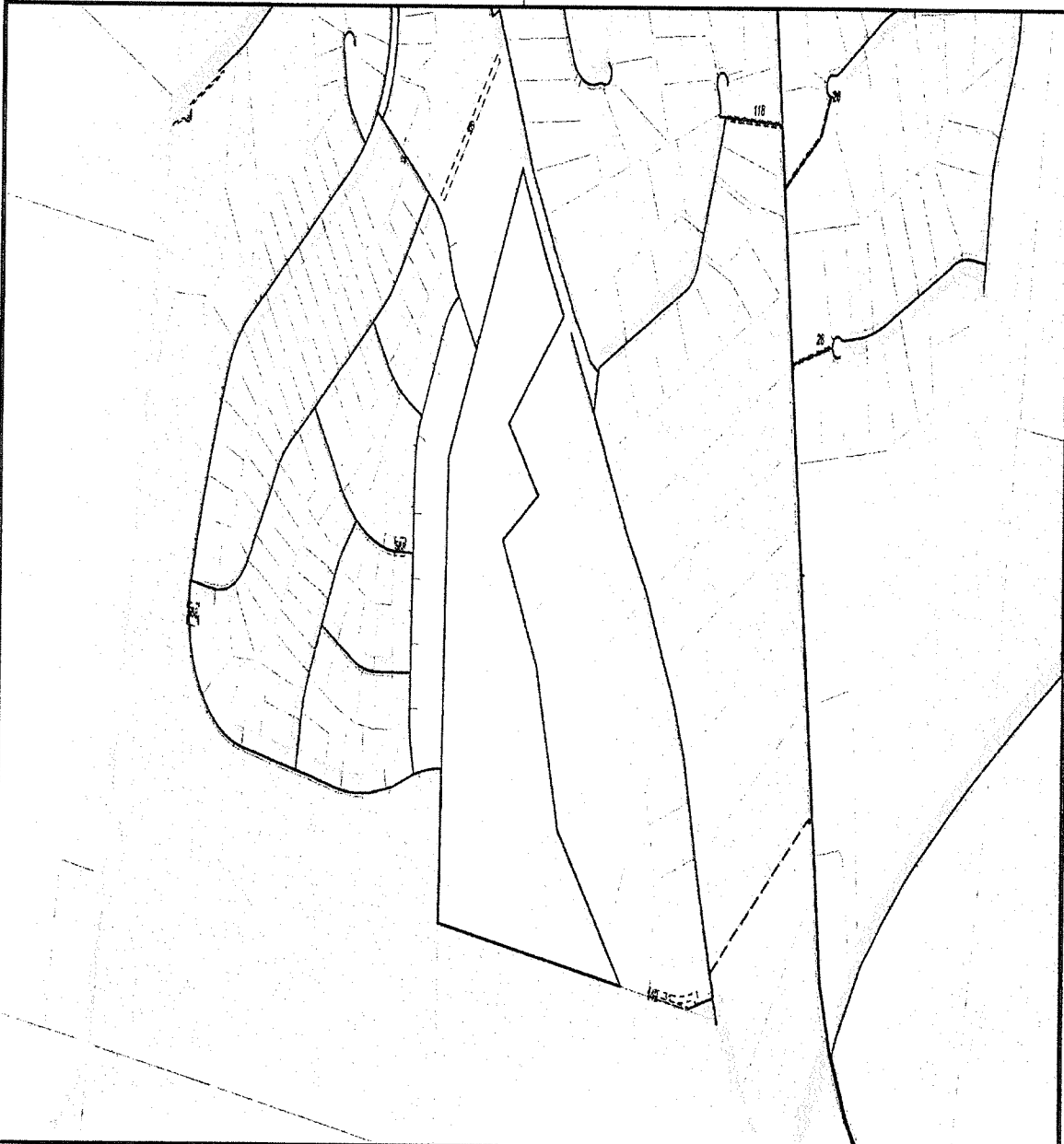
442 LOUTH PARK

RATEABLE PREMISE NO.: 1202010022

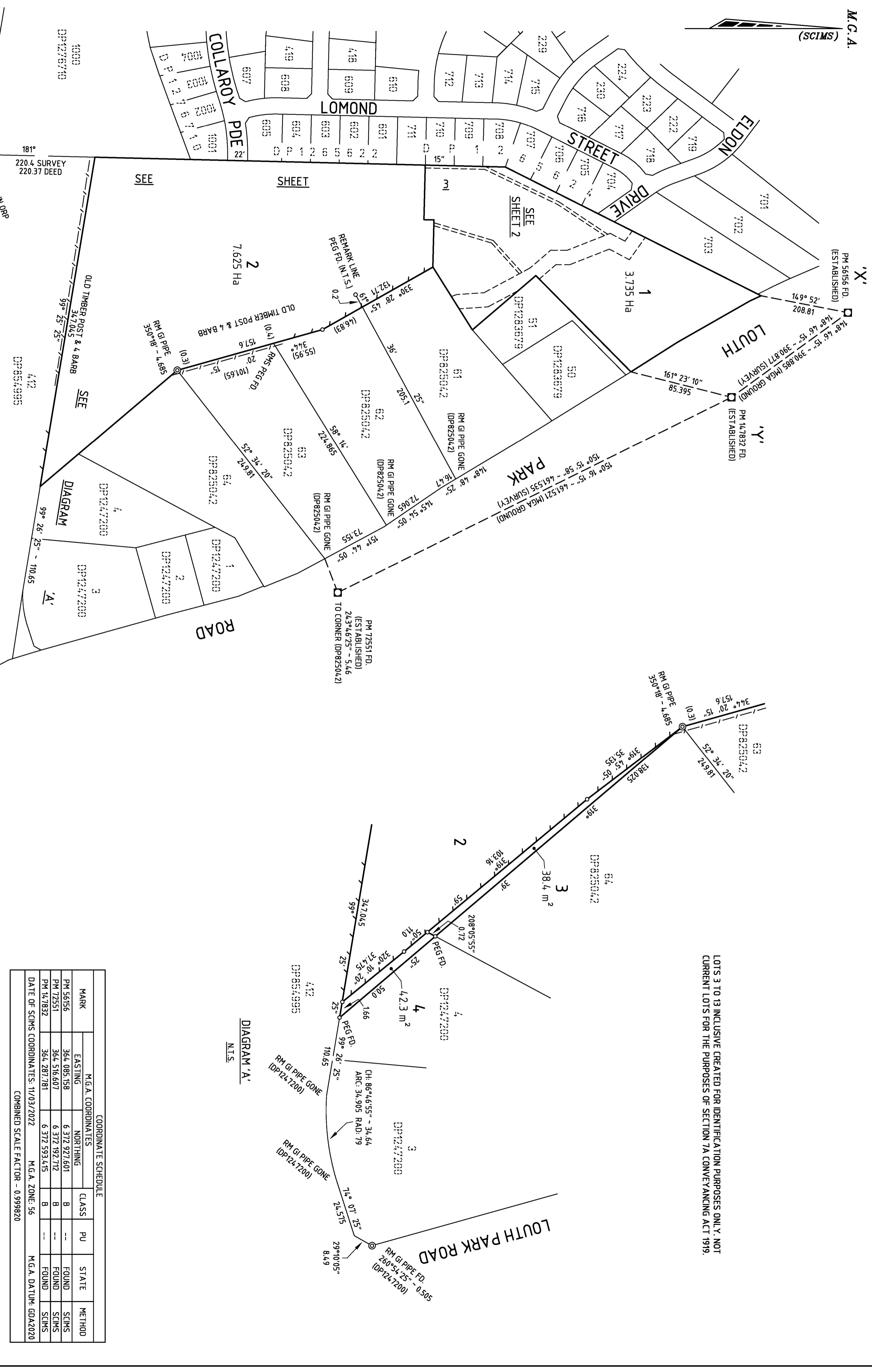
LOUTH PARK NSW

PROPERTY ADDRESS: 442 LOUTH PARK RD LOUTH PARK 2320

LOT/SECTION/DP/SP: 1/DP 221762



Date: 16/09/2021	CADASTRAL DATA (LP OF NSW) CONTOUR DATA: © AerialWatch © Department of Planning	IF A SEWERMAN IS LAID WITHIN THE BOUNDARIES OF THE LOT, SPECIAL REQUIREMENTS FOR THE PROTECTION OF THE SEWERMAN APPLY IF DEVELOPMENT IS UNDERTAKEN. IN THESE CASES, IT IS RECOMMENDED THAT YOU SEEK ADVICE ON THIS SPECIAL REQUIREMENTS PRIOR TO PURCHASE. PHONE 1300 657 657, FOR MORE INFORMATION.	SEWER POSITION: APPROXIMATE ONLY SUBJECT PROPERTY BOLDDED. ALL MEASUREMENTS ARE METRIC.	IMPORTANT: IF THIS PLAN INDICATES A SEWER CONNECTION IS AVAILABLE OR PROPOSED FOR THE SUBJECT PROPERTY, IT IS THE EXTENDING OWNERS RESPONSIBILITY TO DETERMINE WHETHER IT IS PRACTICABLE TO DISCHARGE WASTEWATER FROM ALL PARTS OF THE PROPERTY TO THAT CONNECTION. ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.
Scale: at A3 1:500	SEWER WATER RECYCLED BY WATER UTILITY CARD © HUNTER WATER CORPORATION	A SEWERMAN IS NOT AVAILABLE TO WHICH THE PROPERTY CAN BE CONNECTED.		



LOTS 3 TO 13 INCLUSIVE CREATED FOR IDENTIFICATION PURPOSES ONLY. NOT CURRENT LOTS FOR THE PURPOSES OF SECTION 7A CONVEYANCING ACT 1919.

DIAGRAM 'A'
N.T.S.

COORDINATE SCHEDULE					
MARK	M.G.A. COORDINATES		CLASS	PU	METHOD
	EASTING	NORTHING			
PM 56156	364.085.158	6 3172 9271.601	B	--	FOUND SCIMS
PM 72551	364.516.607	6 3172 1822.712	B	--	FOUND SCIMS
PM 147832	364.281.781	6 3172 5933.415	B	--	FOUND SCIMS
DATE OF SCIMS COORDINATES: 11/03/2022			M.G.A. ZONE: 56	M.G.A. DATUM: GDA2020	
COMBINED SCALE FACTOR - 0.999820					

SURVEYOR
Name: THOMAS F CAMPBELL
Date: 20/04/2022
Reference: 21823

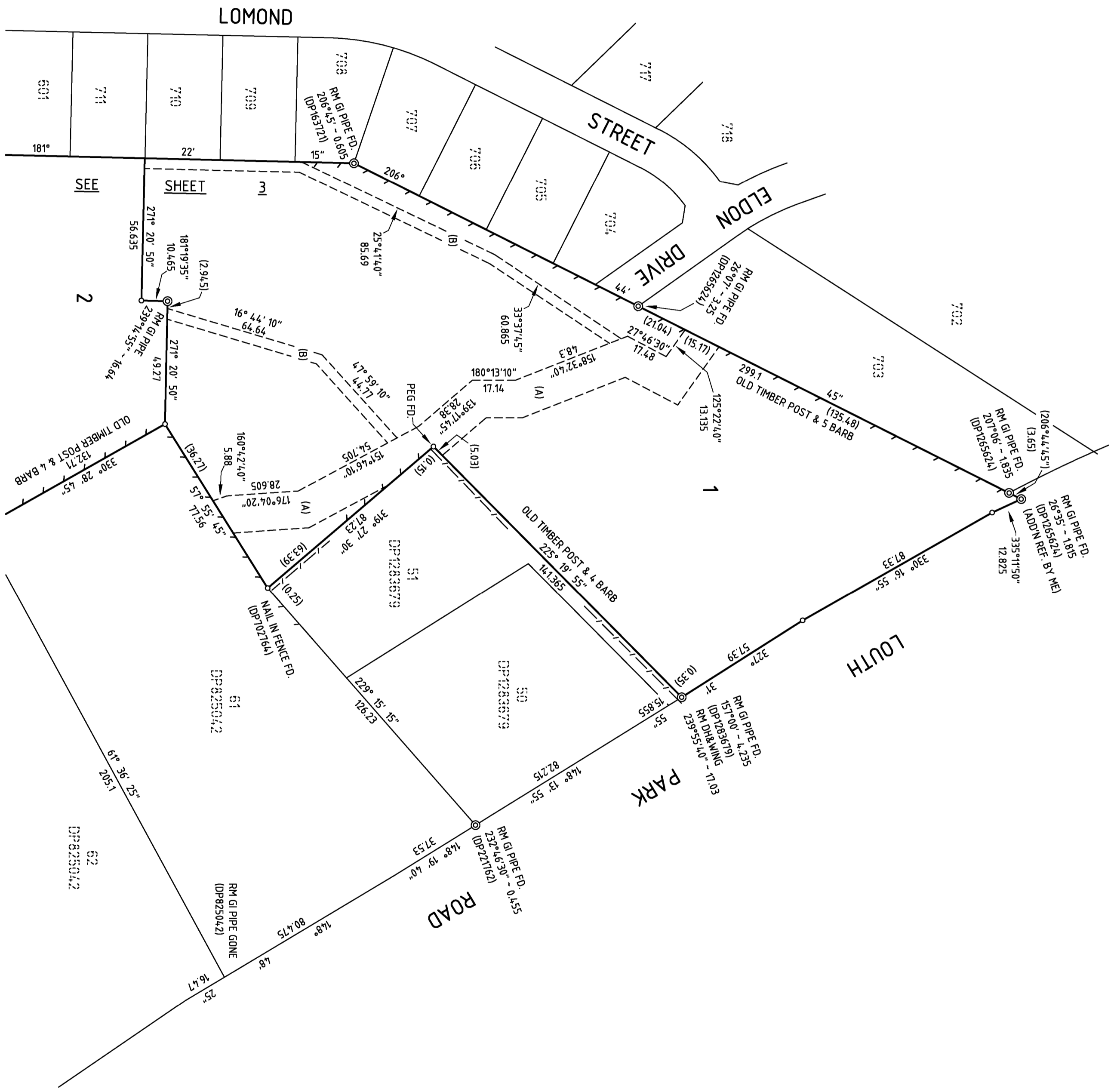
PLAN OF SUBDIVISION OF LOT 1 DP221762

LGA: MAITLAND
Locality: LOUTH PARK
Reduction Ratio 1:2500
Lengths are in metres.

REGISTERED
18.10.2022

DP1286289



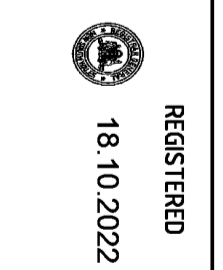


(A) EASEMENT TO DRAIN WATER 15 WIDE & VARIABLE
 (B) EASEMENT TO DRAIN WATER 3 WIDE

SURVEYOR
 Name: THOMAS F CAMPBELL
 Date: 20/04/2022
 Reference: 21823

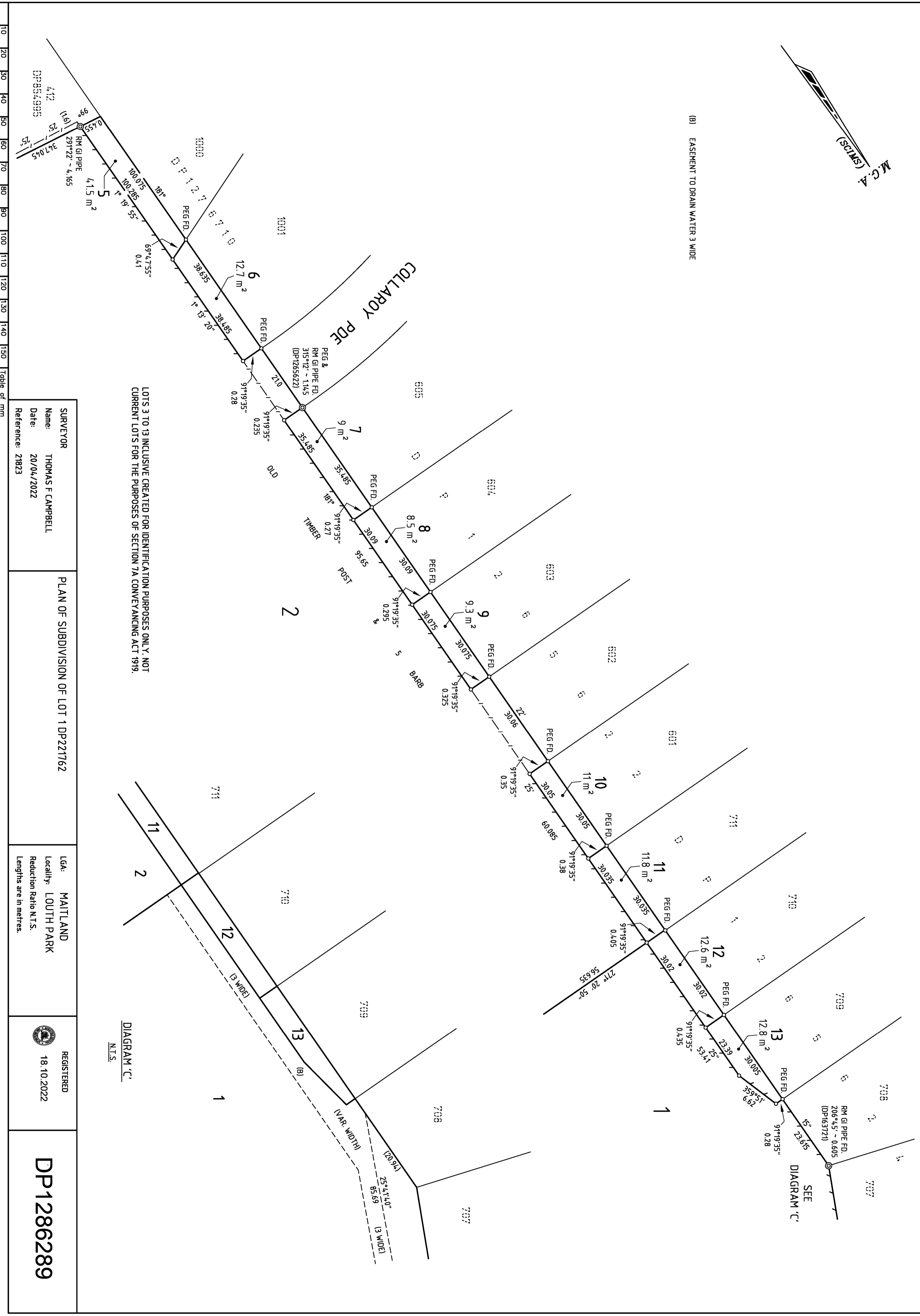
PLAN OF SUBDIVISION OF LOT 1 DP221762

LGA: MAITLAND
 Locality: LOUTH PARK
 Reduction Ratio 1:250
 Lengths are in metres.



DP1286289

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 Table of mm



LOTS 3 TO 13 INCLUSIVE CREATED FOR IDENTIFICATION PURPOSES ONLY, NOT CURRENT LOTS FOR THE PURPOSES OF SECTION 7A CONVEYANCING ACT 1919.

SURVEYOR
Name: THOMAS F CAMPBELL
Date: 20/04/2022
Reference: 21823

PLAN OF SUBDIVISION OF LOT 1 DP221762

LGA: MAITLAND
Locality: LOUTH PARK
Reduction Ratio N.T.S.
Lengths are in metres.

REGISTERED
18.10.2022

DP1286289

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 Table of mm

<p>PLAN FORM 6 (2019)</p>	<p>DEPOSITED PLAN ADMINISTRATION SHEET</p>	<p>Sheet 1 of 3 sheet(s)</p>
<p>Office Use Only</p> <p>Registered:  18.10.2022</p> <p>Title System: TORRENS</p>		<p>Office Use Only</p> <p>DP1286289</p>
<p>PLAN OF SUBDIVISION OF LOT 1 DP221762</p>		<p>LGA: MAITLAND Locality: LOUTH PARK Parish: MAITLAND County: NORTHUMBERLAND</p>
<p>Survey Certificate</p> <p>I, <u>THOMAS F CAMPBELL</u> of <u>Delfs Lascelles Pty Ltd, 260 Maitland Road Mayfield 2304</u> a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, is accurate and the survey was completed on <u>20/04/2022</u>, or</p> <p>*(b) The part of the land shown in the plan (<i>*being*</i> <i>*excluding*</i>) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on the part not surveyed was compiled in accordance with that Regulation, or</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>.</p> <p>Datum Line: 'X' - 'Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level Undulating / *Steep Mountainous.</p> <p>Signature:  Dated: <u>20/04/2022</u></p> <p>Surveyor Identification No: <u>8704</u> Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p><i>Electronic signature of me, Thomas F Campbell affixed by me, or at my direction, on 20/04/2022</i></p> <p><small>* Strike through if inapplicable. ** Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</small></p>		<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>
<p>Plans used in the preparation of survey/compilation.</p> <p>DP 163721 DP 221762 DP 702764 DP 854995 DP 1247200 DP 1265622 DP 1265624 DP 1276710</p>		<p>Subdivision Certificate</p> <p>I, <u>KRISTY COUSINS</u> *Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of section 6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: <u>K Cousins</u></p> <p>Accreditation number:</p> <p>Consent Authority: <u>MAITLAND CITY COUNCIL</u></p> <p>Date of endorsement: <u>13 July 2022</u></p> <p>Subdivision Certificate number: <u>..SC/2022/29</u></p> <p>File number: <u>..DA/2021/1391</u></p> <p><small>* Strike through if inapplicable</small></p> <p>AUTHORISED OFFICER Electronic signature of me, Kristy Cousins affixed by me or at my direction on 13 July 2022</p>
<p>Surveyor's Reference: 21823</p>		<p>Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.</p> <p>CONSENT OF ADJOINING OWNER 602/1265622 FURNISHED.</p> <p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>

PLAN FORM 6A (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 2 of 3 sheet(s)
---------------------	--	-----------------------

Registered: 18.10.2022 PLAN OF SUBDIVISION OF LOT 1 DP221762	Office Use Only <h1 style="margin: 0;">DP1286289</h1>
Subdivision Certificate number :SC/2022/29..... Date of Endorsement :13 July 2022.....	Office Use Only This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i> Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> Signatures and seals - See 195D <i>Conveyancing Act 1919</i> Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, AS AMENDED, IT IS INTENDED TO CREATE:-

1. EASEMENT TO DRAIN WATER 15 WIDE & VARIABLE (A)
2. EASEMENT TO DRAIN WATER 3 WIDE (B)

LOT	STREET No.	ROAD NAME	ROAD TYPE	LOCALITY
1	442	LOUTH PARK	ROAD	LOUTH PARK
2	82	COLLAROY	PARADE	LOUTH PARK


.....
 GRAHAM STEVENS COX

.....
 KRYSTEN RUTH COX

If space is insufficient use additional annexure sheet

Surveyor's Reference: 21823

PLAN FORM 6A (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 3 of 3 sheet(s)
---------------------	-------------------------------------	-----------------------

Registered:  18.10.2022	Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOT 1 DP221762	DP1286289	
Subdivision Certificate number : ...SC/2022/29..... Date of Endorsement : ...13 July 2022.....	This sheet is for the provision of the following information as required: <ul style="list-style-type: none">• A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>• Signatures and seals - See 195D <i>Conveyancing Act 1919</i>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.	

EXECUTED by

~~MAITLAND MUTUAL BUILDING SOCIETY LIMITED~~

MAITLAND MUTUAL LIMITED

ACN 087 651 983 BY ITS ATTORNEY

(name) Ken Archer

(position) Chief Credit Officer

PURSUANT TO POWER OF ATTORNEY

REGISTERED 1800 + 471

(signed) [Signature]

(witness) Jane Martin

(Address) 6 Mitchell Dr East Maitland

(signed) [Signature]

If space is insufficient use additional annexure sheet

Surveyor's Reference: 21823



THOMAS FRANK CAMPBELL
260 Maitland road
Mayfield 2304

ABN: 23 519 493 925
GPO Box 15
Sydney NSW 2001
DX 17 SYDNEY
P: 02 8776 3575
W: www.nswlrs.com.au

Date: 18/10/2022

PLAN INFORMATION NOTICE

THE UNDERMENTIONED PLAN WAS REGISTERED ON 18/10/2022

PLAN NUMBER: DP1286289

YOUR REFERENCE: 21823

REGISTRAR GENERAL

Unexpected Finds Protocol (UFP)

Lot 2 DP1286289, Louth Park, NSW

81022027-005.1



Prepared for
Newpro25 Pty Ltd

10 November 2022

 **Cardno**

now

 **Stantec**

Contact Information

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Document Information

Prepared for Newpro25 Pty Ltd
Project Name Lot 2 DP1286289, Louth Park
File Reference 81022027-005.1
Job Reference 81022027-005
Date 10 November 2022
Version Number 1


Author(s):



Brock Collinson
Graduate Environmental Scientist

Effective Date 10/11/2022

Approved By:



Jesse Graczyk
Geotechnical Engineer

Date Approved 10/11/2022

Document History

Version	Effective Date	Description of Revision	Prepared by	Reviewed by
1	10/11/2022	First Issue to Client	BC	JG

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Attachments

- Drawings
- Unexpected Finds Protocol Form

1 Introduction

This Unexpected Finds Protocol (UFP) has been developed for the proposed residential subdivision located at Lot 2 DP1286289, Louth Park, NSW (the 'Site'). Stantec were supplied with Development Application (DA) civil plans prepared by GCA Engineering Solutions Pty Ltd to assist with the investigation and report (Project No. 21360C, Dwg No. C01-C29, Rev. 1, Dated. 04/11/2022).

Based on the supplied documentation, it is understood that the proposed development is to comprise;

- > Creation of thirty-one (31) rural-residential allotments (101-131);
- > Construction of three (3) internal road pavement sections with total length of approximately 580 m. The proposed internal road layout will connect to the existing Hillview residential subdivision to the west (Collaroy Parade);
- > A series of concrete driveways providing access to allotments; and
- > Creation of grassed line perimeter swales traversing the east and west boundaries to collect surface water and direct towards two proposed bioretention swales in the northern portion of the site.

The "Site" can be seen depicted in Drawing 1 and 2, attached to this UFP document.

The purpose of the Unexpected Finds Protocol is to document the process for evaluating any unexpected environmental finds during the project, and to specify safety measures to be implemented to manage such circumstances and prevent any adverse environmental and human health impacts.

1.1 Scope

This Unexpected Finds Protocol (UFP) is specific to the proposed residential subdivision located at Lot 2 DP1286289, Louth Park, NSW (the 'Site') as shown in Drawing 1 and 2, attached to this UFP document. It provides guidance and procedures for dealing with any unexpected finds that may be encountered during the disturbance works carried out on Site.

1.2 References

The following documents have been reviewed in preparation of this Unexpected Finds Protocol:

- > National Parks and Wildlife Act 1974 (NSW)
- > Coroners Act 2009 (NSW)
- > Aboriginal and Torres Strait Islander Heritage Protection Act 1984 (Cth)
- > Heritage Act 1977 (NSW)
- > National Environmental Protection Measure (1999)

2 Procedure

2.1 General

The following procedure should be used to assess any unexpected finds that are encountered throughout the duration of the project. Unexpected finds may include but are not limited to heritage items, unidentified filling, odorous or stained soils, and suspected asbestos materials. All Site personnel are required to report any unexpected finds to the site manager, if observed during the course of their works.

2.2 Training and Induction of Personnel

Personnel involved in the project on Site are to be inducted to the unexpected finds protocol.

Site inductions would include making workers and site personnel aware of the possibility of unexpected finds. Inductions will also include the immediate course of actions to be taken by workers if they were to find anything, including stopping work, notifying their supervisor immediately and completing the Incident Report forms. The induction should be reinforced at daily toolbox meetings.

2.3 Initial Response

If any unexpected/unidentified material is uncovered during disturbance works, the following procedure should be followed;

- > Cease all works in the immediate area.
- > Identify the category of the find (Contaminated Soils, Heritage, uncovering of Asbestos Materials etc).
- > Delineate and restrict access to the area using fencing and /or appropriate barriers and signage.
- > Ensure appropriate training and PPE is available for any persons required to enter the area.
- > Document the nature of the find.
- > Engage a suitably qualified consultant to assess the unexpected find.
- > The consultant will assess the unexpected find and provide advice regarding the preliminary assessment with reference to Sections 2.4 – 2.8 below, which will include the following:
 - The need for further immediate management controls if required;
 - Further assessment and / or remediation works required in accordance with relevant guidelines;
 - Preparation of Remediation Action Plan (RAP) if required or provide clean up advice;
 - If required, clean up strategies of the affected area will be implemented.
 - If appointed, correspondence with a Site Auditor shall be undertaken.

Works within the affected area are not to recommence until it is deemed safe and suitable for works to continue. Written confirmation shall be undertaken by the appropriate consultant following appropriate advice and clean up procedures.

2.4 Skeletal Remains

In the event that skeletal remains are uncovered and the remains are not immediately identifiable as non-human remains, a qualified archaeologist should be engaged to determine their origin. If the skeletal remains are identifiable as human remains, the Local Police should be contacted to assess the discovery. Under no circumstances should the skeletal remains be disturbed without prior consultation with the relevant authorities which may include the coroner, police, Office of Environment & Heritage, aboriginal groups or a qualified anthropologist.

2.5 Aboriginal Heritage

In the event that any relic, artefact or material that is suspected of being Aboriginal Heritage is uncovered, works must cease immediately in the area. The Office of Environment and Heritage (OEH) should be notified, as well as the National Parks and Wildlife Service, NSW Police and local Aboriginal Stakeholders.

The Office of Environment and Heritage requires notification and an AHIP permit is required prior to the removal of any Aboriginal artefacts. An AHIP permit is issued under the National Parks and Wildlife Act and applications can be made directly to the OEH.

2.6 Archaeological Heritage

Items of archaeological heritage may be uncovered during disturbance works. Items of archaeological heritage may include Aboriginal artefacts or remains, European artefacts following settlement. European heritage may include items such as roadways (telford & corduroy timber road bases etc), kerbing, culverts, building foundations and tools. A suitably qualified archaeologist should be engaged to assess the find.

2.7 Potentially Contaminated Soils

In the event that any odorous, stained or unidentified soils are uncovered during the site works, a suitable qualified environmental consultant should be engaged to assess the material and the following procedures should apply:

- > Excavation works at that part of the Site where suspect soil material was encountered should cease until an inspection by an environmental consultant is carried out;
- > Based on a visual inspection, the consultant will provide guidance on health and safety of remedial works, soil storage and soil disposal to allow construction works to proceed if possible;

Based on sampling and analysis the consultant will provide advice as to any additional requirements (i.e. managed on Site or any offsite disposal requirements).

2.8 Asbestos Containing Materials

Contingency measures must be developed to evaluate any unexpected finds of suspected asbestos containing materials. These are to specify safety measures that can be implemented to manage and prevent any adverse environmental and human health impacts. Appropriate contingency measures in relation to asbestos impacted soils and suspected asbestos containing materials (ACM) include:

- > Where suspected ACM is encountered excavation works must cease until an inspection by an environmental consultant is carried out;
- > Any illegal dumping containing suspected asbestos bearing material or synthetic mineral fibres should be inspected by an environmental consultant.

Following a visual inspection; and sampling if necessary, the consultant will provide interim advice on health and safety requirements to allow construction works to proceed if possible;

Based on sampling and analysis the consultant will provide advice as to any additional requirements (i.e. management or disposal requirements).

Following an inspection and sampling for laboratory testing (where required), works can continue following the consultants written advice.

2.9 Summary

Where an area is identified as containing an isolated find, works must cease, and an inspection and sampling (where required) shall be undertaken by a suitable qualified consultant in accordance with Sections 2.4 to 2.8.

Works within the area shall only recommence following the advice of the suitable qualified personal.

An Unexpected Finds Protocol procedure form is available attached to this UFP document.

Lot 2 DP1286289, Louth Park

APPENDIX

A

FIGURES

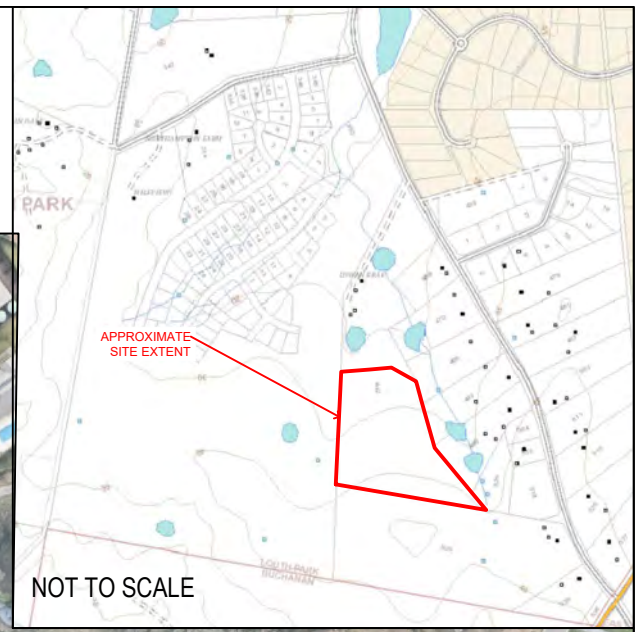
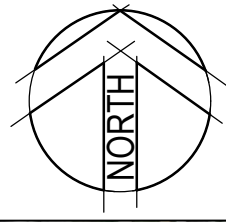
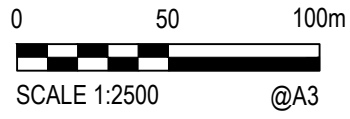




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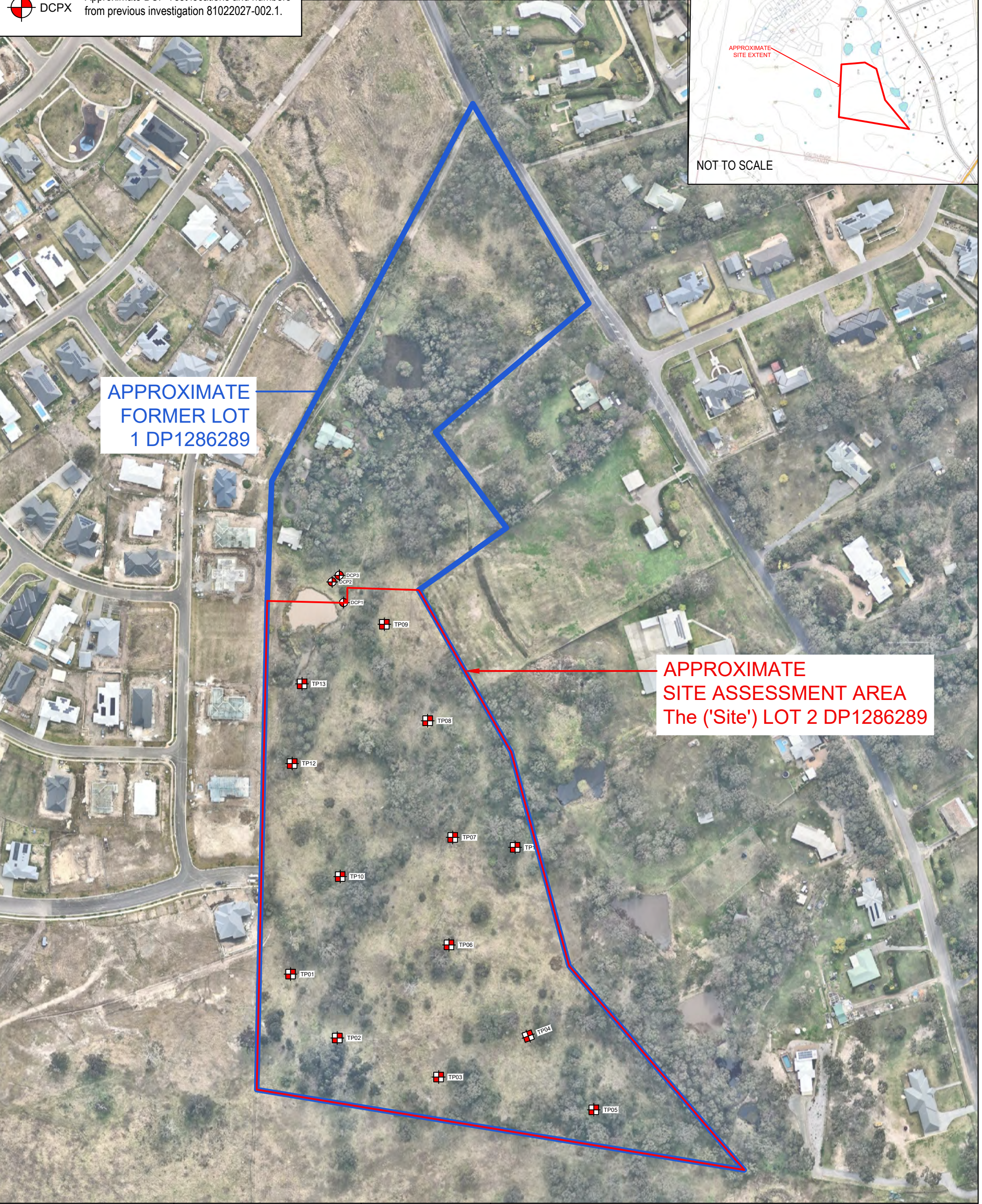


DATE PLOTTED: 10 November 2022 3:08 PM BY: JESSE GRACZYK

NOTES:
Image underlay adapted from Nearmaps aerial imagery.



LEGEND:
 TPXX Approximate Test Pit locations and numbers previous investigation 81022027-002.1.
 DCPX Approximate DCP Test locations and numbers from previous investigation 81022027-002.1.



**APPROXIMATE
FORMER LOT
1 DP1286289**

**APPROXIMATE
SITE ASSESSMENT AREA
The ('Site') LOT 2 DP1286289**

XREFS: CAD File: N:\Projects\81022027_002 - 442 Louth Park Rd\Drawing\002 - 442 Louth Park Rd\Drawing\002 - Geotechnical Investigation (FINAL v2).dwg

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


Drawn	JG	Date	07/11/2022
Checked		Date	
Designed		Date	
Verified		Date	
Approved		Date	

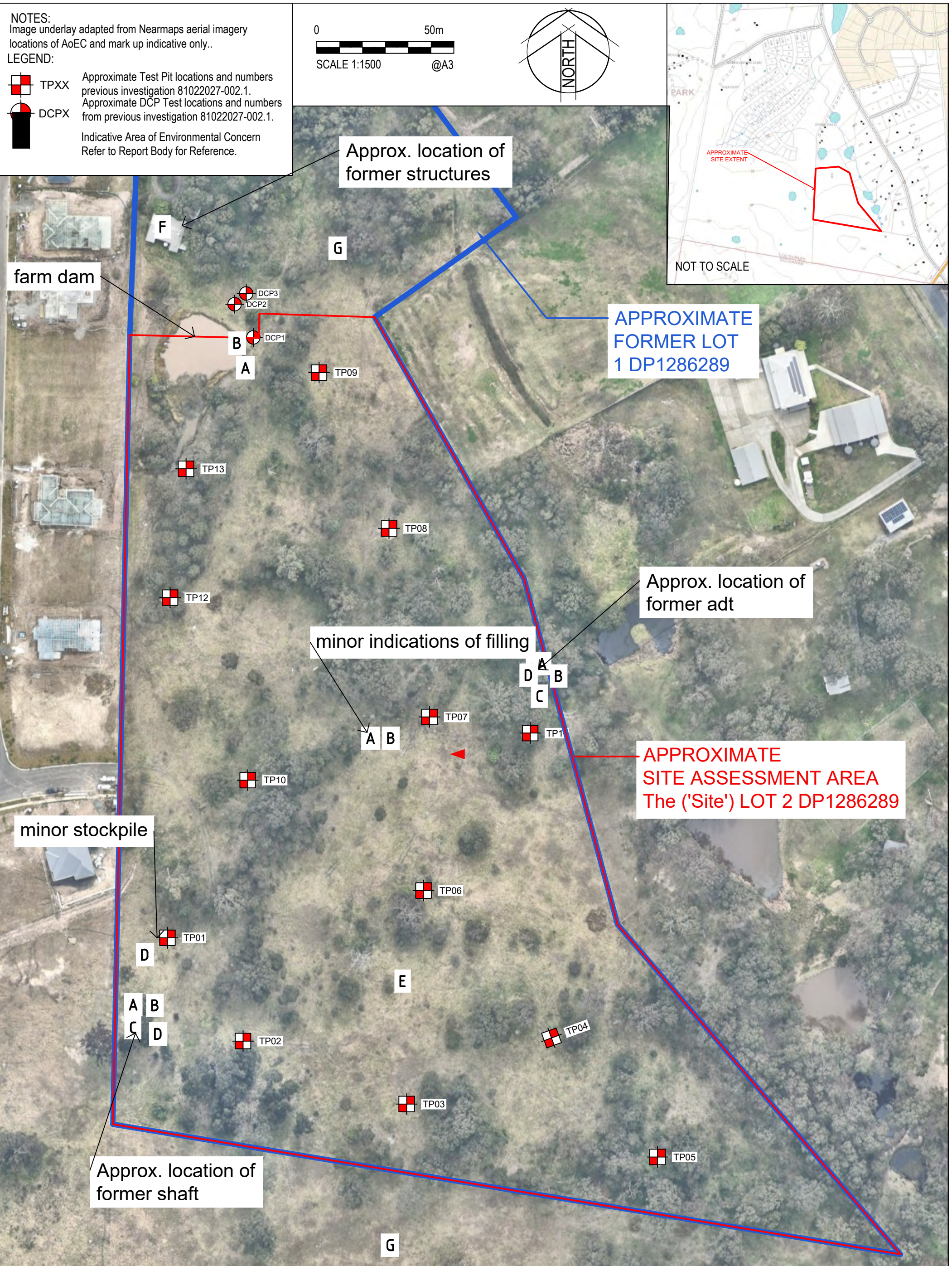
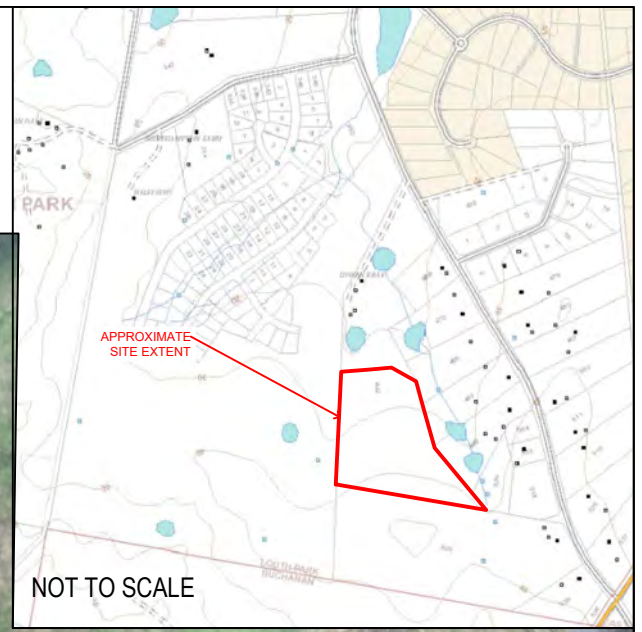
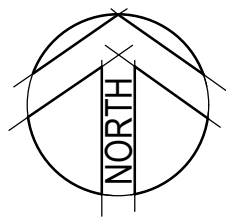
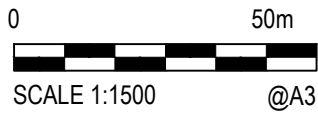
Client	NewPro25 Pty Ltd
Project	Preliminary Site Investigation (PSI) Proposed Subdivision Lot 2 DP 1286289, Louth Park NSW
Title	Site Plan

Status	FOR INFORMATION ONLY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Project Number	81022027-004	Scale	1:2500
Figure Number	Drawing 1	Size	A3
Revision			A

DATE PLOTTED: 10 November 2022 3:22 PM BY: JESSE GRACZYK

NOTES:
Image underlay adapted from Nearmaps aerial imagery
locations of AoEC and mark up indicative only..

LEGEND:
 TPXX Approximate Test Pit locations and numbers
 previous investigation 81022027-002.1.
 DCPX Approximate DCP Test locations and numbers
 from previous investigation 81022027-002.1.
 Indicative Area of Environmental Concern
 Refer to Report Body for Reference.



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Checked		Date	
Designed		Date	
Verified		Date	
Approved		Date	

Client	NewPro25 Pty Ltd
Project	Preliminary Site Investigation (PSI) Proposed Subdivision Lot 2 DP 1286289, Louth Park NSW
Title	Site Plan

Status	FOR INFORMATION ONLY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Project Number	81022027-004	Scale	1:1500
Figure Number	Drawing 2	Size	A3
Revision			A

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Lot 2 DP1286289, Louth Park

APPENDIX

B

UNEXPETCED FINDS PROTOCOL
FORM



now



