



Excavation Environmental & Civil Services P/L • Environmental and Geotechnical Engineering

HUNTER VALLEY OFFICE Ph: 0407 434 604

A.B.N: 65 113 418 223 A.C.N. 113 418 223

Email: seecservices@hotmail.com

seecservices.com

PRELIMINARY (ENVIRONMENTAL) SITE INVESTIGATION

PROPOSED MIXED USE DEVELOPMENT

127 NEW ENGLAND HIGHWAY
LOCHINVAR, NSW, 2321

LOT 1 DP 779536

For: Brown Commercial Building P/L

20/08/2025



This report may only be reproduced or reissued in electronic or hard copy format by the above listed client, with permission by Sanko and is protected by copyright law.



Excavation Environmental & Civil Services P/L • Environmental and Geotechnical Engineering

HUNTER VALLEY OFFICE Ph: 0407 434 604

A.B.N: 65 113 418 223 A.C.N. 113 418 223

Email: seecservices@hotmail.com seecservices.com



20/08/2025

Document – E25 036-A_172NewEnglandHWayLochinvar_PSI.Rpt

PRELIMINARY (ENVIRONMENTAL) SITE INVESTIGATION

PROPOSED MIXED USE DEVELOPMENT

127 NEW ENGLAND HIGHWAY, LOCHINVAR, NSW, 2321

LOT 1 DP 779536

DOCUMENT CONTROL

Report Issue #	Copies	Recipient		
1	Email PDF	 C/o – Caitlin O'Brien		
1	Secure PDF		Recipient	
			Sanko Server	
Prepared By:		Damien Sankowsky <i>BE(Env) CPSS</i> Principal Geotechnical / Environmental Engineer Australian Geomechanics Society (AGS) Member – EA ID 5879317 Certified Professional Soil Scientist # 12219		
This report should be read in conjunction with the listed referenced reports				

EXECUTIVE SUMMARY

We are pleased to provide this Preliminary Environmental Site Investigation (formerly known as a Stage 1 Environmental Site Assessment) at the above-mentioned site to assess the possible extent of contamination on the site prior to the proposed demolition of onsite structures and the construction of a new mixed use development including a child care centre and residential dwellings.

The aim of this investigation is to provide an environmental assessment characterising potential contamination of the site from previous and current occupiers and to provide current contamination status of the site, drawing conclusions on the suitability of the site for its proposed redevelopment and making recommendation to enable such conclusions.

Data obtained in this assessment indicates that based on the site history review and site inspection, the site is considered to present a low risk of contamination in its proposed configuration and is suitable for the proposed child care centre and future residential dwellings as per the recommendations outlined below and contained in this report.

It is recommended that a Hazardous Building Materials Survey be undertaken prior to demolition works for the proposed development to guide the safe demolition of any onsite structures.

It is assessed that further assessment, remediation or construction / long-term environmental management is **not** required for the proposed development

Table of Contents

Assessment Objectives	5
Scope of Works	6
1 Introduction	8
2 Site Identification	9
3 Site Topography, Geology and Hydrology	9
4 Summary of Historical Information and Contaminants / Areas of Environmental Concern	12
5 Visual Assessment	18
6 Recommendations	19
7 Contamination Sources	20
8 Conceptual Site Model	21
9 Data Quality Objectives	23
10 Guidelines Used	24
11 Remedial Action Plan	25
12 Long Term Site Management	25
13 Conclusions	25
14 Assumptions and Limitations	26
Attachment List	27
Reference List	28
Site Photographs	30 - 35
Historical Aerial Photographs	36 - 39
Figure 1 – Site Location	40
Figure 2 – Existing Site Plan	41
Figure 3 – Proposed Development	42
Appendix A – Title Search	
Appendix B – Section 10.7 Certificate	
Appendix C – Proposed Development Drawings	

Assessment Objectives:

The project objectives of a Preliminary (Environmental) Site Investigation (PSI) are to satisfy the general requirements of State Environmental Planning Policy No.55 (SEPP 55) in accordance with the NSW EPA Guidelines for Consultants Reporting on Contaminated Land – Contaminated Land Guidelines (2020).

Specifically, this PSI will consider the potential for historical activities to have caused contamination at the Site and determine the suitability of the land for use consistent with Residential 'A' (Including Childcare Centres) in the National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1) ('NEPM', NEPC, 2013).

As extracted from the NSW EPA Guidelines for Consultants Reporting on Contaminated Land – Contaminated Land Guidelines (2020), the following assessment is required for a Preliminary Site Investigation:

The objective of the preliminary site investigation and associated report is to assess whether contamination has the potential to exist on the site and whether further investigation is needed.

Key factors include:

- *the purpose of the investigation*
- *the site history*
- *past and present potentially contaminating activities (on- and off-site sources)*
- *potentially contaminated media*
- *the condition of the site and surrounding environment*
- *the geological and hydrogeological setting*
- *a preliminary assessment of site contamination and contaminants of potential concern*
- *a conceptual site model*
- *identification of data gaps in the assessment of site contamination*
- *recommendations for further investigation.*

An appraisal of the site history is fundamental to the preliminary investigation and may be used to assess the likelihood of site contamination. It is important to review and assess all relevant information about the site, including information available from planning authorities and the EPA and information obtained during site inspections.

A preliminary site investigation report must adequately identify potential human and ecological receptors (on and off-site) and identify potentially affected media (soil, sediment, groundwater, surface water, soil vapour and indoor and outdoor air). The report must also indicate all contaminants of potential concern including emerging contaminants that have been identified during the preliminary site investigation.

Where a complete site history clearly shows that activities have been non-contaminating, there are no impacts from off-site contamination sources, and observations do not indicate any potential for contamination, there may be no need for further investigation or site sampling.

However, where contaminating activities are suspected or known to have occurred, or if the site history is incomplete, it may be necessary to undertake a preliminary sampling and analysis program to assess the need for a detailed investigation (as undertaken in this assessment).

Scope of Works:

The following assessment has been undertaken on the site:

- Identification of potentially contaminating activities and Contaminants of Concern (CoC's) that are currently being performed on the site and that may have been performed on the site in the past;
- Completion of a Site Walkover Inspection
- A desktop study including the following:
 - o a review of published information and information held in file related to soils, geology and hydrogeology;
 - o review of previous assessments undertaken on the site;
 - o a review of historical aerial photography;
 - o interviews with the people familiar with the history and operations of the site (if available);
 - o a review of NSW Office of Environment and Heritage (OEH) notices under the Contaminated Land Management Act (1997);
 - o a search of the NSW EPA database;
 - o a review and collation of the above information and identification of potential Areas of Environmental Concern (AECs) and potential Chemicals of Concern (CoCs);
- Data has been reviewed and reported against the relevant NEPM Health Investigation Levels (HIL's) and determination has been made to if further assessment, management and/or a Remedial Action Plan (RAP) or Environmental Management Plan (EMP) is required, in accordance with the relevant sections of the *National Environmental Protection Measures 1999 (Contaminated Sites) (Amended 2013)*, the *NSW EPA Guidelines for Consultants Reporting on Contaminated Land – Contaminated Land Guidelines 2020* and the *NSW EPA Contaminated Sites – Sample Design Guidelines 1995*.
- Reporting assessment is based on historical information, the proposed field investigation data and the National Environmental Protection Measure 1999 (NEPM) (Amended 2013).
- A Preliminary Site Investigation report has been prepared describing the work undertaken on the site and making an assessment on the following:
 - o If the site is suitable for proposed use;
 - o Or if further investigation, a Remedial Action Plan (RAP) or Environmental Management Plan (EMP) is required.

The PSI was conducted in accordance with:

- ASC NEPM 2013.
- Australian Standard ('AS') 4482.1-2005: Guide to the investigation and sampling of sites with potentially contaminated soil, Part 1: Non-volatile and semi-volatile compounds.
- AS 4482.2-1999: Guide to the investigation and sampling of sites with potentially contaminated soil, Part 2: Volatile substances.
- Australia New Zealand Environmental and Conservation Council ('ANZECC') and Agriculture and Resource Management Council of Australia and New Zealand ('ARMCANZ') (2000) Australian and New Zealand Guidelines for Fresh and Marine Water Quality, Volume 1, The Guidelines ('ANZECC 2000').
- ANZECC and ARMCANZ (2018) Australian and New Zealand Guidelines for Fresh and Marine Water Quality ('ANZECC 2018').
- Department of Urban Affairs and Planning and Environment Protection Authority ('EPA') (1998) Managing Land Contamination, Planning Guidelines, SEPP 55 – Remediation of Land.
- Friebe, E & Nadebaum, P 2011, Health Screening Levels for Petroleum Hydrocarbons in soil and Groundwater. Part 1: Technical development document, CRC CARE Technical Report no. 10, CRC for Contamination Assessment and Remediation of the Environment ('CRC CARE'), Adelaide, Australia.
- National Health and Medical Research Council ('NHMRC') (2008) Guidelines for Managing Risk in Recreational Waters.
- NHMRC and National Resource Management Ministerial Council ('NRMCC') (2011) National Water Quality Management Strategy, Australian Drinking Water Guidelines 6, 2011 (version 3.5 updated August 2018) ('ADWG 2011').
- NSW Department of Environment and Conservation ('DEC') Guidelines for the Assessment and Management of Groundwater Contamination ('NSW DEC Groundwater Guidelines').
- NSW Environment Protection Authority ('EPA') (1995) Sampling Design Guidelines.
- NSW EPA (2014) Technical Note: Investigation of Service Station Sites.
- NSW EPA (2017) Guidelines for the NSW Auditor Scheme (3rd Edition) ('NSW Auditor Guidelines').
- NSW OEH (2011) Contaminated Sites Guidelines for Consultants reporting on Contaminated Sites.
- United State Environment Protection Agency ('USEPA') (2006) Guidance on Systematic Planning Using the Data Quality Objectives Process, ref: EPA QA/G-4.
- NSW EPA Excavated Natural Material Order (2014).
- Acid Sulfate Soil Manual (1998), NSW Acid Sulfate Soils Management Advisory Committee ('NSW ASS Manual').
- National Acid Sulfate Soils Guidance (2018) National Acid Sulfate Soils Sampling and Identification Methods Manual, Water Quality Australia ('National ASS Guidance').

1 INTRODUCTION

The purpose of this PSI investigation is to obtain past and current information about possible contamination levels and distribution at 127 New England Highway, Lochinvar (the site) and to review all data on the site prior to approval of the proposed mixed use development.

It has been indicated by the Maitland City Council that a Preliminary Site Investigation is required to be undertaken on the site prior to the approval of the proposed demolition of the existing onsite structures and construction of a commercial child care centre on the front western portion of the site and residential dwellings in the centre portion of the site.

Based on the current and former site use, namely a rural residential dwelling and associated structures, and also the proposed use as a child care centre a Preliminary Environmental Site Investigation has been completed to provide the required data to assess the current possible contamination status of the site and to determine if the site is suitable for the proposed redevelopment or if further assessment, remediation or management of the site is required prior to the proposed re-development.

1.1 Existing, Former and Proposed Development Details

1.1.1 Site Details, Existing and Former Developments

The site is located on the southern side of The New England Highway between Windemere Road to the west and Station Street to the east in the central part of Lochinvar in the location as shown on the attached Figure 1.

The site currently comprises a single title as shown on the attached Figure 1 – Site Location and Boundary.

Development currently on the site comprises a single storey weatherboard dwelling with a metal roof, a rear undercover deck covered with a metal roof and a 3 bay metal shed with annexe on concrete foundations to the south west of the dwelling. A small metal garden shed and outdoor above ground spa is located on the south eastern corner of the dwelling. Timber and metal fencing was located in the rear portion of the site to create 2 separate vacant paddocks. A small open bay metal shed and horse yard was located on the centre western boundary of the site.

In summary the site has comprised a rural residential dwelling from at least 1961 until the current time. Previous to this the site was possibly used for agricultural purposes, likely cattle grazing in the time prior.

1.1.2 Proposed Development Details

Proposed development includes the demolition of all existing onsite structures and construction of a child care centre on the northern portion of the site comprising an outdoor play area, buildings and a concrete carparking pavement. Four residential units are proposed for the centre portion of the site. The proposed development is shown on the attached Figure 2 – Proposed Development.

The Health Investigation Limits for the proposed development is categorised as HIL 'A' – Residential with Access to Soil (Including Child Care Centres).

1.2 Summary of Previous Site Assessments

Previous site assessment have not been undertaken on the site to the best of our knowledge. A Geotechnical Itc Assessment has been undertaken on the site in conjunction with this PSI with data from that assessment utilised in this assessment.

2 SITE IDENTIFICATION DETAILS

Table 1 below contains a summary of the site details.

TABLE 1 – SUMMARY OF SITE DETAILS

SITE ADDRESS:	127 New England Highway, LOCHINVAR, NSW, 2321
SITE AREA:	Total Area – 5,820m ² Perimeter of 377m.
SITE IDENTIFICATION	Lot 1 DP 779536 Lat 33°42'05"S Long 151°26'56"E
CURRENT LANDUSE:	Currently the site comprises a residential dwelling and 3 bay metal shed in the northern portion of the site and vacant land used for horse paddocks in the rear southern lower portion of the site.
PROPOSED LANDUSE:	Proposed development involves the demolition of all onsite structures and the construction of a commercial child care centre in the northern portion of the site, residential dwellings in the centre portion and vacant land at the lowest southern portion of the site.
ADJOINING SITE USES:	The site is surrounded by existing rural residential dwellings in all directions.

3 SITE TOPOGRAPHY, GEOLOGY AND HYDROLOGY

3.1 Site Topography

The site is located on the upper portion of a south facing residual hillside with the site sloping from the front northern boundary of the site down to the rear southern portion of the site adjacent to Lochinvar Creek on the southern boundary of the site. Topography plans indicate that the northern boundary of the site has an RL of 39.5m AHD and the lowest rear southern portion of the site at an RL of 30.2m AHD. The top third of the site has a very gentle slope, with the middle third having a moderate slope and the rear third being nearly flat. Topography lines are shown on the attached Figure 3 – Proposed Development.

There was no evidence of significant areas of soil erosion or groundwater or surface water seepage noted over the main portion of the site with the exception of around the existing water tank at the rear of the shed. There was not significant cracking of the upper soil profile at the time of assessment with a moderate amount of rain being recorded in the area over the few months prior to the assessment.

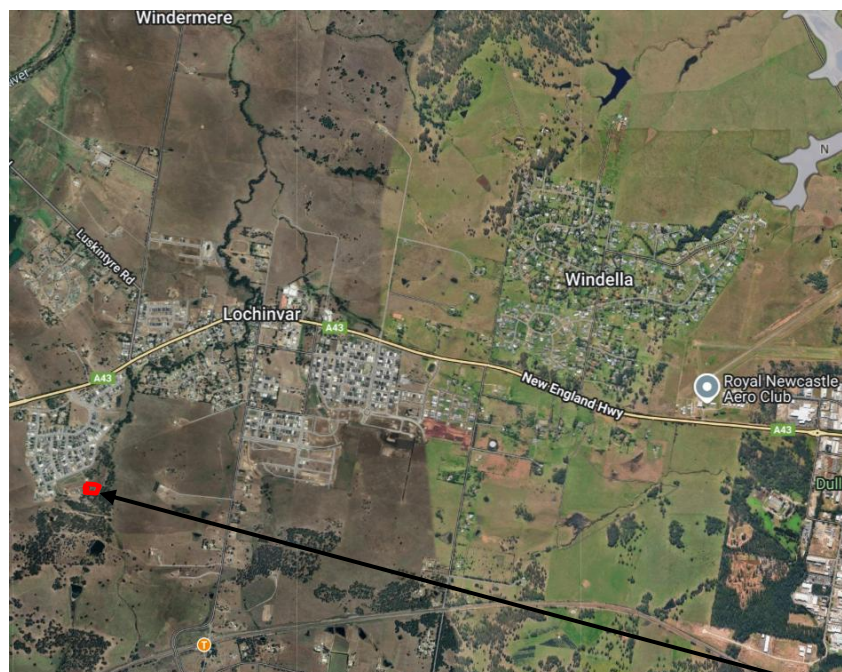
3.2 Site Geology

Reference to the 1:250K Singleton Regional Geology Map S1 56-4 indicates that the site located in Palaeozoic aged Permian material of the Dalwood Group, namely the Lochinvar Formation comprising Siltstone, Sandstone Basic Lava and Tuff as shown below:



3.3 Acid Sulfate Soil Risk

Reference to eSpade indicates that the site is not in an area of known Acid Sulfate Soils as shown below:



© State of NSW and Department of Planning, Industry and Environment 2025.

3.4 Sub-surface Conditions

Encountered site geotechnical parameters are detailed in the following Table 2;

TABLE 2 – SUMMARY OF SOIL TYPES ENCOUNTERED AT BORE HOLE LOCATIONS

SOIL UNIT	SOIL TYPE	DESCRIPTION
UNIT 1	TOPSOIL	Silty SAND; fine to medium grained, dark grey, low plasticity fines, moist, dense
UNIT 2	RESIDUAL	CLAY; high plasticity, grey / brown, trace of fine sand, moisture greater than the plastic limit, firm
UNIT 3A	RESIDUAL	Sandy CLAY; medium to high plasticity, pale brown, fine to medium grained sand, moisture equal to the plastic limit, stiff
UNIT 3B	RESIDUAL	Sandy CLAY; medium to high plasticity, pale brown / orange, fine to medium grained sand, moisture less than the plastic limit, very stiff

Table 3 provides a summary of the distributions of the above soil units at each borehole location.

TABLE 3 – SUMMARY OF DISTRIBUTION OF GEOTECHNICAL UNITS AT BOREHOLE LOCATIONS

BH'S	DEPTH ENCOUNTERED BELOW EXISTING GROUND LEVEL (m)			
	UNIT 1 TOPSOIL	UNIT 2 RESIDUAL	UNIT 3A RESIDUAL	UNIT 3B RESIDUAL
BH1	0.0 – 0.3	0.3 – 1.4	1.4 – 1.9	1.9 – 3.0 +
BH2	0.0 – 0.3	0.3 – 0.9	0.9 – 1.4	1.4 – 3.0 +
BH3	0.0 – 0.4	0.4 – 1.0	1.0 – 1.4	1.4 – 3.0 +
BH4	0.0 – 0.3	0.3 – 1.1	1.1 – 1.4	1.4 – 3.0 +
BH5	0.0 – 0.3	0.3 – 1.0+	NE	NE
<i>NOTE: + denotes material continues for untested depth and NE denotes Not Encountered</i>				

Groundwater and / or seepage was NOT encountered in any of the boreholes above termination depth at the time of assessment. It should be noted that fluctuations in the groundwater levels can occur as a result of seasonal variations, temperature, rainfall and other similar factors, the influence of which may not have been apparent at the time of investigation.

4 SUMMARY OF HISTORICAL INFORMATION AND CONTAMINANTS / AREAS OF CONCERN

4.1 Current Site Use

The northern portion of the site comprises the existing dwelling and shed with the remaining area being vacant land vegetated and used for horse paddocks.



4.2 Previous Site Uses

The has been comprised a rural residential dwelling since at least 1961 with shed additions over the years. The rear southern portion of the site has been vacant apart from using as horse paddocks.

4.3 Review of Aerial Photographs:

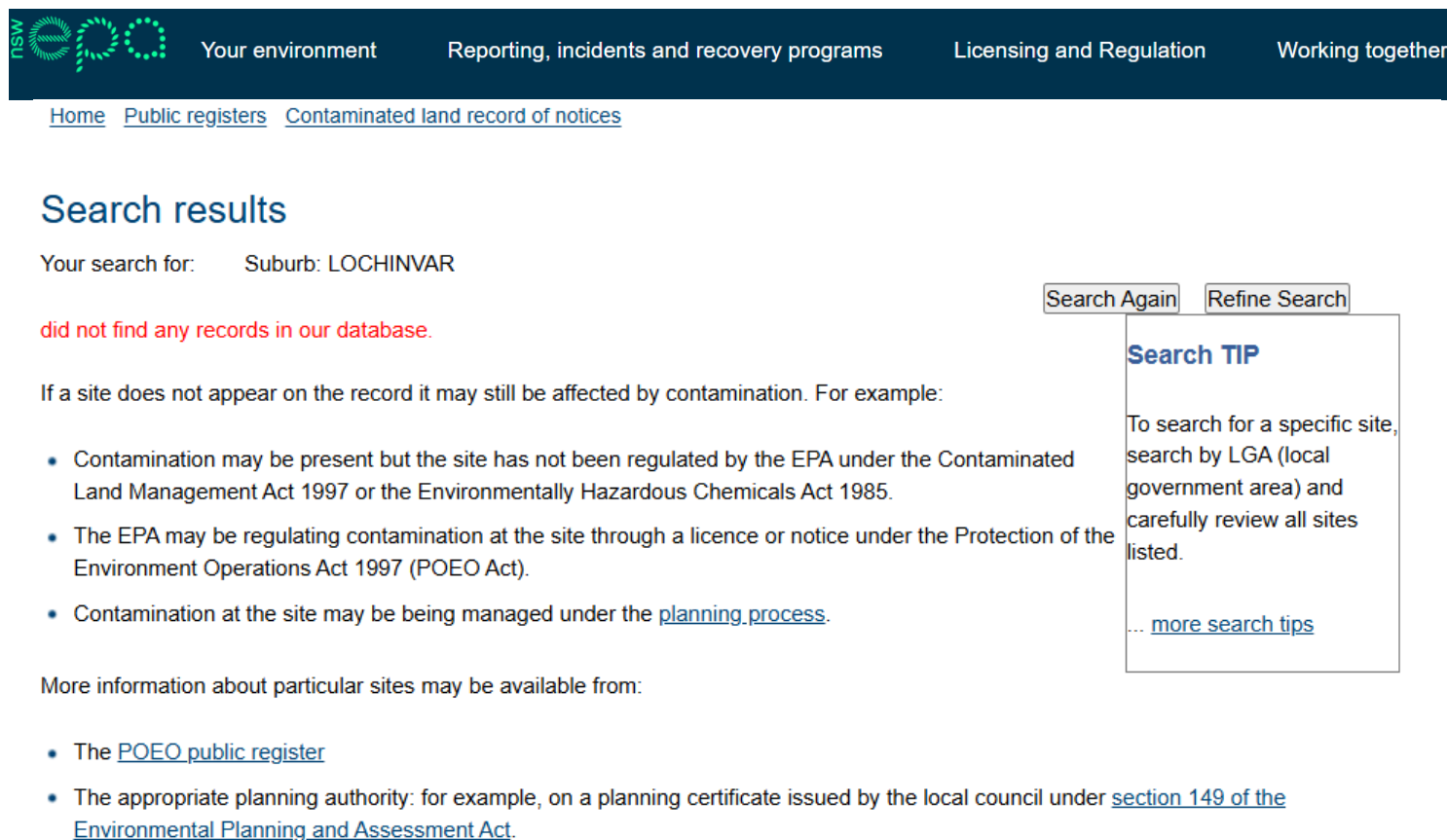
Photographs of the site have been attached for the following years with features noted below in Table 4:

TABLE 4 – SUMMARY OF HISTORICAL AERIAL PHOTOGRAPHS

YEAR	SITE	SURROUNDING AREA
1961 Black and White	The dwelling can be seen on the north eastern corner of the site with vegetation around the dwelling. A portion of a horse training track can be seen on the lower southern portion of the site,	N – Road and some rural dwellings S – The creek and vacant land E – Large lot dwelling W – Vacant land
1976 Colour	The dwelling can be seen and a shed is now located to the immediate south of the dwelling	N – Road and some rural dwellings S – The creek and vacant land E – Large lot dwelling W – Vacant land
1984 Black and White	Similar to the previous image	N – Road and some rural dwellings S – The creek and vacant land E – Large lot dwelling W – Vacant land
1993 Colour	The small shed is now removed and a large shed is now located to the south west of the dwelling, The southern portion of the site remains vacant.	N – Road and some rural dwellings S – The creek and vacant land E – Large lot dwelling W – Large lot dwelling
2004 Colour	Horse stables and paddocks are now located to the south of the dwelling halfway down the hill. Small trees can be seen scattered on the site.	N – Road and some rural dwellings S – The creek and vacant land E – Large lot dwelling W – Large lot dwelling
2009 Colour	Similar to the previous image with the vegetation more established, especially on the creek line on the southern boundary.	N – Road and some rural dwellings S – The creek and vacant land E – Large lot dwelling W – Large lot dwelling
2019 Colour	A new shed is now being constructed in place of the old shed to the south west of the dwelling. Vegetation around the creek is more established.	N – Road and some rural dwellings S – The creek and vacant land E – Large lot dwelling W – Large lot dwelling
2025 Colour	The site appears as per the current configuration with further vegetation growth evident.	N – Road and some rural dwellings S – The creek and vacant land E – Large lot dwelling W – Large lot dwelling

4.4 Search of the NSW EPA Contaminated Sites Register:

A search of the NSW EPA Contaminated Sites Register indicates that NO sites have Contaminated Land Record Notices in the suburb of LOCHINVAR as shown below:



The screenshot shows the NSW EPA website header with navigation links: "Your environment", "Reporting, incidents and recovery programs", "Licensing and Regulation", and "Working together". Below the header, the breadcrumb trail reads: "Home > Public registers > Contaminated land record of notices". The main heading is "Search results". The search criteria are displayed as "Your search for: Suburb: LOCHINVAR". The result status is "did not find any records in our database." in red text. Below this, a message states: "If a site does not appear on the record it may still be affected by contamination. For example:" followed by a bulleted list:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

On the right side of the screenshot, there are two buttons: "Search Again" and "Refine Search". Below these is a "Search TIP" box containing the text: "To search for a specific site, search by LGA (local government area) and carefully review all sites listed." and a link: "... [more search tips](#)".

There are NO sites in LOCHINVAR that are designated as NSW EPA Notified Sites.

There are NO sites in the suburb of LOCHINVAR have POEO Licences, applications, penalty notices, audits of pollution studies and reduction programs at the time of assessment with the site not being subject to any current or former licences, or unlicensed premises regulated by the EPA.

[Home](#) [Public registers](#) [POEO Public Register](#) Licences, applications and notices search

Search for Environment Protection licences, applications, notices, audits or pollution studies and reduction programs

Select one option

☐Licences ☐Applications ☐Notices ☐Audits ☐Pollution studies and reduction programs ☒All

Record number:
Suburb:
Name:

Search results

Your search for: **General Search** with the following criteria

Suburb - Lochinvar
returned 0 result

4.5 Title Search and Section 10.7 Certificate

A Title Search for the site is attached to the appendix of this report with the following registered site owners listed:

DATE	OWNER
2021	NK Tyres and HE O'Connell

The Section 10.7 Certificate is also attached to the appendix of this report with the site not being subject to any known identified contamination as per below:

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

Contaminated Land

- a) The land to which this certificate relates is NOT significantly contaminated land



285 - 287 High Street
Maitland NSW 2320

t 02 4934 9700
f 02 4933 3209

info@maitland.nsw.gov.au
maitland.nsw.gov.au

All correspondence should be directed to: General Manager P.O. Box 220 Maitland NSW 2320

Doc ID: 61ecba4d1c92b2112ea291ac7bd97a5c671ba2b

DocuSign Envelope ID: 21FEE7AB-4B72-41FD-A8D2-98AE98DBEE3D

8

within the meaning of the Contaminated Land Management Act 1997.

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

4.6 Summary of Areas of Concern (AoC's) and Chemicals of Concern (CoC's)

A summary of the AoC's and CoC's is contained in Table 5 below:

TABLE 5 – POTENTIAL AECS AND COCS

AREA OF CONCERN	POTENTIAL CONTAMINATING ACTIVITY	POTENTIAL COCS	LIKELIHOOD OF CONTAMINATION*	COMMENT
1 Former and Current Site Use of the Lot and Surrounding Area	Rural residential dwelling, sheds and horse paddocks	Heavy Metals, TRH, BTEX, PAH, OC/OP	Low	The site and surrounding area has been used for rural residential purposes since at least 1961 until the current time. Based on images it appears agricultural activities were not undertaken on the site in that time. Prior to this it is unlikely that cropping activities have been undertaken on the site, with the most likely use of the area being for cattle grazing before being used for rural residential purposes. Commercial or industrial activities not historically undertaken on the site.
2 Imported Fill over the site	Importation of historical fill material	Heavy Metals, TRH, BTEX, PAH, OCP, OPP, Asbestos, Foreign Material	Low	Importation of fill material appears unlikely based on the site levels at the time of assessment. Site levels indicate that the area is at natural grade over the lot with imported fill unlikely to be present on the site with the exception of the gravel driveways accessing the site on the northern boundary. Extensive bulk earthworks are not proposed for the development and any fill material generated during the development that needs offsite removal will require environmental assessment and certification at the time of works .

NOTES: * = It is important to note that this is not an assessment of the financial risk associated with the AEC in the event contamination is detected, but a qualitative assessment of the probability of contamination being detected at the potential AEC. Metals – Arsenic, Cadmium, Chromium, Copper, Lead, Mercury, Nickel and Zinc; TPH – Total Petroleum Hydrocarbons; PAH – Polycyclic Aromatic Hydrocarbons; OCP – Organochlorine Pesticides; OPP – Organophosphorus Pesticides, UPSS denoted Underground Petroleum Storage Systems

4.7 Assessment of Information Integrity

It is assessed that the integrity of the assessment of information is correct as supplied by the relevant regulatory sources and attached documents at the time of assessment.

5 VISUAL ASSESSMENT

A detailed site walkover was undertaken on 23/06/2025 that involved undertaking a detailed site observation walkover assessment in conjunction with a Geotechnical Site Assessment.

Visual assessment of the site indicated the following visual sources of *possible* contamination;

- Unknown material under the existing buildings on the site including the possibility of fill material being used under building foundations or used for driveway material on the northern entry to the site. Based on site levels it is unlikely that imported fill material was required to construct the dwelling or sheds and gravels used for driveways appear to be quarry sourced gravel with foreign material not observed in the gravels;
- Historical use of the site including possible cattle grazing prior to 1961;
- Current rural residential site use from at least 1961 until the present time;
- Vehicle parking on the northern portion of the site;
- Use of the rear sloping and lower portion of the site for equine agistment.

Vegetation on the site comprised of landscaped lawn grass, shrubs and some scattered trees around the site with landscaped gardens around the existing dwelling.

The dwelling on the site was founded on piers with a suspended timber floor and the existing shed on the site founded on a concrete slab with no evidence of staining or other contamination or industrial activities undertaken in this area of the site with the shed only being used for home maintenance purposes

Chemical waste material was not observed on the site and odours were not noted over the site at the time of assessment.

6 RECOMMENDATIONS

It is assessed that former and adjacent site uses have not resulted in significant contamination from CoC's on the site and it is recommended that the site will be made suitable for the proposed development after the following actions;

1. Prior to any proposed demolition of existing onsite structures to facilitate the construction of the new development, a **Hazardous Building Materials Survey** should be undertaken on the sites structures to aid in the safe demolition and offsite disposal of any onsite structures that require offsite removal. All receipts for material removed offsite during the demolition process should be retained for waste disposal tracking and record keeping requirements;
2. Any driveway gravel material that requires offsite removal should be stockpiled separately and can be removed offsite after material classification as per the NSW EPA The Recovered Aggregate Exemption 2014;
3. Any excavation spoil generated during the proposed development of the site that require offsite removal should be removed offsite after Waste Classification Assessment as per the referenced NSW EPA Waste Classification Guidelines with all receipts and reports for material disposed offsite being retained (likely Virgin / Excavated Natural Material);
4. Any material imported onto the site during the proposed development should be either quarry sourced material with receipts, recycled aggregate accompanied by the relevant receipts and classification certificates OR Virgin / Excavated Natural Material also accompanied by material classification certificates.

7 CONTAMINATION SOURCES

The following sources of possible contaminated areas and possible contamination were identified;

Possible Onsite Contaminated Areas

- Unknown material under the existing buildings on the site or used for driveway material on the northern entry to the site. Based on site levels it is unlikely that imported fill material was required to construct the dwelling or sheds and gravels used for driveways appear to be quarry sourced gravel;
- Historical use of the site including possible cattle grazing prior to 1961;
- Historical and current rural residential site use from at least 1961 until the present time;
- Vehicle parking on the northern portion of the site;
- Use of the rear sloping and lower portion of the site for personal equine agistment.

Possible Offsite Contaminated Areas

- Surrounding historical agricultural and rural residential use of the area;

Contaminants of Concern (CoC's)

The following contaminants of concern are applicable to the site:

- TRH (Total Recoverable Hydrocarbons);
- Total PAH's (Polycyclic Aromatic Hydrocarbons);
- BTEX (Benzene, Toluene, Ethyl Benzene and Xylene);
- Naphthalene;
- Organochlorine Pesticides / Organophosphorus Pesticides (OC/OP);
- Lead and select heavy metals including cadmium, chromium, zinc, copper, mercury, arsenic and nickel;
- Asbestos Containing Building Materials;
- Building waste from demolition activities and general rubbish.

8 CONCEPTUAL SITE MODEL

This Conceptual Site Model (CSM) is specific to this site and is based on a review of all available information, including site inspections / investigations, available data and historical searches.

The following sensitive receptors have been identified on the site;

- Nearby residents and any businesses in both the short and long term;
- Site personnel working on the proposed re-development of the site;
- Long term residents and business occupiers after construction of the development;
- Any nearby waterways;
- Groundwater.

All potential contamination sources are noted in Section 7 – Contamination Sources. At the time of assessment, a small amount of surface fill was observed on the northern portion of the site associated with gravel access tracks.

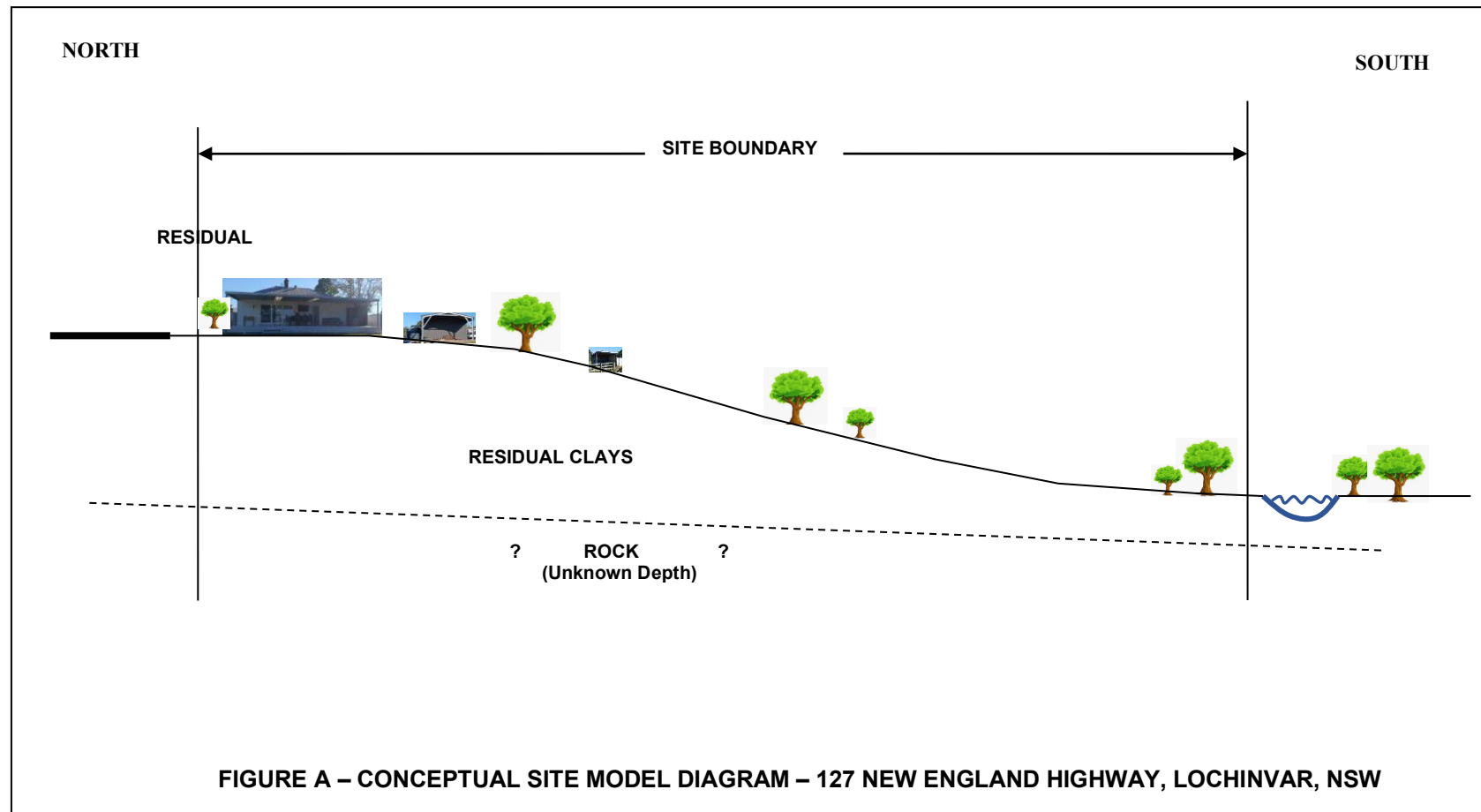
The majority of the surface water exited the site by either stormwater pipes sent to offsite gutters in the areas of the buildings with overland flow to the south down to the existing creek line on the southern boundary of the site with some surface infiltration. The site layout and possible contamination sources can be seen on the attached Figures.

See Section 3 – Site Geology above for detailed site geology and onsite subsurface conditions encountered during the subsurface investigation.

It is assessed that the following potential contamination migration pathways are present on the site;

- Contaminated material being removed offsite during re-development;
- Migration of contaminants into and through the groundwater during rain events or in the air during dust creation.

The nature and extent of contamination considered likely to be found on the site is summarised above, with Remediation or Environmental Management of the site NOT required for the site.



9 DATA QUALITY OBJECTIVITIES (DQO's)

The objective of this investigation is to determine the extent of possible onsite contamination data for the site. Further soil and groundwater assessment may be required if unexpected contamination is discovered during redevelopment of the site.

The first stage of the process is to provide data to indicate that the site is suitable for the proposed land use activity.

A conceptual Site Model has been detailed in Section 8 above.

Site boundaries are indicated on the attached Figures.

Decisions to be made and the criteria to be used is listed as follows;

- Assessment of the contamination type and distribution on the site will be made using all previous investigations carried out onsite with reference to the NSW EPA Guidelines for the NSW Site Auditor Scheme and the NEPM (2013);
- Assessment of the groundwater contamination using criteria described in the NEPM (2013);

To minimise the potential of decisions errors all data will be assessed against the NSW EPA Guidelines for the NSW Site Auditor Scheme – Appendix V – Quality Assurance and Quality Control.

It is assumed that some errors may be contained within the assembled data and information. If it is found during material excavation that conditions encountered onsite differ significantly from those suggested by the collected data, an environmental consultant should be contacted and made aware of the situation.

10 GUIDELINES TO BE USED

The following guidelines from the NEPM (2013) were followed during the assessment process;

Schedule B—General guidelines for the assessment of site contamination

The following general guidelines provide guidance on the possible ways of achieving the desired environmental outcome (PART 3 of the Measure) for the assessment of site contamination and should only be considered in relation to the assessment of site contamination.

Index of guidelines

Schedule B1—Guideline on Investigation Levels for Soil and Groundwater

Schedule B2—Guideline on Site Characterisation

Appendix A Possible analytes for soil contamination

Appendix B Data quality objective (DQO) process

Appendix C Assessment of data quality

Appendix D Example data presentation on scale drawings and borehole logs

Appendix E Dioxins and dioxin-like compounds

Schedule B3—Guideline on Laboratory Analysis of Potentially Contaminated Soils

Appendix A Determination of total recoverable hydrocarbons (TRH) in soil

Schedule B4—Guideline on Site-Specific Health Risk Assessment Methodology

Appendix A Structure of a risk assessment report

Schedule B5a—Guideline on Ecological Risk Assessment

Appendix A Summary of the EILs for fresh and aged contaminants in soil with various land uses

Appendix B Mixtures of chemicals

Schedule B5b—Guideline on Methodology to Derive Ecological Investigation Levels in Contaminated Soils

Appendix A Review and comparison of frameworks for deriving soil quality guidelines in other countries

Appendix B Method for deriving EILs that protect aquatic ecosystems

Schedule B5c—Guideline on Ecological Investigation Levels for Arsenic, Chromium (III), Copper, DDT, Lead, Naphthalene, Nickel and Zinc

Appendix A Raw toxicity for arsenic

Appendix B Raw toxicity for chromium (III)

Appendix C Raw toxicity for copper

Appendix D Explanation of the selection of the soil properties that control the added contaminant limits for copper

Appendix E Raw toxicity for DDT

Appendix F Raw toxicity for lead

Appendix G Raw toxicity for naphthalene

Appendix H Raw toxicity for nickel

Appendix I Raw toxicity for zinc

Schedule B6—Guideline on the Framework for Risk-Based Assessment of Groundwater Contamination

Schedule B7—Guideline on derivation of health-based investigation levels

Appendix A1 Derivation of HILs for Metals and Inorganics

Appendix A2 Derivation of HILs for PAHs and Phenols

Appendix A3 Derivation of HILs for Organochlorine Pesticides

Appendix A4 Derivation of HILs for Herbicides and Other Pesticides

Appendix A5 Derivation of HILs for PCBs and PBDEs

Appendix A6 Derivation of HILs for Volatile Organic Carbon Compounds

Appendix B Equations for derivation of HILs and Interim HILs

Appendix C Derivation of HILs for Generic Land Uses

Appendix D Blood lead model assumptions

Schedule B8—Guideline on Community Engagement and Risk Communication

Schedule B9—Guideline on Competencies and Acceptance of Environmental Auditors and Related Professionals

11 REMEDIAL ACTION PLAN (RAP)

A Remedial Action Plan is **NOT** required for the proposed development of the site.

12 LONG TERM SITE MANAGEMENT

Long term environmental management is **NOT** required for the development proposed for the site.

13 CONCLUSIONS

This report presents the findings of a PSI undertaken for the proposed development at 127 New England Highway, Lochinvar, NSW and was required to satisfy requirements from Maitland Council as part of the DA process in accordance with SEPP 55.

The site history assessment indicates that the site currently comprises a rural residential building and large shed on the northern portion of the sites with the rear southern portion vacant land used a horse paddocks, and has been in that configuration since at least 1961. Prior to this the site was likely historically used for cattle grazing purposes. It is likely development was not located on the site prior to this time.

Fieldwork investigations comprised of a detailed site walkover where the following sources of possible types of environmental contamination were identified onsite:

- Unknown material under the existing buildings on the site including the possibility of fill material being used under building foundations or used for driveway material on the northern entry to the site;
- Historical use of the site including agricultural activities including possible cattle grazing prior to 1961:
- Current rural residential site use from at least 1961 until the present time;
- Vehicle parking on the northern portion of the site;
- Use of the rear sloping and lower portion of the site for equine agistment.

It is assessed that further assessment, remediation or construction and long-term environmental management is **not** required for the proposed development.

Summary of Findings and Conclusion

The assessment and reporting on the site has been completed in accordance with the Maitland City Council requirements and the general requirements of the State Environmental Planning Policy No. 55 (SEPP55). All reporting has been undertaken in accordance with the *Consultants Reporting on Contaminated Land – Contaminated Land Guidelines (NSW EPA 2020)* and the *Guidelines for the NSW State Auditor Scheme (NSW EPA 3rd Ed 2017)*.

Data assembled on the site at the time of assessment indicates that there is a low chance of potential risk of exposure of CoC's to human receptors during the proposed construction activities or on a long term basis for users and occupiers of the proposed development.

This Environmental Site Assessment concludes that the site is considered suitable for the proposed site use as per the recommendations that are listed above in Section 6 and is consistent with the *National Environmental Protection Council (NEPC) National Environmental Protection (Assessment of Site Contamination) Measure (NEPM 2013) – Schedule B1, Table 1A(1), Column A – Residential with access to soil (including Child Care Centres)* and that the site assessment objectives of this report have been achieved with Remediation or Environmental Management of the site NOT required for the proposed development as per the recommendations outlined in this report.

14 ASSUMPTIONS AND LIMITATIONS

It is the nature of contaminated site investigations that the degree of variability in site conditions cannot be known completely and no sampling and analysis program can eliminate all uncertainty concerning the condition of the site. Professional judgement must be exercised in the collection and interpretation of the data.

In preparing this assessment, current guidelines for assessment and management of contaminated land were followed. This work has been conducted in good faith in accordance with Sanko's understanding of the client's brief and general accepted practice for environmental consulting.

This assessment was prepared with the objective of providing guidance on the remediation and validation activities to be undertaken. No warranty, expressed or implied, is made as to the information and professional advice included in this report. Anyone using this document does so at their own risk and should satisfy themselves concerning the applicability of its application and where necessary should seek expert advice in relation to the particular situation.

If you have any further questions about this report, please contact the undersigned.

For and on behalf of
Sanko Excavation Environmental and Civil Services P/L



Damien Sankowsky *BE(Env) CPSS*

Principal Geotechnical / Environmental Engineer
Australian Geomechanics Society (AGS) Member – EA ID 5879317
Certified Professional Soil Scientist # 12219



Attachments:

- *References*
- *Report Limitations*
- *Site Photographs*
- *Historical Aerial Photographs*
- *Figure 1 – Site Location*
- *Figure 2 – Existing Site Plan*
- *Figure 3 – Proposed Development*
- *Appendix A – Title Search*
- *Appendix B – Section 10.7 Certificate*
- *Appendix C – Concept Plan Drawings*

References:

- *NEPC National Environmental Protection Measures NEPM (2013)*
- *Guidelines for Consultants Reporting on Contaminated Land (NSW EPA 2020)*
- *NSW EPA Contaminated Land Guidelines – Sampling Design Part 1 – Application (2022)*
- *NSW EPA Waste Classification Guideline, Part 1: Classifying Waste*
- *NSW EPA Guidelines for the NSW Site Auditor Scheme (3rd edition)*
- *Guidelines for the Assessment and Management of Groundwater Contamination (DECC 2007)*
- *Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997 (DECC 2009)*
- *Site Validation Reporting (DECCW 2010b)*
- *Decommissioning, Abandonment and Removal of UPSS Infrastructure (DECWW 2010)*

REPORT LIMITATIONS

Sanko Excavation Environmental and Civil Service Pty Ltd have undertaken a site assessment in accordance with current industry and professional standards. The scope of works were limited to that as set out in the proposal as referred to in this investigation. This report is based upon limited site investigation and subsurface sampling and laboratory testing of samples as set out in the forementioned proposal. Report findings are based upon site conditions at the time of investigation and as such can not be relied upon for unqualified warranties or assume liability for site conditions not observed and/or accessible during or at the time of investigation. The works are restricted to the site detailed in the report with no offsite investigations conducted. Despite all reasonable care and diligence taken ground conditions encountered and contaminant concentrations may not represent conditions between sample locations. Site characteristics may also change subsequent to this investigation due to natural processes, chemical reactions, spilling or leaking of contaminants, change in water levels or dumping of fill. All observations and interpretation is made from a limited number of observation points assuming geological and chemical conditions are representative across the site. No other warranties are made or intended. Third parties should seek their own independent advice regarding report contents. This report has been prepared exclusively for the client as detailed on the report and remains the property of this company and the client and can not be reproduced without the written consent of the client as detailed on the report and can then only be reproduced in its entirety.



Existing Dwelling

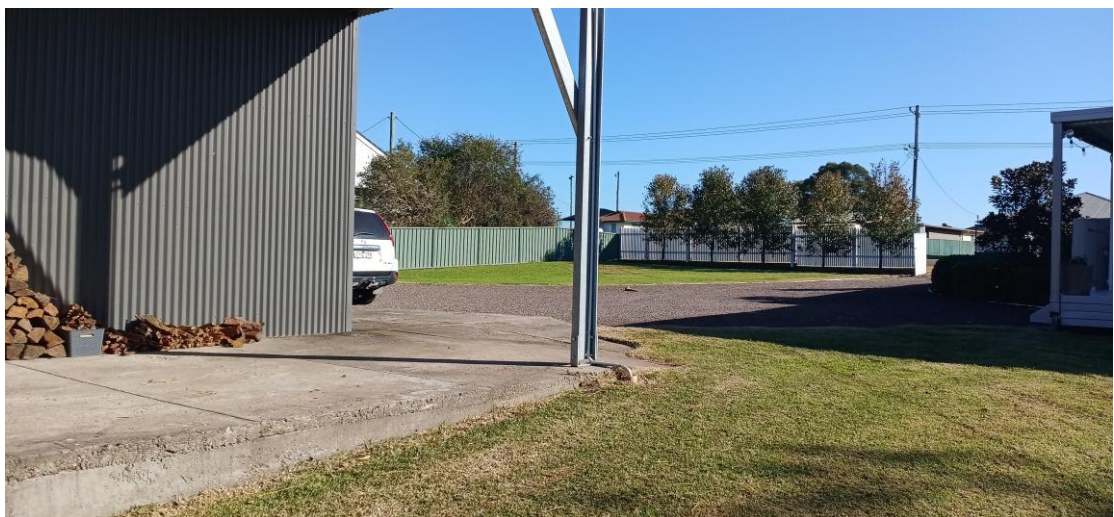
Site Photographs

PSI

127 NEW ENGLAND HIGHWAY, LOCHINVAR, NSW

AUG 2025

E25 036-A



Existing Shed

Site Photographs

PSI

127 NEW ENGLAND HIGHWAY, LOCHINVAR, NSW

AUG 2025



Existing Shed and Horse Stable

Site Photographs

PSI

127 NEW ENGLAND HIGHWAY, LOCHINVAR, NSW

AUG 2025

E25 036-A



Rear Horse Paddocks

Site Photographs

PSI

127 NEW ENGLAND HIGHWAY, LOCHINVAR, NSW

AUG 2025

E25 036-A



Rear Horse Paddocks

Site Photographs

PSI

127 NEW ENGLAND HIGHWAY, LOCHINVAR, NSW

AUG 2025



Flat area on southern portion of the site and creek on southern boundary

Site Photographs

PSI

127 NEW ENGLAND HIGHWAY, LOCHINVAR, NSW

AUG 2025

E25 036-A



1961



1976

Historical Aerial Photographs

PSI

127 NEW ENGLAND HIGHWAY, LOCHINVAR, NSW

AUG 2025



1984



1993

Historical Aerial Photographs

PSI

127 NEW ENGLAND HIGHWAY, LOCHINVAR, NSW

AUG 2025



2004



2009

Historical Aerial Photographs

PSI

127 NEW ENGLAND HIGHWAY, LOCHINVAR, NSW

AUG 2025



2019



2025

Historical Aerial Photographs

PSI

127 NEW ENGLAND HIGHWAY, LOCHINVAR, NSW

AUG 2025

E25 036-A



Site



FIGURE 1 – SITE LOCATION AND BOUNDARY

PSI

127 NEW ENGLAND HIGHWAY, LOCHINVAR, NSW

AUG 2025





FIGURE 2 – EXISTING SITE FEATURES

127 NEW ENGLAND HIGHWAY, LOCHINVAR, NSW

PSI

AUG 2025



FIGURE 3 – PROPOSED DEVELOPMENT

127 NEW ENGLAND HIGHWAY, LOCHINVAR, NSW

PSI

AUG 2025

APPENDIX A

Title Search



FOLIO: 1/779536

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
13/2/2025	11:21 AM	6	28/10/2021

LAND

LOT 1 IN DEPOSITED PLAN 779536
AT LOCHINVAR
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF GOSFORTH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP779536

FIRST SCHEDULE

NATHAN KEVIN TYERS
HANNAH ELIZABETH O'CONNELL
AS JOINT TENANTS (T AP931923)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 3 AR562671 MORTGAGE TO CREDIT UNION AUSTRALIA LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

250357...

PRINTED ON 13/2/2025

PLAN OF THE LAND COMPRISED IN DEED		D.P. 779576
BK. 7792	NO. 148	Registered: 19.5.1988 Title System: OLD SYSTEM Purpose: LIMITED FOLIO CREATION Ref Map: U3680-8* Last Plan: _____
Mun. / Shire: MAITLAND City	Locality: LOCHINVAR	
Parish: GOSFORTH	County: NORTHUMBERLAND	
Reduction Ratio 1:1250	Lengths are in metres.	
THIS PLAN WAS PREPARED SOLELY TO IDENTIFY THE LAND IN THE ABOVE DEED. THE BOUNDARIES HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL AND IT IS NOT A CURRENT PLAN IN TERMS OF SEC. 327AA LOCAL GOVERNMENT ACT, 1919.		
GREAT NORTHERN RD 		
10 50 100 Table of mm 140 180 220		

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Plan Drawing only to appear in this space

Plan Drawing only to appear in this space

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

23rd May, 1988

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

Doc ID: 91c5a76bd7ad1271f548d229681e98dbEE3D

APPENDIX B

Section 10.7 Certificate



Certificate No.: PC/2022/1712

Certificate Date: 08/06/2022

Fee Paid: \$53.00

Receipt No.:

Your Reference: 220834

SECTION 10.7 PLANNING CERTIFICATE

Environmental Planning and Assessment Act, 1979 as amended

APPLICANT:	Hunter Legal & Conveyancing
	christina@hunterlegal.com.au
PROPERTY DESCRIPTION:	127 New England Highway LOCHINVAR NSW 2321
PARCEL NUMBER:	21725
LEGAL DESCRIPTION:	Lot 1 DP 779536

IMPORTANT: Please read this Certificate carefully.

This Certificate contains important information about the land described above.

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

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

All information provided is correct as at the date of issue of this Certificate, however it is possible for changes to occur at any time after the issue of this Certificate. We recommend that you only rely upon a very recent Certificate.

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

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

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

PART 1: MATTERS PROVIDED PURSUANT TO SECTION 10.7 (2)**1. Local Environmental Plan (LEP)**

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

Exhibited draft Local Environmental Plans

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

Development Control Plan prepared by Council

Maitland Development Control Plan 2011 applies to the land.

Development Control Plan prepared by the Director General

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

State Environmental Planning Policies

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

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

- SEPP (Biodiversity and Conservation) 2021
- SEPP (Industry and Employment) 2021
- SEPP (Primary Production) 2021
- SEPP (Planning Systems) 2021
- SEPP (Housing) 2021
- SEPP Building Sustainability Index: BASIX 2014
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Resources and Energy) 2021
- SEPP (Transport and Infrastructure) 2021
- SEPP (Resilience and Hazards) 2021

Draft State Environmental Planning Policies

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

2. Zoning and land use under relevant LEPs

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

R1 General Residential

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

R1 General Residential

a) Purpose/Objective

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

b) Permitted with Consent

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

c) Permitted without Consent

Home occupations

d) Prohibited

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

Note: On 1 December 2022, Business and Industrial zones will be replaced by the new Employment zones under the Standard Instrument (Local Environmental Plans) Order 2006. The Department of Planning and Environment is currently exhibiting details of how each Local Environmental Plan that includes a current Business or Industrial zone will be amended to use the new Employment zones. The Explanation of Intended Effect (EIE) and a searchable web tool that displays the current and proposed zone for land covered in this public exhibition is available

285 - 287 High Street
Maitland NSW 2320

t 02 4934 9700
f 02 4933 3209

info@maitland.nsw.gov.au
maitland.nsw.gov.au

All correspondence should be directed to: General Manager P.O. Box 220 Maitland NSW 2320

on the Planning Portal.

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

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

f) Critical Habitat

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

g) Conservation Area

The land IS NOT in a Heritage Conservation Area.

h) Item of Environmental Heritage

The land does NOT contain an item of Environmental Heritage.

3. Complying Development

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

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

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

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

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

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

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

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

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

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

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

Note: Despite the above provisions, if only part of a lot is subject to an exclusion or exemption under Clause 1.17A or Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development and Other

Matters) 2013, complying development may be carried out on that part of the lot that is not affected by the exclusion or exemption.

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

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

5. Coal Mine Subsidence Compensation Act 2017

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

6. Road widening and road realignment

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

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

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

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

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

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

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

7A. Flood Related Development Controls

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

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

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

8. Land Reserved for Acquisition

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

9. Contribution Plans

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

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

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

9A. Biodiversity Certified Land

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

10. Biodiversity Stewardship Sites

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

10A. Native Vegetation clearing set asides

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

11. Bushfire Prone Land

The land is NOT identified as being bushfire prone land.

12. Property vegetation plans

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

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

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

14. Directions under Part 3A

There is NO direction by the Minister under Section 75P(2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the

carrying out of a project or a stage of a project on the land under Part 4 (other than a project of a class prescribed by the regulations) of the Act does not have effect.

15. Site Compatibility Certificate and Conditions for Seniors Housing

a) Site Compatibility Certificate

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

b) Conditions of Development Consent since 11 October 2007

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

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

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

17. Site compatibility certificates and conditions for affordable rental housing

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

18. Paper subdivision information

There is no development plan that applies to the:

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

19. Site verification certificates

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

20. Loose-fill asbestos insulation

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

21. Affected building notices and building product rectification orders

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

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

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

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

Contaminated Land

- a) The land to which this certificate relates is NOT significantly contaminated land

285 - 287 High Street
Maitland NSW 2320

t 02 4934 9700
f 02 4933 3209

info@maitland.nsw.gov.au
maitland.nsw.gov.au

All correspondence should be directed to: General Manager P.O. Box 220 Maitland NSW 2320

within the meaning of the Contaminated Land Management Act 1997.

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

David Evans
General Manager

285 - 287 High Street
Maitland NSW 2320

t 02 4934 9700
f 02 4933 3209

info@maitland.nsw.gov.au
maitland.nsw.gov.au

All correspondence should be directed to: General Manager P.O. Box 220 Maitland NSW 2320



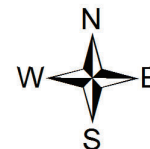
HUNTER WATER CORPORATION

A.B.N. 46 228 513 446

SERVICE LOCATION PLAN

Enquiries: 1300 657 657

APPLICANT'S DETAILS



InfoTrack

127 NEW ENGLAND

LOCHINVAR NSW

APPLICATION NO.: 1734126

APPLICANT REF: M 220834

RATEABLE PREMISE NO.: 2196900913

PROPERTY ADDRESS: 127 NEW ENGLAND HWY LOCHINVAR 2321

LOT/SECTION/DP.SP: 1//DP 779536



SEWER POSITION APPROXIMATE ONLY.
SUBJECT PROPERTY BOLDED.
ALL MEASUREMENTS ARE METRIC.

IF A SEWERMAIN IS LAID WITHIN THE BOUNDARIES OF THE LOT, SPECIAL REQUIREMENTS FOR THE PROTECTION OF THE SEWERMAIN APPLY IF DEVELOPMENT IS UNDERTAKEN. IN THESE CASES, IT IS RECOMMENDED THAT YOU SEEK ADVICE ON THE SPECIAL REQUIREMENTS PRIOR TO PURCHASE. PHONE 1300 657 657, FOR MORE INFORMATION.

IMPORTANT:
IF THIS PLAN INDICATES A SEWER CONNECTION IS AVAILABLE OR PROPOSED FOR THE SUBJECT PROPERTY, IT IS THE INTENDING OWNERS RESPONSIBILITY TO DETERMINE WHETHER IT IS PRACTICABLE TO DISCHARGE WASTEWATER FROM ALL PARTS OF THE PROPERTY TO THAT CONNECTION.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.

Date: 31/05/2022

Scale at A4: 1:2,000

CADASTRAL DATA © LPI OF NSW
CONTOUR DATA © AAMHatch
© Department of Planning

SEWER/WATER/RECYCLED WATER
UTILITY DATA
© HUNTER WATER CORPORATION

NSW SWIMMING POOL REGISTER

Certificate of Registration

Section 30C – Swimming Pools Act 1992

Pool No:	c334761c
Property Address:	127 NEW ENGLAND HIGHWAY LOCHINVAR
Date of Registration:	20 February 2025
Type of Pool:	A spa pool
Description of Pool:	Above ground spa

The swimming pool at the above premises has been registered in accordance with Section 30B of the *Swimming Pools Act 1992*.

The issue of this certificate does not negate the need for regular maintenance of the pool.

Please remember:

- Children should be supervised by an adult at all times when using your pool
- Regular pool barrier maintenance
- Pool gates must be closed at all times
- Don't place climbable articles against your pool barrier
- Remove toys from the pool area after use

You may be required to obtain a Pool Compliance Certificate before you lease or sell your property. Contact your council for further information.

This is NOT a Certificate of Compliance

NSW SWIMMING POOL REGISTER

Certificate of Compliance

Section 22D – Swimming Pools Act 1992

Pool No:	c334761c
Property Address:	127 NEW ENGLAND HIGHWAY LOCHINVAR
Expiry Date:	01 March 2028
Issuing Authority:	Blake Andrew Nixon - Registered Certifier - bdc3032

Restricted by S20 Exemption: the spa pool must be covered and secured by a lockable child-resistant structure at all times when the spa pool is not in actual use.

The swimming pool at the above property complies with Part 2 of the *Swimming Pools Act 1992*. The issue of this certificate does not negate the need for regular maintenance of the swimming pool barrier to ensure it is compliant with the *Swimming Pools Act 1992*.

This certificate ceases to be valid if a direction is issued pursuant to Section 23 of the *Swimming Pools Act 1992*.

The swimming pool at the above property is not required to be inspected under the inspection program of the local authority while this certificate of compliance remains valid pursuant to Section 22B(3) of the *Swimming Pools Act 1992*.

Please remember:

- Children should be supervised by an adult at all times when using your pool
- Regular pool barrier maintenance
- Pool gates must be closed at all times
- Don't place climbable articles against your pool barrier
- Remove toys from the pool area after use

APPENDIX C

Concept Plans

127 NEW ENGLAND HIGHWAY, LOCHINVAR



SHEET LIST		
Sheet Number	Sheet Name	Current Rev
00	TITLE	7
01	GENERAL NOTES	6
02	SITE PLAN	7
03	FLOOR PLAN	6
04	ROOF PLAN	6
05	WC PLANS	7
06	ELEVATIONS	6
07	PERSPECTIVES	6



BROWNCOMMERCIAL
BUILDING
www.brownbuild.com.au

2 Elwell Close
Beresfield, NSW 2322
PO Box 596
East Maitland NSW 2323
Ph: (02)4966 0218

Rev.	Description	Date	Issued by
1	DRAFT REVIEW	11.03.25	M.Marshall
2	DRAFT REVIEW	13.03.25	M.Marshall
3	DRAFT REVIEW	02.04.25	M.Marshall
4	DRAFT REVIEW	16.04.25	M.Marshall
5	Draft Review	05.05.25	H.Skinner
6	DA Set	07.05.25	H.Skinner
7	Internal Layout Changes	21.05.25	H.Skinner

NOTES:
1. All dimensions, levels, and setbacks are to be verified on site prior to fabrication or construction.
2. Written dimensions take precedence over scaled ones

COPYRIGHT:
Brown Commercial Building PTY LTD is the owner of copyright to drawings supplied and the information shown hereon. All drawings supplied may not be used, reproduced or copied in whole or part of without the written consent of Brown Commercial Building PTY LTD

Project: **MIXED USE**

Lot: 1 DP: 779536 No: 127 Street: NEW ENGLAND HIGHWAY Suburb: LOCHINVAR

Client: Project Status: **CONCEPT PLANS ONLY**

Sheet Title: **TITLE**

Scale: **1 : 50 on A1**

Project No: **BCP1150**

Revision: **7**

DWG No: **00**

GENERAL NOTES:

- BUILDING SHELL DESIGN INTENT SHOWN.CONTRACTOR TO PROPOSE DETAILED DESIGN FOR CONSTRUCTION, INCLUDING ALL SITE RELATED WORKS, STRUCTURAL, CIVIL WORKS & BUILDING SERVICES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING IN-GROUND AND ABOVE-GROUND SERVICES WITHIN THE SCOPE OF WORKS BEFORE COMMENCING CONSTRUCTION/DEMOLITION.
- ANY 3D DRAWINGS ARE INDICATIVE ONLY, AND ARE TO BE READ IN CONJUNCTION WITH OTHER RELEVANT DRAWINGS.
- ALL ACCESSIBILITY AND MOBILITY DESIGN (DDA) ITEMS TO COMPLY WITH A.S. 1428.1 2009
- THIS DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS INCLUDING CIVIL, STRUCTURAL, HYDRAULIC DIMENSIONS:
-

CONTRACTOR AND SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.
FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS (UNLESS NOTED OTHERWISE).
FIGURED DIMENSIONS ARE:
• WALL / PARTITIONS SETOUT TO CENTRE LINE WHERE NOTED
• ALL OTHER WALL/PARTITION DIMENSIONS ARE TO FINISHED FACE OF PARTITION.
• CEILINGS: FINISHED UNDERSIDE OF CEILINGS - CEILING HEIGHT IS MEASURED FROM FINISH FLOOR LEVEL.
• FITTINGS AND FIXTURES: - DIMENSIONS TO FIXTURES AND FITTINGS ARE SETOUT FROM "FINISH" WALL FACE / FINISH FLOOR LEVEL.

PLANS TO BE READ IN CONJUNCTION WITH:

- BUILDING CODE OF AUSTRALIA
- RELEVANT AUSTRALIAN STANDARDS
- HYDRAULIC DRAWING SET
- CIVIL DRAWING SET
- STRUCTURAL DRAWING SET
- LANDSCAPE DRAWING SET

IF NO INTERNAL FITOUT FINISHES & PLANS ARE PRESENT, CLIENT SELECTIONS & DETAILS ARE TO TAKE PRECEDENCE.

PLEASE NOTE:
DETAILS SHOWN ON THIS PLAN ARE INTENDED TO BE ACCURATE,
HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS
AND DRAWINGS WILL TAKE PRECEDENCE OVER THIS SET.

LIST OF CLAUSES:

- Clause B1D4 Materials & Forms Constructions
- Spec. 5 Fire Resisting Construction
- Spec. 7 Fire Hazard Properties
- Spec. 8 Performance of External Walls in a Fire
- Clause C3D7 Vertical Separation of Openings in External Walls
- Clause C3D13 Separation of Equipment
- Clause C3D14 Electricity Supply System
- Clause C4D5 Acceptable Methods of Protection (of openings)
- Clause C4D9 Opening in Fire Isolated Exits
- Clause C4D15 Openings for Service Installations
- Clause D2D15 Discharge from Exits
- Clause D3D8 Installations in Exits and Paths of Travel

* Clause D3D14 – Goings and Risers

Treads which have:-

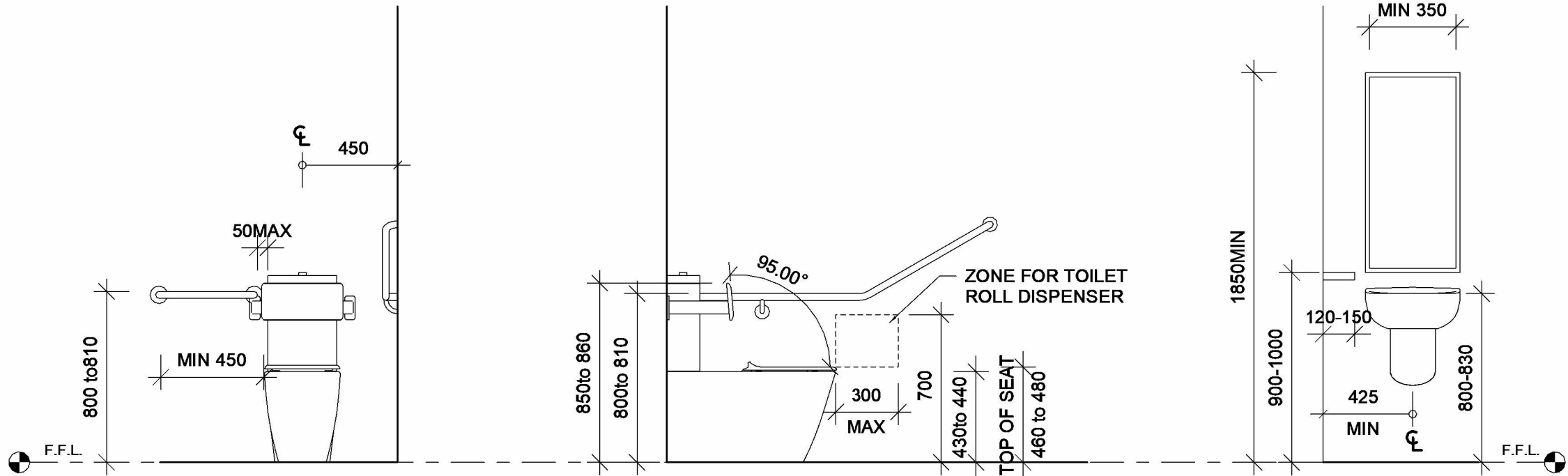
- A surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586or
- A nosing strip with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586.

* Clause D3D15 – Landings which have:-

- A surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586or
- A strip at the edge of the landing with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586, where the edge leads to a flight below.

- Clause D3D16 Thresholds
- Clause D3D17-D3D21 Balustrades
- Clause D3D22 Handrails
- Clause D3D26 Operation of Latch
- Clause D3D28 Sign on Doors
- Clause D4D2 General Building Access Requirements
- Clause D4D4 Parts of Building to be Accessible
- Clause D4D7 Signage
- Clause D4D9 Tactile Indicators
- Clause F2P2 Wet Areas
- Clause F1D6 / F1D7 Damp Proofing
- Clause F4D8 Construction of Sanitary Compartments
- Part F6 Lighting and Ventilation
- Clause F7D5 Sound Insulation Rating of Floors
- Clause F7D6 Sound Insulation Rating of Walls
- Clause F7D7 Sound Insulation Rating of Internal Services
- Clause F7D8 Sound Insulation of Pumps

ACCESS AND MOBILITY

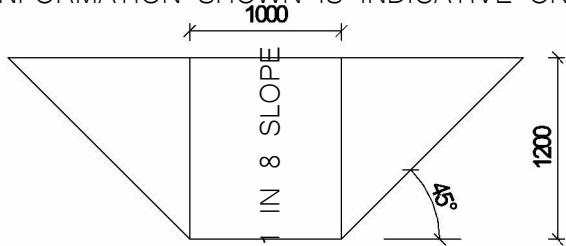


DISABLED BATHROOM TYPICAL DIMENSIONS

SCALE - 1:25

DIMENSIONS FROM WALLS ARE TAKE FROM THE FINISHED FACE

INFORMATION SHOWN IS INDICATIVE ONLY AND TO BE READ IN CONJUNCTION WITH AS 1428.1 - 2009

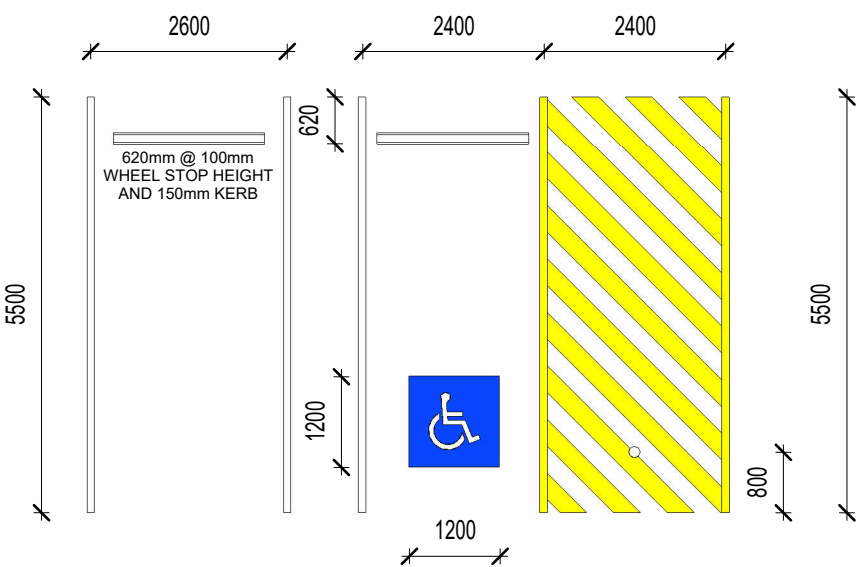


KERB RAMP TYPICAL DIMENSIONS

SCALE - 1:25

REFER TO AS 1428.1 - 2009 FOR FURTHER INFORMATION

PARKING DETAILS



ALL PARKING TO COMPLY WITH:
AS/NZ 2890.1:2004 PART 1 OFF STREET PARKING
AS/NZ 2890.6:2009 PART 6 OFF-STREET PARKING FOR PEOPLE WITH DISABILITIES

Rev.	Description	Date	Issued by
1	DRAFT REVIEW	11.03.25	M.Marshall
2	DRAFT REVIEW	13.03.25	M.Marshall
3	DRAFT REVIEW	02.04.25	M.Marshall
4	DRAFT REVIEW	16.04.25	M.Marshall
5	Draft Review	05.05.25	H.Skinner
6	DA Set	07.05.25	H.Skinner

NOTES:

- All dimensions, levels, and setbacks are to be verified on site prior to fabrication or construction.
- Written dimensions take precedence over scaled ones

COPYRIGHT:

Brown Commercial Building PTY LTD is the owner of copyright to drawings supplied and the information shown hereon. All drawings supplied may not be used, reproduced or copied in whole or part of without the written consent of Brown Commercial Building PTY LTD

Project:

MIXED USE

Lot: 1

DP: 779536

No: 127

Street: NEW ENGLAND HIGHWAY

Suburb: LOCHINVAR

Client:

Project Status:

CONCEPT PLANS ONLY

Sheet Title:

GENERAL NOTES

Scale:

As indicated on A1

Project No:

BCP1150

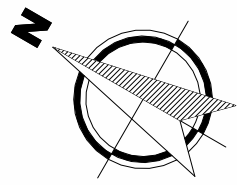
Revision:

6

DWG No:

01

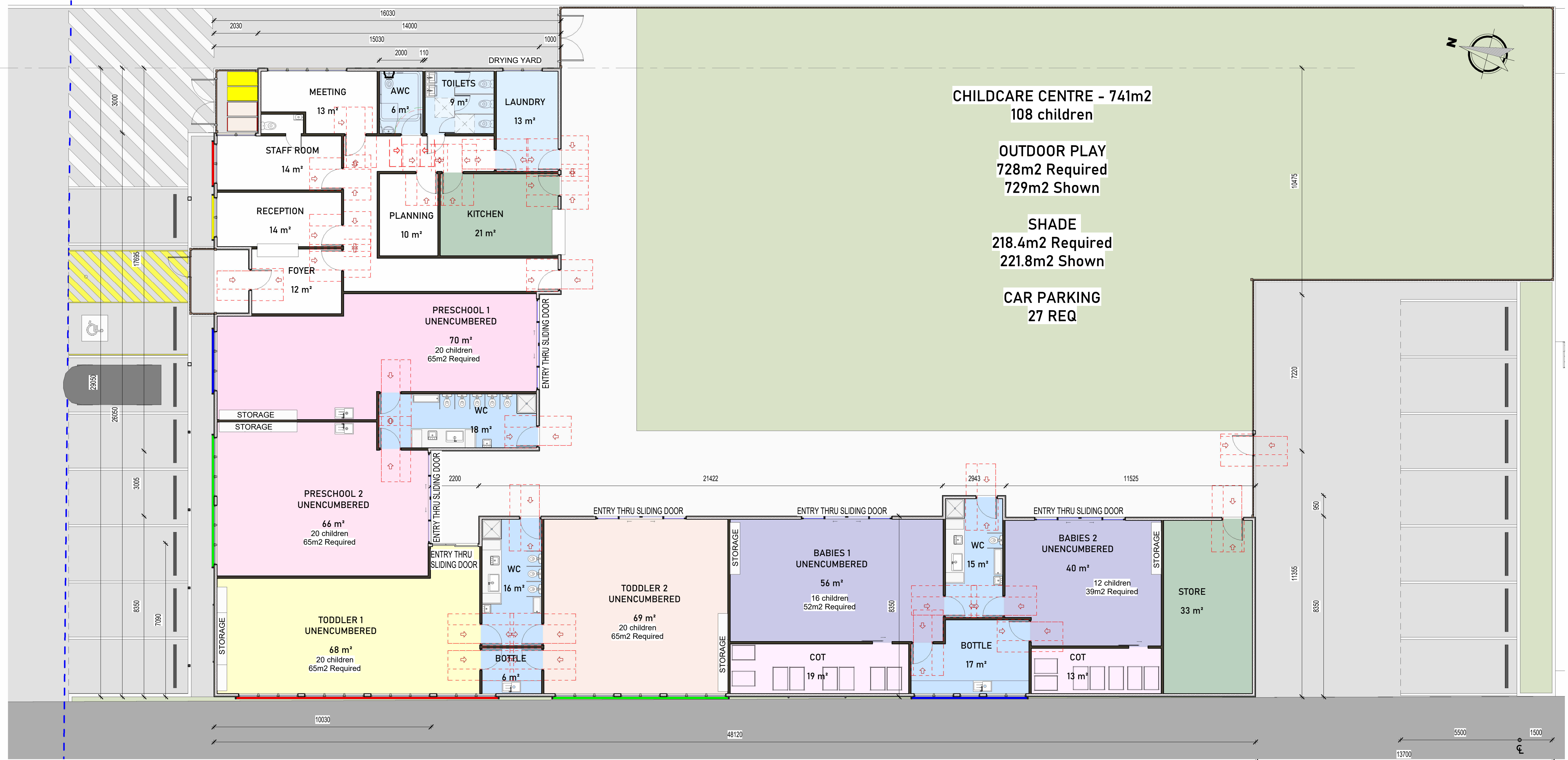
1 CONCEPT SITE PLAN
1 : 250



Rev.	Description	Date	Issued by
1	DRAFT REVIEW	11.03.25	M.Marshall
2	DRAFT REVIEW	13.03.25	M.Marshall
3	DRAFT REVIEW	02.04.25	M.Marshall
4	DRAFT REVIEW	16.04.25	M.Marshall
5	Draft Review	05.05.25	H.Skinner
6	DA Set	07.05.25	H.Skinner
7	Internal Layout Changes	21.05.25	H.Skinner

NOTES:
1. All dimensions, levels, and setbacks are to be verified on site prior to fabrication or construction.
2. Written dimensions take precedence over scaled ones.
COPYRIGHT:
Brown Commercial Building PTY LTD is the owner of copyright to drawings supplied and the information shown hereon. All drawings supplied may not be used, reproduced or copied in whole or part of without the written consent of Brown Commercial Building PTY LTD

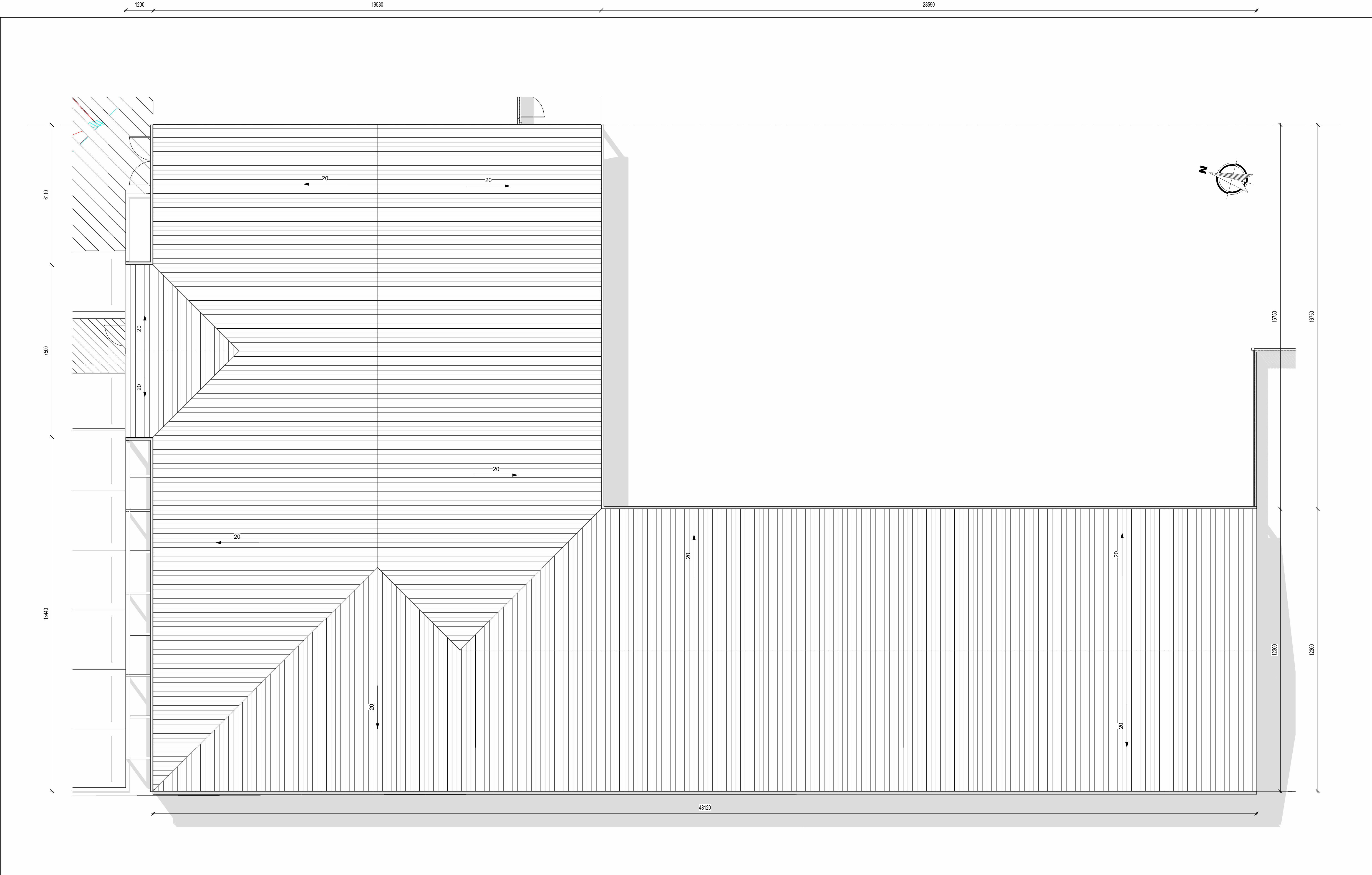
Project:		Sheet Title:		Project No:	
MIXED USE		SITE PLAN		BCP1150	
Lot: 1	DP: 779536	No: 127	Street: NEW ENGLAND HIGHWAY	Suburb: LOCHINVAR	
Client:	Project Status:		Scale:	Revision:	
	CONCEPT PLANS ONLY		1 : 250 on A1	7	



1 FLOOR PLAN
1 : 100

Rev.	Description	Date	Issued by
1	DRAFT REVIEW	11.03.25	M.Marshall
2	DRAFT REVIEW	13.03.25	M.Marshall
3	DRAFT REVIEW	02.04.25	M.Marshall
4	DRAFT REVIEW	16.04.25	M.Marshall
5	Draft Review	05.05.25	H.Skinner
6	DA Set	07.05.25	H.Skinner

NOTES:
1. All dimensions, levels, and setbacks are to be verified on site prior to fabrication or construction.
2. Written dimensions take precedence over scaled ones.
COPYRIGHT:
Brown Commercial Building PTY LTD is the owner of copyright to drawings supplied and the information shown hereon. All drawings supplied may not be used, reproduced or copied in whole or part of without the written consent of Brown Commercial Building PTY LTD





BROWNCOMMERCIAL
BUILDING
www.browncbuild.com.au

2 Elwell Close
Beresfield, NSW 2322
PO Box 596
East Maitland NSW 2323
Ph: (02)4966 0218

Rev.	Description	Date	Issued by
1	DRAFT REVIEW	11.03.25	M.Marshall
2	DRAFT REVIEW	13.03.25	M.Marshall
3	DRAFT REVIEW	02.04.25	M.Marshall
4	DRAFT REVIEW	16.04.25	M.Marshall
5	Draft Review	05.05.25	H.Skinner
6	DA Set	07.05.25	H.Skinner

NOTES:
1. All dimensions, levels, and setbacks are to be verified on site prior to fabrication or construction.
2. Written dimensions take precedence over scaled ones

COPYRIGHT:
Brown Commercial Building PTY LTD is the owner of copyright to drawings supplied and the information shown hereon. All drawings supplied may not be used, reproduced or copied in whole or part of without the written consent of Brown Commercial Building PTY LTD

Project:
MIXED USE

Lot: 1 DP: 779536 No: 127

Client:

Sheet Title:
ROOF PLAN

Street: NEW ENGLAND HIGHWAY Suburb: LOCHINVAR

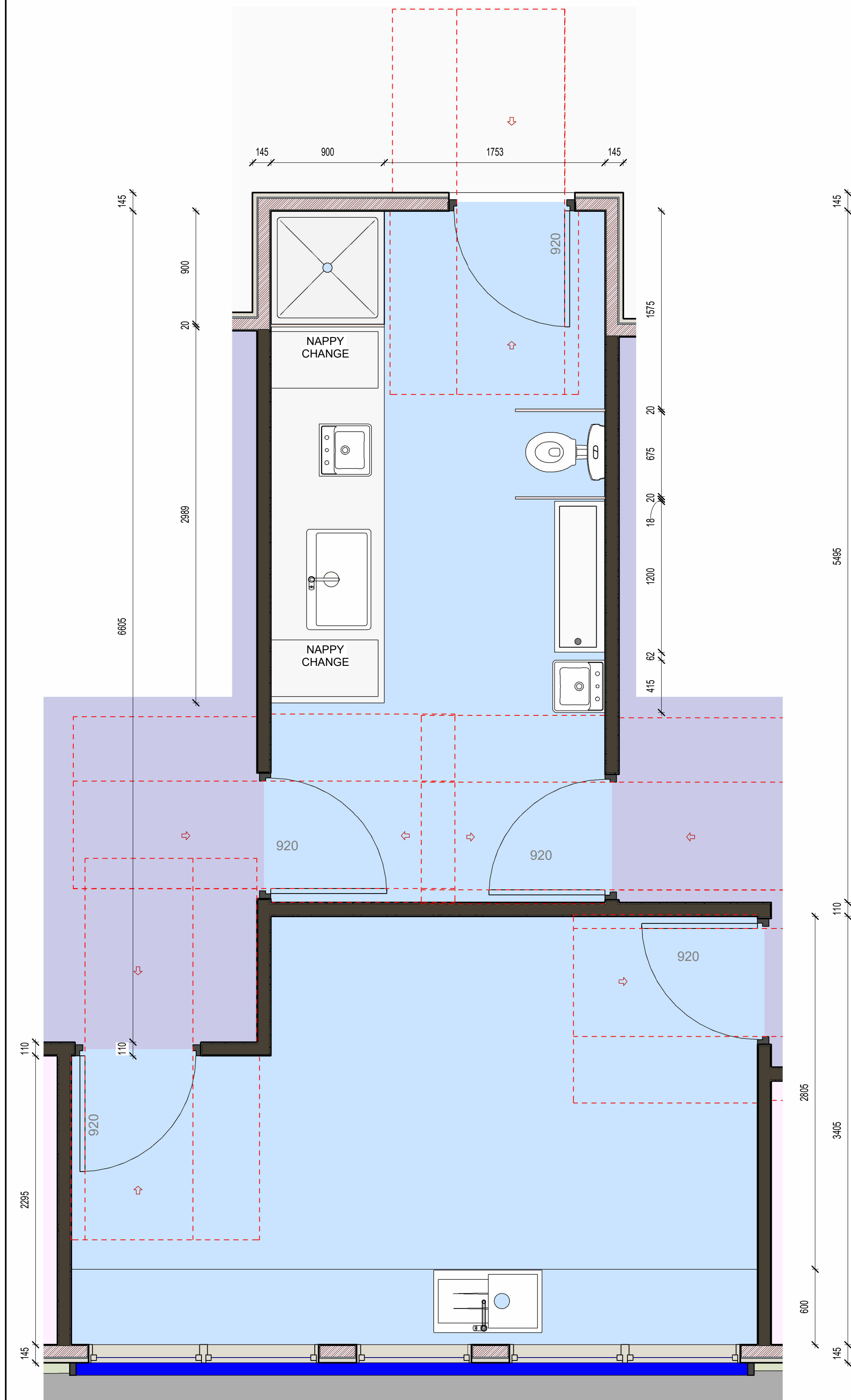
Project Status:
CONCEPT PLANS ONLY

Project No:
BCP1150

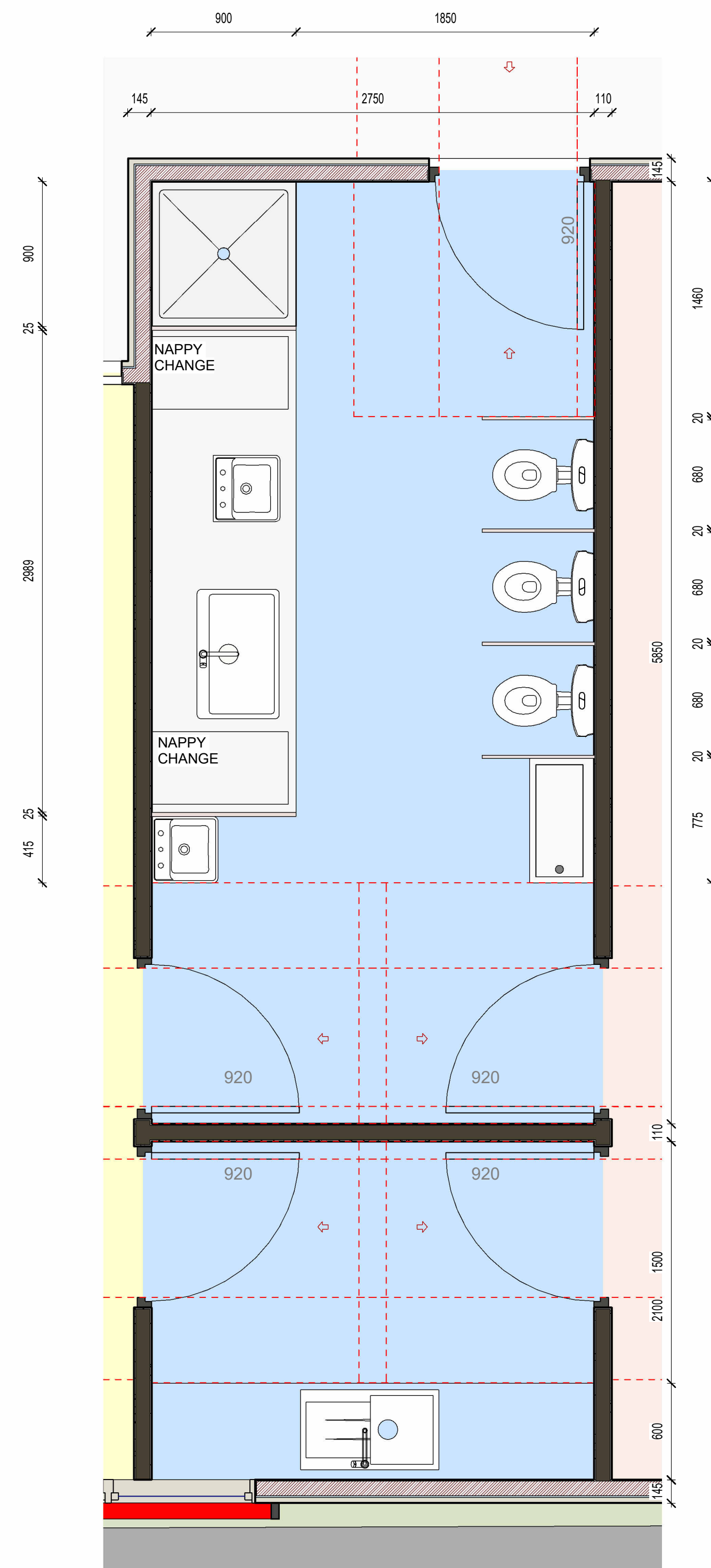
Revision:
6

DWG No:
04

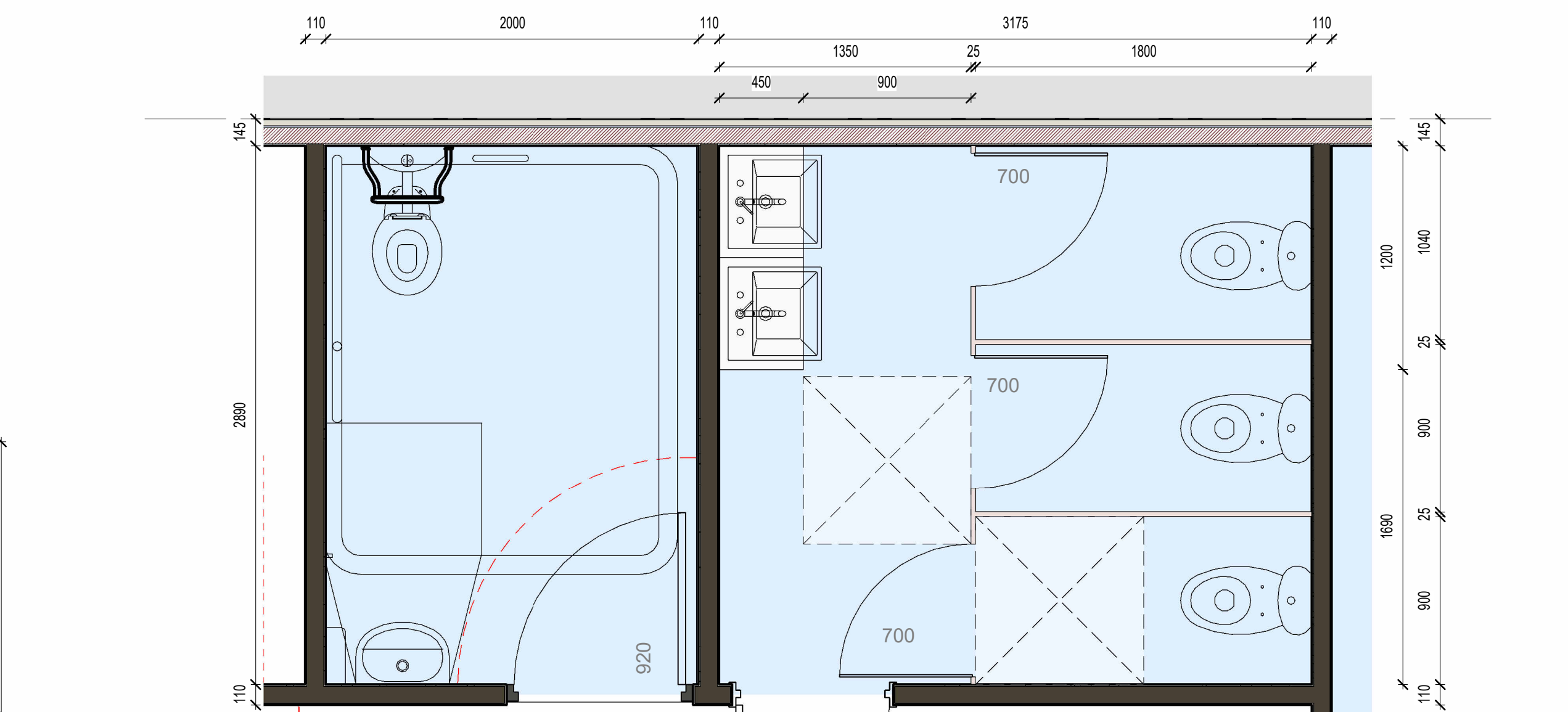
Scale:
1 : 75 on A1



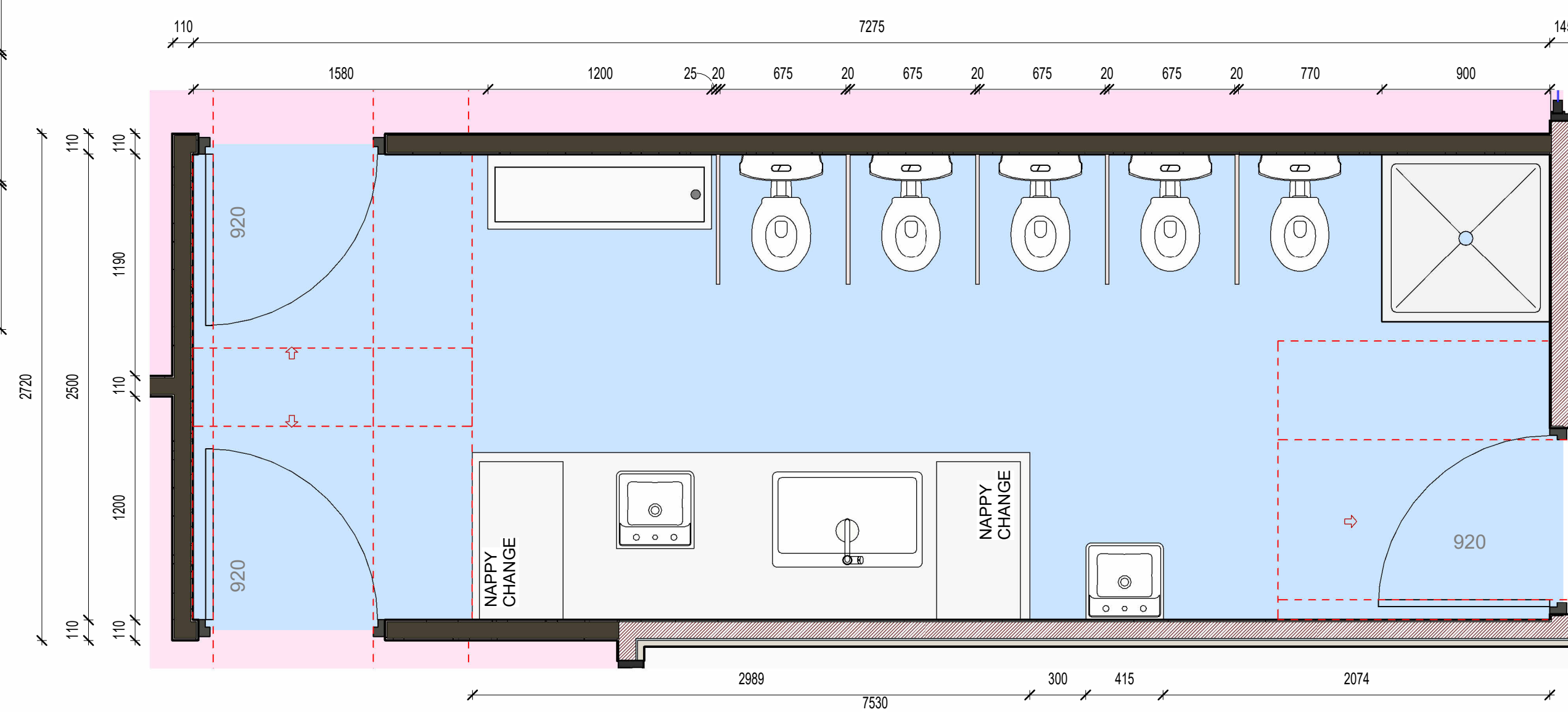
1 BABIES WC
1 : 25



3 TODDLERS WC
1 : 25



4 TOILET BLOCK
1 : 25

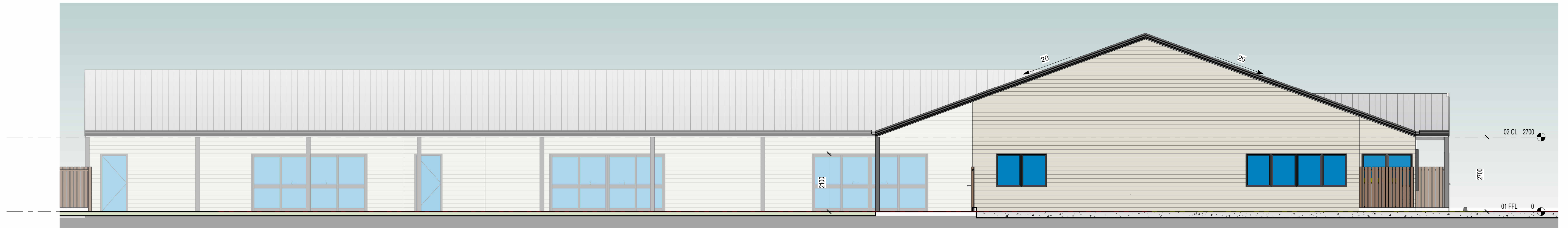


2 PRE-SCHOOL WC
1 : 25

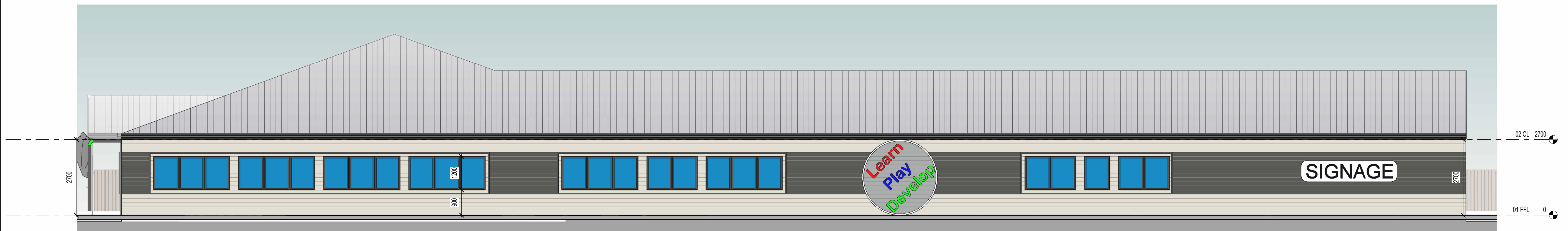
Rev.	Description	Date	Issued by
1	DRAFT REVIEW	11.03.25	M.Marshall
2	DRAFT REVIEW	13.03.25	M.Marshall
3	DRAFT REVIEW	02.04.25	M.Marshall
4	DRAFT REVIEW	16.04.25	M.Marshall
5	Draft Review	05.05.25	H.Skinner
6	DA Set	07.05.25	H.Skinner
7	Internal Layout Changes	21.05.25	H.Skinner

NOTES:
1. All dimensions, levels, and setbacks are to be verified on site prior to fabrication or construction.
2. Written dimensions take precedence over scaled ones

COPYRIGHT:
Brown Commercial Building PTY LTD is the owner of copyright to drawings supplied and the information shown hereon. All drawings supplied may not be used, reproduced or copied in whole or part of without the written consent of Brown Commercial Building PTY LTD



1 EAST
1 : 75



4 WEST
1 : 75



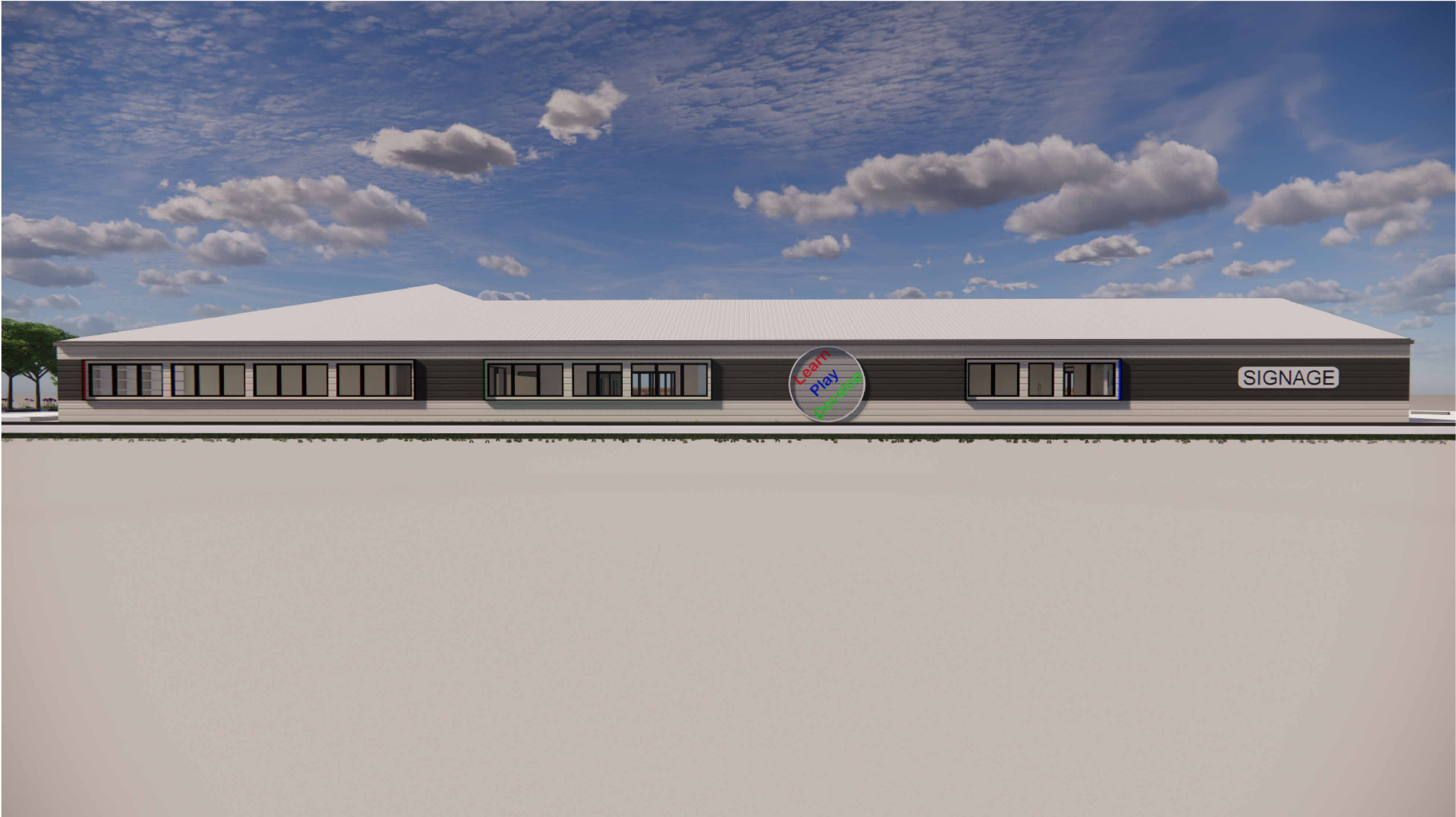
2 NORTH
1 : 100



3 SOUTH
1 : 100

Rev.	Description	Date	Issued by
1	DRAFT REVIEW	11.03.25	M.Marshall
2	DRAFT REVIEW	13.03.25	M.Marshall
3	DRAFT REVIEW	02.04.25	M.Marshall
4	DRAFT REVIEW	16.04.25	M.Marshall
5	Draft Review	05.05.25	H.Skinner
6	DA Set	07.05.25	H.Skinner

NOTES:
1. All dimensions, levels, and setbacks are to be verified on site prior to fabrication or construction.
2. Written dimensions take precedence over scaled ones
COPYRIGHT:
Brown Commercial Building PTY LTD is the owner of copyright to drawings supplied and the information shown hereon. All drawings supplied may not be used, reproduced or copied in whole or part of without the written consent of Brown Commercial Building PTY LTD



Rev.	Description	Date	Issued by
1	DRAFT REVIEW	11.03.25	M.Marshall
2	DRAFT REVIEW	13.03.25	M.Marshall
3	DRAFT REVIEW	02.04.25	M.Marshall
4	DRAFT REVIEW	16.04.25	M.Marshall
5	Draft Review	05.05.25	H.Skinner
6	DA Set	07.05.25	H.Skinner

NOTES:
1. All dimensions, levels, and setbacks are to be verified on site prior to fabrication or construction.
2. Written dimensions take precedence over scaled ones

COPYRIGHT:
Brown Commercial Building PTY LTD is the owner of copyright to drawings supplied and the information shown hereon. All drawings supplied may not be used, reproduced or copied in whole or part of without the written consent of Brown Commercial Building PTY LTD



END OF REPORT