

# Report on Preliminary Site Investigation

213 Station Lane, Lochinvar NSW

81021075



Prepared for  
Tim Kenyon C/- Perception Planning Pty Ltd

7 April 2021

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# 1 Introduction

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## 1.1 Background

Cardno (NSW/ACT) Pty Ltd (Cardno) was commissioned by Perception Planning Pty Ltd on behalf of Mr Tim Kenyon, to prepare a Preliminary Site Investigation (PSI) report for the proposed residential subdivision within Lots 1307 and 1308 DP 1141533 at 213 and 229 Station Lane, Lochinvar. The site assessment area is shown in Figure 1 & 2, attached in Appendix A.

Based on supplied subdivision plans provided by the client (attached in Appendix A) the proposed development comprises the creation of 201 residential allotments; road widening to Station Lane and construction of internal subdivision pavements; and construction of associated civil infrastructure.

As part of a pre-DA lodgement meeting with Maitland City Council (MCC) the required assessment for potential contamination including preliminary assessment of acid sulfate soils (ASS) and salinity were raised. In order to address these concerns, a PSI and desktop acid sulfate soil and salinity assessments have been undertaken.

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, the NSW EPA database, dangerous goods search, and past investigations.

The assessment was undertaken with reference to the following guidelines:

- > 'NSW EPA (2020) guidelines for "Consultants Reporting on Contaminated Land, Contaminated land guidelines' [1]
- > 'National Environment Protection Measure (NEPM) for the Assessment of Site Contamination, 1999' [2]
- > 'State Environmental Planning Policy No 55 - Remediation of Land' [3]

Salinity and acid sulfate soil (ASS) assessments comprised a desktop review of available data and site walkover to assess for visual signs of ASS and soil sodicity. Salinity and ASS desktop assessments were undertaken with reference to Department of Land and Water Conservation – Site Investigations for Urban Salinity [4] and Acid Sulfate Soils Assessment Guidelines (ASSMAC) 1998 [5], respectively.

## 1.2 Purpose & Objectives

The purpose of this PSI and salinity assessment is to provide the Client with preliminary advice on the contamination status of the site and subsequent implications for the intended use. The PSI reviews 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.

Preliminary salinity and acid sulfate soil (ASS) desktop assessment was undertaken to assess for the potential presence of saline and/or acid sulfate soils and address any possible impacts to the proposed development.

## 1.3 Scope

### 1.3.1 PSI

Cardno 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).
- > SafeWork NSW dangerous goods search.

#### **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 500 m) 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.

### 1.3.2 Preliminary Acid Sulfate Soil and Salinity Assessments

In accordance with MCC development control plan (DCP) Part F.9, Section 1.6 Amelioration of Natural and Environmental Hazards, a preliminary ASS and salinity assessment was undertaken. ASS and salinity assessments generally comprised:

- > A desktop review of available published data in the area; and
- > Site walkover to inspect for signs of acid sulfate, saline and sodic soils.

No intrusive sampling or laboratory testing was undertaken as part of this assessment. Preliminary ASS and salinity assessments are presented Sections 7 and 8.

## 2 Site Inspection & Surrounding Environment

### 2.1 Site Identification

The subject site details are presented in Table 2-1 below. For site location, refer to Figure 1 & 2 in Appendix.

Table 2-1 Site Details

Site Address	213 & 229 Station Lane, Lochinvar, NSW 2321
Lot Number and Deposited Plan	Lots 1307 & 1308 DP 1141533 (213 & 229 Station Lane respectively)
Site Area	Approx. 22.5 ha
Local Government Area	Maitland City Council (MCC)
Relative Zoning	R1 General Residential & E3 Environmental Management

### 2.2 Site Use & Infrastructure

A site inspection was undertaken by Cardno on 19 January 2021 in order 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 2-2 below.

Table 2-2 Site features and Observations

Item	Observations
Site use	<ul style="list-style-type: none"> <li>Rural residential with cattle onsite.</li> </ul>
Weather condition	<ul style="list-style-type: none"> <li>Sunny</li> </ul>
Site slope and drainage features	<ul style="list-style-type: none"> <li>Site slopes are characterised by three intersecting gullies from the north, south and west meeting in the centre of the Site.</li> <li>Site slopes generally range in the order of 3-6 degrees, sloping to the south and west, with the lowest point of the site in the southern central portion of the Site.</li> <li>Drainage is expected to generally comprise surficial runoff to existing internal gully lines which trend to the north of site.</li> <li>Locally steepened gully lines, dam walls and stockpiles were noted across the Site.</li> </ul>
Nearby water bodies	<ul style="list-style-type: none"> <li>Lochinvar Creek is located approximately 1 km to the west of the Site.</li> <li>Multiple rural dams were located in Lot 213 Station Lane.</li> </ul>
Site surface coverings	<ul style="list-style-type: none"> <li>Surface predominately covered by vegetation (grass cover / pasture and mature trees). See Photograph 1, attached in Appendix A.</li> </ul>
Surface soils	<ul style="list-style-type: none"> <li>Surface soils are predominately natural Sandy/Silty CLAY topsoil materials.</li> </ul>
Site cut and fill	<ul style="list-style-type: none"> <li>Existing rural dams were noted in the central and northern portion of the Site.</li> <li>Minor cut to fill was noted in the southern portion of the Site associated with existing buildings pads.</li> <li>A stockpile of approximately 1000 m<sup>3</sup> was noted in the southern most property. At the time of inspection, the stockpile supported dense grass cover which precluded visual identification of the material. See Photograph 2 attached in Appendix A.</li> </ul>

Item	Observations
	<ul style="list-style-type: none"> <li>▪ An old pool was noted at the 213 Station Lane adjacent the residential property which had been filled with imported fill material as advised by the owner. See Photograph 3.</li> </ul>
Buildings	<ul style="list-style-type: none"> <li>▪ Two residential dwellings (brick) were noted within the south western portion of the Site. See photograph 4 and 5 in Appendix A.</li> <li>▪ Multiple sheds were also noted in the southern portion of the Site, associated with generally farm storage. See photograph 6-8 in Appendix A.</li> <li>▪ Shed storage comprised tractors, minor fuels and oils storage drums, fire wood storage shed, general tools and materials, and water tanks.</li> <li>▪ Minor use of pesticides and herbicides associated with the ornamental gardens around the residential structure.</li> <li>▪ A cattle loading ramp was noted in the south-eastern corner of 213 Station Lane.</li> </ul>
Potential asbestos in building materials	<ul style="list-style-type: none"> <li>▪ Fibrous materials were observed on eaves of residential structures</li> </ul>
Manufacturing, industrial or chemical processes and infrastructure	<ul style="list-style-type: none"> <li>▪ Not observed.</li> </ul>
Fuel storage tanks (USTs/ASTs)	<ul style="list-style-type: none"> <li>▪ No UST/AST, minor fuel storage noted for mowers and tractors within shed.</li> </ul>
Dangerous goods	<ul style="list-style-type: none"> <li>▪ Not observed.</li> </ul>
Presence of stockpiles, fly tipping or anthropogenic materials	<ul style="list-style-type: none"> <li>▪ Building rubble comprising bricks, concrete and timber posts was noted within erosion scours within basins and gully lines. No fibrous sheeting materials were observed in the rubble. See photographs 9-12 attached in Appendix A.</li> </ul>
Liquid waste disposal features	<ul style="list-style-type: none"> <li>▪ Onsite septic tanks and transportation beds.</li> </ul>
Evidence of previous site contamination investigations	<ul style="list-style-type: none"> <li>▪ Not observed</li> </ul>
Evidence of land contamination (staining or odours)	<ul style="list-style-type: none"> <li>▪ Not observed.</li> </ul>
Evidence of groundwater contamination	<ul style="list-style-type: none"> <li>▪ Not observed.</li> </ul>
Groundwater use	<ul style="list-style-type: none"> <li>▪ Not observed.</li> </ul>
Vegetation	<ul style="list-style-type: none"> <li>▪ Open grass pasture and sporadic mature trees across the Site.</li> <li>▪ Cluster of mature trees in the northern portion of the Site.</li> <li>▪ Maintained grass cover and gardens surrounding the residential dwelling.</li> </ul>
Site fencing	<ul style="list-style-type: none"> <li>▪ Mesh garden fencing surrounds the existing residential dwelling.</li> <li>▪ Barbed wire fencing surrounds the overall boundaries of the Site with individual animal enclosures associated with the grazing activity comprising steel post and rail fencing.</li> </ul>
Additional Notes and Observations	<ul style="list-style-type: none"> <li>▪ -</li> </ul>

## 2.3 Surrounding Environment & Land Uses

The site is located within a residential district. Land uses around the site are detailed in the Table 2-3 below.

Table 2-3 Surrounding Land Use

Direction	Land Use or Activity
North	<ul style="list-style-type: none"> <li>▪ Rural private acreage and residential properties.</li> <li>▪ North trending gully line extending from internal site gully lines.</li> </ul>
West	<ul style="list-style-type: none"> <li>▪ Station Lane, extending in the north-south direction.</li> <li>▪ North trending gully line parallel to the west of station lane, feeding into the centre of the Site from under Station Lane via a culvert.</li> <li>▪ Rural private acreage.</li> <li>▪ Rural residential properties to the north-west.</li> </ul>
East	<ul style="list-style-type: none"> <li>▪ Rural private acreage.</li> <li>▪ Rural residential properties further to the east.</li> </ul>
South	<ul style="list-style-type: none"> <li>▪ East-west traversing Main Northern Railway Line immediately south.</li> <li>▪ Rural residential properties further south.</li> <li>▪ Lochinvar train station to the south-west.</li> </ul>

The area is serviced by public roads and access to the site is via Station Lane.

## 3 Published Data

### 3.1 Regional Geology

Reference to the New South Wales Seamless Geology dataset [6] indicates the site is underlain by the Lochinvar Formation of the Dalwood Group known to comprise basalt, siltstone, sandstone and residual soils derived through the decomposition of these rocks

### 3.2 Hydrogeology

A search of the NSW Groundwater Database from Department of Primary Industries – Office of Water NSW, found no wells within 500 m of the site. The searches are present in the Lotsearch Report (LS017391 EP), attached in Appendix B.

### 3.3 EPA Records Search

#### 3.3.1 Contaminated Land Record of Notices

The Contaminated Land Record of Notices 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 NSW EPA Record of Notices revealed no notices listed within 1 km of the site. Records are attached in Appendix B, as part of the Lotsearch Report (LS017391 EP).

#### 3.3.2 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 three (3) licenced activities within 1 km radius of the Site. The search results are present in Table 3-1 below and attached as Appendix B, as part of the Lotsearch Report (LS017391 EP).

Table 3-1 PoEO Public Register

EPL	Organisation	Name	Address	Activity	Distance
10393	Maitland City Council	All Waterbodies in the Maitland Local Government Area	-	Other Activities	Onsite
3142	ARTC Limited	-	ARTC Network Sydney, NSW 2001	Railway systems activities	22m South
4708	Cessnock City Council	-	-	Other Activities	688m South

Furthermore, five (5) licensed activities now revoked or surrendered were found within 1 km of the Site. The search results are present in 0 below and attached as Appendix B, as part of the Lotsearch Report (LS017391 EP).

Table 3-2 Former Licensed Activities under the PoEO Act 1997

License No.	Organisation	Location	Date Issued	Activity	Distance
4653	Luhrmann Environment Management Pty Ltd	Waterways Throughout NSW	6/09/2000	Other Activities / Non Scheduled Activity – Application of Herbicides	Onsite
4838	Robert Orchard	Various Waterways throughout NSW Sydney NSW 200	7/09/2000	Other Activities / Non Scheduled Activity – Application of Herbicides	Onsite

License No.	Organisation	Location	Date Issued	Activity	Distance
6630	Sydney Weed & Pest Management Pty Ltd	Waterways Throughout NSW- Prospect, NSW 2148	9/11/2000	Other Activities / Non Scheduled Activity – Application of Herbicides	Onsite
13319	ARTC Limited	Maitland to Minibah Third Track, Main Northern Railway, Maitland	16/11/2010	Crushing, grinding or separating; Extractive Activities	2m South
13319	ARTC Limited	Maitland to Minibah Third Track, Main Northern Railway, Maitland	16/11/2010	Railway systems activities	2m South

### 3.3.3 List of NSW Contaminated Sites Notified to the EPA

A search of the List of NSW Contaminated Sites Notified to the EPA on 29 September 2020 did not identify contaminated sites within 1 km of the Site. The search results are presented in Appendix B, as part of the Lotsearch Report (LS017391 EP).

## 4 Site History

### 4.1 General

The site history comprised review of the Lotsearch Report LS017391 EP, title deed searches, available published data, Section 10.7 planning certificates and aerial photography review, all attached in Appendix B. The site history review is detailed herein.

Based on discussions with the Site owner it is understood the Site may have been used as a potential orchid, predating the aerals provided for the aerial review. Discussions with the owner have also indicated the following:

- > Minor fuels and oils usage comprised minor storage for mowers and tractors; and
- > The limited application of pesticides and herbicides to the ornamental garden surrounding the residential structure.

#### 4.1.1 Historical Title Deeds Search

Historical Title Deeds were obtained to help determine previous land use of the site. A summary of the previous owners can be seen for Lots 1307 & 1308 DP 1141533 in Table 4-1.

It is noted that allotment identification numbers have changed for the subjected lots over the years and are detailed in the tables below. It should also be noted that prior to 1986 the two subject lots formed a part of a singular lot.

Historical Title Deeds are attached in Appendix B.

Table 4-1 Historical Title Deeds - Lots 1307 & 1308 DP 1141533

Year	Registered Proprietor(s) & Occupation	Title Reference
<b>Lots 1307 &amp; 1308 DP 1141533 (Combined)</b>		
1831	Tom White Melville Winder	Crown Grant
1831 - 1860	The title of Tom White Melville Winder and successors from 1831 to 1860 is complex and has not been investigated.	
1860 - 1887	Joseph Croyle (Publican)	Book 68 No. 381
1887 - 1903	Herman Kanter (Farmer)	Book 365 No. 451
1903 - 1936	Ernest Aldane Clift (Grazier)	Book 730 No. 522
1936 - 1972	Harold McIntosh Smith	Book 1752 No. 83
1972 - 1980	Roy Leathley Wolsten Smith (Cattle Dealer)	Book 3066 No. 807
1980 - 1981	Alumax of Australia Pty Limited	Book 3424 No. 232
1981 - 1983	Abturka Pty Limited	Book 3501 No. 311
1983 - 1986	Arthur George Green (Departmental Manager) Thelma Jean Green (Married Woman)	Book 3563 No 629
<b>Lot 1307 DP 1141533</b>		
1986 to date	Peter Norman Crofts (Mechanic) Lynette Marie Crofts (Married Woman)	42/714338
<b>Lot 1308 DP 1141533</b>		
1986 to 1994	Arthur George Green (Departmental Manager) Thelma Jean Green (Married Woman)	414/794240
1994 to date	Rodney Lyndon Henry Judith Dianne Henry	1308/1141533



Although not in a mine subsidence district, records show titles were held for extraction as shown in Table 4-2. No current mining and exploration titles are currently within the dataset buffer.

Table 4-2 Historical Mining & Exploration Titles

Year	Registered Proprietor(s) & Occupation	Title Reference
<b>Lots 1307 &amp; 1308 DP 1141533 (Combined)</b>		
–	NSW OIL AND GAS COMPANY NL	PEL0174
–	EARTH RESOURCES AUSTRALIA PTY LTD	PEL0209
1980	EASTMET LTD	PEL0235
1984-2015	SYDNEY OIL CO (NSW) PTY LTD, MANVANE PTY LTD AUSTRALIA NL, BASE RESOURCES LTD, SEAHAWK OIL AUSTRALIA NL, READING & BATES	PEL0267
–	AGL UPSTREAM INVESTMENTS PTY LIMITED	PEL267

#### 4.1.2 Maitland City Council (MCC) Planning Information

A Section 10.7(2) Planning Certificate search was undertaken for the Site. No notations of potential contamination issues were detailed in regards to Lots 1307 & 1308 DP 1141533.

The complete certificates are attached in Appendix B and summarised within Table 4-3 below.

Table 4-3 Summary of Section 10.7(2) Planning Certificates for Lots 1307 & 1308 DP 1141533

Matters Pursuant to Section 10.7(2)	Lot 1307 DP 1141533	Lot 1308 DP 1141533
<b>Zoning &amp; Land Use</b>	R1 General Residential	R1 General Residential E3 Environmental Management
<b>Development Control Plan (DCP)</b>	Maitland DCP 2011 Applies to this land	
<b>Critical Habitat</b>	Land NOT identified as a critical habitat	
<b>Conservation Area &amp; Environmental Heritage</b>	Land NOT identified as having either Conservation or Environmental Heritage value	
<b>Coal Mine Subsidence Act 2017</b>	Land is NOT within a proclaimed Mine Subsidence District	
<b>Road Widening &amp; Realignment</b>	Land is NOT affected by road realignment or road widening	
<b>Acid Sulfate Soils</b>	Development consent is required where works are described as per the Maitland LEP 2011 Acid Sulfate Soils Map as being of the class specified for those works	
<b>Flood Related Development Controls</b>	Development on this land is NOT subject to flood related development controls contained within clause 7.3 of the Maitland LEP 2011 and s.B3 of the Maitland DCP 2011.	
<b>Land Reserved for Acquisition</b>	Land is NOT subjected to Land Reserved for Acquisition.	
<b>Biodiversity Certified Land</b>	Land is NOT biodiversity certified land.	
<b>Bushfire Prone Land</b>	Land is NOT identified as being bushfire prone land	Land is mapped as being bushfire prone land
<b>Property Vegetation Plans</b>	Land is NOT subject to a property vegetation plan under the Native Vegetation Act 2003	
<b>Loose-fill asbestos information</b>	There are no premises on the subject land listed to contain or have contained loose-fill asbestos insulation.	
<b>Contaminated Land</b>	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.	

#### 4.1.3 Review of the Historical Aerial Photos

Cardno 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 4-4 below and aerial photographs are provided in Appendix B (Lotsearch Report LS017391 EP).

Table 4-4 Aerial Imagery Review

Date	Reference	Observations
1958	Black & White	<p><b>Onsite:</b></p> <ul style="list-style-type: none"> <li>▪ Undeveloped grassland with scattered mature trees across generally to the north-east site.</li> <li>▪ Access tracks to the towards the south site boundary, associated with existing structures immediately south of the subject site.</li> <li>▪ Generally north-west trending creek line commencing at south site boundary with connected north-east trending creek line. Rural dam positioned within the middle of site intercepting flows from north-west trending creek line.</li> </ul> <p><b>Offsite:</b></p> <ul style="list-style-type: none"> <li>▪ Generally undeveloped grassland and scattered trees surrounding the site in all directions.</li> <li>▪ Station Lane to the west of site.</li> <li>▪ Main Northern Railway Line and existing rural residential structures to the south of site.</li> <li>▪ North trending creek line to the west of Station Lane and the site, eventually redirecting to the north-east through the subject site.</li> <li>▪ Small rural dams to the north-east and south of the site. Overland flows and dam over</li> </ul>
1971	Black & White	<p><b>Onsite:</b></p> <ul style="list-style-type: none"> <li>▪ Generally consistent with 1963 aerial imagery detailed above.</li> </ul> <p><b>Offsite:</b></p> <ul style="list-style-type: none"> <li>▪ Generally consistent with 1963 aerial imagery detailed above.</li> </ul>
1976	Colour	<p><b>Onsite:</b></p> <ul style="list-style-type: none"> <li>▪ Generally consistent with 1971 aerial imagery detailed above.</li> </ul> <p><b>Offsite:</b></p> <ul style="list-style-type: none"> <li>▪ Generally consistent with 1971 aerial imagery detailed above, with the following exception(s):                             <ul style="list-style-type: none"> <li>- Construction of dam within alignment of existing north trending creek line to the west of Station Lane and the site.</li> </ul> </li> </ul>
1984	Black & White	<p><b>Onsite:</b></p> <ul style="list-style-type: none"> <li>▪ Generally consistent with 1976 aerial imagery detailed above, with the following exception(s):                             <ul style="list-style-type: none"> <li>- Rural residential structure constructed towards the west of site (Lot 1308).</li> <li>- A small enclosed are appears to be associates with Shed / cattle pen constructed adjacent the residential structure</li> <li>- Increase in vegetation to the north-east of site i.e. inclusion of scattered younger-aged tree growth.</li> </ul> </li> </ul> <p><b>Offsite:</b></p> <ul style="list-style-type: none"> <li>▪ Generally consistent with 1976 aerial imagery detailed above, with the following exception(s):                             <ul style="list-style-type: none"> <li>- Land disturbance south of the site</li> <li>- Minor increase in residential development, south of site</li> </ul> </li> </ul>
1993	Colour	<p><b>Onsite:</b></p> <ul style="list-style-type: none"> <li>▪ Generally consistent with 1984 aerial imagery detailed above, with the following exception(s):                             <ul style="list-style-type: none"> <li>- Rural residential structure including associated sheds constructed to the south of site (Lot 1307).</li> <li>- Construction of three adjoining rural dams within previously noted north-east trending creek line. North-eastern most dam is noted as the intersection point between the two internal creek lines, receiving flows from both.</li> </ul> </li> </ul>

Date	Reference	Observations
		<ul style="list-style-type: none"> <li>- Continual increase in vegetation to the north-east of site (increasing density of tree growth).</li> <li>- The small enclosed area (potential cattle pen) is no longer visible</li> <li>- Construction of a pool adjacent to the house in Lot 1708.</li> </ul> <p><b>Offsite:</b></p> <ul style="list-style-type: none"> <li>▪ Generally consistent with 1984 aerial imagery detailed above, with the following exception(s):                             <ul style="list-style-type: none"> <li>- Construction of residential structure/property to the north-west of site.</li> <li>- Removal of several of the structures which front the southern site boundary</li> </ul> </li> </ul>
2004	Colour	<p><b>Onsite:</b></p> <ul style="list-style-type: none"> <li>▪ Generally consistent with 1993 aerial imagery detailed above, with the following exception(s):                             <ul style="list-style-type: none"> <li>- Construction of additional shed and tank structures to the south of existing western rural residential property (Lot 1307)</li> <li>- A rectangular area appears to be disturbed, east of the residential dwelling in Lot 1307. Appears to be associated with agricultural activity, likely a cattle pen.</li> <li>- A circular trotting area is located immediately east of the residential dwelling in Lot 1308</li> </ul> </li> </ul> <p>Continual increase in vegetation to the north-east of site (increasing density of tree growth).</p> <p><b>Offsite:</b></p> <ul style="list-style-type: none"> <li>▪ Generally consistent with 1993 aerial imagery detailed above, with the following exception(s):                             <ul style="list-style-type: none"> <li>- Construction of rural residential structure/properties to the south, at the north-west site boundary, and further to the north-west. Further north-western property was noted to comprise rural storage sheds, with some initial construction/disturbance to the lot visible within 1993 aerial imagery.</li> <li>- Complete removal of former structures adjacent the southern site boundary.</li> </ul> </li> </ul>
2010	Colour	<p><b>Onsite:</b></p> <ul style="list-style-type: none"> <li>▪ Generally consistent with 2004 aerial imagery detailed above, with the following exception(s):                             <ul style="list-style-type: none"> <li>- Continual increase in vegetation to the north-east of site (increasing density of tree growth).</li> <li>- The leisure pool within Lot 1308 appears to be now filled with imported fill material as advised by the owner.</li> <li>- An area appears to be disturbed within the north eastern corner of lot 1307 most likely associated with an animal enclosure.</li> </ul> </li> </ul> <p><b>Offsite:</b></p> <ul style="list-style-type: none"> <li>▪ Generally consistent with 2004 aerial imagery detailed above, with the following exception(s):                             <ul style="list-style-type: none"> <li>- Observed disturbance/earthwork activities to along southern site boundary at location of previously removed structures.</li> </ul> </li> </ul>
2015	Colour	<p><b>Onsite:</b></p> <ul style="list-style-type: none"> <li>▪ Generally consistent with 2010 aerial imagery detailed above, with the following exception(s):                             <ul style="list-style-type: none"> <li>- Continual increase in vegetation to the north-east of site (increasing density of tree growth).</li> <li>- A presence of a large stockpile within the eastern portion (adjacent to the shed structure) of Lot 1307. The source is unknown.</li> </ul> </li> </ul> <p><b>Offsite:</b></p> <ul style="list-style-type: none"> <li>▪ Generally consistent with 2010 aerial imagery detailed above, with the following exception(s):                             <ul style="list-style-type: none"> <li>- Upgrades to existing Lochinvar train station including, new pavement construction (car parking) and construction of foot bridge over the rail line.</li> </ul> </li> </ul>
2020	Colour	<p><b>Onsite:</b></p> <ul style="list-style-type: none"> <li>▪ Generally consistent with 2015 aerial imagery detailed above.</li> </ul> <p><b>Offsite:</b></p> <ul style="list-style-type: none"> <li>▪ Generally consistent with 2015 aerial imagery detailed above.</li> </ul>

## 4.2 Summary of Site History

Based on the available historical data, Cardno site inspections and public searches, the site was predominantly used for rural residential land use with the potential of light agricultural use such as grazing from 1958 to present.

At the time of the earliest aerial imagery (1958), the surrounding areas generally appeared to comprise rural residential properties and rural private acreage, with only minor agricultural activities and gradual increases to the rural residential landscape development occurring to the surrounding site.

## 5 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 5-1 below.

Table 5-1 Site Activities and Potential Contaminants of Concern

Area of Environmental Concern (AoEC)	Site Activity / Potential Source	Contaminants of Potential Concern (CoPC)	Comments
<i>Onsite Sources</i>			
Previous Earthworks	<ul style="list-style-type: none"> <li>Potential minor cut and fill operations for levelling.</li> </ul>	<ul style="list-style-type: none"> <li>8 Heavy Metals</li> <li>PAH, TRH BTEXN</li> <li>OCP/OPP</li> <li>Asbestos</li> </ul>	<ul style="list-style-type: none"> <li>Potential for uncontrolled fill material present onsite for onsite leveling with building footprints.</li> <li>Potential cut / fill for leveling.</li> <li>Potential for uncontrolled fill in existing dams.</li> <li>Uncontrolled filling within the former leisure pool.</li> <li>Potential imported fill.</li> </ul>
Machinery Use	<ul style="list-style-type: none"> <li>Agricultural Use</li> <li>Installation of service utility</li> </ul>	<ul style="list-style-type: none"> <li>8 Heavy Metals</li> <li>PAH, TRH BTEXN</li> </ul>	<ul style="list-style-type: none"> <li>Potential machinery use on Site.</li> </ul>
Access Tracks	<ul style="list-style-type: none"> <li>Potential isolated imported filling</li> <li>Surficial clearing</li> </ul>	<ul style="list-style-type: none"> <li>TRH/BTEXN/PAHs/Metals</li> <li>Asbestos</li> </ul>	<ul style="list-style-type: none"> <li>Surficial disturbance onsite associated with access tracks and training loop. Appears to be minor imported fill materials.</li> </ul>
Buildings / Sheds	<ul style="list-style-type: none"> <li>Potential hazardous building materials and storage of chemicals</li> </ul>	<ul style="list-style-type: none"> <li>ACM (asbestos containing materials) and lead paint.</li> <li>Potential storage of pesticides, chemicals &amp; fuels.</li> <li>metals</li> </ul>	<ul style="list-style-type: none"> <li>Age of the structures indicate that ACM may have been used in construction materials.</li> </ul>
Grass Pasture / Potential Cropping	<ul style="list-style-type: none"> <li>Cattle grazing</li> <li>Agricultural activities</li> <li>Orchid</li> </ul>	<ul style="list-style-type: none"> <li>OCP/OPP and metals</li> </ul>	<ul style="list-style-type: none"> <li>Potential use of pesticides.</li> <li>Anecdotal commentary from the owner the Site may have contained vineyards.</li> </ul>
Stockpiles	<ul style="list-style-type: none"> <li>Potential imported fill</li> </ul>	<ul style="list-style-type: none"> <li>Metals,</li> <li>PAH, TRH, BTEXN</li> <li>OCP/OPP</li> <li>Anthropogenic materials</li> <li>Asbestos</li> </ul>	<ul style="list-style-type: none"> <li>Stockpile of unknown material noted onsite.</li> </ul>

## 6 Conceptual Site Model

### 6.1 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 with regard to 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 Table 6-1 below. Additional details are included in the sections that follow as necessary.

Table 6-1 Preliminary Conceptual Site Model

Conceptual Site Model Element	Description
Site History	<ul style="list-style-type: none"> <li>▪ Rural residential development with potential agricultural activities – grazing.</li> </ul>
Site Current and Future Use	<ul style="list-style-type: none"> <li>▪ Existing rural residential development.</li> <li>▪ Proposed to be developed into a residential subdivision.</li> </ul>
Site Geology	<ul style="list-style-type: none"> <li>▪ No intrusive investigation was undertaken. Based on site conditions and published data, the subsurface conditions can be generally summarised as natural materials with some isolated filling associated with building pad levelling, and filling of the former leisure pool. Exposures mapped within the eroded gully lines indicate local geology comprises Silty/Sandy residual clays overlying extremely weathered rock.</li> </ul>
Site Hydrogeology	<ul style="list-style-type: none"> <li>▪ Groundwater assessment was not undertaken as part of the scope</li> </ul>
Area of Environmental Concern (AoEC) - Onsite	<ul style="list-style-type: none"> <li>▪ No significant potentially contaminating activities are known to have occurred on site.</li> </ul>
Media Potentially Impacted	<ul style="list-style-type: none"> <li>▪ Potential impact associated with stockpiles onsite.</li> <li>▪ Potential localised cut and filling associated with building pads and filling of the former leisure pool.</li> <li>▪ Formation of existing dams and gully lines.</li> </ul>
Potential Human Receptors	<ul style="list-style-type: none"> <li>▪ Site users / workers / employees (onsite)</li> <li>▪ Site Construction workers (onsite)</li> <li>▪ Current and future residents (onsite)</li> <li>▪ Local rural residents and surrounding properties (offsite)</li> </ul>
Potential Environmental Receptors	<ul style="list-style-type: none"> <li>▪ Flora and fauna.</li> <li>▪ Surrounding soils.</li> <li>▪ Nearby waterbodies – Onsite and offsite creek lines.</li> </ul>
Potential Exposure Pathways	<ul style="list-style-type: none"> <li>▪ Air – inhalation of dusts.</li> <li>▪ Soil – dermal / direct contact.</li> <li>▪ Lateral migration via surficial runoff</li> </ul>

A dangerous good search undertaken on the 9<sup>th</sup> February 2021 through SafeWork NSW indicated no records of hazardous chemicals being stored on the Site. SafeWork NSW dangerous good search results are attached in Appendix B.

## 6.2 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 intrusive subsurface investigation or sampling spatially and vertically.
- > No laboratory analysis.
- > No assessment of existing stockpiles onsite.
- > No groundwater samples collected however; groundwater contamination is considered unlikely.

## 7 Preliminary Acid Sulfate Soil Assessment

### 7.1 Acid Sulfate Soils

Desktop acid sulfate soil (ASS) assessment was undertaken with reference to the ASSMAC (1998) guidelines [5], which comprised desktop review of available published data and site walkover inspecting for any visual signs of ASS. No ASS laboratory testing was undertaken based on this assessment.

#### 7.1.1 Desktop Review

##### 7.1.1.1 Maitland Local Environmental Plan (LEP) 2011

Review of the Maitland Local Environmental Plan (LEP) 2011 Acid Sulfate Soils Risk Map 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”.

##### 7.1.1.2 Acid Sulfate Soil Risk Maps

Review of the Department of Land and Water Conservation Acid Sulfate Soil Risk Map – Greta Edition 2 indicates that the site is situated within an area of no known ASS occurrence.

##### 7.1.1.3 NSW Office of Environmental Heritage

A review of the NSW Office of Environment and Heritage, eSPADE v2.1 mapping system [7] Acid Sulphate Soils Risk Map indicates that the site is situated within an area of no known occurrence.

#### 7.1.2 Site Inspection

A Site inspection was undertaken by a geotechnical principal on 19<sup>th</sup> January 2021. The site walkover was undertaken to assess for indicators of ASS across the Site in general accordance with the ASSMAC (1998) guidelines [5]. A summary of the potential ASS indicators and observations made during the investigation are presented below in Table 7-1.

Table 7-1 Potential ASS soil indicators.

Soil Type	Potential Indicator <sup>(1)</sup>	Site Observation
Acid Sulfate Soils	Dominance of mangroves, reeds, rushes and other marine/estuarine or swamp tolerant vegetation.	Not Observed.
	Low lying areas, back swamps or scalded/bare areas in coastal estuaries and floodplains.	Not Observed.
	Sulphurous smell after rain following a dry spell or when the soils are disturbed.	Not Observed.
Actual Acid Sulfate Soils	Presence of shells.	Not Observed.
	Evidence of jarosistic horizons or substantial iron oxide mottling.	Not Observed.
	Clear of milky blue-green drain water flowing from area.	Not Observed.
	Extensive iron stains on any drain or pond surfaces, or iron stained water.	Not Observed.
	Scalded or bare low lying areas.	Not Observed.
	Corrosion of concrete and/or steel structures.	Not Observed.
Potential Acid Sulfate Soils	Waterlogged soils – unripe muds or estuarine silty sands or sands.	Not Observed.
	Presence of shells.	Not Observed.

Notes to table:

[1] Based on ASSMAC (1998) guidelines [5] Section 2 – Assessment Guidelines Table 2.3.



## 8 Preliminary Salinity Assessment

The preliminary salinity assessment was undertaken with reference to Department of Land and Water Conservation – Site Investigations for Urban Salinity [4]. The salinity assessment comprised:

- > A desktop review of available data in the area;
- > Site walkover to inspect for signs of saline and sodic soils; and
- > Recommendations based on the findings of the assessment.

### 8.1 Desktop Review

#### 8.1.1 Soil Landscape Maps

A review of the NSW Office of Environment and Heritage, eSPADE v2.1 mapping system (eSPADE) [8] indicates that the investigation site is situated within the Lochinvar Soil Landscape (NKB-1v) – comprising in situ weathered parent rock and derived alluvium from the Lochinvar formation. These rocks comprise siltstone, sandstone, basalt and tuff. The mapping indicates site soil salinity is low to moderate with soil erosion hazard moderate to very high.

#### 8.1.2 Lochinvar Structure Plan

A review of the Lochinvar Structure Plan, published by MCC in conjunction with City Plan Urban Design (October 2007) [9], indicates the area is susceptible to saline soils. The structure plan indicates protection and enhancement of riparian vegetation may be required to minimise soil erosion and the expansion of salinity within the area.

### 8.2 Site Walkover

A site walkover was undertaken by a geotechnical principal from Cardno on 19 January 2021. The site walkover was undertaken to assess for indicators of saline soils across the site in general accordance with the Department of Land and Water Conservation – Site Investigations for Urban Salinity [4]. A summary of the potential indicators of salinity and the observations made during the investigation are presented below in Table 8-1.

Table 8-1 Potential Saline Soil Indicators

Potential Indicator <sup>(1)</sup>	Site Observation
Bare soil patches	Not Observed.
Salt crystals present on surface	Not Observed.
'Puffiness' of soil when dry or greasy when wet	Not Observed.
Black staining on soils	Not Observed.
Presence of indicator vegetation species	Not Observed.
Die back of trees	Not Observed.
Staining of structural foundations	Not Observed.
Erosion paths around existing water bodies	Not Observed.

Notes to table:

[1] Based on Phase One of Department of Land Water Conservation NSW, 2002: Site Investigations for urban salinity.

The existing site supported well established vegetation comprising open pasture with isolated mature trees to denser tree vegetation towards the north-east. No indication of denuded areas of pastures or exposed soil patches were noted during the aerial review, which extended back to 1958.

Whilst no indicators of saline soils were observed, erosion scours were noted in and around gully lines which based on observations would suggest Site soils are Sodic in nature.

## 9 Summary of Assessment

### 9.1 Preliminary Site Investigation

Cardno has completed a Preliminary Site Investigation of Lots 1307 and 1308 DP 1141533 at 213 and 229 Station Lane, Lochinvar, 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 and groundwater at the 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, Cardno identified no past or current potentially gross contaminating activities having been undertaken on or adjacent to the site.

Given the results of this assessment, Cardno recommends the following:

- > An unexpected finds protocol should be developed to address any potential contamination if encountered during construction phase.
  - 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
- > Assessment of existing stockpiles on Site for either potential reuse or offsite disposal, this can be done / dealt with during construction phase of the development and under the unexpected finds protocol.
- > Prior to demolition of structures, structures should be assessed for hazardous materials. If hazardous materials are identified, the materials to be managed accordingly.

The Site is considered to be low risk of potential contamination based on investigation findings and the identified data gaps. As there is a low risk for contamination an unexpected finds protocol should be developed and managed during the development.

In accordance with the State Environmental Planning Policy No 55 - Remediation of Land (SEPP 55) [3], which requires the planning authority to consider whether the Site is suitable for the proposed usage prior to approving and determining a development application, Cardno has undertaken a Preliminary Site Investigation (PSI). Based on the findings of the PSI, Cardno did not identify gross contamination or potentially contaminating activities previously undertaken on site that would render the site unsuitable for its proposed use.

### 9.2 Potential Acid Sulfate Soils

Review of the Maitland Local Environmental Plan (LEP) 2011 Acid Sulfate Soils Risk Map 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”*.

Further Review of the Department of Land and Water Conservation Acid Sulfate Soil Risk Map – Maitland Edition 2 [10] and NSW Office of Environment and Heritage indicates that the site is not situated within a mapped area of known ASS occurrence.

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.

### 9.3 Salinity Assessment

Whilst existing literature flags the possibly of saline soils to be present at the Site, no indications of salinity issues were noted during the inspection of the Site. Whilst no indicators of saline soils were observed, erosion scours were noted in and around gully lines which based on observations would suggest Site soils are likely to be Sodic in nature, and may require amelioration during development.

Site observations suggest that salinity is not a major issue or impediment to the proposed development, however sodic soils may present issues during construction, and several options are available for amelioration during Site development.

## 10 Standard of Assessment & Limitations

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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) [2]. 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*. [11].
- > NSW EPA “*Guidelines for Consultants Reporting on Contaminated Sites*” [1].

The agreed scope of this investigation has been limited for the current purposes of the Client. The investigation may not identify contamination occurring in all areas of the site, or occurring after sampling was conducted. Subsurface conditions may vary considerably away from the sample locations where information has been obtained.

This site investigation report is not any of the following:

- > An Environmental Audit Report as defined under NSW Site Auditor Scheme [12].
- > 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.

## 11 References

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- [1] NSW EPA, ""Consultants reporting on contaminated land guidelines", " NSW Environmental Protection Authority, 2020.
- [2] 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.
- [3] NSW Government, "State Environmental Planning Policy No 55 - Remediation of Land (SEPP 55)," 1998.
- [4] Department of Land and Water Conservation, Site Investigations for Urban Salinity, Sydney, 2002.
- [5] Acid Sulfate Soils Management Advisory Committee (ASSMAC), "Acid Sulfate Soils Assessment Guidelines," NSW Government, 1998.
- [6] State of New South Wales (Department of Planning, Industries and Environment), "Minview - Geosciences NSW," 2020. [Online]. Available: <https://minview.geoscience.nsw.gov.au>.
- [7] NSW office of Environment and Heritage, "eSPADE v2.1," 2016.
- [8] NSW office of Environment and Heritage, "eSPADE v2.1," 2016.
- [9] MCC & City Plan Urban Design, "Lochinvar Structure Plan," 2007.
- [10] Department of Land And Water Conservation, "Acid Sulfate Soil Risk Map for Maitland (Edition 2)," NSW Department of Natural Resources, December 1997.
- [11] Standards Australia, "Australian Standard - Guide to the investigation and sampling of sites with potentially contaminated soils - Part one: Non-volatile and semi-volatile compounds," Standards Australia, 2005.
- [12] NSW DEC, "Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (3rd Edition)," Department of Environment and Conservation NSW, 2017.

APPENDIX

A

FIGURES AND PHOTOS





Photograph 1: Open grassland with mature trees.



Photograph 2: Unknown stockpile on Lot 1307 covered in dense vegetation.





Photograph 3: Leisure pool filled with imported fill.



Photograph 4: Existing residential structure on Lot 1308.





Photograph 5: Existing residential structure on Lot 1307.



Photograph 6: Existing farm storage shed on Lot 1308.





Photograph 7: Farm storage shed on Lot 1308.

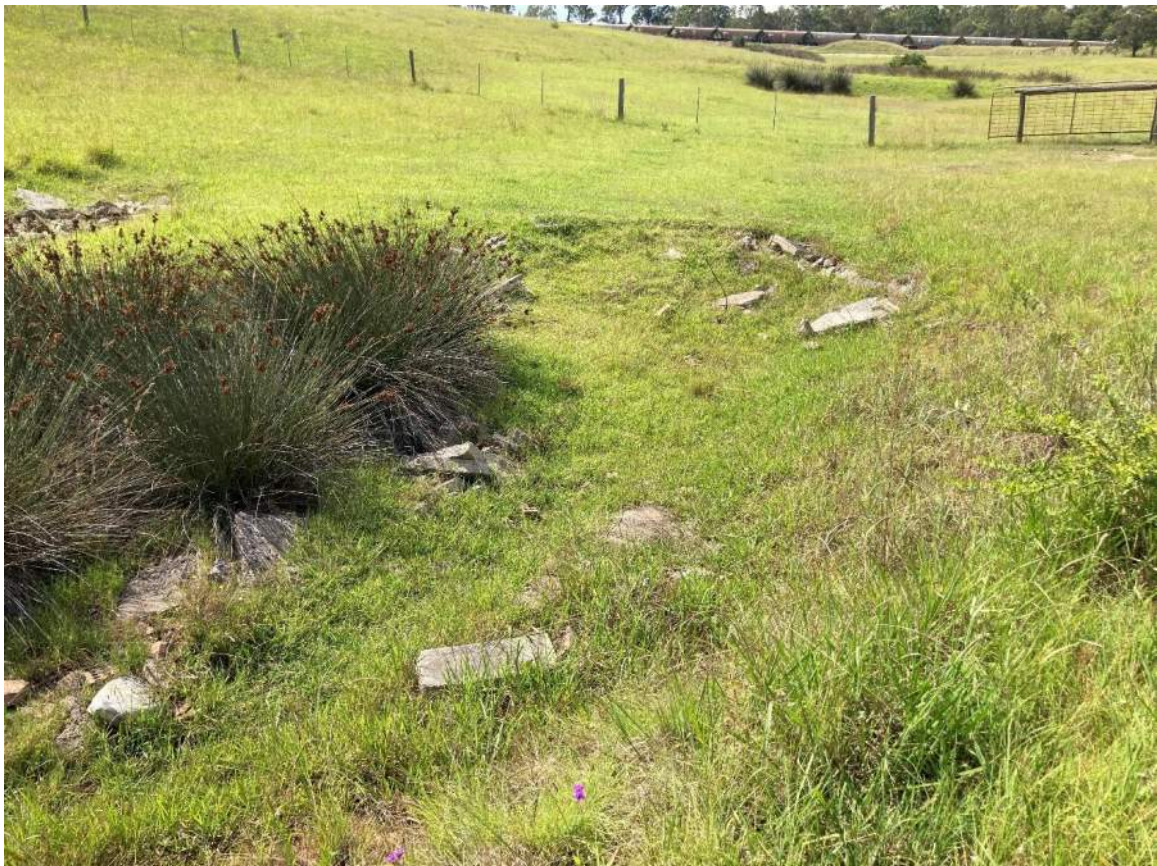


Photograph 8: Farm storage shed on Lot 1308 (shed as above).





Photograph 9: Remnant building rubble from retaining wall demolition (Lot 1308).



Photograph 10: Concrete rubble placed in scour lines (as advised by owner) Lot 1308.





Photograph 11: Building rubble placed in central dam as scour protection (as advised by owner) Lot 1308.



Photograph 12: Building rubble placed in drainage line as scour protection (as advised by owner) Lot 1308.



DATE PLOTTED: 9 February 2021 2:52 PM BY: KOSTANDREAS SYKIOTIS

NOTES:  
Image underlay adapted from nearmaps aerial imagery.



Approximate Location of Site Assessment

Approximate Location of Gully/Drainage Line

Location of Fenced Residential Area

Location of Storage Sheds

0 50m  
SCALE 1:2000 @A3

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Drawn	KS	Date	27/11/2020
Checked	GA	Date	09/02/2021
Designed		Date	
Verified		Date	
Approved		Date	

Client	Perception Planning Pty Ltd
Project	213 Station Lane Lochinvar, NSW Lot 1308 DP1141533
Title	Preliminary Site Investigation Area of Assessment

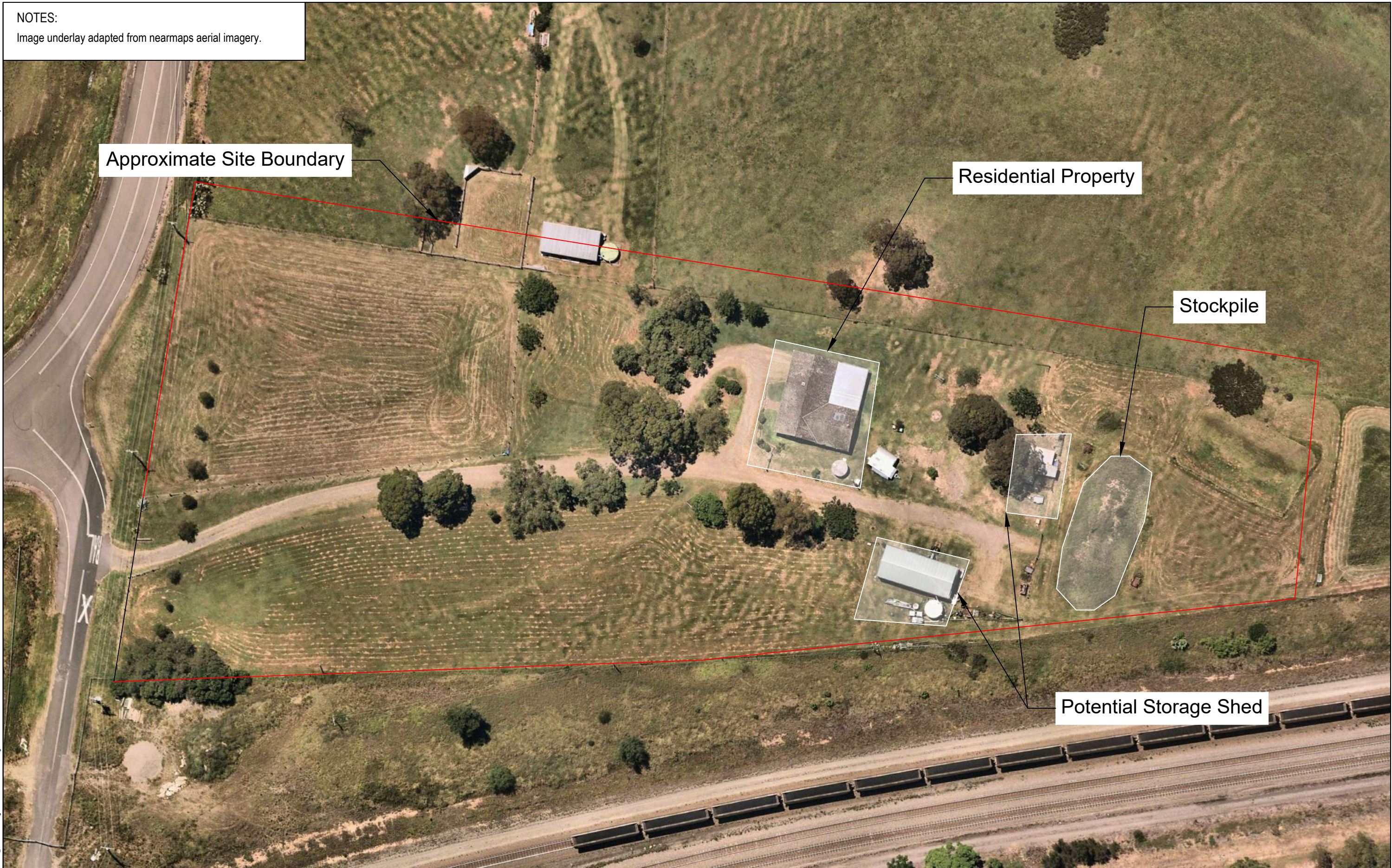
Status	<b>PRELIMINARY</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Project Number	81021075	Scale	1:2000
Figure Number	Site Plan Figure 1	Size	A3
Revision	A		

XREFS:  
CAD File: N:\Projects\81021075\_213 Station Lane\_Data\Drawings\Station Lane\_Site\_Plan.dwg



DATE PLOTTED: 9 February 2021 3:31 PM BY: KOSTANDREAS SYKOTIS

NOTES:  
Image underlay adapted from nearmaps aerial imagery.

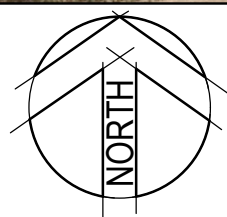
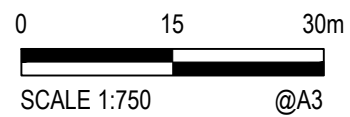


Approximate Site Boundary

Residential Property

Stockpile

Potential Storage Shed



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Drawn	KS	Date	09/02/2021
Checked	GA	Date	09/02/2021
Designed		Date	
Verified		Date	
Approved		Date	

Client	Perception Planning Pty Ltd
Project	229 Station Lane Lochinvar NSW Lot 1307 DP1141533
Title	Preliminary Site Investigation Site Assessment Area

Status	<b>PRELIMINARY</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Project Number	81021075	Scale	1:750	
Figure Number	Site Plan Figure 2		Size	A3
Revision	001			

XREFS:  
CAD File: N:\Projects\81021075\_213 Station Lane\Drawings\Station Lane Site Plan.dwg





APPENDIX

# B

REVIEW DATA



# LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

**Date: 22 Jan 2021 13:41:21**

**Reference: LS017391 EP**

**Address: 213 Station Lane, Lochinvar, NSW 2321**

**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.

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# Dataset Listing

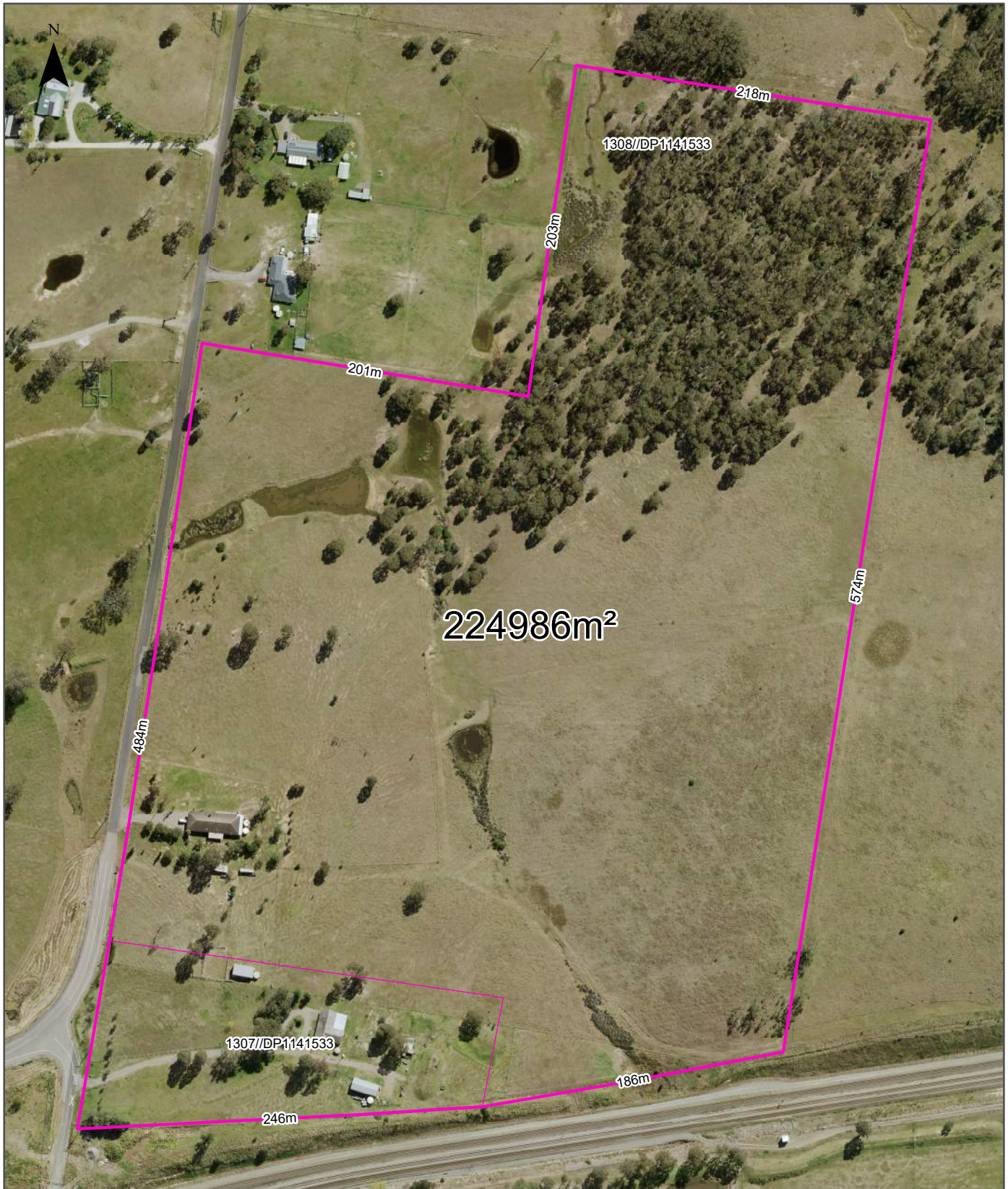
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Finance, Services & Innovation	13/11/2020	13/11/2020	Quarterly	-	-	-	-
Topographic Data	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	14/12/2020	14/12/2020	Monthly	1000	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority	06/01/2021	06/01/2021	Monthly	1000	0	0	0
Former Gasworks	Environment Protection Authority	11/01/2021	11/10/2017	Monthly	1000	0	0	0
National Waste Management Facilities Database	Geoscience Australia	12/11/2020	07/03/2017	Quarterly	1000	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	12/11/2020	13/07/2012	Quarterly	1000	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	15/01/2021	23/11/2020	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	08/01/2021	08/01/2021	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	08/01/2021	08/01/2021	Monthly	2000	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	07/01/2021	07/01/2021	Monthly	2000	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	15/01/2021	15/01/2021	Monthly	2000	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	04/02/2020	13/12/2018	Annually	1000	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	11/01/2021	11/01/2021	Monthly	1000	1	2	3
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	11/01/2021	11/01/2021	Monthly	1000	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	11/01/2021	11/01/2021	Monthly	1000	3	5	5
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500	-	0	0
Points of Interest	NSW Department of Finance, Services & Innovation	30/03/2020	30/03/2020	Quarterly	1000	1	1	7
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	30/03/2020	30/03/2020	Quarterly	1000	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	30/03/2020	30/03/2020	Quarterly	1000	0	0	2
Major Easements	NSW Department of Finance, Services & Innovation	30/03/2020	30/03/2020	Quarterly	1000	0	0	2
State Forest	Forestry Corporation of NSW	18/01/2018	18/01/2018	As required	1000	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	21/01/2020	30/09/2019	Annually	1000	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000	2	2	2
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	26/10/2020	21/02/2018	As required	1000	0	0	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Groundwater Boreholes	NSW Dept. of Primary Industries - Water NSW; Commonwealth of Australia (Bureau of Meteorology)	24/07/2018	23/07/2018	Annually	2000	0	0	10
Geological Units 1:250,000	NSW Department of Planning, Industry and Environment	20/08/2014		None planned	1000	1	-	2
Geological Structures 1:250,000	NSW Department of Planning, Industry and Environment	20/08/2014		None planned	1000	0	-	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000	1	1	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	14/10/2020	27/07/2020	Annually	1000	1	-	2
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	23/12/2020	03/07/2020	Monthly	500	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000	1	1	1
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000	1	1	2
Dryland Salinity Potential of Western Sydney	NSW Department of Planning, Industry and Environment	12/05/2017	01/01/2002	None planned	1000	-	-	-
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	30/03/2020	30/03/2020	Quarterly	1000	0	0	0
Current Mining Titles	NSW Department of Industry	07/01/2021	07/01/2021	Monthly	1000	0	0	0
Mining Title Applications	NSW Department of Industry	07/01/2021	07/01/2021	Monthly	1000	0	0	0
Historic Mining Titles	NSW Department of Industry	07/01/2021	07/01/2021	Monthly	1000	5	5	5
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	23/12/2020	07/12/2018	Monthly	1000	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	23/12/2020	18/12/2020	Monthly	1000	2	5	9
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	24/11/2020	20/11/2019	Quarterly	1000	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	24/11/2020	20/11/2019	Quarterly	1000	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	12/11/2020	02/07/2020	Quarterly	1000	0	0	0
Environmental Planning Instrument Heritage	NSW Department of Planning, Industry and Environment	23/12/2020	18/12/2020	Monthly	1000	1	2	2
Bush Fire Prone Land	NSW Rural Fire Service	19/01/2021	11/01/2021	Weekly	1000	2	2	3
Lower Hunter and Central Coast Regional Vegetation Survey	NSW Office of Environment & Heritage	28/02/2015	16/11/2009	As required	1000	2	4	10
Ramsar Wetlands of Australia	Department of the Agriculture, Water and the Environment	08/10/2014	24/06/2011	As required	1000	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	3	3	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	4	4	8
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	18/01/2021	18/01/2021	Weekly	10000	-	-	-

# Site Diagram

213 Station Lane, Lochinvar, NSW 2321



<b>Legend</b> Site Boundary Internal Parcel Boundaries	<b>Total Area:</b> 224986m <sup>2</sup> <b>Total Perimeter:</b> 2115m	<b>Scale:</b> 
	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 Sources: Aerial Imagery © Aerometrex Pty Ltd
		Coordinate System: GDA 1994 MGA Zone 56
		Date: 22 January 2021



# Contaminated Land

213 Station Lane, Lochinvar, NSW 2321

## List of NSW contaminated sites notified to EPA

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

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist (m)	Direction
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

213 Station Lane, Lochinvar, NSW 2321

### 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

213 Station Lane, Lochinvar, NSW 2321

## National Waste Management Site Database

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

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

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

## 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 (m)	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

213 Station Lane, Lochinvar, NSW 2321

## EPA PFAS Investigation Program

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

Id	Site	Address	Loc Conf	Dist	Dir
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

213 Station Lane, Lochinvar, NSW 2321

### 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

213 Station Lane, Lochinvar, NSW 2321

## 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

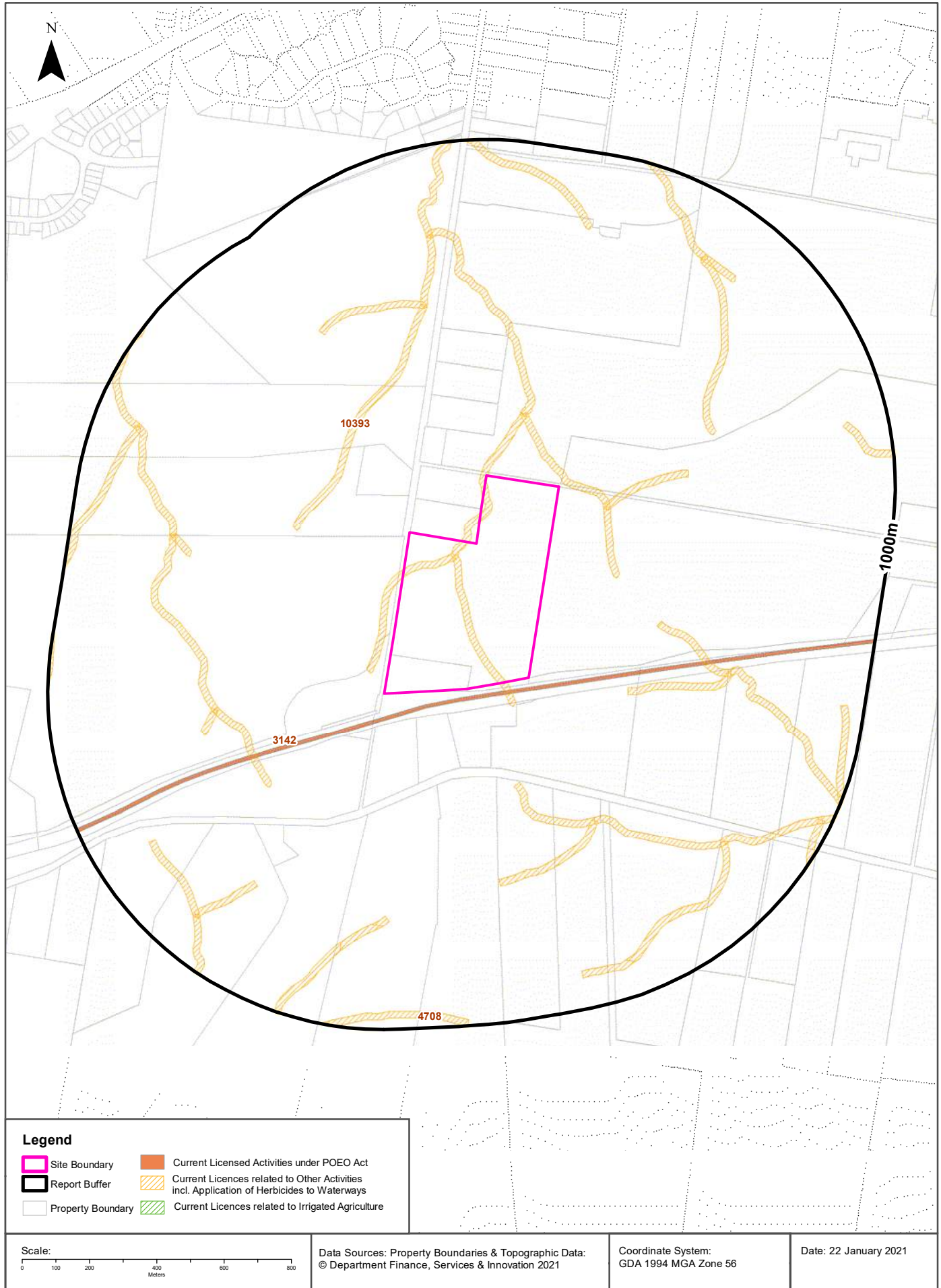
Sites within the dataset buffer:

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

213 Station Lane, Lochinvar, NSW 2321



## EPA Activities

213 Station Lane, Lochinvar, NSW 2321

## Licensed Activities under the POEO Act 1997

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

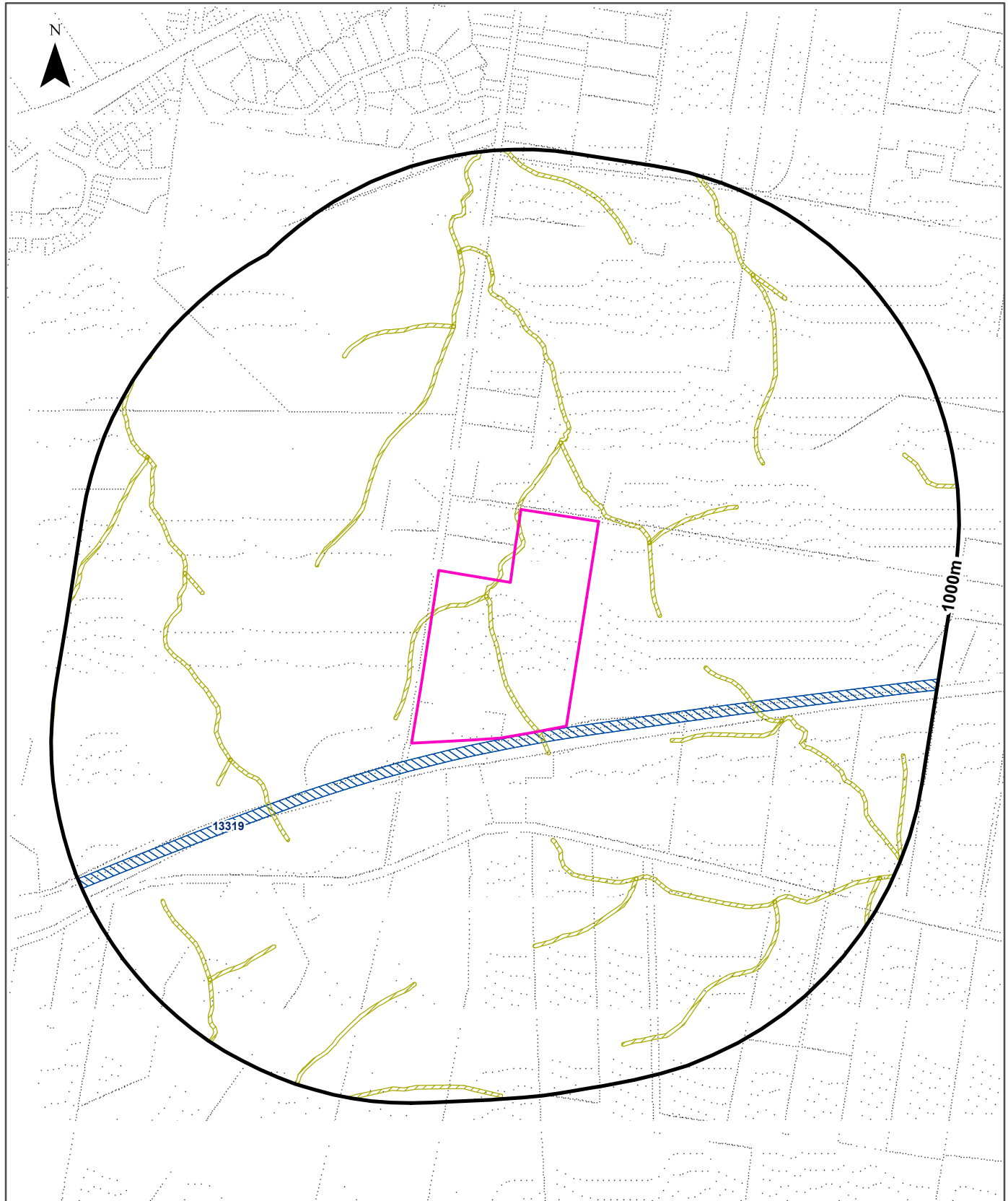
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
10393	MAITLAND CITY COUNCIL	ALL WATERBODIES IN THE MAITLAND LOCAL GOVERNMENT AREA	.	MAITLAND	Other activities	Network of Features	0m	Onsite
3142	AUSTRALIAN RAIL TRACK CORPORATION LIMITED		AUSTRALIAN RAIL TRACK CORPORATION (ARTC) NETWORK, SYDNEY, NSW 2001		Railway systems activities	Network of Features	22m	South
4708	CESSNOCK CITY COUNCIL	-	-	CESSNOCK	Other activities	Network of Features	688m	South

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

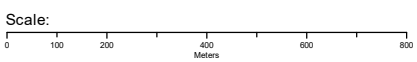
# Delicensed & Former Licensed EPA Activities

213 Station Lane, Lochinvar, NSW 2321



### Legend

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



Property Boundary Data Source:  
© Department Finance, Services & Innovation 2021

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 22 January 2021



## EPA Activities

213 Station Lane, Lochinvar, NSW 2321

### 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	Onsite
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	Onsite
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	Onsite
13319	AUSTRALIAN RAIL TRACK CORPORATION LIMITED	Maitland to Minimbah Third Track, Main Northern Railway, MAITLAND	Surrendered	16/11/2010	Crushing, grinding or separating; Extractive Activities	Road Match	2m	South
13319	AUSTRALIAN RAIL TRACK CORPORATION LIMITED	Maitland to Minimbah Third Track, Main Northern Railway, MAITLAND	Surrendered	16/11/2010	Railway systems activities	Road Match	2m	South

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

## Historical Business Directories

213 Station Lane, Lochinvar, NSW 2321

### 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
	No records in buffer						

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

## Business Directory Records 1950-1991 Road or Area Matches

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

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

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



## Historical Business Directories

213 Station Lane, Lochinvar, NSW 2321

### 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
	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
	No records in buffer					



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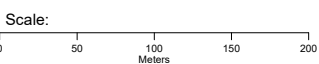
# Aerial Imagery 2020

213 Station Lane, Lochinvar, NSW 2321



### Legend

-  Site Boundary
-  Buffer 150m



Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 22 January 2021





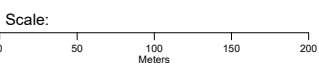
# Aerial Imagery 2015

213 Station Lane, Lochinvar, NSW 2321



### Legend

-  Site Boundary
-  Buffer 150m



Data Sources: Aerial Imagery © Aerometrex Pty Ltd

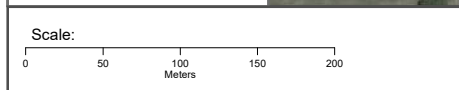
Coordinate System:  
GDA 1994 MGA Zone 56

Date: 22 January 2021



# Aerial Imagery 2010

213 Station Lane, Lochinvar, NSW 2321



Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 22 January 2021





# Aerial Imagery 2004

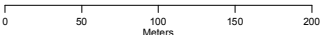
213 Station Lane, Lochinvar, NSW 2321



**Legend**

-  Site Boundary
-  Buffer 150m

**Scale:**



0 50 100 150 200  
Meters

Data Source Aerial Imagery: © 2021 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

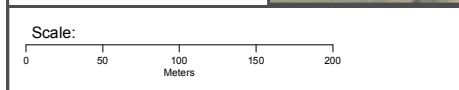
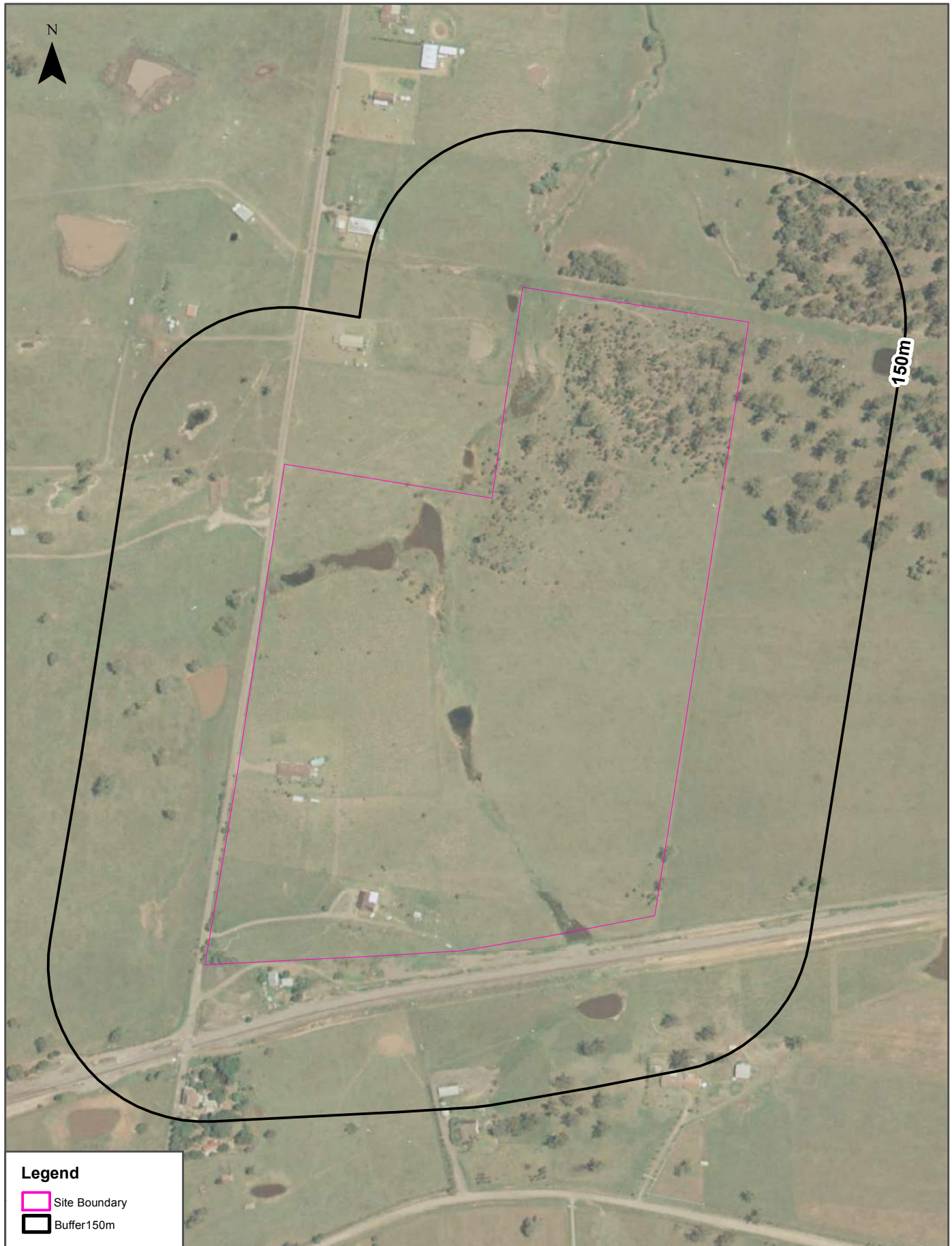
Coordinate System:  
GDA 1994 MGA Zone 56

Date: 21 January 2021



# Aerial Imagery 1993

213 Station Lane, Lochinvar, NSW 2321



Data Source Aerial Imagery:  
©NSW Department of Customer Service

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 21 January 2021

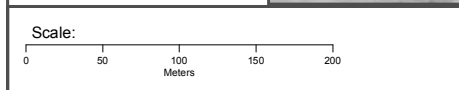
# Aerial Imagery 1984

213 Station Lane, Lochinvar, NSW 2321



**Legend**

- Site Boundary
- Buffer150m



Data Source Aerial Imagery:  
©NSW Department of Customer Service

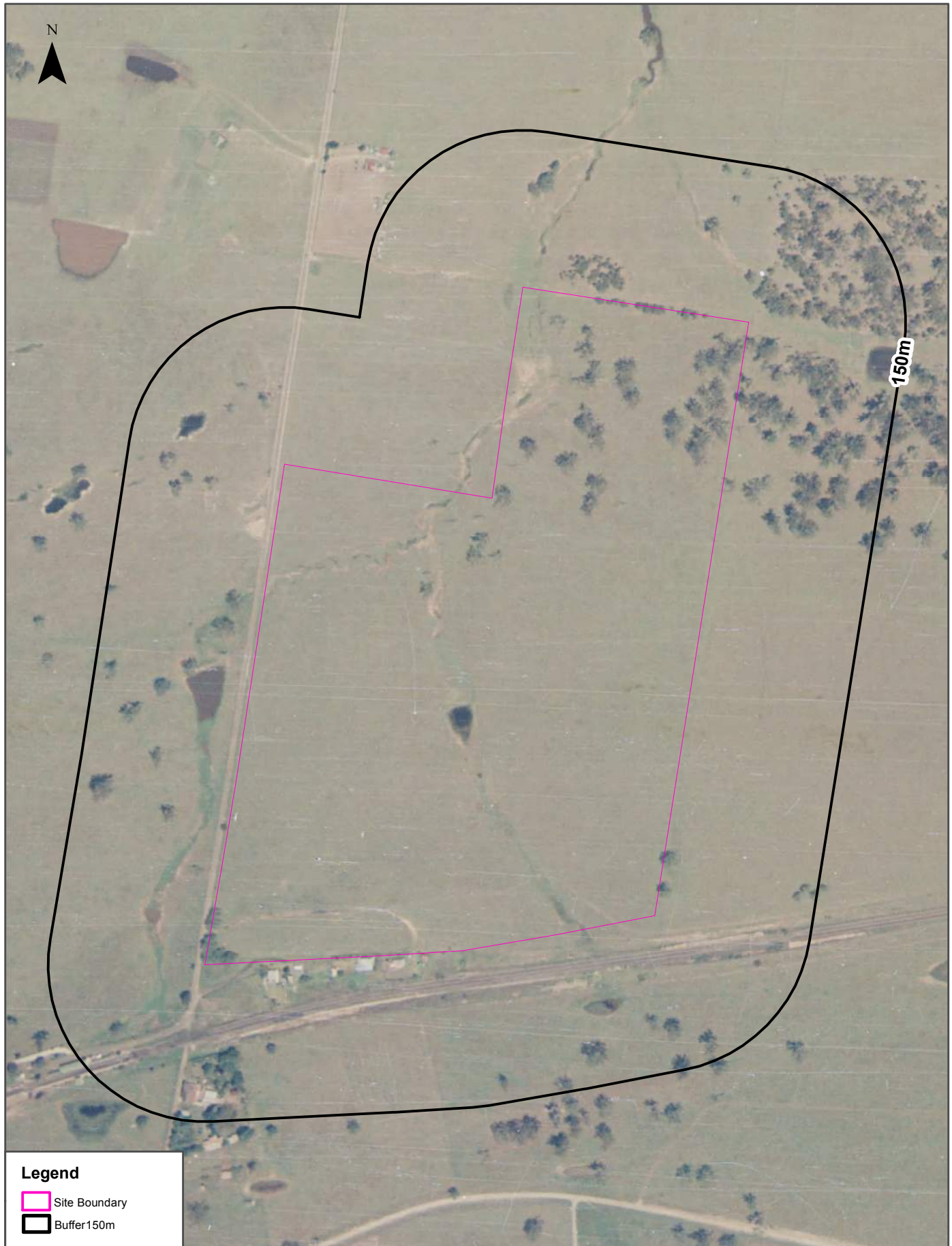
Coordinate System:  
GDA 1994 MGA Zone 56

Date: 21 January 2021





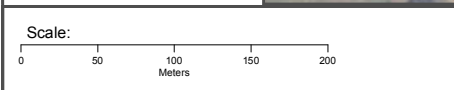
# Aerial Imagery 1976

213 Station Lane, Lochinvar, NSW 2321



**Legend**

-  Site Boundary
-  Buffer150m



Data Source Aerial Imagery:  
©NSW Department of Customer Service

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 21 January 2021



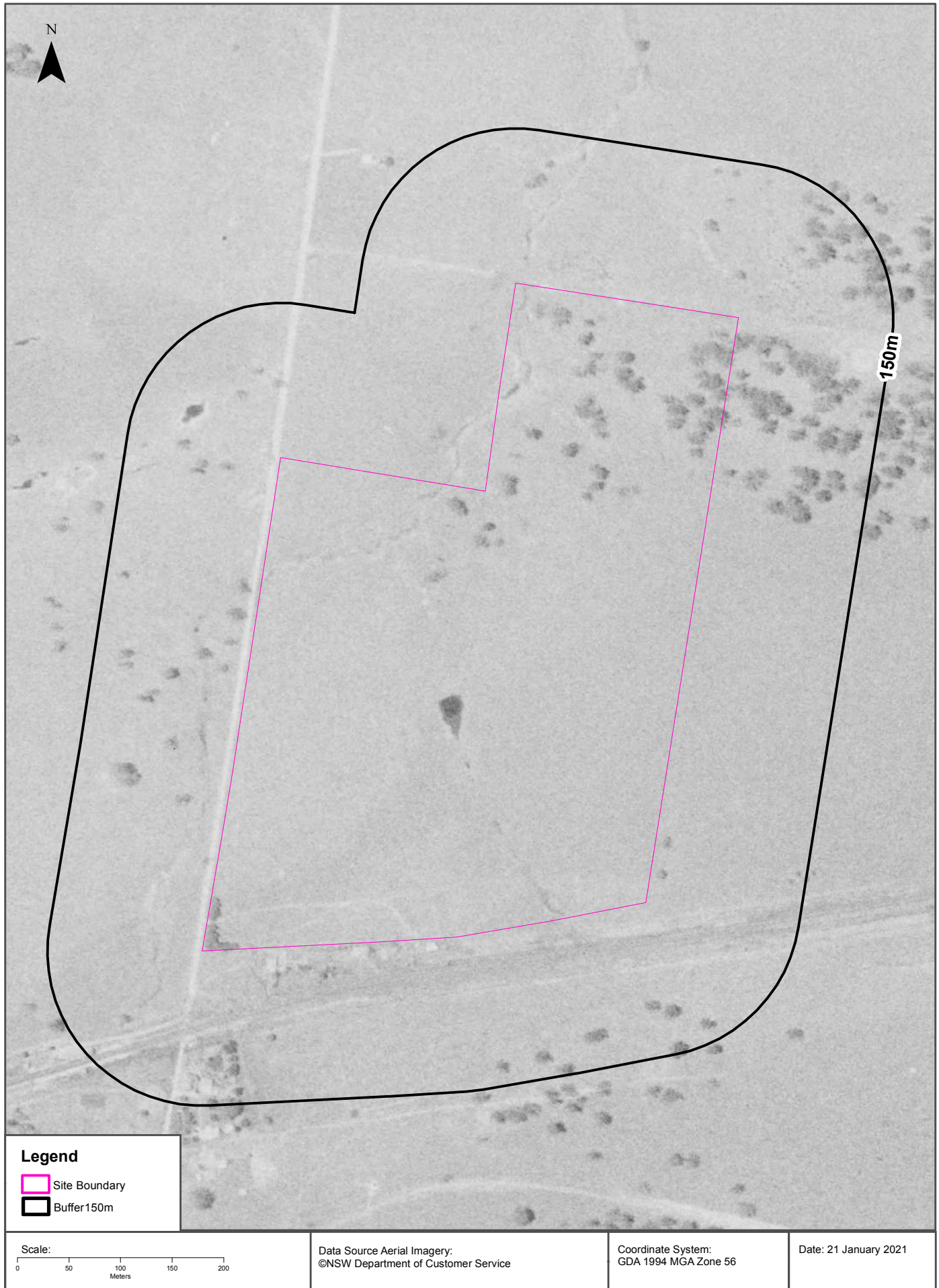
# Aerial Imagery 1971

213 Station Lane, Lochinvar, NSW 2321



# Aerial Imagery 1958

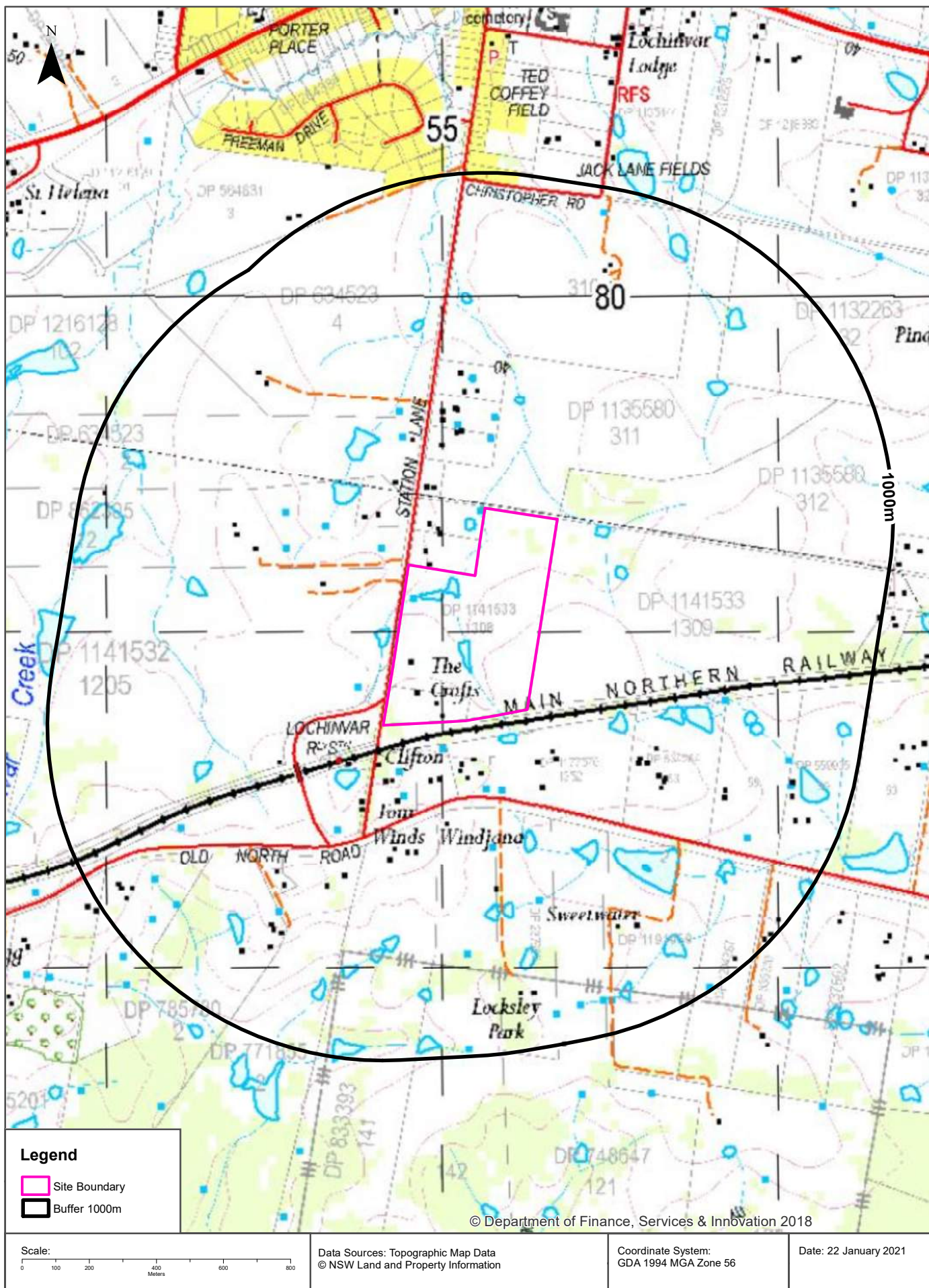
213 Station Lane, Lochinvar, NSW 2321





# Topographic Map 2015

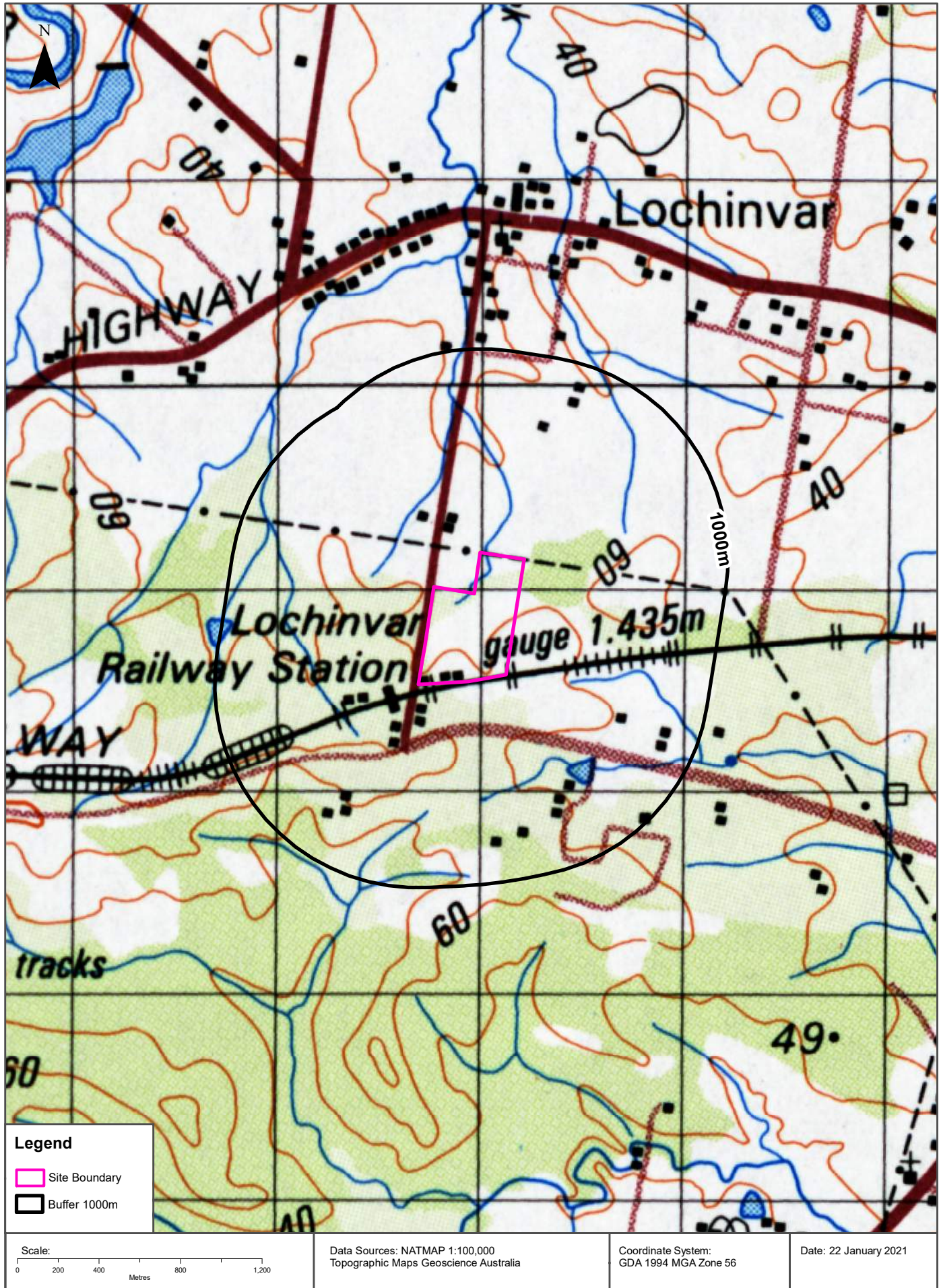
213 Station Lane, Lochinvar, NSW 2321





# Historical Map 1982

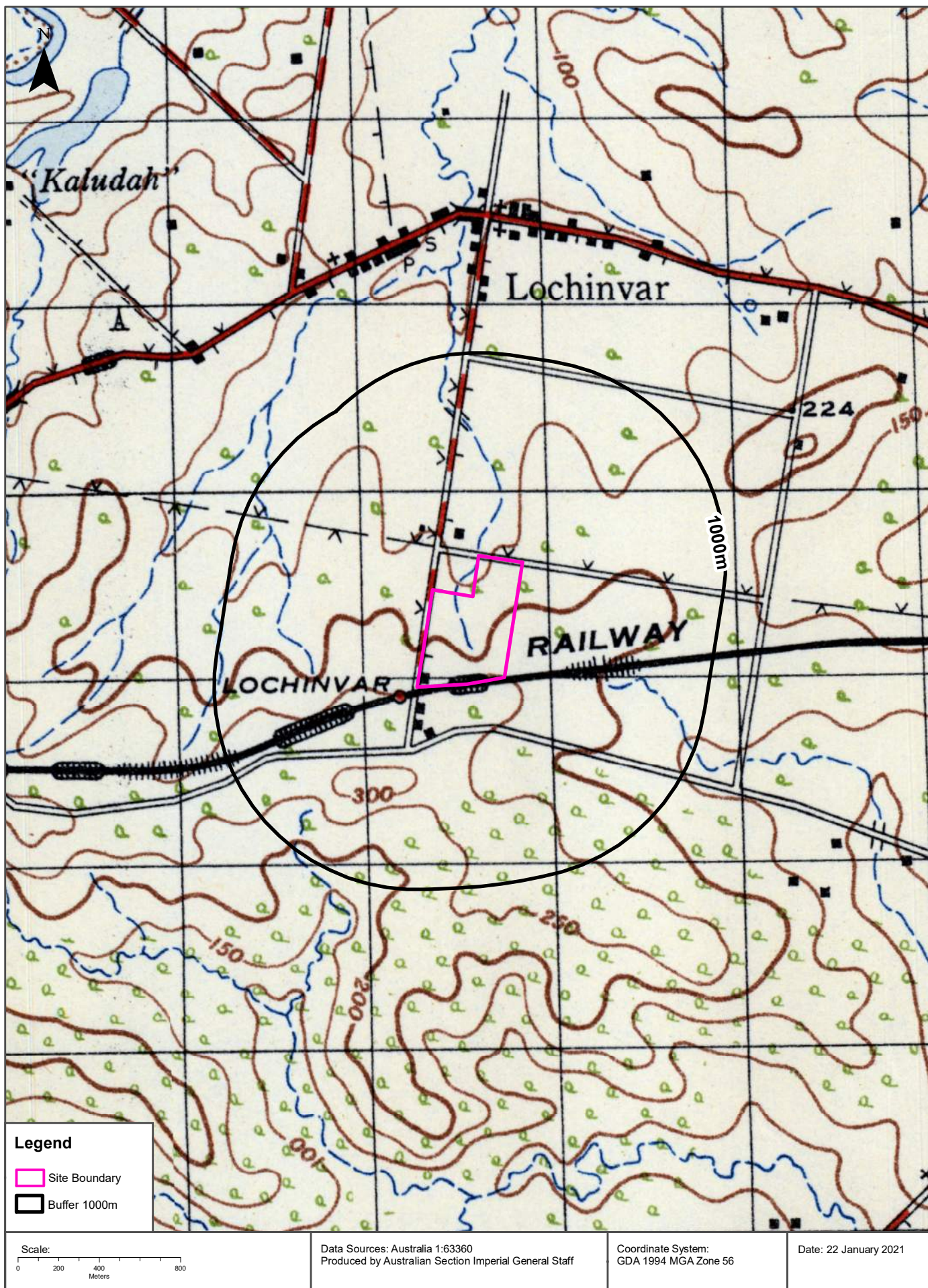
213 Station Lane, Lochinvar, NSW 2321





# Historical Map c.1955

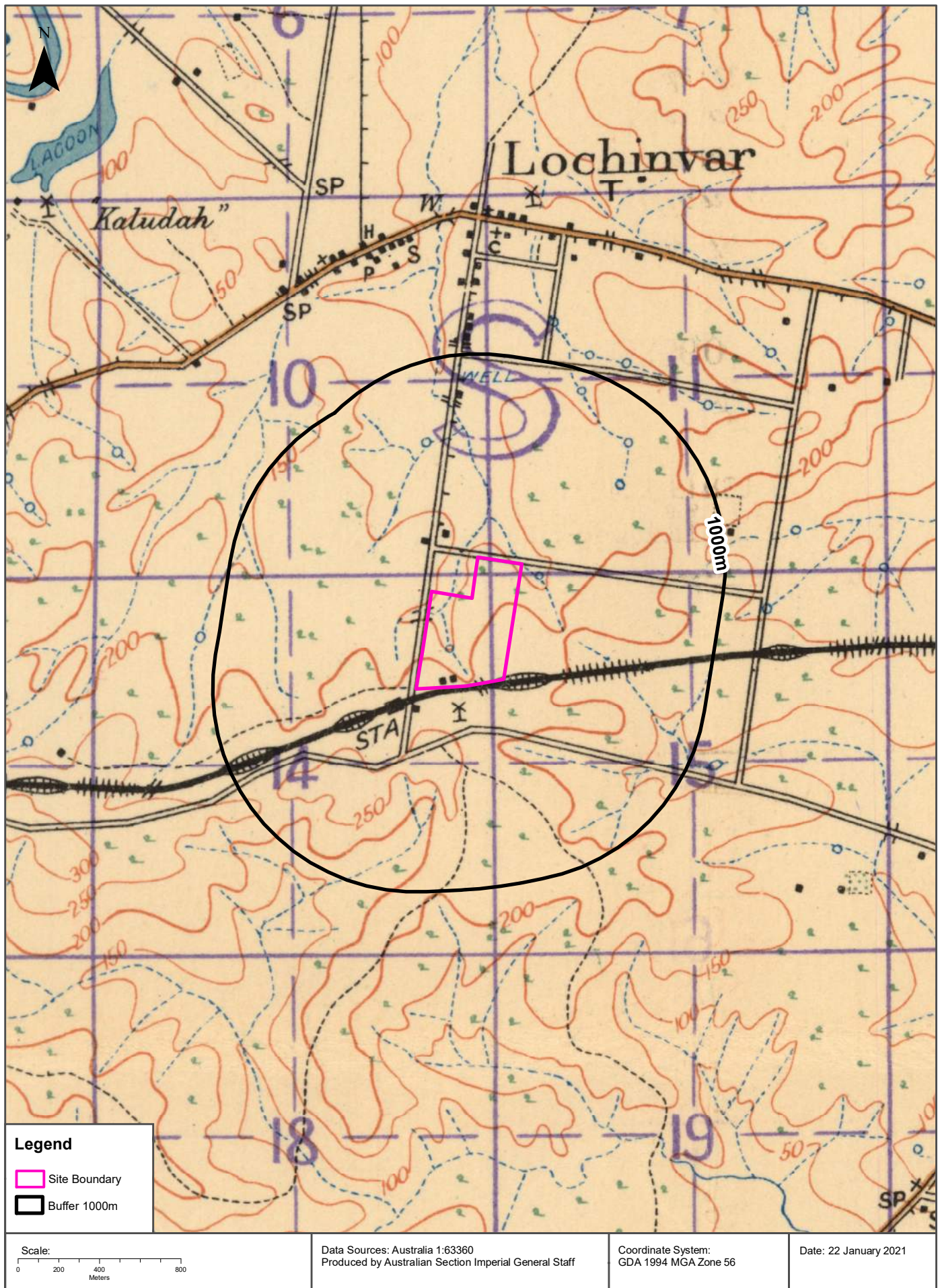
213 Station Lane, Lochinvar, NSW 2321





# Historical Map c.1927

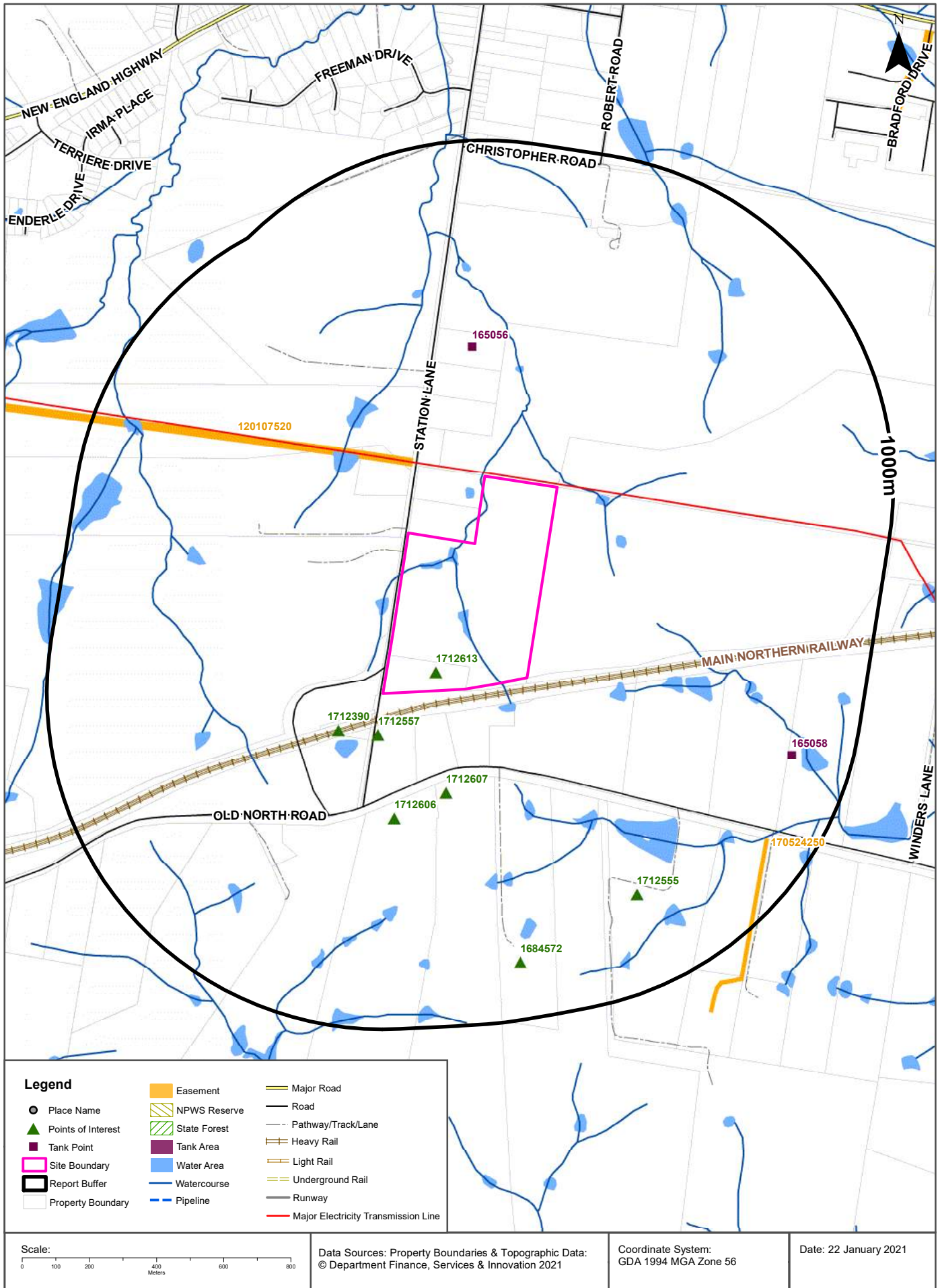
213 Station Lane, Lochinvar, NSW 2321





# Topographic Features

213 Station Lane, Lochinvar, NSW 2321



# Topographic Features

213 Station Lane, Lochinvar, NSW 2321

## Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
1712613	Homestead	THE CROFTS	0m	Onsite
1712557	Homestead	CLIFTON	123m	South West
1712390	Railway Station	LOCHINVAR RAILWAY STATION	171m	South West
1712607	Homestead	WINDJANA	305m	South
1712606	Homestead	FOUR WINDS	373m	South
1712555	Homestead	SWEETWATER	723m	South East
1684572	Homestead	LOCKSLEY PARK	830m	South

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

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# Topographic Features

213 Station Lane, Lochinvar, NSW 2321

## Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

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

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

## Tanks (Points)

What are the Tank Points located within the dataset buffer?

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

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
165056	Water	Operational		01/10/2011	387m	North
165058	Water	Operational		01/10/2011	820m	South East

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
120107520	Primary	Undefined		201m	North West
170524250	Primary	Right of way	8 wide and vari	855m	South East

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

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# Topographic Features

213 Station Lane, Lochinvar, NSW 2321

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

## National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

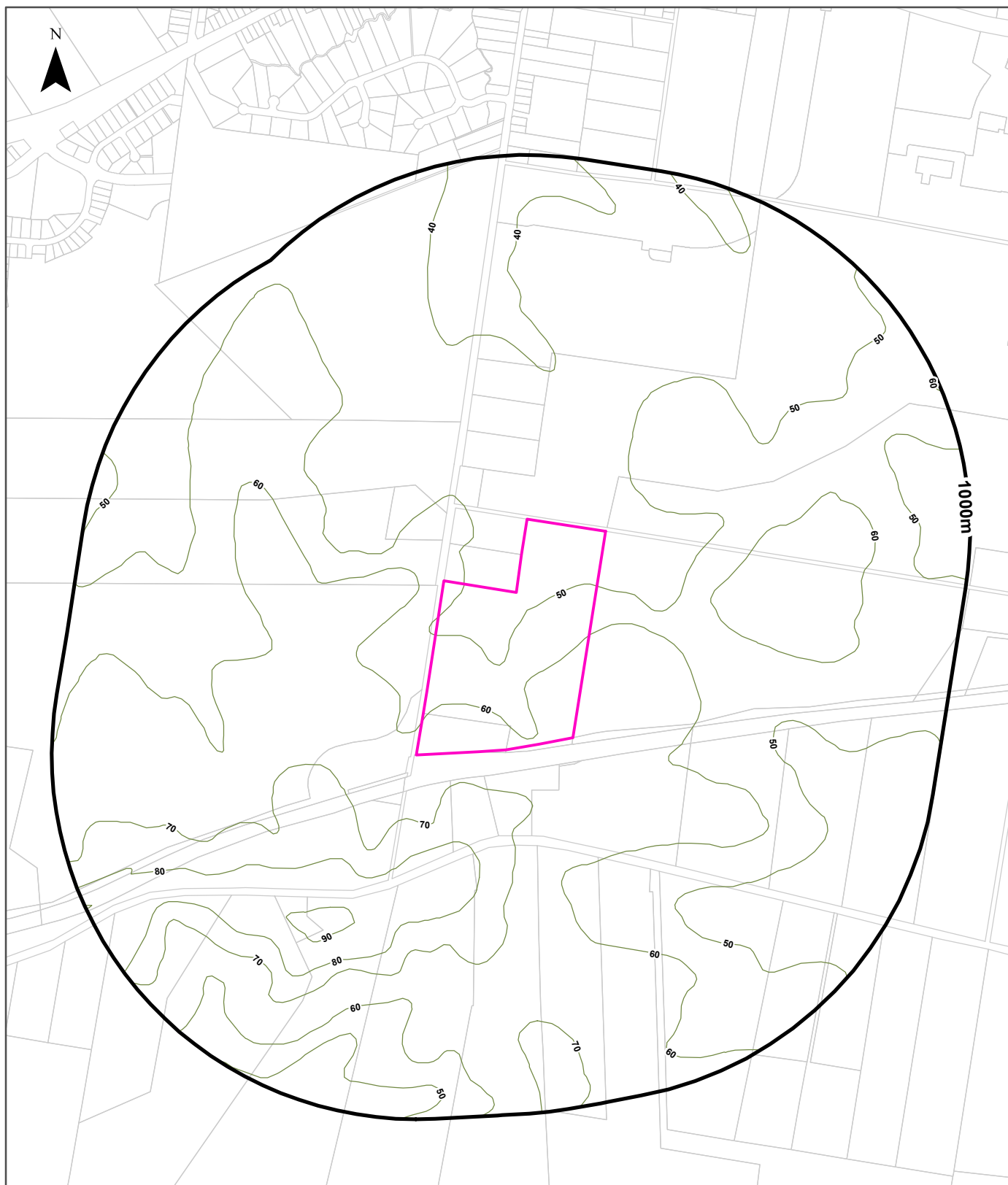
Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N/A	No records in buffer				

NPWS Data Source: © NSW Department of Finance, Services & Innovation (2018)  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>



# Elevation Contours (m AHD)

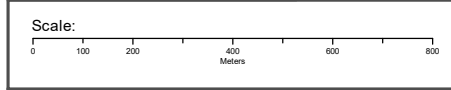
213 Station Lane, Lochinvar, NSW 2321



**Legend**

- Elevation Contour (m AHD)
- Site Boundary
- Report Buffer
- Property Boundary

Accuracy & Currency: This contour data can be up to 0.4 of the contour interval out in height and must therefore not be used for any design or engineering works, but only as a general guide to topography. Gaps may occur along contour lines due to vertical topography, obscured topography in the source photography such as buildings, dense vegetation or dead ground, or the fact that original buildings have been replaced in the intervening thirty years since the original contour capture.



Data Sources: Property Boundaries & Topographic Data:  
© Department Finance, Services & Innovation 2021

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 22 January 2021

# Hydrogeology & Groundwater

213 Station Lane, Lochinvar, NSW 2321

## Hydrogeology

Description of aquifers on-site:

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

Description of aquifers within the dataset buffer:

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

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

## Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

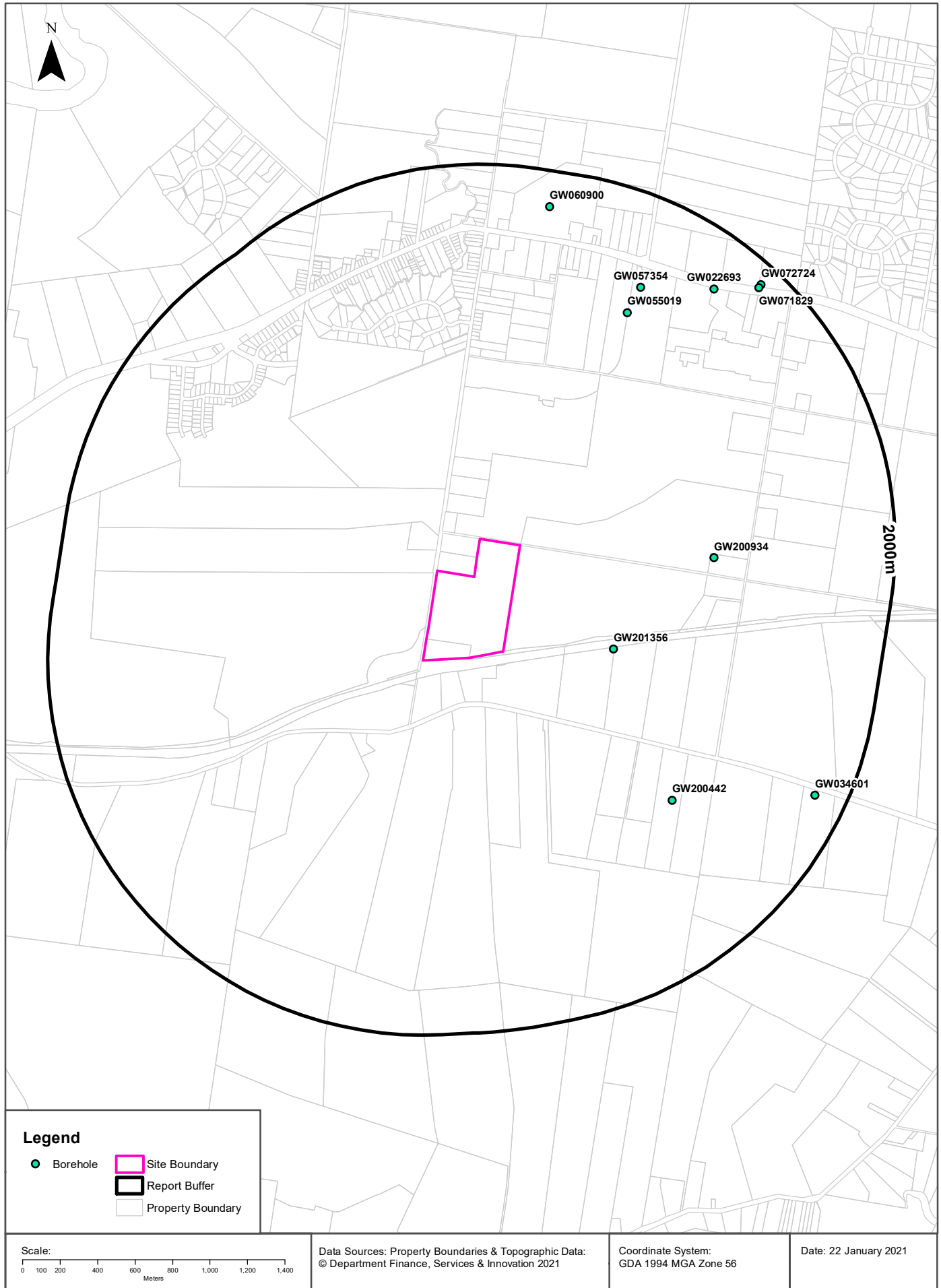
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

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

213 Station Lane, Lochinvar, NSW 2321





# Hydrogeology & Groundwater

213 Station Lane, Lochinvar, NSW 2321

## Groundwater Boreholes

Boreholes within the dataset buffer:

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m bgl)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW201356	20BL172372	Bore	Private	Monitoring Bore	Monitoring Bore		03/12/2009	6.30	6.30					580m	East
GW200934	20BL167816	Bore	Private	Domestic	Domestic		03/03/2000	25.00	25.00	2000	12.00	0.200		1036m	East
GW200442	20BL169236	Bore		Domestic, Stock	Domestic, Stock		18/05/2004	41.00	41.00		19.00	0.100		1201m	South East
GW055019	20BL112296, 20WA207606	Bore	Private	Stock	Stock		01/07/1982	23.80	23.80	Fair				1365m	North East
GW057354	20BL125092, 20WA207616	Bore	Private	Stock	Domestic, Monitoring Bore, Stock		01/07/1982	22.90	22.90	1001-3000 ppm			37.00	1518m	North East
GW022693	20BL015545, 20BL169629, 20WA207755	Well	Private	Irrigation, Stock	Irrigation, Monitoring Bore, Stock			12.20		Fresh			49.00	1712m	North East
GW060900	20BL132352, 20WA207621	Bore	Private	Domestic, Stock	Domestic, Monitoring Bore, Stock		01/03/1985	18.30	18.30	501-1000 ppm			25.00	1809m	North
GW034601	20BL027721	Well	Private	Domestic, Farming, Stock	Domestic, Stock		01/08/1971	10.30	10.40					1831m	South East
GW071829		Bore			Town Water Supply		01/10/1992	16.00	16.00		16.00		45.50	1872m	North East
GW072724		Bore	Private		Domestic, Farming, Stock		31/12/1992	70.00						1892m	North East

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

# Hydrogeology & Groundwater

213 Station Lane, Lochinvar, NSW 2321

## Driller's Logs

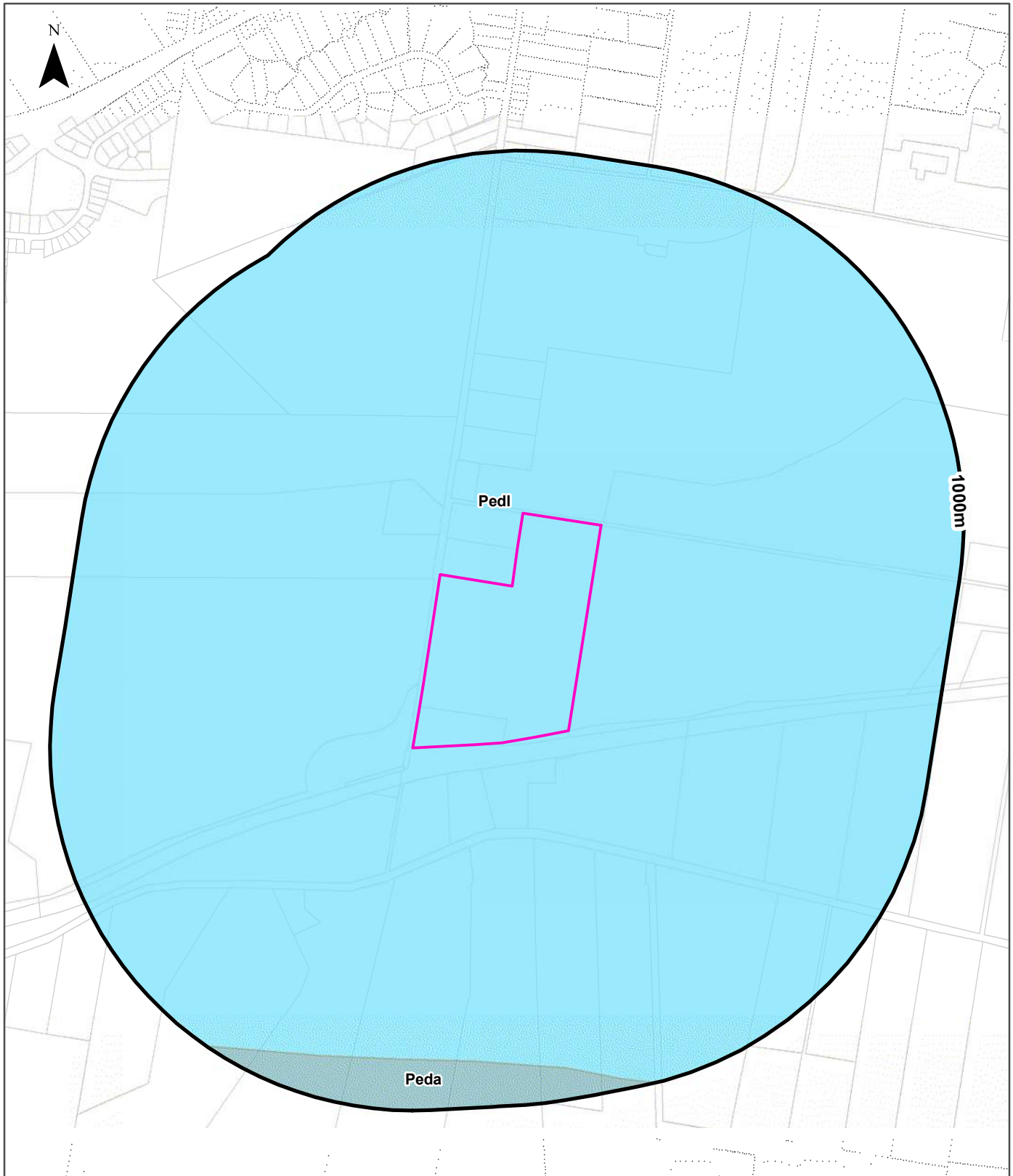
Drill log data relevant to the boreholes within the dataset buffer:

Groundwater No	Drillers Log	Distance	Direction
GW201356	0.00m-0.20m Sand, fine grained, yellow brown, organic matter 0.20m-1.00m Clay, medium, brown mottled, trace silt 1.00m-2.50m Clay, heavy, white yellow, trace sand 2.50m-6.30m Clay, heavy, yellow, mottled white	580m	East
GW200934	0.00m-1.00m BLACK SOIL 1.00m-7.00m BASALT WEATHERED AND DECOMPOSED 7.00m-12.00m WEATHERED BASALT 12.00m-17.00m BASALT FRESH SOFT FINE GRAINED 17.00m-25.00m BASALT FRESH HARD	1036m	East
GW200442	0.00m-0.20m topsoil 0.20m-0.80m clay (brown) 0.80m-15.00m conglomerate (weathered) 15.00m-24.00m conglomerate (hard blue) 24.00m-24.20m water cut 24.20m-38.00m conglomerate (hard blue) 38.00m-38.40m water cut 38.40m-41.00m conglomerate (hard blue)	1201m	South East
GW055019	0.00m-9.10m Clay 9.10m-16.40m Basalt Decomposed 16.40m-23.80m Basalt Water Supply	1365m	North East
GW057354	0.00m-10.00m Clay 10.00m-22.00m Sandstone Water Supply 22.00m-22.86m Basalt	1518m	North East
GW060900	0.00m-4.20m Clay 4.20m-4.87m Sandstone Weathered Water Supply 4.87m-10.00m Clay 10.00m-10.66m Andesite Weathered Water Supply 10.66m-16.15m Sandstone Or Siltstone Water Supply 16.15m-18.28m Shale Grey	1809m	North
GW034601	0.00m-0.60m Soil Black Heavy 0.60m-6.09m Clay Crumbly Soft 6.09m-10.36m Gravel Shaley Water Supply	1831m	South East

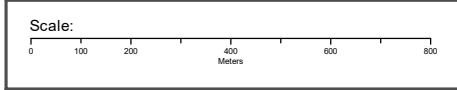
Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp  
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# Geology 1:250,000

213 Station Lane, Lochinvar, NSW 2321



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



Data Sources: Property Boundaries & Topographic Data:  
© Department Finance, Services & Innovation 2021

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 22 January 2021



## Geology

213 Station Lane, Lochinvar, NSW 2321

### Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Pedl	Basalt, siltstone, sandstone	Lockinvar Formation	Dalwood Group		Palaeozoic			1:250,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Peda	Conglomerate, lithic sandstone	Allandale Formation	Dalwood Group		Palaeozoic			1:250,000
Pedl	Basalt, siltstone, sandstone	Lockinvar Formation	Dalwood Group		Palaeozoic			1:250,000

### Geological Structures

What are the Geological Structures onsite?

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

What are the Geological Structures within the dataset buffer?

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

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

© State of New South Wales through the NSW Department of Industry, Resources & Energy

# Naturally Occurring Asbestos Potential

213 Station Lane, Lochinvar, NSW 2321

## Naturally Occurring Asbestos Potential

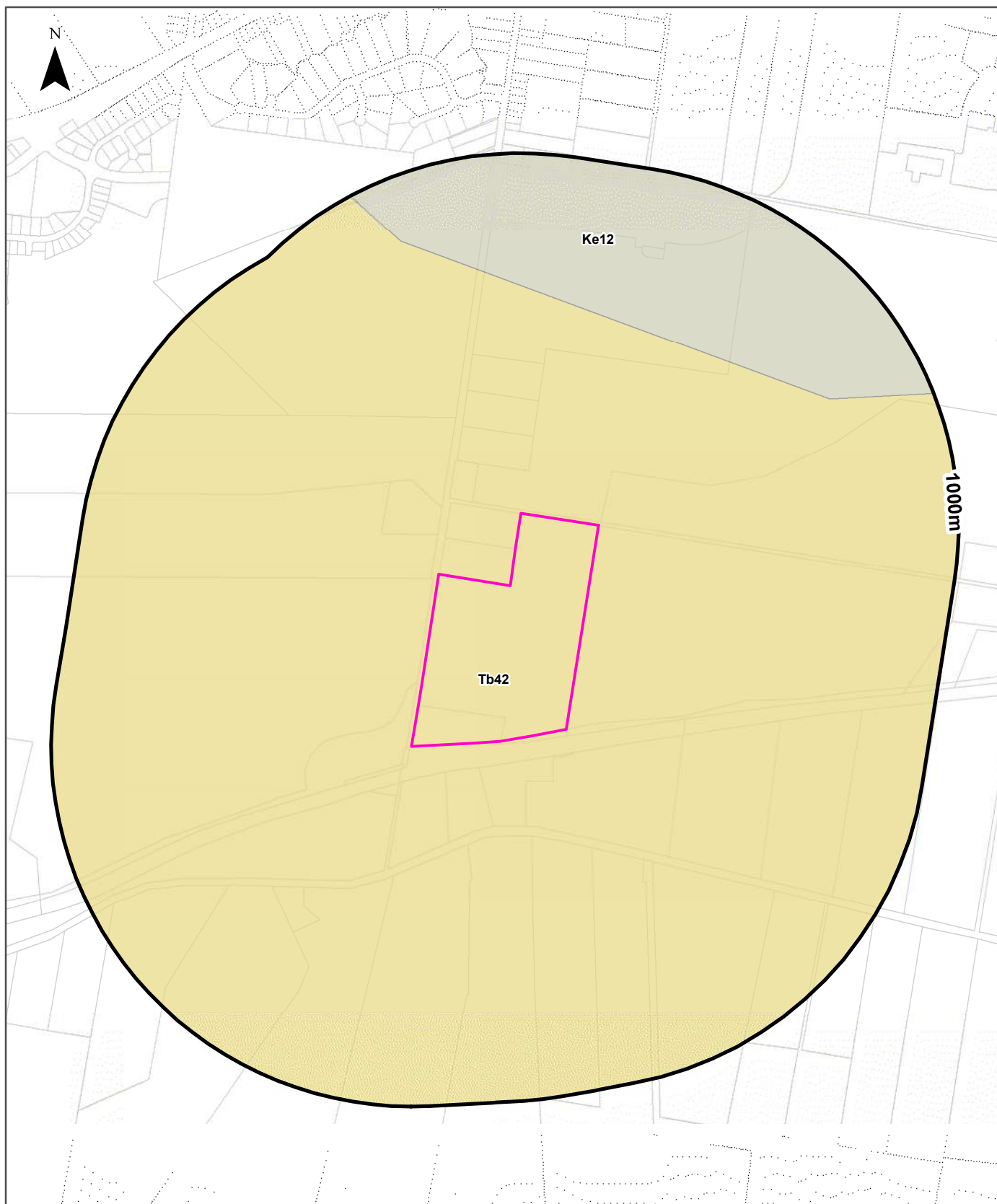
Naturally Occurring Asbestos Potential within the dataset buffer:

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

213 Station Lane, Lochinvar, NSW 2321



Legend		Australian Soil Classification Orders					
Site Boundary	Anthroposol	Dermosol	Kandosol	Podosol	Tenosol	No Data	
Report Buffer	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol		
Property Boundary	Chromosol	Hydrosol	Organosol	Sodosol	Lake		

<p>Scale:</p>	<p>Data Sources: Property Boundaries &amp; Topographic Data: © Department Finance, Services &amp; Innovation 2021</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 22 January 2021</p>
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## Soils

213 Station Lane, Lochinvar, NSW 2321

### Atlas of Australian Soils

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

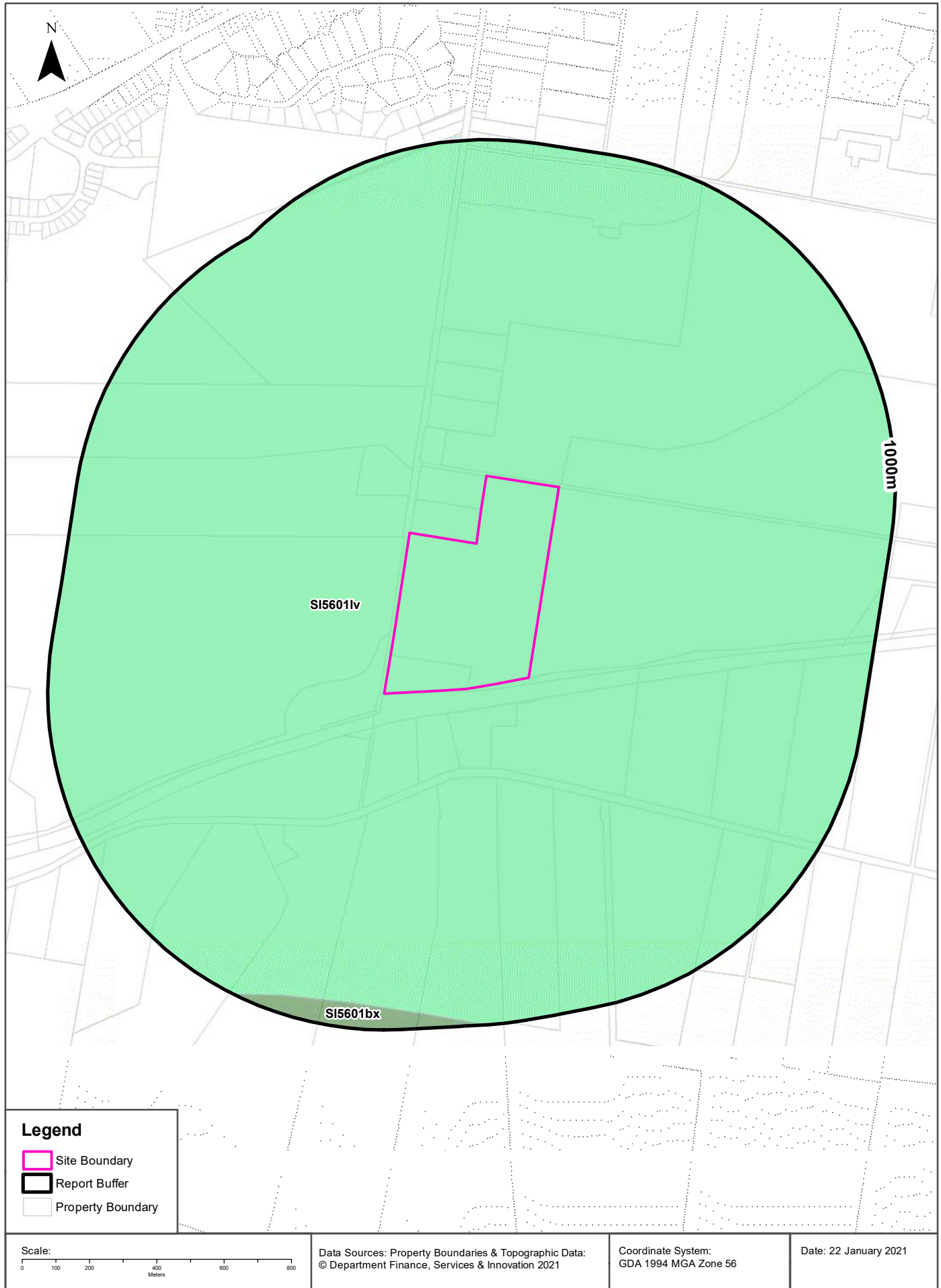
Map Unit Code	Soil Order	Map Unit Description	Distance
Tb42	Kurosol	Undulating to hilly with a general ridge, slope, and valley sequence throughout; some outcropping sandstone or conglomerate on the ridges, occasionally some escarpments: chief soils are hard acidic yellow mottled soils (Dy3.41), possibly with (Dy3.42). Associated are: narrow ridges of shallow (Dy3.41) and (Dr3.41) soils, both often containing ironstone gravel; (Dr2.41) soils on broader ridges some broad sandy flats of (Dy5.81) soils containing ironstone gravels; dunes of (Uc1.2) soils on local sand deposits; and various undescribed soils along the streams where salinity is a common local feature.	0m
Ke12	Vertosol	Undulating with shallow valleys: chief soils are dark cracking clays (Ug5.15), (Ug5.16), (Ug5.13), (Ug5.12), and (Ug5.14). Associated are small areas of other cracking clays, such as (Ug5.3), (Ug5.2), and (Ug5.S); dark friable earths (Gn3.42); and minor areas of all the soils common to unit Oc10. As mapped, small areas of unit LK1 are included.	550m

Atlas of Australian Soils Data Source: CSIRO

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# Soil Landscapes of Central and Eastern NSW

213 Station Lane, Lochinvar, NSW 2321



## Soils

213 Station Lane, Lochinvar, NSW 2321

### Soil Landscapes of Central and Eastern NSW

What are the on-site Soil Landscapes?

Soil Code	Name
<a href="#">SI5601lv</a>	Lochinvar

What are the Soil Landscapes within the dataset buffer?

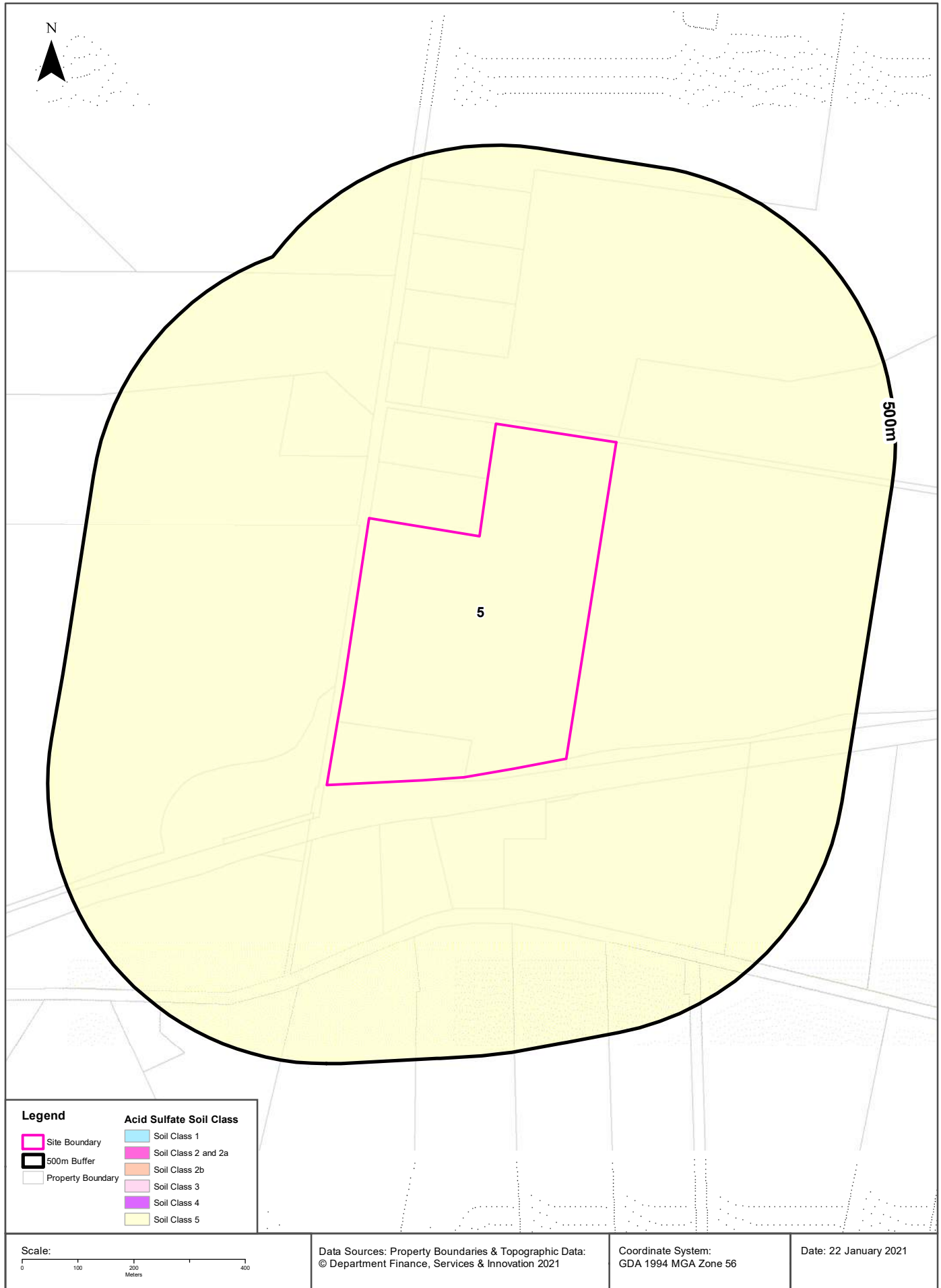
Soil Code	Name
<a href="#">SI5601bx</a>	Branxton
<a href="#">SI5601lv</a>	Lochinvar

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

213 Station Lane, Lochinvar, NSW 2321



## Acid Sulfate Soils

213 Station Lane, Lochinvar, NSW 2321

### 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

213 Station Lane, Lochinvar, NSW 2321



<b>Legend</b>		<b>Probability of occurrence of Acid Sulfate Soils</b>	
Site Boundary	A. High (>70%)	C. Extremely Low (1-5%)	No Data
Report Buffer	B. Low (6-70%)	D. No Chance (0%)	
Property Boundary			
<b>Scale:</b> 		Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2021	Coordinate System: GDA 1994 MGA Zone 56
		Date: 22 January 2021	



## Acid Sulfate Soils

213 Station Lane, Lochinvar, NSW 2321

### Atlas of Australian Acid Sulfate Soils

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

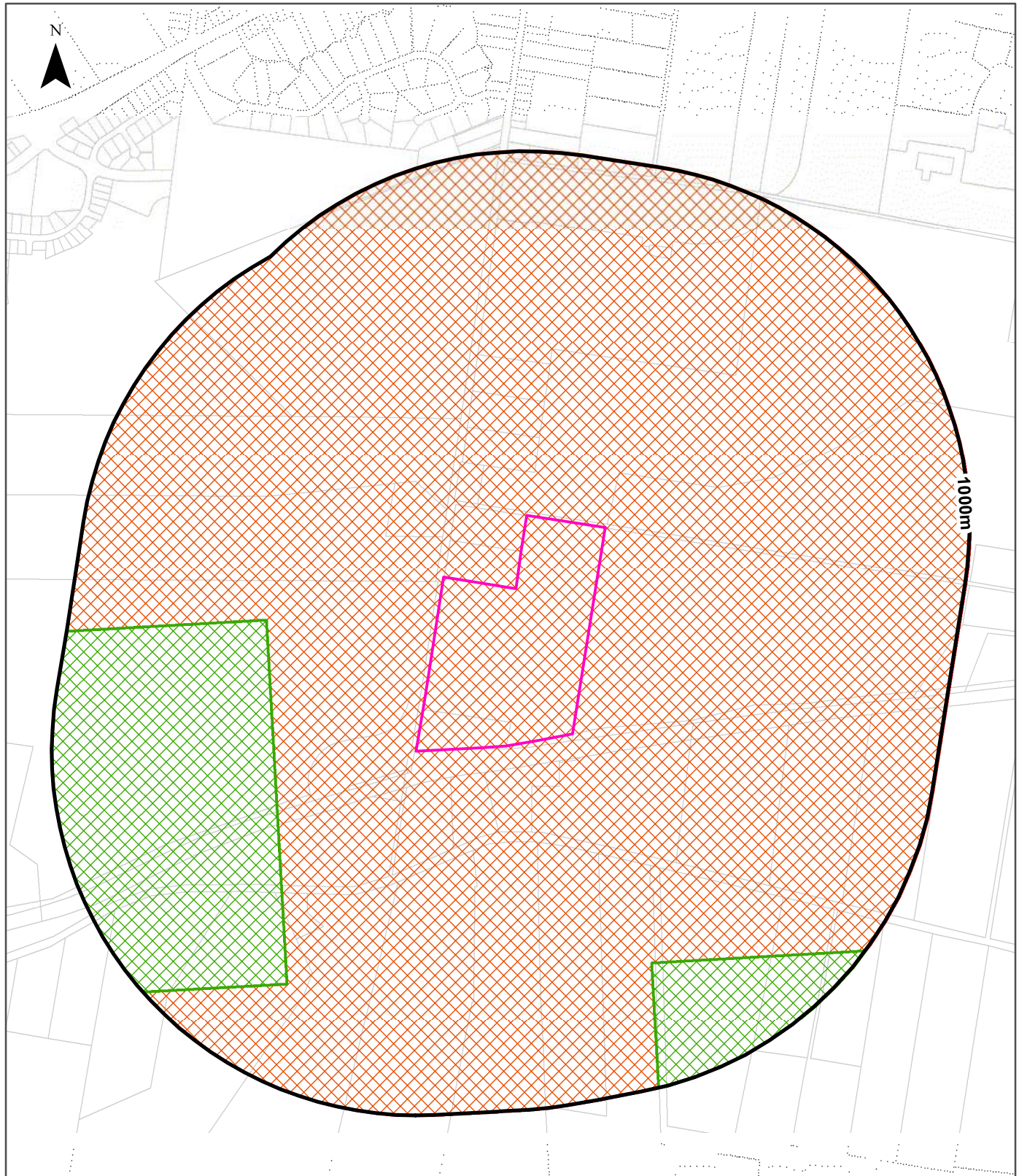
Class	Description	Distance
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

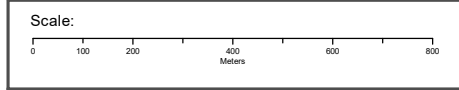
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# Dryland Salinity

213 Station Lane, Lochinvar, NSW 2321



Legend		Dryland Salinity - National Assessment		Salinity Potential of Western Sydney	
Site Boundary	Delineated risk area but no high hazard or risk rating for either 2000, 2020, 2050	High hazard or risk in 2020 and 2050	High hazard or risk defined for all years: 2000, 2020, 2050	Area of Known Salinity	Area of Water
Report Buffer	High hazard or risk in 2050 only	High hazard or risk in 2000 and 2050. 2020 not defined as high hazard		Area of High Salinity Potential	
Property Boundary	High hazard or risk defined for 2050, but no assessment made for 2000 or 2020			Area of Moderate Salinity Potential	
				Area of Very Low Salinity Potential	



Data Sources: Property Boundaries & Topographic Data:  
© Department Finance, Services & Innovation 2021

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 22 January 2021

## Dryland Salinity

213 Station Lane, Lochinvar, NSW 2321

### 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
High hazard or risk	High hazard or risk	High hazard or risk	0m	Onsite
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	389m	West

Dryland Salinity Data Source : National Land and Water Resources Audit

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

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

### Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

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

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

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# Mining

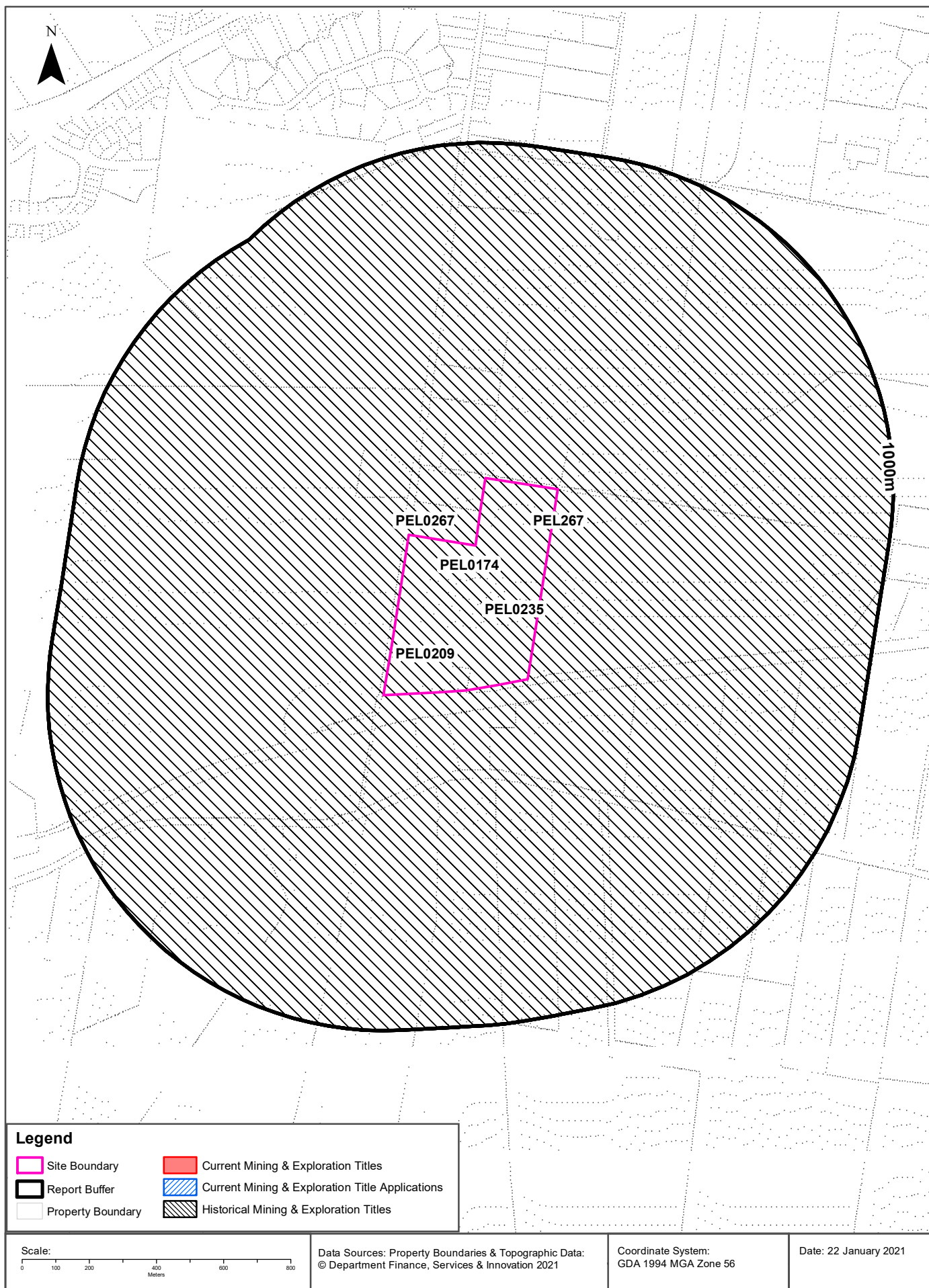
213 Station Lane, Lochinvar, NSW 2321

## Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

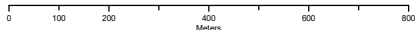
Mining Subsidence District Data Source: © Land and Property Information (2016)  
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**Legend**

- Site Boundary
- Report Buffer
- Property Boundary
- Current Mining & Exploration Titles
- Current Mining & Exploration Title Applications
- Historical Mining & Exploration Titles

Scale:



Data Sources: Property Boundaries & Topographic Data:  
 © Department Finance, Services & Innovation 2021

Coordinate System:  
 GDA 1994 MGA Zone 56

Date: 22 January 2021

# Mining

213 Station Lane, Lochinvar, NSW 2321

## 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 (m)	Dir'
N/A	No Records in Buffer								

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 (m)	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

213 Station Lane, Lochinvar, NSW 2321

## Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist (m)	Dir'
PEL0174	NSW OIL AND GAS COMPANY NL			PETROLEUM	Petroleum	0m	Onsite
PEL0209	EARTH RESOURCES AUSTRALIA PTY LTD			PETROLEUM	Petroleum	0m	Onsite
PEL0235	EASTMET LTD	17/04/1980		PETROLEUM	Petroleum	0m	Onsite
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	Onsite
PEL267	AGL UPSTREAM INVESTMENTS PTY LIMITED			MINERALS		0m	Onsite

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

# State Environmental Planning Policy

213 Station Lane, Lochinvar, NSW 2321

## State Significant Precincts

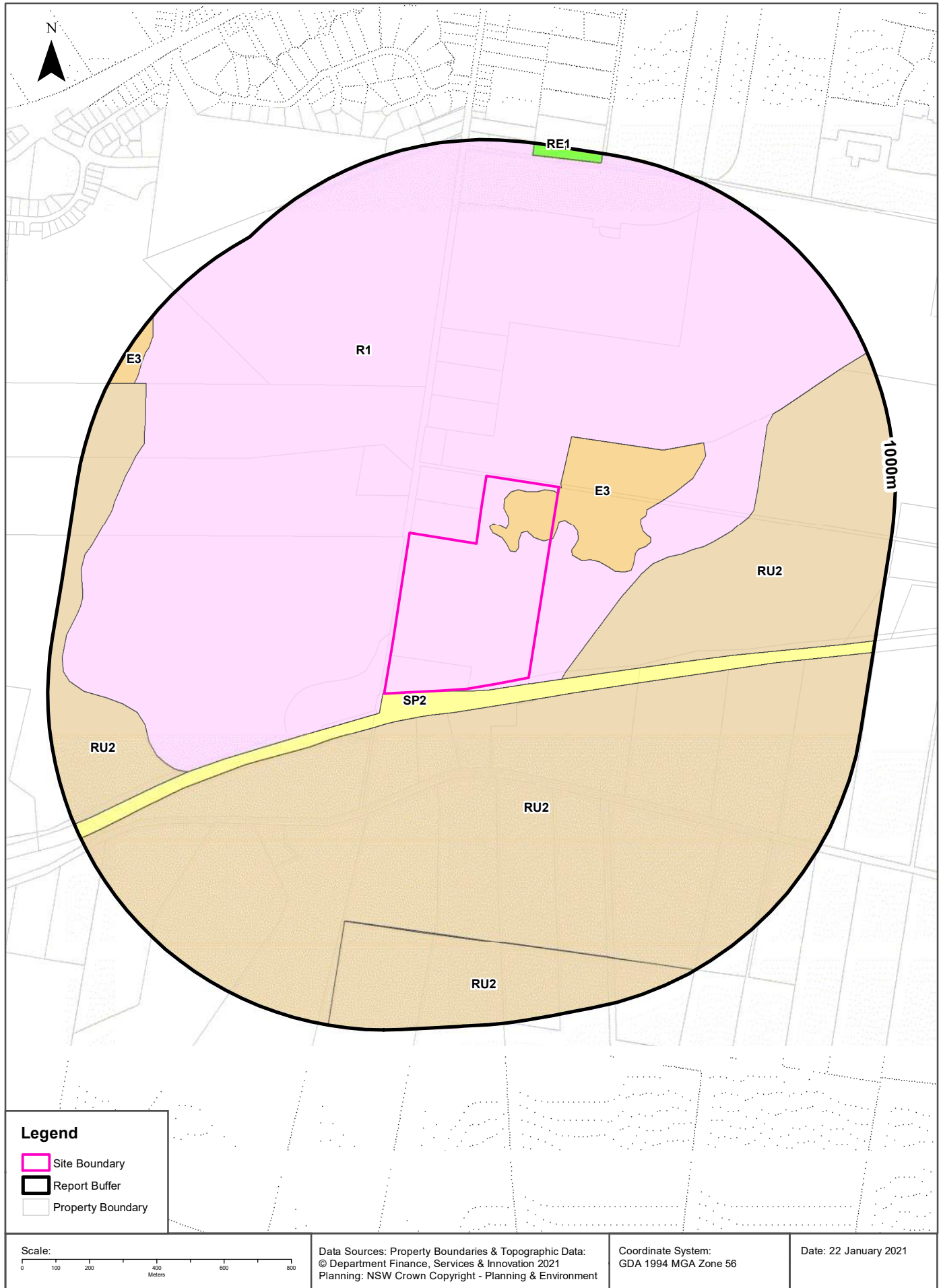
What SEPP State Significant Precincts exist within the dataset buffer?

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

213 Station Lane, Lochinvar, NSW 2321





# Environmental Planning Instrument

213 Station Lane, Lochinvar, NSW 2321

## Land Zoning

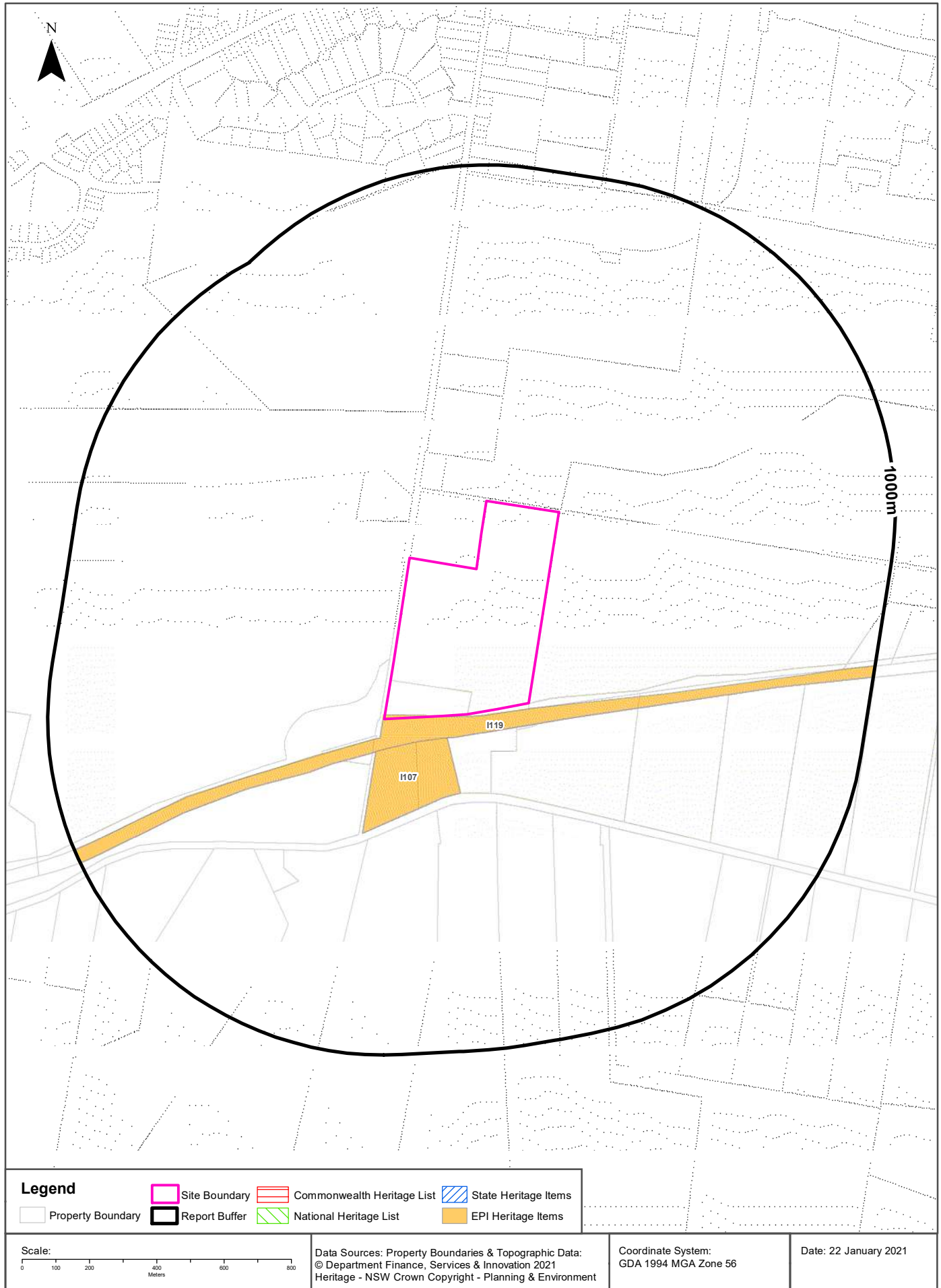
What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R1	General Residential		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		0m	Onsite
E3	Environmental Management		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		0m	Onsite
SP2	Infrastructure	Railway	Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		0m	East
RU2	Rural Landscape		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		62m	South East
RU2	Rural Landscape		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		95m	East
RU2	Rural Landscape		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		629m	West
RU2	Rural Landscape		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	07/02/2020		686m	South
E3	Environmental Management		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		932m	North West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		963m	North

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

213 Station Lane, Lochinvar, NSW 2321



## Heritage

213 Station Lane, Lochinvar, NSW 2321

### 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  
Creative Commons 3.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/3.0/au/deed.en>

### 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
I119	Government Railway	Item - General	Local	Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	22/12/2017	0m	Onsite
I107	Clifton	Item - General	Local	Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	22/12/2017	66m	South West

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

213 Station Lane, Lochinvar, NSW 2321



## Natural Hazards

213 Station Lane, Lochinvar, NSW 2321

### Bush Fire Prone Land

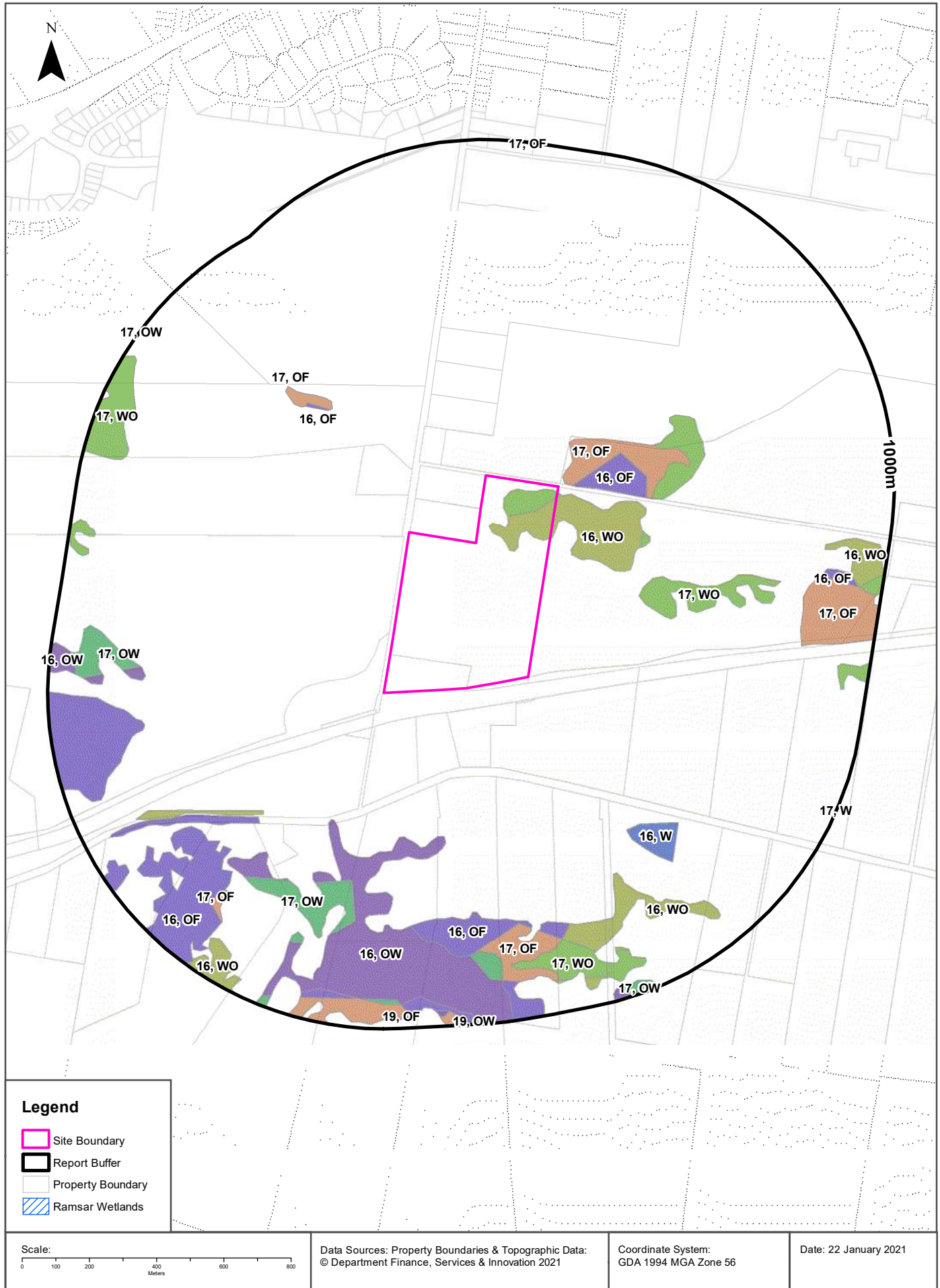
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	0m	Onsite
Vegetation Category 1	0m	Onsite
Vegetation Category 3	685m	South

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

# Ecological Constraints - Vegetation & Ramsar Wetlands

213 Station Lane, Lochinvar, NSW 2321





## Ecological Constraints

213 Station Lane, Lochinvar, NSW 2321

### 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
16	Seaham Spotted Gum Iron Bark Forest	WO	Sparse (Woodland) 20-<50% cover	C. maculata / E. crebra / E. punctata / E. fibrosa	0m	Onsite
17	Lower Hunter Spotted Gum - Ironbark Forest	WO	Sparse (Woodland) 20-<50% cover	C. maculata / E. fibrosa / E. punctata	0m	Onsite
17	Lower Hunter Spotted Gum - Ironbark Forest	OF	Mid Dense (Open Forest) 50-<100% cover	C. maculata / E. fibrosa / E. punctata	20m	North East
16	Seaham Spotted Gum Iron Bark Forest	OF	Mid Dense (Open Forest) 50-<100% cover	C. maculata / E. crebra / E. punctata / E. fibrosa	40m	North East
16	Seaham Spotted Gum Iron Bark Forest	OW	Very Sparse (Open Woodland) 10-20% cover	C. maculata / E. crebra / E. punctata / E. fibrosa	405m	South
16	Seaham Spotted Gum Iron Bark Forest	W	Wetland	C. maculata / E. crebra / E. punctata / E. fibrosa	539m	South East
17	Lower Hunter Spotted Gum - Ironbark Forest	W	Wetland	C. maculata / E. fibrosa / E. punctata	539m	South East
17	Lower Hunter Spotted Gum - Ironbark Forest	OW	Very Sparse (Open Woodland) 10-20% cover	C. maculata / E. fibrosa / E. punctata	564m	South West
19	Hunter Lowland Redgum Forest	OF	Mid Dense (Open Forest) 50-<100% cover	E. tereticornis / E. punctata / E. crebra / A. floribunda / C. maculata	948m	South
19	Hunter Lowland Redgum Forest	OW	Very Sparse (Open Woodland) 10-20% cover	E. tereticornis / E. punctata / E. crebra / A. floribunda / C. maculata	986m	South

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

### Ramsar Wetlands

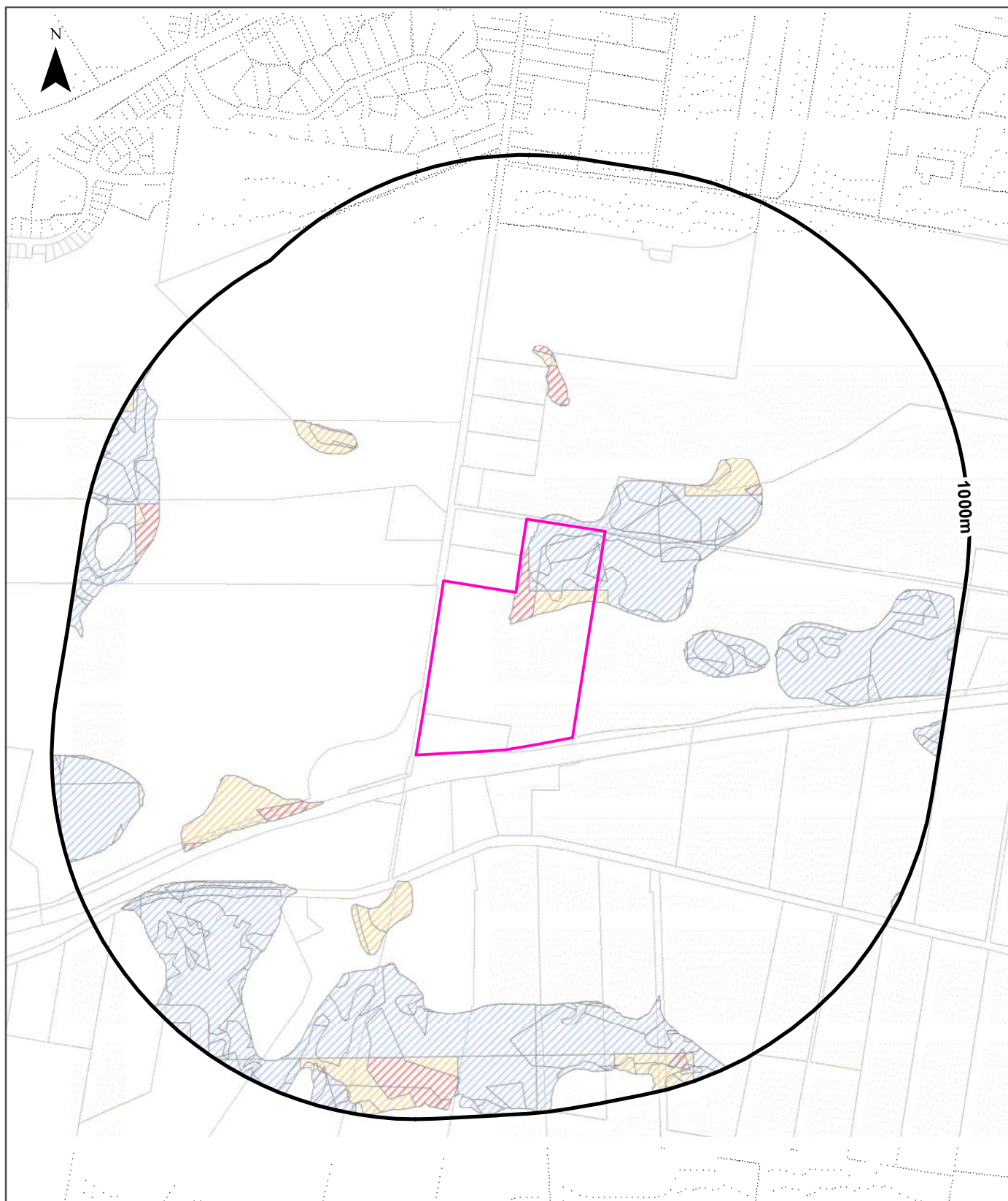
What Ramsar Wetland areas exist within the dataset buffer?

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

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

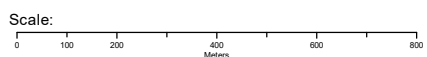
# Ecological Constraints - Groundwater Dependent Ecosystems Atlas

213 Station Lane, Lochinvar, NSW 2321



## Legend

- |                     |   |   |
|---------------------|---|---|
| Site Boundary       | High potential GDE - from national assessment     | Low potential GDE - from national assessment          |
| Report Buffer       | 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    |



Data Sources: Property Boundaries & Topographic Data:  
© Department Finance, Services & Innovation 2021

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 22 January 2021

# Ecological Constraints

213 Station Lane, Lochinvar, NSW 2321

## Groundwater Dependent Ecosystems Atlas

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

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

213 Station Lane, Lochinvar, NSW 2321



## Ecological Constraints

213 Station Lane, Lochinvar, NSW 2321

### Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	5	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m
Terrestrial	6	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m
Terrestrial	8	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m
Terrestrial	10	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m
Terrestrial	7	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		237m
Terrestrial	9	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		817m
Terrestrial	4	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		842m
Terrestrial	2	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		888m

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

213 Station Lane, Lochinvar, NSW 2321

## 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	Heleioporus australiacus	Giant Burrowing Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria littlejohni	Littlejohn's Tree Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	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	Calidris melanotos	Pectoral Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Calyptorhynchus lathami	Glossy Black-Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Chthonicola sagittata	Speckled Warbler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Circus assimilis	Spotted Harrier	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	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	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	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	Ixobrychus flavicollis	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Category 3	Critically Endangered	
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Melanodryas cucullata cucullata	Hooded Robin (south-eastern form)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (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	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 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	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
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	
Animalia	Aves	Rostratula australis	Australian Painted Snipe	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Sternula albifrons	Little Tern	Endangered	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Thinornis rubricollis	Hooded Plover	Critically Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	Tringa stagnatilis	Marsh Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascogale tapoatafa	Brush-tailed Phascogale	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pseudomys novaehollandiae	New Holland Mouse	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Vespadelus troungtoni	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Aprasia parapulchella	Pink-tailed Legless Lizard	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia bakeri	Marblewood	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Vulnerable	Category 3	Not Listed	
Plantae	Flora	Cymbidium canaliculatum	Tiger Orchid	Endangered Population	Category 2	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	<i>Diuris tricolor</i>	Pine Donkey Orchid	Vulnerable	Category 2	Not Listed	
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 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>Persoonia pauciflora</i>	North Rothbury Persoonia	Critically Endangered	Category 3	Critically Endangered	
Plantae	Flora	<i>Pterostylis gibbosa</i>	Illawarra Greenhood	Endangered	Category 2	Endangered	
Plantae	Flora	<i>Rhodomyrtus psidioides</i>	Native Guava	Critically Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Rutidosia heterogama</i>	Heath Wrinklewort	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Endangered	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
General area or suburb match	Georeferenced with the confidence of the general/approximate area
Road match	Georeferenced to the road or rail
Road intersection	Georeferenced to the road intersection
Feature is a buffered point	Feature is a buffered point
Land adjacent to geocoded site	Land adjacent to Georeferenced Site
Network of features	Georeferenced to a network of features



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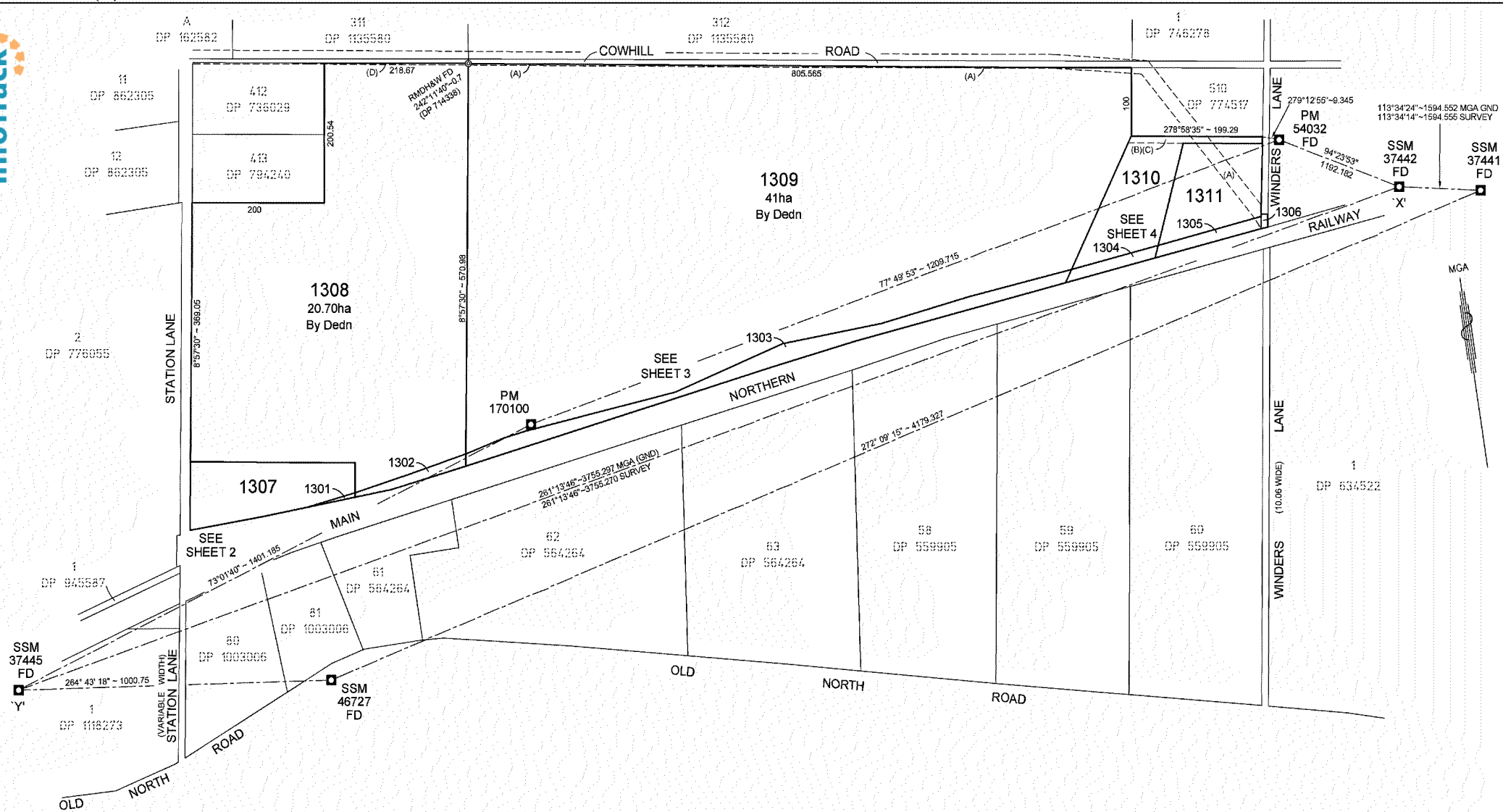




DP1141533

Seq: 1 of 5

Reg: R269703 / Doc: DP 1141533 P / Rev: 07-AUG-2014 / NSW IERS / Pgs: ALL / Prt: 31-Jan-2021 10:26 / Seq: 1 of 5  
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- (A) - EASEMENT FOR ELECTRICITY TRANSMISSION LINES & ACCESS 20 WIDE & VARIABLE (Y 19304)
- (B) - RIGHT OF CARRIAGEWAY 10 WIDE (DP 808381)
- (C) - EASEMENT FOR ELECTRICITY TRANSMISSION LINES & ACCESS 10 WIDE & VARIABLE (DP 808381)
- (D) - PROPOSED EASEMENT FOR ELECTRICITY TRANSMISSION LINES (DP 638763)

SCHEDULE OF LOTS

PROPOSED ACQUISITION LOT	PROPOSED RESIDUE LOT	EXISTING TITLE
1301	1307	LOT 42 DP 714338
1302	1308	LOT 414 DP 794240
1303	1309	LOT 514 DP 808381
1304	1310	LOT 513 DP 808381
1305	1311	LOT 512 DP 808381
1306	WINDERS LANE	ROAD

SURVEYING AND SPATIAL INFORMATION REGULATION 2006 : CLAUSE 35(1)(b) & CLAUSE 61(2)

MARK	M.G.A. COORDINATES		CLASS	ORDER	METHOD	ORIGIN
	EASTING	NORTHING				
SSM 37441	359182.404	6378320.858	C	3	-	SCIMS
SSM 37442	357721.144	6378958.461	B	2	-	SCIMS
SSM 37445	354010.326	6378385.945	B	2	-	SCIMS
SSM 46727	355006.712	6378477.995	C	-	GNSS	-
PM 54032	356532.661	6379049.869	C	-	GNSS	-
PM 170100	355350.308	6378794.913	C	-	GNSS	-

COMBINED SCALE FACTOR = 0.999847  
 ZONE 56  
 SOURCE : M.G.A. COORDINATES ADOPTED FROM SCIMS AS AT 23 APRIL 2009.

THIS SURVEY WAS DERIVED BY GNSS OBSERVATIONS

Surveyor: DAVID CRAIG WALLACE Date of Survey: 11 SEPT 2009 Surveyor's Ref: 09101DPM E. No. 09/104 - Clause 30(1)	PLAN OF PROPOSED ACQUISITION FOR RAILWAY PURPOSES.	LGA: MAITLAND Locality: LOCHINVAR Subdivision No: - Lengths are in metres. Reduction Ratio 1: 4000	Registered 6.12.2010 <b>DP 1141533</b> (E)
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10	20	30	40	50	60	Table of mm	90	100	110	120	130	140
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EASEMENT SITE ADDED TO LOT 1305 VIDE 2014-880 31.07.2014



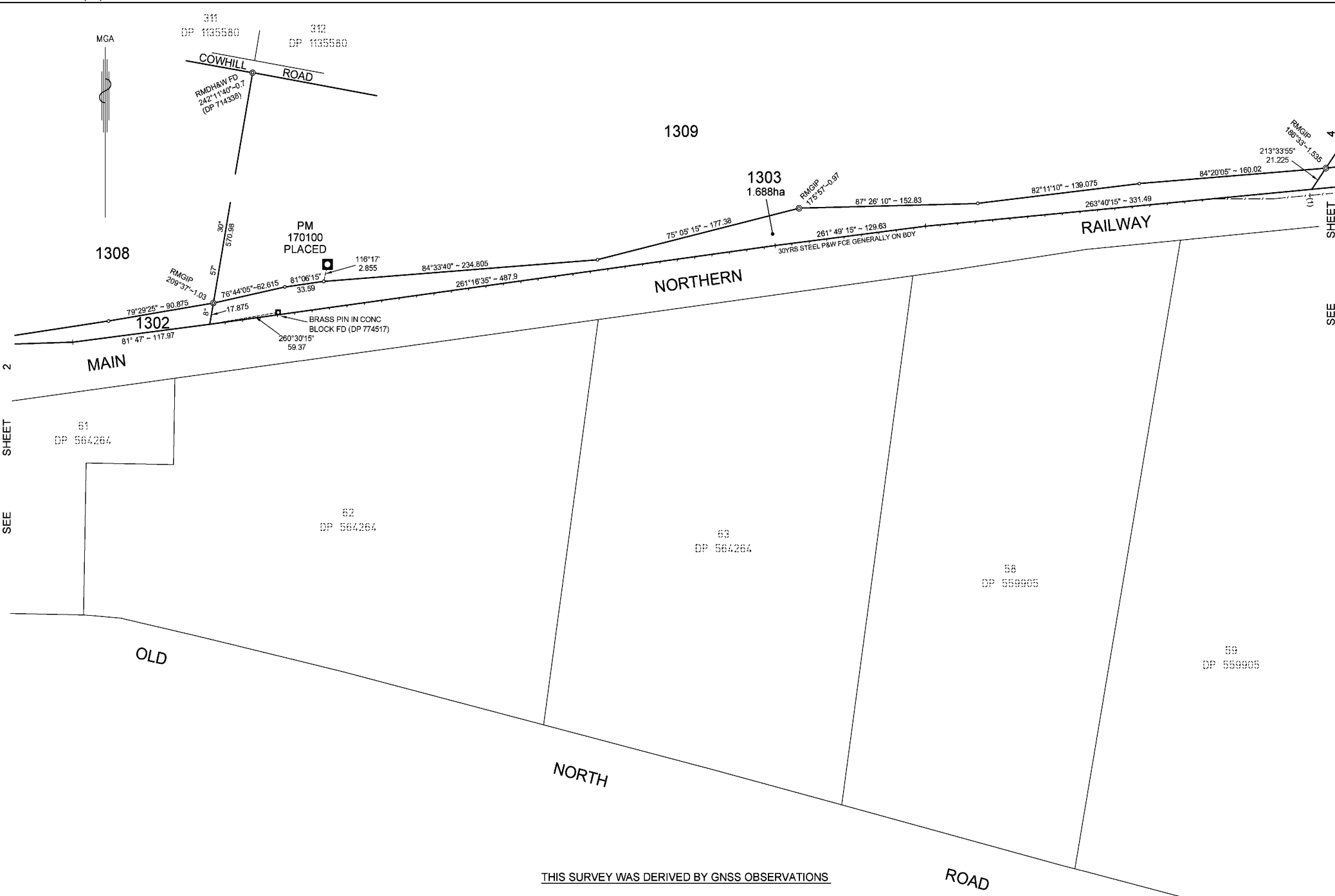


DP1141533


SHEET 2

SEE

Req: R263703 / Doc: DP 1141533 P / Rev: 07-AUG-2014 / NSW IRS / Pgs: ALL / Prt: 31-Jan-2021 10:26 / Seq: 3 of 5  
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<p>Surveyor: DAVID CRAIG WALLACE  Date of Survey: 11 SEPT 2009  Surveyor's Ref: 09101DPM  E. No. 09/104 - Clause 30(1)</p>	<p>PLAN OF PROPOSED ACQUISITION FOR RAILWAY PURPOSES.</p>	<p>LGA: MAITLAND  Locality: LOCHINVAR  Subdivision No: -  Lengths are in metres. Reduction Ratio 1: 2000</p>	<p>Registered   6.12.2010</p>	<p>DP 1141533</p>
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10	20	30	40	50	60	Table of mm	90	100	110	120	130	140
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**DEPOSITED PLAN ADMINISTRATION SHEET**

Sheet 1 of 1 sheet(s)

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

IT IS INTENDED TO ACQUIRE LOTS 1301 TO 1306 FOR RAILWAY PURPOSES.

**DP1141533**

Registered:  6.12.2010  
 Title System: TORRENS  
 Purpose: ACQUISITION

**PLAN OF PROPOSED ACQUISITION FOR RAILWAY PURPOSES.**

LGA: Maitland  
 Locality: Lochinvar  
 Parish: Gosforth  
 County: Northumberland

**Surveying and Spatial Information Regulation, 2006**

I, David Craig Wallace of Monteath & Powys Pty Ltd, a surveyor registered under the *Surveying and Spatial Information Act, 2002*, certify that the survey represented in this plan is accurate, has been made in accordance with the *Surveying and Spatial Information Regulation, 2006* and was completed on 11 September 2009.

The survey relates to Lots 1301 to 1306 inclusive.  
 (specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature  Dated: 22-11-10  
 Surveyor registered under the *Surveying and Spatial Information Act, 2002*

Datum Line: 'X'-'Y'  
 Type: Urban/Rural:

**Plans used in the preparation of survey/compilation**

- DP 239754      DP 774517
- DP 590498      DP 746278
- DP 638499
- DP 714338
- DP 590582
- DP 794240
- DP 808381

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE: 09101DPM – E No. 09/104 – Clause 30(1)

Use PLAN FORM 6A for additional certificates, signatures, seals and statements

**Crown Lands NSW/Western Lands Office Approval**

I.....in approving this plan certify  
 (Authorised Officer)  
 that all necessary approvals in regard to the allocation of the land shown herein have been given  
 Signature:.....  
 Date:.....  
 File Number:.....  
 Office:.....

**Subdivision Certificate**

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed..... set out herein  
 (insert 'subdivision' or 'new road')

\* Authorised Person/General Manager/Accredited Certifier

Consent Authority: .....  
 Date of Endorsement: .....  
 Accreditation no: .....  
 Subdivision Certificate no: .....  
 File no: .....

\* Delete whichever is inapplicable.

\* OFFICE USE ONLY

DP1141533





NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2021 10:25AM

FOLIO: 42/714338

First Title(s): OLD SYSTEM

Prior Title(s): CA7622

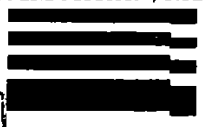
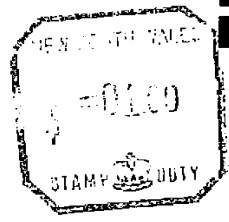
Recorded	Number	Type of Instrument	C.T. Issue
5/11/1985	CA7622	CONVERSION ACTION	FOLIO CREATED EDITION 1
2/1/1986	W134810	TRANSFER	
2/1/1986	W134811	MORTGAGE	EDITION 2
18/3/1992	E329777	MORTGAGE	EDITION 3
10/3/1995	078427	DISCHARGE OF MORTGAGE	
10/3/1995	078428	DISCHARGE OF MORTGAGE	
10/3/1995	078429	MORTGAGE	EDITION 4
13/2/2007	AC931202	DISCHARGE OF MORTGAGE	
13/2/2007	AC931203	MORTGAGE	EDITION 5
6/12/2010	DP1141533	DEPOSITED PLAN	
19/5/2011	AG244807	DISCHARGE OF MORTGAGE	
<del>19/5/2011</del>	<del>AC244808</del>	<del>TRANSFER</del>	EDITION 6
21/6/2011	AG244807	DE-REGISTERED - DISCHARGE OF MORTGAGE	
<del>21/6/2011</del>	<del>AC244808</del>	<del>DE REGISTERED TRANSFER</del>	
21/6/2011	AG283823	DEPARTMENTAL DEALING	
22/6/2011	AG244807	DISCHARGE OF MORTGAGE	
<del>22/6/2011</del>	<del>AC244808</del>	<del>TRANSFER</del>	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*

RP 13



STAMP DUTY



NCC



**TRANSFER**  
 REAL PROPERTY ACT, 1900

T	C	1 <sup>01</sup> 2	X	R1/2
	\$	33		

DESCRIPTION OF LAND Note (a)	Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
	Identifier: 42/714338	WHOLE	at Lochinvar

TRANSFEROR Note (b)  
ARTHUR GEORGE GREEN of Lot 4 Station Lane, Lochinvar, Retired  
 and THELMA JEAN GREEN of the same place, his wife

ESTATE Note (c)  
 (the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 1.00  
 and transfers an estate in fee simple  
 in the land above described to the TRANSFEREE

TRANSFEREE Note (d)	<u>PETER NORMAN CROFTS</u> of 6 Clare Crescent, Berkely Vale, Mechanic and <u>LYNETTE MARIE CROFTS</u> of the same place, his wife	OFFICE USE ONLY  JT2
TENANCY Note (e)	as joint tenants	

PRIOR ENCUMBRANCES Note (f)  
 subject to the following PRIOR ENCUMBRANCES 1. ....  
 2. ....  
 3. ....

DATE ~~14th September 1985~~ 5th November 1985  
 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  
 Signature of Witness: Rodney Williams  
 Name of Witness (BLOCK LETTERS): RODNEY WILLIAMS  
 Address and occupation of Witness: MAITLAND  
SOLICITOR

Signature of Transferor: Arthur George Green  
Thelma Jean Green

Note (g)  
 Signed in my presence by the transferee who is personally known to me  
 Signature of Witness: Rodney Williams  
 Name of Witness (BLOCK LETTERS): RODNEY WILLIAMS  
 Address and occupation of Witness: MAITLAND  
SOLICITOR

Signature of Transferee: Lynette McCrofts  
Peter N Crofts

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

LODGED BY <b>Westpac Banking Corporation</b> THE BANKING HOUSE, 223 PITT STREET, SYDNEY, 2000 PHONE 226-2511 DELIVERY BOX NO. 37Y	LOCATION OF DOCUMENTS	
	CT	OTHER
	<input checked="" type="checkbox"/>	<input type="checkbox"/> m
Delivery Box Number	Herewith.	
Checked	Passed	In L.T.O. with
Signed	Extra Fee	Produced by
REGISTERED - -19	Secondary Directions	
	Delivery Directions	

83  
 OFFICE USE ONLY  
 1330 B

Form: 01T  
Release: 4.0  
www.lpma.nsw.gov.au

# TRANSFER

New South Wales  
Real Property Act 1900



## AG244808J

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the use of this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**STAMP DUTY**

Office of State Revenue use only	Office of State Revenue NSW Treasury Client No: 105523 <span style="float:right">231</span> Duty: 10.00 Trans No: 6255707 Asst details:
----------------------------------	---

(A) **TORRENS TITLE**

Lot 1301 DP1141533 being part Folio 42/714338

(B) **LODGED BY**

Document Collection No: <b>323X</b>	Name, Address or DX, Telephone, and LLPN if any LLPN: <b>ESPREON</b> <b>123211X</b> PROPERTY SERVICES DX 885 SYDNEY 02 9210 0993 Reference: <b>MCDON-200910252</b>	<b>CODES</b> <b>T TW</b> <b>TJ JT</b>
-------------------------------------	---	---

(C) **TRANSFEROR**

PETER NORMAN CROFTS and LYNETTE MARIE CROFTS

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 105,000.00 and as regards

(E) **ESTATE**

the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) **ENCUMBRANCES (if applicable):**

(H) **TRANSFeree**

COUNTRY RAIL INFRASTRUCTURE AUTHORITY ABN 21 298 300 693  
**TENANCY:**

DATE 5<sup>th</sup> May 2011

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness:

Signature of transferor:

Name of witness:

JENNA LYNETTE INGRAM

Address of witness:

38-40 CHURCH STREET  
MAITLAND NSW 2320

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name:

BRIAN MAXWELL BLAKEMORE

Signatory's capacity:

transferee's solicitor

(J) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under cNOS ID No. \_\_\_\_\_ Full name: \_\_\_\_\_ Signature: \_\_\_\_\_



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2021 10:23AM

FOLIO: 1307/1141533

First Title(s): OLD SYSTEM  
Prior Title(s): 42/714338

Recorded	Number	Type of Instrument	C.T. Issue
6/12/2010	DP1141533	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
<del>22/6/2011</del>	<del>AG244808</del>	<del>TRANSFER</del>	FOLIO CREATED EDITION 1

\*\*\* END OF SEARCH \*\*\*





FOLIO: 1307/1141533

SEARCH DATE	TIME	EDITION NO	DATE
31/1/2021	10:22 AM	1	22/6/2011

LAND

LOT 1307 IN DEPOSITED PLAN 1141533  
AT LOCHINVAR  
LOCAL GOVERNMENT AREA MAITLAND  
PARISH OF GOSFORTH COUNTY OF NORTHUMBERLAND  
TITLE DIAGRAM DP1141533

FIRST SCHEDULE

PETER NORMAN CROFTS  
LYNETTE MARIE CROFTS  
AS JOINT TENANTS

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2021 10:25AM

FOLIO: 41/714338

First Title(s): OLD SYSTEM

Prior Title(s): CA7622

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
5/11/1985	CA7622	CONVERSION ACTION	FOLIO CREATED EDITION 1
4/9/1986	DP736029	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*



SEARCH DATE

31/1/2021 10:24AM

FOLIO: 411/736029

First Title(s): OLD SYSTEM

Prior Title(s): 41/714338

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1986	DP736029	DEPOSITED PLAN	FOLIO CREATED EDITION 1
12/11/1986	DP638763	DEPOSITED PLAN	
22/1/1990	DP794240	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*



SEARCH DATE

31/1/2021 10:23AM

FOLIO: 414/794240

First Title(s): OLD SYSTEM

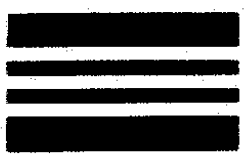
Prior Title(s): 411/736029

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
22/1/1990	DP794240	DEPOSITED PLAN	FOLIO CREATED EDITION 1
20/5/1994	U279593	TRANSFER	
20/5/1994	U279594	MORTGAGE	EDITION 2
1/2/2006	AC83473	DISCHARGE OF MORTGAGE	
1/2/2006	AC83474	MORTGAGE	EDITION 3
25/2/2010	AF338106	DISCHARGE OF MORTGAGE	EDITION 4
6/12/2010	DP1141533	DEPOSITED PLAN	
<del>29/6/2011</del>	<del>AG265927</del>	<del>TRANSFER</del>	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*



RP13



# TRANSFER

Real Property Act, 1900



U  
279593 G



Office of State Revenue use only

00\*24 **B** 20/059885008 \*0 2022 \*67061

(A) **LAND TRANSFERRED**  
Show no more than 20 References to Title.  
If appropriate, specify the share transferred.

CERTIFICATE OF TITLE FOLIO IDENTIFIER 414/794240

(B) **LODGED BY**

L.T.O. Box  
374

Name, Address or DX and Telephone  
WESTPAC  
REFERENCE (max. 15 characters): 2569 - 19343 - NG

(C) **TRANSFEROR** ARTHUR GEORGE GREEN and THELMA JEAN GREEN

(D) acknowledges receipt of the consideration of ... ~~2810,000.00~~ \$330,000.00  
and as regards the land specified above transfers to the transferee an estate in fee simple

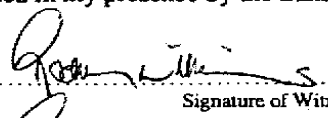
(E) subject to the following **ENCUMBRANCES** 1.  2. 3.

(F) **TRANSFeree**



RODNEY LYNDON HENRY of 2 Moola Place, Merewether Heights  
and JUDITH DIANNE HENRY of the same address  
as joint tenants/~~tenants in common~~

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE OF EXECUTION** 12/4/14  
Signed in my presence by the transferor who is personally known to me.

  
Signature of Witness

RODNEY WILLIAMS  
Name of Witness (BLOCK LETTERS)

95 HIGH STREET EAST MAITLAND  
Address of Witness



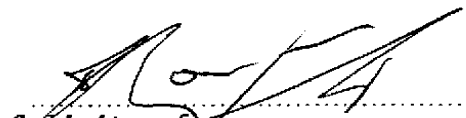
A. G. Green  
Signature of Transferor

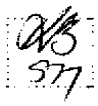
Signed in my presence by the transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

  
Solicitor for ~~Transferor~~ Transferee  
D.J. Lockhart





NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2021 10:23AM

FOLIO: 1308/1141533

First Title(s): OLD SYSTEM

Prior Title(s): 414/794240

Recorded	Number	Type of Instrument	C.T. Issue
6/12/2010	DP1141533	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
<del>29/6/2011</del>	<del>AG265927</del>	<del>TRANSFER</del>	FOLIO CREATED EDITION 1

\*\*\* END OF SEARCH \*\*\*



FOLIO: 1308/1141533

SEARCH DATE	TIME	EDITION NO	DATE
31/1/2021	10:22 AM	1	29/6/2011

LAND

LOT 1308 IN DEPOSITED PLAN 1141533  
AT LOCHINVAR  
LOCAL GOVERNMENT AREA MAITLAND  
PARISH OF GOSFORTH COUNTY OF NORTHUMBERLAND  
TITLE DIAGRAM DP1141533

FIRST SCHEDULE

RODNEY LYNDON HENRY  
JUDITH DIANNE HENRY  
AS JOINT TENANTS

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

DP638763 NOTE: PLAN OF PROPOSED EASEMENT FOR ELECTRICITY TRANSMISSION  
LINES

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

**Certificate No.:** PC/2021/173

**Certificate Date:** 21/01/2021

**Fee Paid:** \$133.00

**Receipt No.:** 910467

**Your Reference:** LS017391\_EP

## **SECTION 10.7 PLANNING CERTIFICATE**

### **Environmental Planning and Assessment Act, 1979 as amended**

---

<b>APPLICANT:</b>	Lotsearch Pty Ltd  jack.rawsthorne@lotsearch.com.au
<b>PROPERTY DESCRIPTION:</b>	213 Station Lane LOCHINVAR NSW 2321
<b>PARCEL NUMBER:</b>	47708
<b>LEGAL DESCRIPTION:</b>	Lot 1308 DP 1141533

---

#### **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:

### **E3 Environmental Management, R1 General Residential**

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

#### **R1 General Residential**

##### **a) Purpose/Objective**

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

##### **b) Permitted with Consent**

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

##### **c) Permitted without Consent**

Home occupations

##### **d) Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks;

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

### **E3 Environmental Management**

#### **a) Purpose/Objective**

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values
- To provide for a limited range of development that does not have an adverse effect on those values
- To maintain and improve the connectivity of habitat between remnant areas of native vegetation

#### **b) Permitted with Consent**

Bed and breakfast accommodation; Building identification signs; Business identification signs; Dwelling houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Home-based child care; Home businesses; Oyster Aquaculture; Pond-based Aquaculture; Recreation areas; Roads; Tank-based Aquaculture; Water reticulation systems

#### **c) Permitted without Consent**

Home occupations

#### **d) Prohibited**

Dairies (pasture-based); Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

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

For the land zoned E3 Environmental Management Clause 4.2A in the Maitland Local Environmental Plan 2011 applies to the land. This clause fixes a minimum lot size for the erection of a dwelling-house that is identified on the Maitland Local Environmental Plan 2011 Lot Size Map as 40 Hectares. For the land zoned R1

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

**f) Critical Habitat**

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

**g) Conservation Area**

The land IS NOT in a Heritage Conservation Area.

**h) Item of Environmental Heritage**

The land does NOT contain an item of Environmental Heritage.

**3. Complying Development**

Complying development under the **Housing Code** may not be carried out on the land as it is:

Land identified under an environmental planning instrument as an ecologically sensitive area.

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:

Land identified under an environmental planning instrument as an ecologically sensitive area.

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

Land identified under an environmental planning instrument as an ecologically sensitive area.

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 and the land is:

Land identified under an environmental planning instrument as an ecologically sensitive area.

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

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



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

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

**Note: Despite the above provisions, if only part of a lot is subject to an exclusion or exemption under Clause 1.17A or Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development and Other Matters) 2013, complying development may be carried out on that part of the lot that is not affected by the exclusion or exemption.**

#### **4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works**

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

#### **5. Coal Mine Subsidence Compensation Act 2017**

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

#### **6. Road widening and road realignment**

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

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

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

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

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

#### **7A. Flood Related Development Controls**

Development on this land or part of this land for the purposes of dwelling houses, attached dwellings, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors

housing) is NOT subject to flood related development controls contained within clause 7.3 of the Maitland LEP 2011 and s.B3 of the Maitland DCP 2011.

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

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

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

## **8. Land Reserved for Acquisition**

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

## **9. Contribution Plans**

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

- Maitland S94A Levy Contributions Plan 2006
- Lochinvar S94 Contribution Plan 2013
- 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**

**Certificate No.:** PC/2021/174  
**Certificate Date:** 21/01/2021  
**Fee Paid:** \$133.00  
**Receipt No.:** 910468  
**Your Reference:** LS017391\_EP\_2

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

---

<b>APPLICANT:</b>	Lotsearch Pty Ltd  jack.rawsthorne@lotsearch.com.au
<b>PROPERTY DESCRIPTION:</b>	229 Station Lane LOCHINVAR NSW 2321
<b>PARCEL NUMBER:</b>	47707
<b>LEGAL DESCRIPTION:</b>	Lot 1307 DP 1141533

---

**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:

### **R1 General Residential**

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

#### **R1 General Residential**

##### **a) Purpose/Objective**

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

##### **b) Permitted with Consent**

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

##### **c) Permitted without Consent**

Home occupations

##### **d) Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks;



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

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

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

**f) Critical Habitat**

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

**g) Conservation Area**

The land IS NOT in a Heritage Conservation Area.

**h) Item of Environmental Heritage**

The land does NOT contain an item of Environmental Heritage.

**3. Complying Development**

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

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

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

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

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

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

Complying development under the **Commercial and Industrial (New Buildings**

**and Additions) Code** may not be carried out on the land as it is not within an applicable zone.

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

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

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

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

**Note: Despite the above provisions, if only part of a lot is subject to an exclusion or exemption under Clause 1.17A or Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development and Other Matters) 2013, complying development may be carried out on that part of the lot that is not affected by the exclusion or exemption.**

#### **4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works**

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

#### **5. Coal Mine Subsidence Compensation Act 2017**

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

#### **6. Road widening and road realignment**

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

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

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

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

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risk to human health or the environment. The Policy applies to all land in the Maitland Local Government Area.

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

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

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- 1) Land or that is proposed to be subject to a consent ballot
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Council is not aware of any current site verification certificate in respect of the land.

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

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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.

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**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.
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- 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.
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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.

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**David Evans**  
**General Manager**

Our Ref [810210]/[MB]

4 February 2021

Owner Name  
Owner Company  
213 Station Lane  
Lochinvar, NSW 2321

**RE: AUTHORIZATION TO PERFORM A SAFEWORK NSW  
SITE SEARCH FOR SCHEDULE 11 HAZARDOUS CHEMICALS ON PREMISES**

Dear SafeWork NSW,

This letter has been prepared to provide Cardno (NSW/ACT) Pty Ltd with authorisation to perform a SafeWork NSW Site Search for Schedule 11 Hazardous Chemicals on Premises on behalf of [Owner Name] as owner of 213 Station Lane, Lochinvar NSW, (Lot 1308 Deposited Plan 1141533) (the site) owned by [Site Owner].

A site map is attached showing the location and major features of the site.

Yours sincerely,

Kosta Sykiotis  
Geotechnical Engineer  
for **Cardno (NSW/ACT) Pty Ltd**

**Authorisation:**

Owner Name:

RH & JD HENRY

Signature:

R. Henry

Date:

4. 2. 21



DATE PLOTTED: 9 February, 2021 2:50 PM BY: KOSTANDREAS SYKIOTIS

NOTES:  
Image underlay adapted from nearmaps aerial imagery.



Approximate Location of Site Assessment

Approximate Location of Gully/Drainage Line

Location of Fenced Residential Area

Location of Storage Sheds

0 50m  
SCALE 1:2000 @A3

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Cardno (NSW/ACT) Pty Ltd | ABN 95 001 145 035  
Unit 1, 10 Denney Street  
Broadmeadow, NSW 2292  
Tel: 02 4965 4555 Fax: 02 4965 4666  
Web: www.cardno.com.au

Drawn	KS	Date	27/11/2020
Checked	GA	Date	09/02/2021
Designed		Date	
Verified		Date	
Approved		Date	

Client	Perception Planning Pty Ltd
Project	213 Station Lane Lochinvar, NSW Lot 1308 DP1141533
Title	Preliminary Site Investigation Area of Assessment

Status	<b>PRELIMINARY</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Project Number	81021075	Scale	1:2000
Figure Number	Site Plan Figure 1	Size	A3
Revision	A		

XREFS: CAD File: N:\Projects\81021075\_213 Station Lane\_Data\Drawings\Station Lane\_Site\_Plan.dwg





Service NSW  
ABN: **35 552 837 401**  
McKell Building  
2-24 Rawson Place  
Sydney, 2000

## Tax Invoice/Receipt

Receipt ID: **7UQXM1EK5X**  
Date: **08/02/2021 at 4:27 PM**  
Invoice to: **Kostandreas Sykiotis**  
Payment Method: **CARD**  
Card Last 4 Digits: **9487**

Description	Total including GST
Site search for schedule 11 hazardous chemicals on premises	<b>\$315.00</b>
	Surcharge Fee <b>\$1.26</b>
	GST on Surcharge <b>\$0.13</b>
	Total paid <b>\$316.39</b>

Our Ref [810210]/[MB]

4 February 2021

Owner Name  
Owner Company  
229 Station Lane  
Lochinvar, NSW 2321

**RE: AUTHORITY TO PERFORM A SAFEWORK NSW  
SITE SEARCH FOR SCHEDULE 11 HAZARDOUS CHEMICALS ON PREMISES**

Dear SafeWork NSW,

This letter has been prepared to provide Cardno (NSW/ACT) Pty Ltd with authorisation to perform a SafeWork NSW Site Search for Schedule 11 Hazardous Chemicals on Premises on behalf of [Owner Name] as owner of 229 Station Lane, Lochinvar NSW, (Lot 1307 Deposited Plan 1141533) (the site) owned by [Site Owner].

A site map is attached showing the location and major features of the site.

Yours sincerely,

Kosta Sykiotis  
Geotechnical Engineer  
for Cardno (NSW/ACT) Pty Ltd

**Authorisation:**

Owner Name: PETER CROFTS

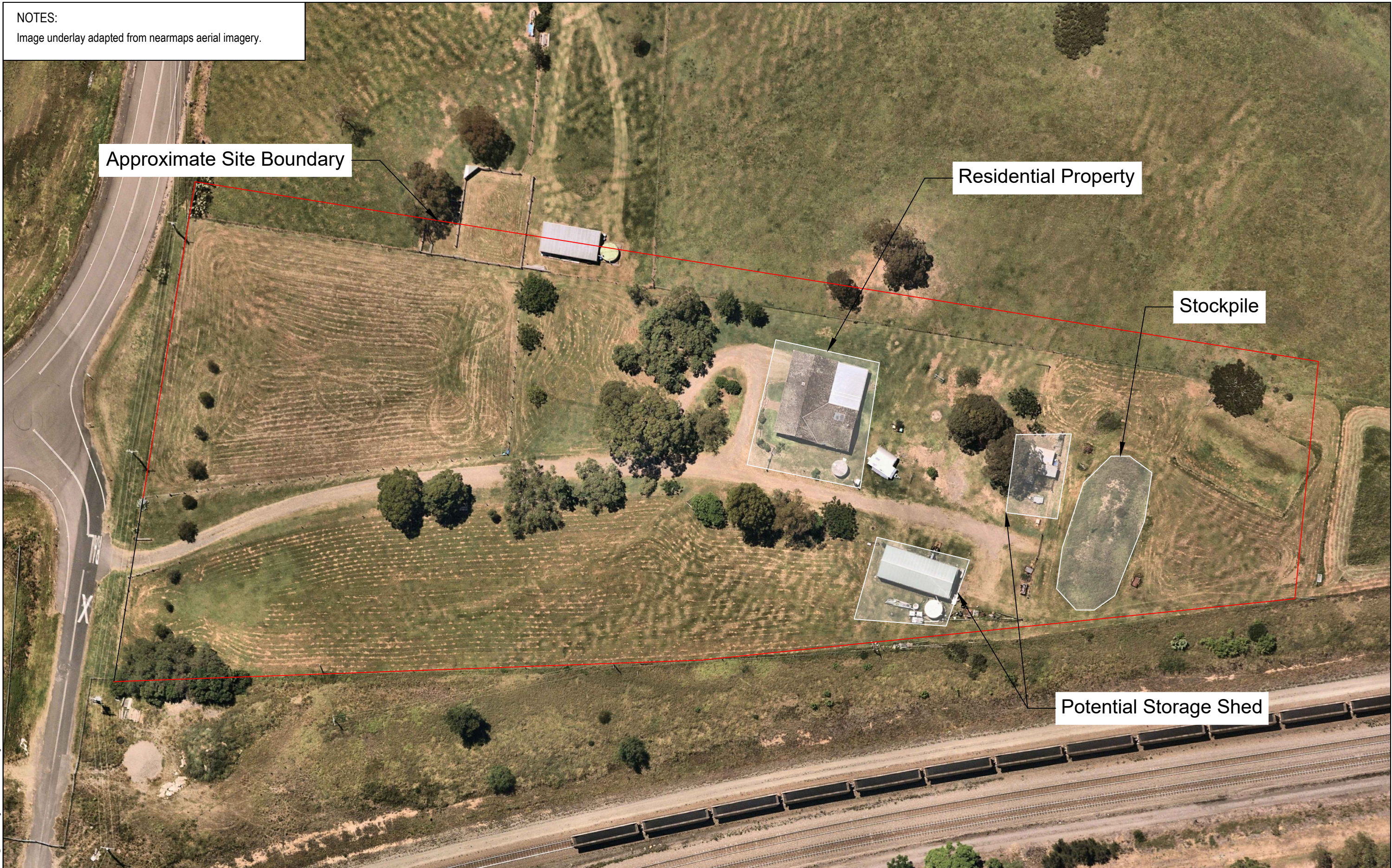
Signature: Peter Crofts

Date: 5-2-21



DATE PLOTTED: 9 February 2021 1:31 PM BY: KOSTANDREAS SYKOTIS

NOTES:  
Image underlay adapted from nearmaps aerial imagery.

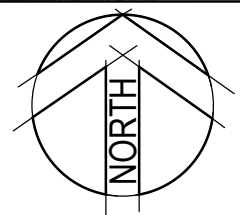
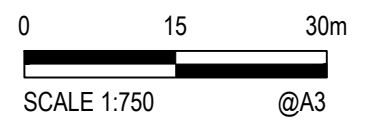


Approximate Site Boundary

Residential Property

Stockpile

Potential Storage Shed



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Drawn	KS	Date	09/02/2021
Checked	GA	Date	09/02/2021
Designed		Date	
Verified		Date	
Approved		Date	

Client	Perception Planning Pty Ltd
Project	229 Station Lane Lochinvar NSW Lot 1307 DP1141533
Title	Preliminary Site Investigation Site Assessment Area

Status	<b>PRELIMINARY</b>			
NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Project Number	81021075	Scale	1:750	
Figure Number	Site Plan Figure 1		Size	A3
Revision	001			

XREFS:  
CAD File: N:\Projects\81021075\_213 Station Lane\_Data\Drawings\Station Lane Site Plan.dwg





Service NSW  
ABN: **35 552 837 401**  
McKell Building  
2-24 Rawson Place  
Sydney, 2000

## Tax Invoice/Receipt

Receipt ID: **5VWYJY4D4Q**

Date: **08/02/2021 at 4:25 PM**

Invoice to: **Kostandreas Sykiotis**

Payment Method: **CARD**

Card Last 4 Digits: **3462**

Description	Total including GST
Site search for schedule 11 hazardous chemicals on premises	<b>\$315.00</b>
	Surcharge Fee <b>\$1.26</b>
	GST on Surcharge <b>\$0.13</b>
	Total paid <b>\$316.39</b>





Our Ref: D21/021199

24 February 2021

Mr Kosta Sykiotis  
Cardno (NSW/ACT) Pty Ltd  
[Kosta.sykiotis@cardno.com.au](mailto:Kosta.sykiotis@cardno.com.au)

Dear Mr Sykiotis

RE SITE: 213 Station Lane, Lochinvar NSW 2321

I refer to your site search request received by SafeWork NSW on 09 February 2021 requesting information on Storage of Hazardous Chemicals for the above site.

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

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Draper'.

Gabriela Draper

Licensing Representative  
Licensing and Funds, Better Regulation  
SafeWork NSW

Our Ref: D21/021289

24 February 2021

Mr Kosta Sykiotis  
Cardno (NSW/ACT) Pty Ltd  
[Kosta.sykiotis@cardno.com.au](mailto:Kosta.sykiotis@cardno.com.au)

Dear Mr Sykiotis

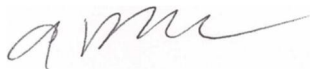
RE SITE: 229 Station Lane, Lochinvar NSW 2321

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Yours sincerely



Gabriela Draper

Licensing Representative  
Licensing and Funds, Better Regulation  
SafeWork NSW