

**PRELIMINARY
SITE CONTAMINATION INVESTIGATION**

PROPOSED CHILDCARE DEVELOPMENT
2 COLLINSON STREET, TENAMBIT NSW

PREPARED FOR SS ESTATE PTY LTD
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EXECUTIVE SUMMARY

Geo-Environmental Engineering Pty Ltd (GEE) was engaged to undertake a Preliminary Site Investigation (PSI) for 2 Collinson Street, Tenambit NSW, in preparation for a proposed childcare centre development. The site covers approximately 3,267 m² (by survey) and is legally identified as Lots 151, 152 and 153 in Deposited Plan 561830.

The PSI was conducted to support a Development Application with Maitland City Council and to address the requirements of the State Environmental Planning Policy (Resilience and Hazards) 2021, Maitland City Council's Contaminated Land Policy 2023, and the NSW DPIE (2021) Child Care Planning Guideline. The objectives were to:

- ◇ Identify past and present contaminating activities on and around the site.
- ◇ Assess potential contamination types and possible chemicals of potential concern (CoPC).
- ◇ Evaluate the need for further investigation.

Scope of Works

The investigation involved:

- ◇ Reviewed historical records and aerial photographs to determine past land use.
- ◇ Reviewed the site's environmental and physical setting.
- ◇ Conducting a detailed site inspection to identify potential contamination sources.
- ◇ Preparing an initial Conceptual Site Model (CSM).

Site History and Observations

Historical aerial imagery and title records indicate the site remained largely undeveloped until the early 1950s, when a small dwelling was present. The existing dwelling was constructed by the late 1960s/early 1970s, with extensions in the 1970s and 1980s. From the late 1960s, horse stables and associated sheds were present in the rear portion of the site and remained for several decades.

The site inspection found the front (southern) half occupied by the dwelling, carport, and garage, with surrounding landscaped areas. The rear (northern) half was overgrown and contained derelict horse stables (divided into seven sections) and a detached shed, both containing general waste debris. Localised stockpiles of fill material comprising brick, concrete, metal, and timber were also observed. No unusual odours, surface staining, or evidence of fuel/chemical storage tanks were identified.



Potential Areas of Environmental Concern (AEC)

Several AECs were identified as relevant to the proposed sensitive land use:

- ◇ Imported Fill Material – Likely present across the site, particularly in the rear half and within stockpiles. When sourced from unknown origins, fill can contain metals, PAHs, TRH, BTEXN, pesticides, PCBs, and asbestos.
- ◇ Hazardous Building Materials – The age of the existing and former buildings suggests possible use of asbestos-containing materials (ACM) and lead-based paints, with potential near-surface soil impacts from past renovations or demolition.
- ◇ Pesticide Application – Vegetation and pest control practices, particularly along the eastern boundary where vegetation had been killed, may have introduced pesticides and associated metals into shallow soils.
- ◇ Vehicle Access and Storage – Parking and vehicle access areas (past and present) may have been subject to minor fuel or oil spills, resulting in potential TRH, BTEXN, lead, and PAHs contamination.
- ◇ Shed and Stable Use – Long-term use for horse stabling and storage may have resulted in minor chemical residues from cleaning agents, lubricants, and domestic/agricultural products.

No significant off-site contamination sources were identified in close proximity, and the site is not listed on the NSW EPA Contaminated Land Public Register.

Recommendations

Given the proposed use as a childcare centre, GEE recommends a Detailed Site Investigation (DSI) in accordance with the NSW EPA (2020) Contaminated Land Guidelines and NEPM (2013) Schedule B(2). The DSI should focus on the quality of fill material and upper natural soils and assess groundwater and/or soil vapour only if volatile or mobile contaminants are detected in soils.

GEE considers the site can be made suitable for the proposed development, subject to the completion of a DSI and, if required, preparation and implementation of a remediation action plan. The DSI can be undertaken as a condition of development consent and completed prior to the issue of the Construction Certificate (CC).



1 PROJECT INFORMATION

1.1 INTRODUCTION AND OBJECTIVES

Geo-Environmental Engineering (GEE) was commissioned by SS Estate Pty Ltd to undertake a Preliminary Site (contamination) Investigation (PSI) for 2 Collinson Street, Tenambit NSW 2323 (herein referred to as the 'site'). The site covers an area of 3,267 m² (by survey) and is legally identified as Lots 151, 152 and 153 in Deposited Plan (DP) 561830. A survey plan showing the layout of the site is provided in **Appendix A**, while a site location map is provided as **Figure 1**.

The investigation relates to the proposed construction of childcare centre and was requested to support a Development Application with Maitland City Council. The objective of the investigation was to address the requirements of the *State Environmental Planning Policy (Resilience and Hazards) 2021* (reference 1) by identifying past and present contaminating activities, potential contamination types and to assess the need for further investigation. Additionally, the investigation also seeks to satisfy the relevant provisions of Maitland City Council's Contaminated Land Policy (Reference 2), as well as the Child Care Planning Guideline issued by the NSW Department of Planning, Industry and Environment (Reference 3).

The PSI has been prepared in accordance with the NSW Environment Protection Authority (NSW EPA) *Contaminated Land Guidelines: Consultants Reporting on Contaminated Land* (reference 4) and NEPM (2013) Schedule B(2) *Guideline on Site Characterisation* (reference 5).

1.2 PREVIOUS INVESTIGATIONS

GEE is not aware of any previous site contamination investigations having taken place on the site or part thereof. GEE is also not aware of any intrusive geotechnical investigations having been completed at the site which could provide site specific information on subsurface conditions.

1.3 PROPOSED DEVELOPMENT

As previously mentioned, it is proposed to construct a childcare centre on the site and according to the architectural plans provided, a copy of which is provided in **Appendix A**, the centre will be constructed at (or near) existing grade. The centre building will be constructed across the central-eastern half of the site and will comprise two levels. Landscaped play areas will adjoin the centre to the north-west and the north and are



expected to comprise a mixture of soft-fall surface and other introduced landscaping features. The south-eastern half of the site will predominantly comprise an open-air carparking area with some garden beds along the perimeter.

1.4 SCOPE OF WORK

To achieve the above objectives, GEE completed the following scope of works:

- ◇ A review of the history of the site and the surrounding land, including a review of historical land titles and historical aerial photographs,
- ◇ A review of the environmental and physical setting in which the site lies, including geology, hydrogeology and topography,
- ◇ A detailed site inspection for potential sources of contamination,
- ◇ Preparation of an initial Conceptual Site Model (CSM), and
- ◇ Preparation of this report, including a statement as to the risk of contamination beneath the site and whether further investigation is warranted.



2 SITE IDENTIFICATION

A summary of the site identification details is provided below, while a site location map is provided as **Figure 1**:

Street Address:	2 Collinson Street, Tenambit NSW 2323
Legal Description:	No. 2: Lot 151, 152, 153 in Deposited Plan DP 561830
Coordinates (MGA 56):	-32.740720 m E, 151.603610 m N
Local Government Area:	Maitland City Council
Site Area:	3,267m ² (approximately)
Current Zoning:	R1 – General Residential ¹
Current Use:	Residential
Proposed Zoning:	As per existing zoning
Proposed Use:	Childcare Centre

¹ Maitland Local Environmental Plan 2011



3 SITE HISTORY

The history of the site was researched to provide an understanding of past and present site activities which in turn may indicate sources and areas of potential contamination.

Information obtained and reviewed included:

- ◇ Historical aerial photographs dating back to 1938, as supplied by the NSW Land and Property Information, or online sources such as Google Earth, and obtained by Lotsearch Pty Ltd.
- ◇ Historical title information obtained from Advance Legal Searchers Pty Ltd.
- ◇ Online search of Council development applications and approvals.
- ◇ An internet search for any relevant historical information about the site.
- ◇ A search of the contaminated land database was conducted which reveals if there have been any records of written notices issued on the site by EPA under the Contaminated Land Management Act 1997 (CLM Act), including preliminary investigation orders. Additionally, the search can reveal if the site has ever been notified to the EPA under Section 60 duty to report contaminated sites, of the CLM Act.
- ◇ A search of records under the PFAS investigation program.
- ◇ A search of the NSW EPA Protection of the Environment Act public register of licences, applications and notices that are maintained under Section 308 of the Protection of the Environment Operations (POEO) Act 1997.
- ◇ A search of local and state heritage registers.

3.1 HISTORICAL AERIAL PHOTOGRAPHS

Historical aerial photography was sourced by Lotsearch, with a copy provided in **Appendix B**. The imagery spans from 1938 to 2024, and the following summary provides an overview of the development of the subject site and surrounding land over time. Observations have also been supplemented, where possible, with information obtained during the site inspection.



<u>Year</u>	<u>The Site</u>	<u>Surrounding Land</u>
1938	The photograph is not particularly clear; however, the site appears to be predominantly vacant and undeveloped, with a tree possibly visible in the southwestern corner.	The land to the north and west appears undeveloped, while land to the south and east contains sparsely distributed rural or agricultural properties. A possible orchard is evident on land to the west. Roads including Collinson Street and Maize Street had been formed by this time.
1954	A small structure, possibly a residence, is visible at the front of the site. The remainder appears vacant, and grass covered.	No significant changes. The orchard to the west appears reduced in size but the land still appears to be used for agricultural purposes.
1958	No discernible changes from the 1954 photograph.	No discernible changes.
1967	A new house has replaced the earlier small structure at the front of the site. The rear yard appears disturbed, with several small structures or sheds visible.	Rural/agricultural land to the east and south has been cleared, and new residential dwellings have been constructed along Collinson Street. A house has also been built on previously vacant land approximately 50 m to the north-east.
1976	The existing dwelling at the front of the site is clearly visible. Additional shed structures have been constructed at the rear of the site, likely to correspond to the existing horse sheds shown on the current survey.	Low-density residential development has expanded, with new houses constructed immediately to the east and on previously vacant land to the west.
1983	The dwelling has been extended to the rear, incorporating a white-roofed addition. Additional small structures are visible in the rear yard.	Further residential development has occurred to the west and northwest. David Avenue and Goodhugh Street have been extended, with David Avenue now adjoining the north-western boundary of the site.
1993	An extension has been added to the western side of the house and likely to be the existing carport. Several vehicles are parked in the rear yard, and a new structure (likely a shed) has been added midway along the eastern boundary.	A noticeable increase in low-density residential dwellings, particularly on David Avenue, Goodhugh Street, Thompson Street, and between Collinson Street and Thompson Street to the south-southwest.



2006	No major changes, except that fewer vehicles are visible.	Bells Place, to the south-southeast, has been formed, and multiple residential dwellings have been developed on formerly vacant land.
2016	The mid-yard shed along the eastern boundary has been removed. A former circular formation (visible since 1967 and likely related to horse training or exercise) has also been cleared. A small new structure (like a shipping container) is now present in the northeastern corner.	Further low-density residential development is evident approximately 100 m to the east.
2024	No significant changes observed.	Vacant land to the immediate east of the rear boundary has now been developed into low-density residential housing.

A summary of the aerial photograph information is provided below for the site and the surrounding area.

The Site

The earliest available photograph from 1938 shows that the subject site was initially vacant and undeveloped, with only sparse vegetation observed. By 1954, a small structure, possibly a dwelling, had been constructed at the front (southern end) of the site. This structure was replaced by a larger house by 1967, with evidence of ground disturbance and the presence of sheds or outbuildings toward the rear.

Between 1976 and 1983, further development occurred including the construction of additional sheds and extensions to the main dwelling. The structures at the rear of the site, including what appear to be horse sheds, remained visible through the 1990s. Vehicles were occasionally present in the rear yard, and an additional shed was observed along the eastern boundary in the 1993 imagery. By 2016, that shed had been demolished and a small new structure, likely a shipping container, had been placed in the northeastern corner. The site has otherwise remained relatively unchanged since that time, with only minor variation in ground surface features.

Surrounding Land

In 1938, the surrounding area was largely undeveloped, with limited rural or agricultural activity including a possible orchard to the west. Roads such as Collinson Street and Maize Street had already been formed. Minimal change occurred through the 1950s, however,



by 1967, new residential dwellings had begun to appear to the south, east, and northeast of the site.

Significant suburban development was observed between the 1970s and 1990s, particularly with the formation of David Avenue and Goodhugh Street, which led to the expansion of low-density residential areas to the west and northwest. Further infill development occurred through the 2000s and 2010s, including the creation of Bells Place to the south-southeast. By 2024, the formerly vacant land immediately east of the site had been developed into additional residential housing, completing the suburbanisation of the local area.

3.2 HISTORICAL TITLE INFORMATION

A copy of the historical title information dating back to the early 1900s is provided for reference in **Appendix C**.

In summary, the three allotments that form the site (Lots 151, 152 and 153 in DP 561830) were created in 1972 via subdivision from a larger parcel of land (DP situated to the east, which had a total area of approximately 3,350 m² (equivalent to 3 roods and 12½ perches). They were also part of an original land granted to a Mr Edward Charles Close in June 1823.

The current site, along with the original parent parcel, has historically been transferred through multiple private owners, with the earliest recorded transfer dating back to 1888. This pattern of ownership suggests long-term rural and/or residential use, rather than historical commercial or industrial land uses.

A lease was registered in 1926 to The Maitland Coal Mining Company Limited for “all beds and seams of coal under the land.” This historic coal lease may technically still apply to the site; however, it is considered a low risk given the site's urban residential context and the absence of recent or active mining in the area.

As of 26 September 2024, all three lots are registered in the names of Leslie Kevin Roberts and Allan Keith Roberts, following transfer from other members of the Roberts family. A caveat was lodged on 16 April 2024 by SS Estate Pty Ltd (the client for this investigation), likely in relation to the proposed redevelopment of the site for a childcare centre.



3.3 BUSINESS DIRECTORY LISTINGS

A search of available business directory listings from 1950 to 1991 was completed by Lotsearch Pty Ltd (**Appendix B**) to assist with determining any past land-use activities, and in particular past land-use activities that may cause contamination.

A review of the data revealed no business listings directly associated with the site or land within 1km.

3.4 COUNCIL DEVELOPMENT APPLICATION RECORDS

GEE made an enquiry with the Maitland City Council about past development applications and approvals relating to the site which can provide an indication of past land-use activities. However, no relevant information relevant to this investigation was available.

3.5 HISTORICAL INTERNET SEARCH

An internet search of the site and the surrounding area was conducted by Geo-Environmental Engineering (GEE) to identify any relevant historical references. While no specific information regarding the subject site was found, the search returned several items of interest related to the broader Tenambit locality, including historical photographs and commentary sourced from the Maitland City Library Collection and Flickr (www.flickr.com).





"New Street", Tenambit, N.S.W (circa 1890) –

Photograph by George Thomas Chambers. This image depicts an early formed street in the Tenambit area and provides insight into the semi-rural character of the suburb at the time.



"Another New Street", Tenambit, N.S.W (date unknown) –

Also photographed by George Thomas Chambers, likely from a similar time period.



St. Egwin Anglican Church, Tenambit, NSW –

Featured in an album of Anglican churches within the Diocese of Newcastle (album reference: A5352b). The caption notes that the church was erected circa 1890. This church was later used as the first premises of the Tenambit Public School located approximately 140m to the south-east of the site.

Additional historical information was also sourced relating to Tenambit Public School, located approximately 140 m southeast of the subject site. A local historical summary was prepared by Elaine Taylow in 1988, which included the following relevant details:

- ◇ The land on which the school is located (and possibly the subject site) was originally subdivided by Edward Charles Close in 1884.
- ◇ Title records indicate Close was formally granted land in the area in 1923, consistent with information referenced in Section 3.2.
- ◇ The school was first approved in 1901 and operated out of St. Egwin's Church until a dedicated school building was completed in 1903.
- ◇ Water services were connected in 1915, followed by telephone services in 1917.
- ◇ The school grew steadily over the early 20th century, with more rapid expansion occurring in the 1950s, particularly following major flooding of the nearby Maitland River.

This local historical context supports a long-standing pattern of residential and community land use in the area dating back to the late 19th century.



3.6 CONTAMINATED LAND DATABASE

A search of the NSW Environment Protection Authority (EPA) contaminated land database was undertaken as part of this investigation. The search confirmed that there are no records of written notices issued for the subject site under the Contaminated Land Management Act 1997 (CLM Act). This includes the absence of any preliminary investigation orders, management orders, or voluntary management proposals.

Furthermore, the site has not been notified to the EPA under Section 60 of the CLM Act, which relates to the duty to report contamination.

In addition to the site itself, the search did not identify any notified contaminated properties within the suburb of Tenambit, indicating that the area has not been the subject of formal contamination regulation by the NSW EPA.

3.7 EPA PFAS INVESTIGATION PROGRAM

A search of sites that are part of the EPA, Defence or Airservices Australia PFAS investigation programs was completed by GEE, and it revealed no records within Tenambit region.

3.8 POEO REGISTER SEARCH

A search of the NSW EPA Protection of the Environment Act public register of licence, applications and notices was undertaken by GEE which contains information on:

- ◇ environment protection licences.
- ◇ applications for new licences and to transfer or vary existing licences.
- ◇ environment protection and noise control notices.
- ◇ penalty notices issued by the EPA.
- ◇ convictions in prosecutions under the POEO Act.
- ◇ the results of civil proceedings.
- ◇ licence review information.
- ◇ exemptions from the provisions of the POEO Act or regulations.
- ◇ approvals granted under clause 9 of the POEO (Control of Burning) Regulation.
- ◇ approvals granted under clause 7A of the POEO (Clean Air) Regulation.



- ◇ any mandatory audits required to be undertaken in relation to a licence.
- ◇ each pollution study required by a condition of a licence.
- ◇ each pollution reduction program required by a condition of a licence; and
- ◇ each penalty notice issued in relation to a premises.

The search did not identify any records for the site, or for any properties located immediately adjacent to the site.

3.9 HERITAGE REGISTERS

A search of the Commonwealth, State and local heritage registers was undertaken and there were no listings associated with the site.

3.10 MINING AND EXTRACTIVE INDUSTRY HISTORY

A review of historical title records (see Section 3.2 and **Appendix C**) identified a lease granted in 1926 to The Maitland Coal Mining Company Limited for “all beds and seams of coal under the land”. This lease, which applied to Lot 151 DP 561830, was part of a broader pattern of coal exploration and mining activity in the Maitland region during the early to mid-20th century.

While the lease technically remains on title, there is no evidence of active or historical coal mining occurring directly on the site. A review of available geological mapping and regional mine data indicates that the subject site is located within the outer extent of the Maitland Coalfields, though outside areas of known historic mine workings or subsidence zones.

Further confirmation was obtained via the Lotsearch Environmental Planning Report (**Appendix B**), which did not identify the site as being affected by any mapped underground coal mine workings, mining subsidence districts, or mine-related hazards.

Given the current residential zoning, urban development, and absence of physical or planning constraints related to mining, the historical coal lease is considered to present a negligible environmental or geotechnical risk to the proposed redevelopment.

3.11 SUMMARY OF THE HISTORICAL INFORMATION

3.11.1 The Site

The historical record indicates that the site was originally undeveloped, with sparse vegetation evident in the earliest available aerial imagery from 1938. A small structure,



likely a residence, was constructed at the front (southern) portion of the site by 1954 and replaced by a larger dwelling by 1967. Over the following decades, the site underwent incremental development, including construction of multiple sheds and outbuildings at the rear — several of which were associated with horse-keeping or recreational use. Extensions to the main dwelling, as well as the addition and removal of small outbuildings and vehicles in the rear yard, were noted between 1983 and 2016.

Land title records indicate that the site was part of a larger rural landholding originally granted to Edward Charles Close in 1823 and subdivided in 1972 to form the current allotments. The site has consistently been used for residential or rural-residential purposes throughout its history. While a coal lease remains on title from 1926, there is no evidence of mining activity having occurred on or near the site, and no contamination notices have been issued by the NSW EPA. There are no heritage listings or EPA POEO licences associated with the property, and no records of PFAS investigation or mandatory audits.

Overall, the historical review suggests the site has low potential for contamination, with no evidence of commercial or industrial land use.

3.11.2 Surrounding Land

The area surrounding the site was largely undeveloped in the early 20th century, with agricultural land uses and scattered orchards noted in the 1938 aerial photograph. Roads such as Collinson Street and Maize Street had already been formed by that time. Incremental suburban development began in the 1960s, with new residential dwellings constructed to the south, east and northeast of the site by 1967.

By the 1970s and 1980s, residential development had expanded significantly, particularly with the establishment of David Avenue and Goodhugh Street to the northwest. This urban infill continued throughout the 1990s and early 2000s, including the formation of Bells Place to the south-southeast. As of 2024, the land immediately adjoining the site's eastern boundary has also been developed for low-density residential use, completing the transition of the surrounding land from rural/agricultural to residential.

Historical research, including photographs from the Maitland City Library and local school archives, supports a pattern of residential and community land use in the Tenambit area dating back to the late 19th century, with no known history of industrial activity in proximity to the site.



4 SITE CONDITION AND SURROUNDING ENVIRONMENT

This section of the report provides a detailed description of the physical and environmental setting of the site, including a description of the site and the presence of any visible signs of contamination.

4.1 SITE DESCRIPTION

The site is located on the northern side of Collinson Street, bounded to the north-west by the intersection of David Avenue and Goodhugh Street. It can be divided into two distinct areas — the front (southern) half and the rear (northern) half — separated by a wire link fence.

Front (Southern) Half

This portion is occupied by a single-storey dwelling with brick cladding, a tiled roof to the original section, and corrugated steel roofing to later extensions. A single-vehicle garage adjoins the north-western corner, and a metal-clad carport is attached to the south-western corner. Aerial photographs and anecdotal information from a neighbouring property indicate that the original weatherboard-clad dwelling was brick-veneered in the late 1970s or early 1980s, coinciding with extensions to the rear and the addition of the garage and carport.

The surrounding yard comprises predominantly manicured grass with trees and planting along the perimeter. A small pile of waste timber, steel, metal and a plastic tarpaulin was observed adjacent to the dwelling's north-eastern corner.

Rear (Northern) Half

This area appeared disused, with extensive overgrowth of grass and weeds, although vegetation along the eastern boundary appeared to have been recently treated or killed, presumably to prevent weeds spreading into adjoining residential properties.

The main structure is a derelict timber-framed, metal and brick clad shed housing former horse stables, divided into seven distinct sections (A1–A7) as identified on **Figure 2**:

- ◇ A1 – Concrete slab to rear, unsealed front. Inside was some scattered waste debris including ceramic tiles, plastic buckets, concrete, water hose, plaster compound and bricks.
- ◇ A2 – Concrete slab to rear, unsealed front. Inside was some scattered waste debris including particle board, foam tubs, waste tyre, and a ~1 L tin of adhesive.



- ◇ A3 – Predominantly concrete slab. Inside was scattered waste debris including plastics, corrugated steel, and timber.
- ◇ A4 – Concrete slab. Inside was much waste debris including plastics, steel, mechanical equipment and a chest freezer.
- ◇ A5 – Concrete slab with a partially collapsed roof making inspection difficult. However, some waste debris was observed including concrete and steel.
- ◇ A6 – Concrete slab with a partially collapsed roof. Inside was much, old horse manure and scattered plastics and steel.
- ◇ A7 – Concrete slab and this part of the shed is accessed from rear (north). Inside was a stockpile including waste tyres, timber, shopping trolley, plastics, carpet and foam tub.

Additional waste debris (timber, steel, waste tyre) was scattered immediately east of the stables and adjacent to section A3.

A second detached, derelict timber-framed, metal-clad shed was present further east, containing a stockpile of building waste including brick, concrete, ag-pipe, carpet and steel.

A small (approx. 2 m × 2 m × 1 m high) stockpile was observed in the south-eastern corner of the rear yard, comprising metal, concrete and brick in a soil matrix and was overgrown with grass and weeds.

Other Observations

No unusual odours or surface staining were detected that might be associated with contamination. No underground or above-ground fuel or chemical storage tanks were observed, and their presence would be unusual given the site's history and configuration. Apart from general waste debris, there was no obvious evidence of asbestos-containing materials (ACM).

With this in mind, the localised areas of waste debris scattered and/or stockpiled across the site are considered benign from a site contamination perspective. However, it is recommended that they be removed as part of the proposed redevelopment works to improve site amenity and accessibility. Based on the proposed development plans, this will be the case.

Photographs of the site are provided in Plates 1–22, with Plates 1–5 covering the front half and the remainder showing features of the rear half.



Plate 1 – View towards the north-east showing a front of the site and the existing dwelling.



Plate 2 – View towards the north along the western boundary and showing part of the carport and garage to the right.



Plate 3 – View towards the south showing the rear of the dwelling and its rear yard.



Plate 4 – View towards the south along the western side of the dwelling.



Plate 5 – View to the south along the eastern side of the dwelling.



Plate 6 – View towards the south-east from the rear, north-western corner of the site.



Plate 7 – View towards the north from the rear, north-eastern corner of the site.



Plate 8 – View towards the north-west showing the detached metal clad shed to the left and the horse stables to the right.



Plate 9 – View of the stockpile within the derelict, detached shed in the rear half of the site. Photo is looking to the south-east.



Plate 10 – Another view of the derelict horse stables, looking to the north-west.



Plate 11 – Inside Area A1 of the horse stables.



Plate 12 – Inside Area A2 of the horse stables.



Plate 13 – Inside Area A3 of the horse stables.



Plate 14 – Inside Area A4 of the horse stables.



Plate 15 – Between Areas A3 and A4/A5 of the horse stables.



Plate 16 – Inside Area A6 of the horse stables.



Plate 17 – Inside Area A7 of the horse stables.



Plate 18 – Waste debris outside and adjacent to Area A3 of the horse stables



Plate 19 – View to the south along the western side of the horse stables.



Plate 20 – View to the west from the south-eastern corner of the rear half of the site. A small stockpile that is covered by grass and weeds is to the right.



Plate 21 – Close up of the stockpile located in the south-eastern corner of the rear half of the site.



Plate 22 – View to the north along the western side of the rear half of the site. The horse stables are to the right and the intersection of David Ave and Goodhugh St is to the left.



4.2 SURROUNDING LAND USES AND ACTIVITIES

Surrounding land uses, as determined from historical aerial photographs (Section 3.1) and the site inspection, are predominantly low-density residential dwellings.

Immediately to the north, east and west, the land is occupied by single-storey detached houses on individual allotments. To the south-east, approximately 125 m from the site, is Tenambit Public School, which occupies a large parcel of land fronting Collinson Street.

No commercial, industrial, or potentially contaminating land uses were identified within the immediate vicinity of the site during the inspection. The surrounding road network is fully formed, with local streets providing residential access and no major traffic corridors nearby.

4.3 TOPOGRAPHY

The site is situated on a gentle north to north-easterly dipping hillslope. Surface elevations range from approximately 44.20 m AHD at the front (south-western corner) to approximately 34.70 m AHD at the rear (north-eastern corner), representing a total relief of around 9.5 m across the property.

The slope is gradual and uniform, with no significant depressions, ridges, or other irregular topographic features observed during the site inspection.

4.4 REGIONAL GEOLOGY AND SOILS

A review of the regional geological map (Reference 6) indicates that the site is underlain by the Tomoga Coal Measure formation which typically comprises shale, mudstone, sandstone, tuff and coal.

A review of the regional soils map (Reference 7) indicates that the site is located within the Beresfield Soil Landscape Group, characterized by shallow to moderately deep, brown and yellow, clay-rich soils over areas of sandstone, and moderately deep to deep red, brown and yellow clay-rich soils over the more common areas of mudstones and chert.

4.5 REGIONAL GROUNDWATER / HYDROGEOLOGY

Based on the geological information, it is anticipated that regional and permanent groundwater in the vicinity of the site is likely to be confined or partly confined within discrete water-bearing zones in the bedrock formation. However, intermittent 'perched' water seepage may occur at the soil-bedrock interface following heavy and prolonged rainfall events.



5 CONCEPTUAL SITE MODEL

The conceptual site model (CSM) is a representation, or summary, of information obtained regarding potential contamination sources, receptors and exposure pathways between the sources and receptors. The key elements of a CSM include:

- ◇ known and potential sources of contamination, areas of environmental concern (AEC) and chemicals of potential concern (CoPC), including the mechanisms of contamination (such as 'top down' spills or sub-surface releases from corroded tanks or pipes),
- ◇ potentially affected media (such as soil, sediment, groundwater, surface water, indoor and ambient air),
- ◇ human and ecological receptors, and
- ◇ potential and complete exposure pathways.

GEE notes that this CSM is based on existing information and will require revision once more information is obtained.

5.1 *POTENTIAL CONTAMINATION SOURCES AND CoPC*

Based on the site history information, a review of the site's physical and environmental setting, and the results of the previous field investigations, the areas of environmental concern (AEC), potential for contamination (albeit minor), and Chemicals of Potential Concern (CoPC) are summarised in **Table 1**.



Table 1: Potential Areas of Environmental Concern, Contaminating Sources and CoPC

Area of Environmental Concern (AEC)	Potential Contaminating Source	Chemical of Potential Concern (CoPC)	Estimated Risk of Contamination	Justification
On-Site Sources				
Entire Site (Particularly around structures)	Fill Material	Metals, Polycyclic Aromatic Hydrocarbons (PAHs), Total Recoverable Hydrocarbons (TRH), Benzene, Toluene, Ethylbenzene, Xylene and Naphthalene (BTEXN), Pesticides, PCBs and Asbestos ²	Medium	Potential for fill to have been imported to raise site levels or create building platforms. Fill from unknown sources may contain contamination. Known stockpile present in south-eastern corner of rear yard, origin unknown but possibly associated with a former shed.
Entire Site	Potential Application of Pesticides	Pesticides, Metals	Very Low	Pesticides may have been applied for pest/vegetation control, particularly along the eastern boundary of the rear half where vegetation has been killed.
Entire Site (particularly around existing and former structures)	Hazardous Building Materials	Lead and Asbestos	Medium	The age of current and former buildings/structures suggests possible use of ACM and lead-based paints. Renovations or demolition may have resulted in near-surface soil contamination.
Vehicle Accessible Areas (Front and Rear)	Past and Present Vehicle Movements	TRH, BTEXN, Lead and PAHs	Low	Vehicles accessing and parking on site may have resulted in leaks and spillage of fuel and oils.

² These are common contaminants of concern for developed areas across Sydney.



Current and Former Sheds/ Garages	Storage of General Chemicals	Metals, TRH, BTEXN, PAHs, Pesticides	Low	Domestic and garden chemicals may have been stored; minor spills possible, though concrete slabs likely limited migration to subsoil.
Off-Site Sources				
--	--	--	--	--



5.2 POTENTIAL OR KNOWN CONTAMINATED MEDIA

The potential for contamination on site is from top-down sources and therefore the potential contaminated media is the near surface soils and any fill material across the site. To a lesser extent is the deeper soil profile because there is always potential for contaminants to leach down through the soil.

Groundwater and vapour are considered unlikely to be contaminated given the site history and past and present land-use activities. However, they should be assessed if the upper fill and natural soils are found to be contaminated with volatile or particularly mobile contaminants.

5.3 CONTAMINANT RECEPTORS

Considering the proposed development and layout, potential receptors to the any contamination would include:

Human receptors

- ◇ Workers (adults) engaged in construction of the proposed development, including earthworks contractors.
- ◇ Existing site users (adults and children).
- ◇ Future occupants and visitors of the new development (adults and children).
- ◇ Workers (adults) engaged in maintaining buried services/utilities.

Environmental receptors

- ◇ Future deep soil environments beneath the site and their associated ecosystems.
- ◇ Buildings and structures (potential for contaminant-related material degradation).

5.4 POTENTIAL EXPOSURE PATHWAYS

At this preliminary stage, potential exposure pathways include:

- ◇ Ingestion of soil by workers during site redevelopment.
- ◇ Ingestion of soil by adults and children during future use of unsealed/deep soil areas.
- ◇ Direct (dermal) contact with soil for workers during construction or maintenance of buried services/utilities.
- ◇ Direct (dermal) contact with soil for future users of the site (via unsealed/deep soil areas).



- ◇ Inhalation of volatile contaminants, if present.
- ◇ Inhalation of asbestos fibres from degraded ACM, if present.



6 CONCLUSION AND RECOMMENDATIONS

Geo-Environmental Engineering Pty Ltd (GEE) conducted a Preliminary Site Investigation (PSI) for 2 Collinson Street, Tenambit NSW, in preparation for a proposed childcare centre development. The site covers an area of approximately 3,267 m² (by survey) and is legally identified as Lots 151, 152 and 153 in Deposited Plan (DP) 561830.

The investigation was undertaken to support a Development Application with Maitland City Council, in accordance with the requirements of the State Environmental Planning Policy (Resilience and Hazards) 2021 (Reference 1), and to address the relevant provisions of Maitland City Council's Contaminated Land Policy 2023 (Reference 2) and the NSW DPIE (2021) Child Care Planning Guideline (Reference 3). The objectives were to identify past and present contaminating activities, assess potential contamination types, and evaluate the need for further investigation.

The scope of works comprised:

- ◇ Review of historical information for the site and surrounding area to identify potential sources, areas of concern and chemicals of potential concern,
- ◇ Review of the site's environmental and physical setting,
- ◇ Detailed site inspection to assess potential contamination sources, and
- ◇ Preparation of an initial Conceptual Site Model (CSM).

The PSI identified several areas and sources of potential contamination associated with the site. Based on the proposed sensitive land use, GEE recommends that a Detailed Site Investigation (DSI) be undertaken in accordance with the NSW EPA (2020) Contaminated Land Guidelines: Consultants Reporting on Contaminated Land (Reference 4) and the NEPM (2013) Schedule B(2) Guideline on Site Characterisation (Reference 5). The DSI should focus on characterising the quality of fill material and upper natural soils across the site. Groundwater and soil vapour are considered unlikely to be contaminated but should be assessed if the fill and/or upper natural soils are found to contain volatile or particularly mobile contaminants.

GEE considers that the site can be made suitable for the proposed childcare centre use, subject to the completion of a DSI and, if required, the preparation and implementation of a remediation action plan and associated remediation or management works. The DSI can be undertaken as a condition of development consent and completed prior to the issue of the Construction Certificate (CC).



7 REFERENCES

1. NSW Government, 2021: State Environmental Planning Policy (Resilience and Hazards) 2021.
2. Maitland City Council, 2023: Contaminated Land Policy – Land Use Planning. Version 3.1 Adopted 22 August 2023.
3. NSW Department of Planning, Industry and Environment, 2021: Child care planning guideline – Delivering quality child care for NSW. No. 501 – Planning and Heritage- 1 October 2021
4. NSW EPA, 2020: Environment Protection Authority 2020: Contaminated Land Guidelines: Consultants Reporting on Contaminated Land. EPA NSW 5 May 2020.
5. NEPM, 2013: National Environment Protection (Assessment of Site Contamination) Measure 1999 - Schedule B(2) Guideline on Site Characterisation. As amended 16 May 2013.
6. Department of Mines, Sydney NSW, 1969: Newcastle 1:250,000 Geological Series Map Sheet SI 56-1- First Edition.
7. NSW Department of Environment and Conservation (2002). Soil Landscapes of the Newcastle 1:250,000 Sheet. Department of Environment and Conservation, Sydney, NSW.



FIGURES

- 1 – SITE LOCATION MAP
- 2 - SITE LAYOUT (SURVEY)
- 3 – SITE LAYOUT (AERIAL)

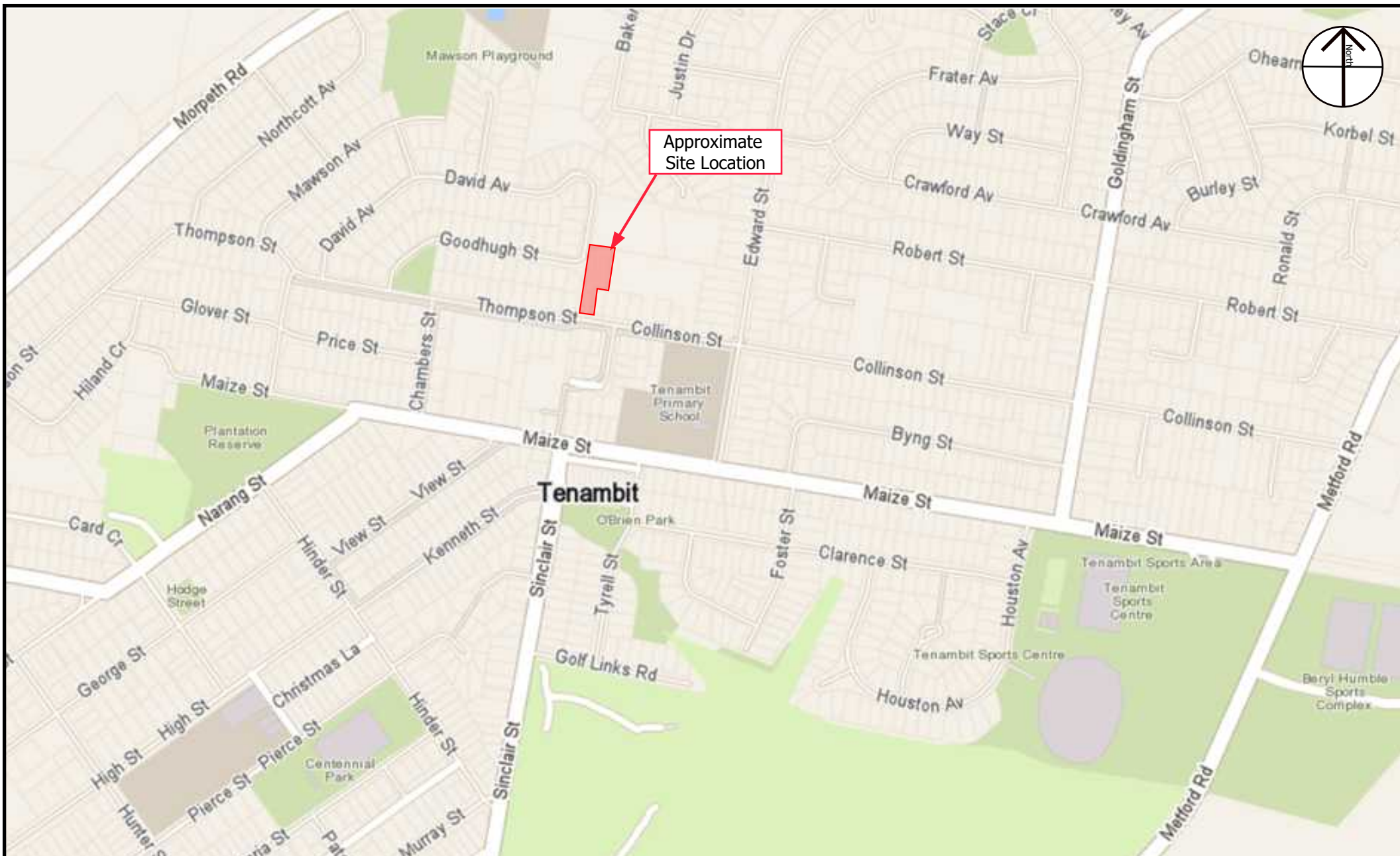


Image Source: www.whereis.com Map data © OpenStreetMap contributors



Unit 2 / 5 - 7 Malta Street
FAIRFIELD EAST NSW 2165
P - 0431480980
E - info@geoenvironmental.com.au
www.geoenvironmental.com.au

TITLE:

SITE LOCATION MAP

2 Collinson Street, Tenambit NSW 2323

SCALE:

N.T.S

DRAWN:

S. McC

DATE:

2 Aug 2025

JOB No.:

E25007TEN

FIGURE No.:

1

REVISION:

A



Aerial Image provided by Nearmap (<https://www.nearmap.com/au/en>) - Image Dated 25th July 2025

DRAWN: S. McC	SCALE: N.T.S	JOB No.: E25007TEN	DATE: 3 Aug 2025	REVISION: A	FIGURE No.: 3
geo-environmental ENGINEERING			TITLE: SITE LAYOUT (SURVEY) 2 Collinson Street, Tenambit NSW		
UNIT 2 / 5 - 7 MALTA STREET FAIRFIELD EAST NSW 2165 P - 61 (2) 9420 3361 E - info@geoenvironmental.com.au www.geoenvironmental.com.au					

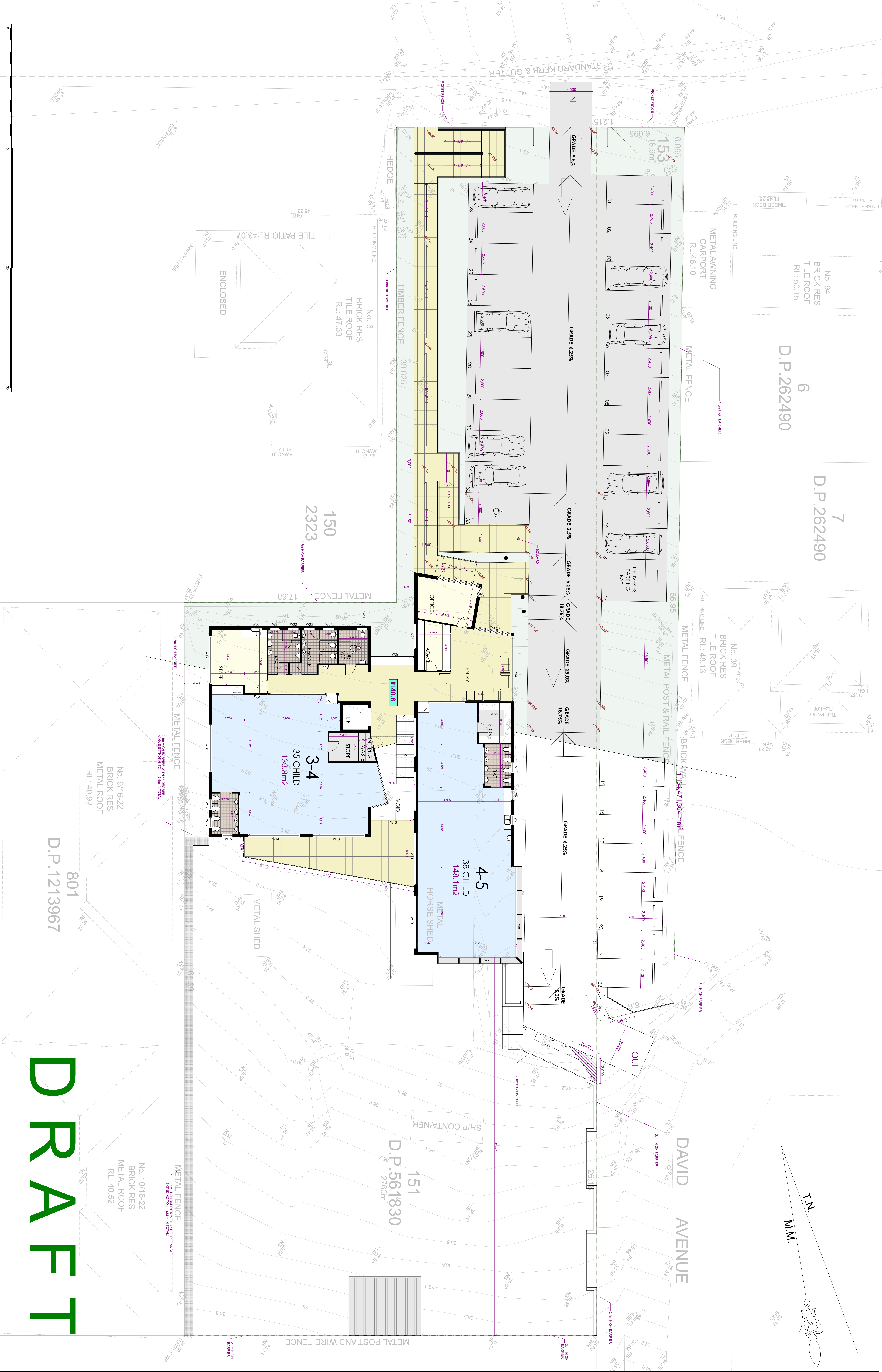


APPENDIX A

SURVEY AND ARCHITECTURAL PLANS



<div><div><div>ET3</div><div>Everitt & Everitt Consulting Surveyors</div></div><div>Consultants in Land Surveying, Development Planning and Engineering Design - Established 1969 - ABN 54 502 206 709 "The Hutton Rivers Business Centre" 34-36 Pacific Highway Wyong PO Box 198 Wyong NSW 2259</div></div>					
No.	DATE	REVISIONS			
1.	18/06/2025	TREE SYMBOLS ADDED			
ALL DIMENSIONS ARE IN METRES. DO NOT SCALE					
ORIGIN OF DATUM: P.M.16434 RL: 48.280 AHD					
PROJECT					
DIANE HAYEK 2 COLLINSON STREET TENAMBIT LOT 151, 152 & 153 D.P. 561830					
Scale: 1:200 (A1) 1:400 (A3)	Date: 19/04/2024	Reference: 19910			
Datum: AHD	D.A. No.:	CAD File: 19910DET			
Drawn:	Checked:	Sheet 1 / 1			
LA	MS				
SHEET TITLE					
DETAIL SURVEY					



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commencement of work

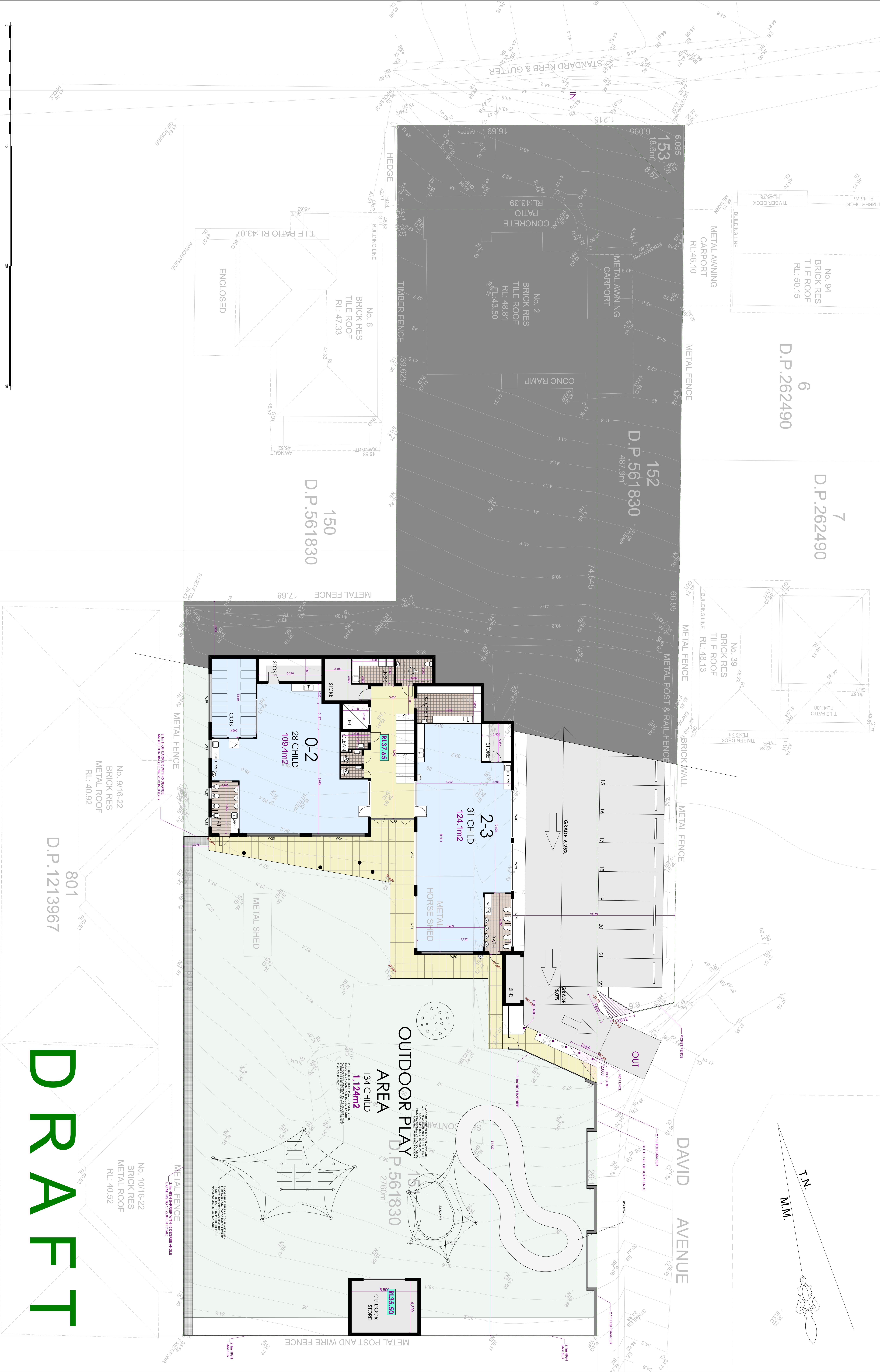
PROJECT
NEW CHILDCARE CENTRE
LOCATION
2 COLLINSON ST TENAMBIT

DRAWING
GROUND FLOOR

SCALE
1:100
DRAWN
BJI
DATED
20.07.24

REV
094-103 -

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ARCHITECTURE + PLANNING + INTERIORS
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P: 9390 4592 I: 9370 4572 brad@bradarchitects.com.au
Nominated Architect NSW 7108



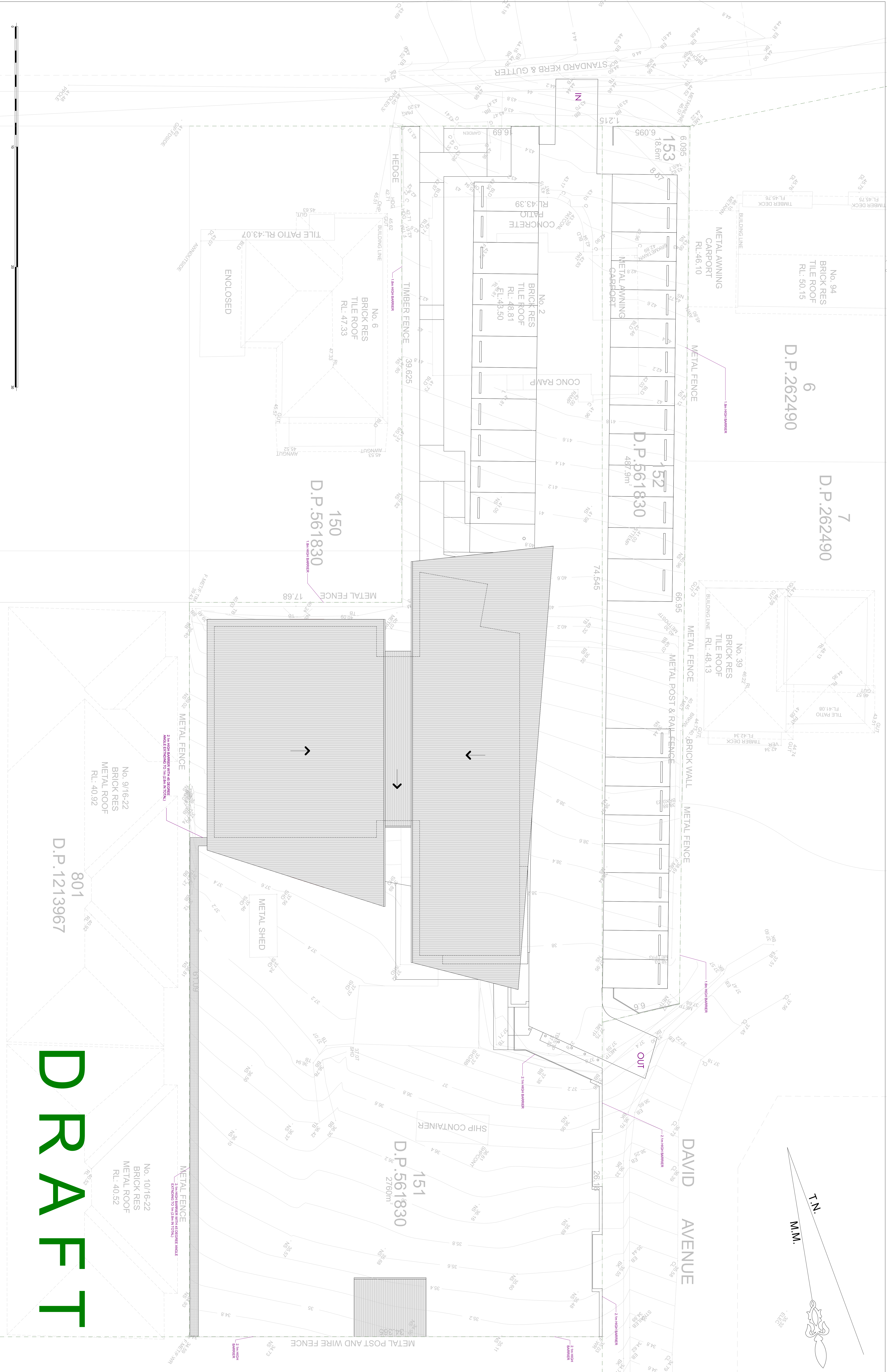
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PROJECT
NEW CHILDCARE CENTRE
LOCATION
2 COLLINSON ST TENAMBIT

DRAWING
LOWER GROUND
FLOOR

SCALE
1:100
DRAWN
BJI
DATED
20.07.24

REV
BRAD INWOOD ARCHITECTS
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PROJECT

NEW CHILDCARE CENTRE

LOCATION

2 COLLINSON ST TENAMBIT

DRAWING

ROOF PLAN

SCALE

1:100

DRAWING

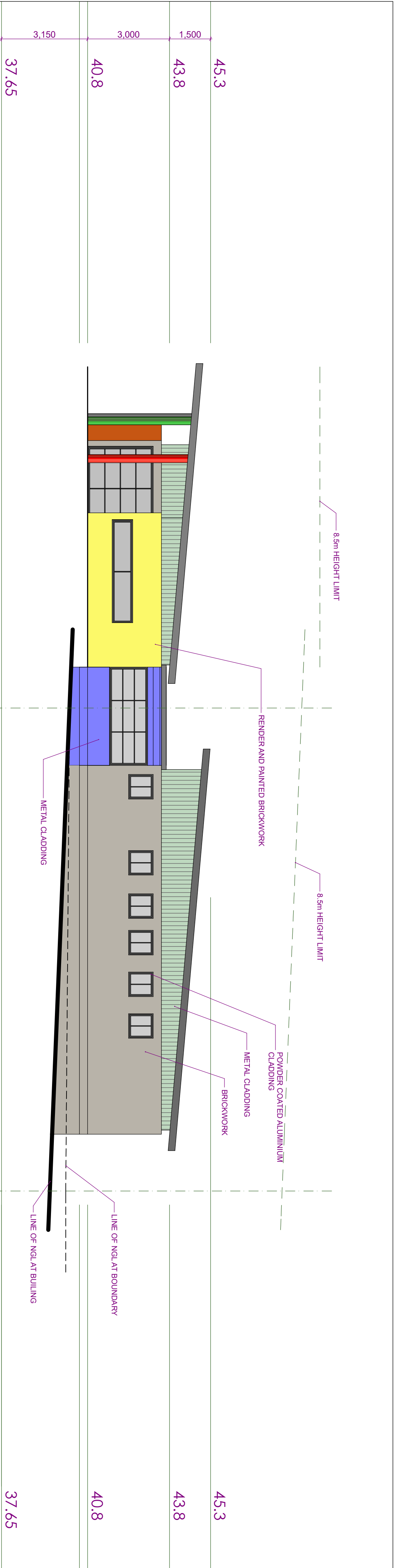
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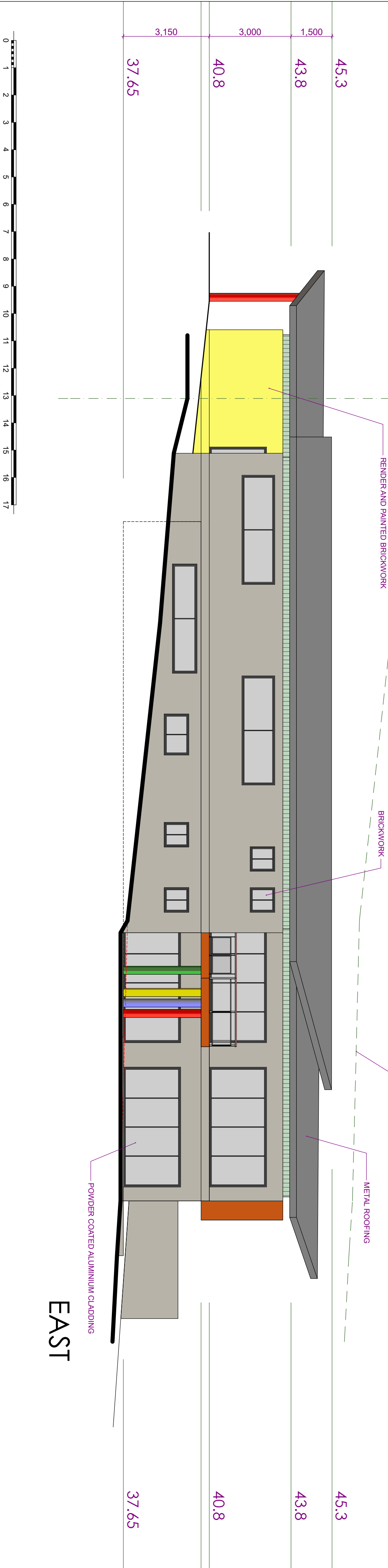
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DRAFT

SOUTH



EAST



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PROJECT

NEW CHILDCARE CENTRE

LOCATION

2 COLLINSON ST TENAMBIT

DRAWING

ELEVATIONS 01

SCALE

1:100

DRAWN

BJI

DATED

20.07.24

DRAWING

094-201

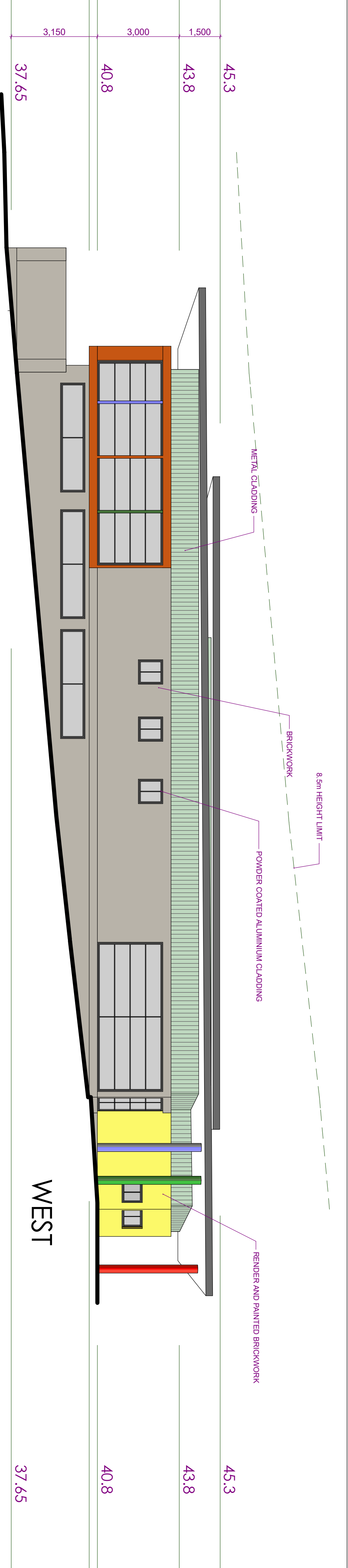
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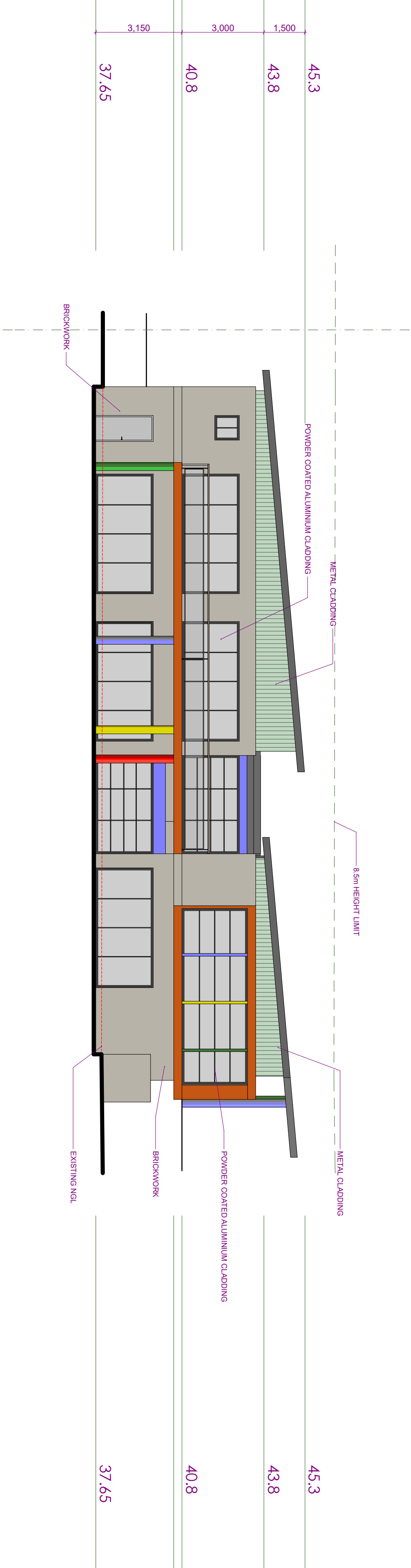
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DRAFT



NORTH

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PROJECT

NEW CHILDCARE CENTRE

LOCATION

2 COLLINSON ST TENAMBIT

DRAWING

ELEVATIONS 02

SCALE

1:100

DRAWN

BJI

DATED

20.07.24

REV

-

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APPENDIX B

LOTSEARCH REPORT



Date: 25 Jul 2025 16:57:42

Reference: LS089189 EP

Address: 2 Collinson Street, Tenambit, NSW 2323

Disclaimer:

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

Dataset Listing

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

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	24/06/2025	24/06/2025	Monthly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	20/05/2025	20/05/2025	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority NSW	15/07/2025	08/07/2025	Monthly	1000m	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority NSW	15/07/2025	15/07/2025	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority NSW	20/05/2025	15/05/2025	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority NSW	30/06/2025	30/06/2025	Monthly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	30/05/2025	19/01/2023	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	16/10/2024	19/01/2023	Annually	1000m	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority NSW	30/06/2025	05/02/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	15/07/2025	15/07/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	15/07/2025	15/07/2025	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	15/07/2025	21/05/2025	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	15/07/2025	15/07/2025	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	11/06/2025	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Australian Department of Defence	15/07/2025	15/07/2025	Quarterly	2000m	1	1	1
EPA Other Sites with Contamination Issues	Environment Protection Authority NSW	28/11/2024	15/12/2022	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority NSW	24/07/2025	24/07/2025	Monthly	1000m	0	0	1
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority NSW	24/07/2025	24/07/2025	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority NSW	24/07/2025	24/07/2025	Monthly	1000m	0	0	4
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	5	5
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	0	0
Points of Interest	NSW Department of Customer Service - Spatial Services	19/05/2025	19/05/2025	Quarterly	1000m	0	0	26
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	19/05/2025	19/05/2025	Quarterly	1000m	0	0	1
Tanks (Points)	NSW Department of Customer Service - Spatial Services	19/05/2025	19/05/2025	Quarterly	1000m	0	0	1
Major Easements	NSW Department of Customer Service - Spatial Services	20/05/2025	20/05/2025	Quarterly	1000m	0	0	3
State Forest	Forestry Corporation of NSW	18/12/2024	11/11/2024	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Geoscience Australia	22/04/2025	19/08/2019	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024	NSW Department of Climate Change, Energy, the Environment and Water	13/05/2025	28/06/2024	Quarterly	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	30/05/2025	04/03/2025	Annually	2000m	0	0	14
NSW Seamless Geology Single Layer: Rock Units	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	1	1	6
NSW Seamless Geology Single Layer: Geological Boundaries and Faults	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	0	3
NSW Seamless Geology Single Layer: Trendlines	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	0	0
NSW Seamless Geology Single Layer: Fold Axes	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	0	2
Naturally Occurring Asbestos Potential	NSW Department of Primary Industries and Regional Development	05/05/2025	30/09/2015	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	15/01/2025	17/02/2011	Annually	1000m	1	1	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Climate Change, Energy, the Environment and Water	18/12/2024	27/07/2020	Annually	1000m	1	1	3
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Housing and Infrastructure	26/06/2025	09/05/2025	Monthly	500m	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	15/01/2025	21/02/2013	Annually	1000m	1	1	2
Dryland Salinity - National Assessment	Australian Bureau of Agricultural and Resource Economics and Sciences	03/06/2025	15/04/2025	Annually	1000m	1	1	1
Mining Subsidence Districts	NSW Department of Customer Service	20/05/2025	20/05/2025	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Primary Industries and Regional Development	09/07/2025	09/07/2025	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Primary Industries and Regional Development	09/07/2025	09/07/2025	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Primary Industries and Regional Development	09/07/2025	09/07/2025	Monthly	1000m	5	5	5
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Housing and Infrastructure	26/06/2025	08/09/2023	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Housing and Infrastructure	26/06/2025	13/06/2025	Monthly	1000m	1	2	24
Commonwealth Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	20/05/2025	21/03/2025	Quarterly	1000m	0	0	0
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Housing and Infrastructure	26/06/2025	13/06/2025	Monthly	1000m	0	0	3
Bush Fire Prone Land	NSW Rural Fire Service	24/06/2025	23/06/2025	Monthly	1000m	0	0	4
NSW Native Vegetation Type Map	NSW Department of Climate Change, Energy, the Environment and Water	28/05/2025	04/10/2024	Quarterly	1000m	3	3	11
Ramsar Wetlands of Australia	Australian Department of Climate Change, Energy, the Environment and Water	19/05/2025	05/03/2025	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Terrestrial	Australian Department of Climate Change, Energy, The Environment and Water	20/03/2025	19/06/2024	Annually	1000m	0	0	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, The Environment and Water	20/03/2025	30/06/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	30/05/2025	07/05/2020	Annually	1000m	0	0	2
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	30/05/2025	07/05/2020	Annually	1000m	0	0	3
NSW BioNet Species Sightings	NSW Department of Climate Change, Energy, the Environment and Water	10/07/2025	10/07/2025	Monthly	10000m	-	-	-

Site Diagram

2 Collinson Street, Tenambit, NSW 2323



Legend <div><div></div> Site Boundary</div> <div><div></div> Internal Parcel Boundaries</div>	Total Area: 3256m ² Total Perimeter: 282m	
	Scale: 0 15 30 Meters	
	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025	
	Coordinate System: GDA 1994 MGA Zone 56	Date: 25 July 2025

Contaminated Land

2 Collinson Street, Tenambit, NSW 2323

List of NSW contaminated sites notified to EPA

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

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	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: 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

EPA Notices

Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

Map Id	Number	Type	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
N/A	No records in buffer											

NSW EPA Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Waste Management & Liquid Fuel Facilities

2 Collinson Street, Tenambit, NSW 2323

National Waste Management Facilities Database

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

Map ID	Owner	Name	Address	Management Type	Facility Type	Status	Loc Conf	Dist	Dir
N/A	No records in buffer								

Source: Waste Management Facilities Database

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National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

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

National Liquid Fuel Facilities Data Source: Geoscience Australia

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PFAS Investigation & Management Programs

2 Collinson Street, Tenambit, NSW 2323

EPA PFAS Investigation Program

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

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

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

Defence PFAS Investigation Program

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

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

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

Defence PFAS Management Program

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

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

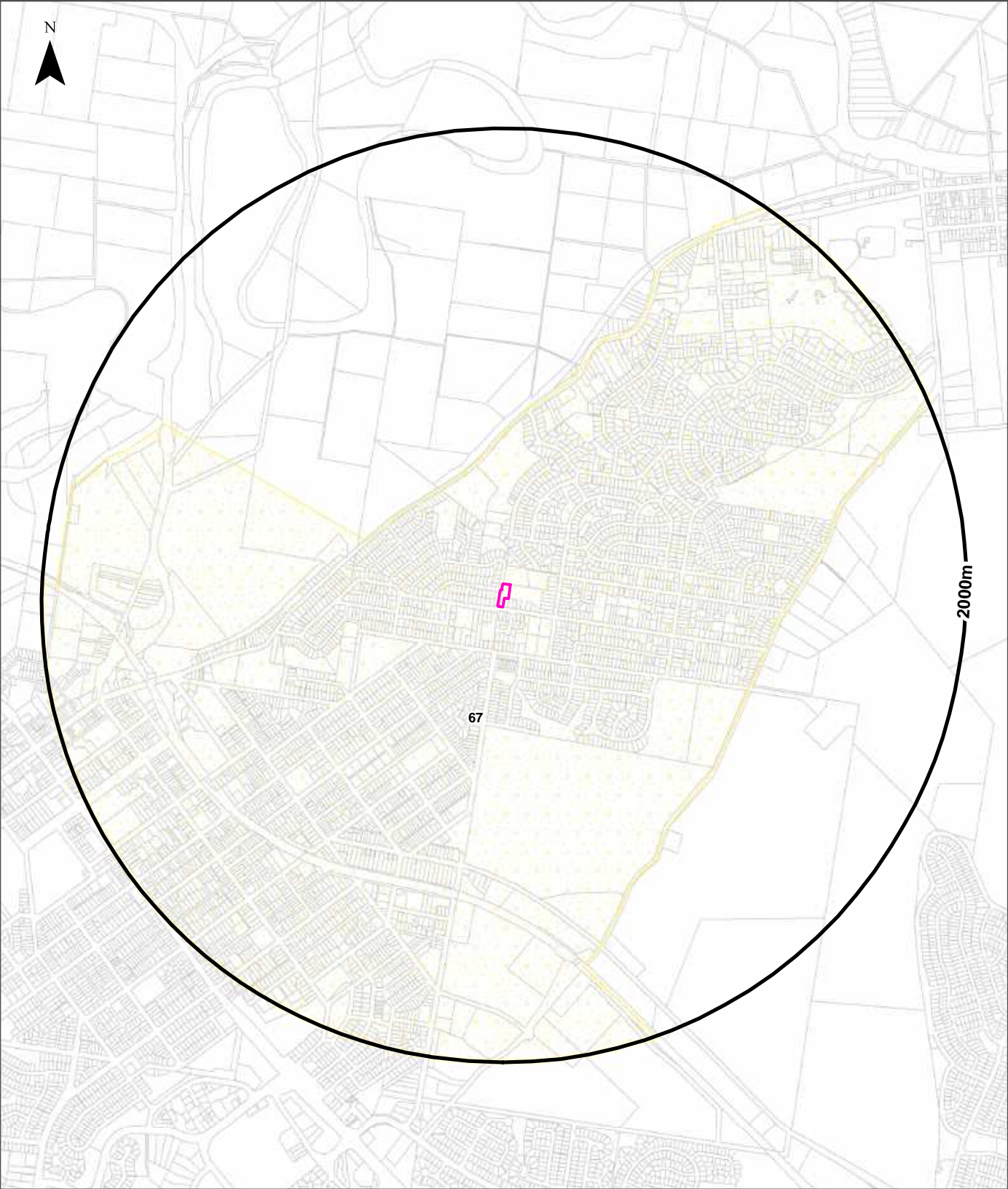
Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

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

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia



Legend			
Site Boundary	DCA	Defence 3 Year RCIP	UXO
Buffer 2000m	Defence Controlled Area	Known Contamination	Substantial Potential
Property Boundaries		No Known Contamination	Slight Potential
			Remote Potential
			Sea Dumping of Depth Charges
			Information
			Other
			Other Sea Dumping Sites

Scale: 0 200 400 800 1,200 Meters	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025	Coordinate System: GDA 1994 MGA Zone 56	Date: 25 July 2025
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Defence Sites and Unexploded Ordnance

2 Collinson Street, Tenambit, NSW 2323

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

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

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

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

National Unexploded Ordnance (UXO)

Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
67	Maitland	Other	This site was used for Military Training and Camps during WW2.		Not Commonwealth Land	As Supplied	0m	On-site

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

2 Collinson Street, Tenambit, NSW 2323

EPA Other Sites with Contamination Issues

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

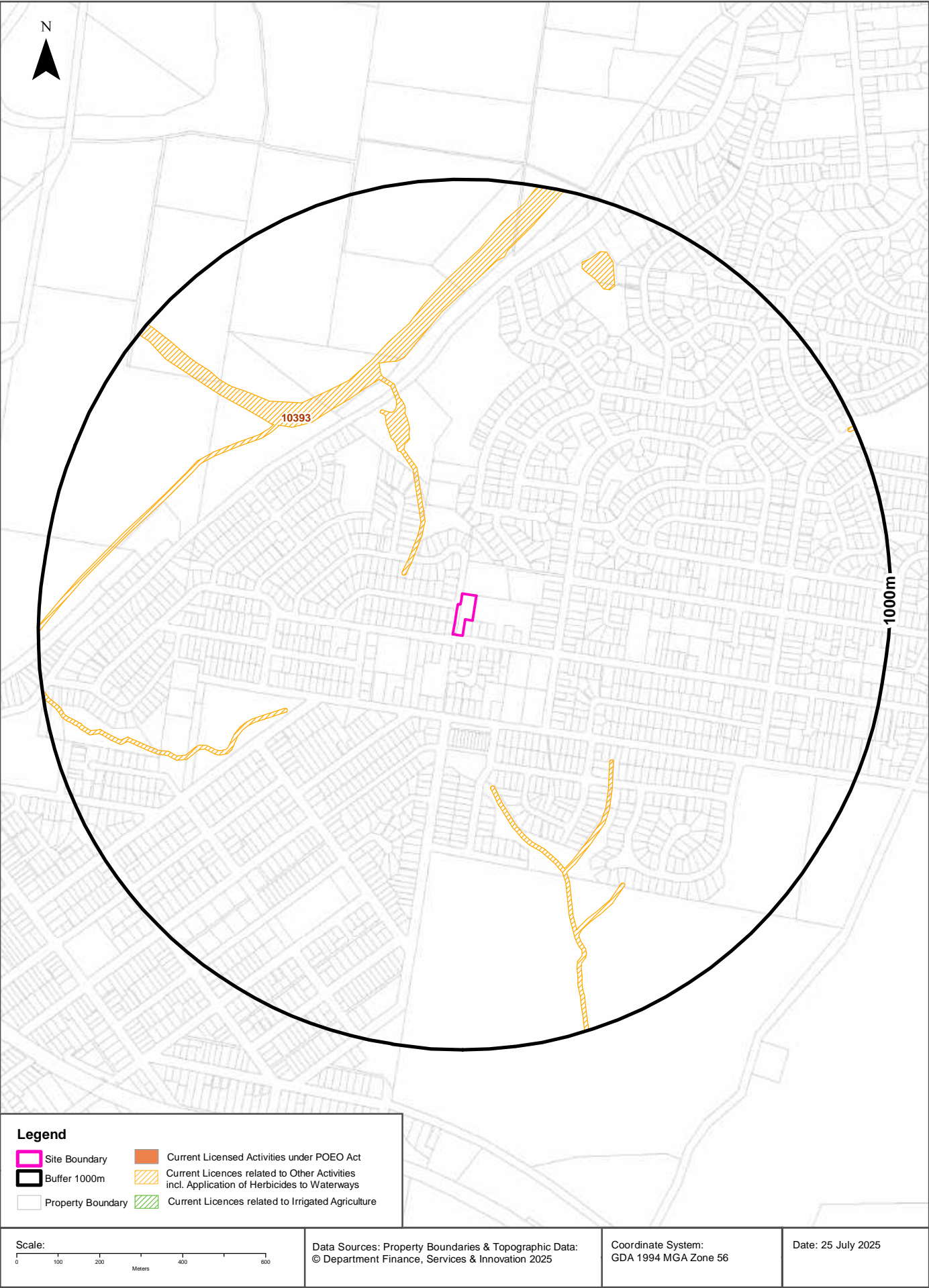
- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasminco Lead Abatement Strategy Area

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



EPA Activities

2 Collinson Street, Tenambit, NSW 2323

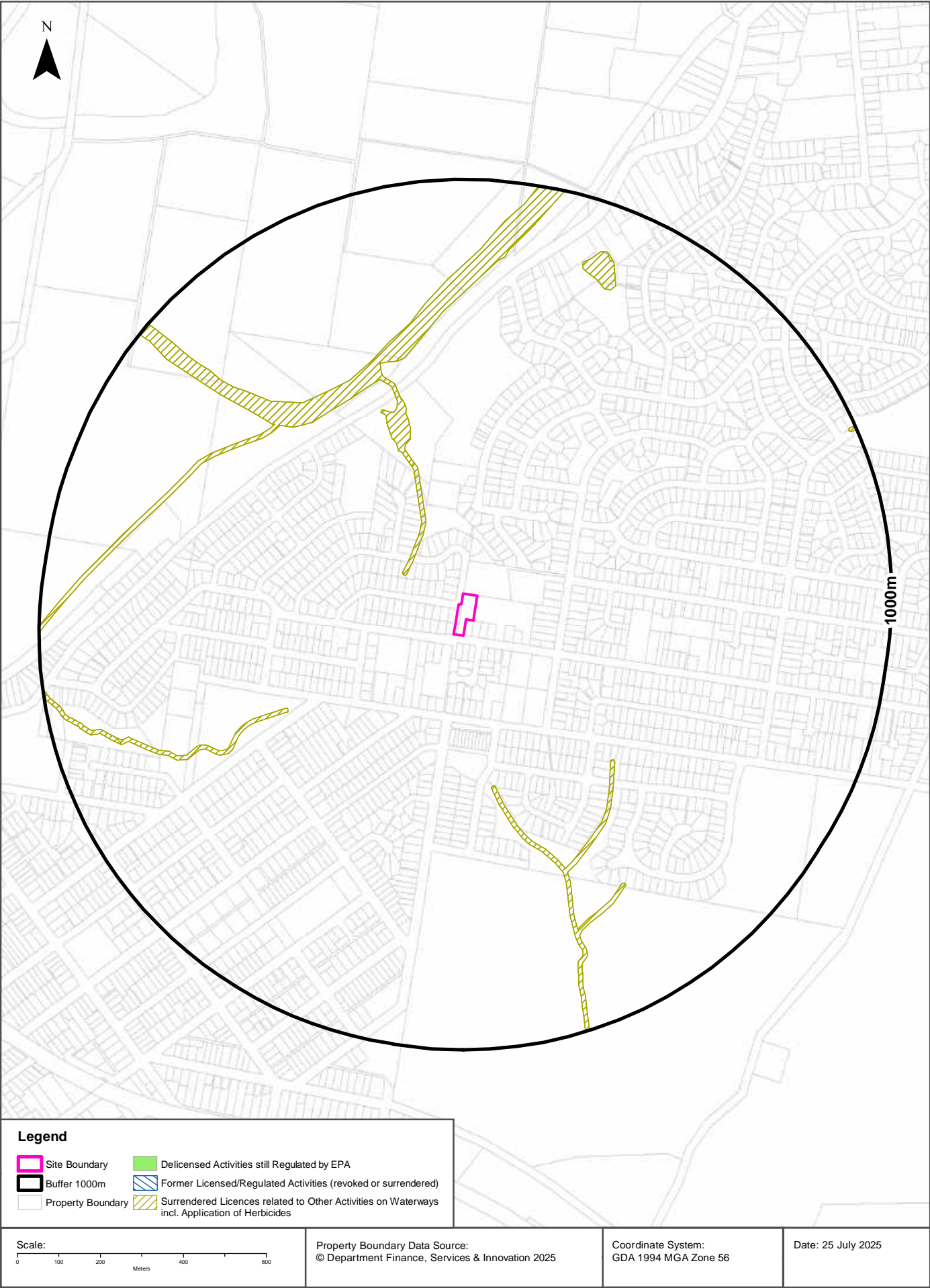
Licensed Activities under the POEO Act 1997

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

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
10393	MAITLAND CITY COUNCIL	ALL WATERBODIES IN THE MAITLAND LOCAL GOVERNMENT AREA	.	MAITLAND	Other activities	Network of Features	143m	North West

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority



EPA Activities

2 Collinson Street, Tenambit, NSW 2323

Delicensed Activities still regulated by the EPA

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

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

Delicensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

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

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

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	143m	North West
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	143m	North West
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	143m	North West
12439	STATE OF NEW SOUTH WALES (Department of Primary Industries - Lands)	Soil Conservation Service, Waterways within the Hunter Valley Flood Mitigation Scheme, MAITLAND	Surrendered	13/02/2007	Other Activities - Application of Herbicides	Network of Features	332m	North West

Former Licensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Historical Business Directories

2 Collinson Street, Tenambit, NSW 2323



Historical Business Directories

2 Collinson Street, Tenambit, NSW 2323

Business Directory Records 1950-1991 Premise or Road Intersection Matches

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1982, 1970, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

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Business Directory Records 1950-1991

Road or Area Matches

Potentially contaminative business activities extracted from Universal Business Directories 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
1	POULTRY FARMERS' SUPPLIES	Brownlie, J. S., Collinson St., Tenambit	639048	1970	Road Match	0m
	POULTRY FARMERS' SUPPLIES	Brownlie, J. S., Collinson St., Tenambit	162085	1961	Road Match	0m
	FUEL MERCHANTS-COAL, COKE & WOOD	Lantry, B. J., Collinson St., Tenambit	161203	1961	Road Match	0m
	HATCHERIES	Mils, J. S., Collinson St., Tenambit East	161406	1961	Road Match	0m
	WOOD MERCHANTS-COAL &/OR COKE	Lantry, B. J. (Coal), Collinson St. Tenambit	165429	1950	Road Match	0m

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Historical Business Directories

2 Collinson Street, Tenambit, NSW 2323

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

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

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

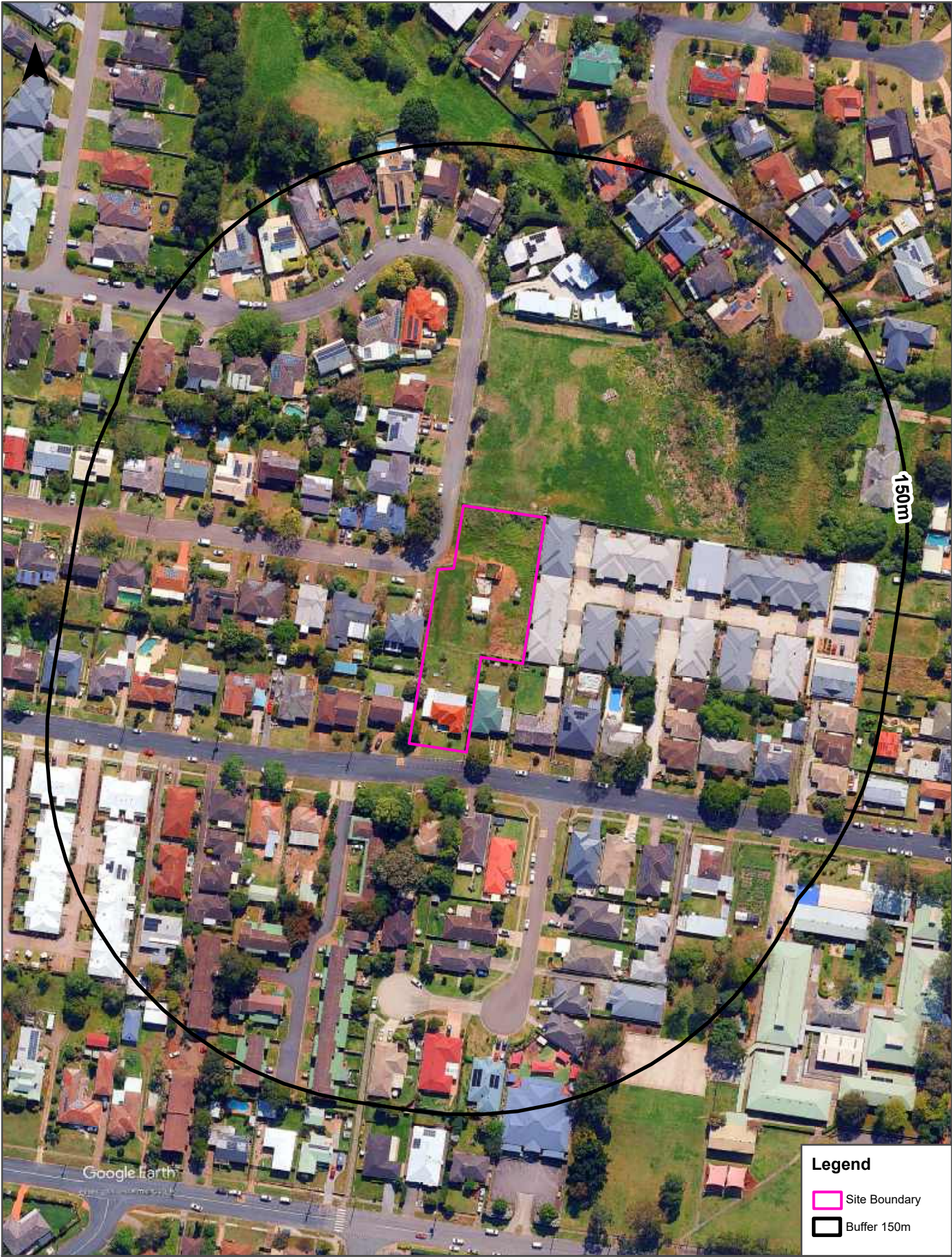
Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

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

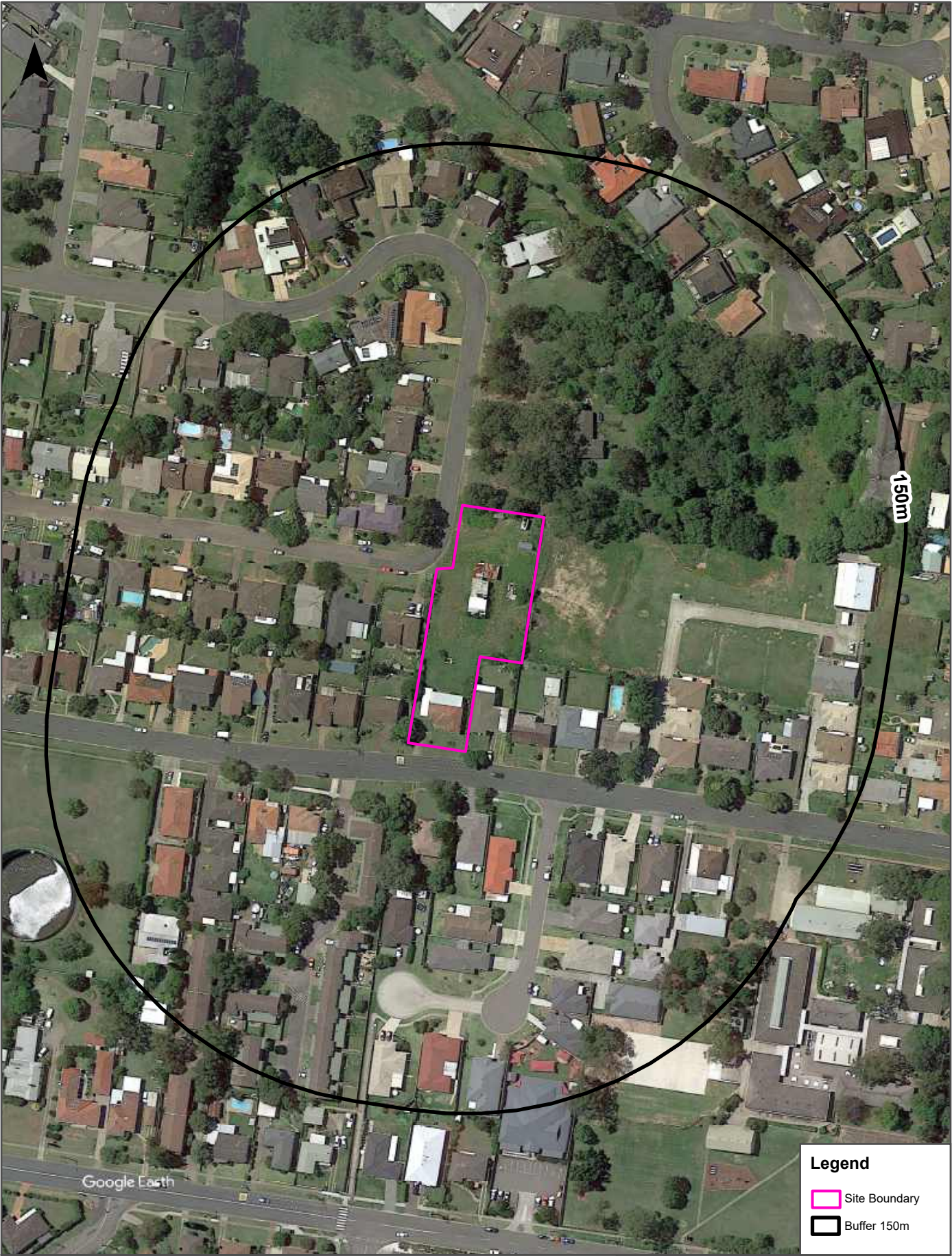
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Aerial Imagery 2024

2 Collinson Street, Tenambit, NSW 2323



Scale: 0 25 50 75 100 Meters	Data Source Aerial Imagery: © 2025 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 56	Date: 25 July 2025
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<p>Scale:</p> <p>0 25 50 75 100</p> <p>Meters</p>	<p>Data Source Aerial Imagery: © 2025 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 25 July 2025</p>
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<p>Scale:</p> <p>0 25 50 75 100</p> <p>Meters</p>	<p>Data Source Aerial Imagery: © 2025 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Legend</p> <p> Site Boundary</p> <p> Buffer 150m</p> <p>Date: 25 July 2025</p>
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Scale: 0 25 50 75 100 Meters	Data Source Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 25 July 2025
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Scale: 0 25 50 75 100 Meters	Data Source Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 25 July 2025
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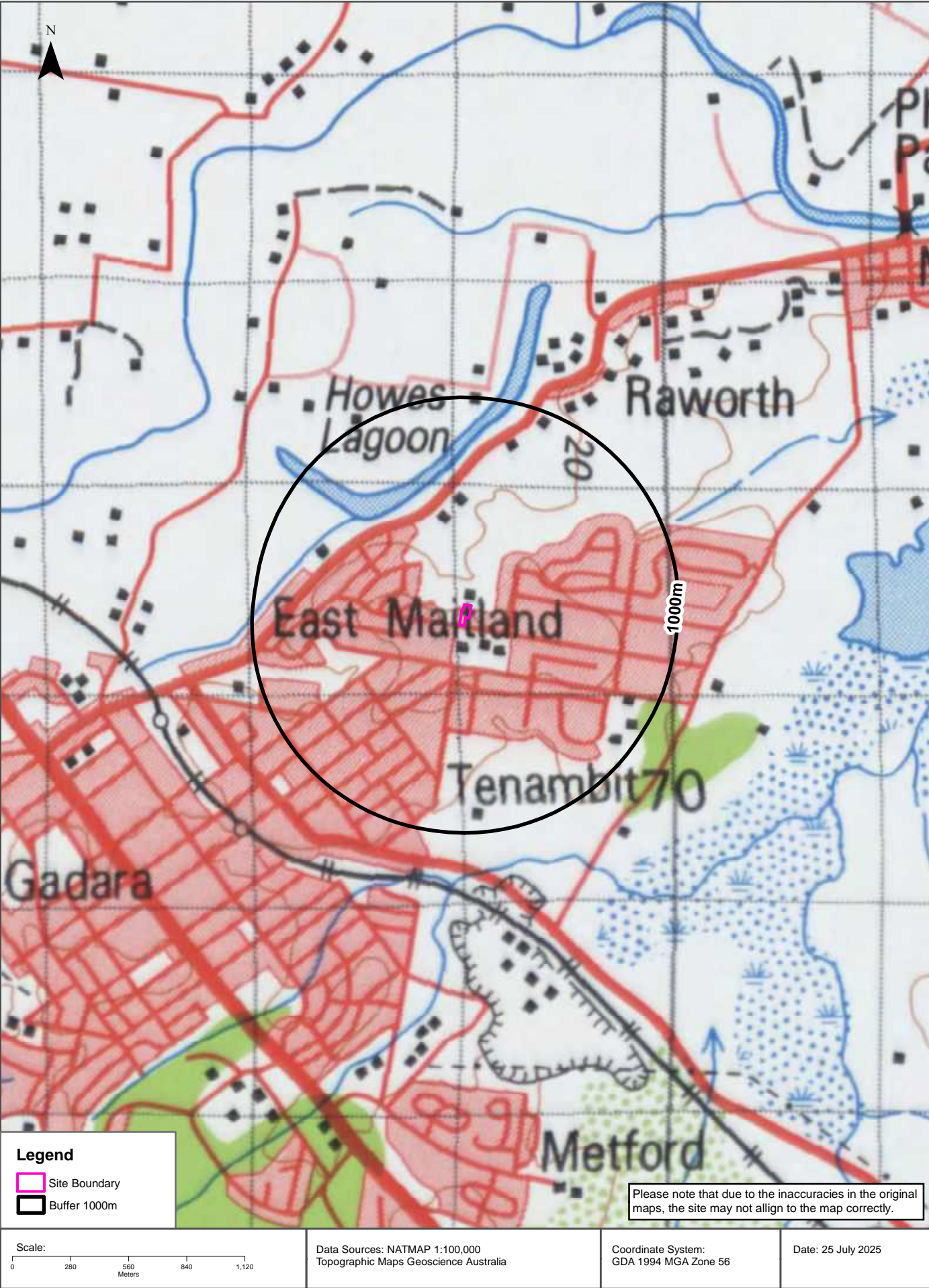
Scale: 0 25 50 75 100 Meters	Data Source Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 25 July 2025
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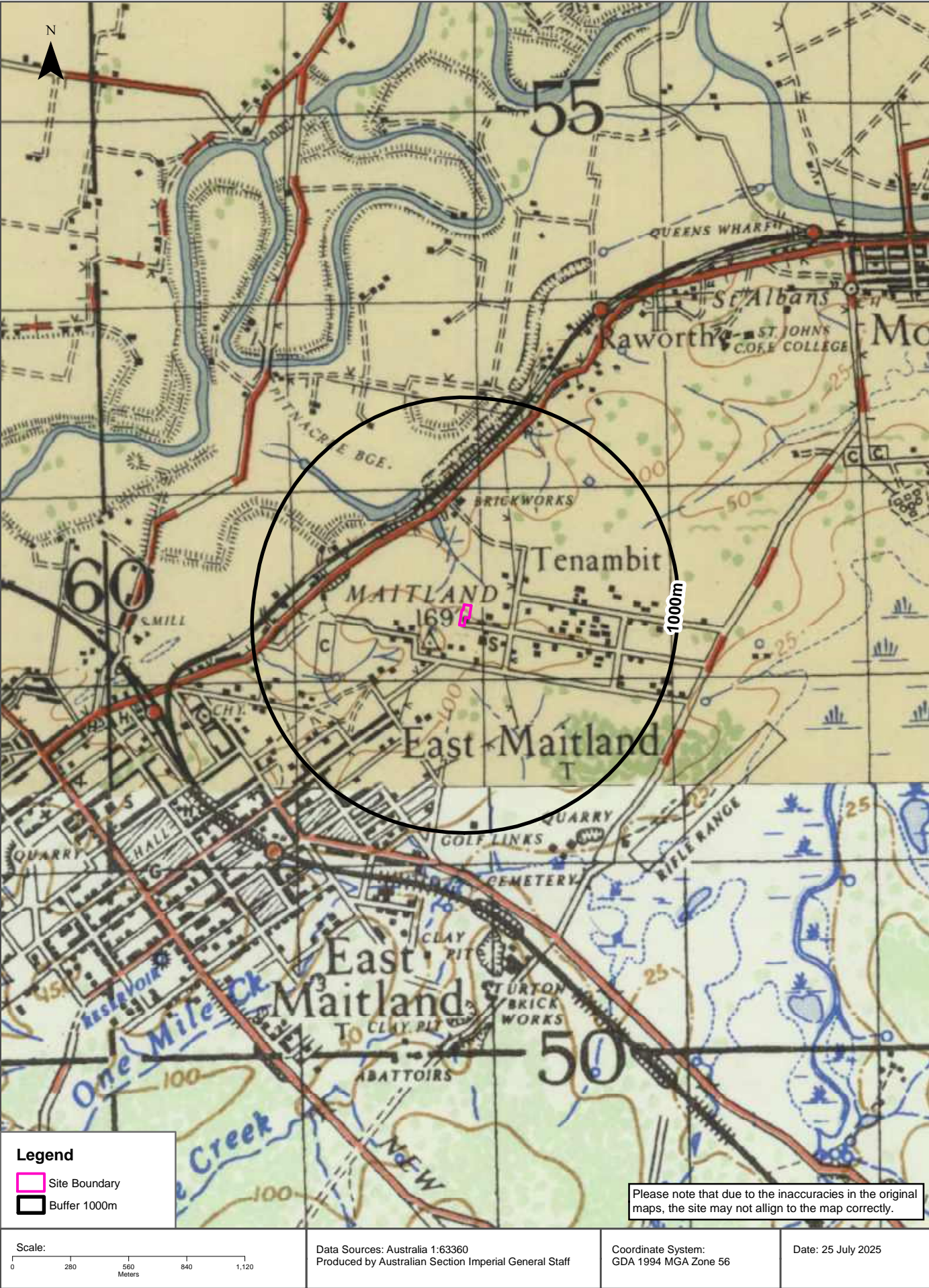






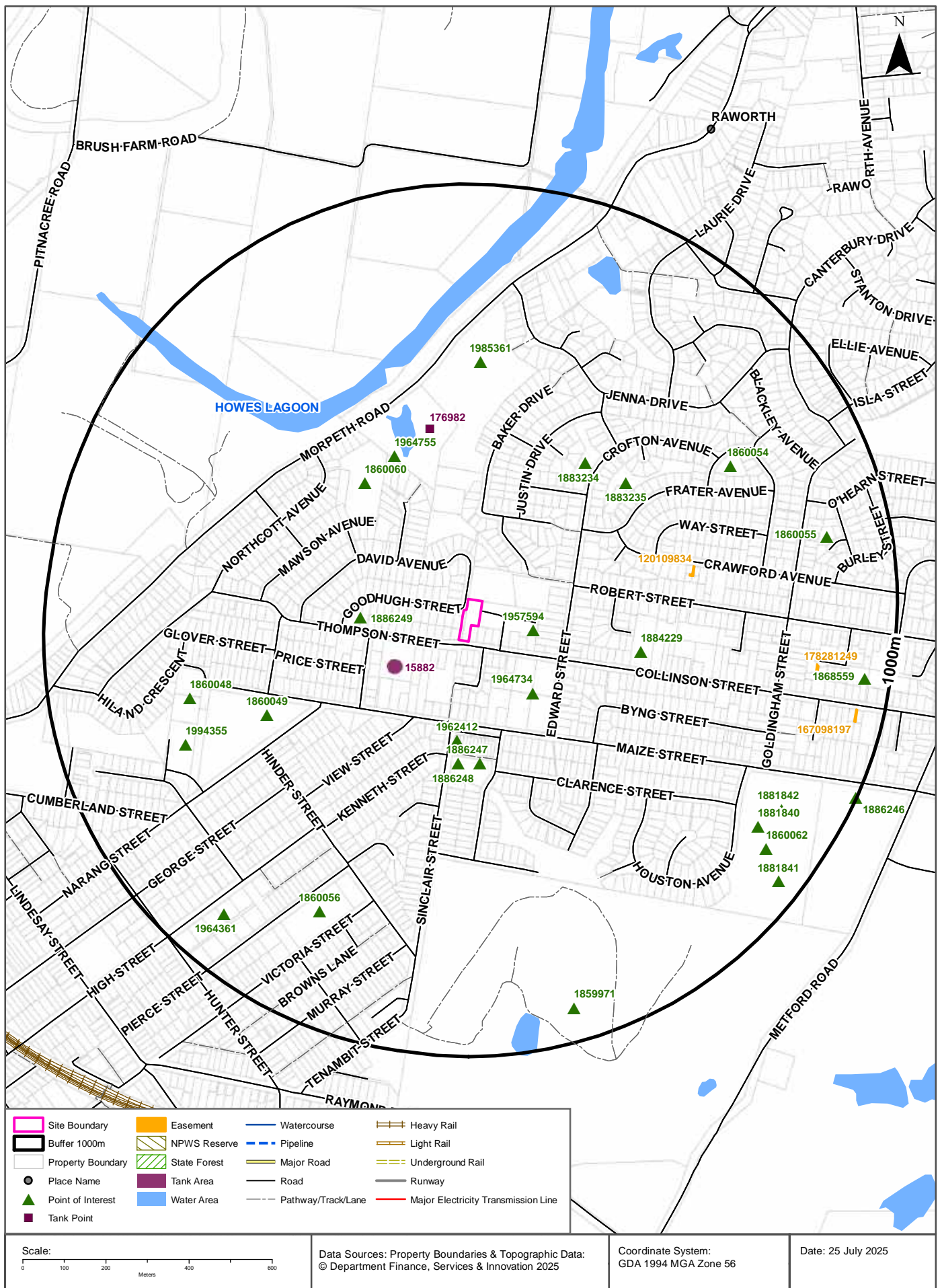
Scale: 0 25 50 75 100 Meters	Data Source Aerial Imagery: ©2025 Geoscience Australia.	Coordinate System: GDA 1994 MGA Zone 56	Date: 25 July 2025
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Topographic Features

2 Collinson Street, Tenambit, NSW 2323



Topographic Features

2 Collinson Street, Tenambit, NSW 2323

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
1957594	Retirement Village	GREENLEAF NORTHWOOD RETIREMENT VILLAGE	132m	East
1964734	Primary School	TENAMBIT PUBLIC SCHOOL	198m	South East
1962412	Post Office	TENAMBIT POST OFFICE	240m	South
1886249	Park	Park	243m	West
1886248	Park	O'BRIEN PARK	295m	South
1886247	Community Facility	TENAMBIT COMMUNITY CENTRE	296m	South
1860060	Park	MAWSON PLAYGROUND	374m	North West
1964755	Combined Primary-Secondary School	LINUWEL SCHOOL LTD	387m	North West
1884229	Place Of Worship	ANGLICAN CHURCH	396m	East
1883234	Park	Park	415m	North East
1883235	Park	Park	449m	North East
1860049	Park	PLANTATION RESERVE	496m	South West
1985361	Park	BAKERS BRICKYARD PARK	572m	North
1860048	Cemetery	HILAND CRESENT CEMETERY	663m	West
1860054	Park	Park	680m	North East
1994355	Swimming Pool Facility	EAST MAITLAND SWIMMING POOL	704m	South West
1860056	Park	CENTENNIAL PARK	735m	South West
1881840	Sports Court	TENNIS COURTS	828m	South East
1860055	Park	Park	844m	East
1881842	Sports Field	Sports Field	853m	South East
1964361	High School	MAITLAND HIGH SCHOOL	869m	South West
1860062	Sports Centre	TENAMBIT SPORTS CENTRE	873m	South East
1859971	Golf Course	MAITLAND GOLF COURSE	919m	South
1868559	Place Of Worship	JEHOVAHS WITNESSES CHURCH	939m	East
1881841	Sports Field	Sports Field	945m	South East
1886246	Park	TOM LANTRY PARK	999m	South East

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

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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
15882	Water	Feature on Previous LPI Tank Area Supply		01/05/2020	148m	South West

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
176982	Water	Operational		01/10/2011	421m	North

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
120109834	Primary	Undefined		503m	East
178281249	Primary	Right of way	5 Wide & VAR	817m	East
167098197	Primary	Right of way	4 wide	931m	East

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

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State Forest

What State Forest exist within the dataset buffer?

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

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)

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Hydrogeology & Groundwater

2 Collinson Street, Tenambit, NSW 2323

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive highly productive aquifers	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)

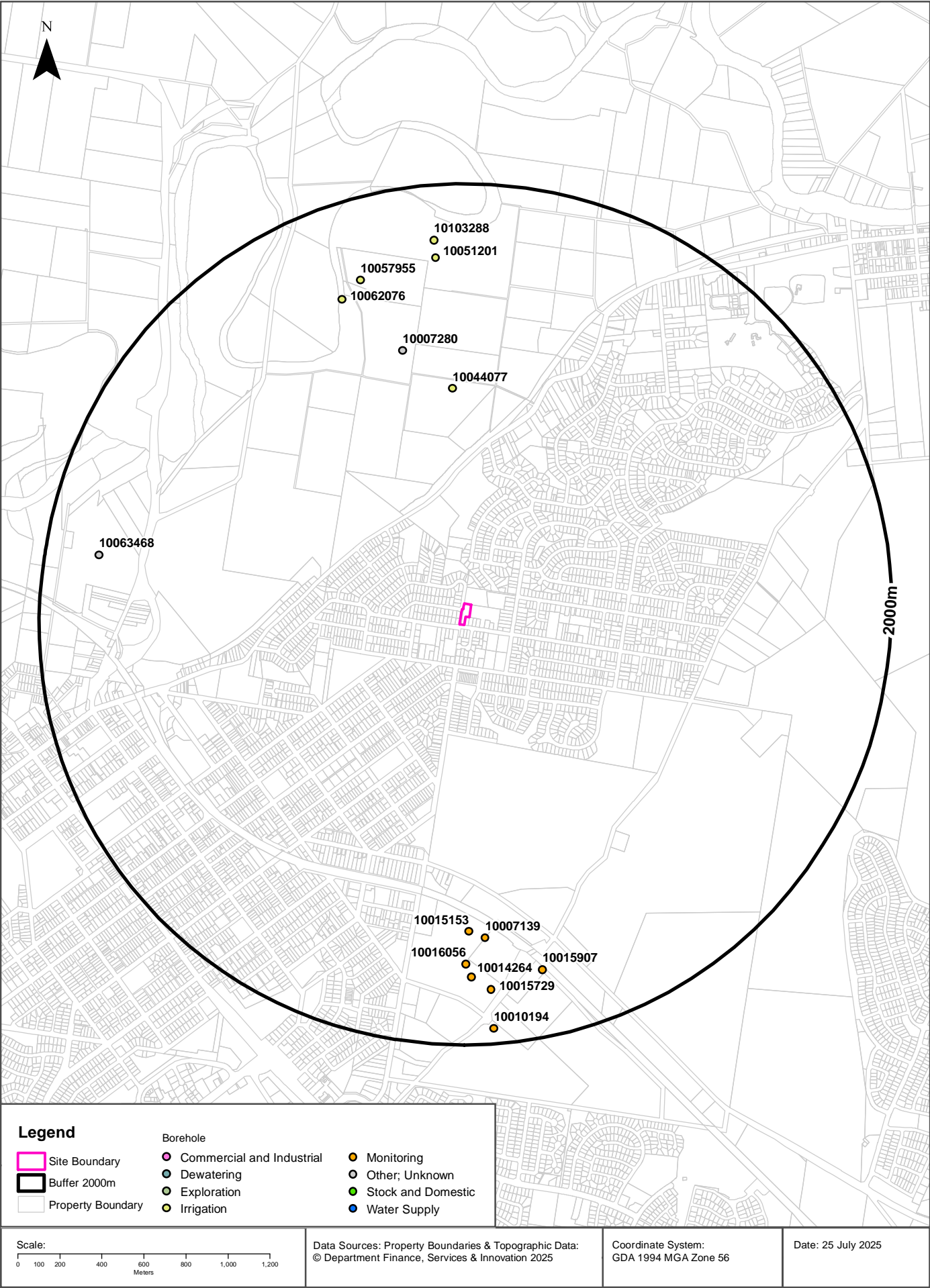
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024

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 2024 Data Source : NSW Department of Primary Industries



Hydrogeology & Groundwater

2 Collinson Street, Tenambit, NSW 2323

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10044077	GW053069	Irrigation	Functioning		12.00		AHD	Poor			1024m	North
10007280	GW029701	Unknown	Non-functional		10.40		AHD				1239m	North
10015153	GW078839	Monitoring	Unknown	21/07/1993	23.70	9.39	AHD	6350	0.500	9.69	1461m	South
10007139	GW078838	Monitoring	Unknown	20/07/1993	26.70	12.46	AHD	3580	0.200	13.83	1494m	South
10062076	GW053413	Irrigation	Functioning	01/10/1981	9.70		AHD	501-1000 ppm			1559m	North
10016056	GW078842	Monitoring	Unknown	18/07/1996	24.00		AHD			83.00	1616m	South
10057955	GW080431	Irrigation	Functioning	01/01/1960	10.00		AHD			5.00	1616m	North
10051201	GW080430	Irrigation	Unknown	01/01/1960			AHD			6.00	1652m	North
10014264	GW078841	Monitoring	Unknown	18/07/1996	29.60		AHD			85.00	1677m	South
10015907	GW078843	Monitoring	Unknown	14/11/1996	11.20		AHD				1683m	South
10103288	GW026168	Irrigation	Unknown	01/05/1966	8.50		AHD	501-1000 ppm			1736m	North
10015729	GW078840	Monitoring	Unknown	22/07/1993	32.80	17.46	AHD	2500	0.700	17.02	1742m	South
10063468	GW019629	Unknown	Functioning	01/03/1963	6.10		AHD				1744m	West
10010194	GW078844	Monitoring	Unknown	15/11/1996	24.00		AHD			18.99	1927m	South

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

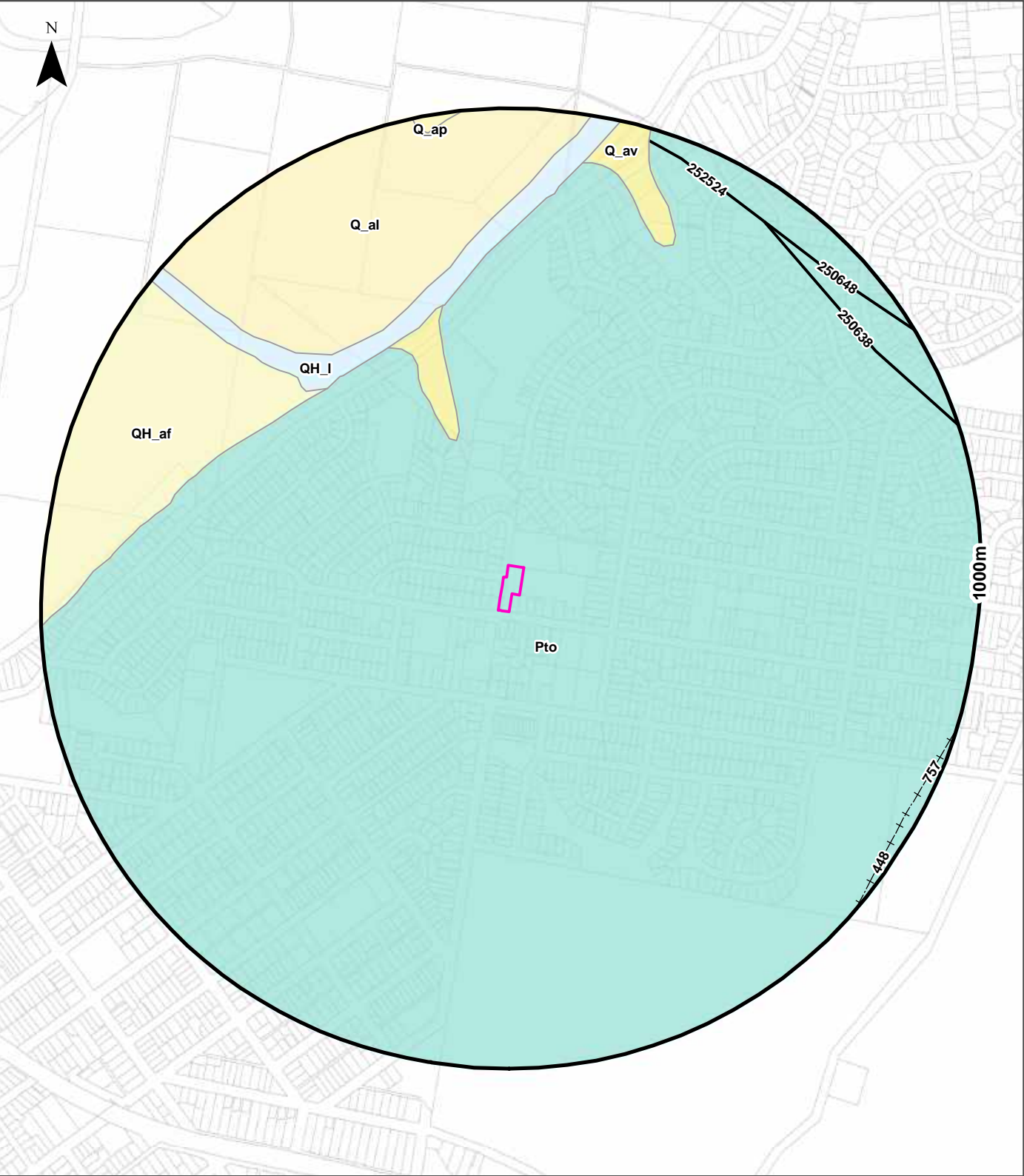
Driller's Logs













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

NGIS Bore ID	Drillers Log	Distance	Direction
10044077	0.00m-2.00m Topsoil 2.00m-4.00m Soil Black 4.00m-9.00m Mud 9.00m-12.00m Gravel Water Supply 12.00m-13.00m Mud	1024m	North
10007280	0.00m-3.05m Soil 3.05m-7.32m Clay Cryptocrystalline 7.32m-10.36m Sand Coarse Water Bearing	1239m	North
10015153	0.00m-1.00m fill material 1.00m-4.00m clay/shale, cream, plastic 4.00m-8.00m shale, dark grey 8.00m-10.00m sandstone, grey, fine 10.00m-15.50m siltstone, grey, fine 15.50m-16.00m coal, black 16.00m-20.00m shale, brown to light brown 20.00m-22.00m sandstone, grey, medium 22.00m-22.50m coal, black 22.50m-23.30m sandstone, grey, medium 23.30m-23.70m siltstone, grey, fine	1461m	South

NGIS Bore ID	Drillers Log	Distance	Direction
10007139	0.00m-0.50m topsoil, clayey 0.50m-3.50m sandstone, yellow with iron stains 3.50m-5.00m shale/siltstone, dark grey, fine, laminitic 5.00m-6.50m sandstone, yellow orange 6.50m-6.80m coal 6.80m-9.00m shale/claystone, grey 9.00m-10.00m siltstone, light grey 10.00m-20.00m shale, grey to dark grey 20.00m-26.70m sandstone, grey, hard, carbonaceous	1494m	South
10062076	0.00m-3.00m Topsoil 3.00m-5.50m Mud 5.50m-9.70m Gravel Water Supply	1559m	North
10016056	0.00m-0.10m fill 0.10m-3.00m clay 3.00m-8.50m claystone 8.50m-9.00m coal 9.00m-14.50m siltstone 14.50m-17.80m sandstone 17.80m-22.50m mudstone 22.50m-24.00m coal/mudstone	1616m	South
10014264	0.00m-1.20m silty clay 1.20m-2.50m clay 2.50m-3.00m clay 3.00m-4.00m clay 4.00m-9.80m siltstone 9.80m-10.30m coal 10.30m-14.50m claystone 14.50m-14.60m coal 14.60m-15.00m clay 15.00m-17.50m siltstone 17.50m-23.50m siltstone 23.50m-29.50m coal 29.50m-29.60m clay	1677m	South
10015907	0.00m-4.00m fill 4.00m-5.00m silty clay 5.00m-7.50m silty clay 7.50m-10.00m siltstone 10.00m-11.20m silty clay	1683m	South
10015729	0.00m-2.50m clay, grey brown 2.50m-4.70m siltstone, cream, soft 4.70m-5.20m Coal, black 5.20m-5.50m siltstone/claystone 5.50m-6.50m shale, dark grey, carbonaceous 6.50m-8.00m sandstone, light grey 8.00m-9.00m shale, grey 9.00m-10.50m siltstone, grey 10.50m-11.50m shale, grey 11.50m-17.00m siltstone, grey, layered 17.00m-22.00m sandstone, brown grey 22.00m-28.50m coal, black 28.50m-29.00m sandstone, grey 29.00m-30.50m coal, black, hard 30.50m-32.00m siltstone, grey 32.00m-32.80m coal	1742m	South
10010194	0.00m-1.00m fill 1.00m-3.00m silty clay 3.00m-5.00m silty clay 5.00m-6.00m sandstone 6.00m-10.00m siltstone 10.00m-15.00m sandstone 15.00m-19.00m siltstone 19.00m-24.00m coal	1927m	South

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



Legend		Linear Geological Structures and Boundaries		
 Site Boundary	 Trendline	 Marker Bed	 Miscellaneous Boundary	
 Report Buffer	 Fold Axis	 Faulted Boundary	 Water/Coastline Boundary	
 Property Boundary	 Geological Boundary	 Shear Zone or Schist Zone Boundary	 State/Territory Border	

Scale: 0 100 200 400 600 Meters	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025	Coordinate System: GDA 1994 MGA Zone 56	Date: 25 July 2025
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Geology

2 Collinson Street, Tenambit, NSW 2323

Geological Units

Geological units within the dataset buffer:

Code	Unit Name	Description	Stratigraphy	Age Range	Dominant Lithology	Dist	Dir
Pto	Tomago Coal Measures	Very fine- to medium-grained grey lithic sandstone, (sporadically interbedded with) laminated to carbonaceous shale and mudstone, siltstone, coal with sporadic interbeds of carbonaceous shale, claystone, sideritic bands, rare pebble paraconglomerate	Singleton Supergroup/Tomago Coal Measures////	Lopingian (base) to Lopingian (top)	Sandstone	0m	On-site
Q_av	Alluvial valley deposits	Silt, clay, (fluvially deposited) lithic to quartz-lithic sand, gravel.	/Alluvium//Alluvial valley deposits//	Quaternary (base) to Now (top)	Clastic sediment	296m	North
QH_I	Claypan and lacustrine deposits	Friable to plastic, finely laminated grey clay, silty clay, humic clay, grey paleosols; locally includes medium- to fine-grained sand.	/Claypan and lacustrine deposits////	Holocene (base) to Now (top)	Clastic sediment	542m	North
QH_af	Alluvial floodplain deposits	Silt, very fine- to medium-grained lithic to quartz-rich sand, clay.	/Alluvium//Alluvial floodplain deposits//	Holocene (base) to Now (top)	Clastic sediment	553m	North West
Q_al	Alluvial levee/overbank deposits	Fluvially deposited fine- to medium-grained lithic to quartz-rich sand, silt, clay.	/Alluvium//Alluvial levee/overbank deposits//	Quaternary (base) to Now (top)	Clastic sediment	582m	North
Q_ap	Alluvial palaeochannel deposits	Poorly sorted gravels, clayey sand and variably magnetic pisoliths.	/Alluvium//Alluvial palaeochannel deposits//	Quaternary (base) to Now (top)	Gravel	962m	North

Linear Geological Structures

Fault and shear or schist zone boundaries within the dataset buffer:

Map ID	Boundary Type	Feature Description	Fault Dip Angle	Fault Dip Direction	Dist	Dir
250638	Faulted boundary	Fault, position approximate			892m	North East
250648	Faulted boundary	Fault, position approximate			920m	North East
252524	Faulted boundary	Fault, position approximate			921m	North East

Trendlines within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
NA	No records in buffer				

Fold axes within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
448	Syncline, position accurate	Undefined	East Maitland Syncline	971m	South East
757	Syncline, position accurate	Undefined	East Maitland Syncline	971m	South East

Marker beds within the dataset buffer:

Map ID	Feature Description	Rock Unit Description	Dist	Dir
NA	No records in buffer			

Geological Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development
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Naturally Occurring Asbestos Potential

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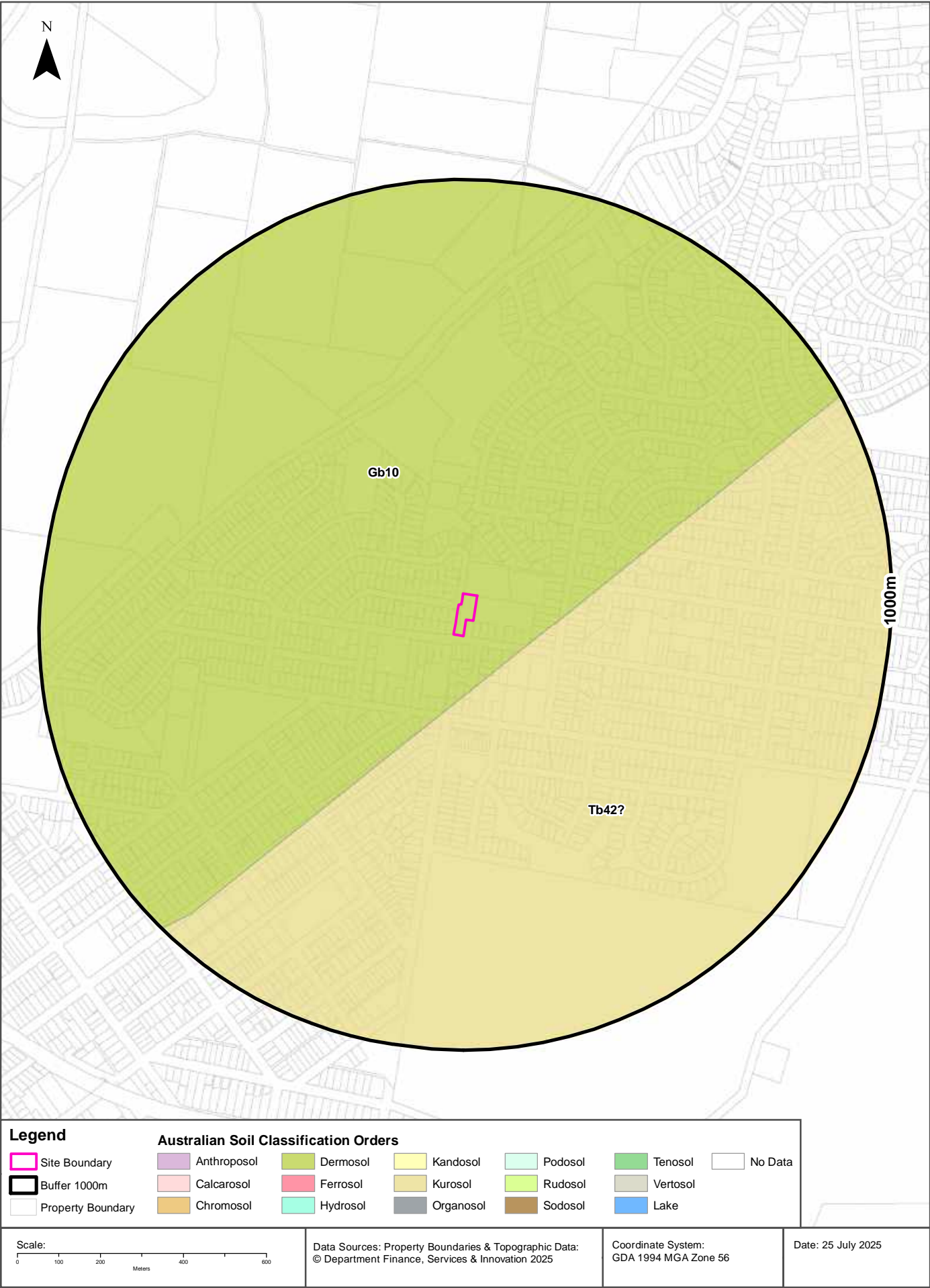
Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

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

Naturally Occurring Asbestos Potential Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Soils

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Atlas of Australian Soils

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

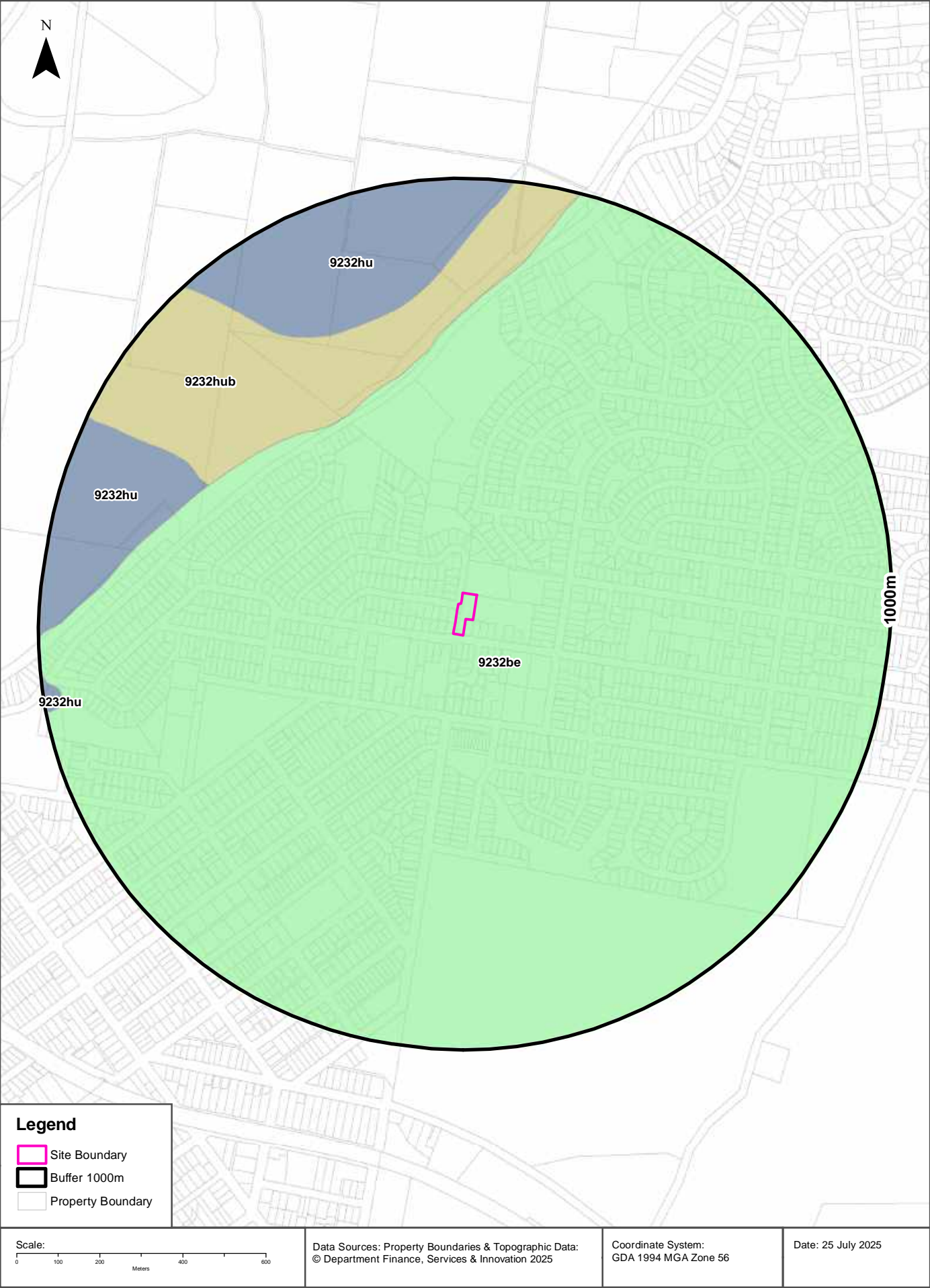
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Gb10	Dermosol	River terraces, levees, flood-plains, coastal swamps, and tidal flats: this unit contains the same land forms and soils as unit Gb9, but in addition has (i) swamps and levees of the lower river flood-plain of (Uf6.6), (Ug5), and other undescribed soils; (ii) estuarine flats of peaty or organic soils over acid clays; and (iii) tidal mud flats. The soils of these areas are not well known but probably have similarities with the soils of units J3, Mc4, NY1, and NN1. The smaller areas mapped as unit Gb10 consist mainly of areas of (i) and/or (iii) above.	0m	On-site
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.	113m	South East

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

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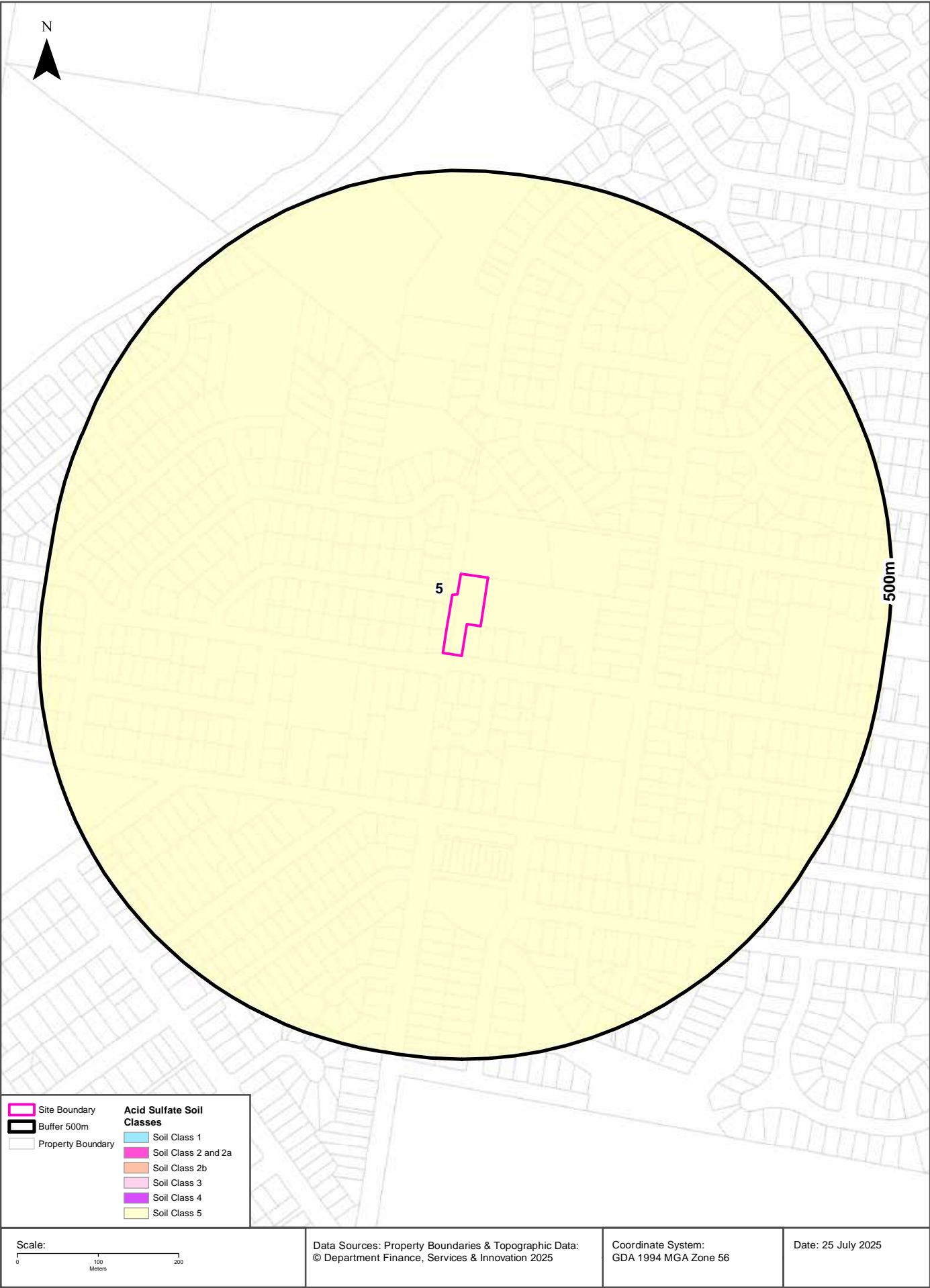
Soil Landscapes of Central and Eastern NSW

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

Soil Code	Name	Distance	Direction
9232be	Beresfield	0m	On-site
9232hub	Hunter variant b	511m	North West
9232hu	Hunter	665m	West

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

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Acid Sulfate Soils

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Environmental Planning Instrument - Acid Sulfate Soils

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

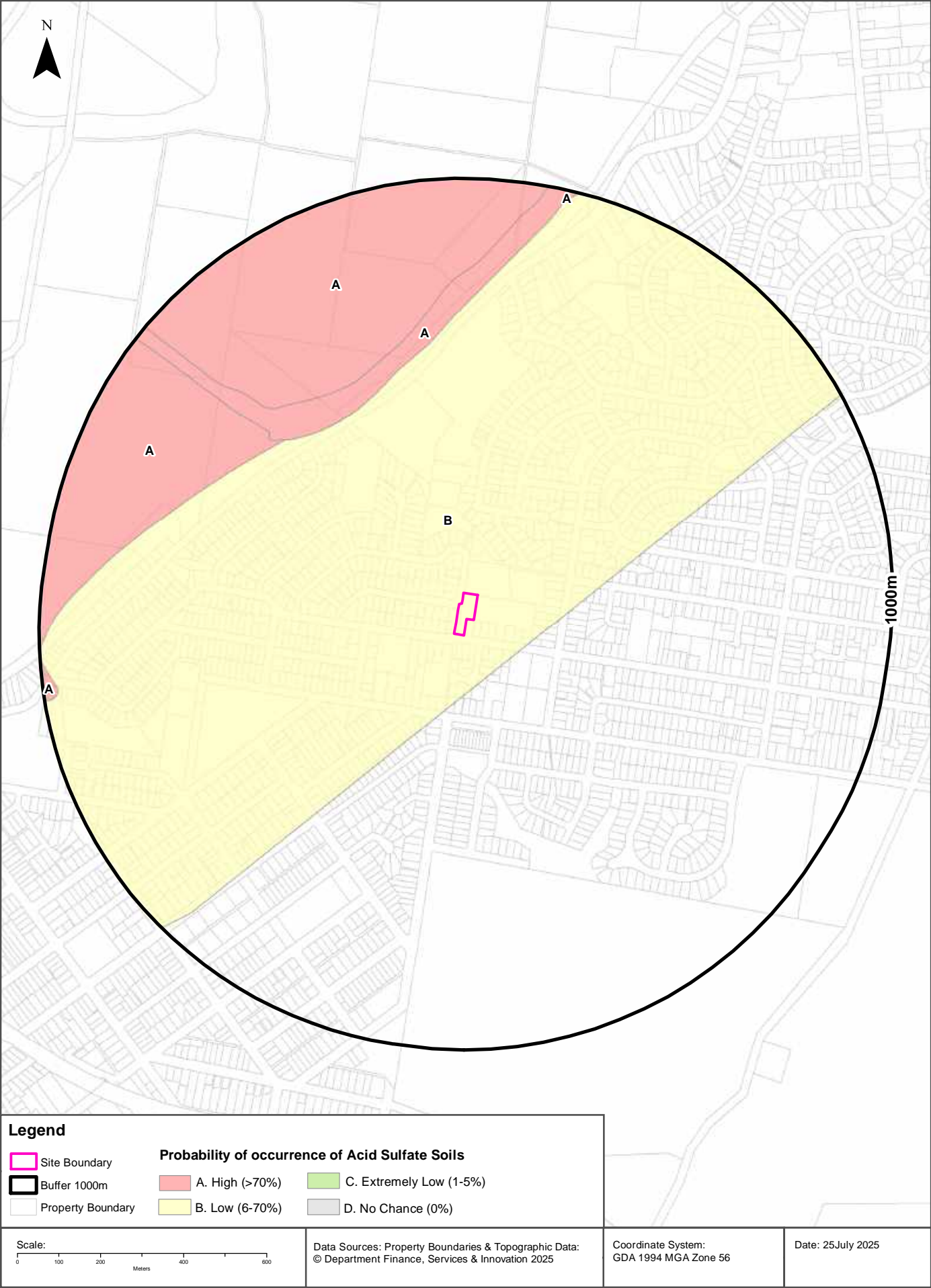
Soil Class	Description	EPI Name
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	Maitland Local Environmental Plan 2011

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

Soil Class	Description	EPI Name	Distance	Direction
None				

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Acid Sulfate Soils

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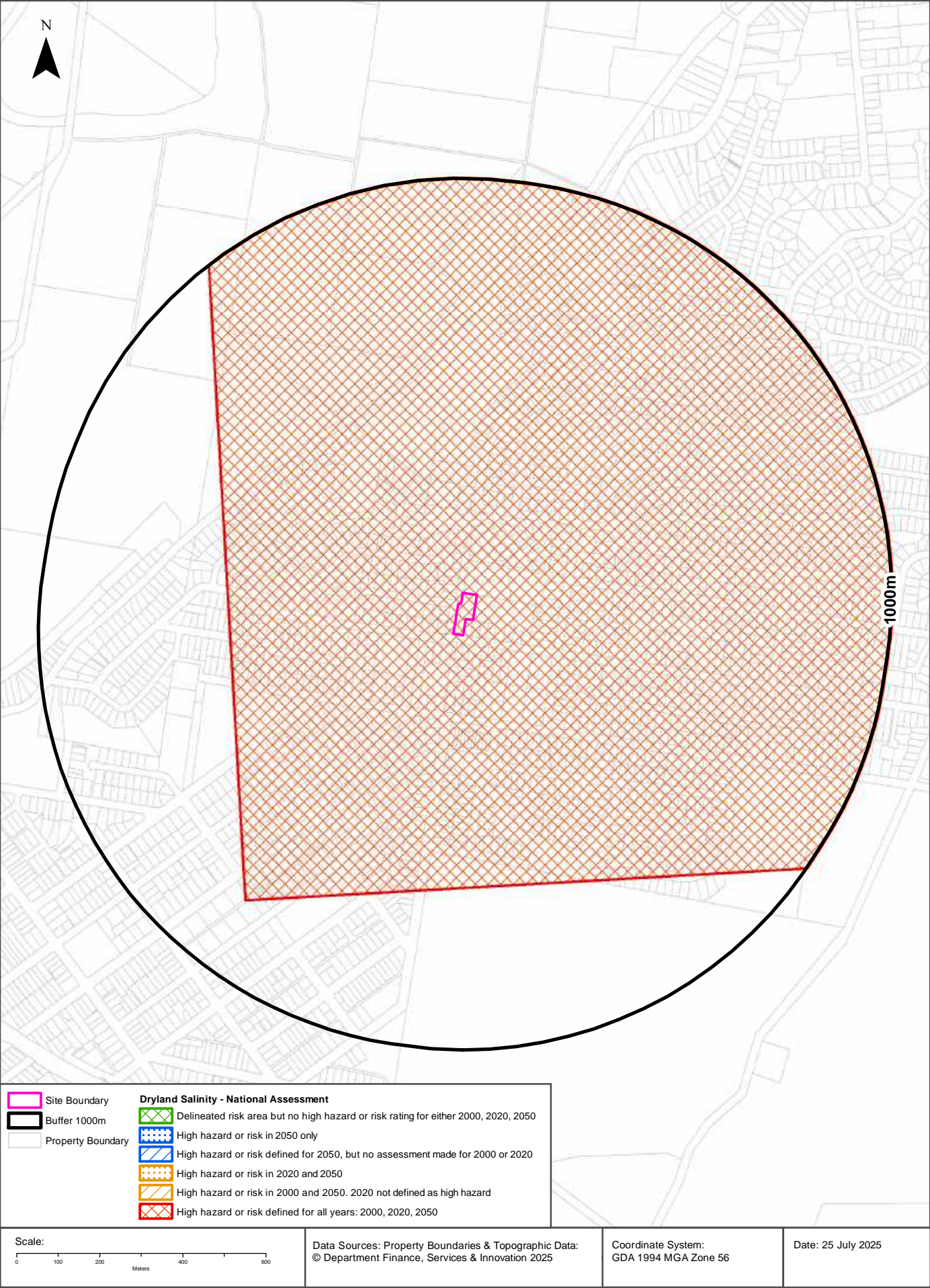
Atlas of Australian Acid Sulfate Soils

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

Class	Description	Distance	Direction
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m	On-site
A	High Probability of occurrence. >70% chance of occurrence.	510m	North

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

2 Collinson Street, Tenambit, NSW 2323

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	On-site

Dryland Salinity Data Source : National Land and Water Resources Audit

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

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

Mining

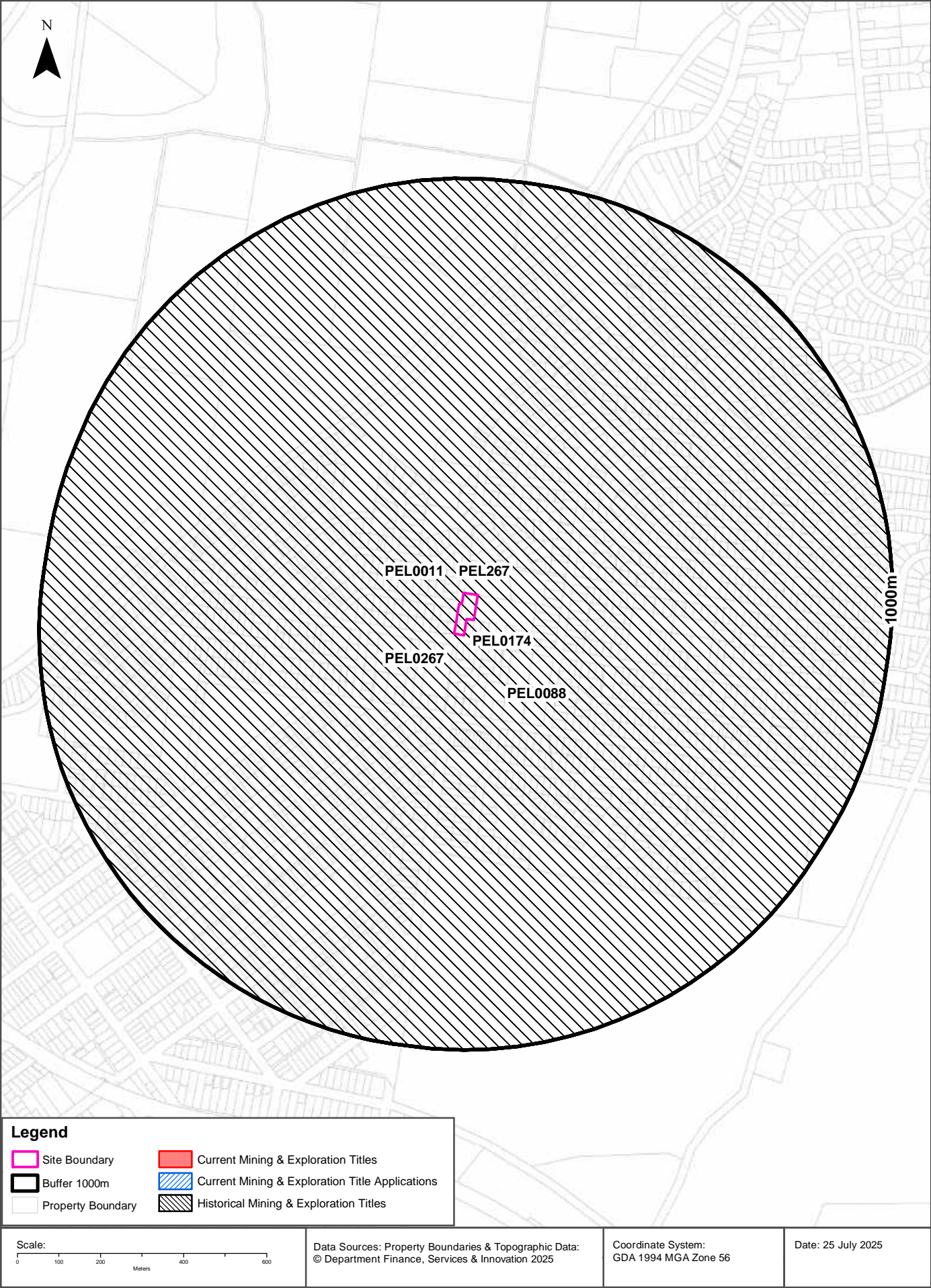
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Mining Subsidence Districts

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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Mining

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Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer								

Current Mining & Exploration Titles Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

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

Current Mining & Exploration Title Applications Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PEL0088	PLANET EXPLORATION COMPANY PTY LTD			PETROLEUM	Petroleum	0m	On-site
PEL0174	NSW OIL AND GAS COMPANY NL			PETROLEUM	Petroleum	0m	On-site
PEL0011	PLANET EXPLORATION COMPANY PTY LTD			PETROLEUM	Petroleum	0m	On-site
PEL267	AGL UPSTREAM INVESTMENTS PTY LIMITED	19930413	19991205	MINERALS		0m	On-site
PEL0267	SYDNEY OIL CO (NSW) PTY LTD, MANVANE PTY LTD AUSTRALIA NL, BASE RESOURCES LTD, SEAHAWK OIL AUSTRALIA NL, READING & BATES	19850801	20150607	PETROLEUM	Petroleum	0m	On-site

Historical Mining & Exploration Titles Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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State Environmental Planning Policy

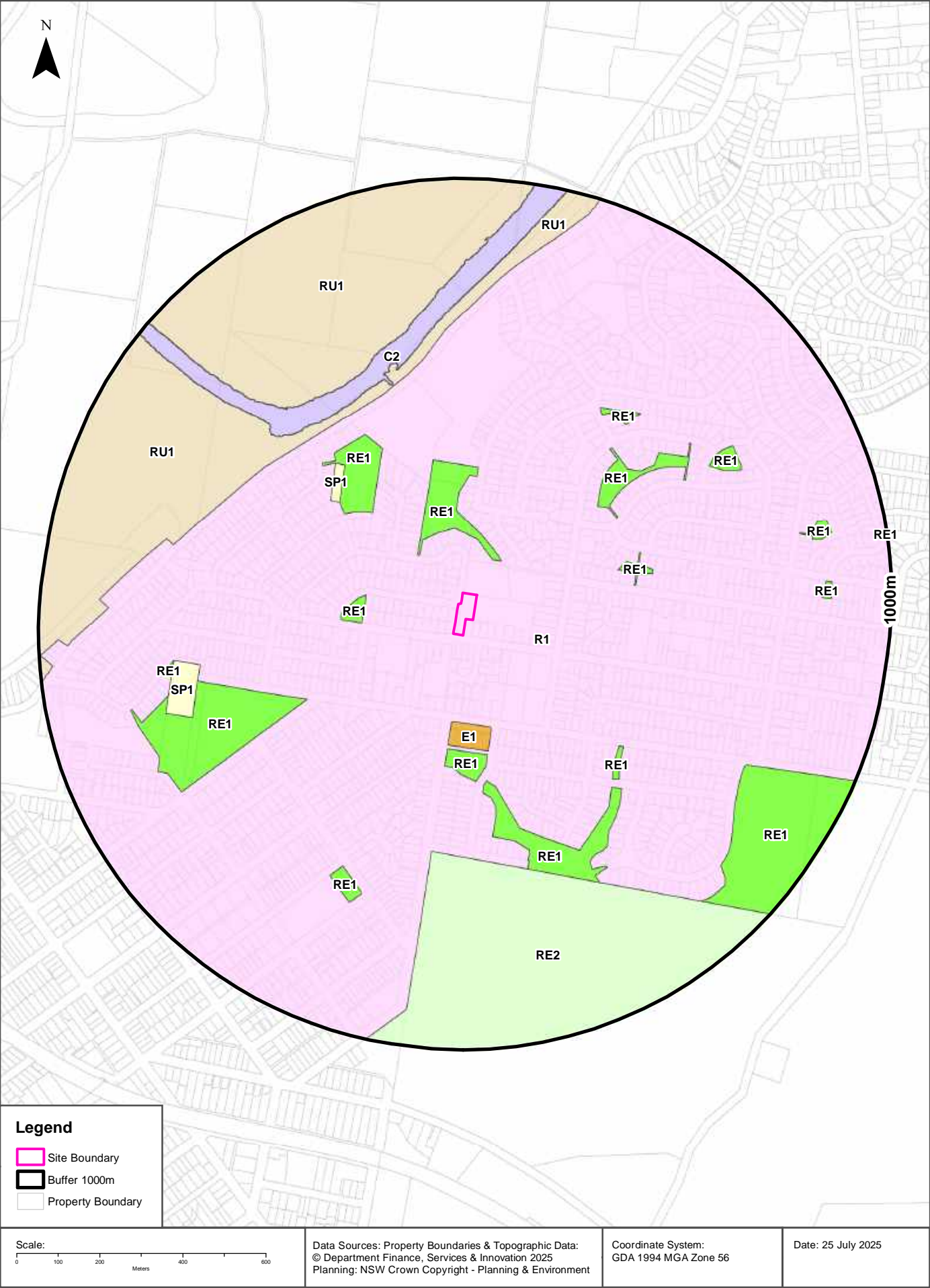
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State Significant Precincts

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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Environmental Planning Instrument

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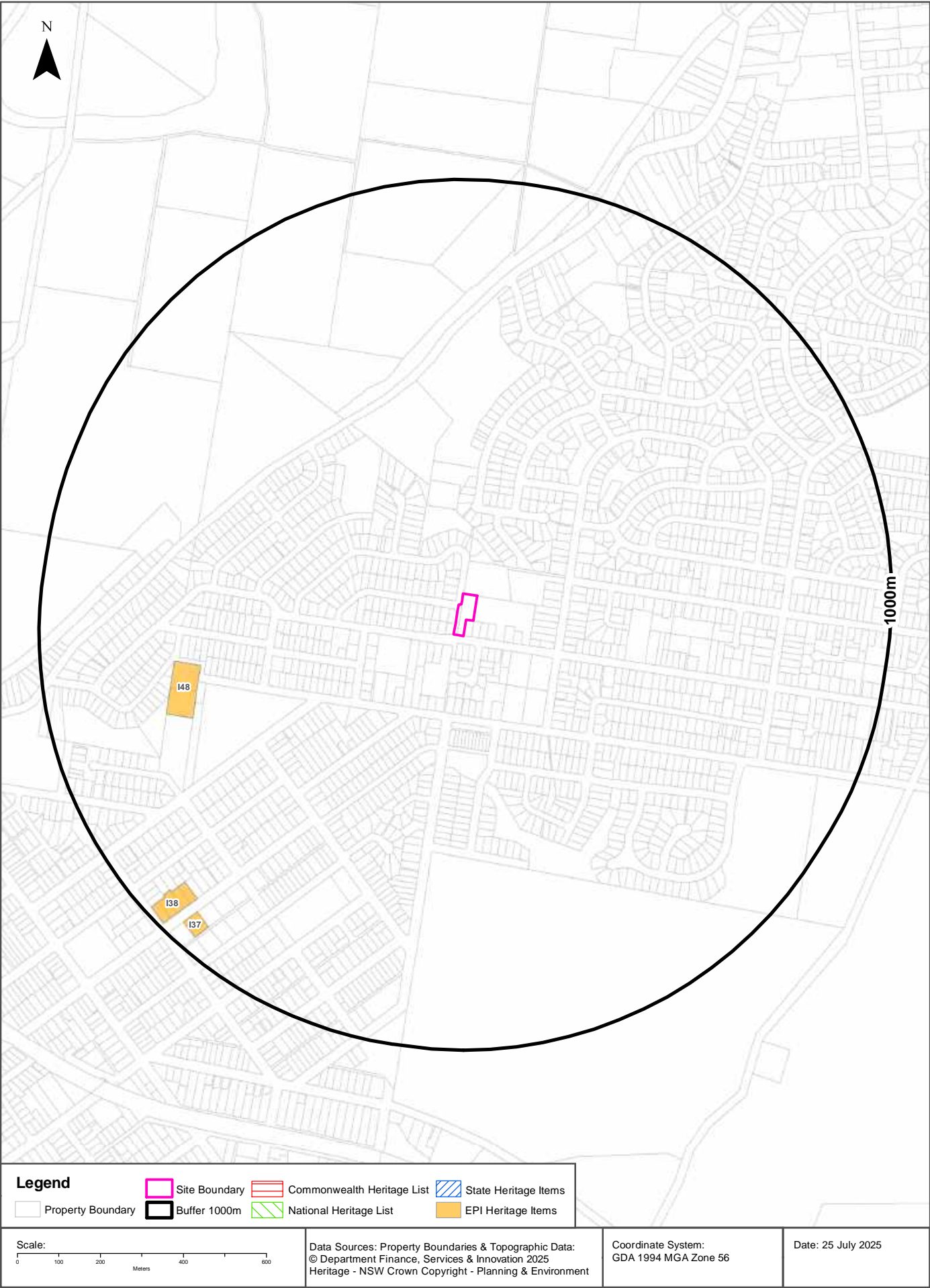
Land Zoning

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	28/03/2025	28/03/2025	28/03/2025	Amendment No 38	0m	On-site
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	93m	North
E1	Local Centre		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	210m	South
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	223m	West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	277m	South
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	293m	North West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	344m	East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	355m	South
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	361m	North East
SP1	Special Activities	Cemetery	Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	369m	North West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	388m	South West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	459m	South East
RU1	Primary Production		Maitland Local Environmental Plan 2011	28/03/2025	28/03/2025	28/03/2025	Amendment No 38	509m	North West
C2	Environmental Conservation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	526m	North
RE2	Private Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	527m	South
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	530m	North East
SP1	Special Activities	Cemetery	Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	615m	West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	621m	South West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	640m	North East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	678m	West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	742m	South East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	791m	East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	830m	East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	28/03/2025	Map Amendment No 4	990m	East

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Heritage

2 Collinson Street, Tenambit, NSW 2323

Commonwealth Heritage List

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

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

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

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

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

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

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

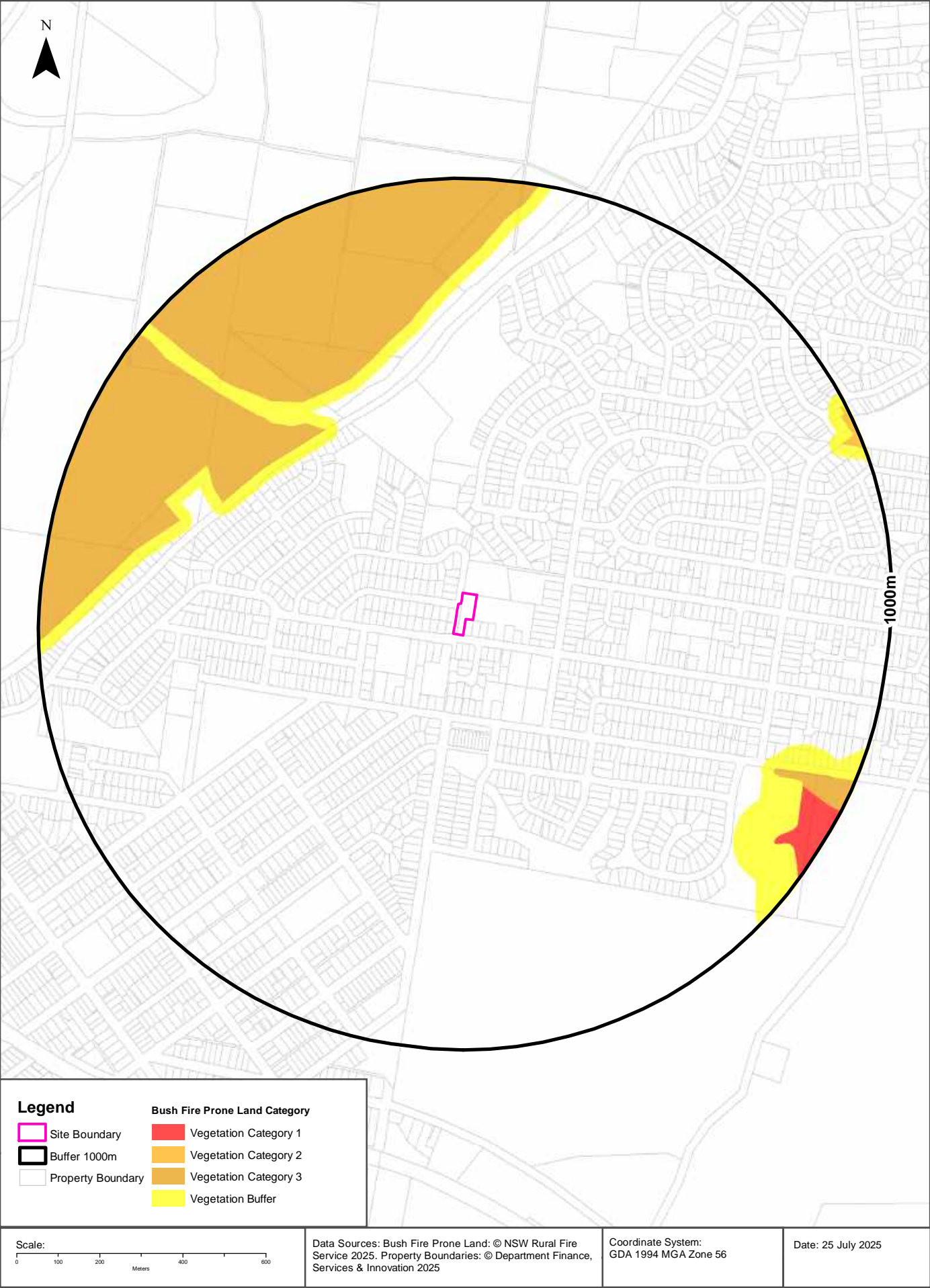
Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage
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Environmental Planning Instrument - Heritage

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
I48	Cemetery	Item - General	Local	Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	14/01/2022	615m	West
I38	Residential group	Item - General	Local	Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	14/01/2022	883m	South West
I37	Former High School Group	Item - General	Local	Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	14/01/2022	912m	South West

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Natural Hazards

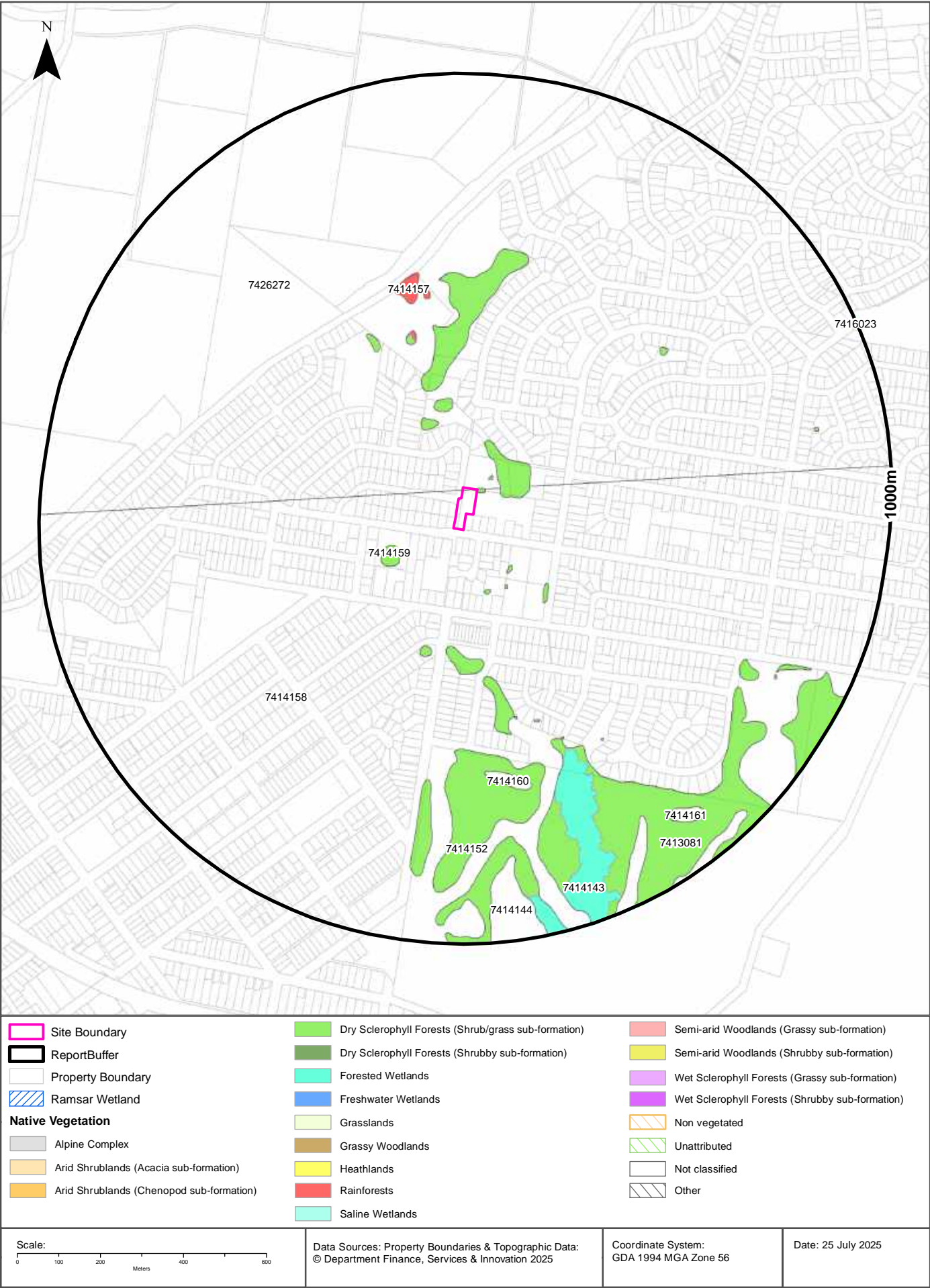
2 Collinson Street, Tenambit, NSW 2323

Bush Fire Prone Land

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

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	484m	North West
Vegetation Category 3	514m	North West
Vegetation Category 1	888m	South East
Vegetation Category 2	950m	North East

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



Ecological Constraints

2 Collinson Street, Tenambit, NSW 2323

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
7413081	Dry Sclerophyll Forests (Shrub/grass sub-formation)	(Dry Sclerophyll Forests (Shrub/grass sub-formation)) Hunter Coast Foothills Spotted Gum-Ironbark Grassy Forest	Hunter-Macleay Dry Sclerophyll Forests	0m	On-site
7414158	Not classified	(Not classified) Not classified	Not classified	0m	On-site
7426272	Not classified	(Not classified) Not classified	Not classified	0m	On-site
7414159	Not classified	(Not classified) Not classified	Not classified	158m	South West
7414157	Rainforests	(Rainforests) Lower Hunter Tuckeroo Riparian Rainforest	Dry Rainforests	371m	North
7414143	Forested Wetlands	(Forested Wetlands) Hunter Coast Lake Flats Apple Forest	Coastal Floodplain Wetlands	580m	South
7414160	Not classified	(Not classified) Not classified	Not classified	586m	South
7414152	Not classified	(Not classified) Not classified	Not classified	764m	South
7414144	Not classified	(Not classified) Not classified	Not classified	795m	South
7416023	Dry Sclerophyll Forests (Shrub/grass sub-formation)	(Dry Sclerophyll Forests (Shrub/grass sub-formation)) Lower North Foothills Ironbark-Box-Gum Grassy Forest	Hunter-Macleay Dry Sclerophyll Forests	824m	North East
7414161	Not classified	(Not classified) Not classified	Not classified	844m	South East

Native Vegetation Type Map : NSW Department of Planning and Environment 2022

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Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

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

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment

Ecological Constraints

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Collaborative Australian Protected Areas Database - Terrestrial

Protected areas in terrestrial environments identified by the CAPAD within the dataset buffer:

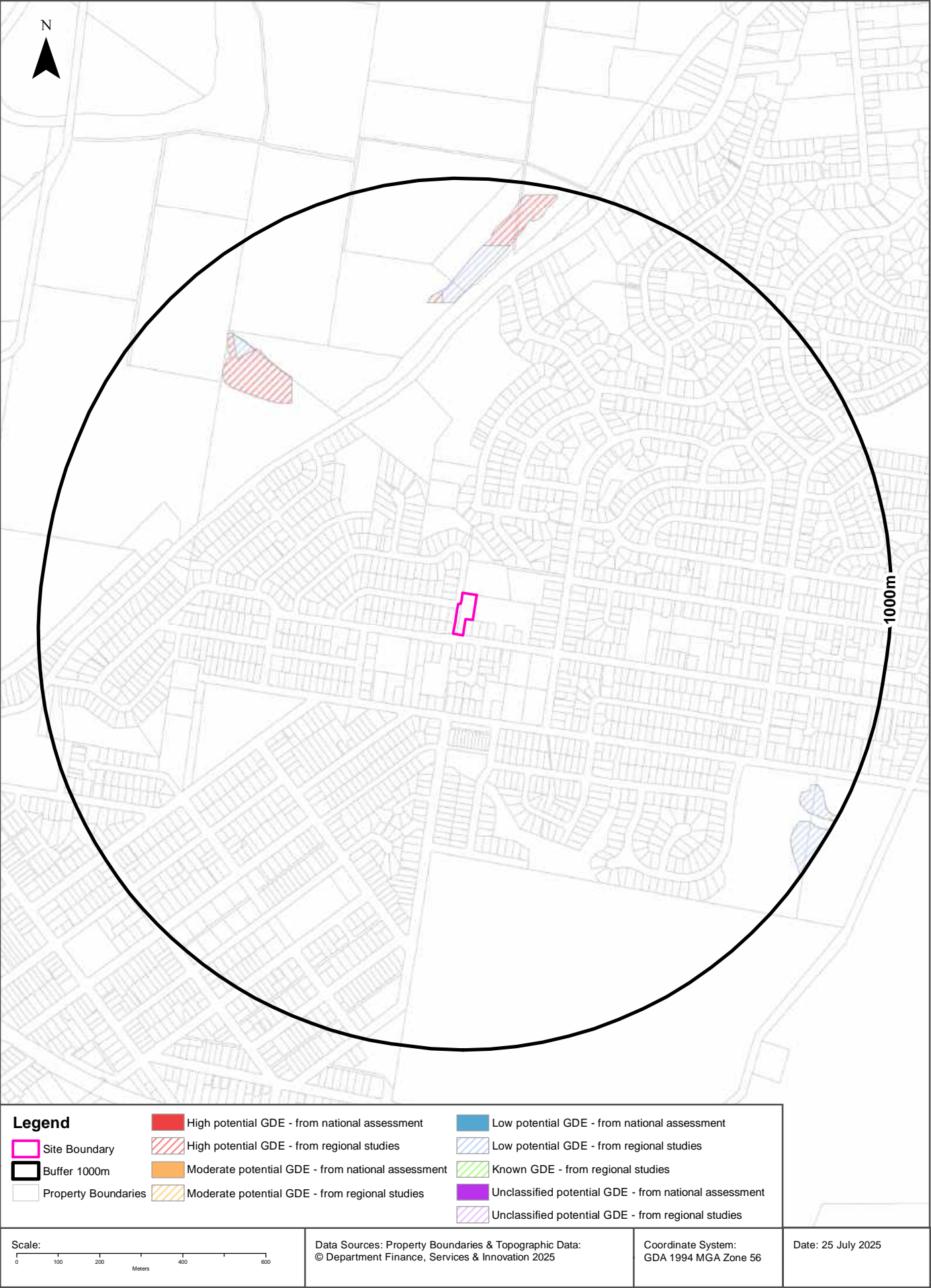
Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Collaborative Australian Protected Areas Database - Marine

Protected areas in marine environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Source: Collaborative Australian Protected Areas Database (CAPAD) 2022
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Ecological Constraints

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Groundwater Dependent Ecosystems Atlas

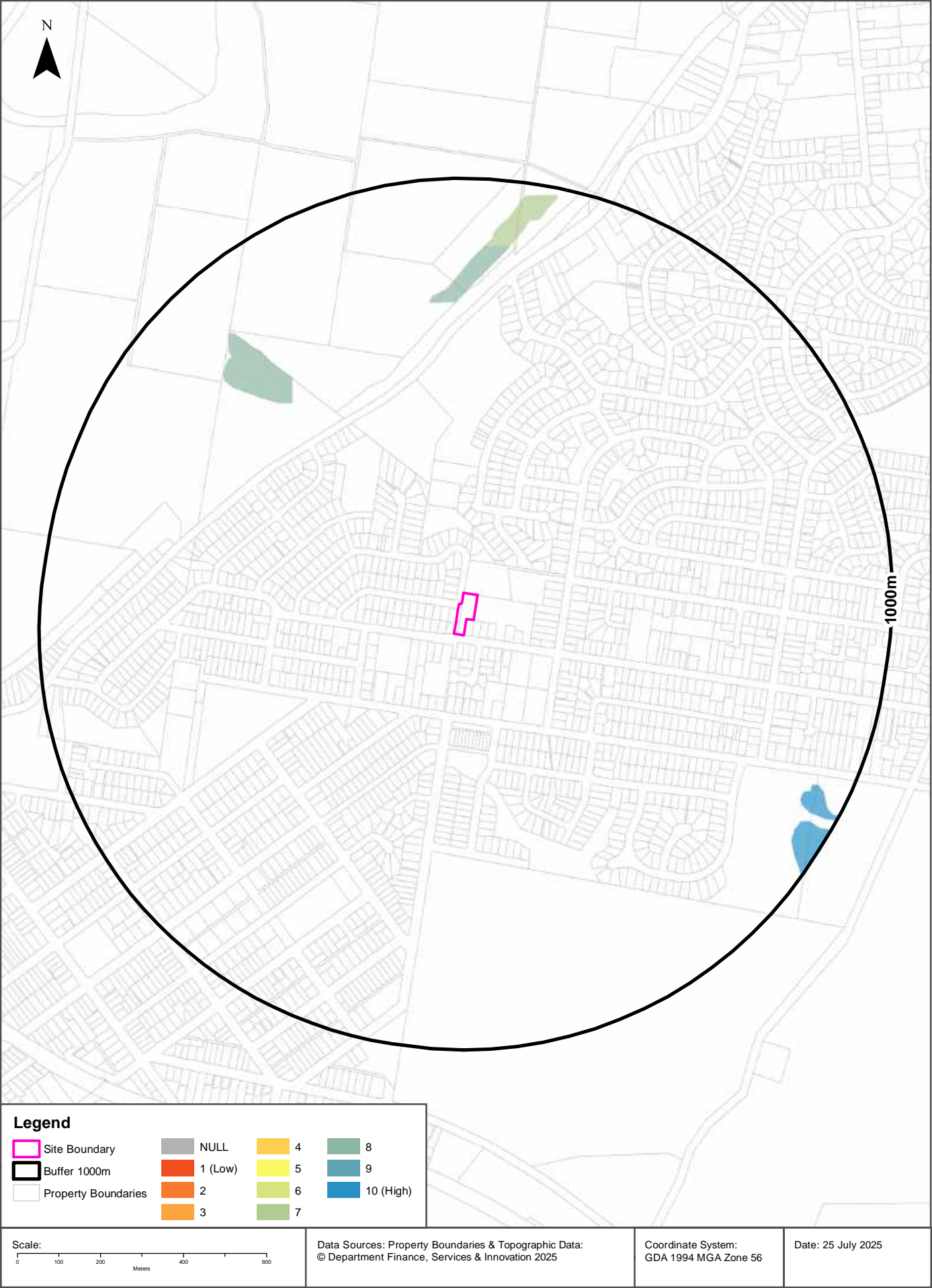
Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	High potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		617m	North West
Terrestrial	Low potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		702m	North

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology

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Ecological Constraints - Inflow Dependent Ecosystems Likelihood

2 Collinson Street, Tenambit, NSW 2323



Ecological Constraints

2 Collinson Street, Tenambit, NSW 2323

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	8	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		617m	North West
Terrestrial	7	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		837m	North
Terrestrial	10	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		894m	South East

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

2 Collinson Street, Tenambit, NSW 2323

NSW BioNet Species Sightings

Species sightings from the NSW BioNet Repository that have either a state or federal conservation status, or a sensitivity status, and are within 10 km of the site:

Note: This data does not include NSW Category 1 sensitive species.

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Not Sensitive	Endangered	Vulnerable	
Animalia	Amphibia	Litoria littlejohni	Littlejohn's Tree Frog	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Amauornis moluccana	Pale-vented Bush-hen	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Category 2	Critically Endangered	Critically Endangered	
Animalia	Aves	Antigone rubicunda	Brolga	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ardenna carneipes	Flesh-footed Shearwater	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Ardenna pacifica	Wedge-tailed Shearwater	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris canutus	Red Knot	Not Sensitive	Not Listed	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Not Sensitive	Critically Endangered	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris melanotos	Pectoral Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Category 3	Endangered	Endangered	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Category 2	Vulnerable	Not Listed	
Animalia	Aves	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Category 2	Vulnerable	Vulnerable	
Animalia	Aves	Charadrius veredus	Oriental Plover	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Chlidonias leucopterus	White-winged Black Tern	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Circus assimilis	Spotted Harrier	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Cuculus optatus	Oriental Cuckoo	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Not Sensitive	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	<i>Dromaius novaehollandiae</i>	Emu	Not Sensitive	Endangered Population	Not Listed	
Animalia	Aves	<i>Ephippiorhynchus asiaticus</i>	Black-necked Stork	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	<i>Epthianura albifrons</i>	White-fronted Chat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Falco subniger</i>	Black Falcon	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Gallinago hardwickii</i>	Latham's Snipe	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;JAMBA
Animalia	Aves	<i>Gelochelidon nilotica</i>	Gull-billed Tern	Not Sensitive	Not Listed	Not Listed	CAMBA
Animalia	Aves	<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Hamirostra melanosternon</i>	Black-breasted Buzzard	Category 3	Vulnerable	Not Listed	
Animalia	Aves	<i>Hieraaetus morphnoides</i>	Little Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Hirundapus caudacutus</i>	White-throated Needletail	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Hydroprogne caspia</i>	Caspian Tern	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	<i>Irediparra gallinacea</i>	Comb-crested Jacana	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Lathamus discolor</i>	Swift Parrot	Not Sensitive	Endangered	Critically Endangered	
Animalia	Aves	<i>Limosa lapponica</i>	Bar-tailed Godwit	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Limosa limosa</i>	Black-tailed Godwit	Not Sensitive	Vulnerable	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Lophoictinia isura</i>	Square-tailed Kite	Category 3	Vulnerable	Not Listed	
Animalia	Aves	<i>Melithreptus gularis gularis</i>	Black-chinned Honeyeater (eastern subspecies)	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Menura alberti</i>	Albert's Lyrebird	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Motacilla flava</i>	Yellow Wagtail	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Neophema pulchella</i>	Turquoise Parrot	Category 3	Vulnerable	Not Listed	
Animalia	Aves	<i>Ninox connivens</i>	Barking Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	<i>Ninox strenua</i>	Powerful Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	<i>Numenius madagascariensis</i>	Eastern Curlew	Not Sensitive	Critically Endangered	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Numenius minutus</i>	Little Curlew	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Onychoprion fuscatus</i>	Sooty Tern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Oxyura australis</i>	Blue-billed Duck	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Pachycephala inornata</i>	Gilbert's Whistler	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Pandion cristatus</i>	Eastern Osprey	Category 3	Vulnerable	Not Listed	
Animalia	Aves	<i>Parvipsitta pusilla</i>	Little Lorikeet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Petroica boodang</i>	Scarlet Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Petroica phoenicea</i>	Flame Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Pluvialis fulva</i>	Pacific Golden Plover	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Pluvialis squatarola</i>	Grey Plover	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Pomatostomus temporalis temporalis	Grey-crowned Babbler (eastern subspecies)	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pterodroma leucoptera leucoptera	Gould's Petrel	Not Sensitive	Vulnerable	Endangered	
Animalia	Aves	Ptilinopus magnificus	Wompoo Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Ptilinopus regina	Rose-crowned Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pyrrholaemus sagittatus	Speckled Warbler	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Rostratula australis	Australian Painted Snipe	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Sterna hirundo	Common Tern	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sternula albigfrons	Little Tern	Not Sensitive	Endangered	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Thalasseus bergii	Crested Tern	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Thinornis cucullatus cucullatus	Eastern Hooded Dotterel	Not Sensitive	Critically Endangered	Vulnerable	
Animalia	Aves	Tringa glareola	Wood Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa nebularia	Common Greenshank	Not Sensitive	Endangered	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa stagnatilis	Marsh Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Category 3	Vulnerable	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Not Sensitive	Vulnerable	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Isodon obesulus obesulus	Southern Brown Bandicoot (eastern)	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Nyctophilus bifax	Eastern Long-eared Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Petauroides volans	Southern Greater Glider	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Phascogale tapoatafa	Brush-tailed Phascogale	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Phascogale cinereus	Koala	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheathtail-bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Not Sensitive	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Vespadelus trougtoni	Eastern Cave Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Antaresia childreni	Children's Python	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Aspidites ramsayi	Woma	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Tiliqua occipitalis	Western Blue-tongued Lizard	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Category 3	Vulnerable	Not Listed	
Plantae	Flora	Cymbidium canaliculatum	Tiger Orchid	Category 2	Endangered Population	Not Listed	
Plantae	Flora	Dillwynia tenuifolia		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Eucalyptus camaldulensis	River Red Gum	Not Sensitive	Endangered Population	Not Listed	
Plantae	Flora	Eucalyptus glaucina	Slaty Red Gum	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus parramattensis subsp. decadens		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Grevillea parviflora subsp. parviflora	Small-flower Grevillea	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Isotoma fluviatilis subsp. fluviatilis		Category 3	Not Listed	Extinct	
Plantae	Flora	Maundia triglochinoides		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Pterostylis chaetophora		Category 2	Vulnerable	Not Listed	
Plantae	Flora	Rhodamnia rubescens	Scrub Turpentine	Not Sensitive	Critically Endangered	Critically Endangered	
Plantae	Flora	Rhodomyrtus psidioides	Native Guava	Not Sensitive	Critically Endangered	Critically Endangered	
Plantae	Flora	Rutidosia heterogama	Heath Wrinklewort	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Tetradlea juncea	Black-eyed Susan	Not Sensitive	Vulnerable	Vulnerable	

Source: NSW BioNet Species Sightings

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Location Confidences

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

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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APPENDIX C

HISTORICAL TITLE SEARCH RESULTS

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

18/36 Osborne Road,
Manly NSW 2095

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

28th July, 2025

GEO_ENVIRONMENTAL ENGINEERING PTY LTD

Unit 2, 5 -7 Malta Street,
FAIRFIELD EAST, NSW 2165

Attention: Stephen McCormack,

**RE: 2 Collinson Street,
Tenambit**

Note 1:	Lot 151	DP 561830	(page 1)
Note 2:	Lot 152	DP 561830	(page 4)
Note 3:	Lot 153	DP 561830	(page 6)

Note 1:

Current Search

Folio Identifier 151/561830 (title attached)
DP 561830 (plan attached)
Dated 25th July, 2025
Registered Proprietor:
LESLIE KEVIN ROBERTS
ALLAN KEITH ROBERTS

Title Tree
Lot 151 DP 561830

Folio Identifier 151/561830

Certificate of Title Volume 12179 Folio 125

Certificate of Title Volume 878 Folio 5

Index

T – Transfer

ND – Notice of Death

TA – transmission Application

(L) – Lease

Summary of Proprietor(s) Lot 151 DP 561830

Year Proprietor (s)

	(Lot 151 DP 561830)	
26 Sep 2024 todate	Leslie Kevin Roberts Allan Keith Roberts	TA
22 Sep 1999	Olga Ileen Roberts, widow	ND
01 Sep 1988	Albert Keith Roberts Olga Ileen Roberts	
	(Lot 151 DP 561830 – CTVol 12179 Fol 125)	
10 Aug 1973	Albert Keith Roberts, leadburner's assistant Olga Ileen Roberts, his wife	
	(Lot 15 Section C DP 1234 – Area 3 Roods 12 ½ perches – CTVol 878 Fol 5)	
20 Jan 1961	Albert Keith Roberts, leadburner's assistant Olga Ileen Roberts, his wife	T
29 Apr 1957	Lawrence Charles White, textile worker Cora Jean White, his wife	T
03 Feb 1948	Edith May Hills, spinster	TA
<i>(09 Mar 1926 to 10 Aug 1973)</i>	<i>(lease to The Maitland Coal Mining Company Limited, of all beds and seams of coal under the land)</i>	<i>(L)</i>
21 Apr 1888	Reuben Hills, contractor	T

Note 2:

Current Search

Folio Identifier 152/561830 (title attached)

DP 561830 (plan attached)

Dated 25th July, 2025

Registered Proprietor:

LESLIE KEVIN ROBERTS

ALLAN KEITH ROBERTS

Title Tree

Lot 152 DP 561830

Folio Identifier 152/561830

PA 80734

Conveyance Book 106 No 855

Index

ND – Notice of Death

AP – Adverse Possession

C – Conveyance

Summary of Proprietor(s)
Lot 152 DP 561830

Year Proprietor (s)

	(Lot 152 DP 561830)	
26 Sep 2024 todate	Leslie Kevin Roberts Allan Keith Roberts	TA
14 May 2002	Olga Ileen Roberts, widow	
	(Lot 152 DP 561830 – PA 80734)	
03 Oct 2001	Olga Ileen Roberts, widow <i>(vide adverse possession application)</i>	AP
	(Part Portion 3 Parish Maitland being Residue of R C Closes 130 Acres – Conv Bk 106 No 855)	
26 Aug 1867	Robert Charles Closes, esquire	C

Note 2:

Current Search

Folio Identifier 153/561830 (title attached)

DP 561830 (plan attached)

Dated 25th July, 2025

Registered Proprietor:

LESLIE KEVIN ROBERTS

ALLAN KEITH ROBERTS

Title Tree
Lot 153 DP 561830

Folio Identifier 153/561830

PA 80734

Conveyance Book 106 No 855

Index

ND – Notice of Death

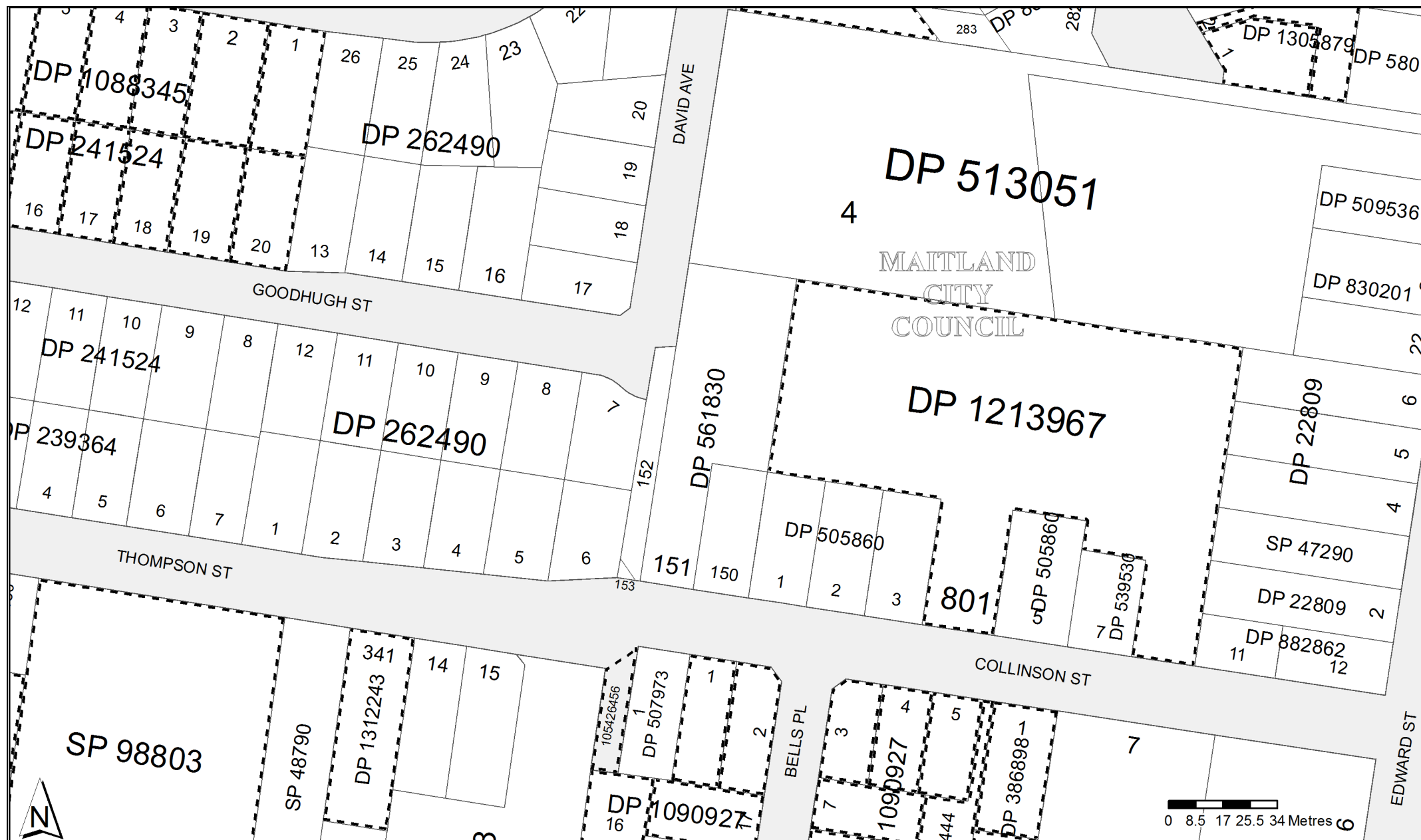
AP – Adverse Possession





























C – Conveyance

Summary of Proprietor(s)
Lot 153 DP 561830

Year Proprietor (s)

	(Lot 153 DP 561830)	
26 Sep 2024 todate	Leslie Kevin Roberts Allan Keith Roberts	TA
14 May 2002	Olga Ileen Roberts, widow	
	(Lot 153 DP 561830 – PA 80734)	
03 Oct 2001	Olga Ileen Roberts, widow <i>(vide adverse possession application)</i>	AP
	(Part Portion 3 Parish Maitland being Residue of R C Closes 130 Acres – Conv Bk 106 No 855)	
26 Aug 1867	Robert Charles Closes, esquire	C



	Status	Surv/Comp	Purpose
DP241524 Lot(s): 15, 16, 17, 18, 19, 20  DP1088345	REGISTERED	SURVEY	SUBDIVISION
DP386898 Lot(s): 1  DP1090927	REGISTERED	SURVEY	SUBDIVISION
DP591007 Lot(s): 1  DP1090927	REGISTERED	SURVEY	SUBDIVISION
DP1088345 Lot(s): 1, 2, 3, 4, 5, 6  DP834903	HISTORICAL	SURVEY	SUBDIVISION
DP1090927 Lot(s): 16  DP1071895	HISTORICAL	COMPILATION	LIMITED FOLIO CREATION
 DP1089263	HISTORICAL	SURVEY	DELIMITATION
Lot(s): 4, 5, 7, 8  DP591007	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
Lot(s): 1, 2, 3, 4, 7, 8, 16, 17  DP507973	HISTORICAL	COMPILATION	SUBDIVISION
DP1105413 Lot(s): 2  CA101435 - LOT 2 DP1105413			
DP1213967 Lot(s): 801  DP505860	HISTORICAL	SURVEY	SUBDIVISION
 DP539530	HISTORICAL	SURVEY	SUBDIVISION
 DP1007036	HISTORICAL	SURVEY	SUBDIVISION
 DP1232249	REGISTERED	COMPILATION	EASEMENT
 "NORTHWOOD RETIREMENT VILLAGE". VILLAS 1 TO 38 SHOWN IN PLAN WITH MEMORANDUM AE363365. VILLAS RE-NUMBERED 1 TO 36 SHOWN IN PLAN WITH MEMORANDUM AK928598			
DP1305879 Lot(s): 1, 2  DP264358	HISTORICAL	SURVEY	SUBDIVISION
DP1312243 Lot(s): 341  DP740592	HISTORICAL	SURVEY	OLD SYSTEM CONVERSION
SP86444  DP591007	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
 DP1090927	HISTORICAL	SURVEY	SUBDIVISION
SP98803  DP151700	HISTORICAL	COMPILATION	UNRESEARCHED
 DP1218029	HISTORICAL	COMPILATION	REDEFINITION
 SP100950	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
 SP100952	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
 SP100953	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
 CA103092 - LOT 2 DP151700			
SP99848  DP835099	HISTORICAL	SURVEY	SUBDIVISION
Road Polygon Id(s): 105426456  CA90282 - LOT 60 DP1071895			
 DP1071895	HISTORICAL	COMPILATION	LIMITED FOLIO CREATION
 CA148672 - NPW. UNCONVERTIBLE OLD SYSTEM RESIDUE DOCUMENTARY TITLE APPEARS TO REMAIN IN BOOK 106 NO. 855			

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

Plan	Surv/Comp	Purpose
DP1234	COMPILATION	UNRESEARCHED
DP22809	SURVEY	UNRESEARCHED
DP195434	COMPILATION	DEPARTMENTAL
DP198150	COMPILATION	DEPARTMENTAL
DP239364	SURVEY	SUBDIVISION
DP241524	SURVEY	SUBDIVISION
DP262490	SURVEY	SUBDIVISION
DP262548	SURVEY	SUBDIVISION
DP264358	SURVEY	SUBDIVISION
DP386898	SURVEY	UNRESEARCHED
DP411260	SURVEY	UNRESEARCHED
DP505860	SURVEY	SUBDIVISION
DP507973	COMPILATION	SUBDIVISION
DP509536	SURVEY	SUBDIVISION
DP513051	SURVEY	SUBDIVISION
DP539530	SURVEY	SUBDIVISION
DP561830	SURVEY	SUBDIVISION
DP580180	SURVEY	SUBDIVISION
DP584026	SURVEY	SUBDIVISION
DP591007	SURVEY	RESUMPTION OR ACQUISITION
DP830201	SURVEY	SUBDIVISION
DP835099	SURVEY	SUBDIVISION
DP882862	SURVEY	SUBDIVISION
DP1088345	SURVEY	SUBDIVISION
DP1090927	SURVEY	SUBDIVISION
DP1090927	SURVEY	SUBDIVISION
DP1105413	COMPILATION	LIMITED FOLIO CREATION
DP1213967	COMPILATION	CONSOLIDATION
DP1305879	SURVEY	SUBDIVISION
DP1305879	UNRESEARCHED	SUBDIVISION
DP1312243	SURVEY	REDEFINITION
DP1312243	UNRESEARCHED	REDEFINITION
SP30670	COMPILATION	STRATA PLAN
SP47290	COMPILATION	STRATA PLAN
SP48790	COMPILATION	STRATA PLAN
SP86444	COMPILATION	STRATA PLAN
SP98803	COMPILATION	STRATA PLAN
SP99848	COMPILATION	STRATA PLAN

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ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps.

CERTIFICATE OF TITLE

AL PROPERTY ACT, 1980



12179-125

NEW SOUTH WALES

Vol. 12179 Fol. 125

Appln No. 2344

Prior Title Vol. 878 Fol. 5



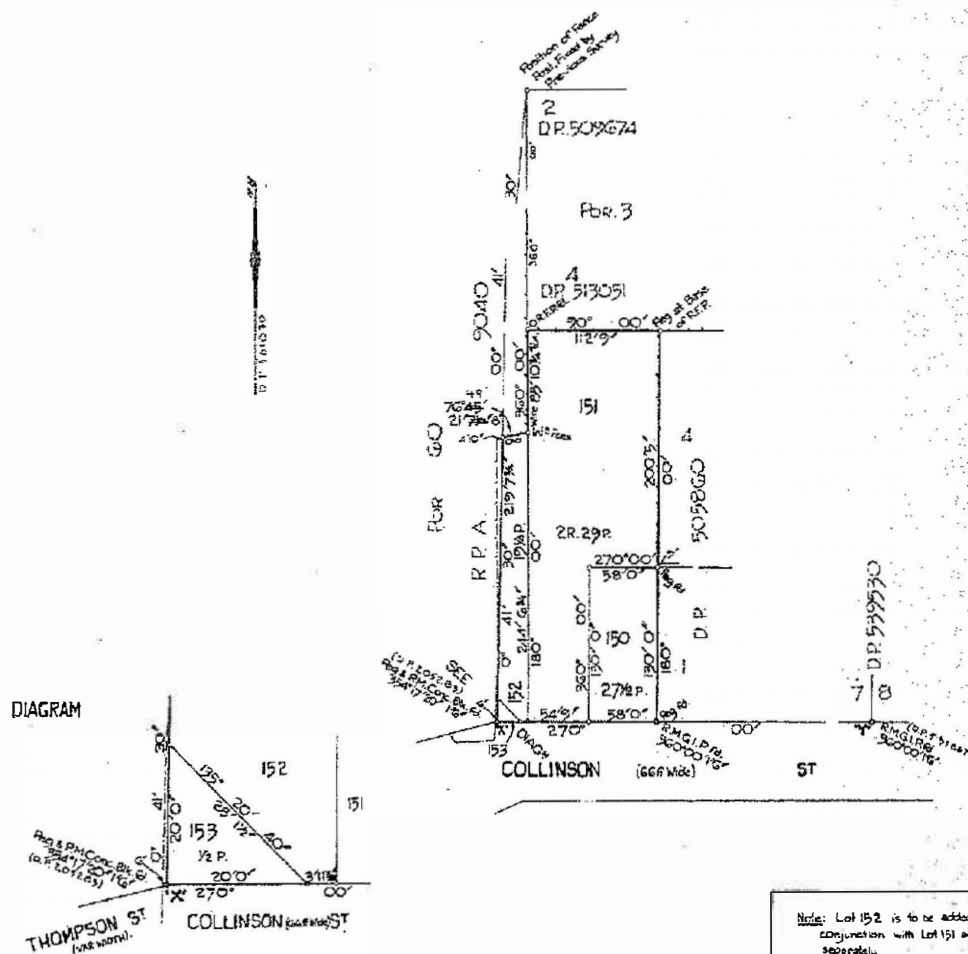
CANCELLED
Edition issued 10-8-1973

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

Janatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 151 in Deposited Plan 551830 at Tenambit in the City of Maitland Parish of Maitland and County of Northumberland being part of Portion 3 granted to Edward Charles Close on 30-6-1823.

FIRST SCHEDULE

KEITH ROBERTS of Raworth, Leadburner's Assistant and OLGA ILEEN ROBERTS his wife as Joint Tenants.

SECOND SCHEDULE

- GRY
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
M 2. Mortgage No. J259039 to The Council of the City of Maitland. Entered 15-2-1963.

Janatson
Registrar General

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TILES OFFICE

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

ORIGINALS
RECEIVED
JAN 10 1970

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

RP8



Show no more than 20 References to Title.

NOTICE OF DEATH

Section 101 Real Property Act 1900

6216318L



Certificate of Title Volume 12179 Folio 125

NOW BEING 151/561830

(B) **REGISTERED DEALING**

If applicable.

(C) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
28A	GALLOWAY & CO. Phone: (02) 9233 1011 Fax: (02) 9232 6481 DX 340, SYDNEY L.T.O. Delivery 28A REFERENCE (max. 15 characters): <u>Thomp: Roberts</u>

Not be registered

(D) **DECEASED JOINT TENANT**

ALBERT...KEITH...ROBERTS... (referred to in the abovementioned
Certificate of Title as Keith Roberts)

(E) **SURVIVING JOINT TENANT**

ND	OLGA ILEEN ROBERTS
-----------	--------------------

(F) I, the Surviving Joint Tenant, apply to be registered as proprietor of the interest of the Deceased Joint Tenant in the Land/Registered Dealing referred to above.

(G) **STATUTORY DECLARATION BY THE SURVIVING JOINT TENANT**

I solemnly and sincerely declare that the Deceased Joint Tenant died on 3rd February 1997
and referred to as Keith Roberts in the abovementioned Certificate of Title
and is identical with the deceased named in the ~~Death Certificate~~ certified copy of Death Certificate No. 4683/1997
accompanying this application.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act, 1900, and I certify this application correct for the purposes of the Real Property Act 1900. Made and subscribed at Maitland
in the State of New South Wales on 1st May 1997 in the presence of

Signature of Witness

J Pearson JP
Regd no. 7900043

Name of Witness (BLOCK LETTERS)

Joyce Pearson

Address and Qualification of Witness

9 Church St Maitland

Signature of Surviving Joint Tenant

O. Roberts

EVIDENCE SIGHTED (office use only)

CHECKED BY (office use only)

Form No. 4—To be used in conjunction with Forms 2 or 3.		WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.		DP0561830	
<div>WARNING: Plan Drawing only to appear in this space.</div>				D. P. 561830	
				Registered: 24-2-1973	
				This is Sheet 2 of my plan in 2	
				Sheets dated 24-2-1972	
				Surveyor registered under Surveyors Act, 1939, as amended.	
				This is Sheet 2 of the plan of 2	
				Sheets covered by my Certificate No. 85/72	
				of 21-12-72	
				Maandell Deputy Council Clerk.	
				Mun./shire City: Maitland Locality: Tenambit Parish: Maitland County: Northumberland	
K Roberts O. Roberts THE COMMON SEAL OF THE COUNCIL WAS HEREUNTO AFFIXED ON 27 th MARCH 1973 IN PURSUANCE OF A RESOLUTION OF THE COUNCIL DATED 27 th FEB 1973 Whitcomb MAYOR Daw TOWN CLERK					
Scale: to an inch					

I, Jack Bayard Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 14th day of December, 1976.

Watson

2



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

25/7/2025 3:06PM

FOLIO: 151/561830

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12179 FOL 125

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
1/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/9/1999	6216317	DISCHARGE OF MORTGAGE	
22/9/1999	6216318	NOTICE OF DEATH	EDITION 1
16/4/2024	AT959150	CAVEAT	EDITION 2
26/9/2024	AU444262	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 3

*** END OF SEARCH ***

advlegs

PRINTED ON 25/7/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

25/7/2025 3:06PM

FOLIO: 152/561830

First Title(s): OLD SYSTEM
Prior Title(s): BK 106 NO 855

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
14/5/2002	PA80734	PRIMARY APPLICATION	FOLIO CREATED EDITION 1
16/4/2024	AT959150	CAVEAT	EDITION 2
26/9/2024	AU444262	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 3

*** END OF SEARCH ***

advlegs

PRINTED ON 25/7/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

25/7/2025 3:06PM

FOLIO: 153/561830

First Title(s): OLD SYSTEM
Prior Title(s): BK 106 NO 855

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
14/5/2002	PA80734	PRIMARY APPLICATION	FOLIO CREATED EDITION 1
16/4/2024	AT959150	CAVEAT	EDITION 2
26/9/2024	AU444262	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 3

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 151/561830

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
25/7/2025	3:06 PM	3	26/9/2024

LAND

LOT 151 IN DEPOSITED PLAN 561830
AT TENAMBIT
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP561830

FIRST SCHEDULE

LESLIE KEVIN ROBERTS
ALLAN KEITH ROBERTS
AS JOINT TENANTS (AE AU444262)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 AT959150 CAVEAT BY SS ESTATE PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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