PRELIMINARY SITE INVESTIGATION

Former Batlow Cannery
1 Leaburn Avenue,
Batlow, NSW, 2730
(Lot 2, DP 606581; Lots 153, 200 and 286 DP 757214; Lot 183, DP 651409; Lot 1, DP 360874; Lot 1, DP 134507; Lot 7, DP 18471 and Lot 1, DP650670)

February 2021

Client: Snowy Valleys Council
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Preliminary Site Investigation
Former Batlow Cannery
1 Leaburn Avenue,
Batlow, NSW, 2730

CERTIFICATE OF APPROVAL FOR ISSUE OF DOCUMENTS

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Former Batlow Cannery
1 Leaburn Avenue
Batlow, NSW, 2730

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EXECUTIVE SUMMARY

Snowy Valleys Council (SVC) engaged Robson Environmental Pty Ltd (Robson) to undertake a Preliminary Site Investigation (PSI), for the former Batlow Cannery site located at 1 Leaburn Avenue, Batlow, NSW, 2720 (Lot 2, DP 606581; Lots 153, 200 and 286 DP 757214; Lot 183, DP 651409; Lot 1, DP 360874; Lot 1, DP 134507; Lot 7, DP 18471 and Lot 1, DP650670) herein referred to as 'the site'.

This PSI has been undertaken to review past and present land uses for activities that may introduce contamination, and to assess the suitability of the site for the proposed redevelopment. The scope of the assessment included a desktop review of available previous environmental assessments, NSW Government records, review of the regional physiographic setting, a site walkover to observe current site conditions and infrastructure, and soil sampling and assessment to determine potential contaminants of concern within the site.

Based on the review of aerial photographs, publicly available information, site observations and previous assessments, two (2) onsite areas of environmental concern (AECs) and one (1) offsite AEC were identified. These include potential contaminant sources impacting the site due to former use of site for industrial purposes, cut and fill material from unknown sources, impact to site from construction, demolition, and bushfire damage and horticultural activities (on-site AEC 1) and potential contamination associated with former electrical substation building (on-site AEC 2) and potential contamination migration from offsite industrial sources (off-site AEC 3).

Robson has concluded that there is a medium risk of the potential contamination from AEC 1 and AEC 2 and a low risk of potential contamination from AEC 3 to current and future site occupants of the site and to the potential suitability of the site for future land uses.

Therefore, based on the desktop review, site walkover, and previous reports Robson concludes that further assessment of the site is required to determine whether the site is suitable from a contamination perspective for any proposed future land uses.

Robson therefore recommended the following:

- Undertake further removal and remediation works as recommended by Robson (2020) '*864002 Batlow Cannery Asbestos in Soil Risk Assessment*';
- Hazardous materials (asbestos/asbestos containing material (ACM) lead and synthetic mineral fibres (SMF)) may still exist within and/or under the remaining concrete slabs and building infrastructure at the site and any works anticipated to impact the remaining concrete slab and building infrastructure should be undertaken in accordance with an unexpected finds protocol (UFP) drafted by a NSW licenced asbestos assessor and implemented onsite. If required a NSW licenced asbestos assessor should be engaged to supervise the works;
- A detailed site investigation (DSI) of the entire site to determine the vertical and lateral extent of potential contamination (if present) in soil and groundwater involving grid based and targeted soil sampling across the site and identified AECs and the installation of a representative array of groundwater wells to determine the presence and flow of potential contamination in groundwater (if present).

The DSI should only be undertaken once asbestos removal and remediation works as recommended by Robson (2020) '*864002 Batlow Cannery Asbestos in Soil Risk Assessment*' report as any hazardous materials in these structures may potentially bias the results of the soil sampling in these areas.

Also removing all remaining concrete slabs and building infrastructure from the site prior to the DSI will make soil assessment works more accurate and representative of the site soil conditions as the presence of these remaining concrete slabs and building infrastructure may obstruct and/or prevent the adequate test pitting and/or borehole being drilled in those locations.

1 INTRODUCTION

1.1 Background

Snowy Valleys Council (SVC) engaged Robson Environmental Pty Ltd (Robson) to undertake a Preliminary Site Investigation (PSI), for the former Batlow Cannery site located at 1 Leaburn Avenue, Batlow, NSW 2720 (Lot 2, DP 606581; Lots 153, 200 and 286 DP 757214; Lot 183, DP 651409; Lot 1, DP 360874; Lot 1, DP 134507; Lot 7, DP 18471 and Lot 1, DP650670) herein referred to as 'the site'. The location of the site is presented in **Figure 1** and an overview of the site is located in **Figure 2**.

This PSI has been undertaken to review past and present land uses for activities that may have introduced contamination, to identify potential areas of environmental concerns (AECs) and to assess the suitability of the site for the proposed landuse.

1.2 Regulatory Compliance and Guidelines

This report has been prepared in general accordance with the NSW legislation and NSW Environment Protection Authority (EPA) endorsed guidelines including:

- NSW Environment Planning and Assessment Planning Act 1979 (No 203, 11 December 2020);
- NSW Contaminated Land Management Act 1997;
- NSW Contaminated Land Management Regulation 2008;
- NSW EPA (1998) 'Managing Land Contamination – Planning Guidelines SEPP55 – Remediation of Land';
- National Environment Protection Council (NEPC, 1999) '*National Environment Protection (Assessment of Site Contamination) Measure 1999*' amended May 2013 (herein referred to as the ASC NEPM, 2013);
- NSW EPA (1995) 'Sampling Design Guidelines';
- State of NSW and NSW EPA (2020) Consultants Reporting on Contaminated Land – Contaminated Land Guidelines'.

1.3 Objectives

The objectives of the PSI were to:

- Identify past and present potentially contaminating activities that may have been undertaken upon the site;
- Discuss the current condition of the site;
- Provide a preliminary assessment of potential site contamination (if present);
- If required, present recommendations for further environmental assessment.

1.4 Scope of Work

The scope of work undertaken for the PSI included the following:

- A review of previous environmental assessments specific to the site (if available);
- A review of publicly available aerial photographs for evidence of potentially contaminating activities;
- A review of building records provided by the client and local council;

- A review of historical titles dating back to the deed of grant to assess property reconfigurations and registered owners/lessees;
- A search of local council and state records for information on property zoning, hazardous materials licenses, environmental controls on the property and other relevant information;
- A search of the NSW EPA Register of Contaminated Sites and if listed, a description of the contamination issues leading to the listing of the site;
- A review of regional and local topographical, geological and hydrogeological maps to assess conditions beneath the site and in the surrounding area;
- A site walkover by a suitably qualified environmental consultant (SQEC) to observe site infrastructure and site conditions including identification of potential contaminant sources or potentially contaminated areas.

2 SITE INFORMATION

2.1 Site Details

Details of the site location, zoning, current and proposed land uses are summarised in **Table A** below.

Table A. Site Identification

Site Location	1 Leaburn Avenue, Batlow NSW 2730	
Lot and DP	Lot 2, DP 606518; Lots 153, 200 and 286 DP 757214; Lot 183, DP 651409; Lot 1, DP 360874; Lot 1, DP 134507; Lot 7, DP 18471; Lot 1, DP650670.	
Name of Site Owner	Snowy Valleys Council	
Approximate Lot Areas	Lot 2, DP 606518	Approximately 9,940 square metres (m^2)
	Lot 153 DP 757214	Approximately 6,480 m^2
	Lot 200 DP 757214	Approximately 4,055 m^2
	Lot 286 DP 757214	Approximately 3,273 m^2
	Lot 184, DP 651409	Approximately 1,911 m^2
	Lot 1, DP 360874	Approximately 249 m^2
	Lot 1, DP 134507	Approximately 1,667 m^2
	Lot 7, DP 18471	Approximately 136 m^2
	Lot 1, DP650670	Approximately 1,833 m^2
	Total Site	Approximately 29,846 m^2
Site Zoning	NSW Planning and Environment lists site's current land use zone as *'B4: Mixed Use'*.	
Current Land Use	A large scale horticultural business is operating on portions of the site on the remanent concrete floor slabs.	
Proposed Land Use	Not yet established	

2.2 Site Description

The industrial site previously operated as a cannery until the early 2000's. Since then, the site has been vacant with the buildings planned for demolition and removal as most buildings were in a poor state of repair. Robson understands that the some of the buildings onsite were significantly damaged in the January 2020 bushfires. Subsequently, the clean-up of the burnt buildings and the

demolition of most of the remaining structure and buildings onsite had been completed by April 2020.

The site currently comprises concrete slabs, with the remainder of the site predominately consisting of small slopes and areas of bare soil. One building in the southern area of the site remains. There are pipes, pumps, distribution and supply infrastructure for the former above ground storage tanks (AST) located in the south section of the site. Robson understands the ASTs were liquified petroleum gas (LPG) tanks used to power factor machinery which were subsequently removed from the site during the demolition of the site in April 2020.

2.3 Surrounding Land Uses

The site is located within a mixed-use area. Surrounding land uses are outlined below in **Table B**.

Table B. Surrounding Land Uses

Direction from Site	Description
North	Immediately to the north boundary of the site, the area is zoned as *'B4: Mixed Use'*. To the north of the site there is a caravan park with cabins and bushland.
East	Immediately to the east boundary of the site, is a railway line corridor and further to the east the area is zoned as *'B4: Mixed Use'* where *'Roberts Horticulture'* is located.
South	Immediately to the south boundary of the site the properties are zoned as *'B4: Mixed Use'*. To the south of the site is an abandoned warehouse/factory.
West	Immediately to the west boundary of the site, the area is zoned as *'B4: Mixed Use'*. The area appears to have light industrial and residential use with a petrol station and mechanics situated nearby.

Potential receptors within a 1 kilometre (km) radius of the area designated for residential development include:

- Reedy Flat Creek north of the site;
- Residential areas to the east and west of the site;
- Workers and visitors to the site.

2.4 Land Title Search

A current and historical land title search was undertaken through the NSW Land and Property Information (LPI) and via InfoTrack Pty Ltd, by an approved NSW LPI information broker. The searches for the site are summarised below and copies of the search results are provided in **Appendix A.**

The Title search indicated that the Title is held by the SVC. The Historical title search indicated that areas of the site were utilised as a cannery from the 1950s. SVC has been the current title holder from 2018.

2.5 Historical Aerial Photograph Review

Historical aerial photographs and satellite imagery obtained by Lotsearch Pty Ltd from NSW Department of Customer Service, Google and Aerometrex were reviewed at approximately 8-year intervals from the years 1961 to 2020. The review of the aerial photographs is summarised in

Table C below and copies of the aerial photographs are located within the Lotsearch report in **Appendix B**.

Table C. Historical Aerial Photograph Review

Aerial Photograph Details	Description
1961	**Site:** Approximately 80 percent (%) of the site is undeveloped, which comprises apparently of paddocks and open space. There are several buildings in the southern section of the site with an access road. There appear to be two (2) above ground storage tanks (ASTs) in the southern section of the site. There are several trees in the northern section of the site. **Surrounding:** There is a structure and horticultural area immediately west of the site. There is a rail line immediately east of the site, with trees, paddocks and some structures on the other side. The surrounding area is largely developed, with houses located immediately to the west of the site.
1972	**Site:** The main factory area has been constructed and the majority of the site has been developed. **Surrounding:** The site to the north has begun operation as a caravan site. Some trees to the east of the site have been removed and replaced with a dam.
1980	**Site:** Another building has been constructed in the north of the site and several trees have been removed. **Surrounding:** The small structure and horticultural area immediately west of the site have been removed. More trees have been cleared east of the site and replaced with more dams. The railway appears to be disused based on vegetation growth over the tracks.
1988	**Site:** Another building and carpark has been constructed in the north of the site. **Surrounding:** A new road in the caravan park north of the site has been built.
1990	**Site:** No significant changes are observed from the previous photograph. **Surrounding:** No significant changes are observed from the previous photograph.
1998	**Site:** Trees in the northern section of the site have been cleared, the sealed roads and carpark in the northern section of the site have been removed and there is equipment spread outside in the northern section of the site. **Surrounding:** Some additional permanent structures have been built north of the site. A large covering for the nursery to the east of the site has been installed.

Aerial Photograph Details	Description
2002 (Google)	**Site:** One of the structures in the northern section of the site has been removed, leaving the concrete slab base. The northern area appears to be mostly bare earth. **Surrounding:** Some additional permanent structures have been built north of the site. The large covering for the nursery to the east of the site has been removed.
2007 (Google)	**Site:** The roof of one of the buildings in the southern section of the site has been removed. There has been a slight shift in the position of the dirt roads and bare earth in the northern section of the site. **Surrounding:** Some additional permanent structures have been built north of the site. Construction of structures west of the site. Some structures in the nursery east of the site have been removed.
2013 (Google)	**Site:** Removal of one of the potential ASTs or structures in the southern area of the site. **Surrounding:** Additional structures have been installed at the nursery east of the site.
2019 (Google)	**Site:** No significant changes are observed from the previous photograph. **Surrounding:** Additional structures have been installed at the nursery east of the site.
2020 (Aerometrex)	**Site:** All structures on site have been removed, leaving the concrete slab bases on site. One structure remains on site and an AST in the southern section of the site remains. **Surrounding:** Permanent structures of the caravan park have been demolished and new buildings constructed in this area. Additional structures have been installed at the nursery east of the site.

2.6 Building Plan Review

A review of available site plans and construction certificates from SVC to determine any possible onsite infrastructure (e.g., underground storage tanks (USTs), above ground storage tanks (AST), sewage or water supply) or other likely sources of potential site contamination was undertaken. It was noted that there was once an AST in the southern section of the site and that that the site buildings were known to contain asbestos and any use of the existing structures on lots 27 and 30 will require that these issues be addressed.

However, as these structures have been removed the risk from these sources are less of a concern, however asbestos has been found across the site including in the soil and as such should be remediated before the site is occupied.

2.7 Groundwater Bore Search

A groundwater bore search was undertaken as part of the Lotsearch report. The purpose of the search was to document the depth and quality of the local groundwater system underlying the site so that the potential impact of site-derived contaminants (if any) on the groundwater may be assessed.

The search included a review of groundwater bores within a 2 kilometres (km) radius of the site. Five (5) groundwater abstraction bores were identified within the search area. The search results are provided within the Lotsearch report in **Appendix B**.

2.8 NSW EPA Contaminated Land Search

A search of site records held by the NSW EPA was undertaken as part of the Lotsearch report (**Appendix B**). The results of the search indicate the site is not recorded on the NSW EPA contaminated land records of notice. One crown reserve site was recorded on the List of NSW EPA Contaminated Land list which was 487 m south of the site. The results of the contaminated land register search are provided within the Lotsearch report in **Appendix B**.

2.9 Section 10.7(2) Planning Certificate Search

Section 10.7(2) Planning Certificates provided by SVC were reviewed to identify any record of contamination at the site held be council. Results of the search are provided in **Appendix C**. The certificate notes that the land has been affected by a recent bushfire event and as a results, the land has been identified as containing friable asbestos. In summary the search indicated there were no records relating to the block. The State Government has initiated a bushfire Recovery Program for the clean-up and remediation of bushfire affected properties.

2.10 Schedule 11 Hazardous Chemicals on Premises Search

A Schedule 11 Hazardous Chemicals on Premises search was undertaken through SafeWork NSW for information on the storage of hazardous chemicals on the site. Results of the search are provided in **Appendix D**. In summary, the search indicated there were records of a 70,000 litre and 7,500 litre LPG tank on site, which have since been removed. There was also an application for Class 3.1 and 3.2 (flammable) liquids in the roofed package store.

2.11 Dial Before You Dig Search

An online Dial Before you Dig Search (DBYD) was undertaken to identify potential underground services that may be present on the site and present a potential source of contamination. The DBYD search listed the following asset owners within the search area:

- Evoenergy;
- Telstra NSW;
- Essential Energy.

A copy of the search results is provided in **Appendix E**. In summary, the search results indicate that low voltage underground cables, poles, substations and underground earth or wires owned by Essential Energy are present at the site.

There are several Telstra cables and cable joining pits on the site.

2.12 Previous Environmental Assessments

No previous environmental assessments were provided to Robson during this assessment. However, hazardous materials and risk assessment reports by Keane Environmental and Robson conducted since 2005 were available to Robson which are outlined below and provided in **Appendix F.**

- Robson (2005) '*Hazardous Materials Building Survey, Mount Maid Cannery, Batlow, NSW, 2730*' (Reference: 2324Hazmatsur dated 16 June 2019);

- Robson (2019) *'Hazardous Materials Survey and Management Plan Re Inspection, Batlow Cannery, Batlow, NSW, 2730'* (Reference: H2500_T-07753_Batlow Cannery-20190530 dated 16 June 2019);
- Keane Environmental (2020) *'Asbestos Assessment – Fire Report KE1870. Batlow Cannery, Kurrajong Avenue, Batlow NSW 2730'* (Dated 14 January 2020)';
- Robson (2020) *'Batlow Cannery Site: Contaminated Land Assessment Information – NSW* EPA' (Reference: 864002_Batlow Cannery Contaminated Land Assessment Information_20200205 dated: 5 February 2020);
- Robson (2020) '*864002 Batlow Cannery Asbestos in Soil Risk Assessment*' (Reference: 864002_Batlow Cannery Contaminated Lane Assessment Information_20200203 dated: 9 February 2020.

A summary of each report is outlined below.

Robson 2005 Hazmat Report

Robson's 2005 hazardous materials (Hazmat) report identified both friable and non-friable asbestos/asbestos containing materials (ACM), lead paint, synthetic mineral fibres (SMF), polychlorinated biphenyls (PCB) in lighting capacitors throughout the former buildings and structures of the site.

The report also identified the following areas of environmental concern:

- Hydrocarbon stained soil beneath the on-site transformer adjacent the Electrical Workshop;
- Hydrocarbon stained soil external to the Air Compressor and Engine Room on the east side of the Cannery Building;
- AST on the north east end of the Display Centre;
- Drains and sumps on the north end of the Cannery (in the Lubricants Brine Room) and may contain hydrocarbon/ heavy metal contaminated sediments;
- Concrete support pads to suspected AST adjacent (north) of the Boiler Room;
- Low quantities of chemicals were located in the lab (Cannery), adjacent the evaporator plant/boiler house and cannery (north). Low quantities of oils and lubricants may be present in plant areas;
- Other Rubbish e.g. rubber tyres, discarded juice concentrate bins, metal drums, glass etc.

Robson 2019 Hazmat Report

Robson's 2019 re inspection Hazmat report also identified both friable and non-friable asbestos /ACM, lead paint and SMF throughout the former buildings and structures of the site. However, it did not comment on the areas of environmental concern identified in the 2005 report.

Keane Environmental 2020 Survey and Risk Assessment Report

Keane Environmental undertook an asbestos survey and risk assessment of the fire damaged and destroyed buildings and structures (known to contain hazardous materials) following the January 2020 bushfires in Batlow. The report made recommendations on the safe remediation of the site.

Robson 2020 Information Report

Robson provided SVC with written advice about contaminated land assessment relating to the potential asbestos contamination at the site following the fire.

Robson 2020 Post Fire Assessment Report

Robson undertook a post fire damage assessment and inspection to determine the potential extent of asbestos contamination across the site following the bushfire damage. The assessment involved a visual inspection of the site and undertaking 17 soil samples across the site for asbestos and five (5) material assessments of sheeting fragments.

The results of the analysis of the 17 surface soil samples confirmed that five (5) samples contained loose asbestos fibre bundles and one (1) contained asbestos cement sheet fragments. The results of the analysis of five (5) sheeting fragments collected from various locations to the perimeter of the Buildings confirmed they were all ACM.

Robson subsequently recommended a series asbestos removal works of ACM materials and asbestos impacted soils to be undertaken in order to remediate the area inspected. These areas are recommended to be scraped and stockpiled for waste classification assessment and disposed offsite under asbestos removal conditions.

2.13 Anecdotal Information

A site interview was conducted with a representative of the SVC who provided the following information for the site:

- There are underground utilities at the site including drains, electrical wires, and former gas connections;
- Boilers and an LPG tanks were previously present on the site, which were removed after the fire on the site;
- Herbicides for weed management have been used on the site.

3 ENVIRONMENTAL SETTING

3.1 Topography

Reference to the latest topographic map from the Department of Finance, Services and Innovation in the Lotsearch Report (**Appendix B**) indicates that the site has an elevation that ranges approximately from 755 to 765 m Australian Height Datum (AHD). The lot is generally lower in altitude in the north section of the site. Much of the site has been levelled as part of the construction of the former cannery on site.

3.2 Geology

Reference to the '*Geology*' section of the Lotsearch report (**Appendix B**) indicates that the site is underlain by a granite geological unit of Palaeozoic age. The site is not located in geological unit that may potentially contain naturally occurring asbestos (NOA).

Local geology on the site was observed to be orange silty clay in sections of the site where a cut soil face was exposed. The majority of the site was covered by concrete slabs.

3.3 Hydrogeology

Reference to the '*Hydrology & Groundwater*' section of the Lotsearch report (**Appendix B**) indicates that the underlying aquifers at the site are expected to be fractured or fissured with low to moderate productivity.

Locally, the direction of groundwater is expected to follow the natural topographic gradient to the north towards Reedy Flat Creek. Based on the information obtained from the groundwater bore search and the sites proximity to Reedy Flat Creek, the depth to groundwater could be approximately 10-30 metres below ground level (mbgl).

4 FIELD WORK AND OBSERVATIONS

The site walkover and sampling were conducted on site by a SQEC. A summary of the field work and observations for each area is provided below, with photographs provided in **Appendix G**.

4.1 Site Walkover – 1 December 2020

At the time of the site walkover, the following features were observed on the site. The locations of the main features are shown on **Figure 2** and **3**.

- The site was accessed off Kurrajong Avenue to the southwest of the site;
- The site was observed to be in poor condition which comprised predominantly of large areas of concrete slab (remnant from the demolition of the previous buildings), with some areas with exposed soil, including slopes where potential cut and fill activities were observed to have occurred. Fill material of unknown origin was assumed to be present across large sections of the site;
- There was some remnant demolition waste and some general rubbish observed throughout the site. An area of ash and slag was observed on the soil surface along the east section of the site;
- Vegetation in areas not covered by the concrete slab were mostly covered by grass and shrubs, large trees and were limited to the site boundary;
- During the site inspection large sections the was being used for horticultural purposes. With the remaining concrete slabs of the former buildings onsite been used for the placement of large numbers of planter boxes of tree saplings with irrigation;
- There were two (2) buildings on site – a disused former electrical substation building constructed of brick, concrete and metal which is partly fire damaged. The building was generally in poor condition and was located in the south section of the site (Building 1), and a modern building comprised of brick and steel sheeting, which was previously used as an office, which was generally in good condition was located in the southwest section of the site (Building 2);
- In the south section of the site an area where former LPG ASTs and related infrastructure were observed. The ASTs had been removed from site however, the pipes, pumps, distribution, and supply infrastructure for the LPG ASTs still remained. No underground storage tanks (USTs), boilers or incinerators were observed to be present onsite;
- A railway line corridor was located on the immediate east boundary of the site.

5 AREAS OF ENVIRONMENTAL CONCERN

Based on the review of aerial photographs, publicly available information, site observations and previous assessments; two (2) onsite areas of environmental concern (AEC) and one (1) offsite AEC were identified. The location of the identified AECs are shown on **Figure 3** and is outlined below.

5.1 Potential On-Site Sources of Contamination

AEC 1: Impact to the site due to former use of site for industrial purposes, cut and fill material from unknown sources, impact to site from construction, demolition, and bushfire damage and use of the site for horticultural purposes .

During the desktop investigation and a review of the historical aerial photographs, as well as from observations during the site walkover the following was determined:

- The majority of the site had been used for industrial purposes primarily a cannery since at least 1961. Other than the presence of ash and slag in a portion of the site no other point source of potential contamination from the former use of the site was observed. However, it is likely that over the years of operation many potential point sources of contamination have occurred across the site such as spills and leaks that may have impacted the surface of the site;
- Due to the slope of the site cut and fill had been undertaken across the site to level the site. There is a potential that some of the fill material to have been imported onsite from unknown sources that maybe contaminated and/or that impacted fill material moved from one part of the site and moved to another section of the site;
- Prior to the fire damage and demolition of the buildings onsite the previous Robson undertook hazmat surveys in 2005 and 2019 that indicated that there were a variety of potentially hazardous material within the building and structures onsite, including ACM, lead, PCBs and SMF. Also, potential areas of environmental concern such as hydrocarbon stains on soil, heavy metal impacted sediments and chemical storage areas /spill were observed throughout the site. Soil sampling was conducted in February 2020 as part of the Robson (2020*) 'Batlow Cannery Asbestos in Soil Risk Assessment Report*, which identified a number of areas that were impacted with ACM fragments and asbestos in soil. Therefore, due to the presence of the hazardous materials throughout the former buildings onsite it is likely that during construction, demolition and fire damage hazardous materials may have impacted the surrounding soils;
- During the site walk over large sections the site have been used for horticultural purposes and the remaining concrete slabs of the former buildings onsite being used for the placement of large numbers of planter boxes of tree saplings with irrigation.

In summary, potential contamination at the site from COPC associated with past industrial uses, cut/fill material of unknown sources and the presence of hazardous materials in former buildings and structures onsite and use of portions of the site for horticultural purposes including total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene and xylenes (BTEX), polycyclic aromatic hydrocarbons (PAH), organochlorine pesticides (OCP), polychlorinated biphenyls (PCB), phenols, Volatile Organic Compounds (VOCs), 8 heavy metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc) and asbestos should be assessed.

AEC 2: Building 1 – Potential contamination associated with former electrical substation building:

- During the site inspection the former electrical substation identified in this report as Building 1 which was constructed of brick, concrete and metal and was partly fire

damaged and generally in a poor condition located in the south of the section of the site. Some electrical substations particularly substations built prior to the 1980s are known to contain coolants liquids containing contaminating substances such as PCBs. Additionally, the building itself may contain hazardous materials which is likely that during construction, demolition and fire damage hazardous materials may have impacted the surrounding soils.

Potential contamination at the site from COPC associated with electrical substations coolants liquids and oils and hazardous materials contained in Building 1 include PCBs, TRHs, heavy metals and asbestos should be further assessed.

5.2 Potential Off-Site Sources of Contamination

AEC 3: Potential contamination migration from offsite industrial sources

Therefore, during the site visit, it was observed that to the north of the site across Kurrajong Street and upgradient from the site there are multiple potential industrial sites (active and not active), there is a potential for any spills or leaking of chemicals from these industrial sites to have migrated to the sections of the site through soil infiltration and/or in the groundwater (AEC 3). Common COPCs associated with industrial sites include TRH, BTEX, PAH, PCBs, phenols, VOCs, heavy metals, solvents and resins which should be further assessed.

5.3 Preliminary Site Conceptual Model

Contaminant Source and COPC

The potential contaminant sources at the site comprise impact to site due to former use of site for industrial purposes, cut and fill material from unknown sources, impact to site from construction, demolition, and bushfire damage and horticultural activities (on-site AEC 1) and potential contamination associated with former electrical substation building (on-site AEC 2) and potential contamination migration from offsite industrial sources (off-site AEC 3).

The extent of the contamination for these AECs has not been delineated and requires further investigation to determine the extent of potential contamination at the site. Based on the results of this PSI the primary COPCs to be further investigated at the site are TRHs, BTEX, PAH's, phenols, OCPs, PCBs, VOCs, 8 heavy metals and asbestos should also be considered during further investigation works.

Sensitive Receptors

The current potential sensitive receptors on and off site include visitors to the site. Future sensitive human receptors include construction workers, site occupants and visitors during the development works and future land user who may use the site in whatever capacity it is suitable to be used for.

Sensitive ecological receptors include Reedy Creek located approximately 100 m to the north of the site as well as vegetation and fauna present on the site.

Exposure Pathways

Potential exposure pathways between the impacted soil and sensitive human receptors include inhalation of dust and ingestion of impacted soil or vegetation. Likewise, as heavy metals are one of the COPCs, the heavy metal leaching potential when in contact with water (particularly water below pH 7) is also a possible exposure pathway to both sensitive human and ecological receptors.

Management Strategy

Due to former use of site for industrial purposes, cut and fill material from unknown sources, impact to site from construction, demolition, and bushfire damage and horticultural activities (on-site AEC 1) and potential contamination associated with former electrical substation building (on-site AEC 2) and potential contamination migration from offsite industrial sources (off-site AEC 3), further investigation is required to determine the feasibility and best cost-effective management strategy to reduce or minimise the potential exposure risk to human receptors during the development works.

A preliminary conceptual site model developed for this PSI is presented in **Table D**, overleaf.

Table D: Preliminary PSI Conceptual Site Model (CSM) identifying potential COPC exposure pathways from source to receptor

Site Location	1 Leaburn Avenue, Batlow, NSW 2730
Lot and DP	Lot 2, DP 606581; Lots 153, 200 and 286 DP 757214; Lot 183, DP 651409; Lot 1, DP 360874; Lot 1, DP 134507; Lot 7, DP 18471 and Lot 1, DP650670
Area of Site	Approximately 29,846 m^2
Site Zoning	NSW Planning and Environment lists the site's current land use zone as *'B4: Mixed Use'*
Proposed Land Use	Continue *'B4: Mixed Use'*, with the construction of commercial infrastructure

Potential Contamination Source	COPC	Primary Release Mechanism	Ecological component potentially impacted					Potential Exposure Pathway						Potential Receptors				
														On-site			Off-site	
			Soil	Groundwater	Surface Water	Indoor Air	Outdoor Air	Dermal and direct contact	Inhalation (via vapour intrusion)	Inhalation (airborne dust or particles)	Ingestion	Migration of surface water	Migration of groundwater	Site users, construction workers, and other site visitors in the site during redevelopment phase	Workers in subsurface working environments	Ecological (Fauna/Flora)	Groundwater users	Surface water body users
AEC 1: Impact to site due to former use of site for industrial purposes, cut and fill material from unknown sources, impact to site from construction, demolition, and bushfire damage and use of the site for horticultural purposes	TRH, BTEX, PAH, OCPs, PCBs, phenols, VOCs, 8 heavy metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc) and asbestos	Leaching, physical disturbance	✓	IN	✓	N/A	✓	✓	IN	✓	✓	✓	IN	PCEP	PCEP	PCEP	IN	IN
AEC 2: Building 1 – Potential contamination associated with former electrical substation building	PCBs, TRH, heavy metals and asbestos	Leaching, physical disturbance	✓	IN	✓	IN	✓	✓	N/A	✓	✓	✓	IN	PCEP	PCEP	PCEP	IN	IN
AEC 3: Potential contamination migration from offsite industrial sources	TRH, BTEX, PAH, OCPs, PCBs, phenols, VOCs, 8 heavy metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc), solvents and resin	Leaching, physical disturbance	✓	✓	✓	✓	✓	✓	✓	N/A	✓	✓	✓	PCEP	PCEP	PCEP	PCEP	PCEP

Notes: N/A = Not Applicable; IN = Indeterminate; IEP = Incomplete exposure pathway; PCEP = Potentially complete exposure pathway (Widespread in AEC); LPE = Potentially complete exposure pathway (Localised within AEC); TRH = total recoverable hydrocarbons; BTEX = benzene, toluene, ethylbenzene and xylenes;, PAH = polycyclic aromatic hydrocarbons, OCP = organochlorine pesticides; PCB = polychlorinated biphenyls; VOCs = Volatile Organic Compounds; 8 heavy metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc) and asbestos

CONCLUSIONS AND RECOMMENDATIONS

5.4 Conclusions

Based on the results of this PSI, Robson makes the following conclusions:

- The site operated primarily as a cannery between the 1950s and the early 2000s, with structures covering most of the site. Before this period, the site was used as paddocks;
- The site is located in an area where there are multiple former and potential off site industrial properties located to the immediate west, south and east of the site. The industrial properties located to the west of the south section of the site is upgradient of the site is therefore more likely to be a source of potential offsite contamination if present;
- A railway line corridor is located offsite along the immediate east boundary of the site;
- Historical aerial photographs indicate that the site was occupied in the 1950s and several structures and warehouses were constructed over the next several decades. During the 2000s after the cannery operations ceased, some structures on site were partially or fully demolished. The latest aerial photos show all but one of the site structures having been demolished with the concrete slab floors remaining, because of the 2020 bushfires impacting the site;
- The groundwater bore search indicated five (5) groundwater bores were identified within a 2 km radius of the site and that no groundwater bores associated with potential contaminated sites were identified within the search area;
- The Schedule 11 Hazardous Chemicals on Premises search indicated a licence renewal application for a 70,000 litre and 7,500 litre above ground LPG tank at the site which have since been removed. There was also an application for Class 3.1 and 3.2 (flammable) liquids in the roofed package store;
- The contaminated land register search indicated that the site is not recorded on the NSW EPA contaminated land records of notice;
- LPG ASTs were previously present on the site but have been removed. Pipes, pumps, distribution and supply infrastructure associated with the former LPG tanks remain on site, however these are not considered to pose a significant environmental risk from a contaminated land perspective in the present state as any previous leaks would have vapourised rapidly. No evidence indicated the current presence of USTs, other petroleum ASTs, boilers, septic tanks, incinerators or hazardous chemical storage on the site;
- Anthropogenic material including construction/demolition waste material and general rubbish were observed across the site;
- Previous Robson hazmat reports from 2005 and 2019 have indicated the presence of friable and non-friable asbestos/ACM, lead paint, SMF, PCB in lighting capacitors throughout the former buildings and structures of the site;
- The Robson 2005 hazmat report also potential areas of environmental concern such as hydrocarbon stains on soil, heavy metal impacted sediments and chemical storage areas /spill were observed throughout the site;
- The Robson (2020) *'Batlow Cannery Asbestos in Soil Risk Assessment Report'* recommended a scrape of surface soil in several areas of the site for waste classification and offsite disposal under asbestos removal conditions after asbestos fibre bundles and sheet fragments were identified in the soil samples.

Robson has concluded that there is a medium risk of the potential contamination from AEC 1 and AEC 2 and a low risk of potential contamination from AEC 3 to current and future site occupants of the site and to the potential suitability of the site for future land uses.

Therefore, based on the desktop review, site walkover, and previous reports Robson concludes that further assessment of the site is required to determine whether the site is suitable from a contamination perspective for any proposed future land uses.

5.5 Recommendations

Therefore, based on the above conclusions, Robson recommends the following:

- Undertake further removal and remediation works as recommended by Robson (2020) '*864002 Batlow Cannery Asbestos in Soil Risk Assessment*';
- Hazardous materials (asbestos/ACM, lead and SMF) may still exist within and/or under the remaining concrete slabs and building infrastructure at the site and any works anticipated to impact the remaining concrete slab and building infrastructure should be undertaken in accordance with an unexpected finds protocol (UFP) drafted by a NSW licenced asbestos assessor and implemented onsite. If required a NSW licenced asbestos assessor should be engaged to supervise the works;
- A detailed site investigation (DSI) of the entire site to determine the vertical and lateral extent of potential contamination (if present) in soil and groundwater involving grid based and targeted soil sampling across the site and identified AECs and the installation of a representative array of groundwater wells to determine the presence and flow of potential contamination in groundwater (if present).

The DSI should only be undertaken once asbestos removal and remediation works as recommended by Robson (2020) '*864002 Batlow Cannery Asbestos in Soil Risk Assessment*' report as any hazardous materials in these structures may potentially bias the results of the soil sampling in these areas.

Also removing all remaining concrete slabs and building infrastructure from the site prior to the DSI will make soil assessment works more accurate and representative of the site soil conditions as the presence of these remaining concrete slabs and building infrastructure may obstruct and/or prevent the adequate test pitting and/or borehole being drilled in those locations.

6 REFERENCES

ANZECC (1992) '*Guidelines for the Assessment and Management of Contaminated Sites*'.

Lotsearch (November 2020) *'LS015826 EP – Leaburn Avenue, Batlow, NSW 2730'*.

National Environment Protection Council (NEPC, 1999) '*National Environment Protection (Assessment of Site Contamination) Measure 1999*' amended May 2013 (ASC NEPM, 2013).

NSW Contaminated Land Management Act 1997.

NSW Contaminated Land Management Regulation 2008.

NSW EPA (1998) '*Managing Land Contamination – Planning Guidelines SEPP55 – Remediation of Land*'.

NSW EPA (2020) '*Consultants reporting on contaminated land – Contaminated Land Guidelines*.

NSW Environment Planning and Assessment Planning Act 1979.

Robson (2005) '*Hazardous Materials Building Survey, Mount Maid Cannery, Batlow, NSW, 2730*' (Reference: 2324Hazmatsur dated 16 June 2019).

Robson (2019) *'Hazardous Materials Survey and Management Plan Re Inspection, Batlow Cannery, Batlow, NSW, 2730*' (Reference: H2500_T-07753_Batlow Cannery-20190530 dated 16 June 2019).

Keane Environmental (2020) *'Asbestos Assessment – Fire Report KE1870. Batlow Cannery, Kurrajong Avenue, Batlow NSW 2730'* (Dated 14 January 2020)'.

Robson (2020) *'Batlow Cannery Site: Contaminated Land Assessment Information – NSW EPA'* (Reference: 864002_Batlow Cannery Contaminated Land Assessment Information_20200205 dated: 5 February 2020).

Robson (2020) '*864002 Batlow Cannery Asbestos in Soil Risk Assessment*' (Reference: 864002_Batlow Cannery Contaminated Lane Assessment Information_2020020 3 dated: 9 February 2020.

7 ABBREVIATIONS

Abbreviations	
ACM	Asbestos Containing Material
AEC	Area of Environmental Concern
AHD	Australian Height Datum
ANZECC	Australian and New Zealand Environment Conservation Council
ASC	Assessment of Site Contamination
AST	Aboveground Storage Tank
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
CEMP	Construction Environmental Management Plan
COC	Chain of Custody
COPC	Contaminant of Potential Concern
DQI	Data Quality Indicators
DQO	Data Quality Objectives
DSI	Detailed Site Investigation
EPA	Environment Protection Authority
EPD	Environment and Planning Directorate
EQ	Environmental Quality
km	Kilometre
L	Litre
L/s	Litres per second
LOR	Limit of Reporting
LPG	Liquid Petroleum Gas
LSA	Limited Soil Assessment
m	Metres
m^2	Square Metres
mAHD	Metres above Australian Height Datum
mbgl	Metres Below Ground Level
mg/kg	Milligrams per Kilogram
mg/L	Milligrams per Litre
NATA	National Association of Testing Authorities
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure
NSW	New South Wales
OCP	Organochlorine Pesticides
OEH	Office of Environment and Heritage
ORS	Office of Regulatory Services
PAH	Polycyclic Aromatic Hydrocarbons

Abbreviations	
PCB	Polychlorinated Biphenyls
PSI	Preliminary Site Investigation
RPD	Relative Percentage Difference
SAC	Site Assessment Criteria
SQEC	Suitable Qualified Environmental Consultant
SWL	Standing Water Level
TB	Trip Blank
TS	Trip Spike
TDS	Total Dissolved Solids
TRH	Total Recoverable Hydrocarbons
UFP	Unexpected Finds Protocol
UST	Underground Storage Tank
>	Greater than
<	Less than
%	Percent

8 STATEMENT OF LIMITATIONS

The PSI documented within this report were undertaken in order to assess the possible risk of contamination at a portion of 1 Leaburn Avenue, Batlow, NSW, 2730 (Lot 2, DP 606581; Lots 153, 200 and 286 DP 757214; Lot 183, DP 651409; Lot 1, DP 360874; Lot 1, DP 134507; Lot 7, DP 18471 and Lot 1, DP650670).

The findings contained within this report are the result of the interpretation of site history enquiries, a site walkover undertaken and soil sampling in accordance with normal practices and standards. To the best of Robson's knowledge, our assessment of the data represents a reasonable interpretation of the general condition of the site. Under no circumstances, however, can it be considered that these findings represent the actual state of the entire site. In addition, the assessment did not include the direct sampling and analysis of soil vapour or groundwater.

THIS REPORT MUST NOT BE REPRODUCED EXCEPT IN FULL AND MUST BE READ IN CONJUNCTION WITH THE REPORT TERMS AND CONDITIONS INCLUDED AFTER THE STATEMENT OF LIMITATIONS SECTION IN THIS REPORT.

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Contaminated Site Report

While Robson Environmental Pty Ltd (Robson) has taken all care to ensure that this report includes the most accurate information available, samples were taken where applicable, from the location indicated within the report and Robson is unable to comment on the existence or otherwise of any contaminants otherwise within the site.

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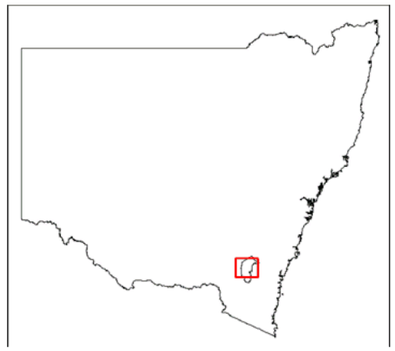
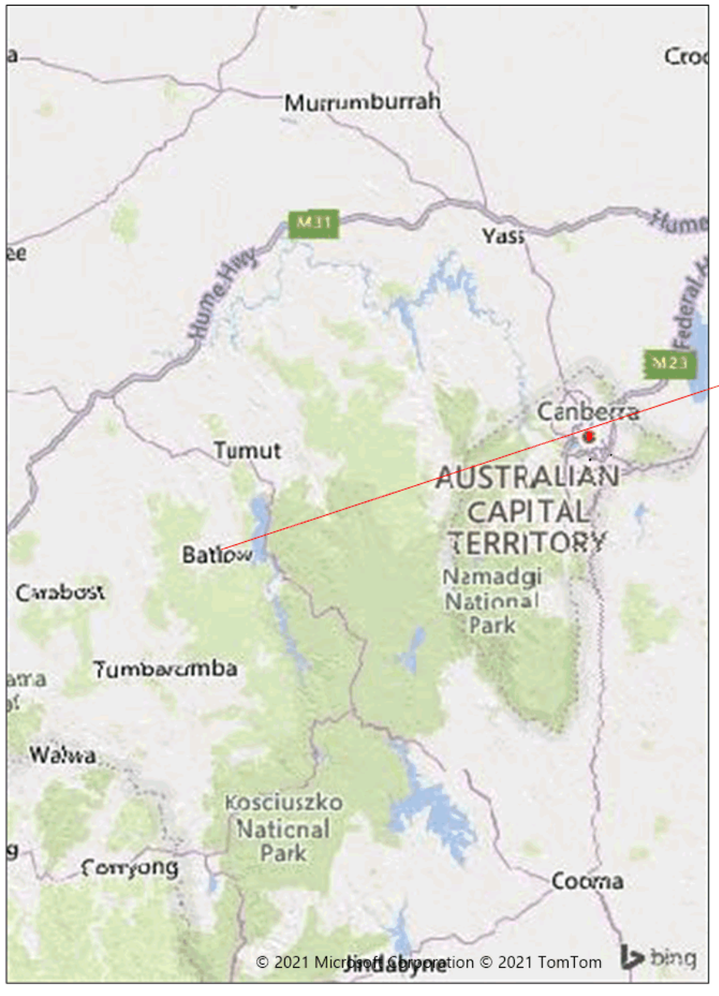
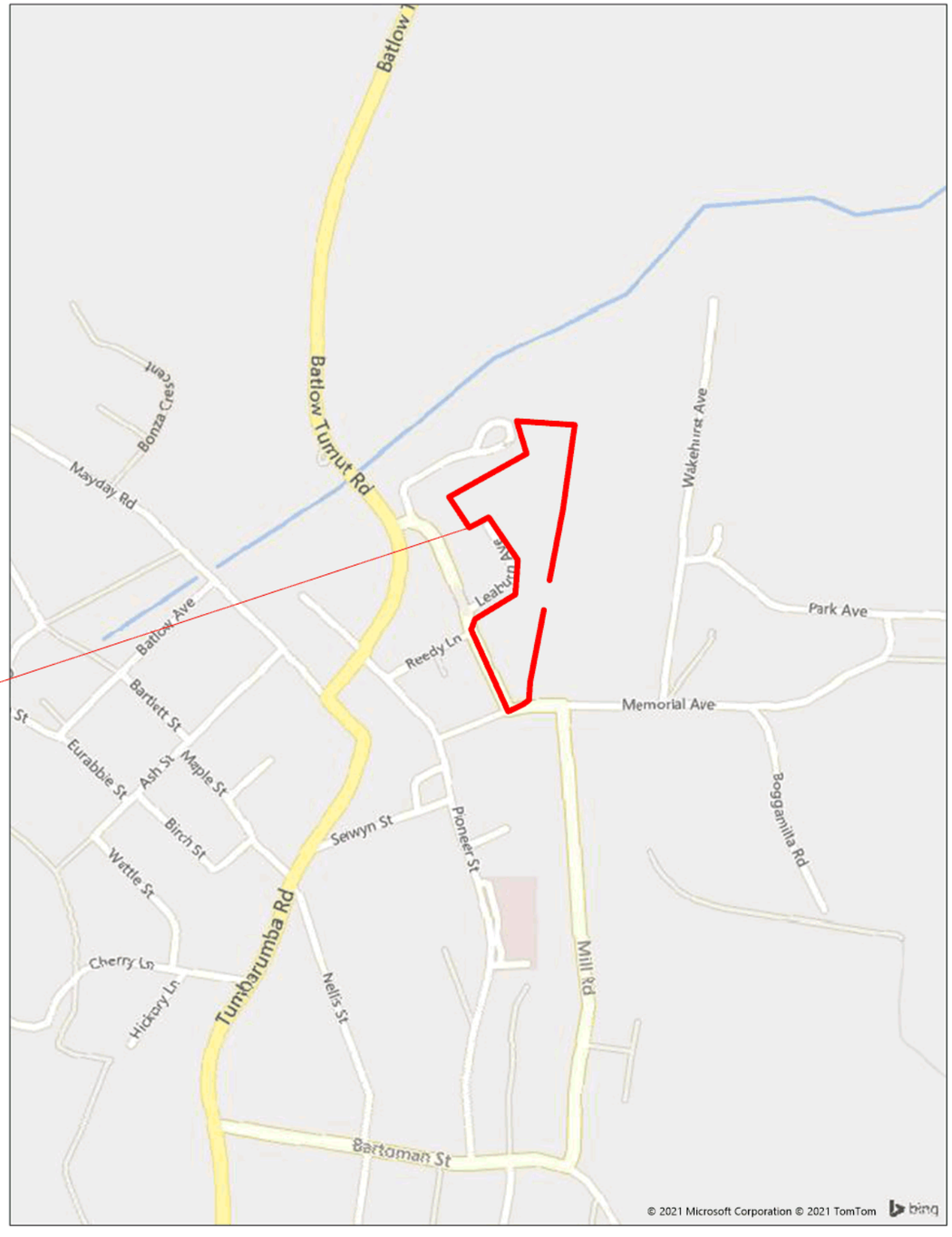
FIGURES







LEGEND

SITE BOUNDARY

NOTES

Scale, locations, and boundaries are approximate only.

Robson ENVIRONMENTAL
Environmental Excellence through Experience, Endeavor and Evaluation

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PO Box 112, Fyshwick ACT 2609
www.robsonenviro.com.au
ABN: 55 008 660 900

CLIENT:	SITE:	PROJECT:	SCALE (m):	DRAWN:	FIGURE:	DATE:
SNOWY VALLEYS COUNCIL	FORMER BATLOW CANNERY 1 LEABURN AVE, BATLOW, NSW 2730	PRELIMINARY SITE INVESTIGATION	0 50 100	SJ	1	25/02/2021
		TITLE: SITE LOCATION PLAN	REF: MICROSOFT 2021 HERE 2021	CHECKED: BK	PROJECT: 11236	REV: A

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LEGEND

- SITE BOUNDARY (AEC 1 - WHOLE SITE)
- BUILDING 2 (AEC 2)
- OFFISTE INDUSTRIAL AREA (AEC 3)
- ONSITE BUILDINGS 1 AND 2

NOTES

Scale, locations, and boundaries are approximate only.

KEY PLAN - INSET

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ABN: 55 008 660 900

CLIENT:	SITE:	PROJECT:	SCALE (m):	DRAWN:	FIGURE:	DATE:
SNOWY VALLEYS COUNCIL	FORMER BATLOW CANNERY 1 LEABURN AVE, BATLOW, NSW 2730	PRELIMINARY SITE INVESTIGATION	0 20 40	SJ	2	25/02/2021
		TITLE: GENERAL SITE PLAN	REF: NEARMAP 2020	CHECKED: BK	PROJECT: 11235	REV: A

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APPENDICES

Appendix A

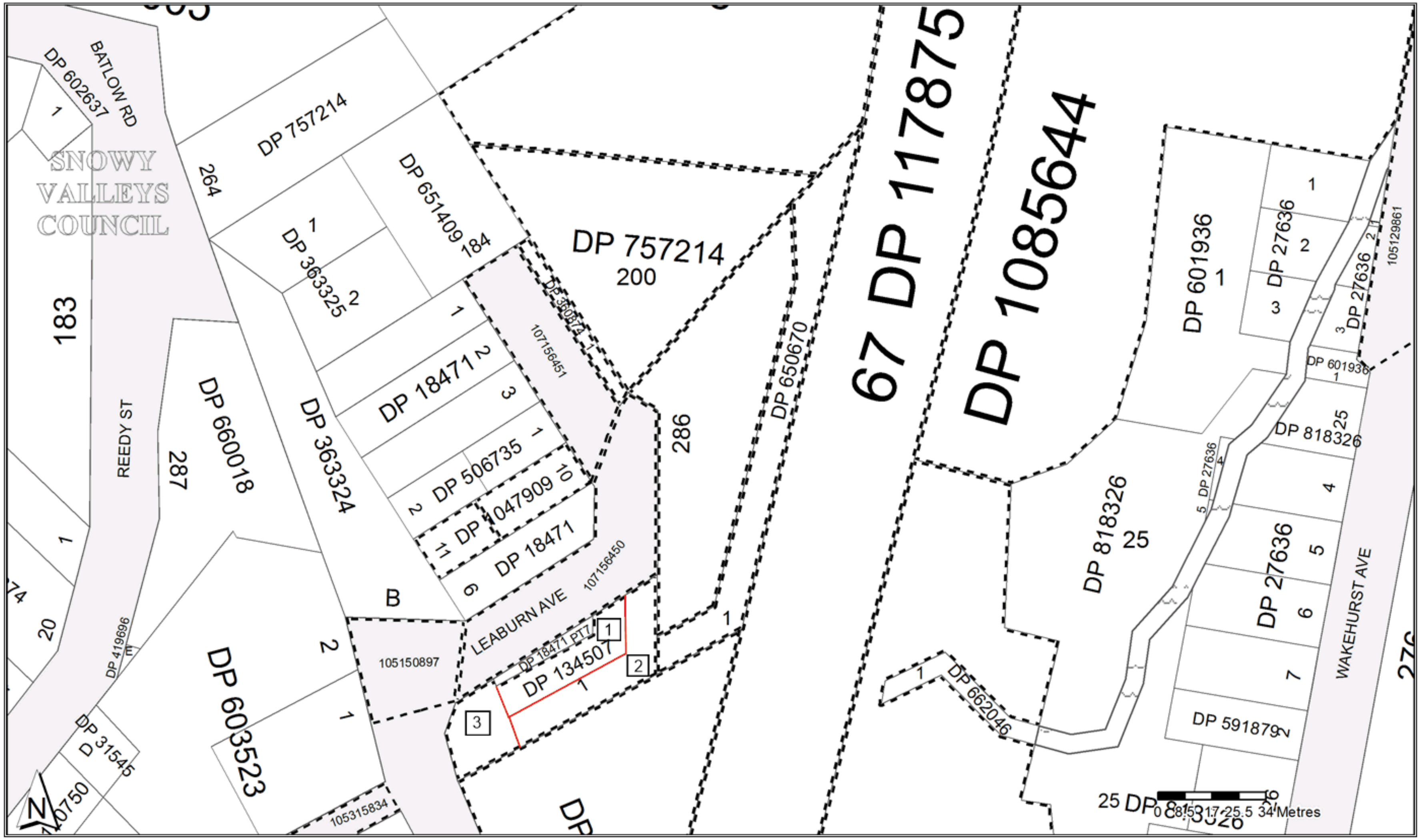
Historical Land Title Search Results

NSW LAND REGISTRY SERVICES

Cadastral Records Enquiry Report : Lot 286 DP 757214

Locality : BATLOW | **Parish :** BATLOW

LGA : SNOWY VALLEYS | **County :** WYNYARD



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

PLAN FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

*OFFICE USE ONLY

Council Clerk's Certificate

I hereby certify that –

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

~~*(b) the requirements of section 316 of the †Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended. Hunter District Water, Sewerage, and Drainage Act, 1938, as amended.~~

have been complied with by the applicant in relation to the proposed SUBDIVISION (Insert "new road", "subdivision" or "consolidated lot") set out herein

Subdivision No. 34/77

Date 10 - 11 - 1977

(Signature) [signature] Council Clerk

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

Surveyor's Certificate

I, MALCOLM LOUIS GRAY of TUMUT a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan SUBDIVISION is accurate and has been made *(1) by me ~~(2) under my immediate supervision~~ in accordance with the Survey Practice Regulations, 1933, and was completed on † 24TH. AUG., 1977

Signature [signature]
Surveyor registered under Surveyors Act, 1929, as amended.
Datum Line of Azimuth. AB
*Strike out either (1) or (2). †Insert date of survey.

THIS IS SHEET 1 OF MY PLAN IN 2 SHEETS.

PLAN OF SUBDIVISION OF D.P. 528248

Mun./Shire ~~City~~: TUMUT
Locality: BATLOW TOWN
Parish: BATLOW
County: WYNYARD
Reduction Ratio 1:1250
Lengths are in metres

D.P. 606518
Registered: 12-12-1979
C.A.: Nº 34/77 OF 10-11-1977
Title System: TORRENS
Purpose: SUBDIVISION
Ref. Map: TUMUT SH 6
Last Plan: D. P. 528248

V1 N002A2A

Signatures, seals and statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

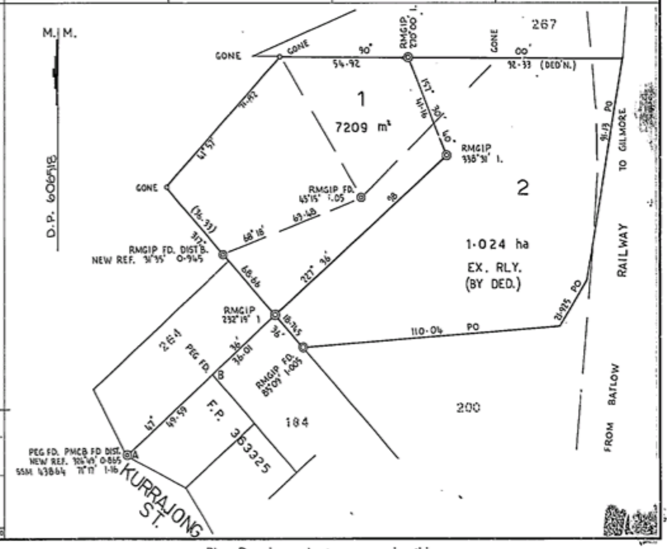
THE COMMON SEAL OF BATLOW PACKING HOUSE CO-OPERATIVE LIMITED WAS HEREUNTO AFFIXED BY AUTHORITY OF A RESOLUTION OF THE BOARD IN THE PRESENCE OF:-

[signatures]

THE COMMON SEAL OF THE COUNCIL OF THE SHIRE OF TUMUT WAS HEREUNTO AFFIXED ON THE SEVENTH DAY OF JUNE, 1979, IN PURSUANCE OF A RESOLUTION OF COUNCIL PASSED ON THE FIFTH DAY OF JUNE, 1979.

PRESIDENT
SHIRE CLERK

D.P. 606518



Plan Drawing only to appear in this space

Table of mm

M.P.D. SURVEYOR'S REFERENCE 6677

I, Bruce Richard Davies, 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 13th day of December, 1979

PLAN FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

*OFFICE USE ONLY

Council Clerk's Certificate

I hereby certify that –

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

~~†(b) the requirements of section 348 of the †Metropolitan Water, Sewerage and Drainage Act, 1924, as amended. †Hunter District Water, Sewerage, and Drainage Act, 1938, as amended.~~

have been complied with by the applicant in relation to the proposed SUBDIVISION (insert "new road", "subdivision" or "consolidated lot") set out herein

Subdivision No. ....

Date ....

(Signature) ....
Council Clerk

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

Surveyor's Certificate

I, MALCOLM LOUIS GRAY of 213 WYNYARD ST, TUMUT a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan SUBDIVISION is accurate and has been made *(1) by me ~~(2) under my immediate supervision~~ in accordance with the Survey Practice Regulations, 1933, and was completed on † 24TH. AUG, 1977.

Signature ....
Surveyor registered under Surveyors Act, 1929, as amended.
Datum Line of Azimuth.
*Strike out either (1) or (2). †Insert date of survey.

THIS IS SHEET 2 OF MY PLAN IN 2 SHEETS.

PLAN

Mun./Shire City :

Locality:

Parish:

County:

Reduction Ratio 1:

Lengths are in metres

D.P. 606518

Registered: 12-12-1979

C.A.:

Title System:

Purpose:

Ref. Map:

Last Plan:

Signatures, seals and statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

THE RURAL BANK OF NEW SOUTH WALES AS MORTGAGEE UNDER MORTGAGES NUMBERS H424418 AND H424420 HEREBY CONSENTS TO THE REGISTRATION OF THE WITHIN PLAN

The Co... Seal of ... Rural Bank of New South Wales was hereunto affixed and this instrument was signed by the Commissioner whose signature is set opposite hereto (under and in pursuance of the power in that behalf delegated to him by Resolution of the Commissioners) in the presence of -

Commissioner

D.P. 606518 2H 5/5

BATLOW CARAVAN PK.

Table of mm

SURVEYOR'S REFERENCE 6677

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Plan Drawing only to appear in this space

D.P. 606518

I, Bruce Richard Davies, 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 13th day of December, 1979

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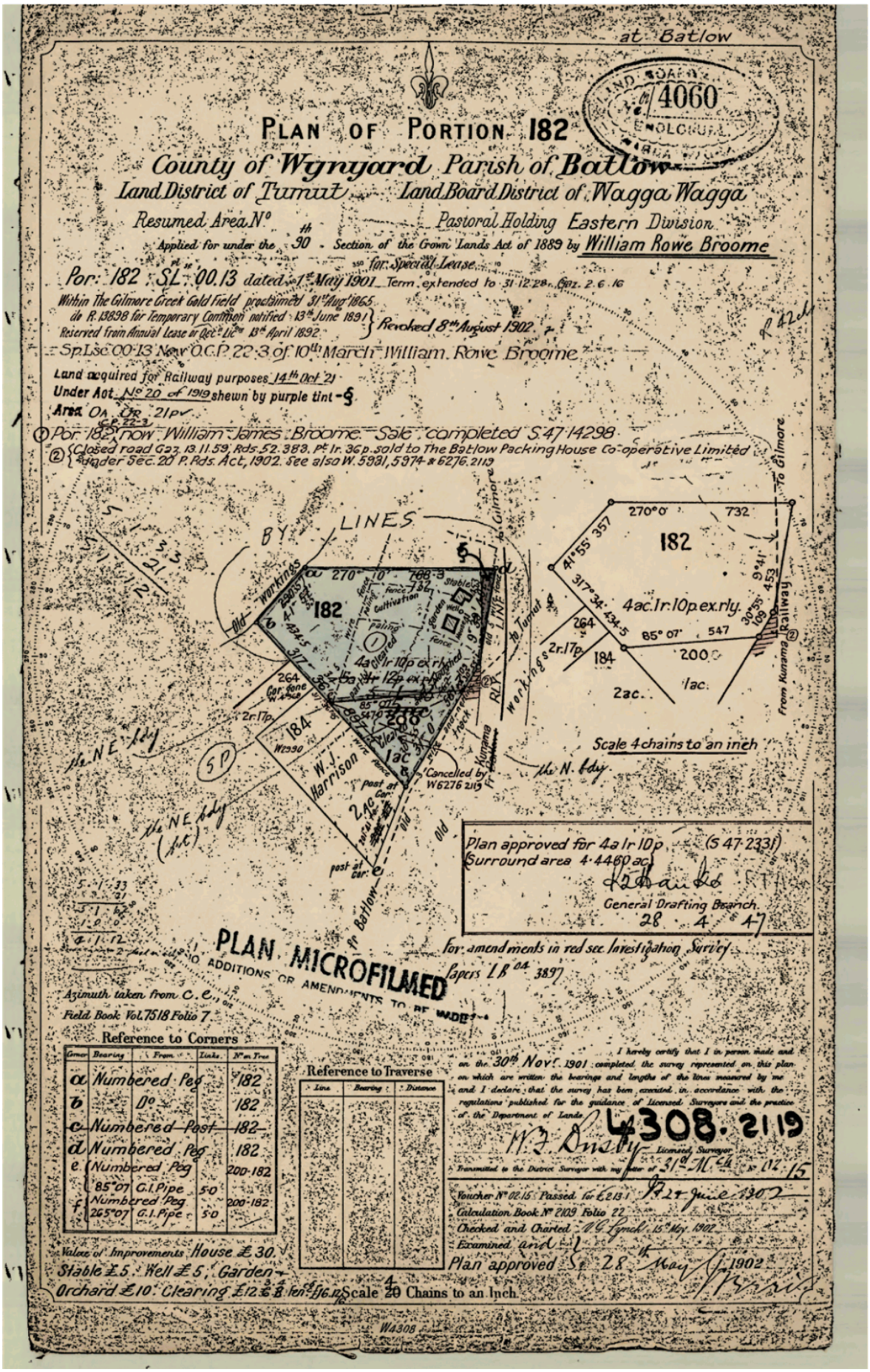


Office of the Registrar-General /Src: INFOTRACK /Ref: As regards Lot 184 D.P. 651409 Date of

10875068

NEW SOUTH WALES

ICATE OF TITLE

PERTY ACT, 1900, as amended.

Prior Title (Crown Grant)
Volume 6528 Folio 53

Vol. 10875 Fol. 68

EH

Edition issued 4-9-1968

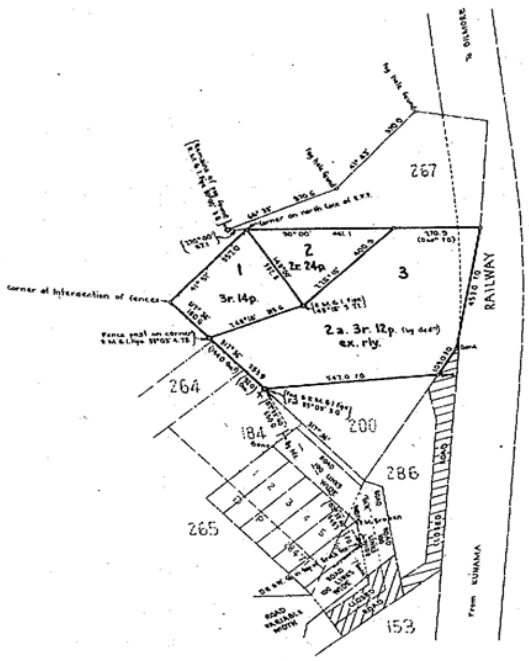
(Page 1) Vol. 10875 Fol. 68

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

Witness M Flint

Registrar General.

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 528248 at Batlow in the Shire of Tumut Parish of Batlow and County of Wynyard. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)

THE BATLOW PACKING HOUSE CO-OPERATIVE LIMITED.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Restrictions on transfer - see Section 272 Crown Lands Consolidation Act, 1913 (C.P.1922/3 Tumut).
3. Mortgage No.H424418 to Rural Bank of New South Wales. Entered 25-1-1961.
4. Mortgage No.H424420 to Rural Bank of New South Wales. Entered 25-1-1961.

Registrar General.

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

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

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

Vol. 10875 Fol 68

V. C. N. BLIGHT, GOVERNMENT PRINTER

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
NEW CERTIFICATE(S) OF TITLE ISSUING ON DP606518. NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO SURVEY DRAFTING BRANCH.					

CT 29/6/ L908960 CT-17.10.7 DP606518 9/24/1 R659309 10, Lot 1 DP.606

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
~~Lease~~	~~L908960~~	~~20.8.1968~~	~~of ... being Lot 2 in Deposited Plan No 528248 to The Council of the Shire of Tumut~~	~~13.7.1970~~ ~~13.7.1970~~	[signature]	expired	[signature]	
			This deed is cancelled as to whole New Certificates of Title have Issued on 25-2-1980 for lots in Deposited Plan No. 606518 as follows:- Lots 1 to 2 Vol. 14060 Fol. 155/6 respectively. [signature] REGISTRAR GENERAL					

(Page 2 of 2 pages)

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

[redacted]

NEW SOUTH WALES

ICATE OF TITLE

PERTY ACT, 1900, as amended.

Vol. 10875 Fol. 69

Edition issued 4-9-1968

CANCELLED

Prior Title (Crown Grant)
Volume 6528 Folio 53

EH

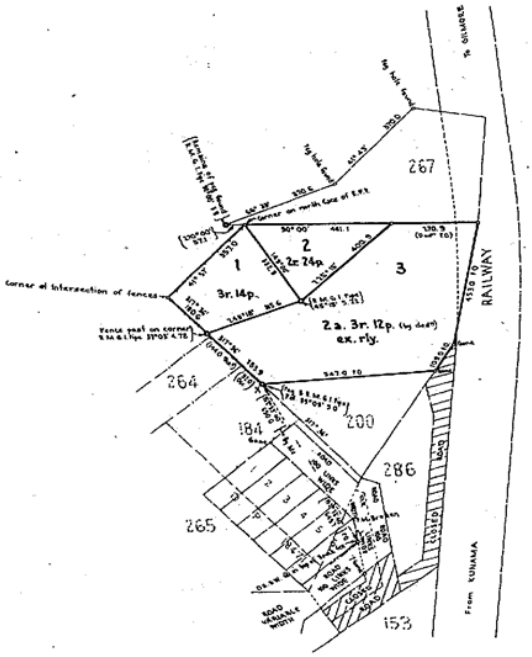
(Page 1) Vol. 10875 Fol. 69

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

Witness M Flint

Registrar General.

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 528248 at Batlow in the Shire of Tumut Parishof Batlow and County of Wynyard. EXCEPTING THEREOUT the railway shown in the plan hereon and the minerals reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)

THE BATLOW PACKING HOUSE CO-OPERATIVE LIMITED.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions,if any, contained in the Crown Grant above referred to.
2. Restrictions on transfer - see Section 272 Crown Lands Consolidation Act, 1913 (C.P.1922/3 Tumut).
3. Mortgage No.H424418 to Rural Bank of New South Wales. Entered 25-1-1961.
4. Mortgage No.H424420 to Rural Bank of New South Wales. Entered 25-1-1961.

Registrar General.

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

Vol. 10875 Fol 69

V. C. N. BLIGHT, GOVERNMENT PRINTER

CT-17.10.7
DP606518

R659309 (or) 10 (or)
CT 107.6651

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
NEW CERTIFICATE(S) OF TITLE ISSUING ON DP606518 NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO SURVEY DRAFTING BRANCH.					

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
			This deed is cancelled as to whole New Certificates of Title have issued on 25-2-1980 for lots in Deposited Plan No. 606518 as follows:- Lots 1 to 2 Vol. 14060 Fol. 155 to 156 respectively. [signature] REGISTRAR GENERAL			

(Page 2 of 2 pages)

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

Office of the Registrar-General /Src:INFOTRACK /Ref:As regards Lot 184 D.P. 651409 Date of

[redacted]ICATE OF TITLE

14060156

NEW SOUTH WALES

[redacted]L PROPERTY ACT, 1900

Crown Grant Vol. 6528 Fol. 53

Prior Titles Vol. 10875 Fols. 68 & 69

Vol. 14060 Fol. 156

EDITION ISSUED 25 2 1980

14060 Fol. 156

(Page 1) Vol.

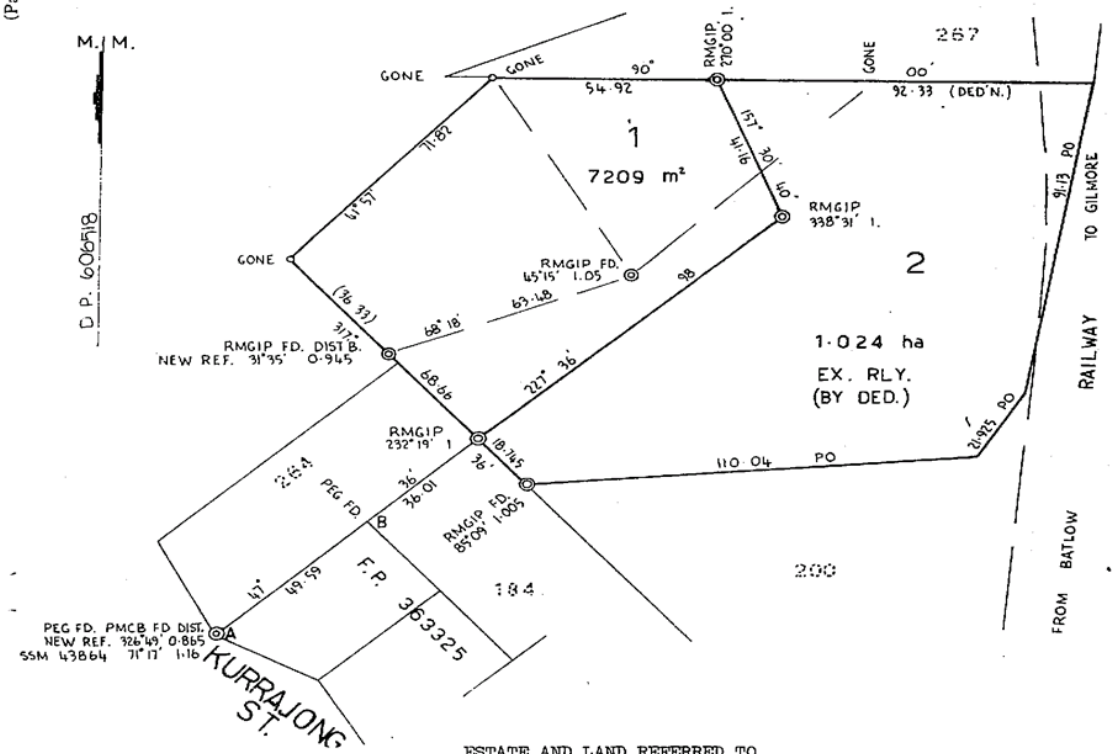
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

CANCELLED

Registrar General.

PLAN SHOWING LOCATION OF LAND SEE AUTO FOLIO

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 606518 at Batlow Town in the Shire of Tumut Parish of Batlow and County of Wynyard. EXCEPTING THEREOUT the railway shown in the plan hereon and the minerals reserved by the Crown Grant:-

FIRST SCHEDULE

~~THE BATLOW PACKING HOUSE CO-OPERATIVE LIMITED.~~

GRM

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Restriction on dealings - See Section 272 Crown Lands Consolidation Act, 1913 (C.P.1922/3 Tumut).
3. ~~H424418 Mortgage to Rural Bank of New South Wales.~~ T227308.
4. ~~H424420 Mortgage to Rural Bank of New South Wales.~~ T227309.

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

Office of the Registrar-General /Src:INFOTRACK /Ref:Batlow quote

T227308 D
T 409
T 177
T 19

Vol. 14060 Fol. 156

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	Signature of Registrar General
Letona Co-op. Limited by Transfer T227317. Registered 8-11-1982.				

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION	
MS T227319	P	Mortgage to State Bank of New South Wales. Registered 8-11-1982.				

(Page 2 of 2 pages)

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

LAND REGISTRY SERVICES

Historical Title

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
28/10/2020 12:21PM

FOLIO: 2/606518

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 14060 FOL 156

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
5/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
11/7/1994		AMENDMENT: LOCAL GOVT AREA	
26/6/1995	O276876	DISCHARGE OF MORTGAGE	
26/6/1995	O276877	TRANSFER	
26/6/1995	O276878	MORTGAGE	EDITION 1
13/8/1997	3317185	DISCHARGE OF MORTGAGE	
13/8/1997	3317186	MORTGAGE	EDITION 2
16/9/1997	3415584	DEPARTMENTAL DEALING	
30/7/1998	5166179	DEPARTMENTAL DEALING	
12/10/2000	7147355	DISCHARGE OF MORTGAGE	EDITION 3
12/10/2000	7147356	CAVEAT	
12/9/2001	7938359	WITHDRAWAL OF CAVEAT	
12/9/2001	7938360	MORTGAGE	EDITION 4
17/9/2008	DP1110217	WITHDRAWN - DEPOSITED PLAN	
17/9/2008	AE190417	TRANSFER BY MORTGAGEE UNDER POWER OF SALE	EDITION 5
1/10/2008	AE244380	DEPARTMENTAL DEALING	EDITION 6
3/10/2012	AH275659	DEPARTMENTAL DEALING	
10/8/2018	AN573470	TRANSFER	EDITION 7

*** END OF SEARCH ***

Batlow quote PRINTED ON 28/10/2020

Received: 28/10/2020 12:21:43

Office of the Registrar-General /Src:INFOTRACK /Ref:Batlow quote

20

97-04T LTO Licence No. 27C/0042/95

TRANSFER
Real Property Act 1900

0 276877 H

Office of State Revenue use only

290595 8929\04 2009664S0/01 $2.00

$2 -

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

See Annexure A

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
987 T ~~27C~~	~~Freehill Hollingdale & Page~~ ~~Level 32, MLC Centre~~ ~~19-29 Martin Place~~ ~~SYDNEY NSW 2000~~ Landerer & 6 'Z' REFERENCE (max. 15 characters): ~~MP:RDB:29E~~

(C) **TRANSFEROR** LETONA CO-OP LIMITED (RECEIVER AND MANAGER APPOINTED) ABN 009 943 542

(D) acknowledges receipt of the consideration of $450,000.00
and as regards the land specified above transfers to the Transferee an estate in fee simple

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

(F) **TRANSFEREE** T MOUNTAIN MAID PTY LIMITED ACN 068 104 709

(G) **TENANCY:**

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATED** 30 May 1995

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

THE COMMON SEAL of LETONA CO-OP LIMITED was affixed in the presence of,

~~Signature of Witness~~

and the sealing is attested by:

~~Name of Witness (BLOCK LETTERS)~~

~~Address of Witness~~

Witness:
Name Printed PETER SHEAR

LETONA CO-OP LIMITED A.R.B.N. 009 943 542 Common Seal

~~Signature of Transferor~~
Receiver and Manager
James Morrison Millar

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

See Annexure B

Signature of Transferee

FHPSYDCQ\SLT000013\95100012.4

26/6/95 / Consent freight + ... / re 200/75 7314, 2/606518, 23/812136.

Annexure "A" to Transfer dated 30 May 1995

Letona Co-Op Limited (Receiver and Manager Appointed) ABN 009 943 542 as Transferor and Mountain Maid Pty Limited ACN 068 104 709 as Transferee

Land Transferred

1. 153/757214
2. 372/757214
3. 1/603523
4. volume 10505 folio 66
5. 1/650670
6. 2/9269
7. 286/757214
8. 1/601936
9. 7/18471
10. 277/757214
11. 3/606401
12. 1/27636
13. 2/27636
14. 3/27636
15. 1/305596
16. volume 6387 folio 167
17. 184/651409
18. 200/757214
19. 2/606518
20. 23/812136

5 - see 1st page

FHPSYDCG\SLT000500\95101003.6

Annexure "B" to Transfer dated 30 May 1995

Letona Co-Op Limited (Receiver and Manager appointed) ACN 009 943 542 as Transferor and Mountain Maid Pty Limited ACN 068 104 709 as Transferee

The Common Seal of
MOUNTAIN MAID PTY LIMITED
was affixed to this document
in the presence of:

MOUNTAIN MAID PTY LIMITED Common Seal A.C.N. 068 104 709

Director/Secretary

Director

ROBERT CINCOTTA
Name (please print)

DAVID WELLESLEY MARINER
Name (please print)

FHPSYDCG\SLT000500\95100013.5

Office of the Registrar-General /Src:INFOTRACK /Ref:Batlow quote

Rec. 13/6/95.

THE DEPARTMENT OF LAND AND WATER CONSERVATION INCORPORATES THE FORMER DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT AND WATER RESOURCES

YOUR REF: MR G DENNETT
OUR REF: TR95/55
CONTACT OFFICER: Tina Vreekamp

Film with 0276877

DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT
Cnr Johnston and Tarcutta Sts
PO Box 60
Wagga Wagga NSW 2650
Phone (069) 21 2503
Fax (069) 21 1851

09.JUN.1995

Blake Dawson Waldron
Level 37, 225 George Street
SYDNEY 2000

RELODGED
16 JUN 1995

Dear Sir

Consent has been given to the transfer of Folio Identifiers 200/757214, 2/606518, 23/812136 and Volume 6387 Folio 167.

From Letona Co-Op Limited.

To Mountain Maid Pty Limited..

Subject to the provisions of the Crown Lands Act

In order to complete the matter, a memorandum of transfer under the Real Property Act 1900 must be lodged at the Land Titles Office (Lodgement Counter, Queens Square, Prince Albert Road, Sydney) together with the appropriate lodgement fee and this notification.

Yours Sincerely

Grant Marsden
For DISTRICT MANAGER.

Copy To: Freehill Hollingdale & Page
Level 30 MLC Centre
19-29 Martin Place
SYDNEY 2000

YR: Michael Page

Incorporates: the Crown Lands Service, Forestry Policy Unit, Land Information Centre, Land Titles Office, Soil Conservation Service and Valuer-General's Office.

Office of the Registrar-General /Src:INFOTRACK /Ref:Batlow quote

Form: 01TP
Release: 2.1
www.lands.nsw.gov.au

(8)

TRANSFER UNDER POWER OF SALE

New South Wales
Section 58 Real Property Act 1900

AE190417W

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

Client No: 1411509 2683

STAMP DUTY Office of State Revenue use only

Duty: 200 Trans No: S124051
Asst details:

(A) **TORRENS TITLE** 184/651409, 1/650670, 2/606518, 7/18471, 1/134507, 200/757214, 153/757214 and 286/757214

(B) **LODGED BY**

Document Collection Box 39U	Name, Address or DX, Telephone, and LLPN if any	CODE
	LLPN: 123840P ESPREON PROPERTY SERVICES DX 885 SYDNEY 02 9210 0993	TP
	Reference: murau - 9314031	

(C) **REGISTERED PROPRIETOR** Mountain Maid Pty Limited (ACN 068 104 709)

(D) **TRANSFEROR (MORTGAGEE)** Australian Super Developments Pty Limited (ACN 058 626 761) as mortgagee exercising power of sale

(E) The transferor being the mortgagee in **MORTGAGE** no. 7938360 dated 24 August 2001 from the registered proprietor of the above land, acknowledges receipt of the consideration of $220,000.00 and in exercise of power of sale under that mortgage transfers an estate in fee simple in the above land to the

(F) transferee. Encumbrances (if applicable):

(G) **TRANSFEREE** Charles Edward Knight and Vicki Lorraine Knight

(H) **TENANCY:** Joint Tenants

DATE 30 - 06 - 2008

(I) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: Australian Super Developments Pty Limited (ACN 058 626 761)
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: x
Name of authorised person: x RALPH WILLIS
Office held: DIRECTOR

Signature of authorised person: x
Name of authorised person: x PETER GEBERT
Office held: SECRETARY

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

Signature of witness:
Name of witness: ADAM DYDE
Address of witness: 166 FINGLETON RD BATLOW NSW

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

Signature of Transferee: x

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.
0612

Page 1 of

DEPARTMENT OF LANDS
LAND AND PROPERTY INFORMATION DIVISION

LAND REGISTRY SERVICES **Title Search** InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/606518

SEARCH DATE	TIME	EDITION NO	DATE
6/11/2020	7:18 AM	7	10/8/2018

LAND

LOT 2 IN DEPOSITED PLAN 606518
AT BATLOW TOWN
LOCAL GOVERNMENT AREA SNOWY VALLEYS
PARISH OF BATLOW COUNTY OF WYNYARD
TITLE DIAGRAM DP606518

FIRST SCHEDULE

SNOWY VALLEYS COUNCIL (T AN573470)

SECOND SCHEDULE (6 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2 EXCEPTING THE RAILWAY SHOWN IN DP606518
3 DP871081 EASEMENT FOR WASTE WATER DISPOSAL VARIABLE WIDTH DESIGNATED (E) APPURTENANT TO THE LAND ABOVE DESCRIBED
4 DP871081 EASEMENT FOR WASTE WATER DISPOSAL VARIABLE WIDTH DESIGNATED (F) APPURTENANT TO THE LAND ABOVE DESCRIBED
5 DP871081 EASEMENT FOR ACCESS 8 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
6 DP871081 EASEMENT FOR ACCESS AND PIPELINE 8 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Batlow quote PRINTED ON 6/11/2020

CANCELLED

[redacted]ICATE OF TITLE

10268023

NEW SOUTH WALES [redacted]TY ACT, 1900, as amended.

SEE AUTO FOL.. 10200 ..

Vol. ..... Fol. .....

Crown Grant Vol. 845 Fol. 178

Prior Titles Vol. 5542 Fol. 176
Vol. 6939 Fol. 161

Edition issued 17-3-1966

RP K253364

Fol. 23

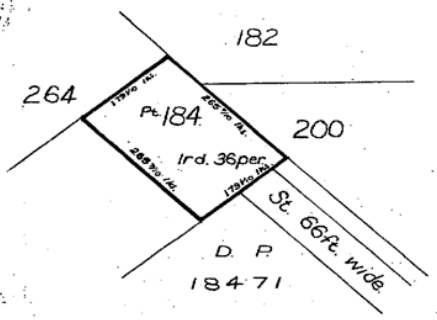
Vol. 10268 (Page 1)

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

Witness J. O'Sullivan.

Registrar General.

PLAN SHOWING LOCATION OF LAND



TUMUT SHT 6

THE LAND WITHIN DESCRIBED IS NOW LOT 184 IN DP651409

K253364. L.B.

Scale:- 2 chains to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in that part of Portion 184 shown in the plan hereon at Batlow in the Shire of Tumut Parish of Batlow and County of Wynyard.

Registrar General.

FIRST SCHEDULE (continued overleaf)

~~LOUIS ROWE HARRISON of Batlow, Farmer and DOROTHY ELEANOR HARRISON of Tumut, Spinster as Tenants in Common in equal Shares.~~

Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

Registrar General.

PT 1 ,17 V.C.N. Blight, Government Printer

P177406
— 407
— 408

Q 353067
T 227318
T —

Vol. 10268 Fol 23

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
~~Keith Harrison of Batlow, Labourer~~	~~Transmission~~	~~P177406~~	~~5-10-1974~~		
~~The Council of the Shire of Tumut~~	~~Transfer~~	~~P177407~~	~~15-4-1974~~	~~4-3-1975~~	
Letona Co-op. Limited by Transfer T227318. Registered 8-11-1982.	Transfer	035306	———	~~13-1-1977~~	

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
			T227319 Mortgage to State Bank of New South Wales. Registered 8-11-1982.			

CANCELLED

SEE AUTO FOLIO

(Page 2 of 2 pages)

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

LAND REGISTRY SERVICES

Historical Title

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
6/11/2020 7:20AM

FOLIO: 184/651409

First Title(s): VOL 845 FOL 178
Prior Title(s): VOL 10268 FOL 23

Recorded	Number	Type of Instrument	C.T. Issue
2/12/1992		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/2/1994		AMENDMENT: TITLE DIAGRAM	
26/6/1995	O276876	DISCHARGE OF MORTGAGE	
26/6/1995	O276877	TRANSFER	
26/6/1995	O276878	MORTGAGE	EDITION 1
13/8/1997	3317185	DISCHARGE OF MORTGAGE	
13/8/1997	3317186	MORTGAGE	EDITION 2
12/10/2000	7147355	DISCHARGE OF MORTGAGE	EDITION 3
12/10/2000	7147356	CAVEAT	
12/9/2001	7938359	WITHDRAWAL OF CAVEAT	
12/9/2001	7938360	MORTGAGE	EDITION 4
17/9/2008	AE190417	TRANSFER BY MORTGAGEE UNDER POWER OF SALE	EDITION 5
10/8/2018	AN573470	TRANSFER	EDITION 6

*** END OF SEARCH ***

Batlow quote PRINTED ON 6/11/2020

LAND REGISTRY SERVICES **Title Search** InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 184/651409

SEARCH DATE	TIME	EDITION NO	DATE
6/11/2020	7:18 AM	6	10/8/2018

LAND

LOT 184 IN DEPOSITED PLAN 651409
AT BATLOW
LOCAL GOVERNMENT AREA SNOWY VALLEYS
PARISH OF BATLOW COUNTY OF WYNYARD
TITLE DIAGRAM DP651409

FIRST SCHEDULE

SNOWY VALLEYS COUNCIL (T AN573470)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

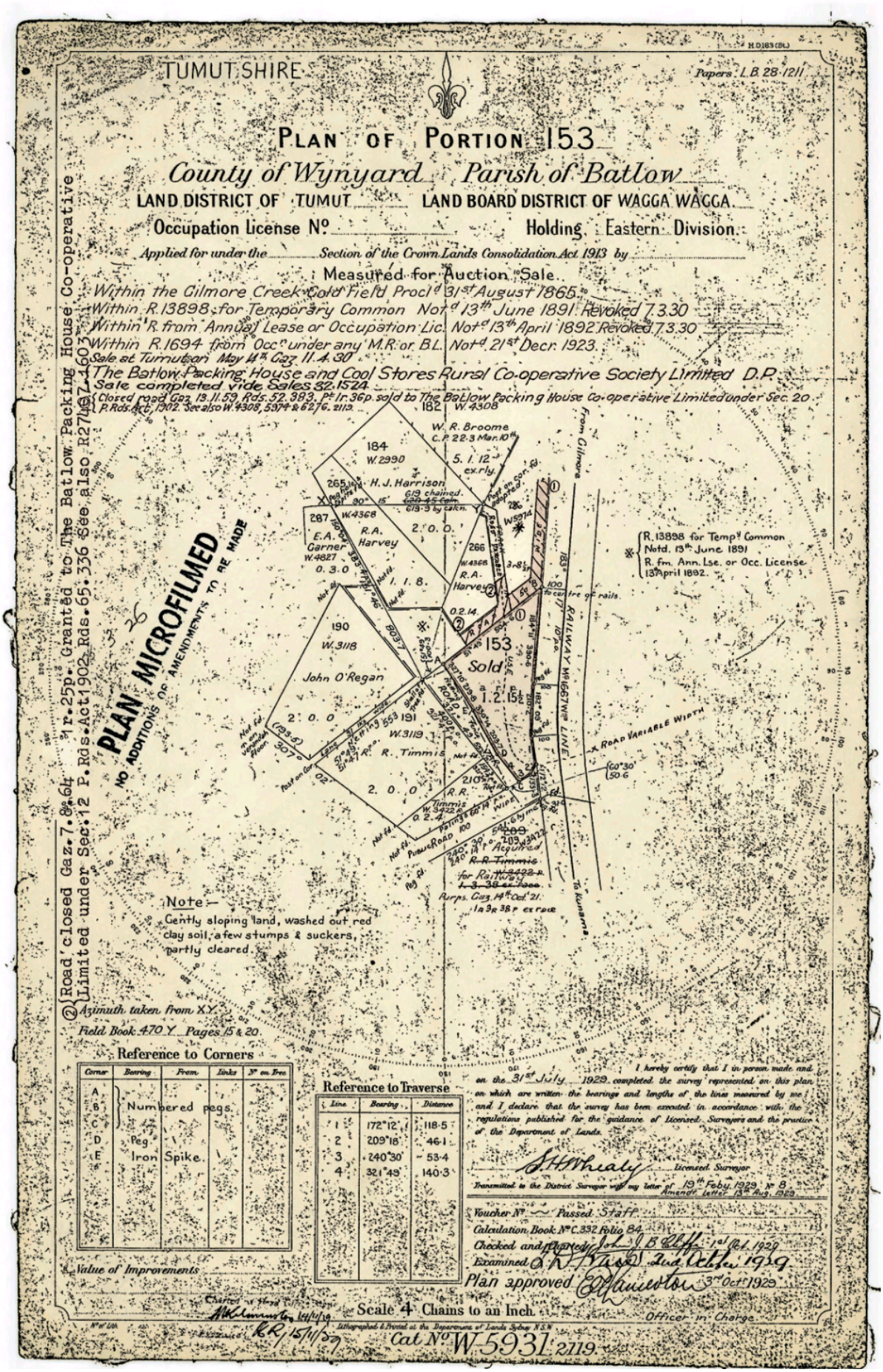
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Batlow quote PRINTED ON 6/11/2020

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

Received: 06/11/2020 07:20:16



LAND REGISTRY SERVICES

Historical Title

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
6/11/2020 7:20AM

FOLIO: 153/757214

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 4521 FOL 104

Recorded	Number	Type of Instrument	C.T. Issue
20/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/3/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
31/5/1991		AMENDMENT: TITLE DIAGRAM	
26/6/1995	O276876	DISCHARGE OF MORTGAGE	
26/6/1995	O276877	TRANSFER	
26/6/1995	O276878	MORTGAGE	EDITION 1
13/8/1997	3317185	DISCHARGE OF MORTGAGE	
13/8/1997	3317186	MORTGAGE	EDITION 2
12/10/2000	7147355	DISCHARGE OF MORTGAGE	EDITION 3
12/10/2000	7147356	CAVEAT	
12/9/2001	7938359	WITHDRAWAL OF CAVEAT	
12/9/2001	7938360	MORTGAGE	EDITION 4
17/9/2008	DP1110217	WITHDRAWN - DEPOSITED PLAN	
17/9/2008	AE190417	TRANSFER BY MORTGAGEE UNDER POWER OF SALE	EDITION 5
1/10/2008	AE244380	DEPARTMENTAL DEALING	EDITION 6
10/8/2018	AN573470	TRANSFER	EDITION 7
6/7/2020	AQ217429	CAVEAT	

*** END OF SEARCH ***

Batlow quote PRINTED ON 6/11/2020

LAND REGISTRY SERVICES **Title Search** InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 153/757214

SEARCH DATE	TIME	EDITION NO	DATE
6/11/2020	7:20 AM	7	10/8/2018

LAND

LOT 153 IN DEPOSITED PLAN 757214
LOCAL GOVERNMENT AREA SNOWY VALLEYS
PARISH OF BATLOW COUNTY OF WYNYARD
(FORMERLY KNOWN AS PORTION 153)
TITLE DIAGRAM CROWN PLAN 5931.2119

FIRST SCHEDULE

SNOWY VALLEYS COUNCIL (T AN573470)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

* 2 AQ217429 CAVEAT BY SUELLEN THEA ROBERTS & THOMAS WILLIAM ROBERTS

NOTATIONS

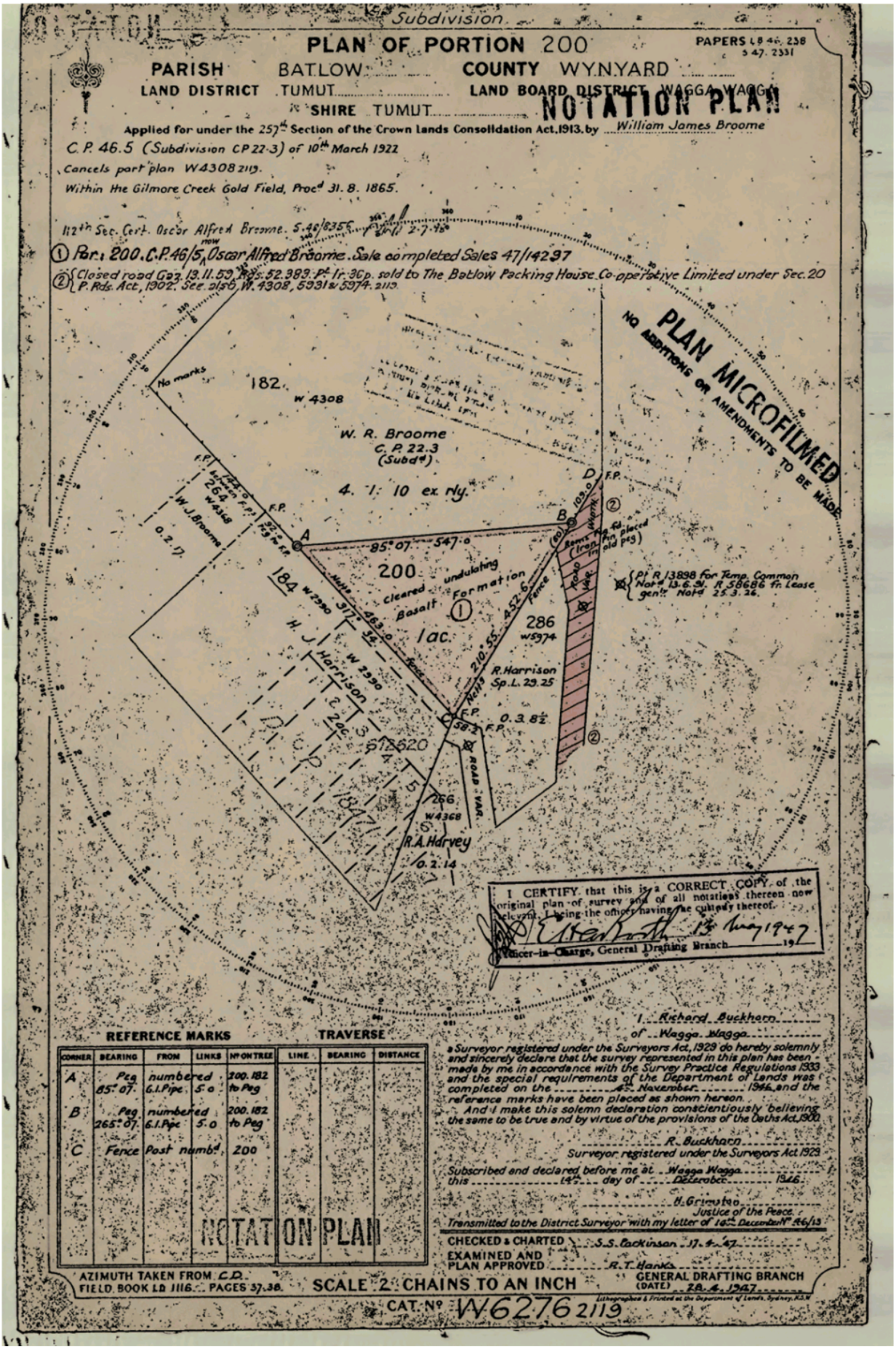
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Batlow quote PRINTED ON 6/11/2020

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

Received: 06/11/2020 07:20:17



LAND REGISTRY SERVICES

Historical Title

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
6/11/2020 10:07AM

FOLIO: 200/757214

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 5864 FOL 154

Recorded	Number	Type of Instrument	C.T. Issue
21/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
5/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
31/5/1991		AMENDMENT: TITLE DIAGRAM	
26/6/1995	O276876	DISCHARGE OF MORTGAGE	
26/6/1995	O276877	TRANSFER	
26/6/1995	O276878	MORTGAGE	EDITION 1
13/8/1997	3317185	DISCHARGE OF MORTGAGE	
13/8/1997	3317186	MORTGAGE	EDITION 2
10/1/1998	3721792	DEPARTMENTAL DEALING	
12/10/2000	7147355	DISCHARGE OF MORTGAGE	EDITION 3
12/10/2000	7147356	CAVEAT	
12/9/2001	7938359	WITHDRAWAL OF CAVEAT	
12/9/2001	7938360	MORTGAGE	EDITION 4
17/9/2008	DP1110217	WITHDRAWN - DEPOSITED PLAN	
17/9/2008	AE190417	TRANSFER BY MORTGAGEE UNDER POWER OF SALE	EDITION 5
1/10/2008	AE244380	DEPARTMENTAL DEALING	EDITION 6
10/8/2018	AN573470	TRANSFER	EDITION 7

*** END OF SEARCH ***

Batlow quote PRINTED ON 6/11/2020

Received: 06/11/2020 10:07:31

LAND REGISTRY SERVICES **Title Search** InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 200/757214

SEARCH DATE	TIME	EDITION NO	DATE
6/11/2020	10:06 AM	7	10/8/2018

LAND

LOT 200 IN DEPOSITED PLAN 757214
AT BATLOW
LOCAL GOVERNMENT AREA SNOWY VALLEYS
PARISH OF BATLOW COUNTY OF WYNYARD
(FORMERLY KNOWN AS PORTION 200)
TITLE DIAGRAM CROWN PLAN 6276.2119

FIRST SCHEDULE

SNOWY VALLEYS COUNCIL (T AN573470)

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

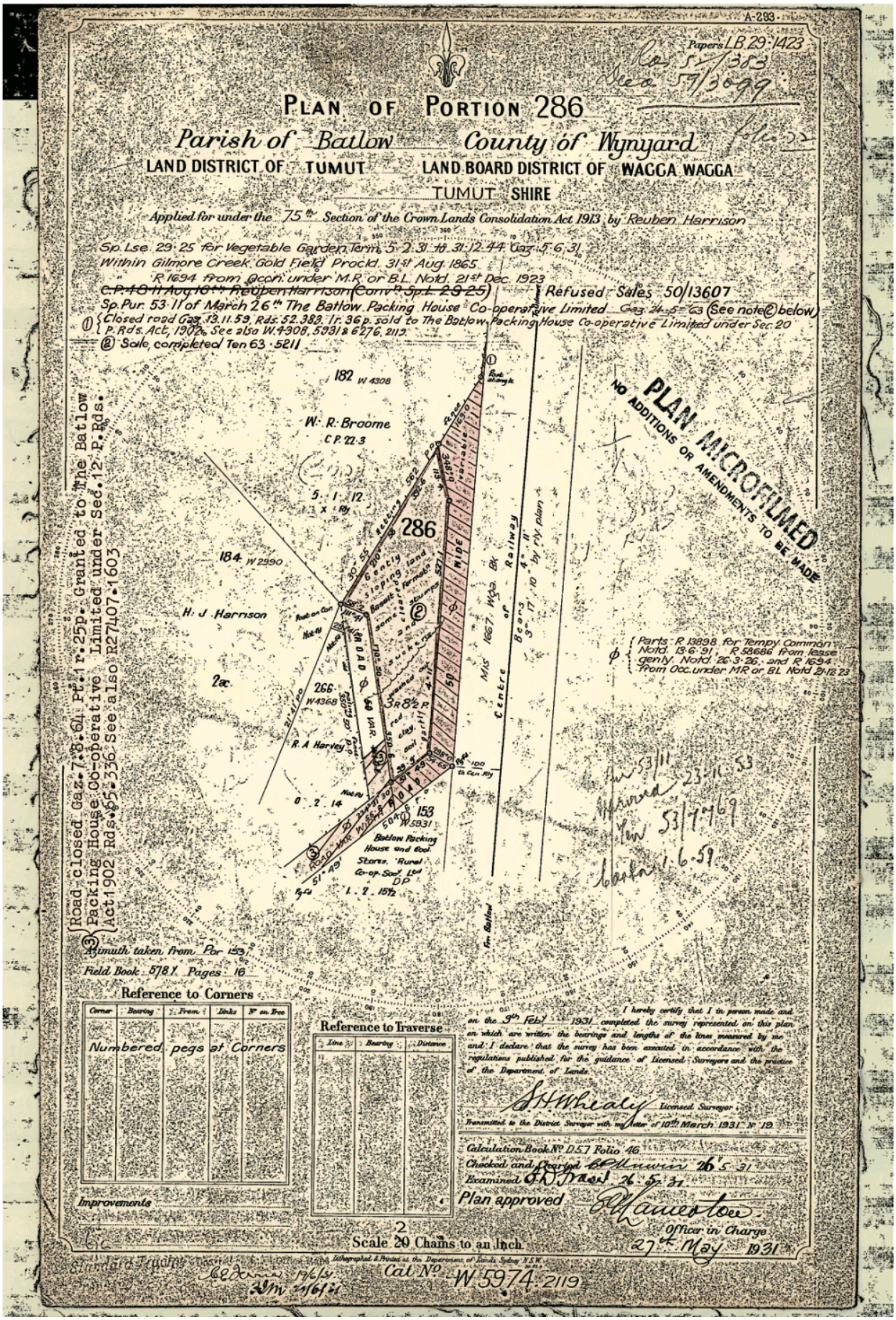
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Batlow quote PRINTED ON 6/11/2020

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

Received: 06/11/2020 10:06:46



LAND REGISTRY SERVICES

Historical Title

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
28/10/2020 12:21PM

FOLIO: 286/757214

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 8487 FOL 96

Recorded	Number	Type of Instrument	C.T. Issue
1/3/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/7/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
26/6/1995	O276876	DISCHARGE OF MORTGAGE	
26/6/1995	O276877	TRANSFER	
26/6/1995	O276878	MORTGAGE	EDITION 1
13/8/1997	3317185	DISCHARGE OF MORTGAGE	
13/8/1997	3317186	MORTGAGE	EDITION 2
12/10/2000	7147355	DISCHARGE OF MORTGAGE	EDITION 3
12/10/2000	7147356	CAVEAT	
12/9/2001	7938359	WITHDRAWAL OF CAVEAT	
12/9/2001	7938360	MORTGAGE	EDITION 4
17/9/2008	DP1110217	WITHDRAWN - DEPOSITED PLAN	
17/9/2008	AE190417	TRANSFER BY MORTGAGEE UNDER POWER OF SALE	EDITION 5
1/10/2008	AE244380	DEPARTMENTAL DEALING	EDITION 6
10/8/2018	AN573470	TRANSFER	EDITION 7
6/7/2020	AQ217429	CAVEAT	

*** END OF SEARCH ***

Batlow quote PRINTED ON 28/10/2020

Received: 28/10/2020 12:21:44

LAND REGISTRY SERVICES **Title Search** InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 286/757214

SEARCH DATE	TIME	EDITION NO	DATE
6/11/2020	10:06 AM	7	10/8/2018

LAND

LOT 286 IN DEPOSITED PLAN 757214
AT BATLOW
LOCAL GOVERNMENT AREA SNOWY VALLEYS
PARISH OF BATLOW COUNTY OF WYNYARD
(FORMERLY KNOWN AS PORTION 286)
TITLE DIAGRAM CROWN PLAN 5974.2119

FIRST SCHEDULE

SNOWY VALLEYS COUNCIL (T AN573470)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

* 2 AQ217429 CAVEAT BY SUELLEN THEA ROBERTS & THOMAS WILLIAM ROBERTS

NOTATIONS

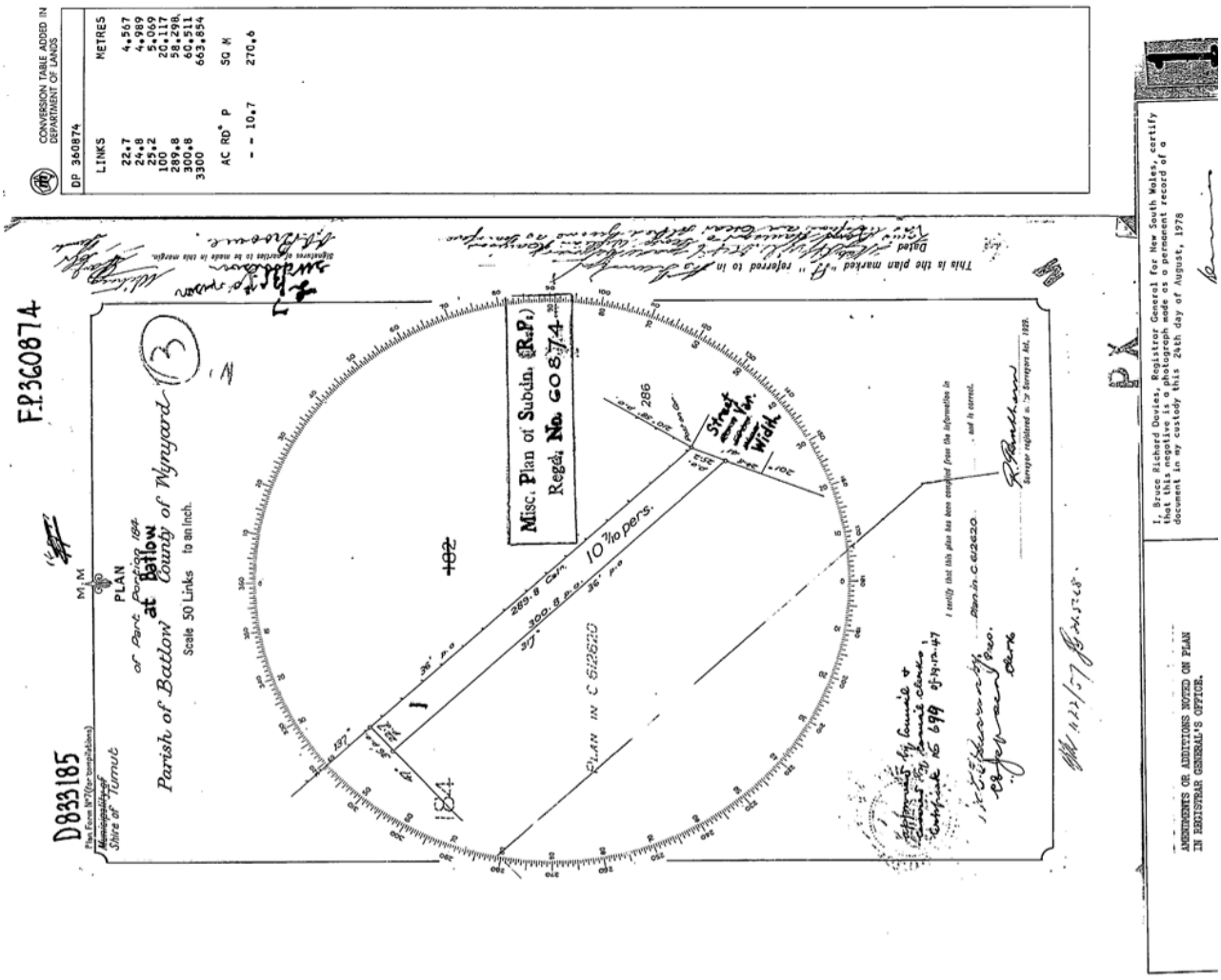
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Batlow quote PRINTED ON 6/11/2020

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

Received: 06/11/2020 10:06:46



LAND REGISTRY SERVICES

Historical Title

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
6/11/2020 10:06AM

FOLIO: 1/360874

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 5937 FOL 195

Recorded	Number	Type of Instrument	C.T. Issue
17/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
8/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
29/10/1997	3530669	REQUEST	
29/10/1997	3530670	TRANSMISSION APPLICATION	
29/10/1997	3530671	TRANSFER	EDITION 1
17/9/2008	DP1110217	WITHDRAWN - DEPOSITED PLAN	
30/6/2014	AI707219	TRANSFER BY A LOCAL COUNCIL S713 LOC GOV ACT	EDITION 2

*** END OF SEARCH ***

Batlow quote PRINTED ON 6/11/2020

Office of the Registrar-General /Src:INFOTRACK /Ref:Batlow quote

Form: 97-03TA
Licence: 026CN/0528/96

TRANSMISSION APPLI

New South Wales
Section 93 Real Property Act

3530670 S

Instructions for filling out this form are available from the Land Titles Office

Office of State Revenue use only

B

(A) **LAND**
Show no more than 20 titles.

Volume 5937 Folio 195
NOW BEING 1/360874

(B) **REGISTERED DEALING**
If applicable.

(C) **LODGED BY**

LTO Box	Name, Address or DX and Telephone
	HARDINGS SOLICITORS 1 YORK STREET SYDNEY, 2000. REFERENCE (15 character maximum): //5// SN-970066

(D) **DECEASED REGISTERED PROPRIETOR** OSCAR ALFRED BROOME

(E) **APPLICANT**

T A	LEONARD HEATHCOTE

(F) I, the Applicant, being entitled as **Executor** of the **Estate** of the Deceased Registered Proprietor (who died on 05.08.84) pursuant to **Probate** No. 985304 granted on 22nd November, 1984 to Leonard Heathcote, apply to be registered as proprietor of the estate or interest of the Deceased Registered Proprietor in the **Land** specified above.

(G) Certified correct for the purposes of the Real Property Act 1900. **DATE** 26th August 1997
Signed in my presence by the Applicant who is personally known to me.

.....
Signature of Witness

R. R. PLAYFORD
SOLICITOR
CASINO

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

.....
Address of Witness

.....
Signature of Applicant

(H) **CONSENT OF EXECUTOR OR ADMINISTRATOR**

I, **Executor of the Will** of the Deceased Registered Proprietor, hereby consent to this application.

.....
Signature of Witness

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

.....
Address of Witness

Form: 97-01T
Licence: 026CN/0526/96

TRANSFER

New South Wales
Real Property Act 1900

3530671 Q

Instructions for filling out this form are available from the Land Titles Office

Office of State Revenue use only

OFFICE OF STATE REVENUE
STAMP DUTY (N.S.W. TREASURY) W4
1996/97
DUTY $ 2.00 1ST REC Nº 9003149316

(A) **LAND TRANSFERRED**
Show no more than 20 titles. If appropriate, specify the share or part transferred.

Volume 5937 Folio 195 (ID 1/360874)

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone
	HENNINGS REFERENCE (15 character maximum): SN-970066

(C) **TRANSFEROR** LEONARD HEATHCOTE

(D) acknowledges receipt of the consideration of $500.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable) 1. 2. 3.

(F) **TRANSFEREE**

T TS (s713 LGA) TW (Sheriff)	MOUNTAIN MAID PTY LIMITED (ACN 068 104 709)

(G) **TENANCY:**

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE** 22-10-97

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

.....
Signature of Witness

R. R. PLAYFORD
SOLICITOR
CASINO

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

.....
Address of Witness

.....
Signature of Transferor

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

.....
Signature of Witness

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

.....
Address of Witness

T. L. STACY
SOLICITOR
TUMUT

.....
Signature of Transferee's SOLICITOR

CHECKED BY (LTO use)

LAND REGISTRY SERVICES **Title Search** InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/360874

SEARCH DATE	TIME	EDITION NO	DATE
6/11/2020	10:06 AM	2	30/6/2014

LAND

LOT 1 IN DEPOSITED PLAN 360874
AT BATLOW
LOCAL GOVERNMENT AREA SNOWY VALLEYS
PARISH OF BATLOW COUNTY OF WYNYARD
TITLE DIAGRAM DP360874

FIRST SCHEDULE

TUMUT SHIRE COUNCIL (TS AI707219)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Batlow quote PRINTED ON 6/11/2020

Plan Form No. 2 (for Deposited Plan)

PLAN

Municipality of Shire of Tumut C679800 13-7-38

of subdivision of { Portion 266 & part of Portions 184, 265 & 266

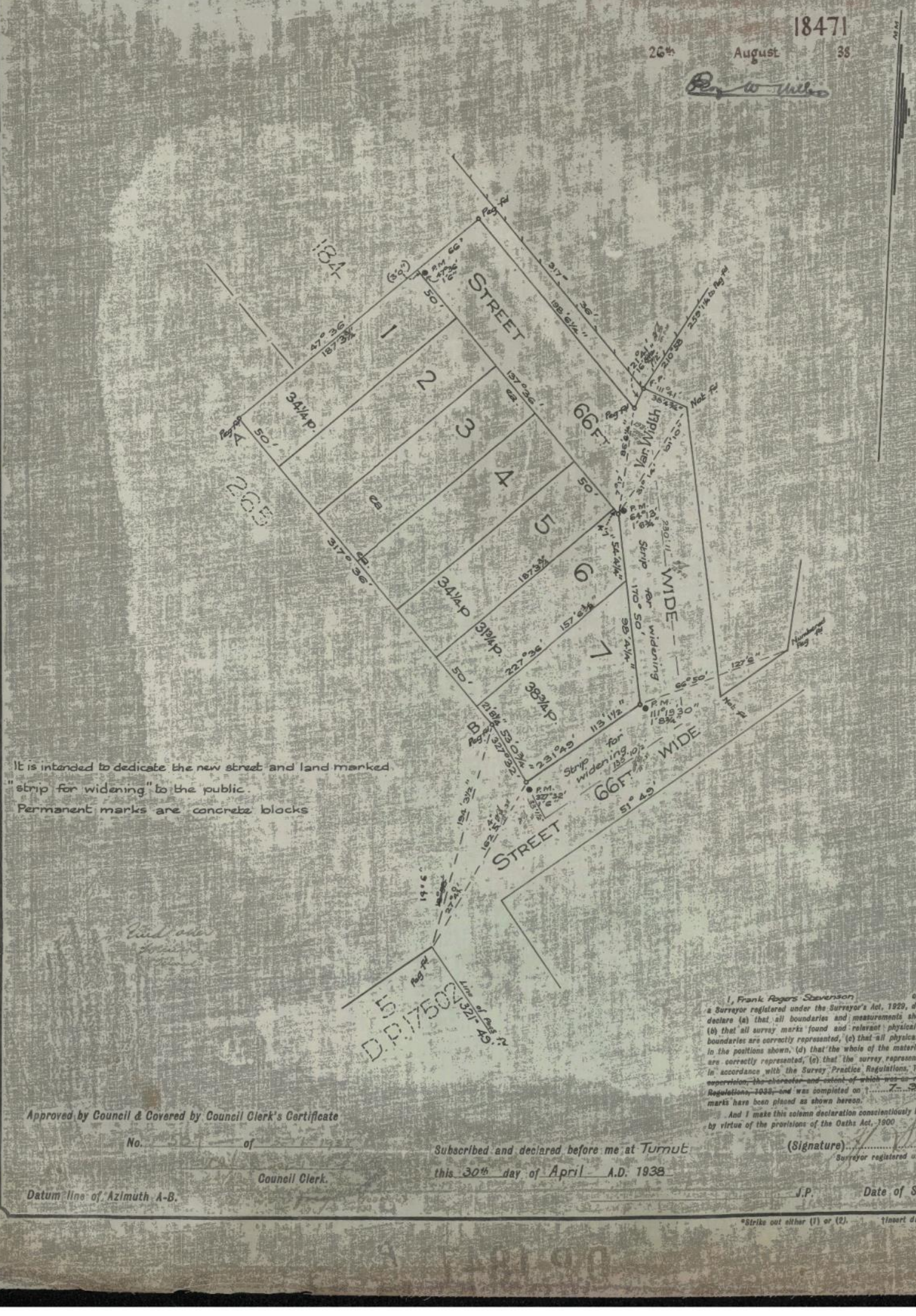
PARISH OF BATLOW COUNTY OF WYNYARD

Reference to Title Volume 1920 Folio 90.

Scale: 60 feet to an inch

18471

26th August 38



It is intended to dedicate the new street and land marked "strip for widening" to the public.

Permanent marks are concrete blocks

I, Frank Rogers Stevenson of Tumut a Surveyor registered under the Surveyor's Act, 1929, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey represented in this plan has been made in accordance with the Survey Practice Regulations, 1933 *(1) by me ~~(2) under my supervision, the character and extent of which was as required by the Survey Practice Regulations, 1933, and~~ was completed on †7-3-38 and the ~~reference~~ Permanent marks have been placed as shown hereon.

And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act, 1900

(Signature) ..... Surveyor registered under the Surveyors Act, 1929.

Date of Survey 7. 3. 38

Approved by Council & Covered by Council Clerk's Certificate

No. ..... of .....

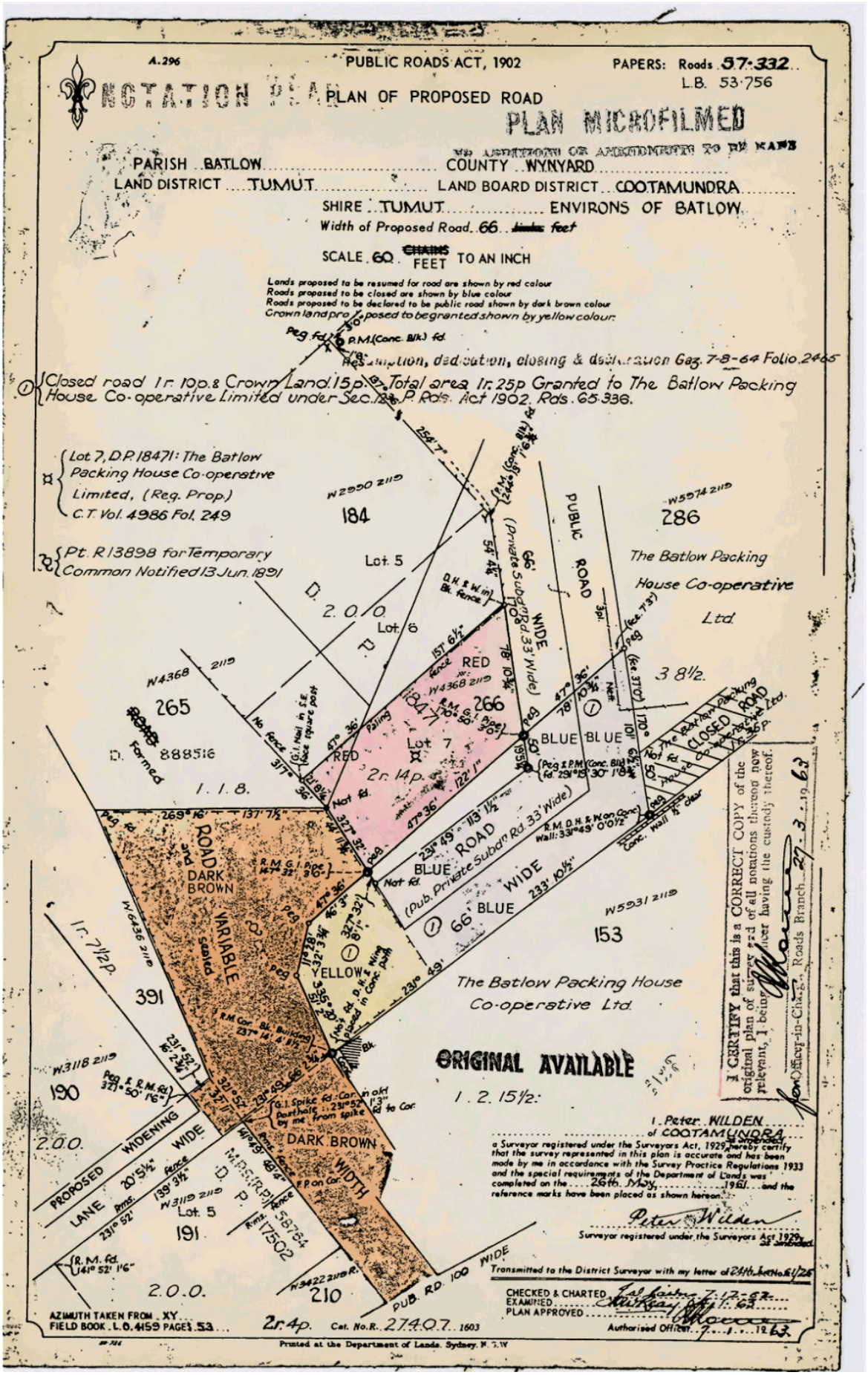
Council Clerk.

Datum line of Azimuth A-B.

Subscribed and declared before me at Tumut this 30th day of April A.D. 1938

J.P.

*Strike out either (1) or (2). †Insert date of Survey.



State of New South Wales

10505066

No.1966/2392

FREE

Vol. 10505 Fol. 66
Registered 13-3-1967
Registrar General.

GRANT OF LAND AS COMPENSATION FOR LAND RESUMED FOR A PUBLIC ROAD

CANCELLED

(UNDER THE PUBLIC ROADS ACT, 1902)

ELIZABETH the SECOND, by the Grace of God of the United Kingdom, Australia and Her other Realms and Territories Queen, Head of the Commonwealth, Defender of the Faith:— To All to whom these Presents shall come, Greeting:—

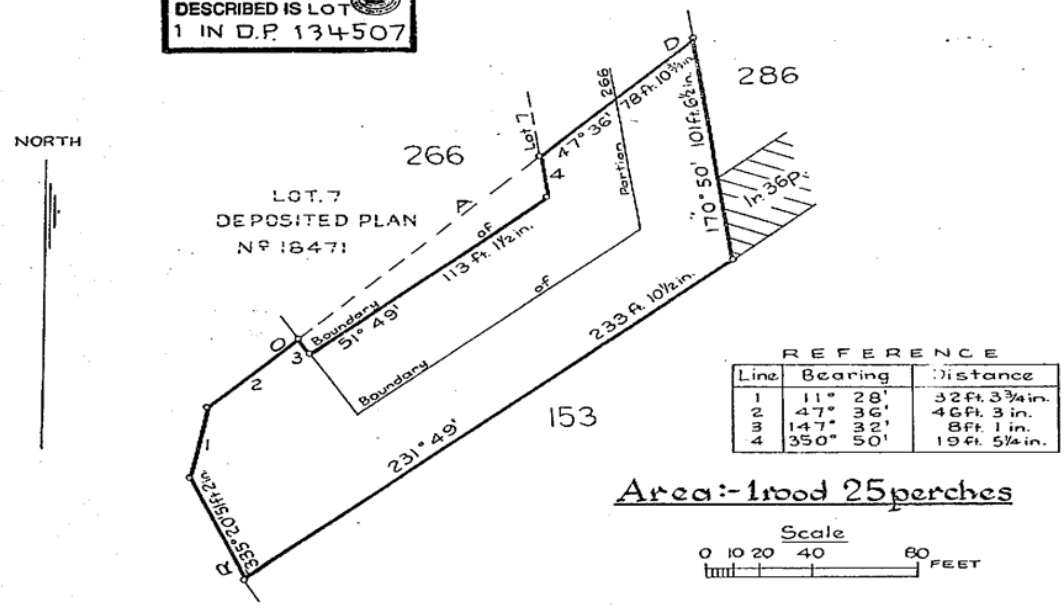
1/134507

SEE AUTO FOLIO

Whereas THE BATLOW PACKING HOUSE CO-OPERATIVE LIMITED

(hereinafter called the GRANTEE) agreed to accept a Grant in fee simple of the land hereinafter described and intended to be hereby granted as compensation for certain land which was resumed under the Public Roads Act, 1902 by Notification of Resumption published in the Gazette on the seventh day of August 1964 —— and which was at the time of such resumption held by the GRANTEE in fee simple NOW THESE PRESENTS WITNESS That in consideration of the premises WE DO HEREBY GRANT unto the GRANTEE Subject to the Reservations and Exceptions hereinafter contained ALL THAT parcel of land containing by admeasurement one rood twenty five perches be the same more or less situated in the County of Wynyard Parish of Batlow at Batlow Being the closed road and land shown by blue and yellow colours respectively in plan catalogued No. R.27407-1603 in the Department of Lands

THE LAND WITHIN DESCRIBED IS LOT 1 IN D.P. 134507



REFERENCE

Line	Bearing	Distance
1	11° 28'	32 Ft. 3¾ in.
2	47° 36'	46 Ft. 3 in.
3	141° 32'	8 Ft. 1 in.
4	350° 50'	19 Ft. 5¼ in.

Area:- 1rood 25perches

Scale
0 10 20 40 80 FEET

As per Plan hereon TO HOLD unto the GRANTEE in fee simple PROVIDED NEVERTHELESS AND WE DO HEREBY RESERVE AND EXCEPT unto Us Our Heirs and Successors all minerals which the Land hereby granted contains with full power and authority for Us Our Heirs and Successors and such person or persons as shall from time to time be authorised by Us or Them to enter upon the Land hereby granted and to search for mine dig and remove the said minerals AND ALSO all such parts and so much of the Land hereby granted as may hereafter be required for public ways in over and through the same to be set out by Our Governor for the time being of Our said State or some person by him authorised in that respect with full power for Us Our Heirs and Successors and for Our Governor as aforesaid by such person or persons as shall be by Us Them or him authorised in that behalf to make and conduct all such public ways And the right of full and free ingress egress and regress into out of and upon the Land hereby granted for the several purposes aforesaid or any of them IN TESTIMONY WHEREOF We have caused this Our Grant to be Sealed with the Seal of Our said State

Witness Our Governor of Our State of New South Wales and its Dependencies in the Commonwealth of Australia, at Sydney in Our said State, this twenty fourth day of February in the sixteenth year of Our Reign and in the year of Our Lord one Thousand nine hundred and sixty seven

A. R. Cutler

Governor

FOR ENDORSEMENTS SEE PAGE 2

St 1609 V. C. N. Blight, Government Printer

Vol. 10505 Fol 66

SCHEDULE OF REGISTERED PROPRIETORS

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~The name of the proprietor is now Mountain Maid Foods Co-Operative Limited~~	Change of Name	L 388234		17-4-1969	
~~Betona Co-op. Limited by Transfer [illegible]16. Registered 8-11-1982.~~					
Mountain Maid Pty Limited by Transfer 0276877. Registered 26.6.1995					
CANCELLED					
SEE AUTO FOLIO					

L388234 M
T227312 D/M
T — 13 D/M
T — 16 T
T — 19 M
0276876 M
- 7T
- 8M

SCHEDULE OF ENCUMBRANCES ETC.

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Mortgage~~	~~L388234~~	~~24-3-1969~~	~~to Rural Bank of New South Wales~~	~~17-4-1969~~		Discharged	T227312	
~~Mortgage~~	~~L436004~~	~~28-11-1969~~	~~to Rural Bank of New South Wales~~	~~30-5-1979~~		Discharged	T227313	
~~T227319 Mortgage to State Bank of New South Wales. Registered 8-11-1982.~~						26.6.1995	0276876	
0276878	Mortgage to FAI	26.6.1995	General Insurance Company Limited. Registered					

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

Office of the Registrar-General /Src:INFOTRACK /Ref:Batlow quote (Page 4 of 4 pages)

LAND REGISTRY SERVICES

Historical Title

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
6/11/2020 10:07AM

FOLIO: 1/134507

First Title(s): VOL 10505 FOL 66
Prior Title(s): VOL 10505 FOL 66

Recorded	Number	Type of Instrument	C.T. Issue
24/4/1997	DP134507	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
29/4/1997	DP134507	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
13/8/1997	3317185	DISCHARGE OF MORTGAGE	
13/8/1997	3317186	MORTGAGE	EDITION 1
12/10/2000	7147355	DISCHARGE OF MORTGAGE	EDITION 2
12/10/2000	7147356	CAVEAT	
12/9/2001	7938359	WITHDRAWAL OF CAVEAT	
12/9/2001	7938360	MORTGAGE	EDITION 3
17/9/2008	DP1110217	WITHDRAWN - DEPOSITED PLAN	
17/9/2008	AE190417	TRANSFER BY MORTGAGEE UNDER POWER OF SALE	EDITION 4
1/10/2008	AE244380	DEPARTMENTAL DEALING	EDITION 5
10/8/2018	AN573470	TRANSFER	EDITION 6
6/7/2020	AQ217429	CAVEAT	

*** END OF SEARCH ***

Batlow quote PRINTED ON 6/11/2020

LAND REGISTRY SERVICES **Title Search** InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/134507

SEARCH DATE	TIME	EDITION NO	DATE
6/11/2020	10:05 AM	6	10/8/2018

LAND

LOT 1 IN DEPOSITED PLAN 134507
AT BATLOW
LOCAL GOVERNMENT AREA SNOWY VALLEYS
PARISH OF BATLOW COUNTY OF WYNYARD
TITLE DIAGRAM DP134507

FIRST SCHEDULE

SNOWY VALLEYS COUNCIL (T AN573470)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

* 2 AQ217429 CAVEAT BY SUELLEN THEA ROBERTS & THOMAS WILLIAM ROBERTS

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Batlow quote PRINTED ON 6/11/2020

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Received: 06/11/2020 10:06:48

LAND REGISTRY SERVICES

Historical Title

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
6/11/2020 10:07AM

FOLIO: 7/18471

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 4986 FOL 249

Recorded	Number	Type of Instrument	C.T. Issue
18/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/10/1993		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
26/6/1995	O276876	DISCHARGE OF MORTGAGE	
26/6/1995	O276877	TRANSFER	
26/6/1995	O276878	MORTGAGE	EDITION 1
13/8/1997	3317185	DISCHARGE OF MORTGAGE	
13/8/1997	3317186	MORTGAGE	EDITION 2
12/10/2000	7147355	DISCHARGE OF MORTGAGE	EDITION 3
12/10/2000	7147356	CAVEAT	
12/9/2001	7938359	WITHDRAWAL OF CAVEAT	
12/9/2001	7938360	MORTGAGE	EDITION 4
17/9/2008	AE190417	TRANSFER BY MORTGAGEE UNDER POWER OF SALE	EDITION 5
10/8/2018	AN573470	TRANSFER	EDITION 6
6/7/2020	AQ217429	CAVEAT	

*** END OF SEARCH ***

Batlow quote PRINTED ON 6/11/2020

LAND REGISTRY SERVICES **Title Search** InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 7/18471

SEARCH DATE	TIME	EDITION NO	DATE
6/11/2020	10:06 AM	6	10/8/2018

LAND

LOT 7 IN DEPOSITED PLAN 18471
AT BATLOW
LOCAL GOVERNMENT AREA SNOWY VALLEYS
PARISH OF BATLOW COUNTY OF WYNYARD
TITLE DIAGRAM DP18471

FIRST SCHEDULE

SNOWY VALLEYS COUNCIL (T AN573470)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2 LAND EXCLUDES THE ROAD(S) SHOWN IN CROWN PLAN 27407.1603
* 3 AQ217429 CAVEAT BY SUELLEN THEA ROBERTS & THOMAS WILLIAM ROBERTS

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Batlow quote PRINTED ON 6/11/2020

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

Received: 06/11/2020 10:06:48

LT2/16

PLAN OF LAND IN VOL 8487 FOL 98

D.P. 650670

Registered: MB 21.9.1993

C.A.: ———

Title System: TORRENS

Purpose: DEPARTMENTAL

Ref. Map: TUMUT SHT 6#

Last Plan: ———

~~Mun.~~/Shire/~~City~~ TUMUT

Town or Locality BATLOW

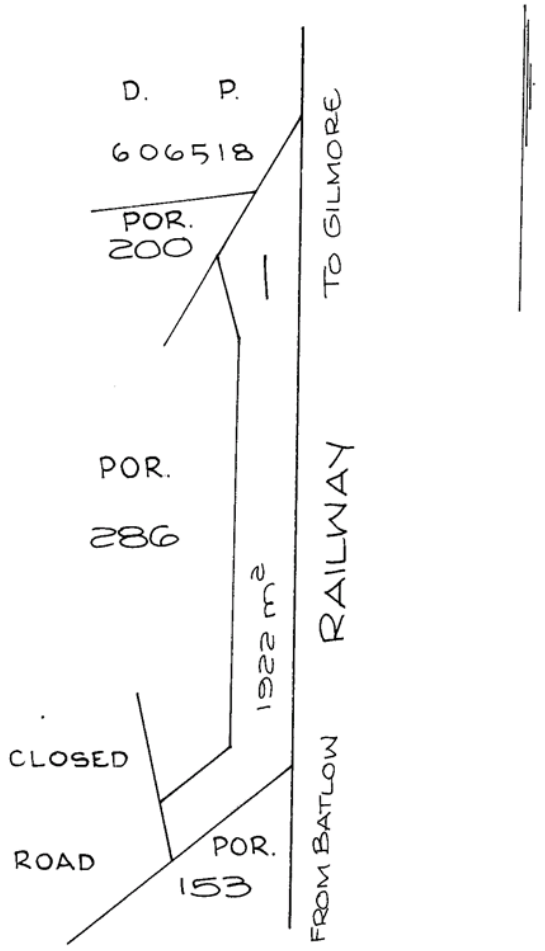
Parish BATLOW

County WYNYARD

Reduction Ratio 1: N.T.S. Lengths are in metres

N O 1 D 1 B

8526-4-N



L.O. 2230

LAND REGISTRY SERVICES

Historical Title

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
6/11/2020 10:07AM

FOLIO: 1/650670

First Title(s): VOL 8487 FOL 98
Prior Title(s): VOL 8487 FOL 98

Recorded	Number	Type of Instrument	C.T. Issue
29/9/1992		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
17/12/1993		AMENDMENT: TITLE DIAGRAM	
26/6/1995	O276876	DISCHARGE OF MORTGAGE	
26/6/1995	O276877	TRANSFER	
26/6/1995	O276878	MORTGAGE	EDITION 1
13/8/1997	3317185	DISCHARGE OF MORTGAGE	
13/8/1997	3317186	MORTGAGE	EDITION 2
12/10/2000	7147355	DISCHARGE OF MORTGAGE	EDITION 3
12/10/2000	7147356	CAVEAT	
12/9/2001	7938359	WITHDRAWAL OF CAVEAT	
12/9/2001	7938360	MORTGAGE	EDITION 4
17/9/2008	DP1110217	WITHDRAWN - DEPOSITED PLAN	
17/9/2008	AE190417	TRANSFER BY MORTGAGEE UNDER POWER OF SALE	EDITION 5
1/10/2008	AE244380	DEPARTMENTAL DEALING	EDITION 6
10/8/2018	AN573470	TRANSFER	EDITION 7
6/7/2020	AQ217429	CAVEAT	

*** END OF SEARCH ***

Batlow quote PRINTED ON 6/11/2020

LAND REGISTRY SERVICES **Title Search** InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/650670

SEARCH DATE	TIME	EDITION NO	DATE
6/11/2020	10:06 AM	7	10/8/2018

LAND

LOT 1 IN DEPOSITED PLAN 650670
AT BATLOW
LOCAL GOVERNMENT AREA SNOWY VALLEYS
PARISH OF BATLOW COUNTY OF WYNYARD
TITLE DIAGRAM DP650670

FIRST SCHEDULE

SNOWY VALLEYS COUNCIL (T AN573470)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
* 2 AQ217429 CAVEAT BY SUELLEN THEA ROBERTS & THOMAS WILLIAM ROBERTS

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Batlow quote PRINTED ON 6/11/2020

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

Received: 06/11/2020 10:06:48

Appendix B

Lotsearch Report

LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 04 Nov 2020 10:51:15

Reference: LS015826 EP

Address: Leaburn Avenue, Batlow, NSW 2730

Dataset Listing

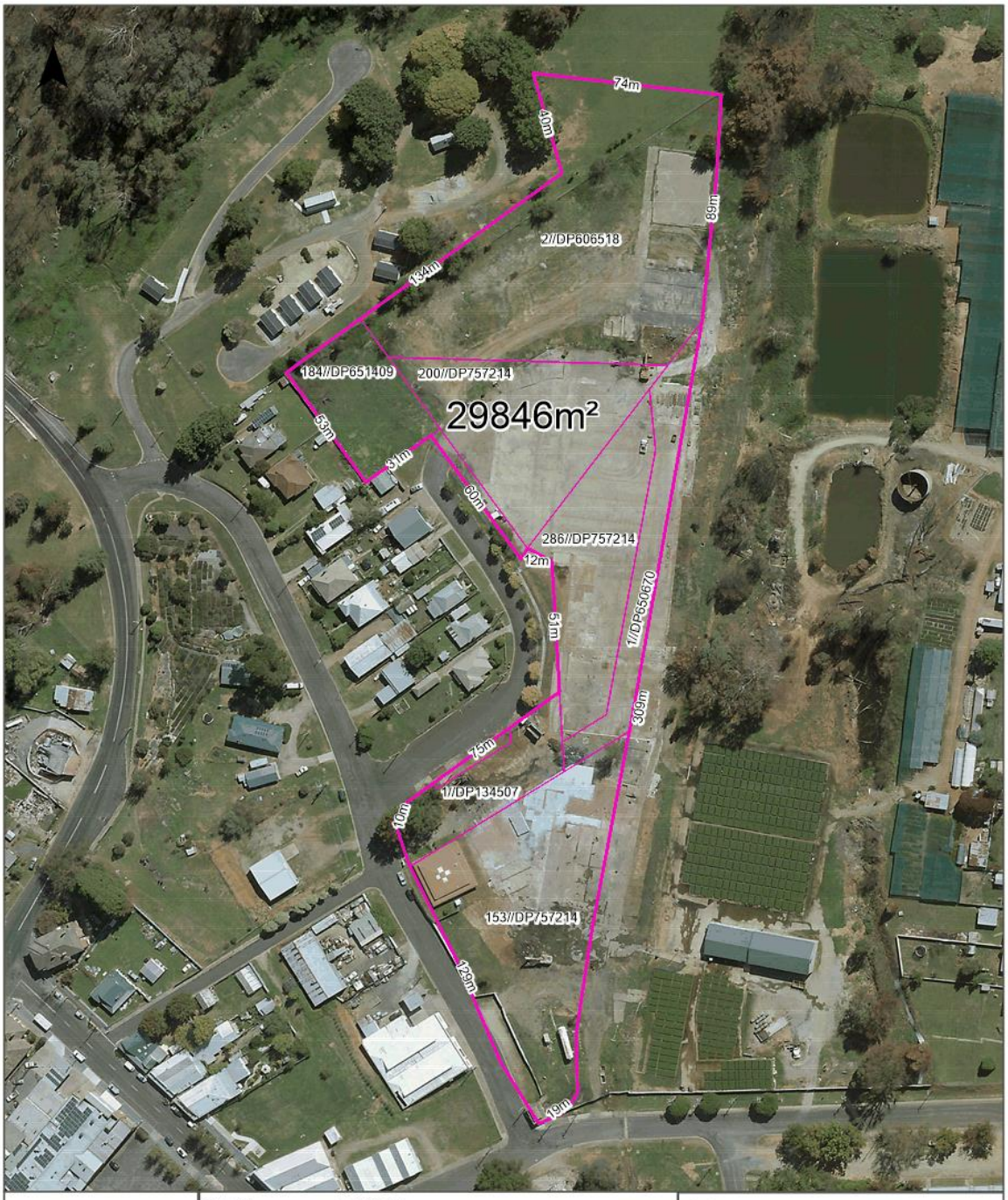
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Finance, Services & Innovation	27/04/2020	27/04/2020	Quarterly	-	-	-	-
Topographic Data	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	22/10/2020	22/10/2020	Monthly	1000	0	0	1
Contaminated Land Records of Notice	Environment Protection Authority	28/09/2020	28/09/2020	Monthly	1000	0	0	0
Former Gasworks	Environment Protection Authority	29/09/2020	11/10/2017	Monthly	1000	0	0	0
National Waste Management Facilities Database	Geoscience Australia	15/05/2020	07/03/2017	Quarterly	1000	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	12/08/2020	13/07/2012	Quarterly	1000	0	0	1
EPA PFAS Investigation Program	Environment Protection Authority	12/10/2020	07/05/2020	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	14/10/2020	14/10/2020	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	14/10/2020	14/10/2020	Monthly	2000	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	28/09/2020	28/09/2020	Monthly	2000	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	14/10/2020	14/10/2020	Monthly	2000	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	04/02/2020	13/12/2018	Annually	1000	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	25/09/2020	25/09/2020	Monthly	1000	0	1	2
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	25/09/2020	25/09/2020	Monthly	1000	0	1	1
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	25/09/2020	25/09/2020	Monthly	1000	0	3	3
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	2	6
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150	-	211	211
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500	0	0	3
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500	-	6	6
Points of Interest	NSW Department of Finance, Services & Innovation	30/03/2020	30/03/2020	Quarterly	1000	0	1	38
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	30/03/2020	30/03/2020	Quarterly	1000	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	30/03/2020	30/03/2020	Quarterly	1000	0	0	2
Major Easements	NSW Department of Finance, Services & Innovation	30/03/2020	30/03/2020	Quarterly	1000	0	0	8
State Forest	Forestry Corporation of NSW	18/01/2018	18/01/2018	As required	1000	0	1	2
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	21/01/2020	30/09/2019	Annually	1000	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000	1	1	1
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	26/10/2020	21/02/2018	As required	1000	0	0	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Groundwater Boreholes	NSW Dept. of Primary Industries - Water NSW; Commonwealth of Australia (Bureau of Meteorology)	24/07/2018	23/07/2018	Annually	2000	0	0	5
Geological Units 1:250,000	NSW Department of Planning, Industry and Environment	20/08/2014		None planned	1000	1	-	3
Geological Structures 1:250,000	NSW Department of Planning, Industry and Environment	20/08/2014		None planned	1000	0	-	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000	0	0	1
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000	1	1	1
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	01/10/2020	03/07/2020	Monthly	500	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000	1	1	1
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000	0	0	0
Dryland Salinity Potential of Western Sydney	NSW Department of Planning, Industry and Environment	12/05/2017	01/01/2002	None planned	1000	-	-	-
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	30/03/2020	30/03/2020	Quarterly	1000	0	0	0
Current Mining Titles	NSW Department of Industry	29/07/2020	29/07/2020	Monthly	1000	0	0	0
Mining Title Applications	NSW Department of Industry	29/07/2020	29/07/2020	Monthly	1000	1	1	1
Historic Mining Titles	NSW Department of Industry	29/07/2020	29/07/2020	Monthly	1000	14	16	17
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	01/10/2020	07/12/2018	Monthly	1000	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	01/10/2020	25/09/2020	Monthly	1000	1	9	28
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	18/08/2020	20/11/2019	Quarterly	1000	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	18/08/2020	20/11/2019	Quarterly	1000	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	24/07/2020	02/07/2020	Quarterly	1000	0	0	0
Environmental Planning Instrument Heritage	NSW Department of Planning, Industry and Environment	01/10/2020	11/09/2020	Monthly	1000	0	0	12
Bush Fire Prone Land	NSW Rural Fire Service	02/11/2020	14/12/2019	Weekly	1000	2	2	2
Vegetation of Southern Forests	NSW Office of Environment & Heritage	09/12/2014	10/10/2011	Unknown	1000	0	1	6
Ramsar Wetlands of Australia	Department of the Agriculture, Water and the Environment	08/10/2014	24/06/2011	As required	1000	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	0	3	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	0	4	9
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	02/11/2020	02/11/2020	Weekly	10000	-	-	-

Site Diagram

Leaburn Avenue, Batlow, NSW 2730



Legend

- Site Boundary
- Internal Parcel Boundaries

Total Area: 29846m²

Total Perimeter: 1098m

Disclaimers:

Measurements are approximate only and may have been simplified or smaller lengths removed for readability.

Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.

Scale:

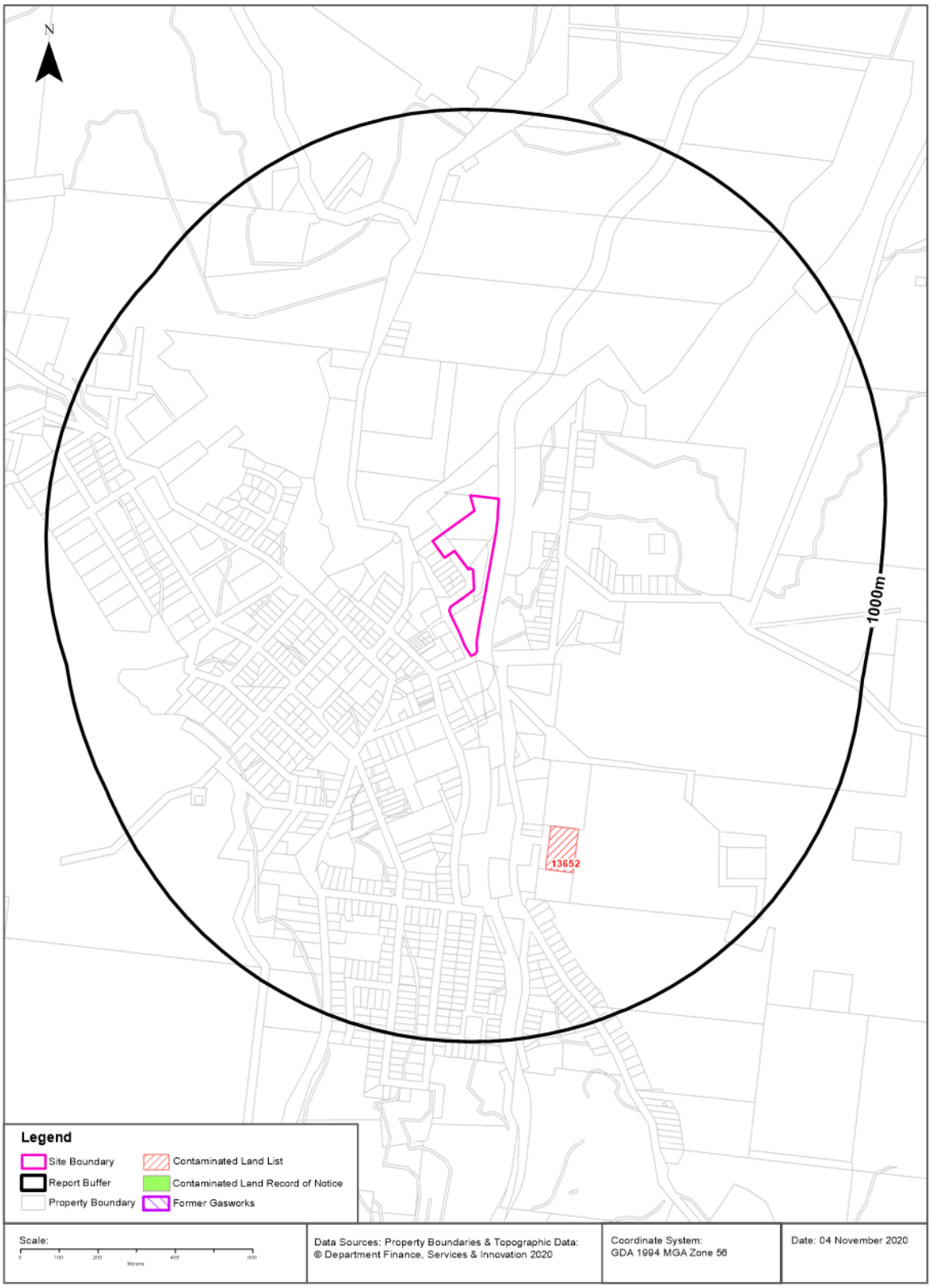
Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System: GDA 1994 MGA Zone 56

Date: 04 November 2020

Contaminated Land

Leaburn Avenue, Batlow, NSW 2730



Contaminated Land

Leaburn Avenue, Batlow, NSW 2730

List of NSW contaminated sites notified to EPA

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

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist (m)	Direction
13652	Crown Reserves	Mill ROAD	BATLOW	Other Industry	Under assessment	Current EPA List	Premise Match	487m	South

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.

Contaminated Land

Leaburn Avenue, Batlow, NSW 2730

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

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

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

Former Gasworks

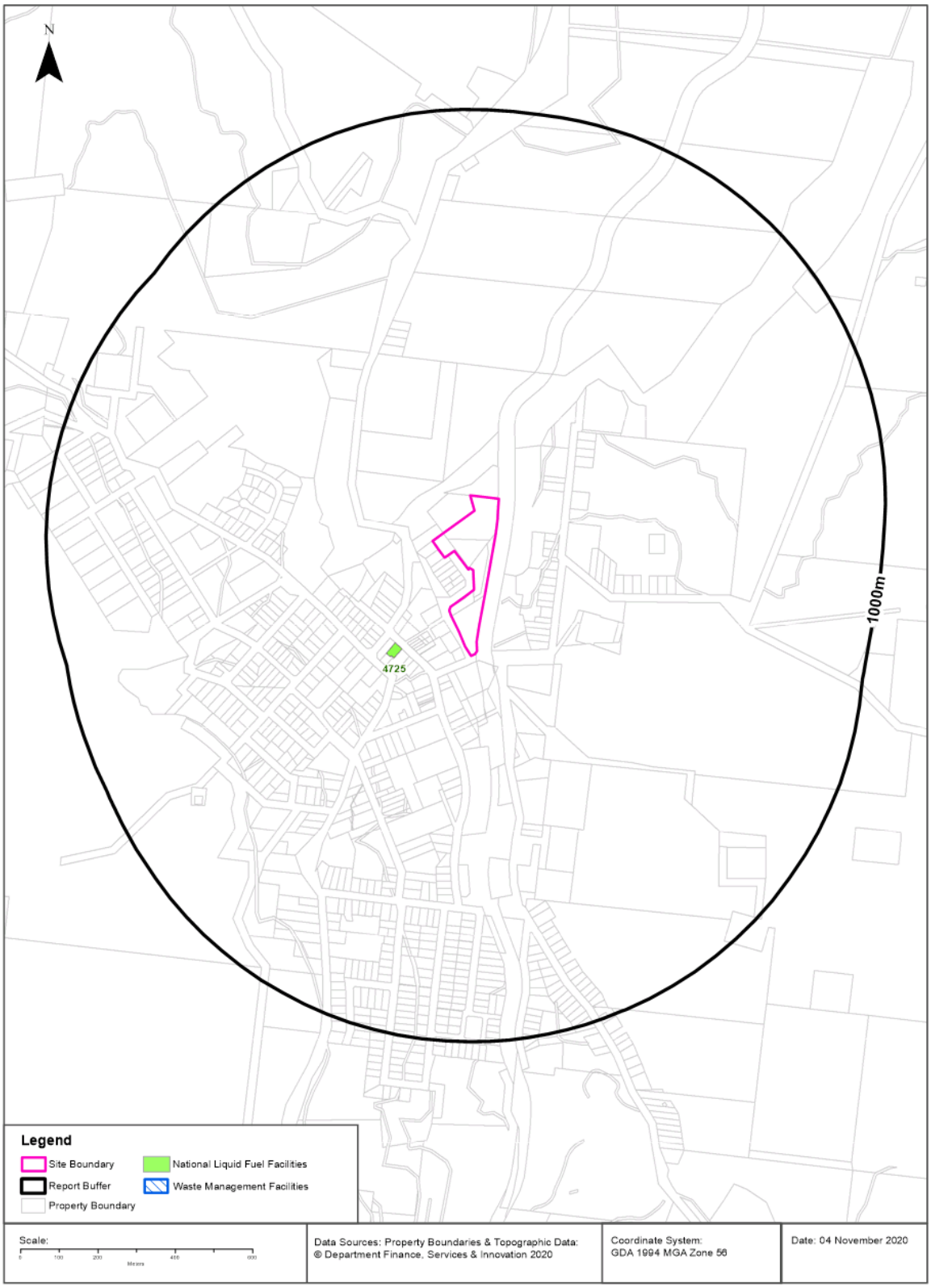
Former Gasworks within the dataset buffer:

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

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

Waste Management & Liquid Fuel Facilities

Leaburn Avenue, Batlow, NSW 2730



Waste Management & Liquid Fuel Facilities

Leaburn Avenue, Batlow, NSW 2730

National Waste Management Site Database

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

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

National Liquid Fuel Facilities

National Liquid Fuel Facilties within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist (m)	Direction
4725	Independent Fuel Supplies	Ampol Batlow	18 Pioneer Street	Batlow	Petrol Station	Operational		25/07/2011	Premise Match	151m	South West

PFAS Investigation & Management Programs

Leaburn Avenue, Batlow, NSW 2730

EPA PFAS Investigation Program

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

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

EPA PFAS Investigation Program: Environment Protection Authority

Defence PFAS Investigation Program

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

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

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

Defence PFAS Management Program

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

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

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

Airservices Australia National PFAS Management Program

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

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

Leaburn Avenue, Batlow, NSW 2730

Defence 3 Year Regional Contamination Investigation Program

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

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

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

EPA Other Sites with Contamination Issues

Leaburn Avenue, Batlow, NSW 2730

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

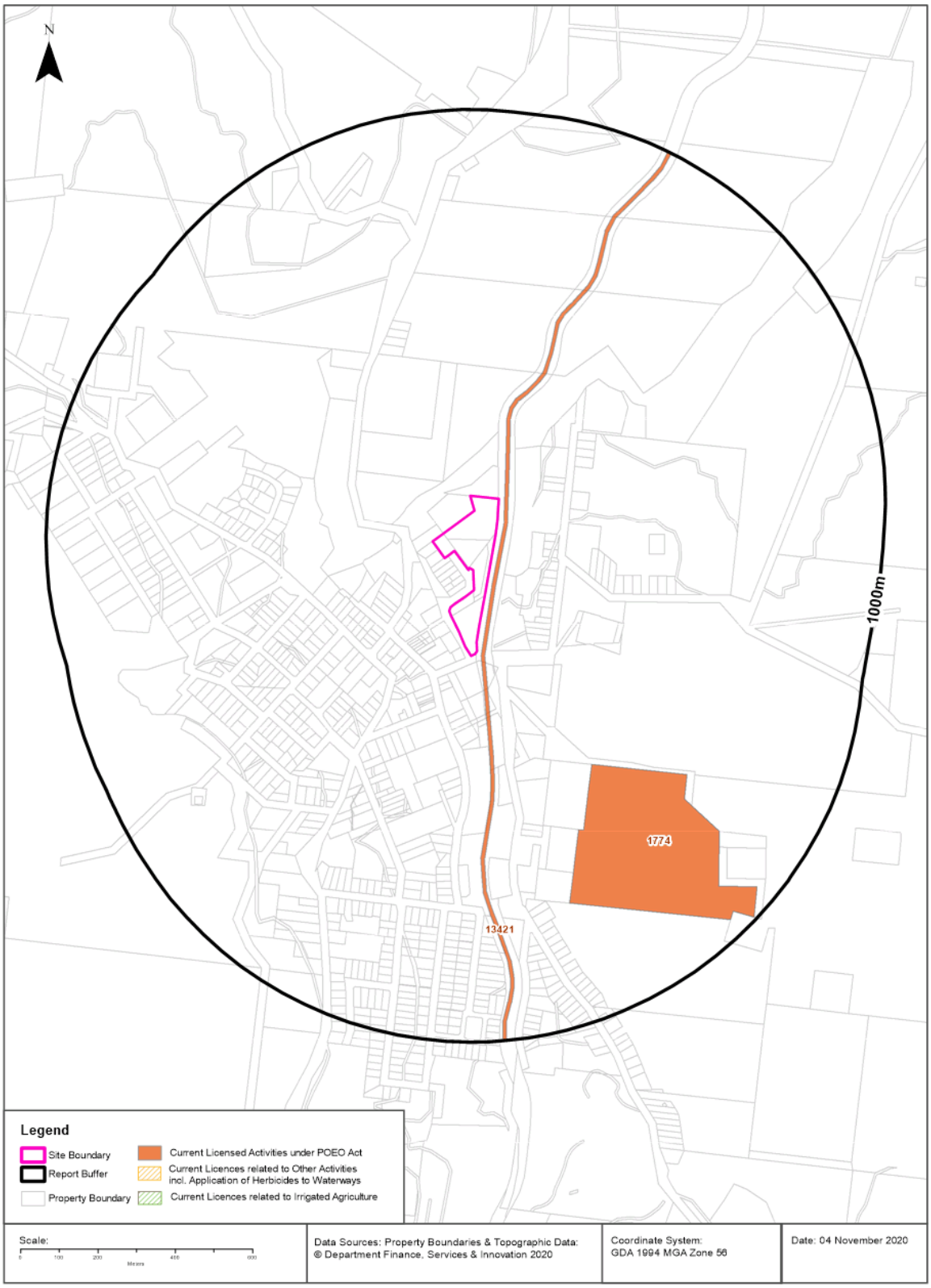
Sites within the dataset buffer:

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

Current EPA Licensed Activities

Leaburn Avenue, Batlow, NSW 2730



EPA Activities

Leaburn Avenue, Batlow, NSW 2730

Licensed Activities under the POEO Act 1997

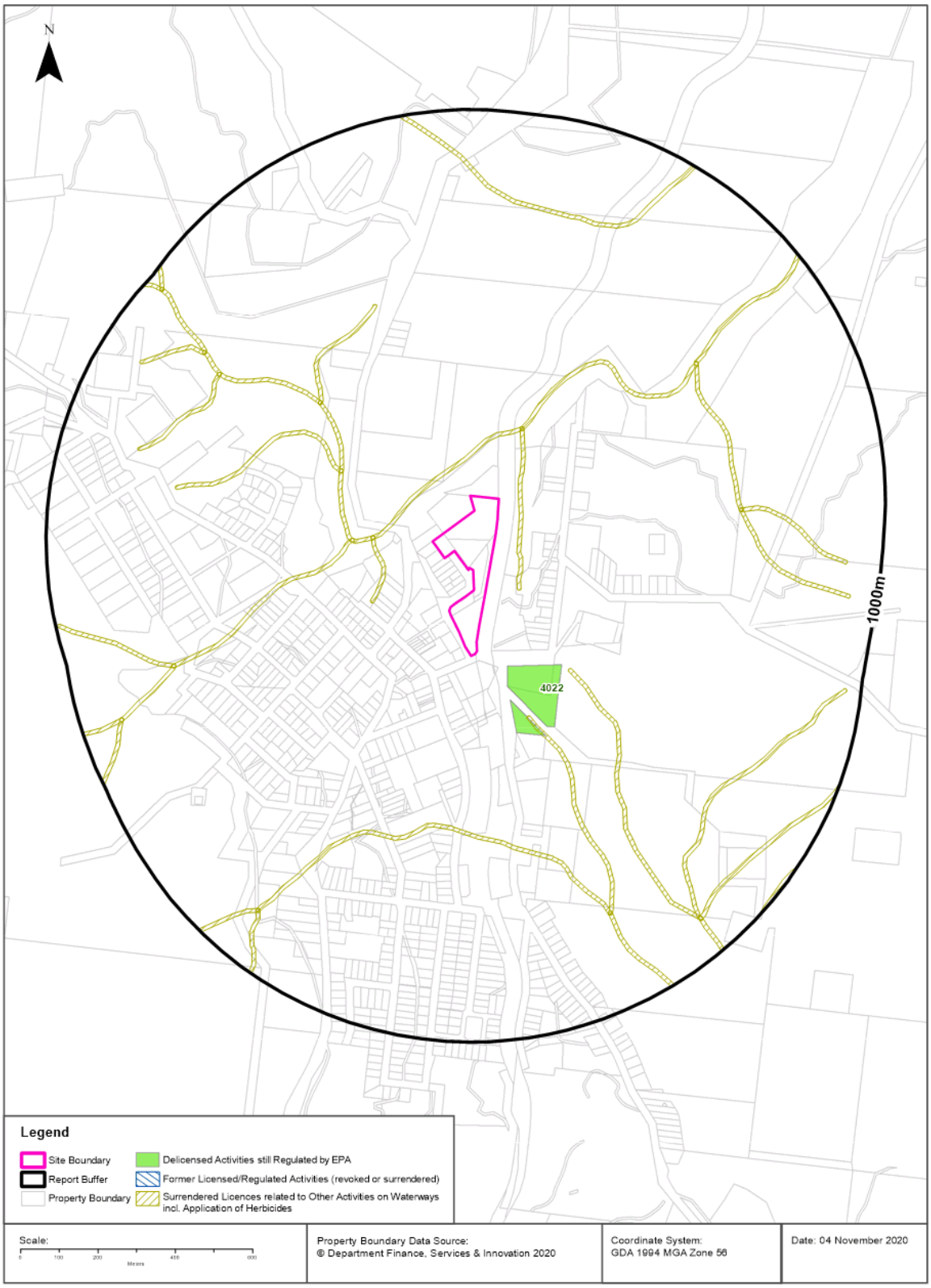
Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
13421	JOHN HOLLAND RAIL PTY LTD		JOHN HOLLAND RAIL NETWORK, PARRAMATTA, NSW 2124		Railway systems activities	Network of Features	14m	East
1774	SNOWY VALLEYS COUNCIL	BATLOW SEWAGE TREATMENT PLANT	BOGGAMILLA ROAD	BATLOW	Sewage treatment processing by small plants	Premise Match	417m	South East

POEO Licence Data Source: Environment Protection Authority

Delicensed & Former Licensed EPA Activities

Leaburn Avenue, Batlow, NSW 2730



EPA Activities

Leaburn Avenue, Batlow, NSW 2730

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
4022	FORESTRY CORPORATION OF NEW SOUTH WALES		WITHIN THE SOUTHERN REGION DEPICTED ON FIGURE 3		Logging operations	Network of Features	89m	South East

Delicensed Activities Data Source: Environment Protection Authority

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

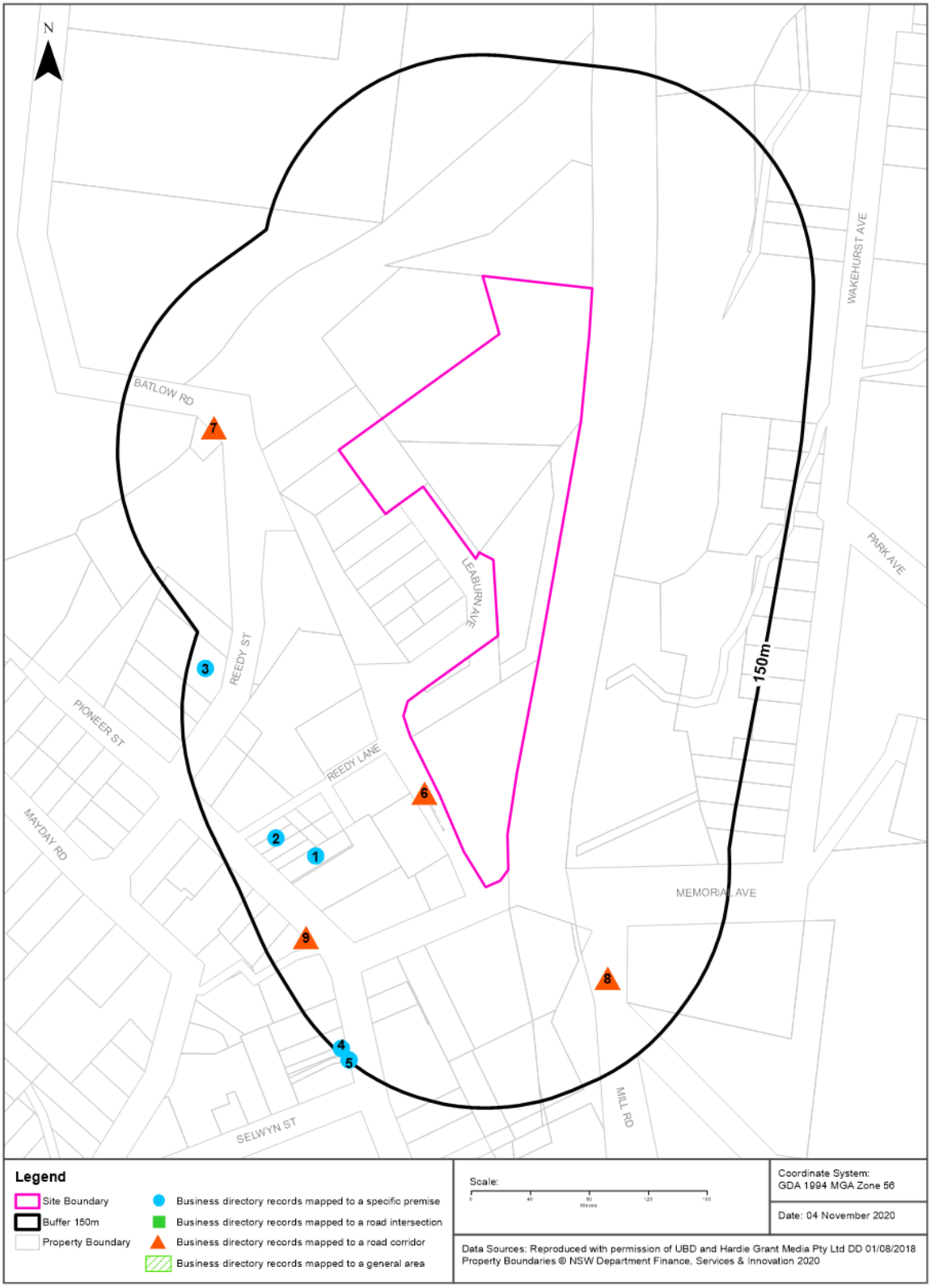
Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

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	50m	-
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	50m	-
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	50m	-

Former Licensed Activities Data Source: Environment Protection Authority

Historical Business Directories

Leaburn Avenue, Batlow, NSW 2730



Historical Business Directories

Leaburn Avenue, Batlow, NSW 2730

Business Directory Records 1950-1991
Premise or Road Intersection Matches

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	BUTCHERS-RETAIL	Federal Butchery, 33 Pioneer St. Batlow	590028	1970	Premise Match	67m	South West
2	OUTFITTERS-LADIES' & CHILDREN'S	Charm Salon, 29 Pioneer St. Batlow	590096	1970	Premise Match	96m	South West
3	Motor Garages & Service Stations	Ampol Service Station., Tumut Rd., Batlow	216250	1991	Premise Match	125m	South West
4	NOT LISTED	Clarion The., 52 Pioneer St	216260	1991	Premise Match	143m	South
	NOT LISTED	South West Pest Control., 52 Pioneer St	216284	1991	Premise Match	143m	South
5	NOT LISTED	French K. F. & J., 56 Pioneer St	216268	1991	Premise Match	150m	South

Business Directory Records 1950-1991
Road or Area Matches

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
6	NOT LISTED	Mountain Maid Cannery., Kurrajong Av	216273	1991	Road Match	0m
	NOT LISTED	Waters C. W. Pty. Ltd., Kurrajong Av	216288	1991	Road Match	0m
	CARRIERS & CARTAGE CONTRACTORS	Waters, C. W., Kurrajong Ave. Batlow	590036	1970	Road Match	0m
	CARRIERS & CARTAGE CONTRACTORS	Waters, C. W., Kurrajong Ave., Batlow	186775	1961	Road Match	0m
7	NOT LISTED	Forestry Commission., Tumbarumba Rd	216267	1991	Road Match	48m
	NOT LISTED	Peel F. A. & T. L., Tumbarumba Rd	216274	1991	Road Match	48m
8	TIMBER MERCHANTS & SAWMILLERS	Alpine Ash Pty. Ltd., Mill Rd., Batlow	186852	1961	Road Match	70m
	BUILDERS & CONTRACTORS	Amadio, A. P., Mill Rd., Batlow	186756	1961	Road Match	70m
	CABINET MAKERS &/OR FRENCH POLISHERS	Amadio, A. P., Mill Rd., Batlow	186766	1961	Road Match	70m
	JOINERY MANUFACTURERS	Amadio, A. P., Mill Rd., Batlow	186814	1961	Road Match	70m
	BUILDERS & CONTRACTORS	Batlow Building and Joinery Works, Mill Rd., Batlow	186757	1961	Road Match	70m
	TIMBER MERCHANTS & SAWMILLERS	Butz, W. J., Mill Rd., Batlow	186854	1961	Road Match	70m
	SAWMILLERS	Bailey and Butz, Mill Rd. Batlow	139381	1950	Road Match	70m
	BUILDERS & BUILDING CONTRACTORS	BatlOw Building and Joinery Works, Mill Rd. Batlow	139302	1950	Road Match	70m
9	NOT LISTED	Batlow Case & Timber Mills Pty. Ltd., Pioneer St	216251	1991	Road Match	96m
	NOT LISTED	Batlow Electrical Industries., 71 Pioneer St	216253	1991	Road Match	96m
	NOT LISTED	Batlow Hotel., Pioneer St	216254	1991	Road Match	96m
	NOT LISTED	Brander N. R. & P. B., Pioneer St	216256	1991	Road Match	96m
	NOT LISTED	British Petroleum (Aust) Limited., Pioneer St	216257	1991	Road Match	96m
	NOT LISTED	Broadhurst R. W., Pioneer St	216258	1991	Road Match	96m
	NOT LISTED	Butz. L. M., Pioneer St	216259	1991	Road Match	96m
	NOT LISTED	Davis P., Pioneer St	216262	1991	Road Match	96m
	NOT LISTED	Diggers Rest., Pioneer St	216263	1991	Road Match	96m
	NOT LISTED	Downing'S Butchery., Pioneer St	216265	1991	Road Match	96m
	NOT LISTED	Hair'Em Hairstylist The., Pioneer St	216269	1991	Road Match	96m
	NOT LISTED	Meyer & Sons Pty. Ltd., Pioneer St	216272	1991	Road Match	96m
	NOT LISTED	Peel'S Seivice Station., Pioneer St	216275	1991	Road Match	96m
	NOT LISTED	Quarmby G. D., Pioneer St	216279	1991	Road Match	96m
	NOT LISTED	Quarmby L. E. & Son., Pioneer St	216280	1991	Road Match	96m
	NOT LISTED	Russell Stevenson., Pioneer St	216282	1991	Road Match	96m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
9	NOT LISTED	State Bank Of N.S.W., Pioneer St	216285	1991	Road Match	96m
	NOT LISTED	Tumut Shire Council., Pioneer St	216286	1991	Road Match	96m
	NOT LISTED	Westpac Banking Corporation., Pioneer St	216289	1991	Road Match	96m
	CAFES, TEA ROOMS & COFFEE LOUNGES, ETC.	Acropolis, Pioneer St. Batlow	590030	1970	Road Match	96m
	FRUITERERS & GREENGROCERS	Acropolis, Pioneer St. Batlow	590054	1970	Road Match	96m
	GROCERS & SELF SERVICE STORES	Acropolis, Pioneer St. Batlow	590062	1970	Road Match	96m
	BANKS	Bank of N.S.W., Pioneer St. Batlow	590017	1970	Road Match	96m
	AIR SERVICE BOOKING AGENTS	Batlow Case & Timber Mills Pty. Ltd. Pioneer Street, Batlow Batlow	590013	1970	Road Match	96m
	DOWEL MANUFACTURERS	Batlow Case & Timber Mills Pty. Ltd., Pioneer St. Batlow	590039	1970	Road Match	96m
	HANDLE MANUFACTURERS & WHOLESALERS	Batlow Case & Timber Mills Pty. Ltd., Pioneer St. Batlow	590066	1970	Road Match	96m
	TIMBER MERCHANTS & SAWMILLERS	Batlow Case & Timber Mills Pty. Ltd., Pioneer St. Batlow	590107	1970	Road Match	96m
	BOX & CASE MANUFACTURERS	Batlow Case and Timber Mills Pty. Ltd., Pioneer St. Batlow	590021	1970	Road Match	96m
	MOULDING MANUFACTURERS	Batlow Cast & Timber Mills Pty. Ltd., Pioneer St. Batlow	590093	1970	Road Match	96m
	ELECTRICAL SUPPLIES & APPLIANCES-RETAILERS	Batlow Electrical Industries, Pioneer St. Batlow	590047	1970	Road Match	96m
	ELECTRICAL CONTRACTORS-LICENSED	Batlow Electricity Supply, Pioneer St. Batlow	590045	1970	Road Match	96m
	HOTELS-LICENSED	Batlow Hotel, Pioneer St. Batlow	590069	1970	Road Match	96m
	BUTCHERS-RETAIL	Brander, N. R. & P. B., Pioneer St. Batlow	590026	1970	Road Match	96m
	MOTOR OIL & SPIRIT DEPOTS	British Petroleum (Aust.) Limited, Pioneer St. Batlow	590087	1970	Road Match	96m
	MERCERS & MEN'S & BOYS' OUTFITTERS	Burt, Don, Pioneer St. Batlow	590075	1970	Road Match	96m
	AUCTIONEERS-GENERAL	Butz, D., Pioneer St. Batlow	590015	1970	Road Match	96m
	AGRICULTURAL MACHINERY HIRERS &/OR DEALERS	Butz, O. J., Pioneer St. Batlow	590006	1970	Road Match	96m
	AIR SERVICE BOOKING AGENTS	Butz, O. J., Pioneer St. Batlow	590012	1970	Road Match	96m
	ELECTRICAL SUPPLIES & APPLIANCES-RETAILERS	Butz, O. J., Pioneer St. Batlow	590048	1970	Road Match	96m
	INSURANCE AGENTS	Butz, O. J., Pioneer St. Batlow	590070	1970	Road Match	96m
	STATION & FARM SUPPLIES	Butz, O. J., Pioneer St. Batlow	590103	1970	Road Match	96m
	STOCK, STATION & REAL ESTATE AGENTS	Butz, O. J., Pioneer St. Batlow	590105	1970	Road Match	96m
	VETERINARY SUPPLIES & INSTRUMENTS-RETAIL	Butz, O. J., Pioneer St. Batlow	590111	1970	Road Match	96m
	BAKERS	Chapman, L. & E., Pioneer St. Batlow	590016	1970	Road Match	96m
	CAKE SHOPS	Chapman, L. Si E., Pioneer St. Batlow	590032	1970	Road Match	96m
	DRESS SHOPS & ACCESSORIES	Charm Salon, Pioneer St. Batlow	590042	1970	Road Match	96m
	DRY CLEANERS, PRESSERS & DYERS	Clarion (The), Pioneer St. Batlow	590044	1970	Road Match	96m
	CHEMISTS-PHARMACEUTICAL	Davis, Pty Pioneer St. Batlow	590037	1970	Road Match	96m
	BUTCHERS-RETAIL	Downings Butchery, Pioneer St. Batlow	590027	1970	Road Match	96m
	VETERINARY SUPPLIES & INSTRUMENTS-RETAIL	Knox Pharmacy, Pioneer St. Batlow	590112	1970	Road Match	96m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
9	CANNERS & PRESERVERS-FRUIT	Mountain Maid Foods Co-Op Pty Ltd Pioneer St. Batlow	590033	1970	Road Match	96m
	CANNERS & PRESERVERS-FRUIT	Mountain Maid Foods Co-op. Ltd., Pioneer St. Batlow	590034	1970	Road Match	96m
	FOOD PROCESSORS & PACKERS	Mountain Maid Foods Co-op. Ltd., Pioneer St. Batlow	590052	1970	Road Match	96m
	FRUIT &/OR VEGETABLE MERCHANTS &/OR W'SALERS	Mountain Maid Foods Co-op. Ltd., Pioneer St. Batlow	590053	1970	Road Match	96m
	MOTOR OIL & SPIRIT DEPOTS	Neptune Oil Co. Ltd., Pioneer St. Batlow	590089	1970	Road Match	96m
	CAFES, TEA ROOMS & COFFEE LOUNGES, ETC.	Nurmede, Pioneer St. Batlow	590031	1970	Road Match	96m
	MOTOR ACCESSORIES & SPARE PARTS DEALERS	Peel's Service Station, Pioneer St. Batlow	590080	1970	Road Match	96m
	MOTOR GARAGES & ENGINEERS	Peel's Service Station, Pioneer St. Batlow	590085	1970	Road Match	96m
	TYRE DEALERS, RETREADERS & VULCANIZERS	Peel's Service Station, Pioneer St. Batlow	590109	1970	Road Match	96m
	SCHOOLS SV COLLEGES-PRIVATE & PUBLIC	Public School, Pioneer St. Batlow	590101	1970	Road Match	96m
	DRAPERS & HABERDASHERS	Quarmby, L. E. & Son, Pioneer St. Batlow	590041	1970	Road Match	96m
	ELECTRICAL SUPPLIES & APPLIANCES-RETAILERS	Quarmby, L. E. & Son, Pioneer St. Batlow	590049	1970	Road Match	96m
	FRUITERERS & GREENGROCERS	Quarmby, L. E. & Son, Pioneer St. Batlow	590055	1970	Road Match	96m
	INSURANCE AGENTS	Quarmby, L. E. & Son, Pioneer St. Batlow	590071	1970	Road Match	96m
	OUTFITTERS-LADIES' & CHILDREN'S	Quarmby, L. E. & Son, Pioneer St. Batlow	590097	1970	Road Match	96m
	AGRICULTURAL MACHINERY HIRERS &/OR DEALERS	Quarmby, L. E. and Son, Pioneer St. Batlow	590009	1970	Road Match	96m
	DRESS SHOPS & ACCESSORIES	Quarmby, L. E. and Son, Pioneer St. Batlow	590043	1970	Road Match	96m
	FURNITURE & FURNISHINGS-RETAIL	Quarmby, L. E. and Son, Pioneer St. Batlow	590057	1970	Road Match	96m
	GROCERS & SELF SERVICE STORES	Quarmby, L. E. and Son, Pioneer St. Batlow	590063	1970	Road Match	96m
	HARDWARE & BUILDERS' SUPPLIES	Quarmby, L. E. and Son, Pioneer St. Batlow	590067	1970	Road Match	96m
	MERCERS & MEN'S & BOYS' OUTFITTERS	Quarmby, L. E. and Son, Pioneer St. Batlow	590076	1970	Road Match	96m
	REFRIGERATOR DEALERS & SERVICEMEN	Quarmby, L. E. and Son, Pioneer St. Batlow	590099	1970	Road Match	96m
	CARRIERS & CARTAGE CONTRACTORS	Quarmby, P. A., Pioneer St. Batlow	590035	1970	Road Match	96m
	ASSOCIATIONS, SOCIETIES, CLUBS & SPORTING BODIES	R.S.L. Club, Pioneer St. Batlow	590014	1970	Road Match	96m
	BANKS	Rural Bank, Pioneer St. Batlow	590018	1970	Road Match	96m
	MOTOR OIL & SPIRIT DEPOTS	Shell Co. of Aust. Ltd., Pioneer St. Batlow	590090	1970	Road Match	96m
	WELDERS-ELECTRIC & OXY	Smith's Welding Shop, Pioneer St. Batlow	590115	1970	Road Match	96m
	SCHOOLS SV COLLEGES-PRIVATE & PUBLIC	St. Joseph's Convent, Pioneer St. Batlow	590102	1970	Road Match	96m
	BANKS	Bank of N.S.W., Pioneer St,. Batlow	186750	1961	Road Match	96m
	TIMBER MERCHANTS & SAWMILLERS	Batlow Case & Timber Mills Pty Ltd., Pioneer St., Batlow	186851	1961	Road Match	96m
	DRAPERS-RETAIL	Batlow Case & Timber Mills Pty. Ltd. Pioneer Street, Batlow, Batlow	186781	1961	Road Match	96m
	DOWEL MANUFACTURERS	Batlow Case & Timber Mills Pty. Ltd., Pioneer St,. Batlow	186779	1961	Road Match	96m
	HANDLE MANUFACTURERS & WHOLESALERS	Batlow Case & Timber Mills Pty. Ltd., Pioneer St., Batlow	186805	1961	Road Match	96m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
9	INSURANCE AGENTS	Batlow Case & Timber Mills Pty. Ltd., Pioneer St., Batlow	186810	1961	Road Match	96m
	MOULDING MANUFACTURERS	Batlow Case & Timber Mills Pty. Ltd., Pioneer St., Batlow	186832	1961	Road Match	96m
	TIMBER MERCHANTS & SAWMILLERS	Batlow Case & Timber Mills Pty. Ltd., Pioneer St., Batlow	186853	1961	Road Match	96m
	BOX & CASE MANUFACTURERS	Batlow Case and Timber Mills Pty. Ltd., Pioneer St., Batlow	186755	1961	Road Match	96m
	PICTURE THEATRES	Batlow Cinema, Pioneer St., Batlow	186835	1961	Road Match	96m
	ELECTRICAL CONTRACTORS-LICENSED	Batlow Electricity Supply, Pioneer St., Batlow	186783	1961	Road Match	96m
	ELECTRICAL SUPPLIES & APPLIANCES-RETAILERS	Batlow Electricity Supply, Pioneer St., Batlow	186784	1961	Road Match	96m
	HOTELS-LICENSED	Batlow Hotel, Pioneer St., Batlow	186809	1961	Road Match	96m
	STATION & FARM SUPPLIES	Batlow Packing House Co-op. Ltd. (The), Pioneer St., , Batlow	186844	1961	Road Match	96m
	AGRICULTURAL MACHINERY DEALERS	Batlow Packing House Co-op. Ltd. (The), Pioneer St., Batlow	186743	1961	Road Match	96m
	CANNERS & PRESERVERS-FRUIT	Batlow Packing House Co-op. Ltd. (The), Pioneer St., Batlow	186769	1961	Road Match	96m
	ELECTRICAL SUPPLIES & APPLIANCES-RETAILERS	Batlow Packing House Co-op. Ltd. (The), Pioneer St., Batlow	186785	1961	Road Match	96m
	FROZEN FOOD PROCESSORS-QUICK FREEZE	Batlow Packing House Co-op. Ltd. (The), Pioneer St., Batlow	186792	1961	Road Match	96m
	FRUIT PACKERS & GRADERS	Batlow Packing House Co-op. Ltd. (The), Pioneer St., Batlow	186793	1961	Road Match	96m
	HARDWARE DEALERS & IRONMONGERS	Batlow Packing House Co-op. Ltd. (The), Pioneer St., Batlow	186806	1961	Road Match	96m
	MOTOR GARAGES & ENGINEERS	Batlow Packing House Co-op. Ltd. (The), Pioneer St., Batlow	186826	1961	Road Match	96m
	REFRIGERATOR DEALERS & SERVICEMEN	Batlow Packing House Co-op. Ltd. (The), Pioneer St., Batlow	186837	1961	Road Match	96m
	BOOKSELLERS & STATIONERS	Bellchambers, A. G., Pioneer St., Batlow	186752	1961	Road Match	96m
	CHEMISTS-PHARMACEUTICAL	Bellchambers, A. G., Pioneer St., Batlow	186776	1961	Road Match	96m
	JEWELLERS & WATCHMAKERS	Bellchambers, A. G., Pioneer St., Batlow	186813	1961	Road Match	96m
	SPORTS & TRAVEL GOODS-RETAIL	Bellchambers, A. G., Pioneer St., Batlow	186843	1961	Road Match	96m
	HAIRDRESSERS (GENT.'S) & TOBACCONISTS	Bradford, M., Pioneer St., Batlow	186804	1961	Road Match	96m
	BUTCHERS-RETAIL	Brander, N. R., Pioneer St., Batlow	186764	1961	Road Match	96m
	MOTOR OIL & SPIRIT DEPOTS	British Petroleum (Aust.) Limited., Pioneer St., Batlow	186829	1961	Road Match	96m
	MERCERS & MEN'S & BOYS' OUTFITTERS	Burt, Don, Pioneer St., Batlow	186817	1961	Road Match	96m
	ACCOUNTANTS & AUDITORS	Butcher, A. C. and Elder, J. V., Pioneer St., Batlow	186740	1961	Road Match	96m
	BAKERS-BREAD	Buttler, L., Pioneer St., Batlow	186748	1961	Road Match	96m
	REFRIGERATOR DEALERS & SERVICEMEN	Butz, O. J., Pioneer St., ., Batlow	186838	1961	Road Match	96m
	AGENTS-GENERAL	Butz, O. J., Pioneer St., Batlow	186742	1961	Road Match	96m
	AGRICULTURAL MACHINERY DEALERS	Butz, O. J., Pioneer St., Batlow	186744	1961	Road Match	96m
	AIR SERVICE BOOKING AGENTS	Butz, O. J., Pioneer St., Batlow	186747	1961	Road Match	96m
	ELECTRICAL SUPPLIES & APPLIANCES-RETAILERS	Butz, O. J., Pioneer St., Batlow	186786	1961	Road Match	96m
	INSURANCE AGENTS	Butz, O. J., Pioneer St., Batlow	186811	1961	Road Match	96m
	STATION & FARM SUPPLIES	Butz, O. J., Pioneer St., Batlow	186845	1961	Road Match	96m

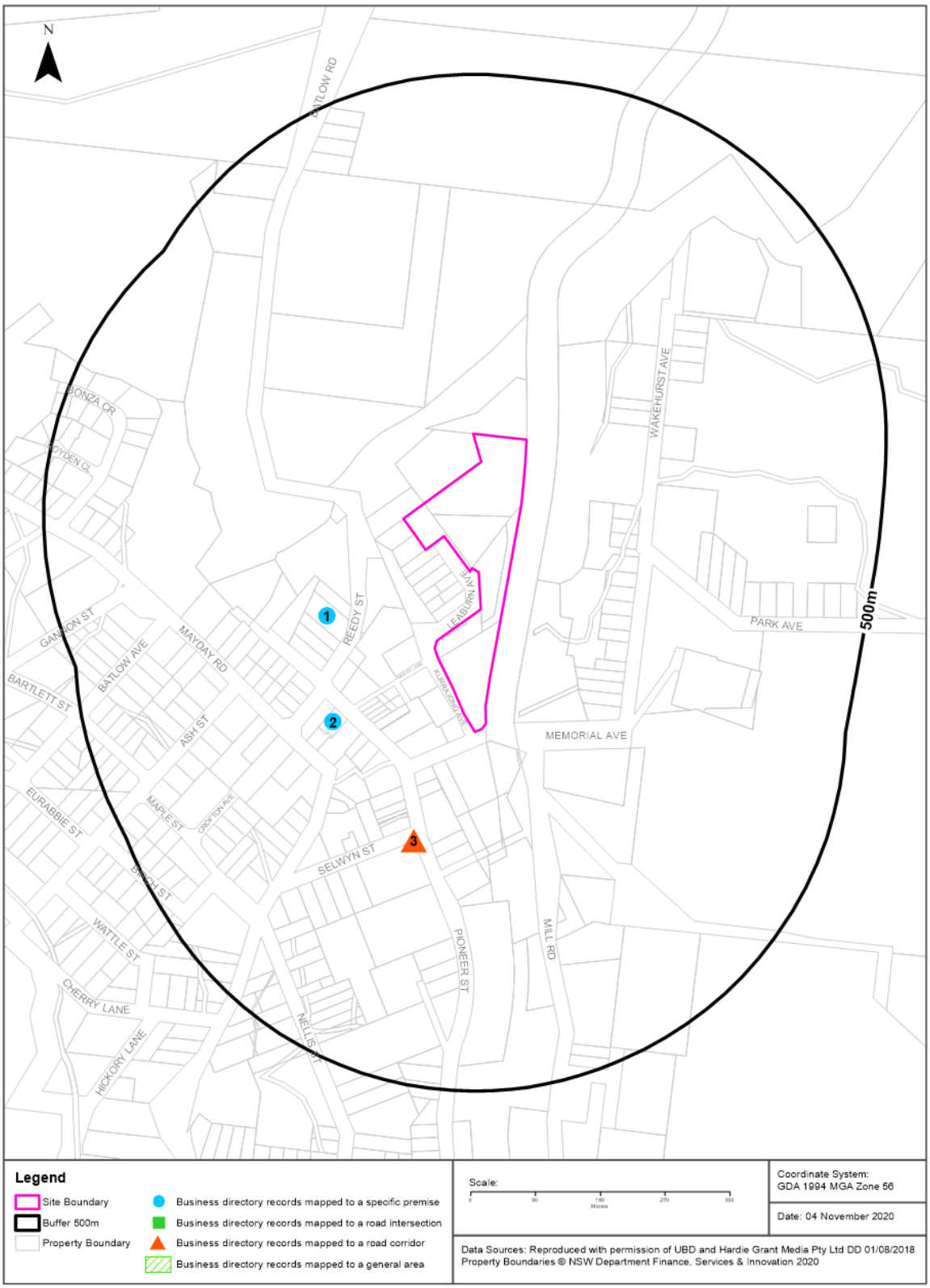
Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
9	STOCK, STATION & REAL ESTATE AGENTS	Butz, O. J., Pioneer St., Batlow	186846	1961	Road Match	96m
	VETERINARY SUPPLIES & INSTRUMENTS-RETAIL	Butz, O. J., Pioneer St., Batlow	186857	1961	Road Match	96m
	TAXIS & HIRE CARS	Butz, P. L., Pioneer St., Batlow	186847	1961	Road Match	96m
	FROCK & COAT SALONS	Charm Salon, Pioneer St., Batlow	186790	1961	Road Match	96m
	DRY CLEANERS, PRESSERS & DYERS	Clarion (The), Pioneer St., Batlow	186782	1961	Road Match	96m
	BUTCHERS-RETAIL	Coster, J. & Son, Pioneer St., Batlow	186765	1961	Road Match	96m
	CAKESHOPS & PASTRYCOOKS	Hodges, N. J., Pioneer St., Batlow	186768	1961	Road Match	96m
	NEWSAGENTS	Kinmond, J. A., Pioneer St., Batlow	186833	1961	Road Match	96m
	DRAPERS-RETAIL	Kinmond, J. H., Pioneer St., Batlow	186780	1961	Road Match	96m
	CHEMISTS-PHARMACEUTICAL	Knox Pharmacy, Pioneer St., Batlow	186777	1961	Road Match	96m
	VETERINARY SUPPLIES & INSTRUMENTS-RETAIL	Knox Pharmacy, Pioneer St., Batlow	186858	1961	Road Match	96m
	MILK/FRUIT JUICE BARS & CONFECTIONERS	Latham, M. E., Pioneer St., Batlow	186820	1961	Road Match	96m
	MOTOR GARAGES & ENGINEERS	Monza Garage, Pioneer St, Batlow	186828	1961	Road Match	96m
	MOTOR ACCESSORIES & SPARE PARTS DEALERS	Monza Garge, Pioneer St., Batlow	186822	1961	Road Match	96m
	MOTOR OIL & SPIRIT DEPOTS	Neptune Oil Co. Ltd., Pioneer St., Batlow	186830	1961	Road Match	96m
	SCHOOLS & COLLEGES-PRIVATE & PUBLIC	Public School, Pioneer St., Batlow	186841	1961	Road Match	96m
	ELECTRICAL SUPPLIES & APPLIANCES-RETAILERS	Quarmby, L. E. & Son, Pioneer St., Batlow	186787	1961	Road Match	96m
	AGRICULTURAL MACHINERY DEALERS	Quarmby, L. E. and Son, Pioneer St., Batlow	186745	1961	Road Match	96m
	BOOKSELLERS & STATIONERS	Quarmby, L. E. and Son, Pioneer St., Batlow	186753	1961	Road Match	96m
	BUILDERS'SUPPLIES	Quarmby, L. E. and Son, Pioneer St., Batlow	186762	1961	Road Match	96m
	FURNITURE & FURNISHINGS-RETAIL	Quarmby, L. E. and Son, Pioneer St., Batlow	186795	1961	Road Match	96m
	GENERAL MERCHANTS	Quarmby, L. E. and Son, Pioneer St., Batlow	186797	1961	Road Match	96m
	GROCERS & GENERAL STOREKEEPERS	Quarmby, L. E. and Son, Pioneer St., Batlow	186802	1961	Road Match	96m
	HARDWARE DEALERS & IRONMONGERS	Quarmby, L. E. and Son, Pioneer St., Batlow	186807	1961	Road Match	96m
	MERCERS & MEN'S & BOYS' OUTFITTERS	Quarmby, L. E. and Son, Pioneer St., Batlow	186818	1961	Road Match	96m
	MOTOR CAR & TRUCK DEALERS-NEW & USED	Quarmby, L. E. and Son, Pioneer St., Batlow	186824	1961	Road Match	96m
	REFRIGERATOR DEALERS & SERVICEMEN	Quarmby, L. E. and Son, Pioneer St., Batlow	186839	1961	Road Match	96m
	CARRIERS & CARTAGE CONTRACTORS	Quarmby, P. A., Pioneer St., Batlow	186772	1961	Road Match	96m
	FROCK & COAT SALONS	Quarmby. L. E. and Son, Pioneer St., Batlow	186791	1961	Road Match	96m
	CLUBS & SPORTS BODIES	R.S.S. & A.I.L.A., Pioneer St., Batlow	186778	1961	Road Match	96m
	BANKS	Rural Bank, Pioneer St., Batlow	186751	1961	Road Match	96m
	MOTOR OIL & SPIRIT DEPOTS	Shell Co. of AuSt., Ltd., Pioneer St., Batlow	186831	1961	Road Match	96m
	SCHOOLS & COLLEGES-PRIVATE & PUBLIC	St., Joseph's Convent, Pioneer St., Batlow	186842	1961	Road Match	96m
	CARRIERS & CARTAGE CONTRACTORS	Waters, A. E., Pioneer St., Batlow	186774	1961	Road Match	96m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
9	MOTOR OIL & SPIRIT MERCHANTS	"Roths" (Agents, Caltex), Pioneer St. Batlow	139347	1950	Road Match	96m
	BANKS	Bank of N.S.W., Pioneer St. Batlow	139296	1950	Road Match	96m
	ORCHARDISTS	Batlow Growers' Co-operative Trading Society Ltd., Pioneer St. Batlow	139354	1950	Road Match	96m
	BOX & CASE MANUFACTURERS	Batlow Case and Timber Mills, Pioneer St. Batlow	139299	1950	Road Match	96m
	PICTURE THEATRES	Batlow Cinema, Pioneer St. Batlow	139374	1950	Road Match	96m
	ELECTRIC POWER SUPPLY & ELECTRICAL CONTRACTORS	Batlow Electricity Supply (G. C. Brown and Co.) Pioneer St. Batlow	139318	1950	Road Match	96m
	HOTELS-LICENSED	Batlow Hotel, Pioneer St. Batlow	139328	1950	Road Match	96m
	MOTOR OIL & SPIRIT MERCHANTS	Batlow Packing House Co-op. Ltd. (Neptune), Pioneer St. Batlow	139343	1950	Road Match	96m
	FRUIT PACKERS & CANNERS	Batlow Packing House Co-op. Ltd. (The), Pioneer St. Batlow	139320	1950	Road Match	96m
	NEWSAGENTS & STATIONERS	Belichambers, A. G., Pioneer St. Batlow	139351	1950	Road Match	96m
	FOOD PROCESSORS-QUICK FROZEN	Birds Eye Foods (Aust.) Pty. Ltd., Pioneer St. Batlow	139319	1950	Road Match	96m
	HAIRDRESSERS-GENT'S &/OR TOBACCONISTS	Bradford, M., Pioneer St. Batlow	139327	1950	Road Match	96m
	MERCERS & GENT.'S OUTFITTERS	Burt, Don, Pioneer St. Batlow	139332	1950	Road Match	96m
	RADIO & REFRIGERATOR SALES & SERVICE	Burt, Don, Pioneer St. Batlow	139376	1950	Road Match	96m
	ACCOUNTANTS & AUDITORS	Butcher, A. C. and Elder, J. V., Pioneer St. Batlow	139286	1950	Road Match	96m
	MOTOR OIL & SPIRIT MERCHANTS	Butz, O. J. (Vacuum Oil Co.), Pioneer St. Batlow	139344	1950	Road Match	96m
	AGRICULTURAL MACHINERY DEALERS	Butz, O. J., Pioneer St. Batlow	139289	1950	Road Match	96m
	AUCTIONEERS	Butz, O. J., Pioneer St. Batlow	139292	1950	Road Match	96m
	RADIO & REFRIGERATOR SALES & SERVICE	Butz, O. J., Pioneer St. Batlow	139377	1950	Road Match	96m
	TAXIS	Butz, O. J., Pioneer St. Batlow	139384	1950	Road Match	96m
	REAL ESTATE & STOCK & STATION AGENTS	Butz, O.,J, Pioneer St. Batlow	139379	1950	Road Match	96m
	BABIES' & CHILDREN'S WEAR-RETAIL	Charm Salon, Pioneer St. Batlow	139293	1950	Road Match	96m
	OUTFITTERS-LADIES' & CHILDREN'S	Charm Salon, Pioneer St. Batlow	139371	1950	Road Match	96m
	BUTCHERS-RETAIL	Conley, W., Pioneer St. Batlow	139306	1950	Road Match	96m
	MILK BARS & CONFECTIONERS	Cosy Inn (The), Pioneer St. Batlow	139336	1950	Road Match	96m
	BAKERS & PASTRYCOOKS	Faulkner, W., Pioneer St. Batlow	139295	1950	Road Match	96m
	ASPARAGUS GROWERS	Gundagai Asparagus Co-op. Ltd., Pioneer St. Batlow	139291	1950	Road Match	96m
	BUTCHERS-RETAIL	Hooligan and Wooldridge, Pioneer St. Batlow	139307	1950	Road Match	96m
	MOTOR OIL & SPIRIT MERCHANTS	L. E. Quarmby & Son Pioneer Street, Batlow Batlow	139349	1950	Road Match	96m
	CAFES, TEA ROOMS & COFFEE LOUNGES	Latham, M. E., Pioneer St. Batlow	139308	1950	Road Match	96m
	MOTOR OIL & SPIRIT MERCHANTS	Mountain Garage (Neptune Oil Co.), Pioneer St. Batlow	139345	1950	Road Match	96m
	MOTOR CAR & TRUCK DEALERS	Mountain Garage, Pioneer St. Batlow	139338	1950	Road Match	96m
	MOTOR GARAGES & SERVICE STATIONS	Mountain Garage, Pioneer St. Batlow	139341	1950	Road Match	96m
	CAFES, TEA ROOMS & COFFEE LOUNGES	Nicholson, Mrs. S., Pioneer St. Batlow	139309	1950	Road Match	96m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
9	BILLIARD SALOONS	Pastime Club, Pioneer St. Batlow	139297	1950	Road Match	96m
	MOTOR OIL & SPIRIT MERCHANTS	Quarmby, L. E. and Son (Agents, Shell Co. and C.O.R.), Pioneer St. Batlow	139346	1950	Road Match	96m
	MOTOR CAR & TRUCK DEALERS	Quarmby, L. E. and Son, Pioneer Batlow	139339	1950	Road Match	96m
	MERCERS & GENT.'S OUTFITTERS	Quarmby, L. E. and Son, Pioneer St. Batlow	139333	1950	Road Match	96m
	MERCHANTS-GENERAL	Quarmby, L. E. and Son, Pioneer St. Batlow	139334	1950	Road Match	96m
	RADIO & REFRIGERATOR SALES & SERVICE	Quarmby, L. E. and Son, Pioneer St. Batlow	139378	1950	Road Match	96m
	GROCERS & GENERAL STOREKEEPERS	Quarmhy, L. E. and Son, Pioneer St. Batlow	139324	1950	Road Match	96m
	CARRIERS & CARTAGE CONTRACTORS	Quermby, E. J., Pioneer St. Batlow	139315	1950	Road Match	96m
	GROCERS & GENERAL STOREKEEPERS	Roths, Pioneer St. Batlow	139325	1950	Road Match	96m
	NEWSAGENTS & STATIONERS	Stevenson' D. K., Pioneer St. Batlow	139352	1950	Road Match	96m
	BOX & CASE MANUFACTURERS	The Batlow Packing House Co-Op Ltd. Pioneer Street, Batlow Batlow	139300	1950	Road Match	96m
	CARRIERS & CARTAGE CONTRACTORS	Waters, A. E., Pioneer St. Batlow	139316	1950	Road Match	96m

Dry Cleaners, Motor Garages & Service Stations

Leaburn Avenue, Batlow, NSW 2730



Historical Business Directories

Leaburn Avenue, Batlow, NSW 2730

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

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Motor Garages & Service Stations	Ampol Service Station., Tumut Rd., Batlow	216250	1991	Premise Match	125m	West
2	Motor Garages & Service Stations	Pioneer Garage., Pioneer St	216276	1991	Premise Match	151m	South West
	MOTOR GARAGES & ENGINEERS	Pioneer Garage, Pioneer St. Batlow	590086	1970	Premise Match	151m	South West

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
3	DRY CLEANERS, PRESSERS & DYERS	Clarion (The), Pioneer St. Batlow	590044	1970	Road Match	96m
	MOTOR GARAGES & ENGINEERS	Peel's Service Station, Pioneer St. Batlow	590085	1970	Road Match	96m
	MOTOR GARAGES & ENGINEERS	Batlow Packing House Co-op. Ltd. (The), Pioneer St., Batlow	186826	1961	Road Match	96m
	DRY CLEANERS, PRESSERS & DYERS	Clarion (The), Pioneer St., Batlow	186782	1961	Road Match	96m
	MOTOR GARAGES & ENGINEERS	Monza Garage, Pioneer St, Batlow	186828	1961	Road Match	96m
	MOTOR GARAGES & SERVICE STATIONS	Mountain Garage, Pioneer St. Batlow	139341	1950	Road Match	96m

Aerial Imagery 2020

Leaburn Avenue, Batlow, NSW 2730

Aerial Imagery 2019

Leaburn Avenue, Batlow, NSW 2730

Aerial Imagery 2013

Leaburn Avenue, Batlow, NSW 2730

Aerial Imagery 2007

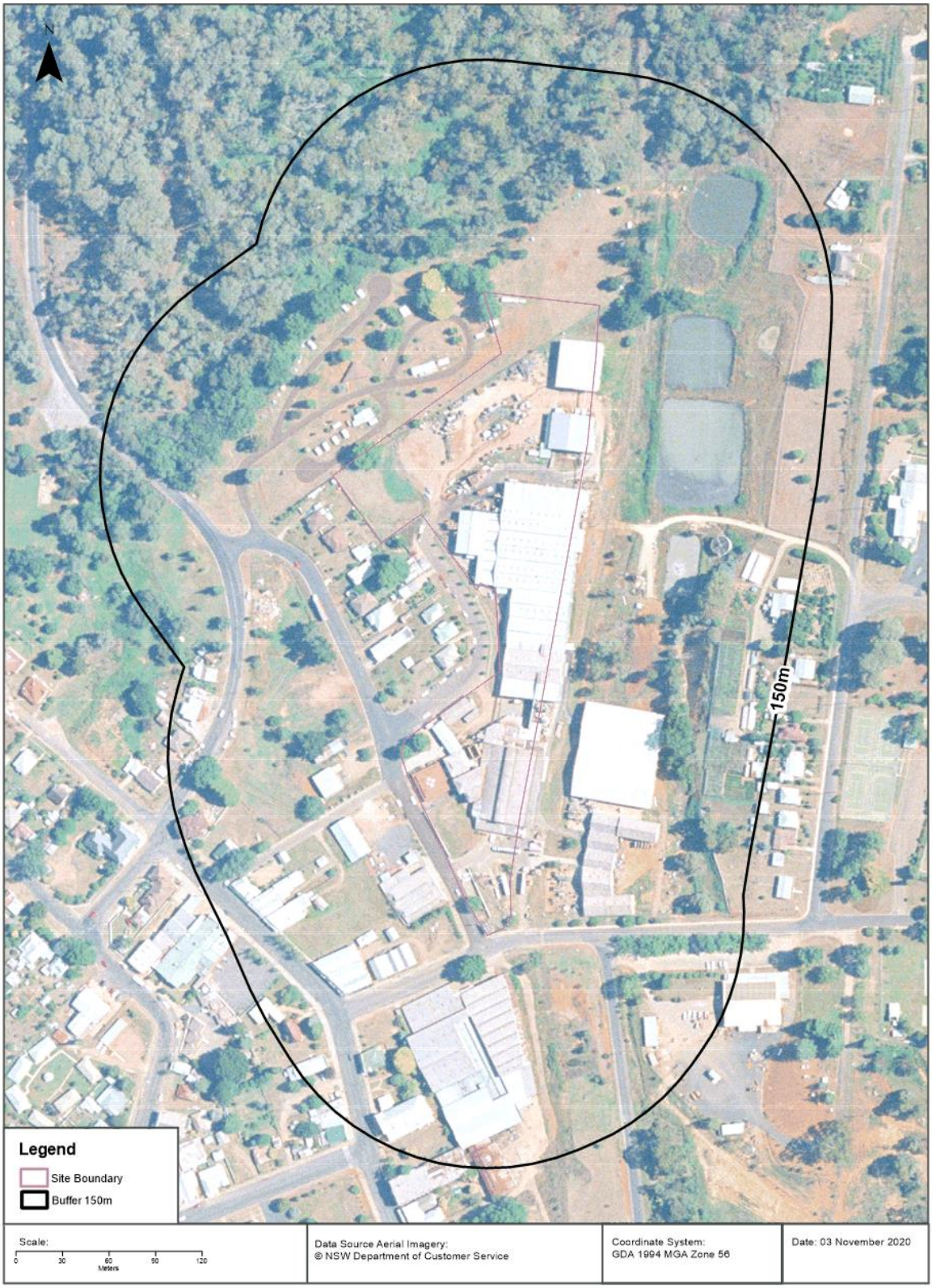
Leaburn Avenue, Batlow, NSW 2730

Aerial Imagery 2002

Leaburn Avenue, Batlow, NSW 2730

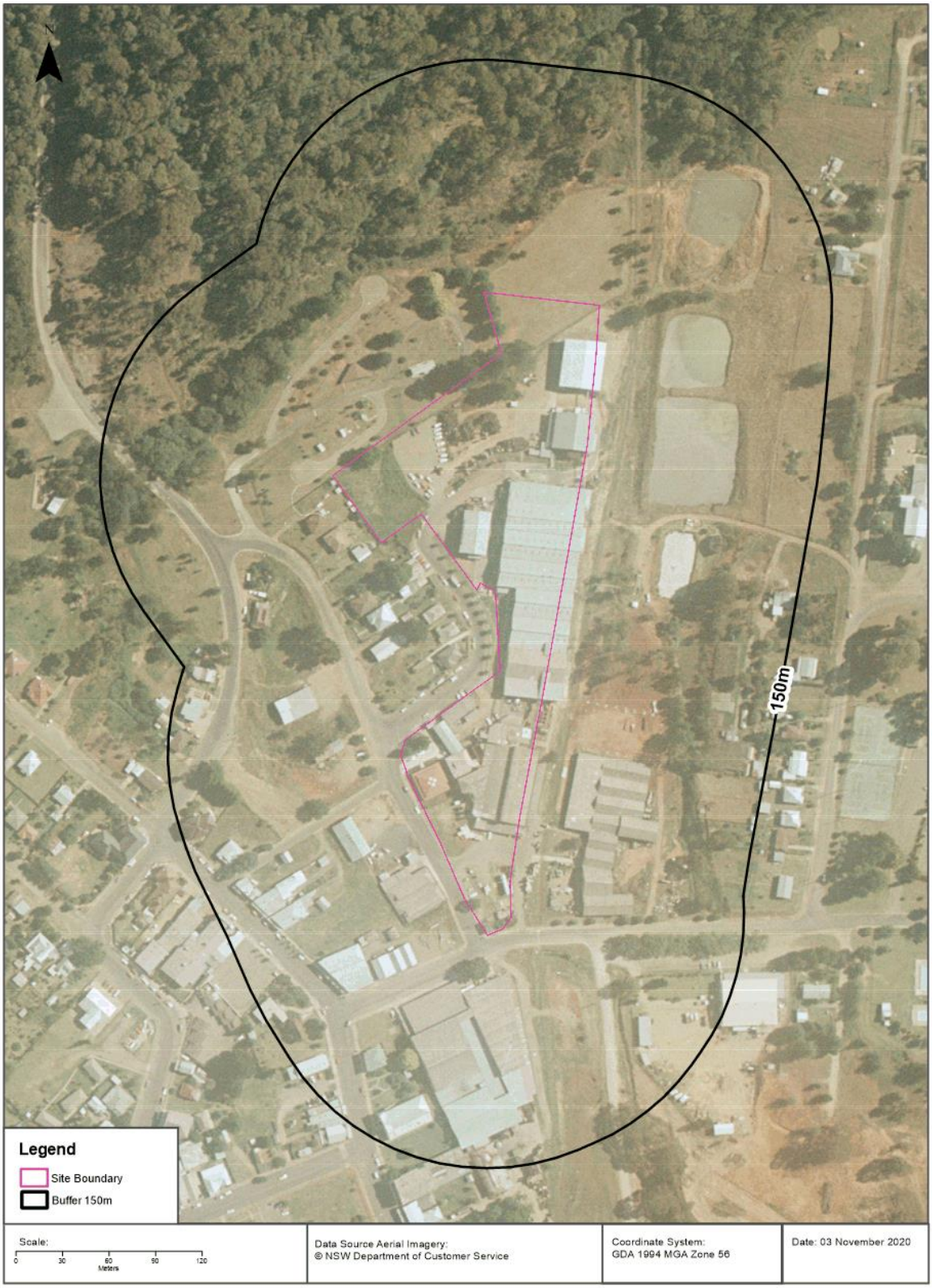
Aerial Imagery 1998

Leaburn Avenue, Batlow, NSW 2730



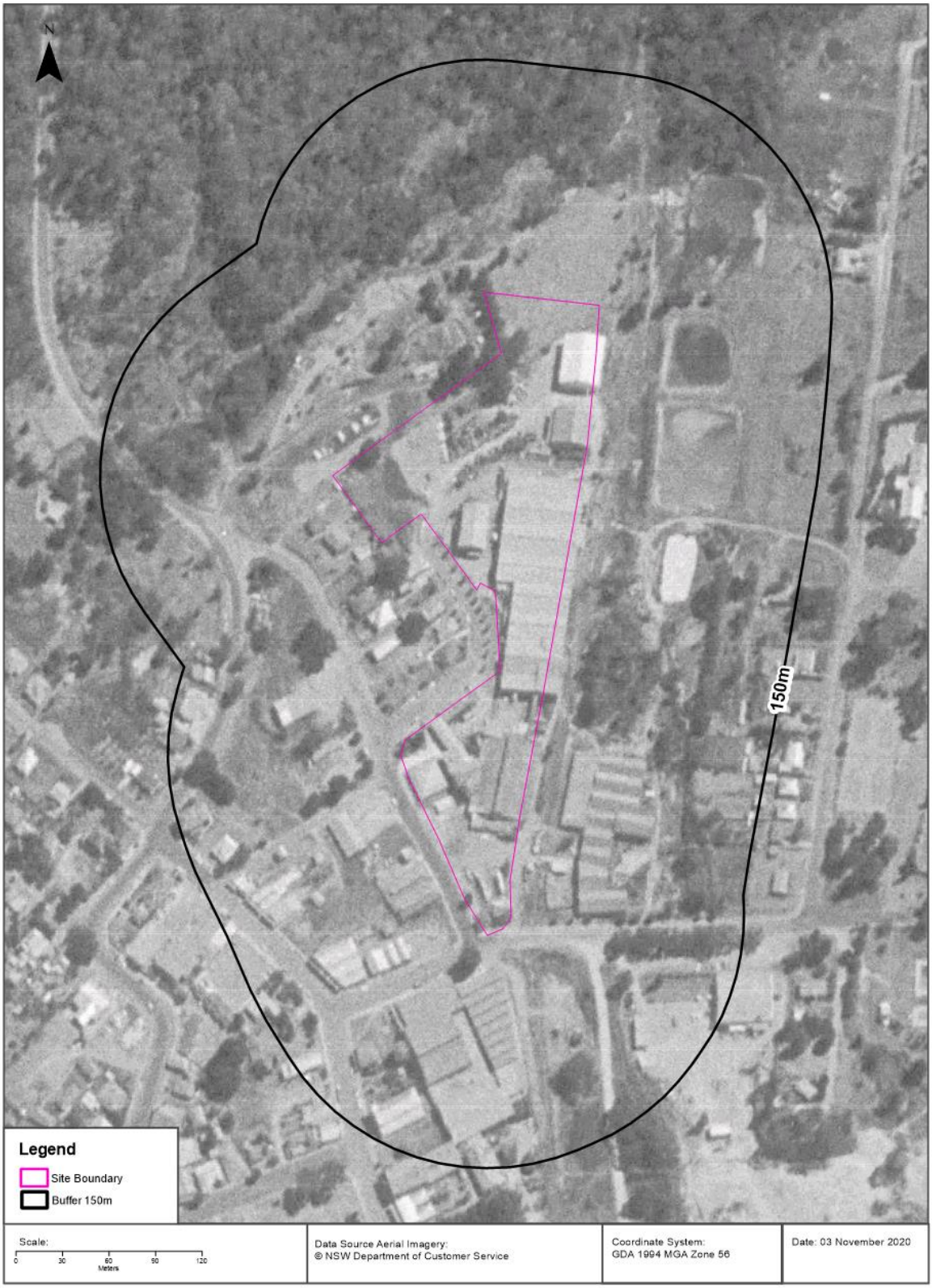
Aerial Imagery 1990

Leaburn Avenue, Batlow, NSW 2730



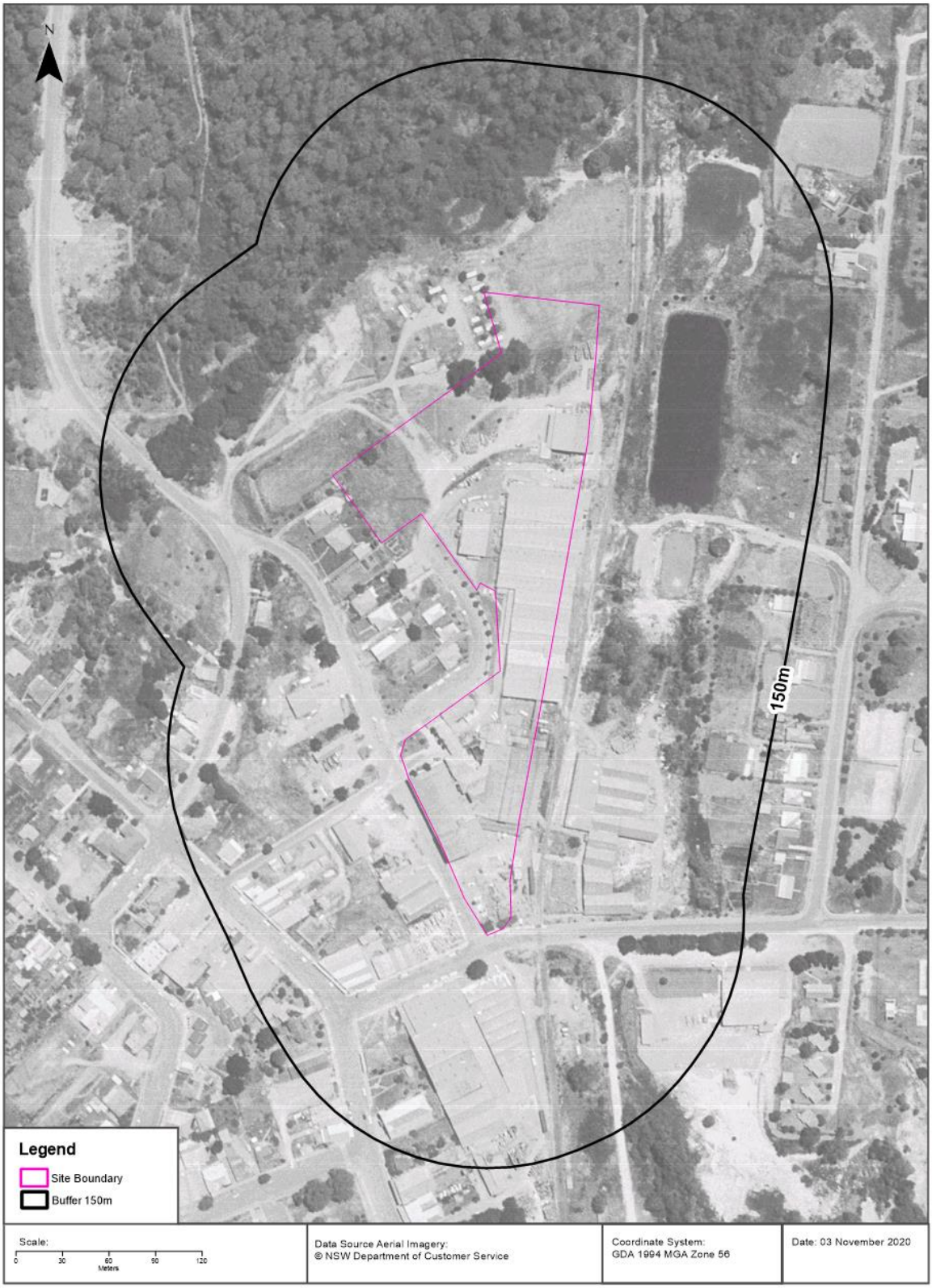
Aerial Imagery 1988

Leaburn Avenue, Batlow, NSW 2730



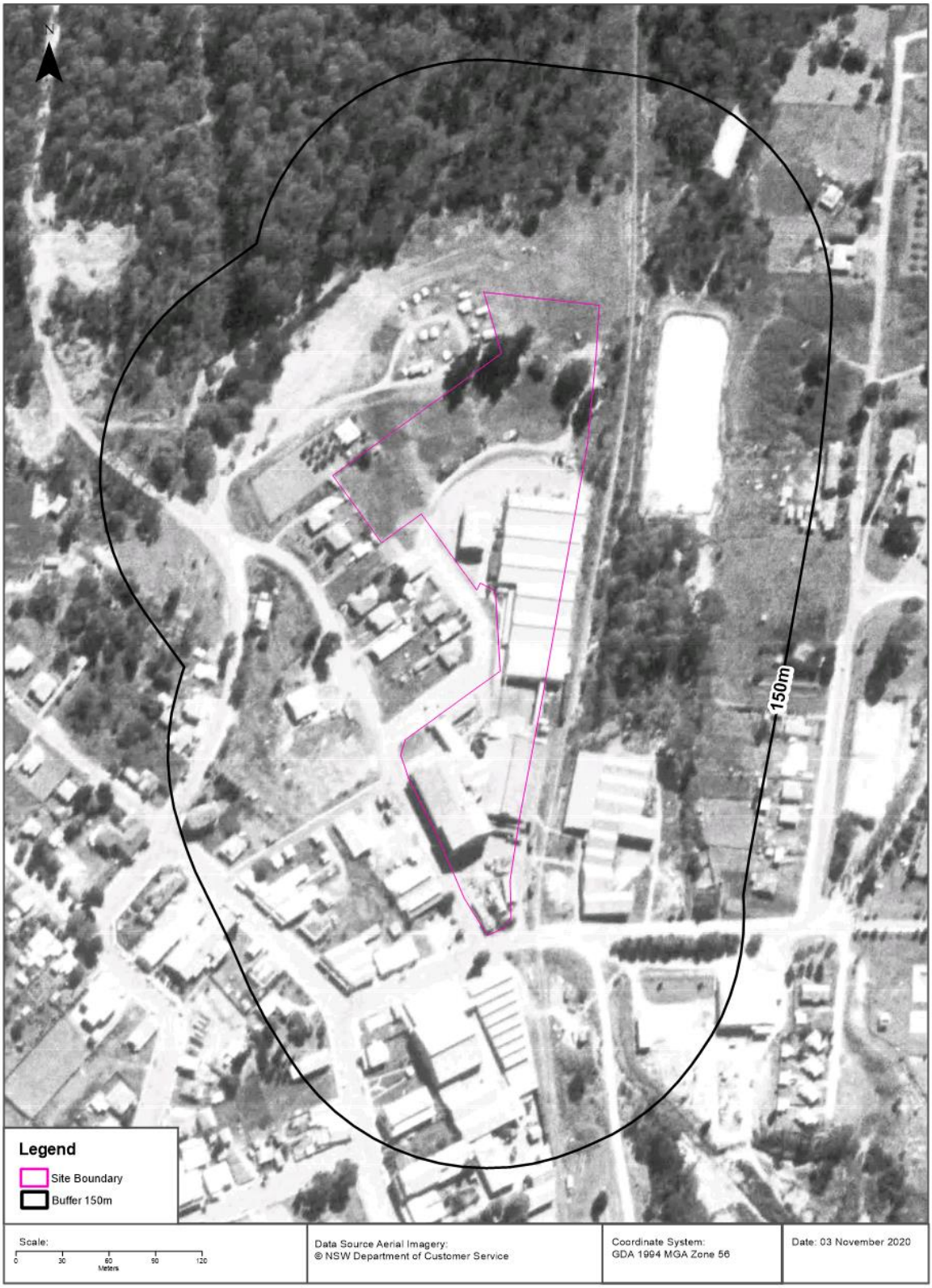
Aerial Imagery 1980

Leaburn Avenue, Batlow, NSW 2730



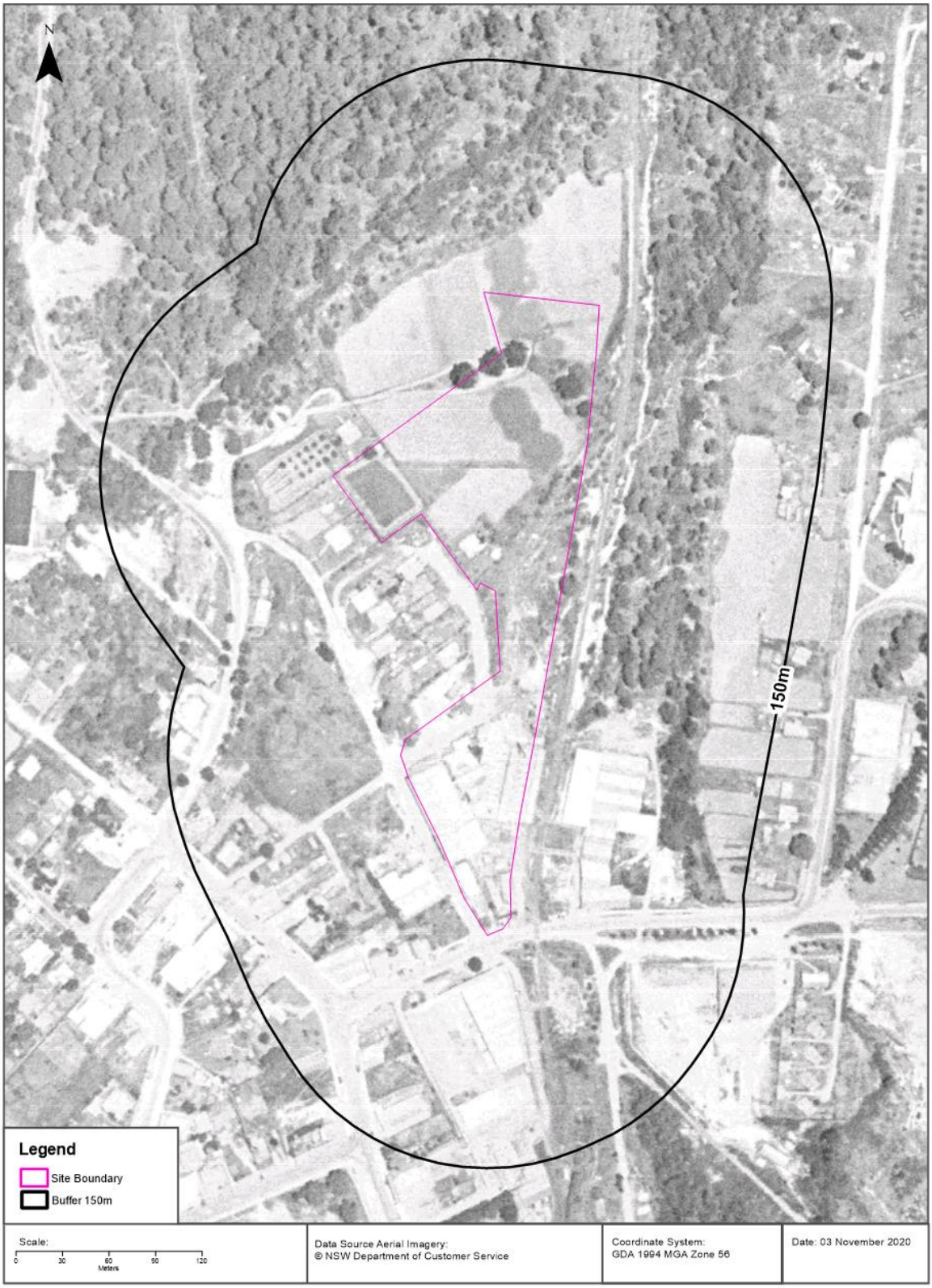
Aerial Imagery 1972

Leaburn Avenue, Batlow, NSW 2730



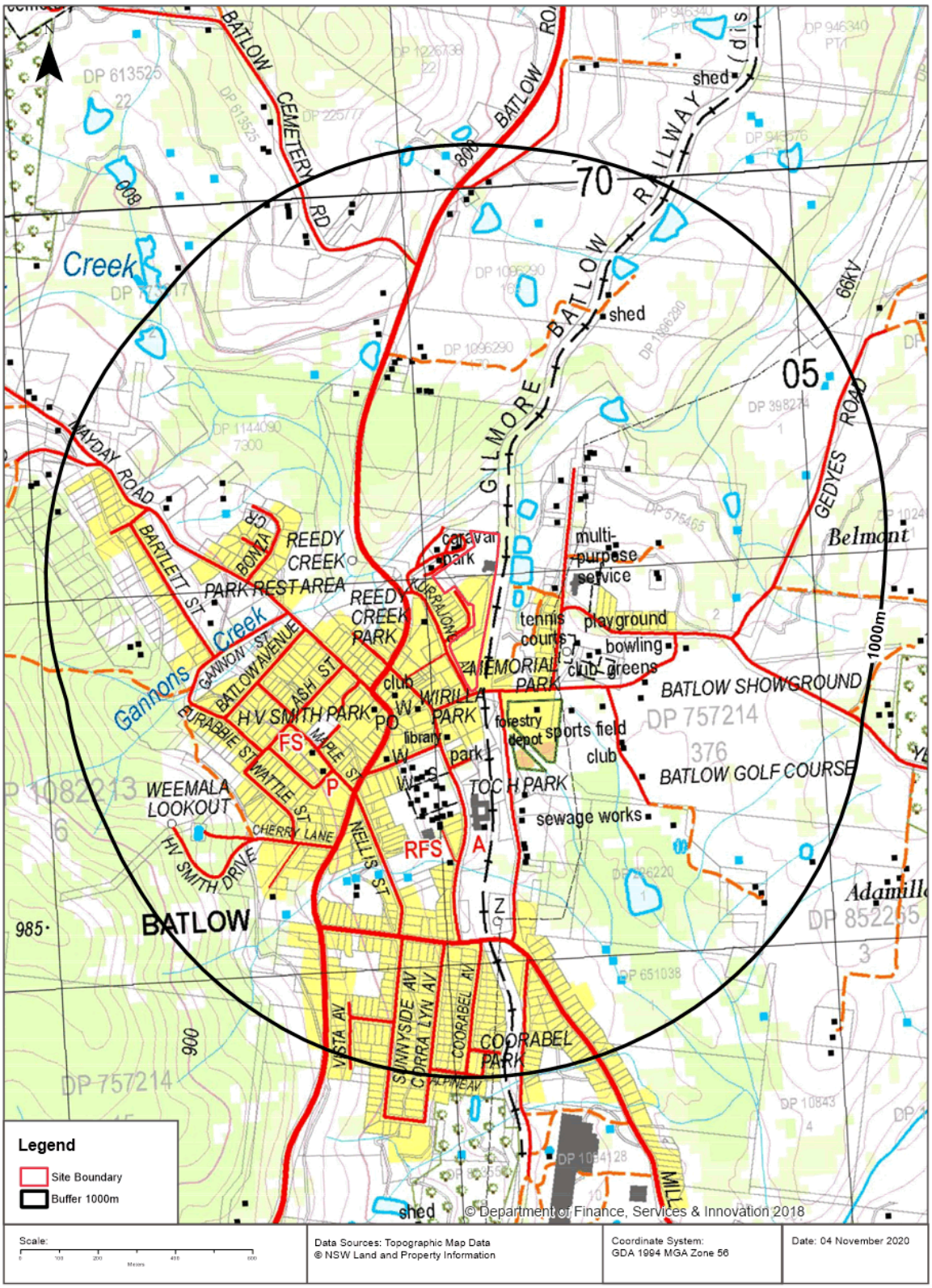
Aerial Imagery 1961

Leaburn Avenue, Batlow, NSW 2730



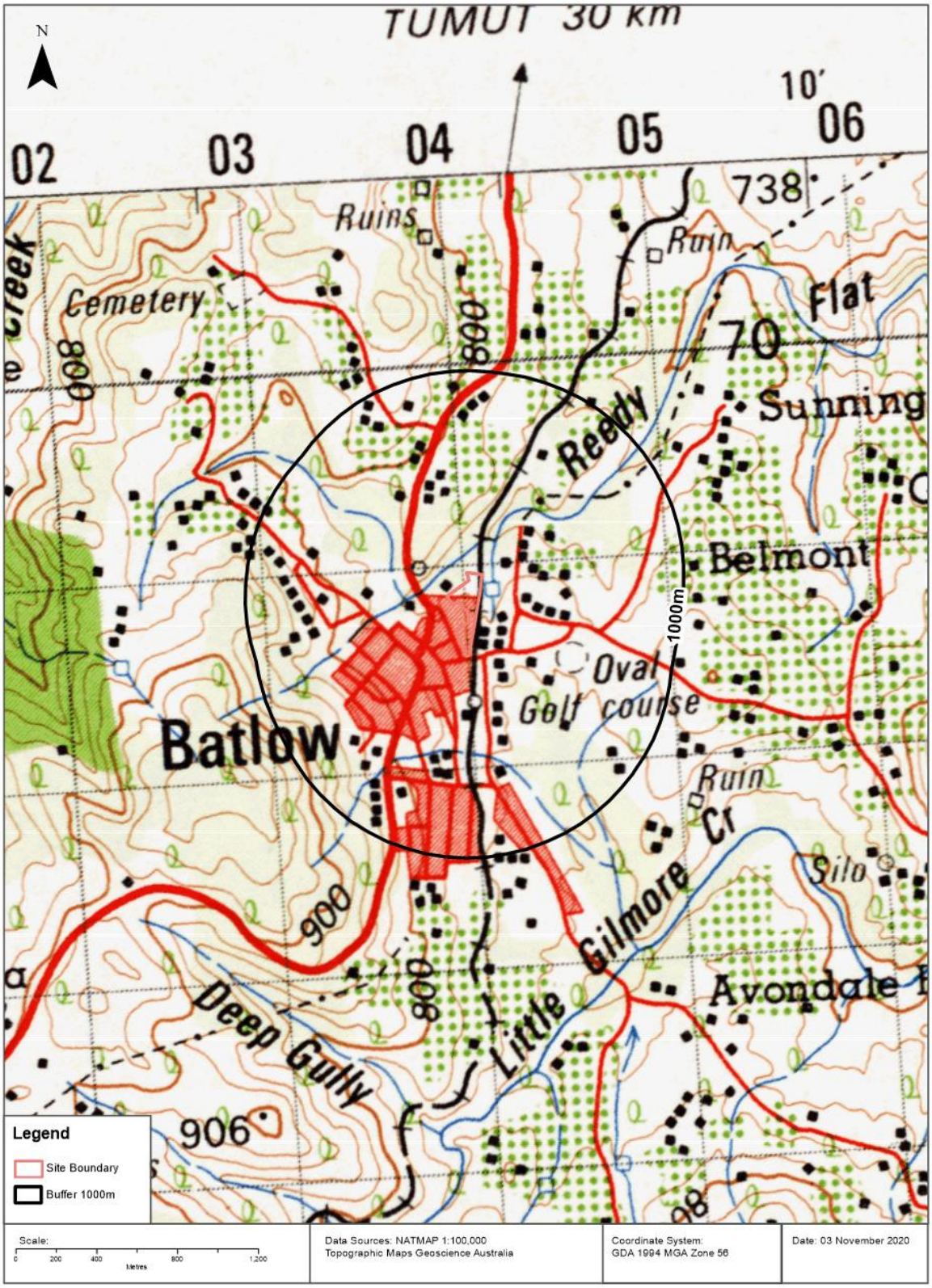
Topographic Map 2015

Leaburn Avenue, Batlow, NSW 2730



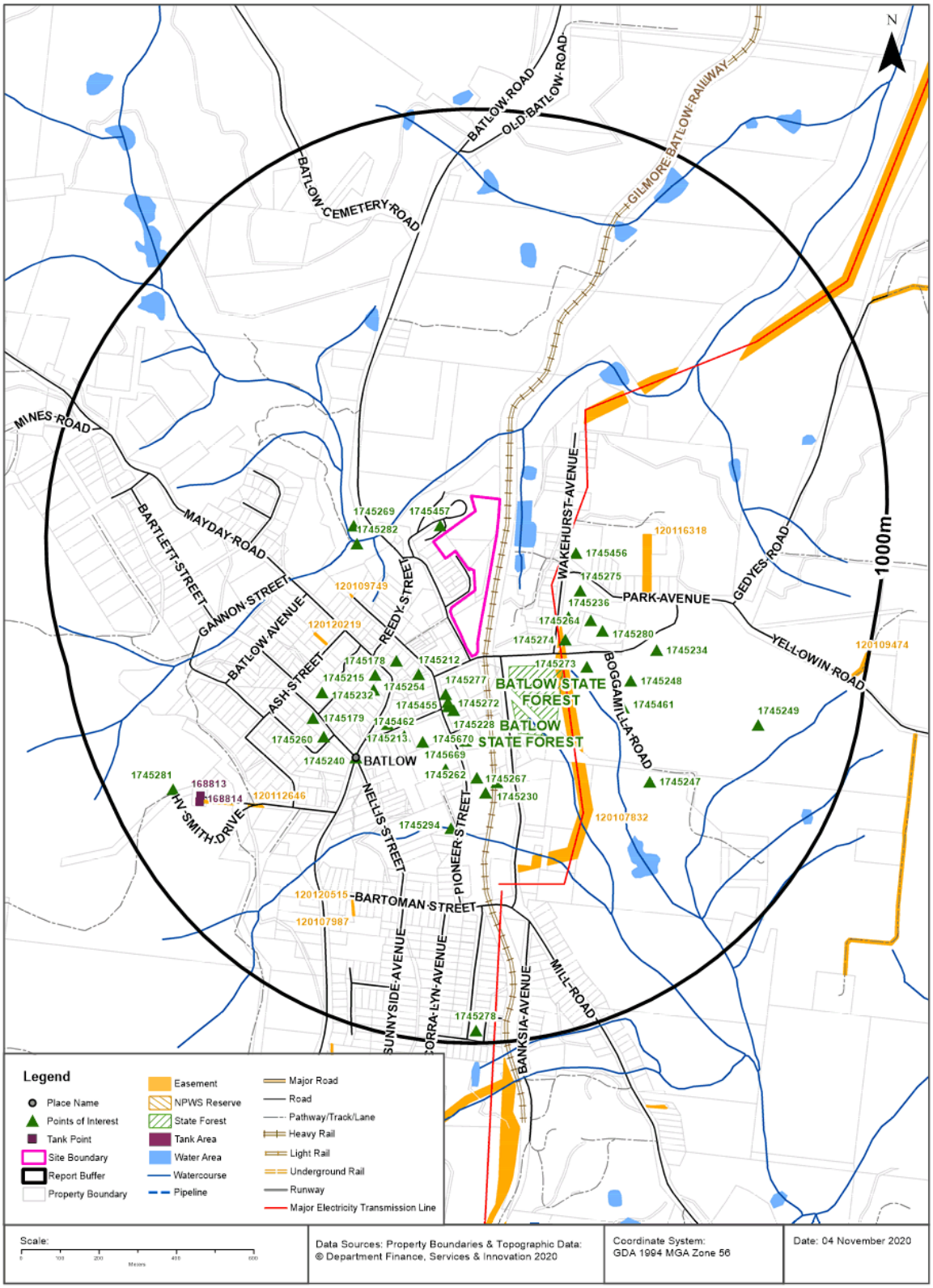
Historical Map 1977

Leaburn Avenue, Batlow, NSW 2730



Topographic Features

Leaburn Avenue, Batlow, NSW 2730



Topographic Features

Leaburn Avenue, Batlow, NSW 2730

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
1745457	Tourist Park / Home Village	BATLOW CARAVAN PARK	23m	North West
1745277	Park	WIRILLA PARK	119m	South
1745455	Community Facility	BATLOW LITERARY INSTITUTE	133m	South
1745212	Place Of Worship	ANGLICAN CHURCH	141m	South West
1745272	Library	BATLOW LIBRARY	143m	South
1745228	Park	Park	147m	South
1745178	Club	BATLOW RSL CLUB	179m	South West
1745282	Park	REEDY CREEK PARK	197m	West
1745456	Nursing Home	BATLOW-ADELONG MULTI-PURPOSE SERVICE	210m	East
1745269	Roadside Rest Area	REEDY CREEK PARK REST AREA	210m	West
1745276	Park	TOC H PARK	219m	South
1745236	Sports Court	TENNIS COURTS	220m	South East
1745274	Park	MEMORIAL PARK	223m	South East
1745275	Park	PLAYGROUND	238m	East
1745215	Post Office	BATLOW POST OFFICE	244m	South West
1745670	Primary School	ST MARY'S PRIMARY SCHOOL	255m	South
1745254	Retirement Village	BATLOW SENIOR CITIZENS VILLAGE	263m	South West
1745462	Place Of Worship	ST MARYS CATHOLIC CHURCH	269m	South
1745264	Club	BATLOW RSL BOWLING CLUB	278m	South East
1745213	Place Of Worship	UNITING CHURCH	279m	South West
1745273	Swimming Pool	BATLOW COMMUNITY POOL	285m	South East
1745669	Combined Primary-Secondary School	BATLOW TECHNOLOGY SCHOOL	300m	South
1745280	Sports Field	BOWLING GREENS	313m	South East
1745262	Multi Purpose Service	BATLOW-ADELONG MULTI PURPOSE SERVICE	314m	South
1745230	Park	RAILWAY YARD ROTARY PARK	332m	South
1745267	Ambulance Station	BATLOW AMBULANCE STATION	355m	South
1745232	Park	H V SMITH PARK	388m	South West
1745240	Town	BATLOW	398m	South West
1745248	Sports Field	Sports Field	402m	South East
1745461	Club	BATLOW GOLF CLUB	403m	South East
1745260	Police Station	BATLOW POLICE STATION	434m	South West

Map Id	Feature Type	Label	Distance	Direction
1745179	Fire Station	BATLOW FIRE STATION	436m	South West
1745294	Firestation - Bush	BATLOW RFB	448m	South
1745234	Showground	BATLOW SHOWGROUND	459m	South East
1745247	Sewage Works	Sewage Works	557m	South East
1745249	Golf Course	BATLOW GOLF COURSE	749m	South East
1745281	Lookout	WEEMALA LOOKOUT	841m	South West
1745278	Park	COORABEL PARK	967m	South

Topographic Features

Leaburn Avenue, Batlow, NSW 2730

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?
Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

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

Tanks (Points)

What are the Tank Points located within the dataset buffer?
Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
168813	Water	Operational		18/10/2008	786m	South West
168814	Water	Operational		18/10/2008	795m	South West

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
120107832	Primary	Undefined		203m	North
120109749	Primary	Undefined		252m	West
120120219	Primary	Undefined		329m	South West
120116318	Primary	Undefined		377m	East
120112646	Primary	Undefined		664m	South West
120107987	Primary	Undefined		702m	South
120120515	Primary	Undefined		702m	South
120109474	Primary	Undefined		963m	East

Topographic Features

Leaburn Avenue, Batlow, NSW 2730

State Forest

What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
883	BATLOW	89m	South East
883	BATLOW	150m	South

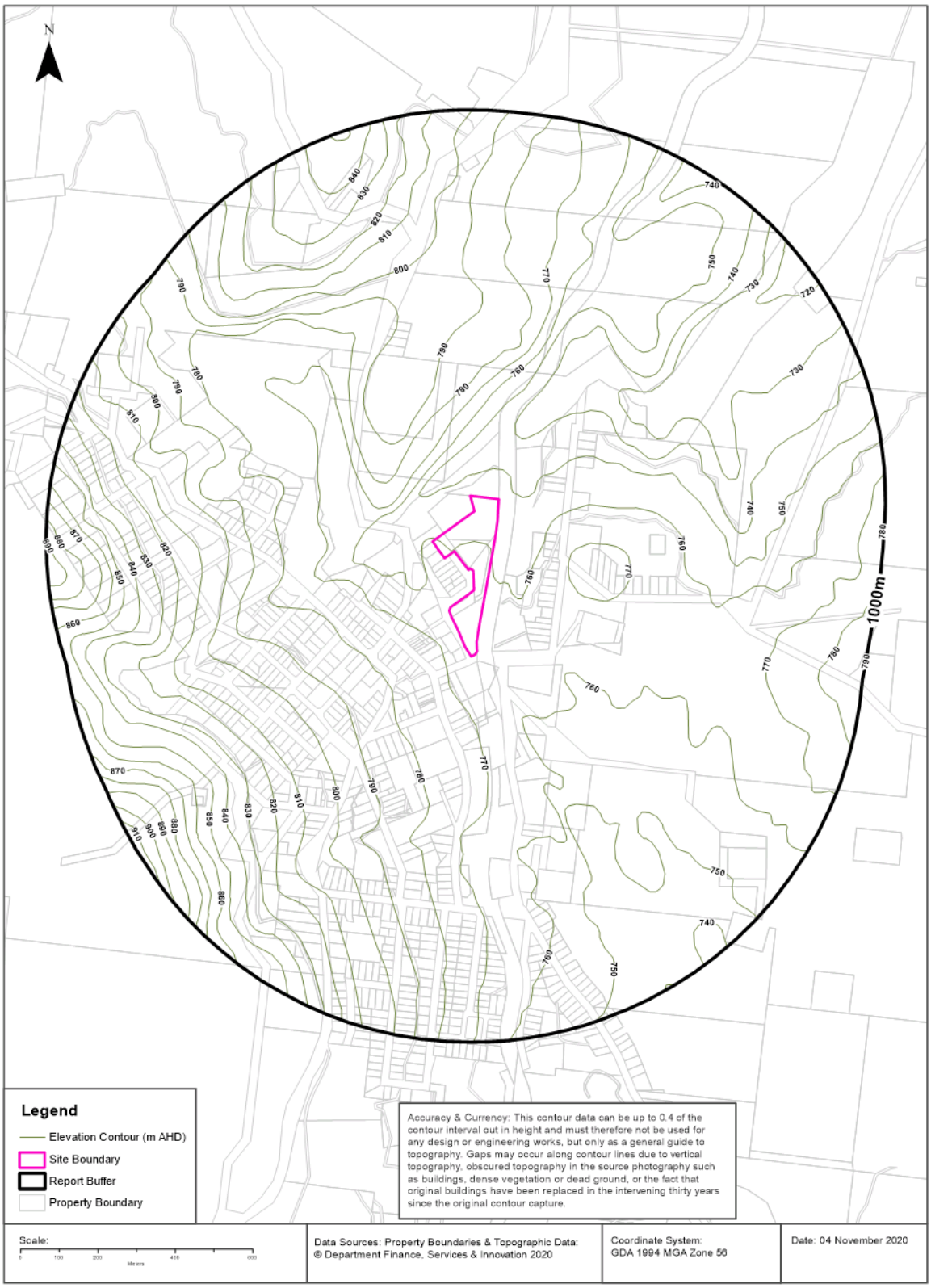
National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

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

Elevation Contours (m AHD)

Leaburn Avenue, Batlow, NSW 2730



Hydrogeology & Groundwater

Leaburn Avenue, Batlow, NSW 2730

Hydrogeology

Description of aquifers on-site:

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

Description of aquifers within the dataset buffer:

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

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

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

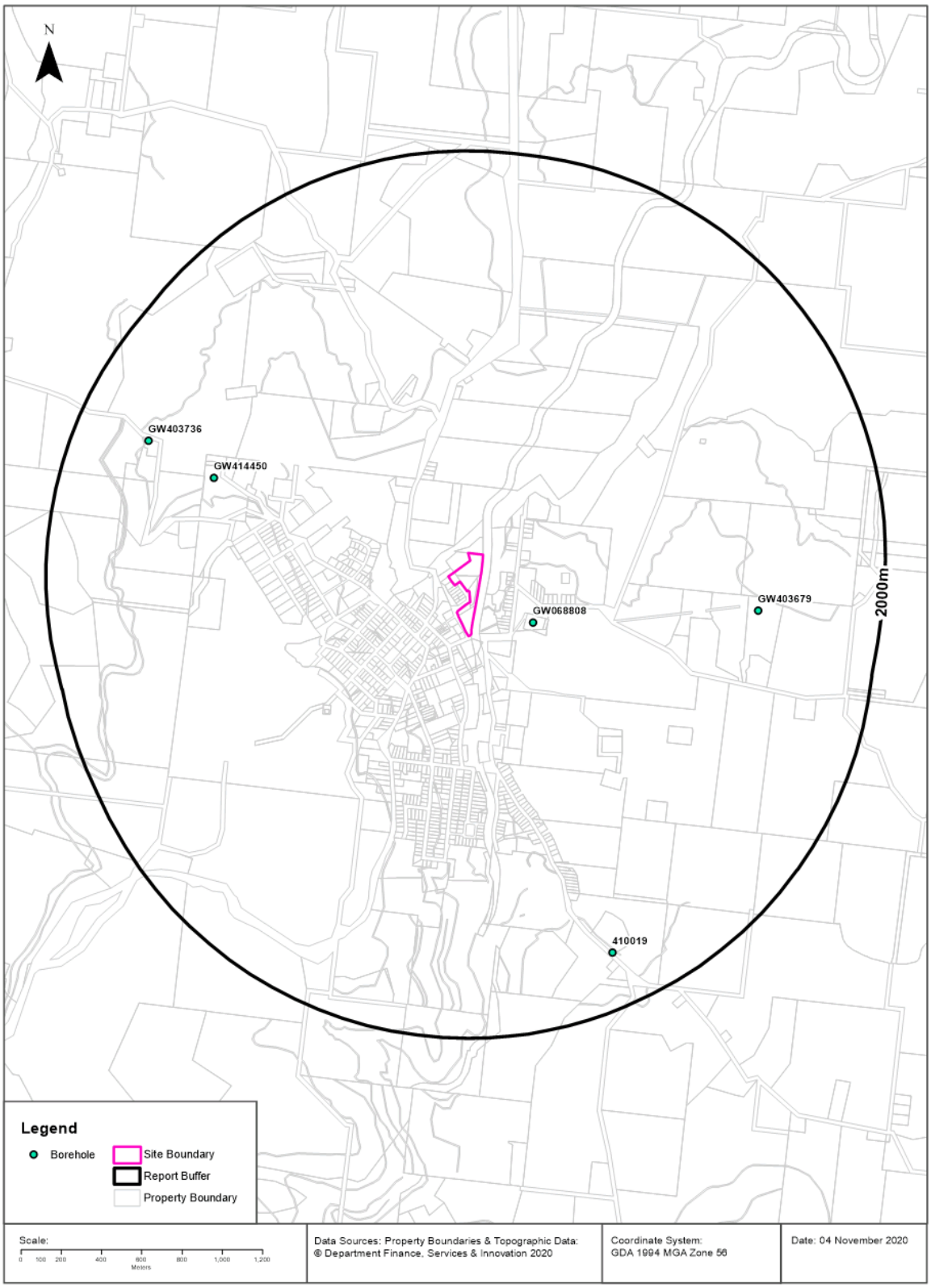
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

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

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

Groundwater Boreholes

Leaburn Avenue, Batlow, NSW 2730



Hydrogeology & Groundwater

Leaburn Avenue, Batlow, NSW 2730

Groundwater Boreholes

Boreholes within the dataset buffer:

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m bgl)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW068808	40BL141999, 40WA409442	Bore		Domestic, Stock			07/11/1991	37.00	37.00	Good	10.00	1.390		298m	South East
GW414450	40BL191554	Bore	Private	Domestic, Stock	Domestic, Stock		12/02/2008	52.00	52.00		18.00	1.250		1262m	North West
GW403679	40BL191396	Bore	Private	Irrigation			01/12/2006	90.00	90.00	1550	30.00	0.400		1391m	East
GW403736	40BL191071	Bore		Farming, Irrigation			20/12/2006	66.00	66.00	120	10.40	0.400		1633m	North West
410019					UNK								728.67	1731m	South

Hydrogeology & Groundwater

Leaburn Avenue, Batlow, NSW 2730

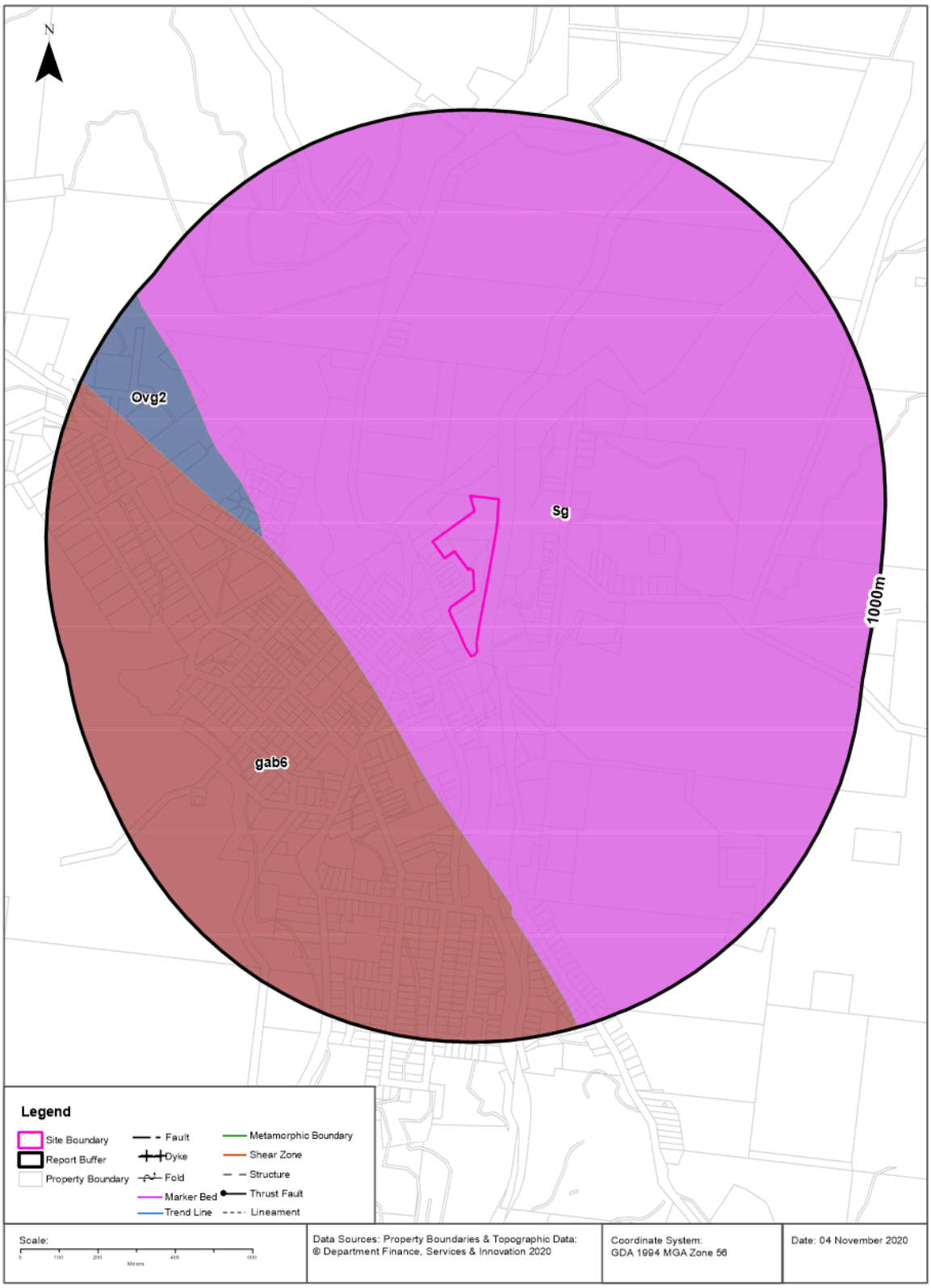
Driller's Logs

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

Groundwater No	Drillers Log	Distance	Direction
GW068808	0.00m-0.50m TOPSOIL 0.50m-3.00m CLAY 3.00m-37.00m GRANITE	298m	South East
GW414450	0.00m-1.00m TOPSOIL 1.00m-7.00m CLAY - RED 7.00m-52.00m GRANITE - WEATHERED	1262m	North West
GW403679	0.00m-3.00m red soil and soft clay 3.00m-30.00m soft weathered basalt and clay 30.00m-90.00m granite hard black/white	1391m	East
GW403736	0.00m-2.00m soil, brown clay 2.00m-16.00m weathered brown basalt 16.00m-34.00m soft grey brown basalt 34.00m-66.00m grey black basalt granite	1633m	North West

Geology 1:250,000

Leaburn Avenue, Batlow, NSW 2730



Geology

Leaburn Avenue, Batlow, NSW 2730

Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Sg	Granite				Palaeozoic			1:250,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
gab6	Biotite adamellite commonly containing cordierite; granodiorite	Ellerslie Granodiorite	Ellerslie Suite		Palaeozoic			1:250,000
Ovg2	Metabasalt, basalt breccia, pilLow lavas, amphibolite, chloritic schists, feldspathic sandstone	undifferentiated	Nacka Nacka Metabasic Igneous Complex		Palaeozoic			1:250,000
Sg	Granite				Palaeozoic			1:250,000

Geological Structures

What are the Geological Structures onsite?

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

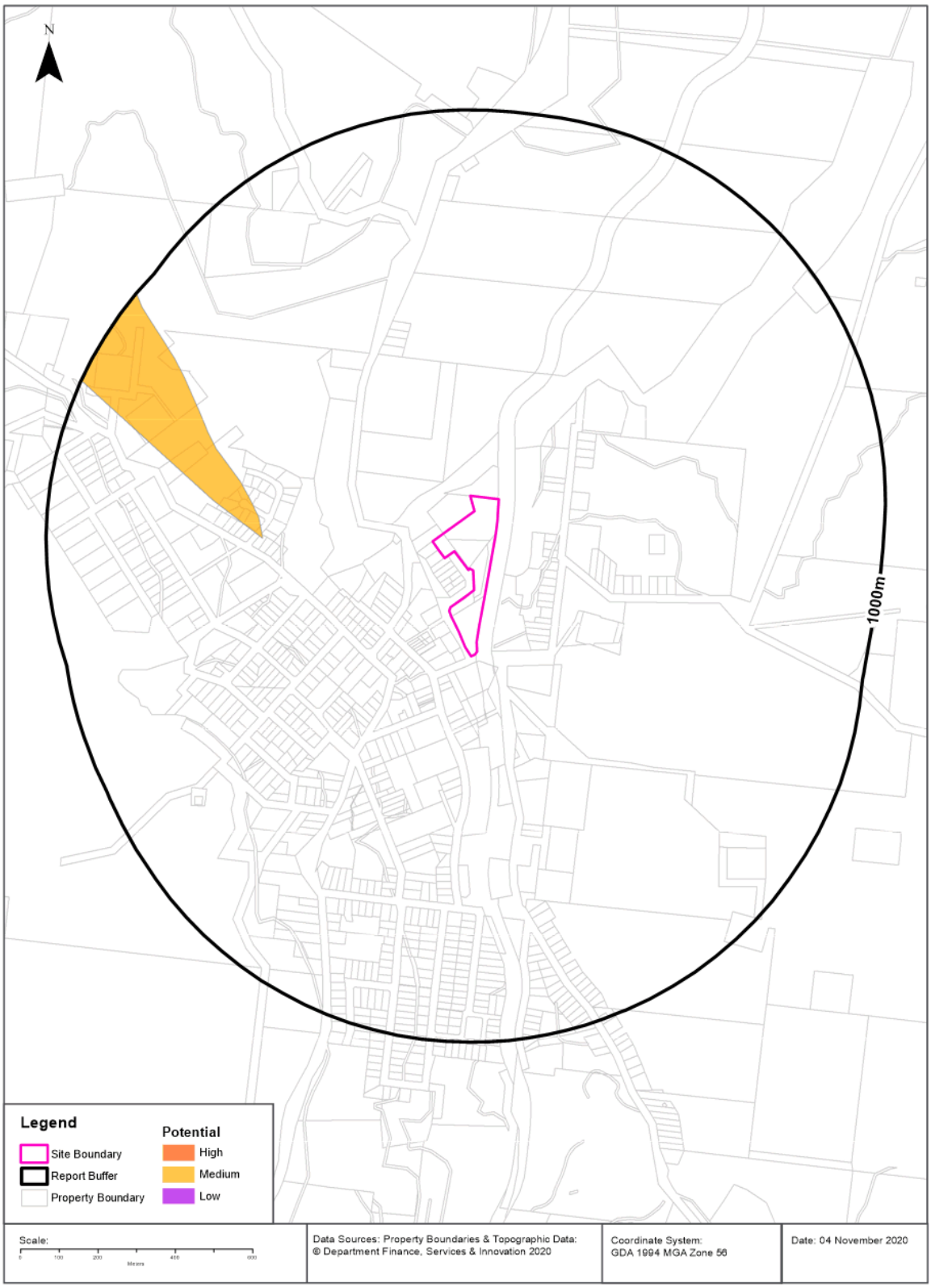
What are the Geological Structures within the dataset buffer?

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

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

Naturally Occurring Asbestos Potential

Leaburn Avenue, Batlow, NSW 2730



Naturally Occurring Asbestos Potential

Leaburn Avenue, Batlow, NSW 2730

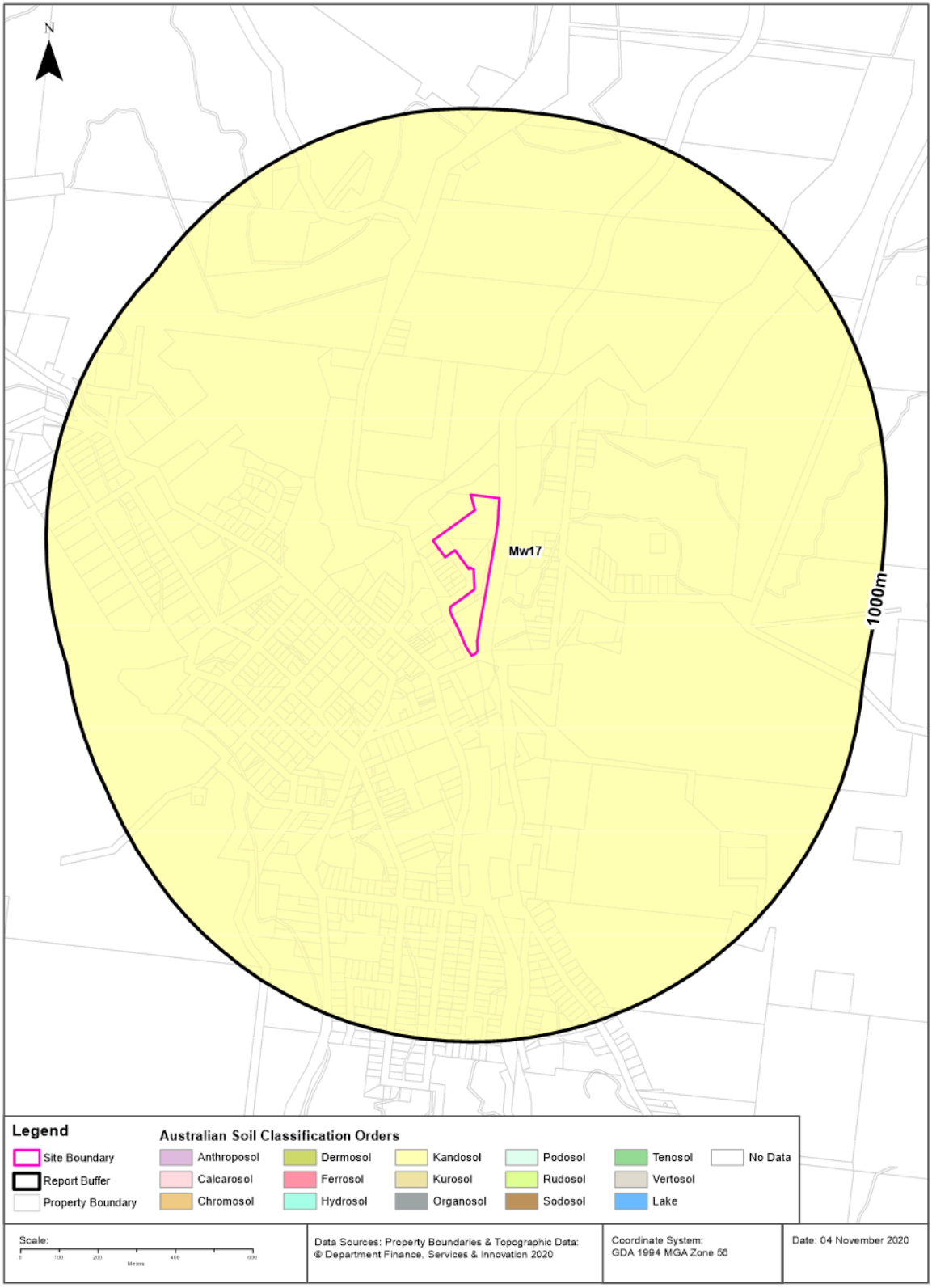
Naturally Occurring Asbestos Potential

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
Medium	Ovg2	undifferentiated	Nacka Nacka Metabasic Igneous Complex		250000	Late Ordovician	Late Ordovician	mafic extrusive	basalt, amphibolite, schist, sandstone	Metabasalt, basalt breccia, pilLow lavas, amphibolite, chloritic schists, feldspathic sandstone	438 m	North West

Atlas of Australian Soils

Leaburn Avenue, Batlow, NSW 2730



Soils

Leaburn Avenue, Batlow, NSW 2730

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
Mw17	Kandosol	Rolling to hilly upland country of ridges and long, crumpled, slip and slump slopes: chief soils are acid leached red earths (Gn2.14) probably with other (Gn2) soils, such as (Gn2.24). Associated are small areas of red friable porous earths (Gn4. 11), and some low-lying swampy areas of undescribed soils.	0m

Acid Sulfate Soils

Leaburn Avenue, Batlow, NSW 2730

Environmental Planning Instrument - Acid Sulfate Soils

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

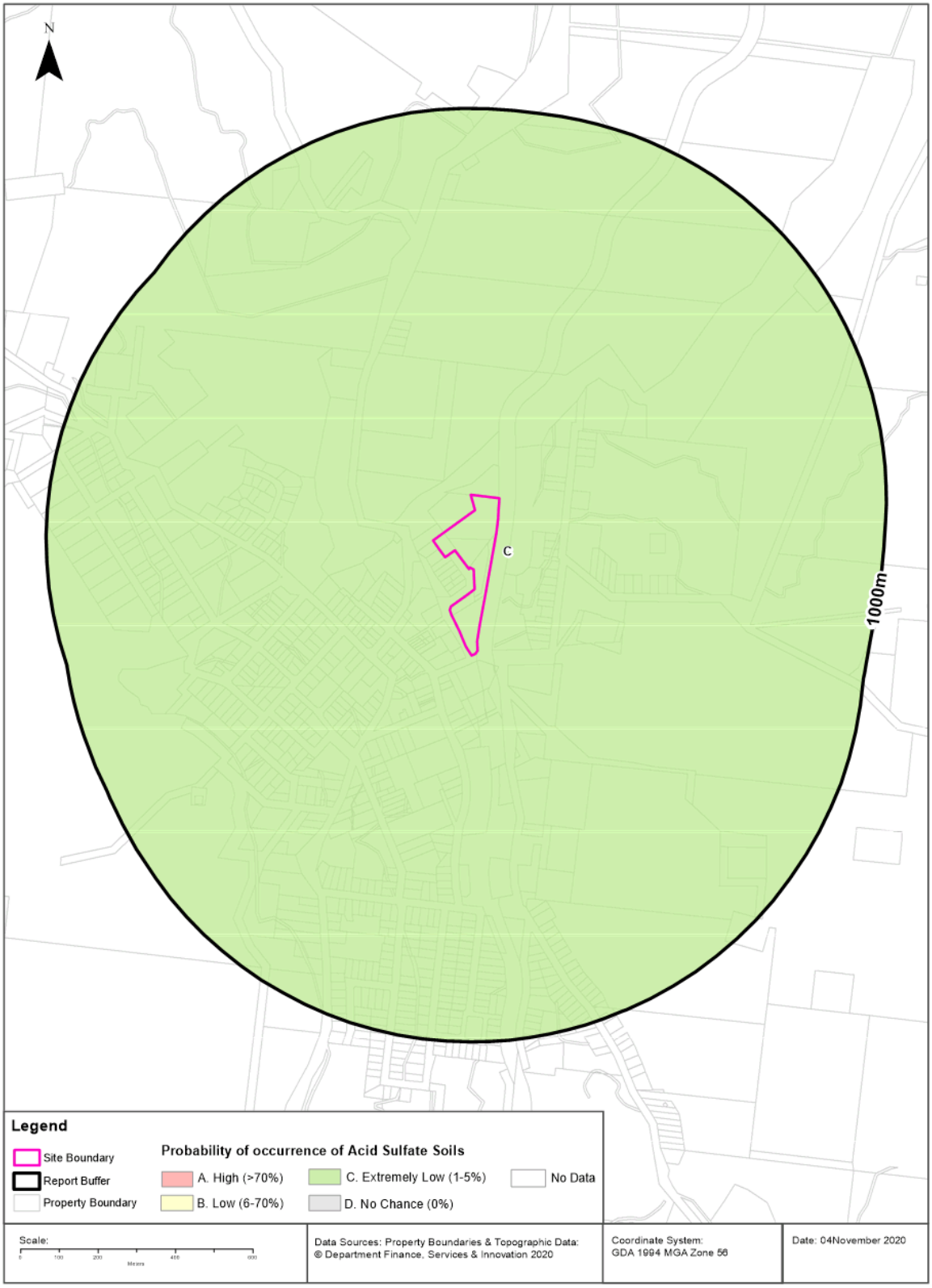
Soil Class	Description	EPI Name
N/A		

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

Soil Class	Description	EPI Name	Distance	Direction
N/A				

Atlas of Australian Acid Sulfate Soils

Leaburn Avenue, Batlow, NSW 2730



Acid Sulfate Soils

Leaburn Avenue, Batlow, NSW 2730

Atlas of Australian Acid Sulfate Soils

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

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

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

Dryland Salinity

Leaburn Avenue, Batlow, NSW 2730

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

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

No

What Dryland Salinity assessments are given?

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

Dryland Salinity Data Source : National Land and Water Resources Audit
The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.
In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

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

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

Mining

Leaburn Avenue, Batlow, NSW 2730

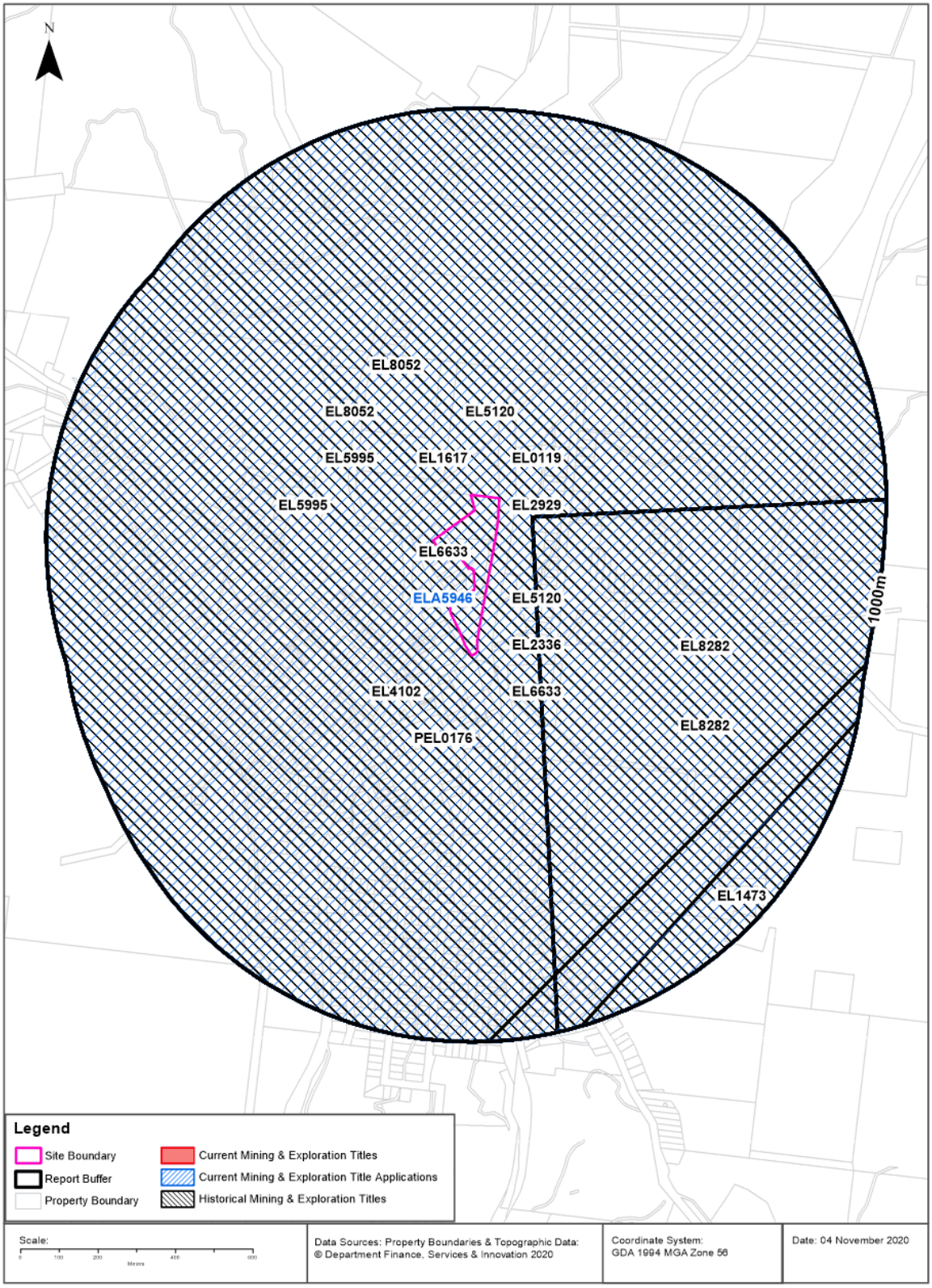
Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

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

Mining & Exploration Titles

Leaburn Avenue, Batlow, NSW 2730



Mining

Leaburn Avenue, Batlow, NSW 2730

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist (m)	Dir'
N/A	No Records in Buffer								

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

Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist (m)	Dir'
ELA5946	TRK RESOURCES PTY LTD	07/04/2020	EXPLORING	MINERALS	Group 1	0m	Onsite

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

Mining

Leaburn Avenue, Batlow, NSW 2730

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist (m)	Dir'
EL0119	PLANET GOLD	01 Jul 1968	01 Jul 1969	MINERALS	Au	0m	Onsite
EL1617	AOG MINERALS PTY LIMITED	01 May 1981	01 Oct 1982	MINERALS	Au	0m	Onsite
EL2336	AMAD NL	01 Jan 1985	01 Jul 1985	MINERALS	Au	0m	Onsite
EL2929	ALKANE EXPLORATION NL	01 Oct 1987	01 Dec 1988	MINERALS	Au Ag	0m	Onsite
EL4102	NORTH MINING LIMITED	29 Oct 1991	28 Oct 1993	MINERALS	Au	0m	Onsite
EL5120	MICHELAGO LIMITED			MINERALS		0m	Onsite
EL5120	MICHELAGO LIMITED	25 Sep 1996	24 Sep 1998	MINERALS	Au	0m	Onsite
EL5995	GOLDEN CROSS OPERATIONS PTY. LTD.			MINERALS		0m	Onsite
EL5995	GOLDEN CROSS OPERATIONS PTY. LTD.	23 Sep 2002	22 Sep 2006	MINERALS	Au	0m	Onsite
EL6633	MINCOR COPPER PTY LTD			MINERALS		0m	Onsite
EL6633	MINCOR COPPER PTY LTD	8 Sep 2006	7 Sep 2008	MINERALS	Au Cu Pb Ag Zn	0m	Onsite
EL8052	CGNM RESOURCES PTY LTD			MINERALS		0m	Onsite
EL8052	CGNM RESOURCES PTY LTD	09 Jan 2013	09 Jan 2015	MINERALS	Au	0m	Onsite
PEL0176				PETROLEUM	Petroleum	0m	Onsite
EL8282	COMET RESOURCES LIMITED			MINERALS		88m	South East
EL8282	COMET RESOURCES LIMITED	07 Aug 2014	07 Aug 2016	MINERALS	Au Cu	88m	South East
EL1473	JODODEX AUSTRALIA PTY LIMITED	01 Oct 1980	01 Oct 1981	MINERALS	Cu Pb Zn	849m	South East

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

State Environmental Planning Policy

Leaburn Avenue, Batlow, NSW 2730

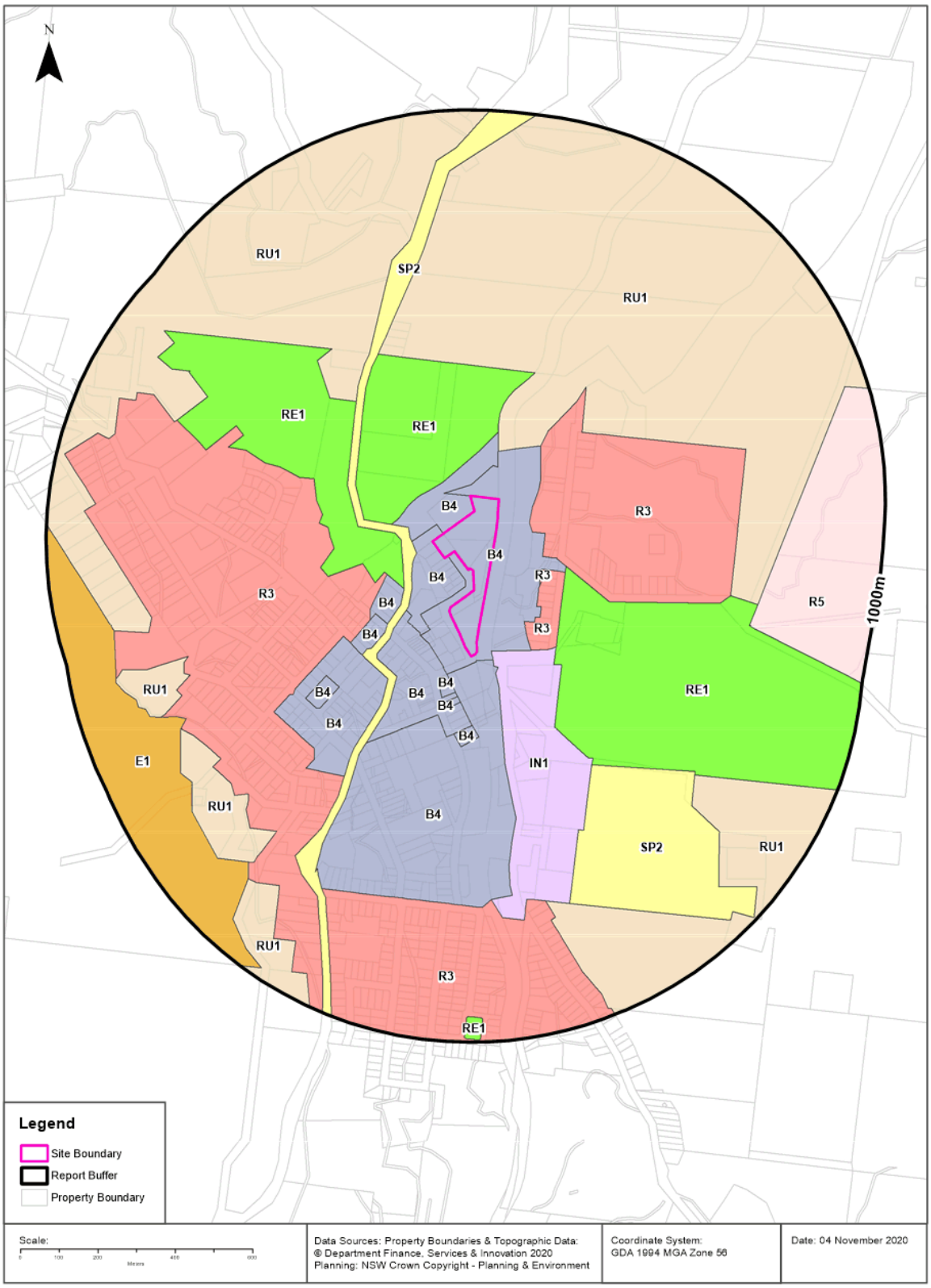
State Significant Precincts

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							

EPI Planning Zones

Leaburn Avenue, Batlow, NSW 2730



Environmental Planning Instrument

Leaburn Avenue, Batlow, NSW 2730

Land Zoning

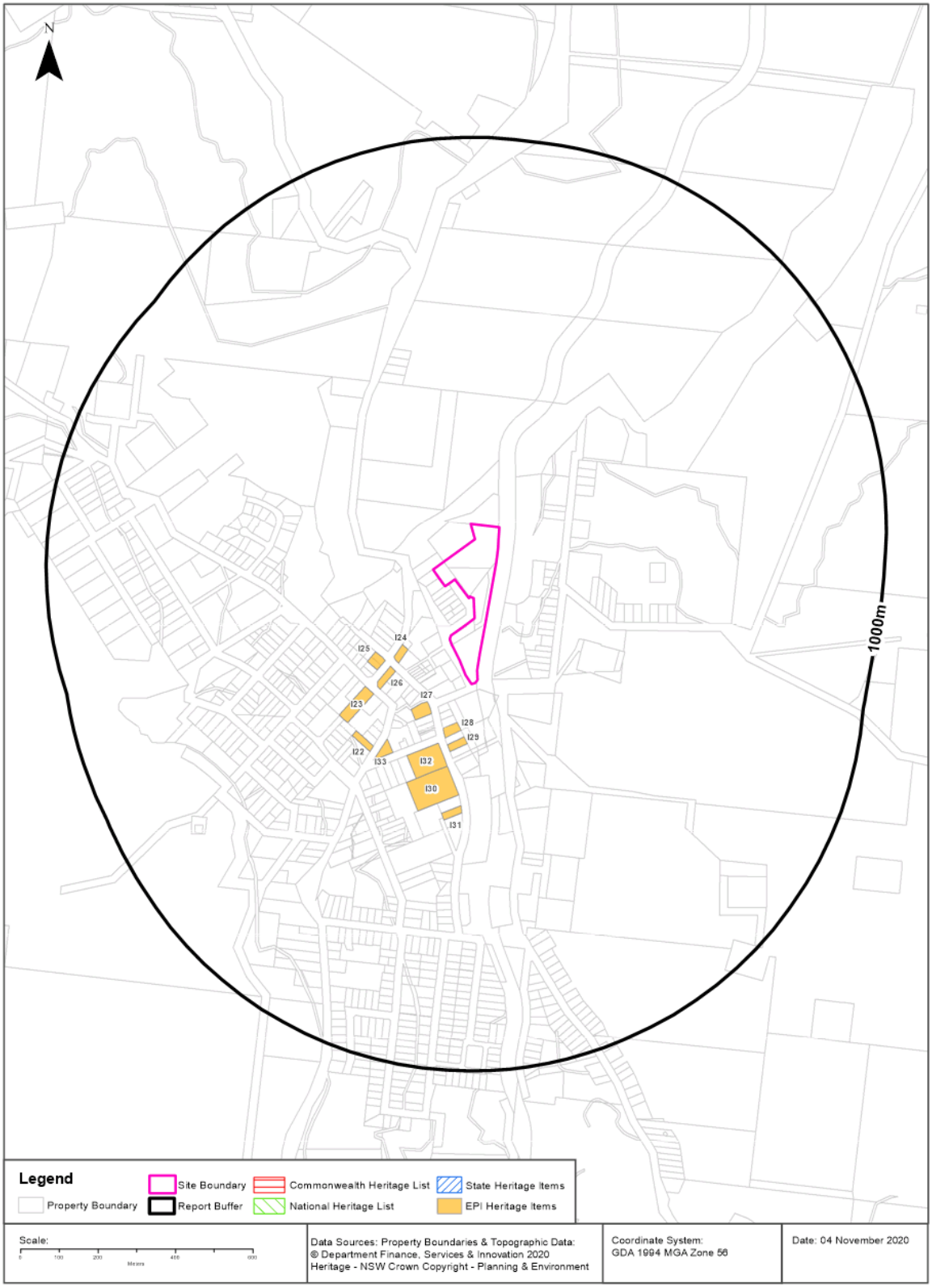
What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
B4	Mixed Use		Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	22/11/2019	Amendment No 3	0m	Onsite
B4	Mixed Use		Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	22/11/2019	Amendment No 3	16m	South
IN1	General Industrial		Tumut Local Environmental Plan 2012	21/12/2012	21/12/2012	22/11/2019		39m	South
SP2	Infrastructure	Classified Road	Tumut Local Environmental Plan 2012	21/12/2012	21/12/2012	22/11/2019		48m	North
RE1	Public Recreation		Tumut Local Environmental Plan 2012	21/12/2012	21/12/2012	22/11/2019		72m	North
B4	Mixed Use		Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	22/11/2019	Amendment No 3	74m	South West
RE1	Public Recreation		Tumut Local Environmental Plan 2012	21/12/2012	21/12/2012	22/11/2019		79m	North West
B4	Mixed Use		Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	22/11/2019	Amendment No 3	82m	South
R3	Medium Density Residential		Tumut Local Environmental Plan 2012	21/12/2012	21/12/2012	22/11/2019		85m	East
B4	Mixed Use		Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	22/11/2019	Amendment No 3	109m	South
R3	Medium Density Residential		Tumut Local Environmental Plan 2012	21/12/2012	21/12/2012	22/11/2019		114m	South East
RU1	Primary Production		Tumut Local Environmental Plan 2012	21/12/2012	21/12/2012	22/11/2019		123m	North East
B4	Mixed Use		Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	22/11/2019	Amendment No 3	125m	South West
R3	Medium Density Residential		Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	22/11/2019	Amendment No 3	133m	East
R3	Medium Density Residential		Tumut Local Environmental Plan 2012	21/12/2012	21/12/2012	22/11/2019		144m	West
B4	Mixed Use		Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	22/11/2019	Amendment No 3	161m	South West
B4	Mixed Use		Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	22/11/2019	Amendment No 3	179m	South
RE1	Public Recreation		Tumut Local Environmental Plan 2012	21/12/2012	21/12/2012	22/11/2019		195m	South East
B4	Mixed Use		Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	22/11/2019	Amendment No 3	215m	South West
B4	Mixed Use		Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	22/11/2019	Amendment No 3	339m	South West
RU1	Primary Production		Tumut Local Environmental Plan 2012	21/12/2012	21/12/2012	22/11/2019		382m	North West
SP2	Infrastructure	Sewage Treatment Plant	Tumut Local Environmental Plan 2012	21/12/2012	21/12/2012	22/11/2019		417m	South East
R3	Medium Density Residential		Tumut Local Environmental Plan 2012	21/12/2012	21/12/2012	22/11/2019		633m	South
RU1	Primary Production		Tumut Local Environmental Plan 2012	21/12/2012	21/12/2012	22/11/2019		675m	South West
RU1	Primary Production		Tumut Local Environmental Plan 2012	21/12/2012	21/12/2012	22/11/2019		684m	West
R5	Large Lot Residential		Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	22/11/2019	Amendment No 3	689m	East
E1	National Parks and Nature Reserves		Tumut Local Environmental Plan 2012	21/12/2012	21/12/2012	22/11/2019		734m	South West

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Tumut Local Environmental Plan 2012	21/12/2012	21/12/2012	22/11/2019		933m	South

Heritage Items

Leaburn Avenue, Batlow, NSW 2730



Heritage

Leaburn Avenue, Batlow, NSW 2730

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							

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Environmental Planning Instrument - Heritage

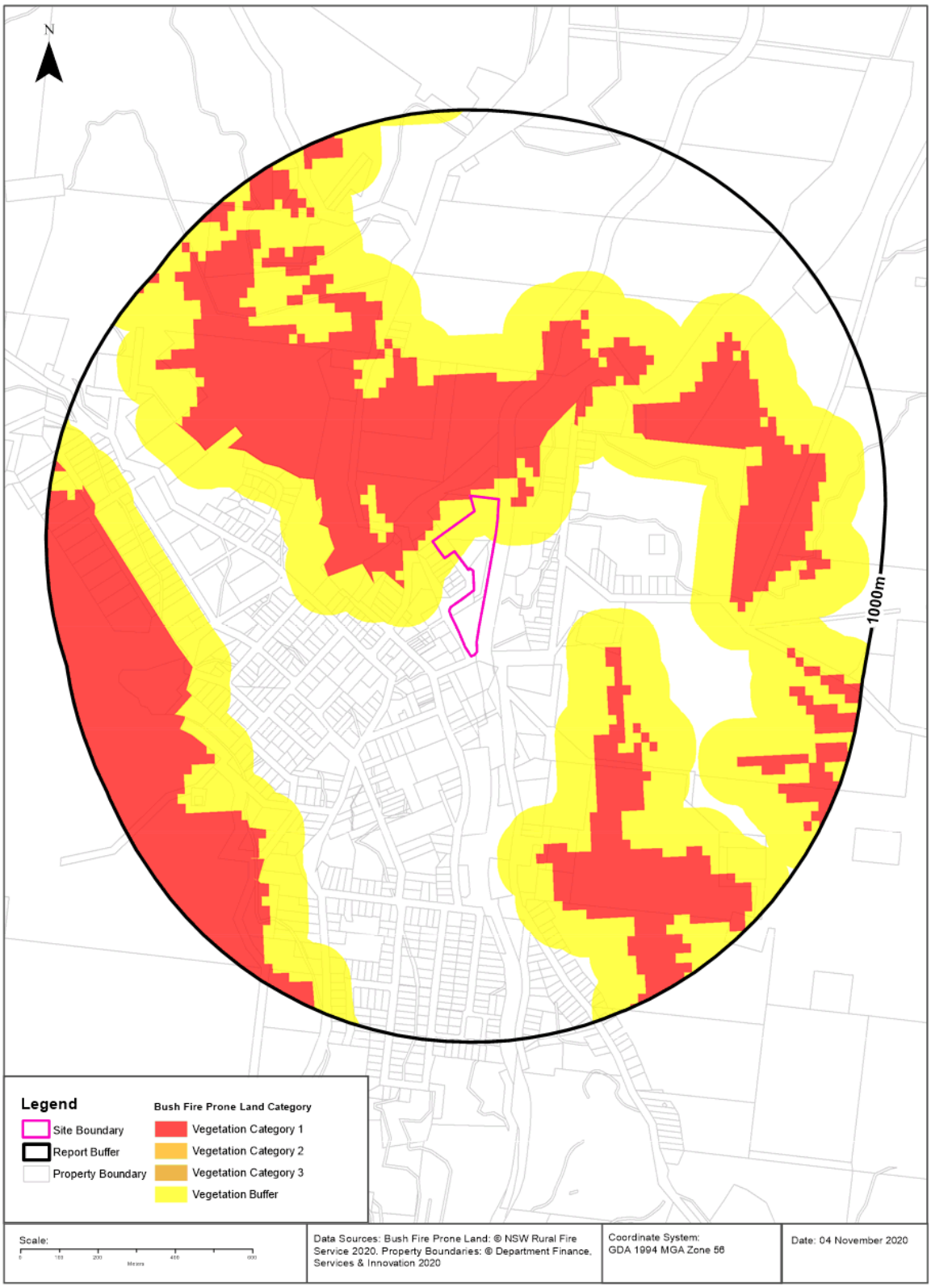
What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I28	Batlow Literary Institute	Item - General	Local	Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	20/01/2017	104m	South
I24	Former State Bank Building	Item - General	Local	Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	20/01/2017	110m	South West
I27	Anglican Church	Item - General	Local	Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	20/01/2017	120m	South West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I29	Old Batlow Co-operative Canning Office	Item - General	Local	Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	20/01/2017	137m	South
I26	Batlow Newsagent (former Batlow Post Office)	Item - General	Local	Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	20/01/2017	159m	South West
I32	Roman Catholic Church/Convent	Item - General	Local	Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	20/01/2017	174m	South
I25	Batlow Hotel Building	Item - General	Local	Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	20/01/2017	175m	South West
I30	Public SchoolBatlow Technology School	Item - General	Local	Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	20/01/2017	220m	South
I23	The Old Nurses Quarters	Item - General	Local	Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	20/01/2017	235m	South West
I33	Uniting Church	Item - General	Local	Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	20/01/2017	258m	South West
I22	Batlow Museum (former Church)	Item - General	Local	Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	20/01/2017	299m	South West
I31	Batlow Masonic Centre	Item - General	Local	Tumut Local Environmental Plan 2012	20/01/2017	20/01/2017	20/01/2017	314m	South

Natural Hazards - Bush Fire Prone Land

Leaburn Avenue, Batlow, NSW 2730



Natural Hazards

Leaburn Avenue, Batlow, NSW 2730

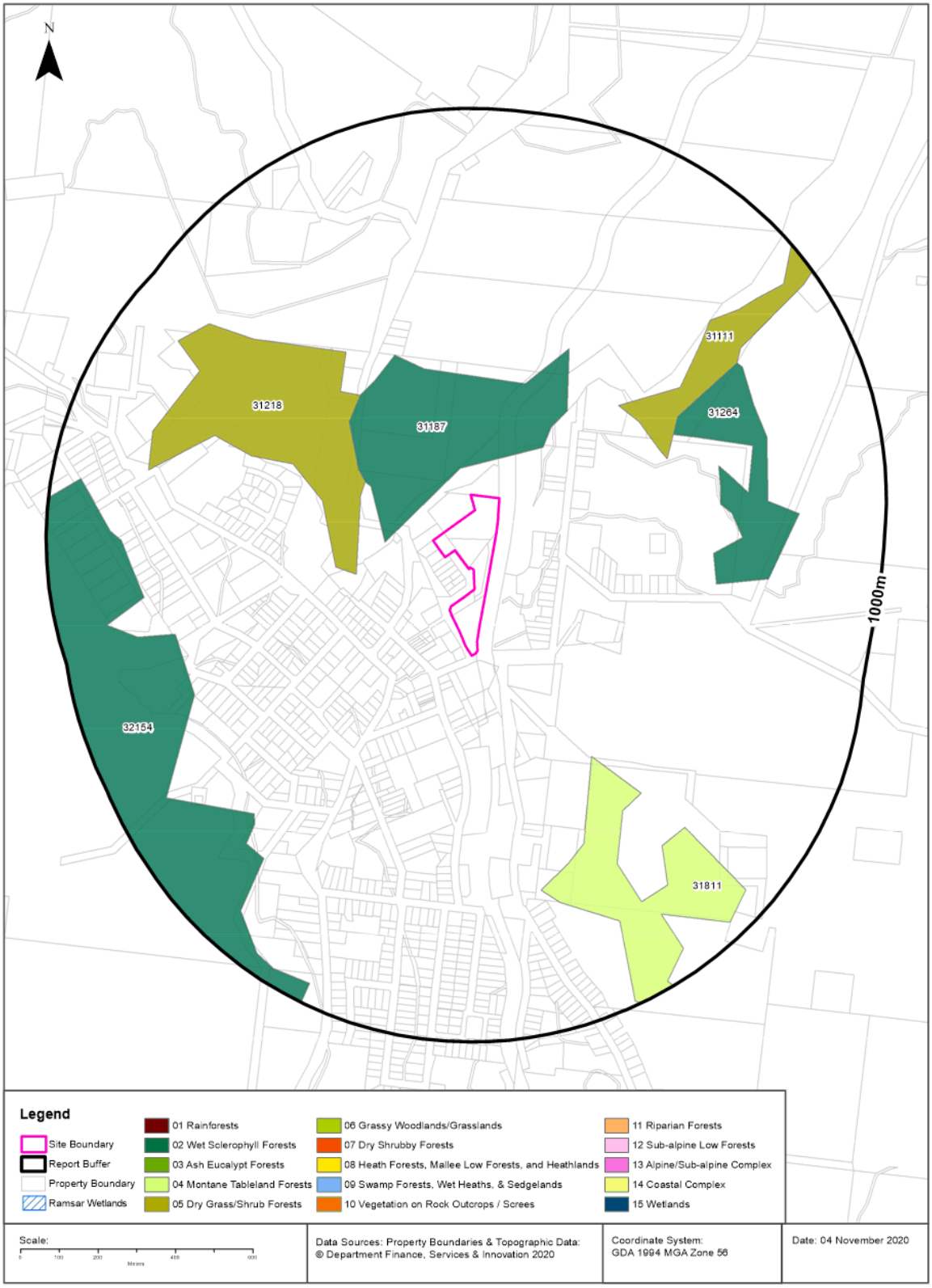
Bush Fire Prone Land

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

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

Ecological Constraints - Vegetation of the Southern Forests

Leaburn Avenue, Batlow, NSW 2730



Ecological Constraints

Leaburn Avenue, Batlow, NSW 2730

Vegetation of the Southern Forests

What vegetation of the Southern Forests exists within the dataset buffer?

Map Id	Veg Code	Formation	Class	Group	Distance	Direction
31187	82	02 Wet Sclerophyll Forests	02d Tableland Moist Fern/Herb-Grass Forest	Western Montane Acacia Fern-Herb Forest	66m	North
31218	108	05 Dry Grass/Shrub Forests	05b ST Dry Tussock Grass Forests	Western Tablelands Dry Herb-Grass Forest	191m	North West
31111	108	05 Dry Grass/Shrub Forests	05b ST Dry Tussock Grass Forests	Western Tablelands Dry Herb-Grass Forest	390m	North East
31811	104	04 Montane Tableland Forests	04a Montane NL Peppermint Grass/Shrub Forests	Tableland Acacia-Herb-Grass Forest	401m	South East
31264	82	02 Wet Sclerophyll Forests	02d Tableland Moist Fern/Herb-Grass Forest	Western Montane Acacia Fern-Herb Forest	479m	East
32154	82	02 Wet Sclerophyll Forests	02d Tableland Moist Fern/Herb-Grass Forest	Western Montane Acacia Fern-Herb Forest	692m	South West

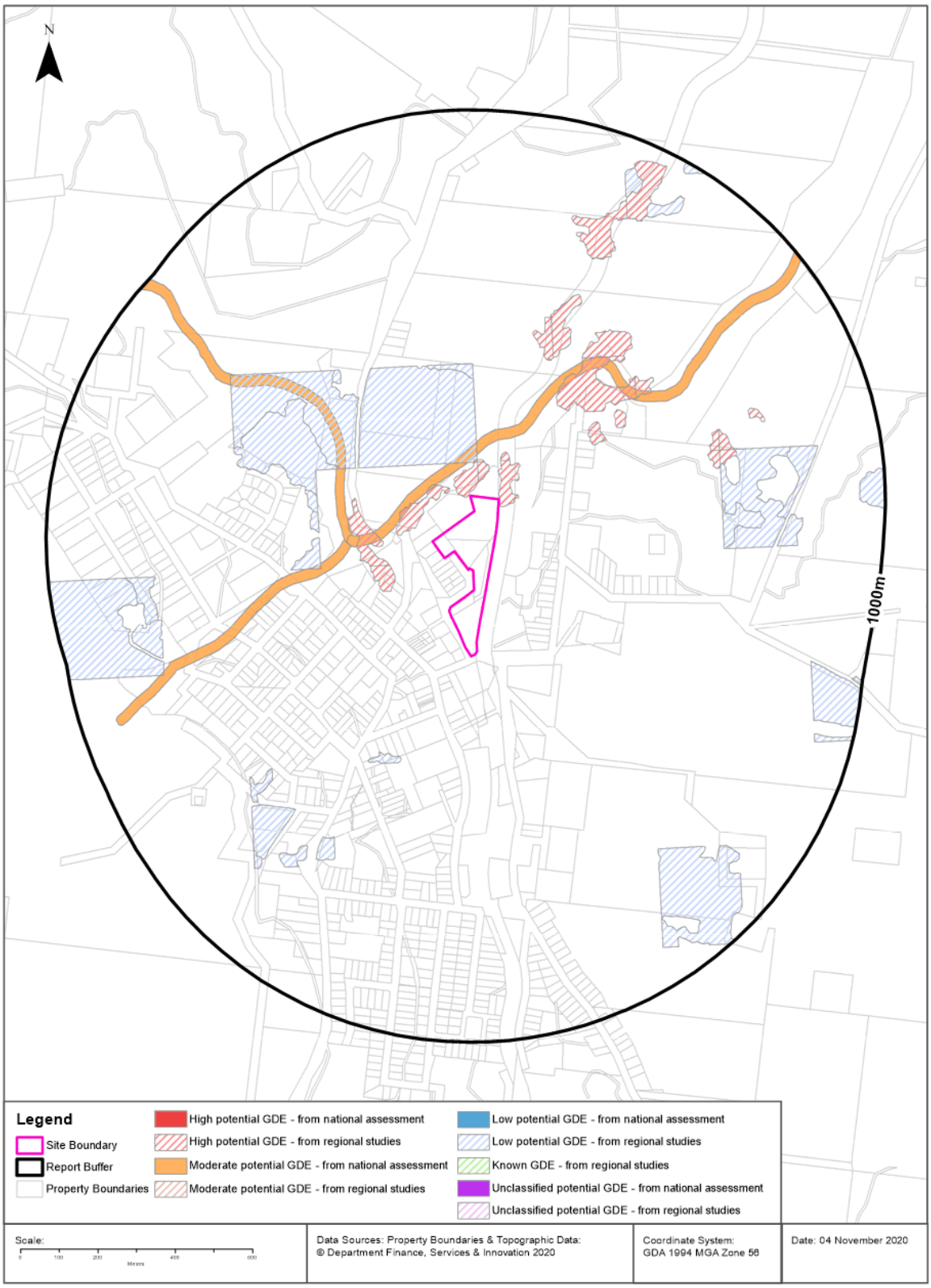
Ramsar Wetlands

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					

Ecological Constraints - Groundwater Dependent Ecosystems Atlas

Leaburn Avenue, Batlow, NSW 2730



Ecological Constraints

Leaburn Avenue, Batlow, NSW 2730

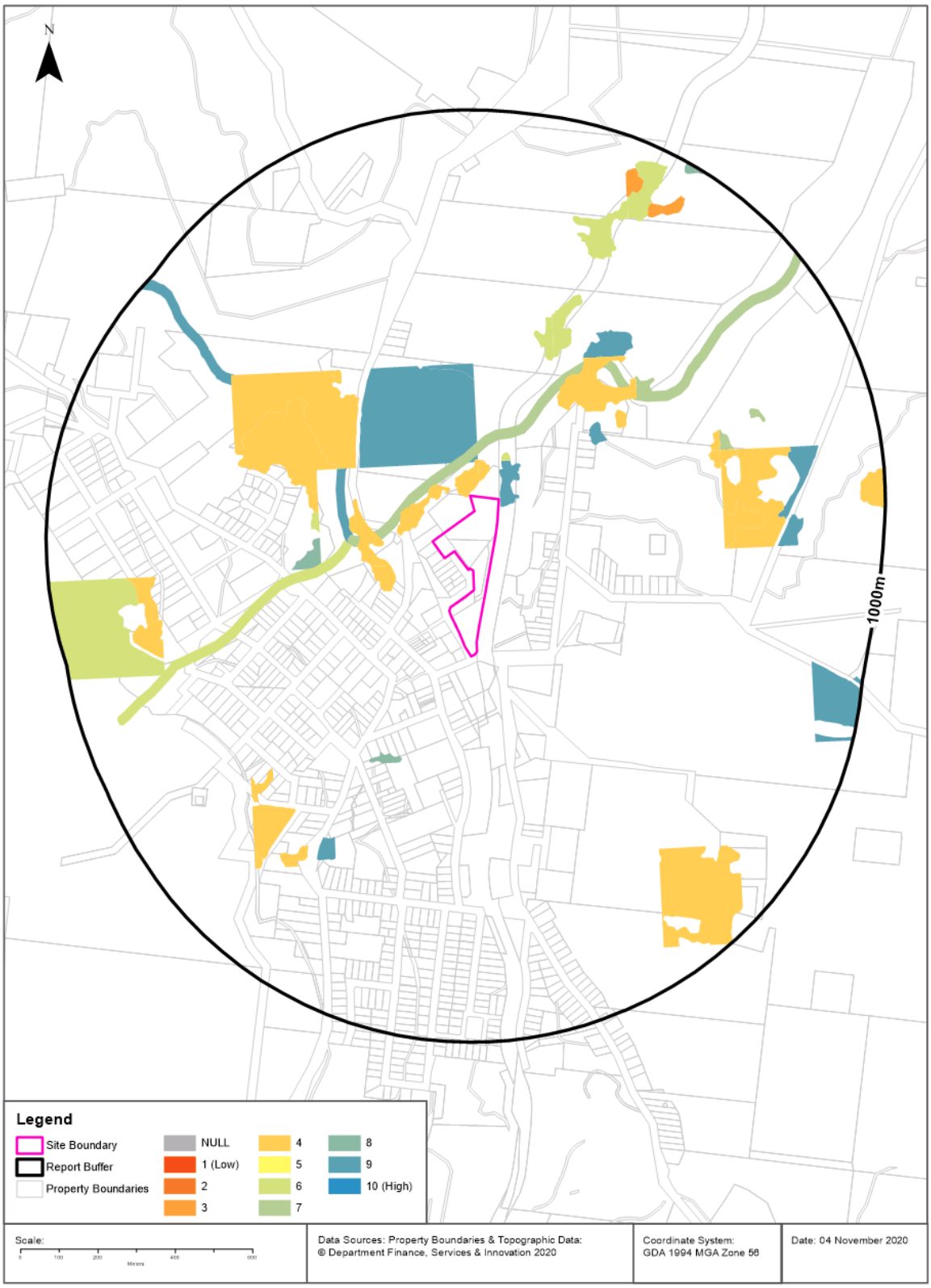
Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	High potential GDE - from regional studies	Dissected high plateaus on various resistant rocks, with isolated high plains.	Vegetation		3m
Aquatic	Moderate potential GDE - from national assessment	Dissected high plateaus on various resistant rocks, with isolated high plains.	River		72m
Terrestrial	Low potential GDE - from regional studies	Dissected high plateaus on various resistant rocks, with isolated high plains.	Vegetation		86m

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology

Ecological Constraints - Inflow Dependent Ecosystems Likelihood

Leaburn Avenue, Batlow, NSW 2730



Ecological Constraints

Leaburn Avenue, Batlow, NSW 2730

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	4	Dissected high plateaus on various resistant rocks, with isolated high plains.	Vegetation		3m
Terrestrial	9	Dissected high plateaus on various resistant rocks, with isolated high plains.	Vegetation		3m
Aquatic	7	Dissected high plateaus on various resistant rocks, with isolated high plains.	River		72m
Terrestrial	6	Dissected high plateaus on various resistant rocks, with isolated high plains.	Vegetation		98m
Aquatic	9	Dissected high plateaus on various resistant rocks, with isolated high plains.	River		203m
Aquatic	6	Dissected high plateaus on various resistant rocks, with isolated high plains.	River		206m
Terrestrial	8	Dissected high plateaus on various resistant rocks, with isolated high plains.	Vegetation		290m
Terrestrial	7	Dissected high plateaus on various resistant rocks, with isolated high plains.	Vegetation		441m
Terrestrial	3	Dissected high plateaus on various resistant rocks, with isolated high plains.	Vegetation		827m

Ecological Constraints

Leaburn Avenue, Batlow, NSW 2730

NSW BioNet Atlas

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

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petauroides volans	Greater Glider	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Endangered Population, Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Pimelea bracteata		Critically Endangered	Not Sensitive	Not Listed	

Data does not include NSW category 1 sensitive species.

Location Confidences

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

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

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Appendix C

Section 10.7(2) Planning Certificates Results

SNOWY VALLEYS COUNCIL
PLANNING CERTIFICATE

SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Snowy Valleys Council
76 Capper Street
TUMUT NSW 2720

Certificate No. **PL2020/0730**

Applicants Reference
Batlow Cannery Site

DESCRIPTION OF LAND

Property Address:	Leaburn Avenue BATLOW NSW 2730
Property ID:	38741
Assessment No.	01356-32000000-
Legal Description:	Lot 2 DP 606518 Lot 1 DP 650670 Lot 153 DP 757214 Lot 200 DP 757214 Lot 286 DP 757214 Lot 7 DP 18471 Lot 184 DP 651409 Lot 1 DP 134507 Lot 1 DP 360874
Owner/s:	Snowy Valleys Council

QUESTION	REPLY
1. Names of relevant planning instruments and DCP's (a) Name of each environmental planning instrument that applies to the carrying out of development on the land.	Tumut Local Environmental Plan (LEP) 2012. Riverina Murray Regional Plan. For applicable State Environmental Planning Policies, see Attachment 1.

Certificate under section 10.7(2) (Continued) PL2020/0730

QUESTION	REPLY
(b) Name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved). In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.	See Attachment 1.
(c) The name of each development control plan that applies to the carrying out of development on the land.	Snowy Valleys Council Development Control Plan (DCP) 2019.
2. Zoning and land use under relevant LEPs (a) What is the land zoned?	B4 Mixed Use
(b) The purposes for which the instrument provides that development may be carried out within the zone without the need for development consent, with development consent only or prohibited development.	**B4 Mixed Use** **1 Objectives of zone** • To provide a mixture of compatible land uses. • To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. **2 Permitted without consent** Home businesses; Home occupations; Roads **3 Permitted with consent** Boarding houses; Camping grounds; Caravan parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Health services facilities; Home-based child care; Hotel or motel accommodation; Information and education facilities; Industries; Medical centres; Passenger transport facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Seniors housing; Service stations; Shop top housing; Signage; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Wholesale supplies; Any other development not specified in item 2 or 4

Certificate under section 10.7(2) (Continued) PL2020/0730

QUESTION	REPLY
	4 Prohibited Heavy industrial storage establishments; Heavy industries; Home occupations (sex services); Intensive livestock agriculture; Sex services premises
(c) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.	B4 Mixed Use - No minimum lot size for erection of a dwelling house.
(d) Does the land comprise a critical habitat?	No, the land does not contain a critical habitat.
(e) Is the land in a conservation area?	No, the land is not in a conservation area.
(f) Is an item of environmental heritage situated on the land?	No local heritage item situated on the land. No state heritage item situated on the land.
2A. Zoning and land use under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* To the extent that the land is within any zone (however described) under: (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or* (b) A Precinct Plan (within the meaning of the 2006 SEPP), or (c) A proposed Precinct Plan that is to has been the subject of community consultation or on public exhibition under the Act, The particulars referred to in clause 2(a) - (h) in relation to that land (with a reference to "the instrument" in any of those paragraphs being read as reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan as the case requires).	No.
3. Complying development (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses. (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.	B4 Mixed Use Yes

Certificate under section 10.7(2) (Continued) PL2020/0730

<table>
<tr><th>QUESTION</th><th>REPLY</th></tr>
<tr><td></td><td>For the part of the land where Complying Development can be carried out, the following codes are applicable:
<table>
<tr><th>Code</th><th>Applicable Zone(s)</th></tr>
<tr><td>Housing</td><td>Not Applicable</td></tr>
<tr><td>Low Rise Medium Density Housing</td><td>B4 Mixed Use</td></tr>
<tr><td>Rural Housing</td><td>Not Applicable</td></tr>
<tr><td>Housing Alterations</td><td>B4 Mixed Use</td></tr>
<tr><td>General Development</td><td>B4 Mixed Use</td></tr>
<tr><td>Commercial and Industrial Alterations</td><td>Not Applicable</td></tr>
<tr><td>Commercial and Industrial (New Buildings and Additions)</td><td>Not Applicable</td></tr>
<tr><td>Subdivisions</td><td>Not Applicable</td></tr>
<tr><td>Demolition</td><td>Not Applicable</td></tr>
<tr><td>Fire Safety</td><td>B4 Mixed Use</td></tr>
</table>
Note: other requirements of the policy must be considered.</td></tr>
<tr><td>4. Coastal Protection
Is the land affected by the operation of section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Finance, Services and Innovation?</td><td>No.</td></tr>
<tr><td>4A.Certain information relating to beaches and coasts
(a) In relation to a coastal Council- whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the Council is satisfied that such an order has been fully complied with.
(b) In relation to a coastal council:
(i) Whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and
(ii) If works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.</td><td>No.</td></tr>
<tr><td>4B.Annual Charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works
In relation to a coastal council - whether the owner (or any previous owner) of the land has 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).</td><td>No.</td></tr>
</table>

Certificate under section 10.7(2) (Continued) PL2020/0730

QUESTION	REPLY
Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.	
5. Mines subsidence Has the land been proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*?	No, the land is not within a mine subsidence district.
6. Road widening and road realignment Is the land affected by any road widening or road realignment under- (a) Division 2 of Part 3 of the *Roads Act 1993*; (b) any environmental planning instrument; or (c) any resolution of the council?	No, the land is not affected.
7. Council and other public authority policies on hazard risk restrictions Whether or not the land is affected by a policy: (a) adopted by Council; or (b) adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).	Bush Fire Prone Land Yes, the land is part of the bush fire zone vegetation buffer. Refer to the NSW Rural Fire Service document *Planning for Bushfire Protection.* Yes, the land is part of the bush fire zone vegetation category 1. Refer to the NSW Rural Fire Service document *Planning for Bushfire Protection.* ***Note: Recent changes to Planning for bushfire protection require that the bushfire prone land map be amended. The land is identified as being bushfire prone on the Draft Amended Map at the date of this certificate.*** Natural Resources Landslip No, the land is not landslip prone. Natural Resources Groundwater Vulnerability No, the land is not groundwater vulnerable. Natural Resources Wetlands No, the land does not contain a natural wetland. Riparian Lands & Watercourses No, the land is not within riparian lands and watercourses. Terrestrial Biodiversity No, the land does not contain terrestrial biodiversity. Natural Resources Salinity No, the land is not prone to salinisation.

Certificate under section 10.7(2) (Continued) PL2020/0730

QUESTION	REPLY
	South West Tumut Land Capability Study If the land is included in this study the class or classes are listed below, otherwise the land is not included. West Tumut Land Capability Study If the land is included in this study the class or classes are listed below, otherwise the land is not included. Airport Development Area No, the land is not within the Airport Development Area. Possible Contaminated Land No, the land is not potentially contaminated. Naturally Occurring Asbestos No, the land is not affected by naturally occurring asbestos. Please Note: the subject land has been effected by a recent bushfire event. As a result, the subject land has been identified as containing friable asbestos. The State Government has initiated a Bushfire Recovery Program for the clean up and remediation of bushfire effected properties. Acid Sulfate Soils No, the land does not contain acid sulfate soils.
7A. Flood related development controls information (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi-dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls. (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls. (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the *Standard Instrument (Local Environmental Plans) Order 2006*.	Flood Prone Land No, the land is not flood prone. Possible Flood Prone Land No, the land is not noted as being possibly flood prone.
8. Land reserved for acquisition Whether or not any Environmental Planning Instrument or proposed Environmental Planning Instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.	No, land is not reserved for acquisition.

Certificate under section 10.7(2) (Continued) PL2020/0730

QUESTION	REPLY
9. Contributions plans What contributions plans apply to the land?	Yes, a Section 7.11 Contribution Plan exists for Management. Yes, a Section 7.11 Contribution Plan exists for Open Space. Note: The Open Space contributions plan only applies to the erection of Residential Accommodation. Sec94Plan Note: Council has adopted water and sewer contributions plans that apply in urban areas. See General Attachment (D)
9A. Biodiversity Certified Land If the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016, a statement to that effect. Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.	No, the land is not biodiversity certified.
10. Biodiversity stewardship sites If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage). Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.	No, Council has not been notified of any biobanking stewardship agreement relating to the land.
10A. Native vegetation clearing set asides If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).	Council has not been notified of any set aside area relating to the land
11. Bush fire prone land Is the land bush fire prone land?	Council's Bush Fire Prone Land map indicates that all or part of the land is Bushfire Prone ***Note: Recent changes to Planning for bushfire protection require that the bushfire prone land map be amended. The land is identified as being bushfire prone on the Draft Amended Map at the date of this certificate.***
12. Property vegetation plans If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).	No, the land does not have a Property Vegetation Plan.

Certificate under section 10.7(2) (Continued) PL2020/0730

QUESTION	REPLY
13. Orders under Trees (Disputes Between Neighbours) Act 2006 Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	No, the land does not have a tree order.
14. Site compatibility statements and conditions for seniors housing If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies: (a) A statement of whether there is a current site compatibility certificate (seniors housing) of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department, and (b) A statement setting out the terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.	No, Council is not aware of a seniors housing site compatibility certificate. If any State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 conditions exist on the land they are listed below, otherwise there are none.
15. Site compatibility certificates for infrastructure, schools or TAFE establishments A statement of whether there is a valid site compatibility certificate for infrastructure, schools or TAFE establishments, of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (a) the period for which the certificate is valid, and (b) that a copy may be obtained from the head office of the Department.	No, Council is not aware of an infrastructure, schools or TAFE establishments site compatibility certificate.
16. Site compatibility certificates and conditions for affordable rental housing (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (a) the period for which the certificate is current, and (b) that a copy may be obtained from the head office of the Department. (2) A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.	No, Council is not aware of an affordable rental housing site compatibility certificate. If any State Environmental Planning Policy (Affordable Rental Housing) 2009 conditions exist on the land they are listed below, otherwise there are none.

Certificate under section 10.7(2) (Continued) PL2020/0730

QUESTION	REPLY
17. Matters arising under section 59(2) of the *Contaminated Land Management Act 1997* (a) That the land to which the certificate relates is **significantly contaminated land** within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued, (b) that the land to which the certificate relates is subject to a **management order** within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued, (c) that the land to which the certificate relates is the subject of an approved **voluntary management proposal** within the meaning of that Act - if it is the subject of such an approved proposal at the date when the certificate is issued, (d) that the land to which the certificate relates is subject to an **ongoing maintenance order** within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued, (e) that the land to which the certificate relates is the subject of a **site audit statement** within the meaning of that Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.	Significantly contaminated land No, the land is not significantly contaminated. If any potential contamination sources are known to exist on the land, based on Council's records and available information, they are listed below, otherwise the land is not known to be potentially contaminated. Former land use: Not Applicable Current land use: Not Applicable Management Order No, the land is not subject to a management order. Voluntary Management Proposal No, the land is not subject to a voluntary management proposal. Ongoing Maintenance Order No, the land is not subject to an ongoing maintenance order. Site Audit Statement No, the land is not subject to a site audit statement.
18. Paper subdivision information (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot. (2) The date of any subdivision order that applies to the land. (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.	Not applicable.
19. Site Verification Certificates A statement of whether there is a current site verification certificate, of which the Council is aware, in respect of the land and, if there is a certificate, the statement is to include: (a) the matter certified by the certificate, and (b) the date on which the certificate ceases to be current (if any), and (c) that a copy may be obtained from the head office of the Department. Note: a site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land- see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.	No, Council is not aware of a site verification certificate.

Certificate under section 10.7(2) (Continued) PL2020/0730

QUESTION	REPLY
20. Loose-fill asbestos insulation If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.	The premises are not listed on the register
21. Affected building notices and building product rectification orders (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land. (2) A statement of: (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding. (3) In this clause: ***affected building notice*** has the same meaning as in Part 4 of the Building Products (Safety) Act 2017. ***building product rectification*** order has the same meaning as in the Building Products (Safety) Act 2017.	Council is not aware of any affected building notice or building product rectification order in force in respect of the land. Council is not aware of any outstanding notice of intention to make a building product rectification order in respect of the land.

Date: 13/11/2020 **SNOWY VALLEYS COUNCIL**

for Chief Executive Officer:.....

Any request for further information in connection with the above should be marked for the attention of:

Craig Perrin – Development Assessment Planner
Telephone No: (02) 6941 2515
E-mail: cperrin@svc.nsw.gov.au

This certificate may contain information provided to Snowy Valleys Council by third parties and is as current as the latest information available to Council at the time of production of the certificate. Council does not warrant the accuracy of the information contained within the information provided by third parties and has not independently verified the information. Please contact Council should you wish to obtain a list of the information provided by third parties that has been relied upon in the production of this certificate. It is strongly recommended that you contact the relevant third parties to confirm the accuracy of the information.

Certificate under section 10.7(2) (Continued) PL2020/0730

GENERAL ATTACHMENT

(A) **RISKS-** The existence or lack of any relevant policy does not indicate that development of the land is not likely to be restricted by reason of the likelihood of land slip, bushfire, flooding, subsidence, geological features or any other risks.

(B) **INUNDATION**- Where Council's records indicate that the land may be subject to inundation the enquirer should obtain expert advice as to the frequency and depth of inundation.

(C) **STORMWATER-** Councils natural and constructed stormwater drains will not necessarily be adequate for rainfall of high intensity and the land could therefore be subject to some localised flooding in times of heavy rainfall.

(D) **WATER & SEWER DEVELOPMENT CONTRIBUTION PLANS**- In addition to any Contribution Plans under the Environmental Planning & Assessment Act 1979, Council has adopted Water and Sewer Development Contribution Plans under the Water Management Act 2000. To ascertain whether any contribution will be payable as part of a development or associated with development of the land, a Certificate under Section 305 of the Water Management Act 2000 will need to be applied for.

(E) **UNMADE ROADS**- Council has adopted a Policy not to extend its road network and will not approve development proposing access along an unformed road unless that road is constructed to Council's standard.

(F) **WATER SUPPLY AT TUMUT RIVER ORCHARD ESTATE** - The reticulated private water supply available within the Tumut River Orchard Estate is not suitable for drinking. Council's Rainwater Tank Policy will therefore be applied to any new dwelling. The use of the reticulated supply for other domestic purposes will be subject to special connection requirements.

(G) **TUMUT CBD PARKING STRATEGY 2012** - This plan relates to parking provision and its management in the Tumut Central Business District (CBD). The plan also develops future directions to ensure that adequate parking is available in the Tumut CBD for the next 10 years. For property located between Fitzroy Street, Richmond Street, Capper Street and Merivale Street, this strategy may restrict future development.

(H) **INFORMATION REGARDING LOOSE-FILL ASBESTOS** - There is a possibility that residential homes, constructed prior to 1980, located in the Snowy Valleys Council area could contain loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that have been identified as containing loose-fill asbestos insulation. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquires as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building occupants.

Contact NSW Fair Trading for further information.

This information has been provided pursuant to section 10.7(5) of the EP&A Act but does not constitute a full section 10.7(5) planning certificate.

ATTACHMENT 1

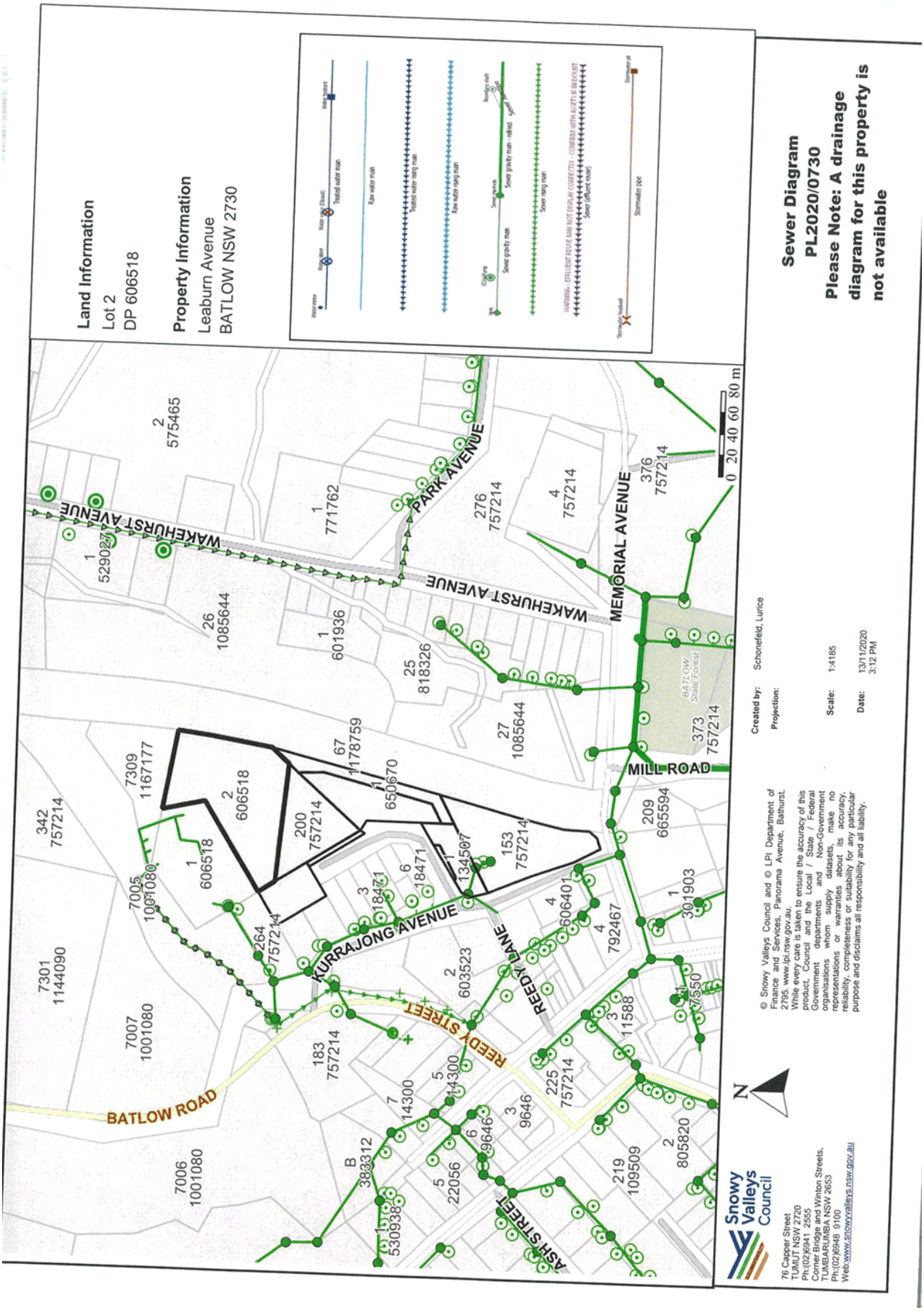
STATE ENVIRONMENTAL PLANNING POLICIES (S.E.P.P)

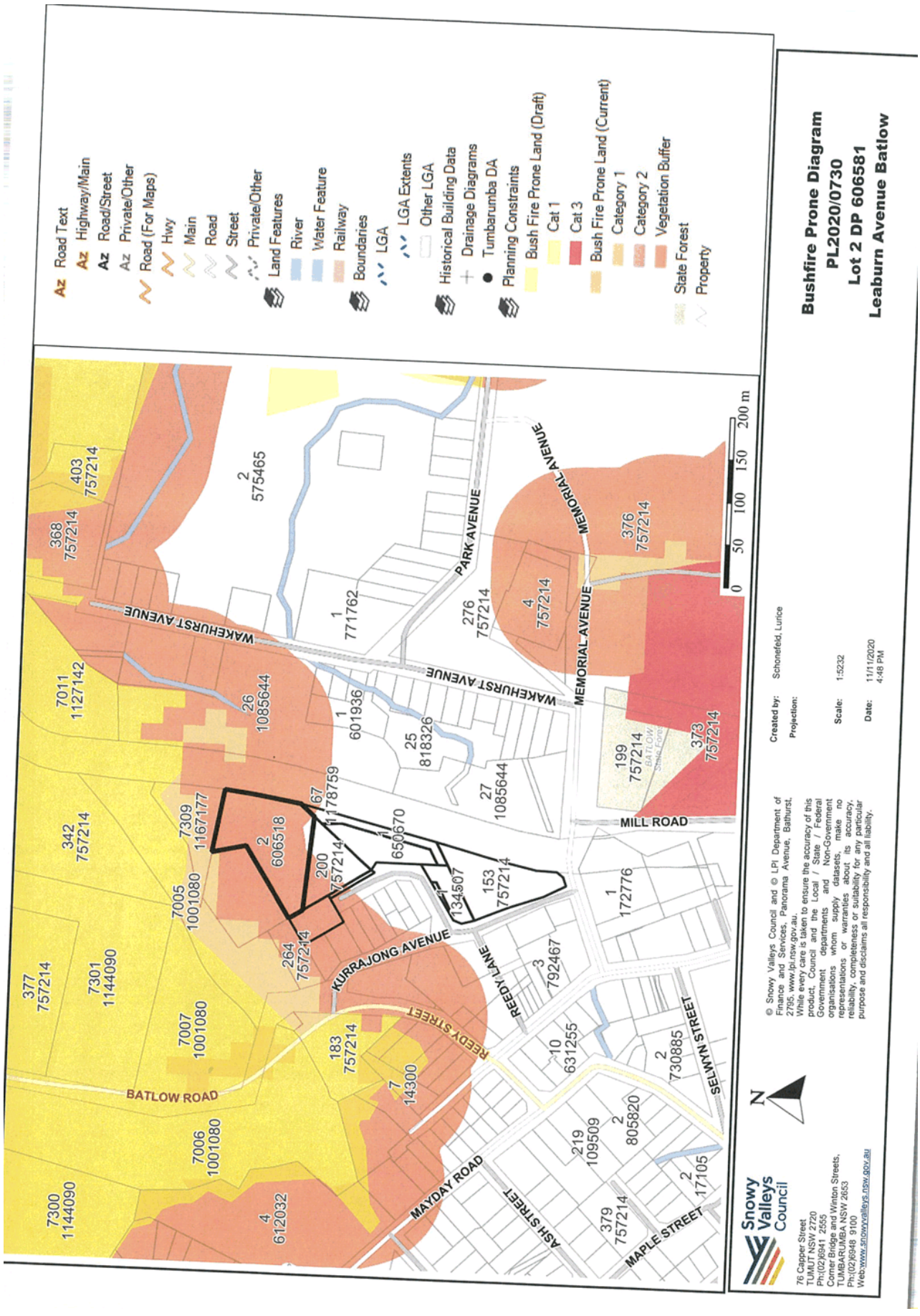
The following State Environmental Planning Policies apply to the land use zones and uses specified on the right hand column of the table below:

State Environmental Planning Policy (SEPP)	Applicable land zone and/or use *
State Environmental Planning Policy No 21—Caravan Parks	RU1, RU5, R3, B4, RE1, RE2.
State Environmental Planning Policy No 30—Intensive Agriculture	RU1, RU5, IN1.
State Environmental Planning Policy No 33—Hazardous and Offensive Development	RU1, RU5, IN1, IN2.
State Environmental Planning Policy No 36—Manufactured Home Estates	Residential development on land that is not flood prone, and/or land which (in the opinion of the Council) is not affected to an unacceptable level by an offensive or hazardous industry or any form of pollution, and or land that is not within the Airport Development Area, and/or land that does not contain a wetland, and/or land that is not zoned RE1, and/or land that is not zoned RU1 or RU3 (where the land is not adjacent to or adjoining land zoned for urban use).
State Environmental Planning Policy No 44—Koala Habitat Protection	RU1, RU4, RU5, R2, R3, B4, R5, B1, B2, IN1, IN2, SP1, SP2, RE1, RE2.
State Environmental Planning Policy No 50—Canal Estate Development	RU1, R2, R3, B2, IN1, IN2.
State Environmental Planning Policy No 55—Remediation of Land	RU1, RU4, RU5, R2, R3, R5, B1, B2, B4, IN1, IN2, SP1, SP2, RE1, RE2.
State Environmental Planning Policy No 62—Sustainable Aquaculture	RU1, RU4, RU5, B4, IN1.
State Environmental Planning Policy No 64—Advertising and Signage	RU1, RU4, RU5, R2, R3, R5, B1, B2, B4, IN1, IN2, SP1, SP2, RE1, RE2.
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development	RU5, R2, R3, B4.
State Environmental Planning Policy (Affordable Rental Housing) 2009	RU5, R2, R3, R5, B1, B2, B4 and/or land that does not contain a local or state listed heritage item and is not subject to an interim heritage order.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	RU1, RU4, RU5, R2, R3, R5, B1, B2, B4.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	RU1, RU3, RU4, RU5, R2, R3, R5, B1, B2, B4, IN1, IN2, SP2, RE1, RE2, E1.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Land zoned primarily for urban purposes (R2, R3) or land that adjoins land zoned primarily for urban purposes (RU1, RU4,RU5, R2, R3, R5, B2,B4). Land being used for the purposes of an existing registered club (if Council is satisfied that most of the land that adjoins the existing registered club is zoned for urban purposes. Land that is not subject to flooding or landslip, and/or land that does not contain a wetland.
State Environmental Planning Policy (Infrastructure) 2007	RU1, RU3, RU4, RU5, R2, R3, R5, B1, B2, B4, IN1, IN2, SP1, SP2, RE1, RE2.
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	RU1, RU5, IN1, B4, IN2.
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	RU1, RU4, RU5, R2, R3, R5, B1, B2, B4, IN1, IN2, SP1, SP2, RE1, RE2.
State Environmental Planning Policy (State and Regional Development) 2011	RU1, RU4, RU5, R2, R3, R5, B1, B2, B4, IN1, IN2, SP1, SP2, RE1, RE2, E1.
State Environmental Planning Policy (Education Establishments and Child Care Facilities)	RU5, R1, R2, R3, R4, B1, B2, B3, B4, B5, B7, B8, IN1
State Environmental Planning Policy (Primary Production and Rural Development) 2019	RU1, RU3, RU4.

* Note the zones listed in the right hand column above capture zones or uses for at least one of the permissible uses stated under the respective State Environmental Planning Policy (SEPP). Further investigations of each zone and its respective land use table are recommended to ascertain whether specific uses can be carried out under each SEPP




Road Text
Highway/Main
Road/Street
Private/Other
Road (For Maps)
Hwy
Main
Road
Street
Private/Other
Land Features
River
Water Feature
Railway
Boundaries
LGA
LGA Extents
Other LGA
Historical Building Data
Drainage Diagrams
Tumbarumba DA
Planning Constraints
Bush Fire Prone Land (Draft)
Cat 1
Cat 3
Bush Fire Prone Land (Current)
Category 1
Category 2
Vegetation Buffer
State Forest
Property
WAKEHURST AVENUE
PARK AVENUE
MEMORIAL AVENUE
MILL ROAD
KURRAJONG AVENUE
REEDY STREET
REED LANE
SELWYN STREET
ASH STREET
MAPLE STREET
MAYDAY ROAD
BATLOW ROAD
0 50 100 150 200 m
N
Bushfire Prone Diagram
PL2020/0730
Lot 2 DP 606581
Leaburn Avenue Batlow
Created by: Schonefeld, Lurice
Projection:
Scale: 1:5232
Date: 11/11/2020 4:48 PM
© Snowy Valleys Council and © LPI Department of Finance and Services, Panorama Avenue, Bathurst, 2795, www.lpi.nsw.gov.au. While every care is taken to ensure the accuracy of this product, Council and the Local / State / Federal Government departments and Non-Government organisations whom supply datasets, make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability.
Snowy Valleys Council
76 Capper Street
TUMUT NSW 2720
Ph:(02)6941 2555
Corner Bridge and Winton Streets,
TUMBARUMBA NSW 2653
Ph:(02)6948 9100
Web:www.snowyvalleys.nsw.gov.au

Fair Trading (https://www.fairtrading.nsw.gov.au)

Home (https://www.fairtrading.nsw.gov.au)

Loose-fill asbestos insulation register

Listen (https://app-oc.readspeaker.com/cgi-bin/rsent?customerid=7371&lang=en_au&readid=page-content&url=https://www.fairtrading.nsw.gov.au/loose-fill-asbestos-insulation-register)

Look up the premises address

Please enter exact address information (including street type) of the address you wish to search (Note, the search fields are not case sensitive).

If a match is found, the premises has been identified as containing loose-fill asbestos insulation.

Results will only appear if an exact match of an address is found.

(The fields marked with * are required.)

No Match Found - A search match was not found in the Loose-fill Asbestos Insulation Register

Address searched: 1 Leaburn Avenue Batlow 2730

This information is correct at the time of the search

Unit	
Street number*	
Street name*	
Street type*	Alley
Suburb*	
Postcode	

Submit

Appendix D

Schedule 11 Hazardous Chemicals on Premises Search

WorkCover New South Wales 400 Kent Street Sydney 2000 Telephone 9370 5000 ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001

Licence No. 35/009574

APPLICATION FOR RENEWAL
OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

WORKCOVER NEW SOUTH WALES

DECLARATION: Please renew licence number 35/009574 to 26/11/2000. I confirm that all the licence details shown below are correct (amend if necessary).

(Signature)	JIM HAGAN (Please print name)	4/11/99 (Date signed)

for: MOUNTAIN MAID PTY LTD

*THIS **SIGNED** DECLARATION SHOULD BE **RETURNED TO:***

WorkCover New South Wales
Dangerous Goods Licensing Section
GPO BOX 5364
SYDNEY 2001

Enquiries: ph (02) 9370 5187
fax (02) 9370 6105

Details of licence on 28 October 1999

Licence Number 35/009574 **Expiry Date** 26/11/1999

Licensee MOUNTAIN MAID PTY LTD ACN 068 104 709

Postal Address: BOX 138 P O BATLOW NSW 2730

Licensee Contact ~~KEVIN WINSTEVE WHITE~~ Ph. 0269 491300 Fax. 0269 491541

Premises Licensed to Keep Dangerous Goods JIM HAGAN WAYNE WAECHTER
MOUNTAIN MAID PTY LTD
LEABURN AVE BATLOW 2730

Nature of Site FOOD MANUFACTURING N.E.C.

Major Supplier of Dangerous Goods NOT APPLICABLE

Emergency Contact for this Site ~~A GREEN~~ Ph. ~~0269 491219~~

Site staffing 16 HRS 5 DAYS B KOVACS 02 69491435

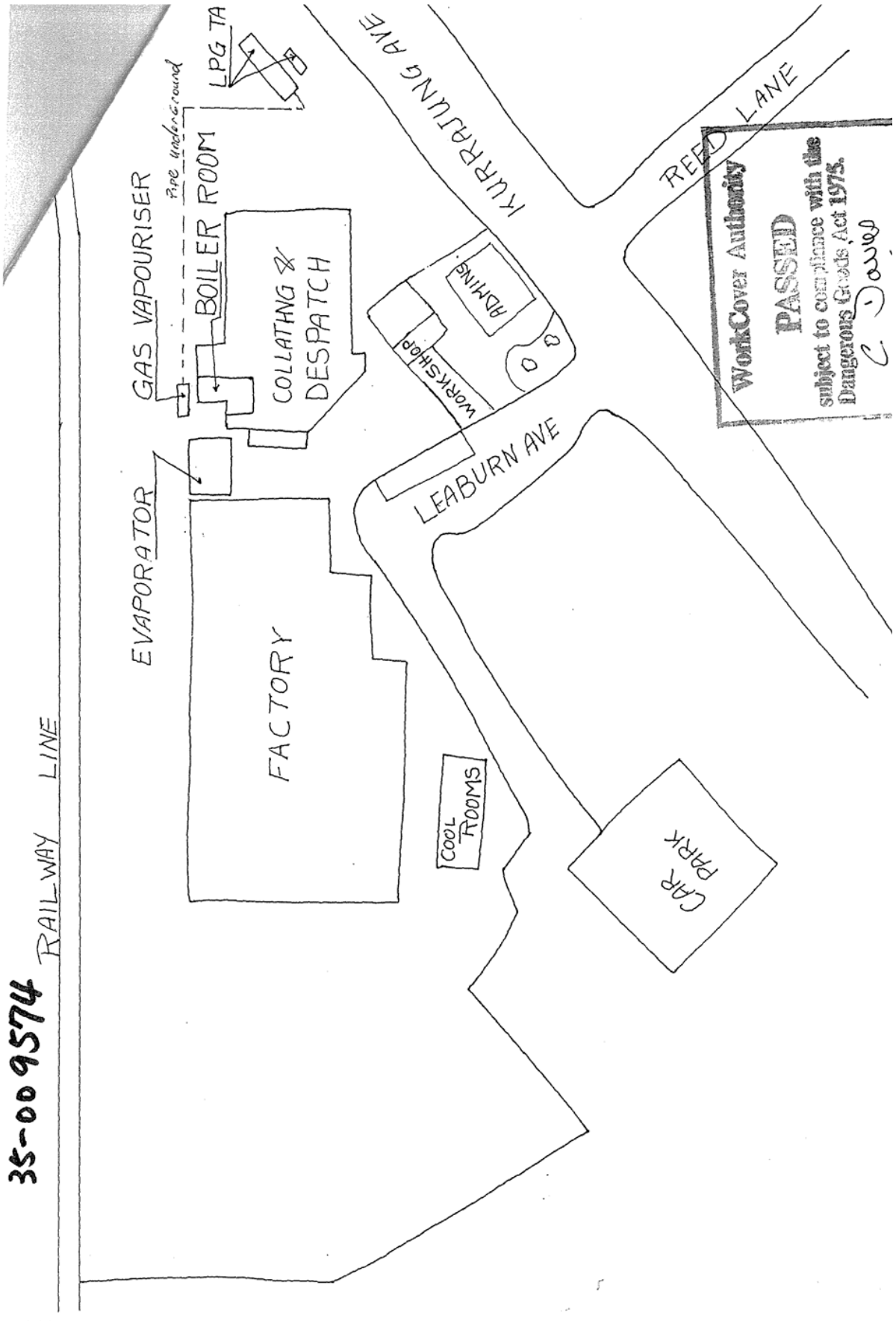
Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	**ABOVE-GROUND TANK**	**Class 2.1**	**70000 L**
	UN 1075 PETROLEUM GASES, LIQUEFIED		70000 L
2	**ABOVE-GROUND TANK**	**Class 2.1**	**7500 L**
	UN 1075 PETROLEUM GASES, LIQUEFIED		7500 L

RECEIVED
- 4 NOV 1999
SCIENTIFIC SERVICES

Form DG10

http://www.workcover.nsw.gov.au 02 6949 1541 DX 13067 MARKET ST. SYDNEY


35-009574
RAILWAY LINE
EVAPORATOR
GAS VAPOURISER
pipe underground
LPG TA
BOILER ROOM
COLLATING & DESPATCH
FACTORY
COOL ROOMS
CAR PARK
ADMIN
WORKSHOP
LEABURN AVE
KURRAJONG AVE
REED LANE
WorkCover Authority
PASSED
subject to compliance with the
Dangerous Goods Act 1975.

The Town Clerk
PO Box 20
WAGGA WAGGA NSW 2650

35.004656.2 EX HNB:MF
G.74
266 8662

1 April 1982

ATTENTION: MR. R. BEDDOE

Dear Sir

I refer to your letter dated 23 March, 1982, seeking approval to use API 5L Grade B pipe in lieu of that specified in AS 1596 - SAA L.P. Gas Code.

Approval is given to use the API 5L Grade B, 100 mm diameter, in the two installations and in the manner nominated in your letter.

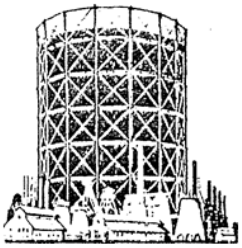
Yours faithfully

H N BLACKMORE
Chief Inspector, Dangerous Goods

Place with file
For info (1) Senior Inspector
(2) Inspector Lancaster 14/4/82

DEPARTMENT OF ... RELATIONS
DG 82/244
14 APR 1982
WAGGA WAGGA

GAS DEPARTMENT



THE COUNCIL OF THE

CITY OF WAGGA WAGGA

PHONE 211088
PHONE SHOWROOM 212965
PHONE WORKS 252485

ALL COMMUNICATIONS TO BE ADDRESSED TO THE TOWN CLERK P.O. BOX 20

SPEED-E-GAS BOTTLED LP DIVISION

City Council Chambers
WAGGA WAGGA, N.S.W., 2650

WHEN REPLYING QUOTE REF NO G. 74

23rd March, 1982.

The Chief Inspector,
Dangerous Goods Branch,
P.O. Box 847,
DARLINGHURST. 2010

Dear Sir,

As discussed with your department during our recent telephone discussion, the Wagga Gas Department would like your approval to deviate from the SAA L.P.G. Code 1596 -1979 in regard to pipe specification.

The Code requires the use of either Copper to AS 1572 or Schedule 40 steel pipe for L.P.G. Piping. Our submission as an alternative to Shcedule 40 Pipe is the pipe we are currently using to convey Natural Gas at pressures up to 1035 KPa. This is steel pipe to API standard 5L grade B which is manufactured under very strict controls and hydro-tested to 7,000 kpa in the factory.

The particular applications where we envisage using this 100 mm API 5L pipe is to supply two boiler installations from 35 tonne bulk tanks, one at Leeton and the other at Batlow. The pipe is coated with High Density Polyethylene and welded joints will be wrapped with 'Canusa" shrink on sleeves.

In addition, cathodic protection will be applied via sacrafincial anodes to eliminate corrosion. The pressure in the pipework will be limited to 35 kpa by a Fisher 298 ET regulator at the tank and will be further protected by a 'slam shut' valve in the system.

Approval is sought not only for economic reasons but to expedite the project.

I trust your approval can be granted and await your further written advice.

Yours faithfully,

W. R. ELLIS,

Town Clerk.

NOT WHICH SITE 3500/46 56 Per: R. BEDDOE'.

GN/cj

GASWORKS ENGINEER AND MANAGER.

Form DG1

DEPARTMENT OF INDUSTRIAL RELATIONS

LICENCE No. 35009574 -9

DANGEROUS GOODS ACT, 1975

18 JUN 1982

APPLICATION FOR LICENCE (or AMENDMENT or ~~TRANSFER~~ of LICENCE) FOR THE KEEPING OF DANGEROUS GOODS

Application is hereby made for— *a licence (or amendment of the licence) *the transfer of the licence for the keeping of dangerous goods in or on the premises described below.

(*delete whichever is not required)

FEE: $10.00 per Depot for new licence. $10.00 for amendment or transfer.

2160 23/06/82 03A

Name of Applicant in full (see over)	LETONA CO-OP. LIMITED - MOUNTAIN MAID DIVISION
Trading name or occupier's name (if any)	
Postal address	P.O. Box 138, BATLOW NSW Postcode 2730
Address of the premises including street number (if any)	LEABURN AVENUE / BATLOW NSW Postcode 2730
Nature of premises (see over)	FOOD CANNERY
Telephone number of applicant	STD Code 069 Number 300

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (see over)	Storage capacity	Dangerous goods: Product being stored	C & C Office use only
				DD 002 120.0
1	ABOVE GROUND TANK	(70,000 l) 35 TONNES	LIQUID PETROLEUM GAS	1 100 74
2	Roofed package store	8800 l	Flam. liquids 3.1 3.2	6 020 93
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

DEPARTMENT OF INDUSTRIAL RELATIONS AND TECHNOLOGY DG82/380 - 8 JUL 1982 WAGGA WAGGA

INSPECTORS FIELD COLLECTION 51 RECEIPT No. 15339 DATE 7-6-82 AMOUNT $10—

Has site plan been approved?	~~Yes~~ No	If yes, no plans required. If no, please attach site plan.
Have premises previously been licensed?	Yes ~~No~~	If yes, state name of previous occupier. AS ABOVE (WE HAVE ANOTHER TANK)

Name of company supplying flammable liquid (if any) WAGGA WAGGA CITY COUNCIL

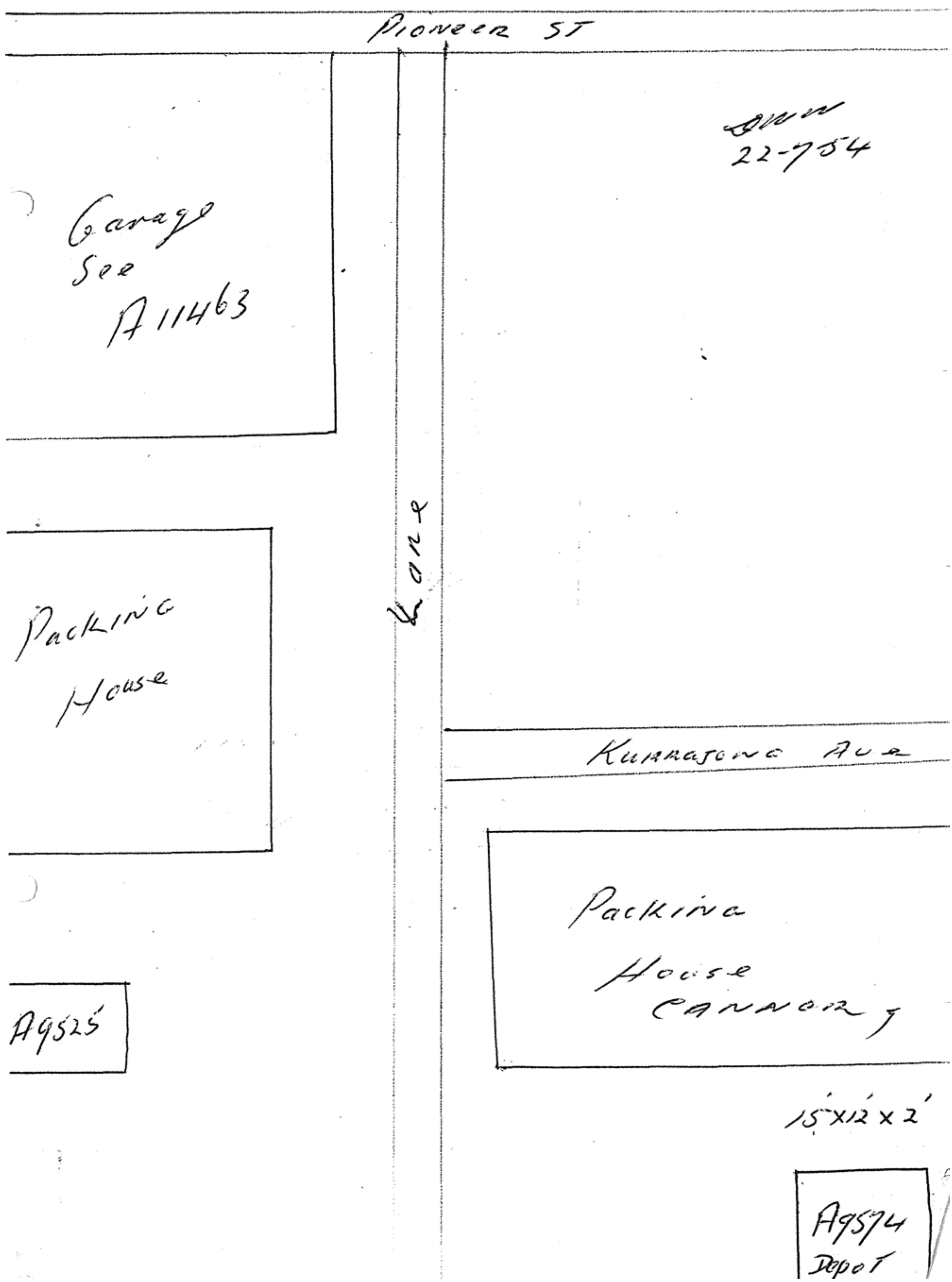
Signature of applicant [signature] Date 8-4-82

For external explosives magazine(s), please fill in side 2.

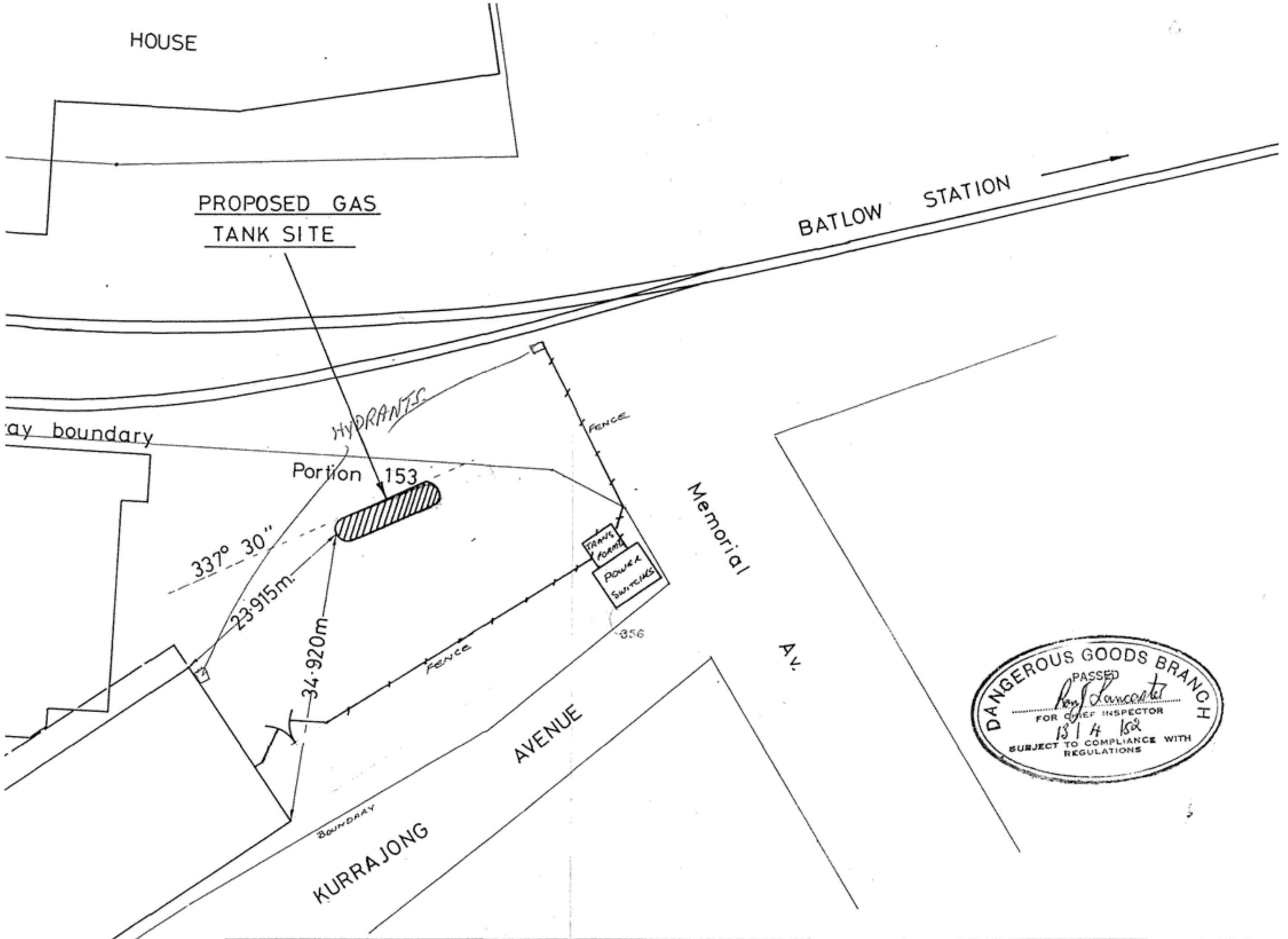
FOR OFFICE USE ONLY

CERTIFICATE OF INSPECTION

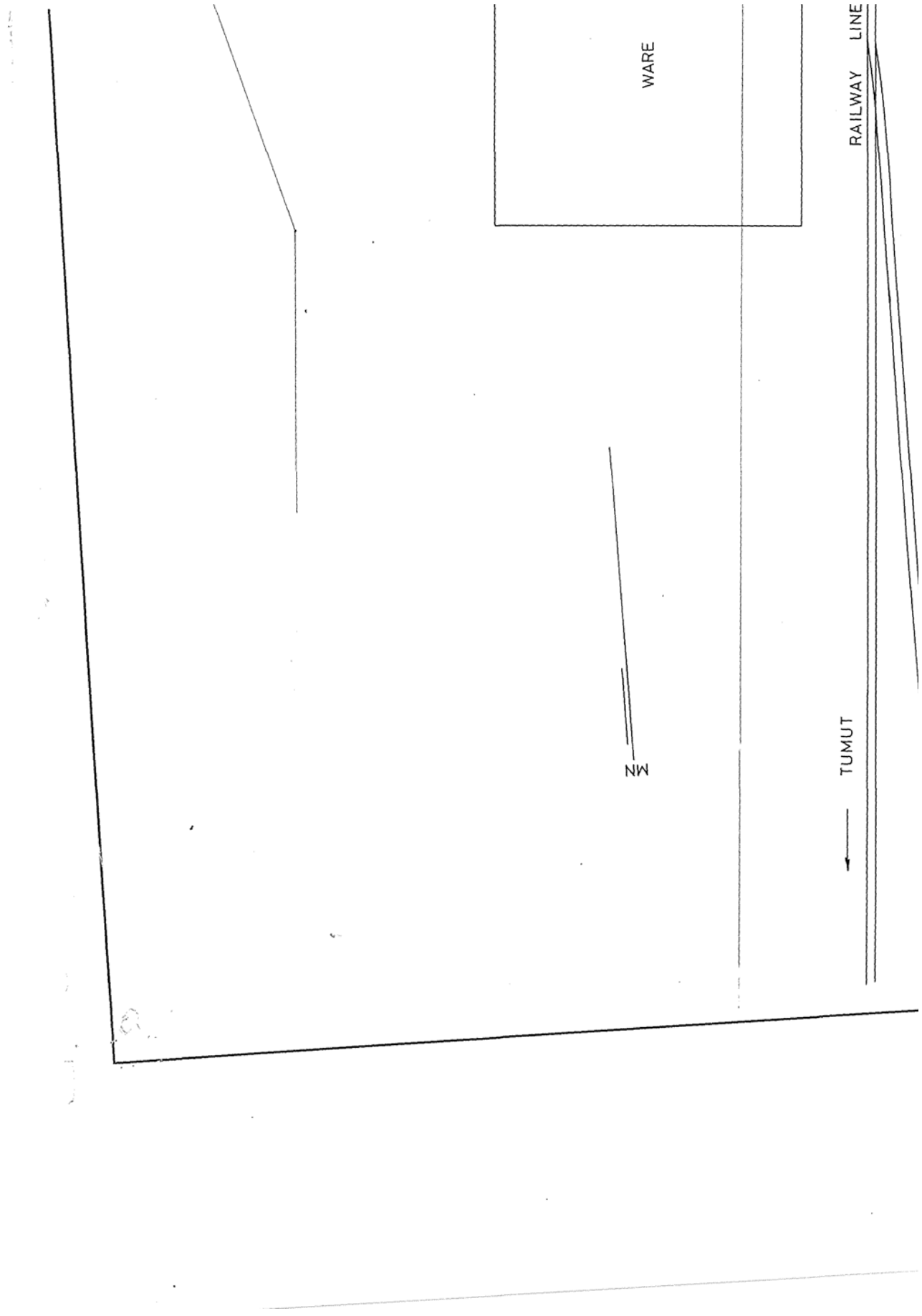
I, R. J. LANCASTER being an Inspector under the Dangerous Goods Act, 1975, do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the

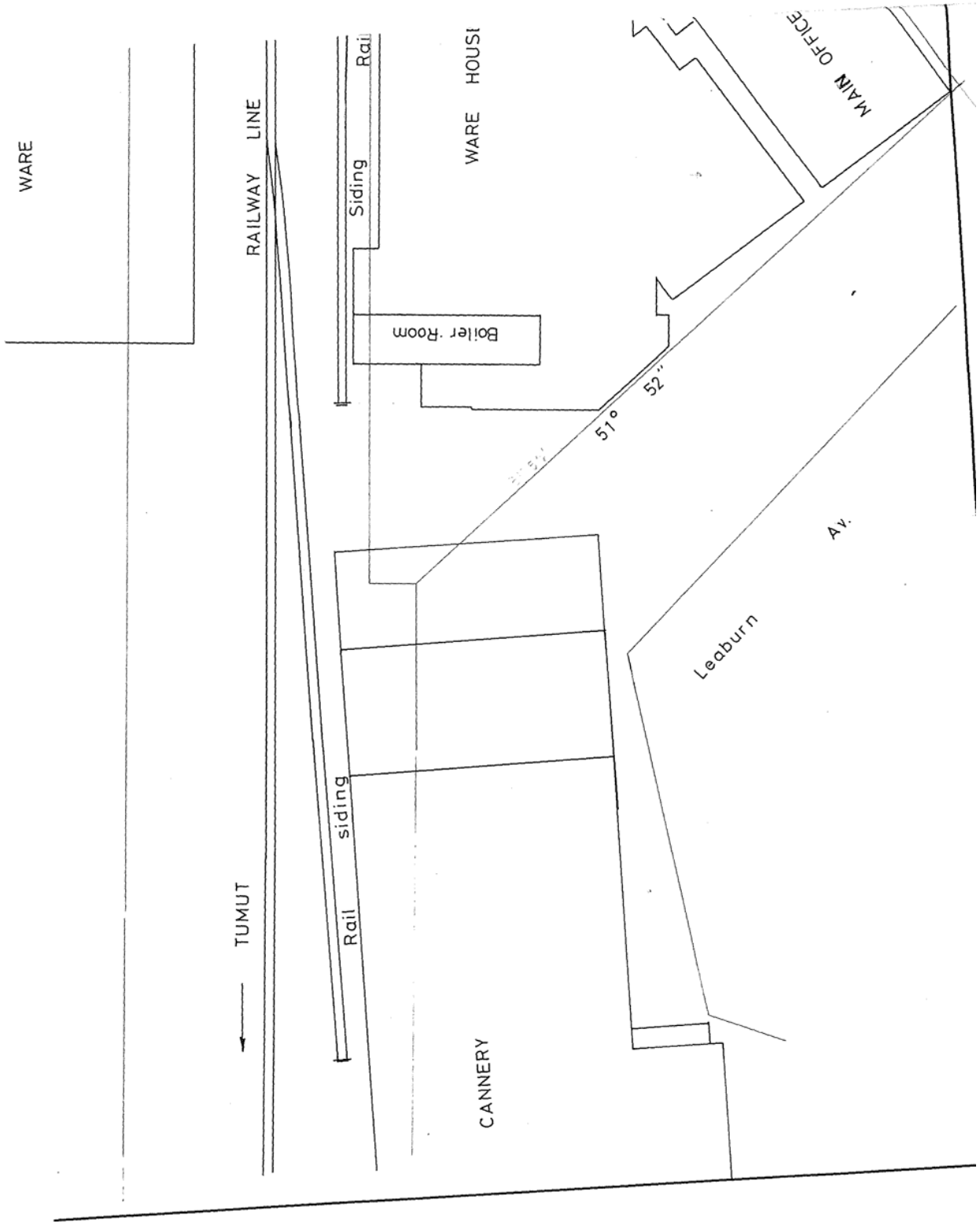

Pioneer ST
22-754
Garage
See
A11463
Lane
Packing
House
Kurrajong Ave
Packing
House
Cannery
A9525
15'x12'x2'
A9574
Depot


BATLOW STATION
MEMORIAL AVENUE
HOUSE
PROPOSED GAS TANK SITE



FOR USE IN: STAMP:	DESCRIPTION: PROPOSED 35 TONNE GAS TANK INSTALLATION SITE	SCALE: 480 16 1 DRAWN: A.J.B	**LETONA FOODS** A DIVISION OF LETONA CO. OP LIMITED P.O. BOX 225 LEETON (069) 53 2911
THIS PLAN MUST NOT BE COPIED OR REPRODUCED FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT APPROVAL FROM LETONA FOODS	REMOVE ALL BURRS AND SHARP EDGES. DRAWING IS IN 3RD ANGLE PROJ. DIMENSIONS IN M.M. (INCHES). DO NOT SCALE DRAWING.	DATE: 30-3-82 APPROVED:	LOCATION: BATLOW DRAWING No.: 82-010 SHEET OF SHEETS


WARE
RAILWAY LINE
MN
TUMUT


WARE
RAILWAY LINE
Siding
Rai
WARE HOUSI
MAIN OFFICE
Boiler Room
51° 52"
Leaburn
Av.
siding
Rail
TUMUT
CANNERY

Appendix E

Dial Before You Dig Search Results

DIAL BEFORE YOU DIG www.1100.com.au

Job No 20557917

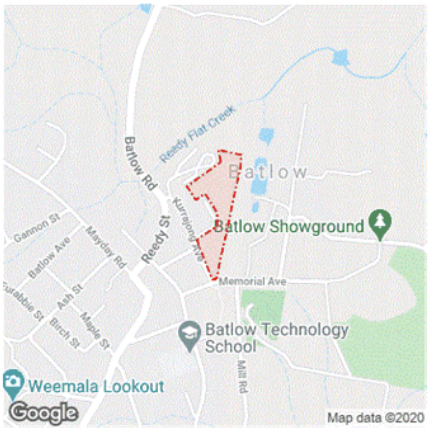
Phone: 1100
www.1100.com.au

Caller Details

Contact:	Mr Stuart Jamieson	**Caller Id:**	2278177	**Phone:**	0261714626
Company:	Robson Environmental	**Mobile:**	Not Supplied	**Fax:**	Not Supplied
Address:	140 Gladstone Street Fyshwick ACT 2609	**Email:**	stuart@robsonenviro.com.au		

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



User Reference: 11235
Working on Behalf of: Private

Enquiry Date:	Start Date:	End Date:
05/11/2020	06/11/2020	06/11/2020

Address:
Leaburn Ave
Batlow NSW 2730

Job Purpose:	Onsite Activity:
Excavation	Manual Excavation
Location of Workplace:	**Location in Road:**
Private Property	Not Supplied

- Check the location of the dig site is correct. If not submit a new enquiry.
- If the scope of works change, or plan validity dates expire, resubmit your enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:

Your Responsibilities and Duty of Care

- The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.
- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at **www.1100.com.au**
- **For more information on safe excavation practices, visit www.1100.com.au**

Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days.
Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.
** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.
# Asset owners highlighted with a hash require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
103580755	Essential Energy	132391	NOTIFIED
103580757	NBN Co, NswAct	1800626329	NOTIFIED
103580756	Telstra NSW, South	1800653935	NOTIFIED

END OF UTILITIES LIST

Lodge Your Free Enquiry Online – 24 Hours a Day, Seven Days a Week [NSW]

Date: Thursday, 5 November 2020

To: Mr Stuart Jamieson

Company: Robson Environmental

Address: 140 Gladstone Street Fyshwick ACT 2609

Email: stuart@robsonenviro.com.au

Fax: Not Supplied

ELECTRICAL CABLE LOCATION

Dear Mr Stuart Jamieson

With reference to your enquiry:

- **Location:** Leaburn Ave Batlow NSW 2730
- **Sequence No:** 103580755
- **Dial Before You Dig Job No:** 20557917
- **Dial Before You Dig Customer No:** 2278177

Caution!

PLAN DOES NOT IDENTIFY ALL UNDERGROUND ASSETS IN THIS AREA. DO NOT COMMENCE EXCAVATION BEFORE CALLING TECHNICAL ENQUIRIES ON 13 23 91.

www.essentialenergy.com.au
ABN 37 428 185 226
PO Box 5730 Port Macquarie NSW 2444
Telephone: 13 23 91 Facsimile: 1800 354 636

CABLE/PIPE LOCATION

Assets were found in the search area

COMPANY NAME:	Robson Environmental
ATTENTION:	Mr Stuart Jamieson
EMAIL:	stuart@robsonenviro.com.au
SEARCH LOCATION:	Leaburn Ave Batlow NSW 2730
SEQUENCE NO:	103580755
DATE:	Thursday, 5 November 2020

Provision of Plans:
Please find enclosed plans depicting approximate locations of **Essential Energy** assets in the search location. ***The excavator must not assume that there may not be assets owned by other network operators in the search location.***

Underground assets searched for	Underground assets found
Essential Energy Electrical	☒
Essential Energy Water & Sewerage	☐

Plans are updated from time to time to record changes to underground assets and may be updated by Essential Energy without notice. In the event that excavation does not commence within 28 days of receipt of a plan, a new plan should be obtained.

The excavator must retain the plans on site for the duration of the works.

The excavator shall report all damage made to Essential Energy assets immediately. Note that damage includes gouges, dents, holes and gas escapes.

IN CASE OF EMERGENCY OR TO REPORT DAMAGE:
PHONE 13 20 80

DISCLAIMER

Please be aware that plans may **not** reflect alterations to surface levels or the position of roads, buildings, fences etc. **Cable and pipe locations are approximate** and the plans are **not** suitable for scaling purposes. *Essential Energy does not retain plans for privately-owned underground electrical or water & sewerage assets located on private property.* ***Privately-owned underground electrical assets located on private property are the responsibility of the owner.***

The plans have been prepared for Essential Energy's sole use and benefit. **Essential Energy cannot and does not warrant the accuracy or completeness of the plans**. Essential Energy supplies them at no cost with the object of reducing the serious risk of unintentional damage being caused to its cables and pipes. **Essential Energy does not accept any responsibility for any omissions, inaccuracies or errors in the plans, or any reliance place on the material. Any reliance placed on any plan provided in response to your request is at your own risk.**

www.essentialenergy.com.au
ABN 37 428 185 226
PO Box 5730 Port Macquarie NSW 2444
Telephone: 13 23 91 Facsimile: 1800 354 636

Essential Energy retains all intellectual and industrial property rights which exists or may exist in or with respect to the plan(s). The material provided is not to be copies or distributed beyond you.

You release Essential Energy from and against all claims, demands, actions and proceedings arising out of or in any way related to the use of the provided material.

Location of Assets on Site:
The plans indicate only that cables and pipes may exist in the general vicinity – they do not pinpoint the exact location of the cables and pipes.

If it is found that the location of cables or pipes on the plans can be improved, please notify Essential Energy on 13 23 91 (or fax 1800 354 636).

All individuals have a duty of care they must observe when working in the vicinity of underground cables and pipes. It is the **excavator's responsibility to visually expose the underground cables and pipes manually**, **ie. by using hand-held tools and non-destructive pot-holing techniques prior to any mechanical excavation.** The excavator will be held responsible for all damage caused to the Essential Energy network or cables and pipes, and for the costs associated with the repair of any such damage. The excavator will also be held responsible for all damage caused to any persons.

When digging in the vicinity of underground assets, persons should observe the requirements of the applicable Codes of Practice published by the NSW Work Cover Authority or Safe Work Australia, and any amendments from time to time by the Authorities, including although not limited to:

- Excavation Work
- Managing Electrical Risks in the workplace
- How to manage and control asbestos in the workplace

(Please refer to https://www.workcover.nsw.gov.au/law-and-policy/legislation-and-codes/codes-of-practice).

When digging in the vicinity of **electrical assets** persons should observe the requirements of the **Electricity Supply Act 1995.**
Persons excavating near live underground electrical reticulation and/or earthing cables **must exercise extreme caution at all times and adhere to the requirements of Essential Energy's Electrical Safety Rules.** (These are available on our website: http://www.essentialenergy.com.au/content/safety-community and include

- **Work near Essential Energy's Underground Assets:**
  http://www.essentialenergy.com.au/asset/cms/pdf/contestableWorks/CEOP8041.pdf , and
- **Asbestos Fact Sheet**:
  http://www.essentialenergy.com.au/asset/cms/pdf/safety/AsbestosFactSheet.pdf

In some situations these procedures call for work to be performed by authorised staff.
Should there be any doubt as to the exact location of any underground electrical assets, and the potential for conflict with live underground cables caused by excavation at your work site, you should contact **13 23 91** to arrange for an on-site visit by an Essential Energy representative. No construction or mechanical excavation work is to commence prior to this on-site visit and approval being obtained.

When digging in the vicinity of **water or sewer assets** persons should observe the requirements of the **Water Management Act 2000.**
Should there be any doubt as to the exact location of any underground water and sewer assets, and the potential for conflict with underground water and sewer pipes caused by excavation at your work site, you should contact **13 23 91** to arrange for an on-site visit. No construction or excavation work is to commence prior to this on-site visit and approval being obtained.

Prior Notification:
Please note that for excavation depths greater than 250mm near power poles and stays you should allow for **advance notice** in your construction program to permit Essential Energy time to allocate the necessary field resources to carry out the inspection at the site a **minimum of fourteen (14) working days prior to work commencing**. This service may incur a fee and this can be negotiated with the local Area Coordinator at the time of making the appointment. Failure to give reasonable notice to the local Area Coordinator may result in disruption to Essential Energy's planned works program in the district and could incur an extra charge over and above the normal rate for this service.

For further information please call 13 23 91.

www.essentialenergy.com.au
ABN 37 428 185 226
PO Box 5730 Port Macquarie NSW 2444
Telephone: 13 23 91 Facsimile: 1800 354 636

ELECTRICITY SAFETY WHILE EXCAVATING

When working near underground electrical infrastructure

NSW legislation requires people who are planning to do excavation work to obtain copies of underground electricity cable plans through Dial Before you Dig (Phone 1100) and to make sure that the plans are no more than 30 days old when excavation commences.

The aim of the legislation is to ensure that when workers dig or drive items near underground electricity cables, ducting, and pipes, they will establish the exact location of the cables and thus avoid coming into contact with them or damaging them. These items carry vital services such as electricity, water, gas and communications, and establishing their location before digging will help ensure worker safety and prevent damage to the network which may cause disruption of essential services to local communities.

Excavate safely and protect underground assets

Dial Before You Dig (DBYD) is the first step to excavating safely. You should use DBYD when you will be undertaking (but not restricted to) the following:

- Any excavation using machinery digging deeper than 150mm. This includes but is not restricted to back hoes, excavators, borers & kanger hammers (ploughing or ripping activities)
- Any excavation using hand tools deeper than 300mm which includes shovels, spades and crow bars
- Any vertical or horizontal boring.

Note: The above examples are general and may not cover all situations in the regulations where a DBYD would be required e.g. driving metal posts in the ground.

Regardless of the size of your project you should lodge an enquiry with DBYD before commencing work. This applies to small tasks like backyard landscaping, driving items into the ground as well as heavy work such as directional boring or directional drilling. DBYD strive to respond to enquiries within two business days.

Dial Before You Dig

- Phone 1100
- Web www.1100.com.au
- Download the DBYD iPhone app

DIAL BEFORE YOU DIG www.1100.com.au
The Essential First Step

When a DBYD has been obtained, contact Essential Energy on **13 23 91** to identify any underground pipes and/or cables in the vicinity of excavation works to be carried out. Allow at least **two weeks or 10 working days advance notice** in your construction program to permit Essential Energy time to allocate the necessary field resources to carry out an onsite inspection if required. This service may incur a fee & should be stated at the time of making the appointment.

In the event the excavation does not commence within 28 days of receipt of a plan, a new plan should be obtained. The excavator **must** retain the plans on site for the duration of the excavation works.

Your responsibility

All individuals have a duty of care they must observe when working in the vicinity of underground cables, ducts and pipes. Be aware of the requirement set out in the latest WorkCover Codes of Practice 'Work near Underground Assets Guideline' and 'Work near Overhead Powerlines' which can be viewed at www.workcover.nsw.gov.au or you can purchase a copy of the Code of Practice by contacting WorkCover on 1300 799 003.

You should also be familiar with Essential Energy's operational procedures 'Work near Essential Energy's underground assets' CEOP8041 and 'Construction work near electricity network' CEOP1116, which can be found at essentialenergy.com.au/construction

- **Employers:** If you're an employer or employing someone to excavate, complete construction or drive items into the ground even at home you have a legal obligation to ensure their safety
- **Excavators:** It is the excavator's responsibility to visually expose the underground pipes and cables manually before any construction begins.

Note – when excavating involving high pressure water or compressed air to break up the ground, which is then removed by a powerful vacuum unit to expose critical utilities after they have been electronically located to confirm identity, size, number of services and depth, checks should be carried out to ensure the pressure is acceptable for all cables and other assets which may be found prior to commencing pot holing by this method. Warning: CONSAC cables shouldn't be potholed by this method and must be de-energised before any work carried out near them. It's recommended to only use air/vacuum equipment to pot hole that operates at or less than 13,790Kpa (2000psi).

Be safe, because they need you

No Go Zone for powered excavation

Extract from WorkCover "**Work near Underground Assets**"

TABLE 1: Types of assets and limits of underground approach

Assets	Clearances	No Go Zone for Powered Excavation	Controls	Typical Depths
Low voltage electricity cables – voltages less than or equal to 1000V (1kV)	Close proximity with the use of hand tools	300 mm	Must contact asset owner for specific conditions	450 – 750 mm
Electricity conductors from 11,000V (11kV) up to 33,000V (33 kV)	Close proximity with the use of hand tools	600 mm	Must contact asset owner for specific conditions	900 mm
Underground sub-transmission cables 33,000V up to 132,000V (132 kV)	Must contact asset owner	Must contact asset owner	Must be carried out under the supervision of the asset owner	900 mm
High Voltage Electricity cables – voltages from 1000V (1kV) up to (33 kV)	Close proximity with the use of hand tools	Must contact asset owner	Must contact asset owner for specific conditions	600 – 1000 mm
Extra High Voltage Electricity Transmission cables – voltages above (132 kV) and 330,000V (330 kV)	Must contact asset owner	Must contact asset owner	Work must be carried out under the supervision of the asset owner	800 – 1200 mm

How to expose cables or pipes

Location plans provide an indication of the presence of underground assets only; they do not pinpoint the exact location. This is why manual exposure is required, which can be done by potholing. Underground assets must first be exposed by pot-holing with non-conductive tools to identify their location. Excavation with hand tools shall be carried out carefully up to, but not closer than, the minimum distances specified in Table 1. Several potholes may need to be dug manually to determine and satisfy yourself of the exact locations of cables or pipes to avoid any mishaps. Manual pot-holing needs to be undertaken with extreme care, common sense and while employing techniques least likely to damage cables. For example, orientate shovel blades and trowels parallel to the cable rather than digging across the cable. Look out for sand, plastic strips or specially marked bricks when excavating, which signal the presence of underground cables.

Only once all underground assets have been located, marked and protected against damage can the excavation proceed with caution.

No Go Zone for powered excavation

Directional boring is powered excavation and contact with the asset owner must be made before excavation takes place. For directional boring across the line of an asset a minimum clearance of **300 mm** from the asset shall be maintained. When boring across the line of an underground asset, the location of the asset/s shall be positively proven by hand digging (pot-holing) or by another approved method and a safety observer appointed.

Note: Where the risk assessment identifies a potential risk of making contact with either underground assets, safety observer/s would be required. The safety observer's responsibility is to ensure that approach distances from underground and overhead assets are maintained.

For boring under electricity cables, the only true way of knowing where the directional drill is, is to "see" it. It is necessary to excavate a slit trench at right angles to the approaching drill and 500mm deeper than the asset being protected and beside the cables to confirm the depth of the cables and ensure the drill is not within the minimum approach distance of the cable (specified in Table 1).

For directional boring parallel to the asset and at the level of the asset, a clearance of **500 mm** shall be maintained from the edge of the nearest asset and pot holed at 10m intervals to ensure clearances are maintained with a safety observer appointed.

The four Ps of safe excavation

1. **Plan** – Plan your job. Use the Dial Before You Dig service before your job is due to begin to help keep your project safe. Contact Essential Energy on 13 23 91 to identify any underground pipes and/or cables in the vicinity
2. **Pothole** – Potholing (digging by hand) is a method to assist in establishing the exact location of all underground infrastructure. Only use air/vacuum equipment to pot hole that operates at or less than 13,790Kpa (2000psi)
3. Protect - **Protecting and supporting exposed infrastructure is the** excavator's responsibility. Always erect safety barriers in areas at risk to protect underground networks
4. **Proceed** – But ONLY when you have planned, potholed and put the protective measures in place.

Digging safely

You cannot be too careful when it comes to safe excavation. Avoiding underground ducting pipe and cable damage is as simple as having the right tools, the right skills and the right information.

- Study the plans you receive from asset owners thoroughly
- Check to see if they relate to the area you requested and make sure you understand them. If you are unclear about what the symbols mean or how to proceed, contact the relevant network owner
- Check the work area for other forms of electrical equipment, including street lights, ground substations, phone boxes or traffic lights – all good indicators that underground cables will be present
- Remember underground cables can also be present even if overhead powerlines have been identified
- Never assume the depth or alignment of pipes and cables. Installed networks assets may not have been installed in a straight line
- Always observe any instructions stated on the plans provided by the asset owner
- Remember, plans and maps identifying the location of underground cables and depths can alter after road upgrades or developments and underground assets may be as little as a few millimetres below the surface
- Other service lines (for example gas mains (pipes) and communication cables) can also be present. Shared trenches are frequently used on underground runs to premises
- New electrical cables are sometimes laid using existing old conduits
- Various methods of protecting underground cables may be utilised (for example electrical bricks, conduits, concrete or flat PVC barriers) or may be direct buried or installed by under-boring methods which may have no visual disturbance of the ground
- Ensure overhead & electrical structures aren't undermined during excavation.

Earth cables

Earth cables are an important part of all electrical installations and have two main purposes:

- To safeguard against the possibility of danger to life
- To maintain the good working order of the electrical network.

They can have potentially dangerous electrical current flowing through them. Usually they have a green and yellow covering but could be a bare cable buried directly in the ground.

Even if the map provided does not show underground cables, earth cables may be present. These earth cables are usually associated with electrical equipment located on the pole such as transformers, switching equipment, permanent earthing points or Padmount / kiosk subs.

It's recommended that if any excavation is to take place within **10m** of a power pole with a cable running down it into the ground, contact is made with Essential Energy on **13 23 91** to have the earthing system located. While an effort is made to install the earthing under the powerline and guy if installed, sometimes circumstances may require a variation to this, so done assume where they are installed. The distance and configuration that the earthing cable is installed varies due to the soil conditions and system type (e.g. Single wire earth return (SWER)).

Additional earthing electrodes stakes may be installed to ensure the required earthing reading is obtained.

WARNING:SWER installations

- Contacting SWER earthing can be deadly
- Voltage is present on SWER transformer earthing systems either at 12.7 kV or 19.1kV
- NO excavation is allowed within 10 metres of a SWER transformer pole.

Excavating around electrical poles

Anyone intending to excavate around any electrical item risks serious injury or death as a result of contact with underground cables or the earthing system.

Assets around poles

For excavation depths greater than 250mm near power poles and stays you must arrange for an Essential Energy representative to attend the worksite 2 weeks prior to work commencing. Call Essential Energy on **13 23 91**. More information is available in Essential Energy's operational procedure, 'Work near Essential Energy's underground assets: CEOP8041' which can be found at **essentialenergy.com.au/construction**

Unless otherwise agreed, underground assets and other obstructions around poles are to be kept a minimum distance of 300mm from the periphery of the pole, to allow inspections by the asset owner employees.

No excavation within 10 metres of a SWER transformer pole is to occur without the approval of the local electricity asset owner. It should be noted that the NSW Service and Installation Rules require a sketch of the underground service/consumers mains to be marked inside the switchboard.

The risks are higher for those earthing systems of the SWER constructions as the earthing is utilised as the return path.

Be safe, because they need you

Typically any electrical item installed on a pole will have an earth wire running down the pole into the ground, which includes:

- Transformers in urban and rural situations
- Isolation, protection and regulation items.

Transformers located on the ground (padmount and kiosk), besides having underground electrical cables, will have an earthing system installed around them.

Damaged earthing

If an earth cable has been damaged, maintain a clearance of eight (8) meters and contact Essential Energy on **13 23 91**. **DONT ATTEMPT** to re-join the cable - this will place you at serious risk.

Operating near underground cables and earths

- Underground cables should never be moved or relocated unless under the express authority of the organisation or person responsible for the powerlines
- The excavator shall report all damage made to Essential Energy assets immediately. Damage includes: gouges, dents, holes and gas escapes
- Never undermine poles, cables, earthing cable, pad-mount and kiosk substations.

Above: Poles with become unstable if undermined

Make sure it can't go wrong

You should ensure that people at work, their equipment (tools and plant) or materials do not come within close proximity to underground powerlines unless:

- A written risk assessment has been completed and a safe system of work implemented
- The relevant safety precautions and worker training requirements, including WorkCover Codes of Practice and Essential Energy's requirements, have been implemented and complied with.

If working in close proximity to underground cables is unavoidable and the risk assessment has been completed, the following should be considered to control the risks and ensure work safety:

- Have the power switched off by Essential Energy
- Consider all conductors as live unless it is positively known they have been de-energised
- Where appropriate, provide ground markings to identify location and warn workers of the presence of underground power and other assets.

Emergency situations

In the event that contact with an underground powerline occurs or cables are exposed or damaged, remembering the following points could help save a life:

- If the situation is at all life threatening, immediately contact the Emergency Services on 000 (triple zero)
- Call Essential Energy's 24-hour supply interruptions line – **13 20 80** to switch off the power if required or report damage or exposure cables / conduits

- If any other underground assets are damaged you should contact the affected asset owners immediately
- Treat underground cables as alive, even if they appear to be dead
- Keep everyone at least eight metres away from the incident site, the person or any machinery making contact with underground cable

- Don't panic or touch the person receiving the electric shock – this could place you at risk
- Untrained, unequipped persons should not attempt to rescue a person receiving an electric shock. All too often secondary deaths occur when others go to the aid of earlier victims
- Remain on/inside the machinery until the supply is disconnected
- If possible, break contact between the machinery and underground cable.

For more information

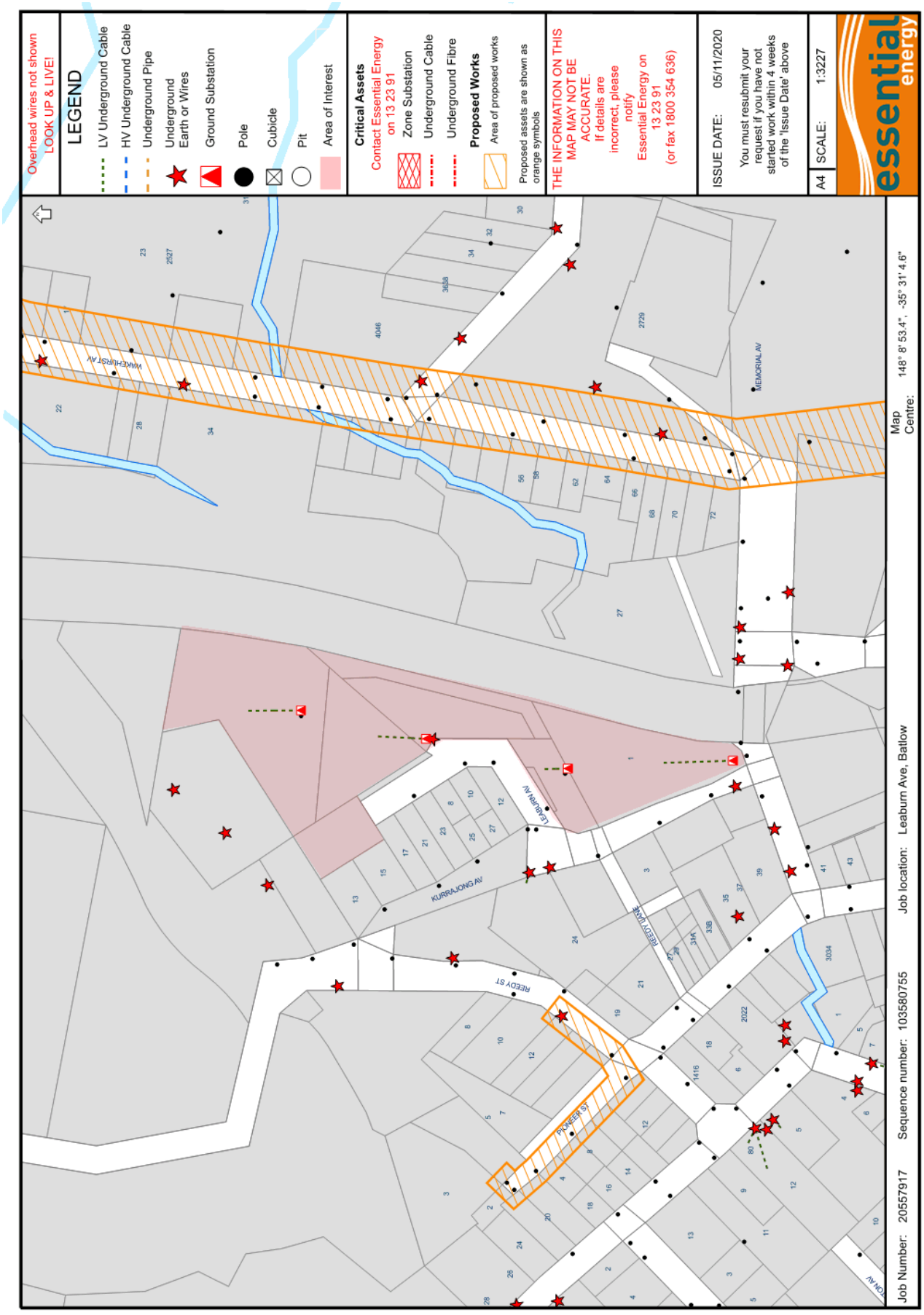
Essential Energy's Public Safety team is available to facilitate Electrical Awareness sessions and discuss any questions relating to electrical safety. For more information on electrical safety please call

- Essential Energy General Enquiries 13 23 91
- Essential Energy Supply Interruptions 13 20 80
- WorkCover NSW 13 10 50
- Dial Before You Dig www.1100.com.au 1100
- Follow us
- or visit essentialenergy.com.au/safety

Safety first: Before you dig or drive items into the ground

1. Contact DBYD
2. DO NOT attempt to excavate with in 10m of any power pole or electrical item
3. Contact Essential Energy on 13 23 91 for assistance to locate cables and earthing
4. Locate asset: Pot-hole
5. Proceed only if you have satisfied yourself it is safe.

Be safe, because they need you


Overhead wires not shown
LOOK UP & LIVE!
LEGEND
LV Underground Cable
HV Underground Cable
Underground Pipe
Underground Earth or Wires
Ground Substation
Pole
Cubicle
Pit
Area of Interest
Critical Assets
Contact Essential Energy on 13 23 91
Zone Substation
Underground Cable
Underground Fibre
Proposed Works
Area of proposed works
Proposed assets are shown as orange symbols
THE INFORMATION ON THIS MAP MAY NOT BE ACCURATE.
If details are incorrect, please notify Essential Energy on 13 23 91 (or fax 1800 354 636)
ISSUE DATE: 05/11/2020
You must resubmit your request if you have not started work within 4 weeks of the 'Issue Date' above
A4 SCALE: 1:3227
essential energy
Job Number: 20557917 Sequence number: 103580755 Job location: Leaburn Ave, Batlow
Map Centre: 148° 8' 53.4", -35° 31' 4.6"
KURRAJONG AV
REEDY ST
PIONEER ST
MEMORIAL AV

nbn has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service provider in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

Practice safe work habits

Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.

Plan: Plan your job ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.

Prepare: Prepare for your job by engaging a DBYD qualified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.

Pothole: Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.

Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.

Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

Working near nbn™ cables

Identify all electrical hazards, assess the risks and establish control measures.

When using excavators and other machinery, also check the location of overhead power lines.

Workers and equipment must maintain safety exclusion zones around power lines.

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

Contact

In the event of the **nbn**™ network facility damage please call 1800 626 329

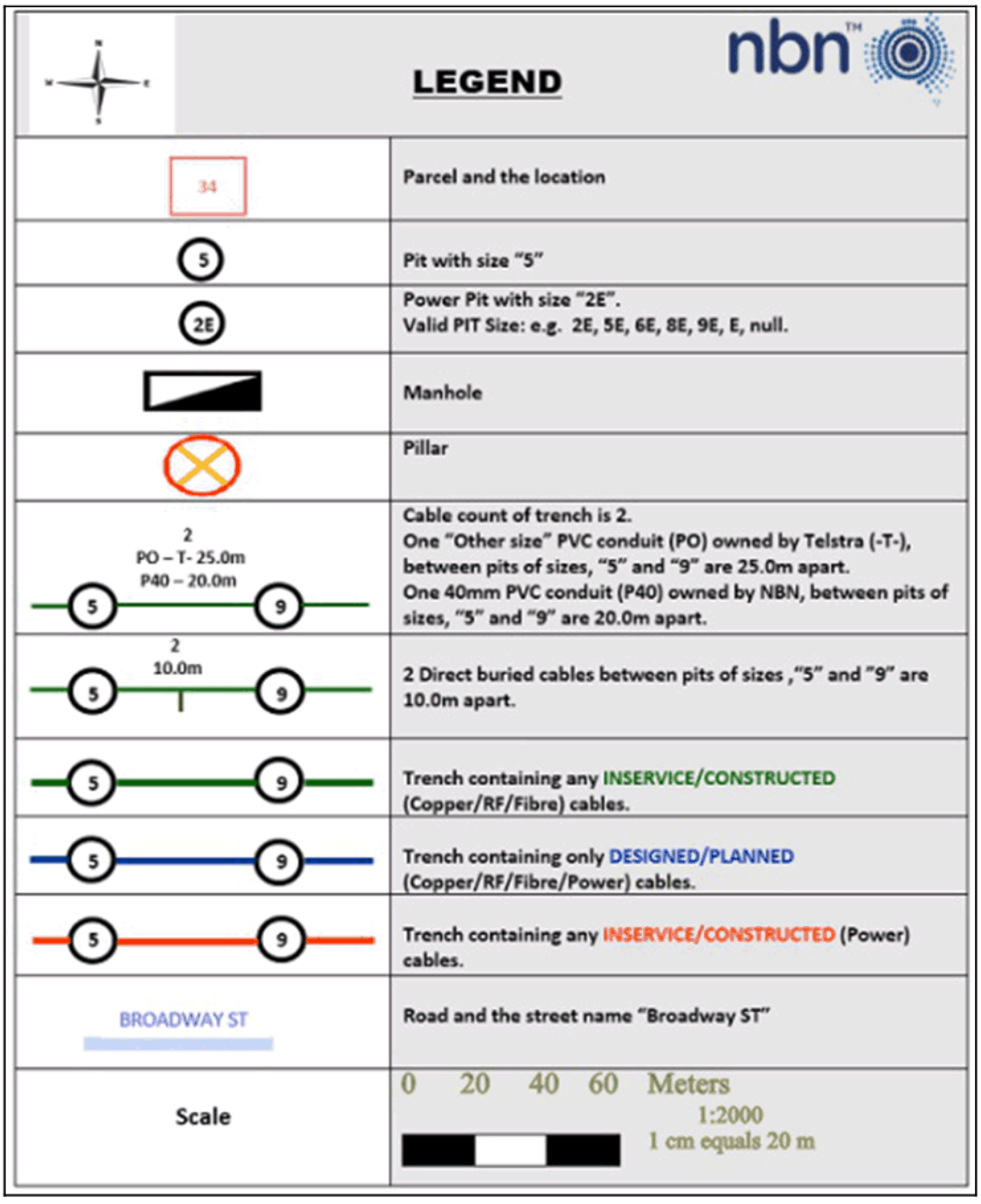
DIAL BEFORE YOU DIG www.1100.com.au

Indicative Plans

Issue Date:	05/11/2020
Location:	Leaburn Ave , Batlow , NSW , 2730

Level 11, 100 Arthur Street, North Sydney NSW 2060

Email info@nbn.com.au Web nbn.com.au



LEGEND

34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
2 10.0m 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m

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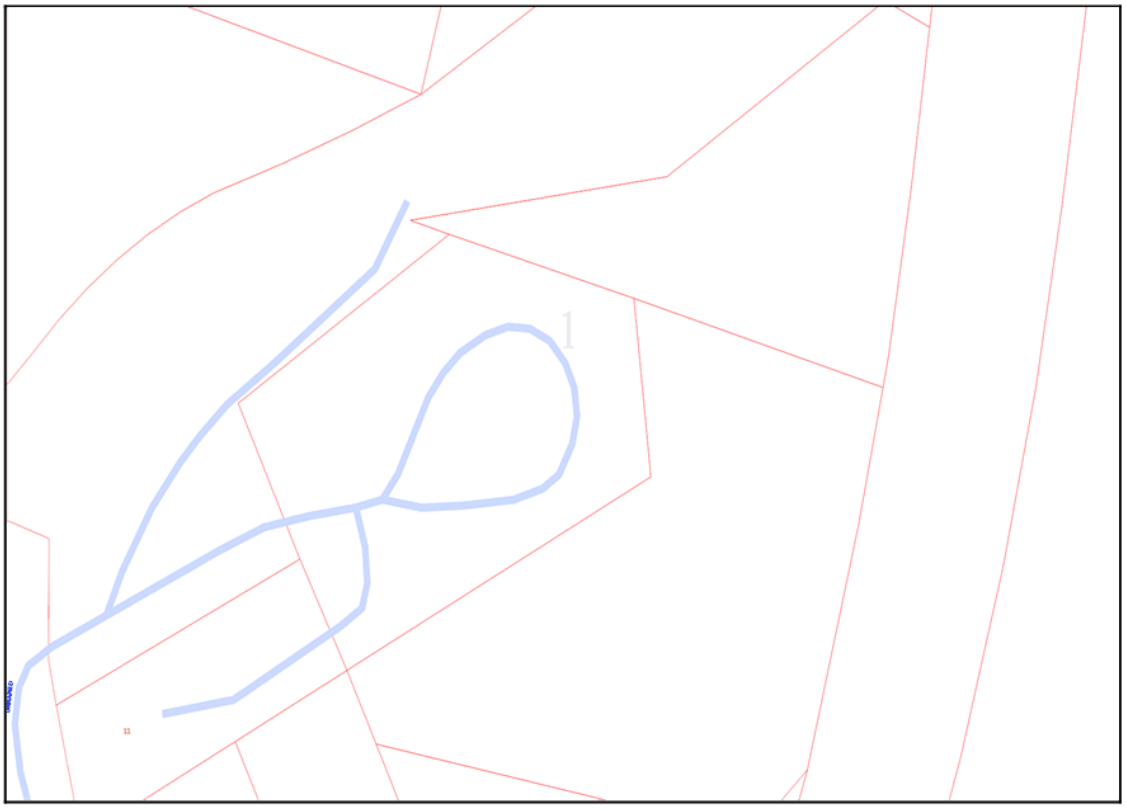

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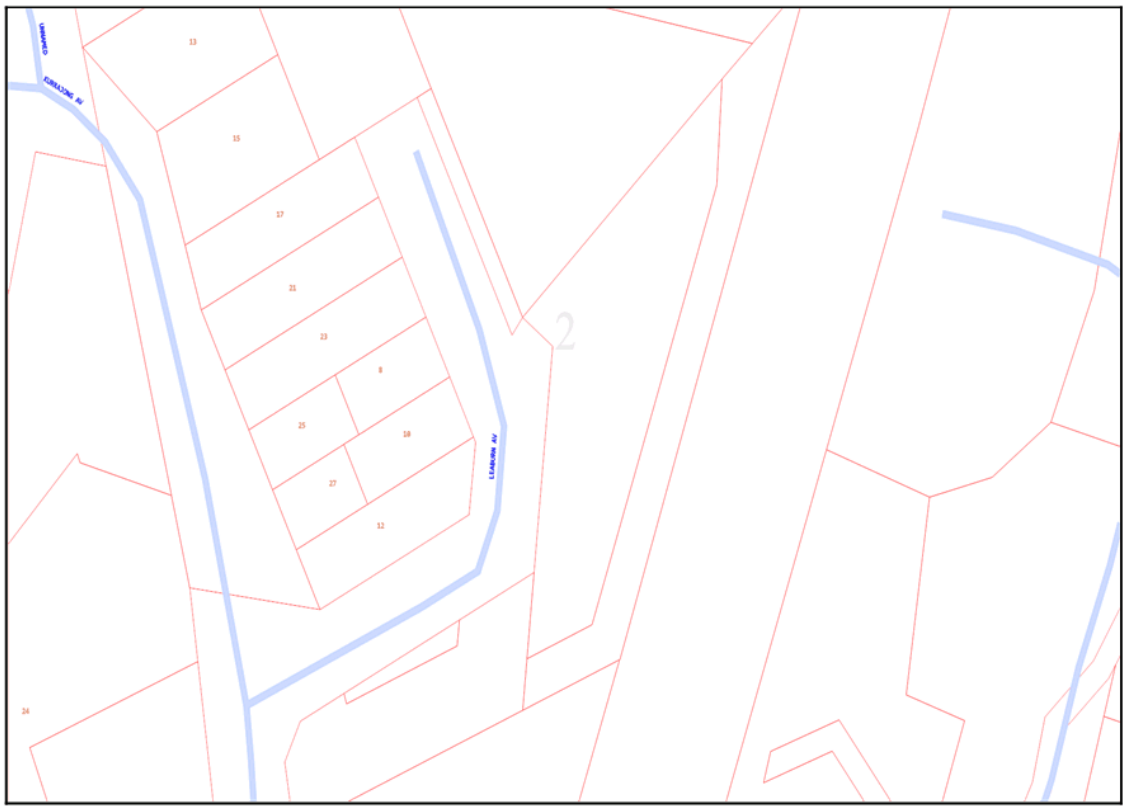

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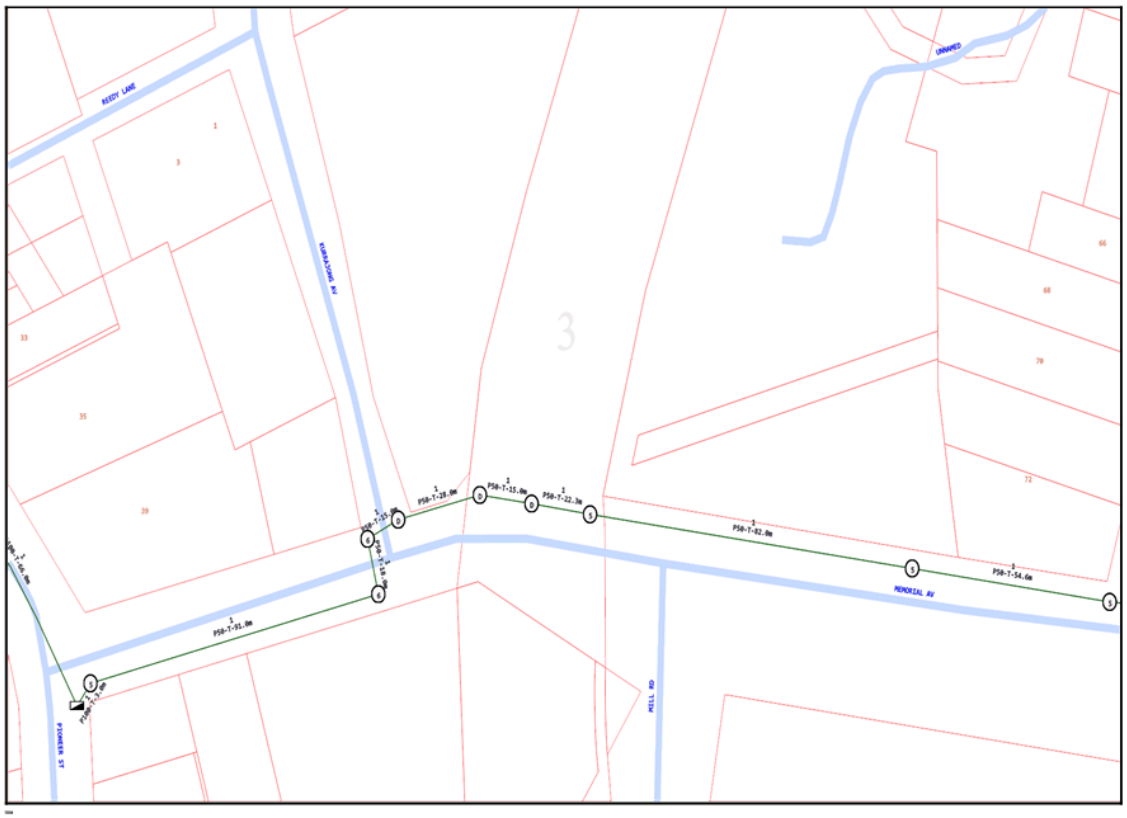

Emergency Contacts

You must immediately report any damage to **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Level 11, 100 Arthur Street, North Sydney NSW 2060

Email info@nbn.com.au Web nbn.com.au

To:	Mr Stuart Jamieson
Phone:	Not Supplied
Fax:	Not Supplied
Email:	stuart@robsonenviro.com.au

Dial before you dig Job #:	20557917	DIAL BEFORE YOU DIG www.1100.com.au
Sequence #	103580757	
Issue Date:	05/11/2020	
Location:	Leaburn Ave , Batlow , NSW , 2730	Some impact. No onsite action required.

Information

The area of interest requested by you contains one or more assets.

nbn Assets	Search Results
Communications	Asset identified
Electricity	No assets

In this notice **NBN Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by* ***nbn***

Location of Underground Power Facilities

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out

above.You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators at your cost to locate **nbn** Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Dial Before You Dig Service. If you are planning to excavate and require further information, please contact **nbn** on 1800 626 329. For any enquiries related to moving assets or Planning and Design activities, please visit the **nbn** Commercial Works website to complete the online application form.

Notes:

1. You are now aware that there are **nbn** Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans,you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators at your expense to locate **nbn** Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn** Facilities follow straight lines or are installed at uniformed depths along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.
4. In carrying out any works in the vicinity of **nbn** Facilities, you must maintain the following minimum clearances:
   - 300mm when laying assets inline, horizontally or vertically.
   - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
   - 1000mm when operating mechanical excavators.
   - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn** fibre optic,copper and coaxial cables,and power cable feed to **nbn** assets).Damage to underground electric cables may result in:
   - Injury from electric shock or severe burns, with the possibility of death.
   - Interruption of the electricity supply to wide areas of the city.
   - Damage to your excavating plant.
   - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn** Facilities. These precautions may include but not limited to the following:
   - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to

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minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
- If any undisclosed underground cables are located, notify **nbn** immediately.
- All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
- The safety of the public and other workers must be ensured.
- All excavations must be undertaken in accordance with all relevant legislation and regulations.

7. You will be responsible for all damage to **nbn** Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
8. You must immediately report any damage to **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.
9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans(including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans(including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
National	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)
	Occupational Health and Safety Act 1991
NSW	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
VIC	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
QLD	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
SA	Electricity Act 1996
TAS	Tasmanian Electricity Supply Industry Act 1995
WA	Electricity Act 1945
	Electricity Regulations 1947
NT	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
ACT	Electricity Act 1971

Thank You,

Network Operations Centre - Assurance

Level 11, 100 Arthur Street, North Sydney NSW 2060

Email info@nbn.com.au Web nbn.com.au

Date: 05/11/2020

This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent of nbn co. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein and must not use this document other than with the consent of nbn co.

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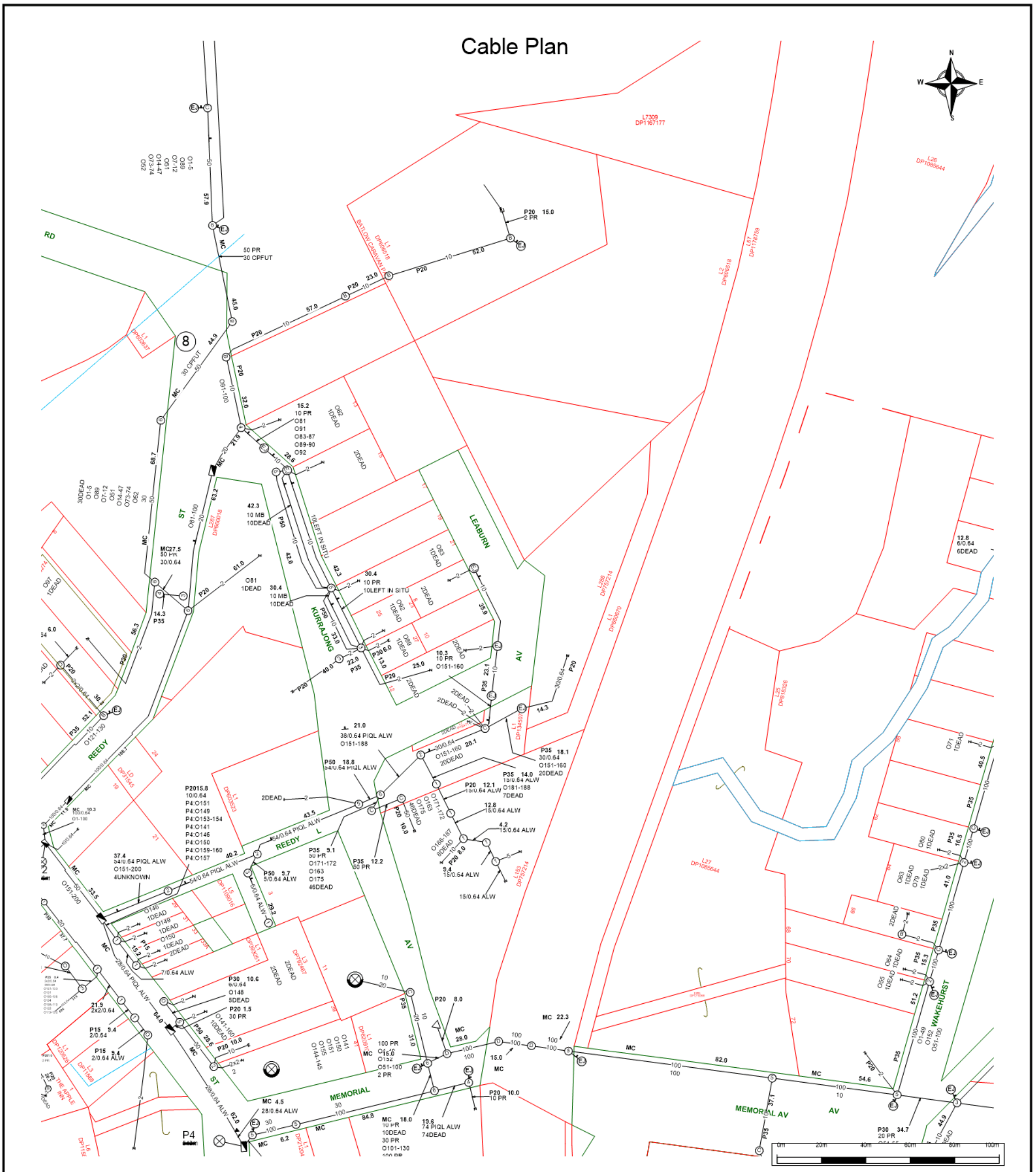
Cable Plan



Telstra	For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)	Sequence Number: 103580756
TELSTRA CORPORATION LIMITED A.C.N. 051 775 556		CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.
Generated On 05/11/2020 15:01:45		

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

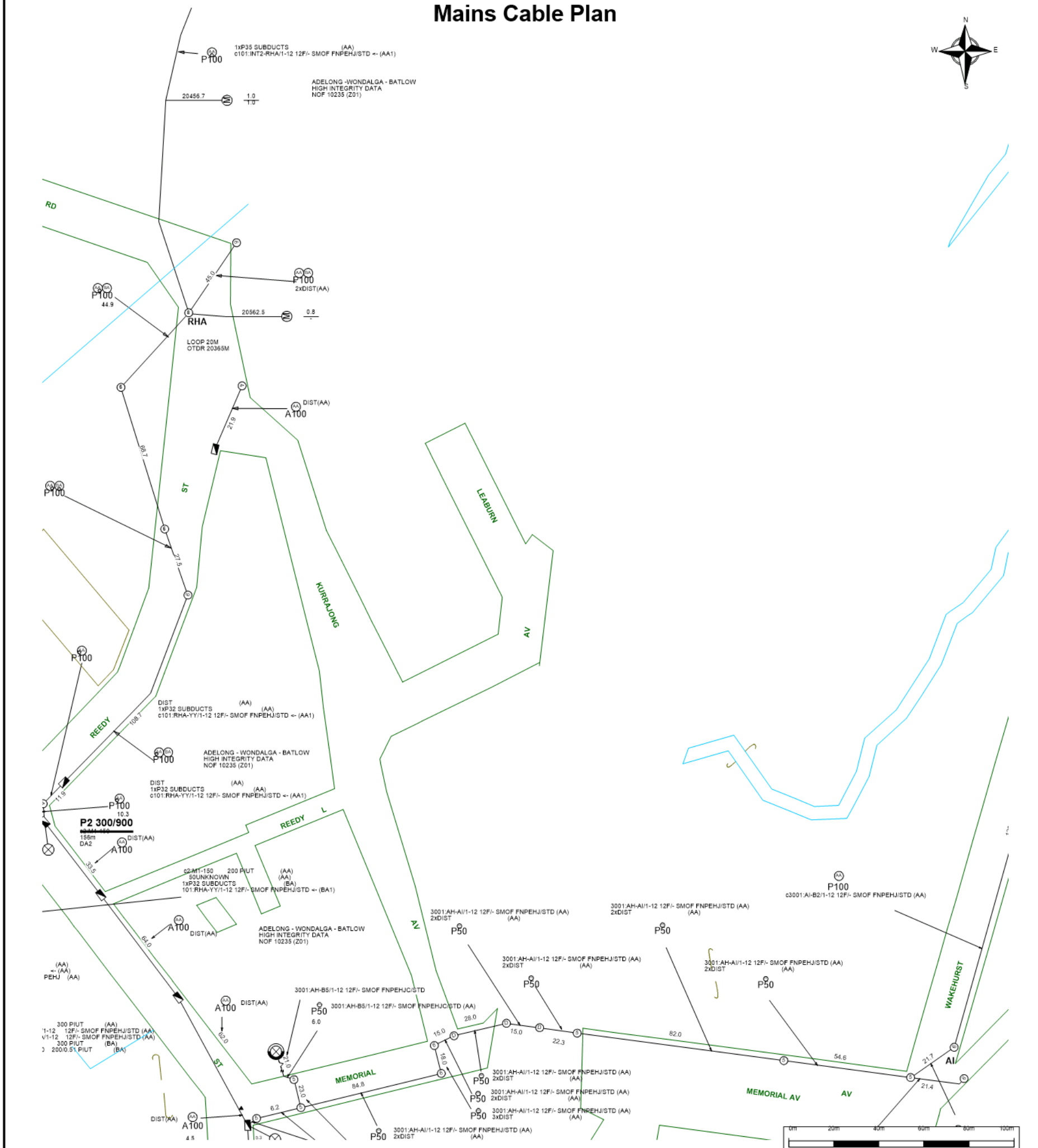
It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Page 1 of 2

Mains Cable Plan



Telstra	For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)
TELSTRA CORPORATION LIMITED A.C.N. 051 775 556	
Generated On 05/11/2020 15:01:47	Sequence Number: 103580756
	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

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Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

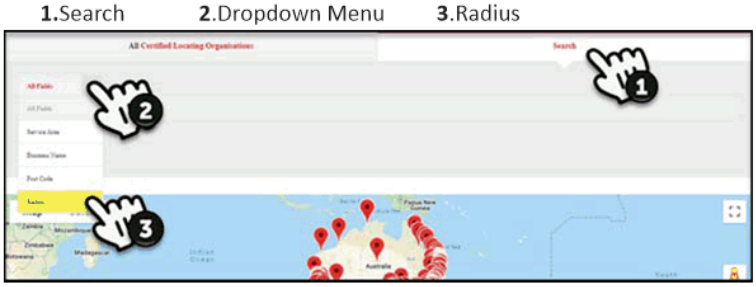
Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Search for the closest Certified Locating Organisation (CLO) to your work-site at the following website: https://dbydlocator.com/certified-locating-organisation/

Read the terms of use - Click accept.

A national map and an A-Z list of all Certified Locating Organisations is now available.
You have filtering options.
Make the map full screen, 'fly' around and zoom into your district.

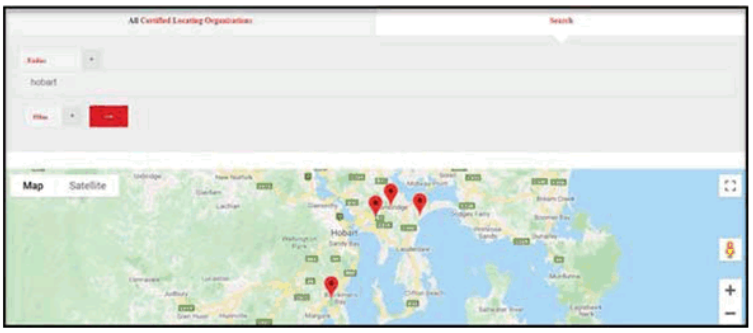
Click the nearest marker to link to that CLO's details
OR click **1.**Search **2.**Dropdown Menu **3.**Radius



Type the town name for Example: Hobart **and choose the radius** for Example: 50klms (as below)

This example search brings four results. Scroll down to see all four CLO's details at once

OR click the map marker to go directly to that organisations contact details.



Chose the closest Locator indicated OR simply scroll down to see them all.

Telstra is aware of each Certified Locating Organisation **and** their employee locators.

Locator skills have been tested, and the Organisation has calibrated location and safety equipment.

Each Certified Locator working for a CLO is issued with a photo ID Card, authorising them to access Telstra pits and manholes for the purpose of cable and plant locations.

Please ask to see your Locators' CLO ID Card.

DUTY OF CARE

IT'S HOW WE CONNECT

TELSTRA CORPORATION ACN 051 775 556

IMPORTANT:

When working in the vicinity of telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. The 5 P's to prevent damage to Telstra assets are listed below. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

All damages to Telstra Network must be reported immediately

- Call **13 22 03** Say "Damages" at the voice prompt, then press 1 to speak to an Operator
- Or report online https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment

(The following pages contain more detail on each step below and the contact details to seek further advice. AS5488-2013 is the Australian Standard for the Classification of Subsurface Utility Information.)

1 PLAN:

The essential first step in preventing damage -
You must have current Telstra plans via the DBYD process. Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013. This means the information is indicative only, not a precise location. **The actual location may differ substantially from that shown on the plans** - refer to steps 2 & 3 to determine actual location prior to proceeding with construction.

2 PREPARE:

The essential second step in preventing damage -
Engage a Telstra Accredited Plant Locator. To be able to trace and identify individual subsurface cables and ducts requires access to Telstra pits and manholes. Only a Telstra Accredited Plant Locator (TAPL) is authorised to access Telstra network for locating purposes. A TAPL can interpret plans, validate visible assets and access pits and manholes to undertake electronic detection of underground assets prior to further validation. All Telstra assets must be located, validated and protected prior to commencing construction. If you are not authorised to do so by Telstra, you must not access Telstra network or locate Telstra network. All Telstra Accredited Plant Locators are required to have DBYD Locator Certification.

3 POTHOLE:

The essential third step in preventing damage -
All Telstra assets must be positively identified (i.e. validated), by physically sighting them. For underground assets this can be done by potholing by hand or using non-destructive vacuum extraction methods (Refer to 'validation' as defined in AS5488-2013 QL-A). **Underground assets located by electronic detection alone (step 2), are not deemed to be 'validated' and must not be used for construction purposes.** Some TAPL's can assist with non-destructive potholing for validation purposes. **If you cannot validate the Telstra network, you must not proceed with construction**. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

4 PROTECT:

The essential fourth step in preventing damage -
Telstra assets must be protected to avoid damage from construction activities. Minimum working distances around Telstra network must be maintained. These distances are provided in this document. Telstra can also provide advice and assistance in regards to protection – refer to the following pages.

5 PROCEED:

Only proceed when the above steps have been completed.

STEP 1 - PLAN
Dial Before You Dig / Telstra Plans

The actual location of Telstra assets may differ substantially from that shown on the plans. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for the accuracy shown on the plans. Steps 2 and 3 must also be undertaken to determine actual location of network.

- Telstra DBYD plans are not suitable for displaying Telstra network within a Telstra exchange site. For advice on Telstra network within a Telstra exchange site contact Telstra Plan Service on 1800 653 935.
- Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.
- Telstra plans or other details are provided only for the use of the applicant, its servants, agents or Telstra Accredited Plant Locators. The applicant must not give the plans or details to any parties other than these, and must not generate profit from commercialising the plans or details.
- Please contact Telstra Plan Services immediately should you locate Telstra assets not indicated on these plans.
- Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.
- Please ensure Telstra plans and information provided remains on-site at all times throughout the inspection, location and construction phase of any works.
- Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.
- **Emergency situations - receiving Telstra plans** Telstra's automated mapping system (TAMS) will provide a fast response for emergency situations (faster than an operator can provide manually via a phone call - see below for fast response requirements). Automated responses are normally available 24/7.

  To receive a fast automated response from Telstra your request must -

  - Be a web request lodged at DBYD (**www.1100.com.au**). The request will be then forwarded to Telstra.
  - Contain your current email address so you can receive the automated email response.
  - Be for the purposes of 'mechanical excavation' or other ground breaking DBYD activity. (Requests with activity types such as conveyancing, planning & design or other non-digging activities may not be responded to until the next business day).
  - Be for an area less than 350 metres in size to obtain a PDF map (over 350 metres will default to DWF due to size) this does not include congested CBD areas where only DWF may be supplied.
  - Be for an area less than 2500 metres in size to obtain a DWF map (CBD's less)

- **Data Extraction Fees.** In some instances a data extraction fee may be applicable for the supply of Telstra information. Typically a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Plan Services.

- **Electronic plans - PDF and DWF maps** If you have received Telstra maps via email you will have received the maps as either a PDF file (for smaller areas) or DWF file (for larger area requests). All requests over approximately *350m or in congested CBD areas can only be supplied in DWF format. There are size limits on what can be provided. (* actual size depends on geographic location of requested area). If you are unable to launch any one of the softcopy files for viewing and printing, you may need to download and install one or more of the free viewing and printing products such as Adobe Acrobat Reader (for PDF files) or Autodesk Design Review (for DWF files) available from the internet

- **Pdf files -** PDF is the default softcopy format for all requests for areas up to approx *350m in length. (*depends on geographic location of request). The PDF file is nominally formatted to A3 portrait sheet however it can be printed on any size sheet that your printer supports, e.g. either as the full sheet or selected areas to suit needs and legibility. (to print a selected area zoom up and print 'current view') If there are multiple layers of Telstra network you may receive up to 2 sheets in the single PDF file attachment supplied. There are three types or layers of network normally recorded - local network, mains cables or a combined layer of local and mains (usually displayed for rural or semi-rural areas). If mains cable network is present in addition to local cables (i.e. as separate layer in a particular area), the mains will be shown on a separate sheet. The mains cable information should be read in conjunction with the local cable information.

- **DWF files –** DWF is the default softcopy format for all requests for areas that are over 350m in length. Maximum length for a DWF automated response is approx 2500m - depending on geographic location of request (manually-processed plans may provide larger coverage). The DWF files differ from PDF in that DWF are vector files made up of layers that can be turned on or off and are not formatted to a specific sheet size. This makes them ideal for larger areas and for transmitting electronically.
  - ***How to view Telstra DWF files –***
    Telstra DWF files come with all layers turned on. You may need to turn individual layers on or off for viewing and printing clarity. Individual layer names are CC (main cable/conduit), DA (distribution area network) and sometimes a combined layer - CAC. Layer details can be viewed by either picking off the side menu or by selecting 'window' then 'layers' off the top menu bar. Use 'layers' to turn individual layers off or on (double click or right click on layer icon).
  - ***How to print Telstra DWF files –***
    DWF files can be printed on any size sheet – either their entirety or by selected areas of interest. Some DWF coverage areas are large and are not suited to printing legibly on a single A4 sheet - you may need several prints if you only have an A4 printer. Alternatively, an A3, A1 or larger printer could be used. To print, zoom in or out and then, by changing the 'print range' settings, you can print what is displayed on your screen to suit your paper size. If you only have a small printer, e.g. A4, you may need to zoom until the text is legible for printing (which is why you may need several prints). To print what is displayed on your screen the 'view' setting should be changed from 'full page' to 'current view'. The 'current sheet' setting should also be selected. You may need to print layers separately for clarity and legibility. (Details above on how to turn layers on or off)
  - ***How to change the background colour from white to black (when viewing) Telstra DWF files –***
    If using Autodesk Design Review the background colour can be changed by selecting 'Tools' then 'options' then 'sheet'. Tick the box 'override published paper colours' and select the colour required using the tab provided.

STEP 2 – PREPARE
Telstra Accredited Plant Locator (TAPL):

Utilising a TAPL is an essential part of the process to identify network and to trace subsurface network prior to validating. A TAPL can provide plan interpretation, identification and electronic detection. This will assist in determining the position of subsurface assets prior to potholing (validating). Some TAPL's can also assist in validating underground detected network. Electronic detection is only an indication of the existence of underground network and can be subject to interference from other services and local conditions. Electronic detection must not be used solely to determine location for construction purposes. The electronic (indicative) subsurface measurements must be proven by physically sighting the asset (see step 3 – Pothole).

- All TAPL's locating Telstra network must be able to produce a current photo ID card issued by Telstra. A list of TAPL's is provided with the Telstra Dial Before You Dig plans.
- All TAPL's in addition to the Telstra photo ID card must also have current DBYD Locator Certification with ID card.

- Telstra does not permit external parties (non-Telstra) to access or conduct work on Telstra network. Only Telstra staff, Telstra contractors or locators whom are correctly accredited are authorised to work on or access Telstra manholes, pits, ducts, cables etc. This is for safety as well as for legal reasons.
- The details of any contract, agreement or retainer for site assistance to locate telecommunications plant shall be for you to decide and agree with the Telstra Accredited Plant Locator engaged. Telstra is not a party to any contract entered into between you and a Telstra Accredited Plant Locator.
- Payment for the site assistance will be your responsibility and payment details must be agreed before the engagement is confirmed.
- Telstra does not accept any liability or responsibility for the performance of or advice given by a Telstra Accredited Plant Locator. Accreditation is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.
- Neither the Telstra Accredited Plant Locator nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Telstra Accredited Plant Locator or its employees.

- **Electronically derived subsurface measurements (e.g. depths/alignments by locating devices)**

All locator provided measurements for Telstra assets must have the AS5488-2013 quality level specified - (e.g. QL-A, B, C or D). These quality levels define the accuracy of subsurface information and are critical for determining how the information is later used – for example if suitable for excavation purposes.

1) ***An example of a subsurface measurement with no quality level specified – (i.e. not to be used)***

Telstra cover - **0.9m**

*The measurement above has no AS5488-2013 quality level specified and **must not** be provided by a locator or used for design or construction. This is because it is not known whether the measurement is actual or derived (where 'actual' means validated and 'derived' means assumed and not validated, e.g. electronic or other). Typically damages occur by constructors incorrectly using unvalidated measurements as actual measurements.*

2) ***An example of a subsurface measurement with quality level B specified –***

Telstra cover - **0.9m** (QL-B)

Where (QL-B) complies with AS5488-2013 QL-B (for example an electronic location that complies with QL-B)

(Note QL-B means it has not been validated and must not be used for construction purposes around Telstra network, however it would assist further investigation to determine the actual location)

3) ***An example of a subsurface measurement with the quality level A specified –***

Telstra cover - **0.6m** (QL-A)

Where (QL-A) complies with AS5488-2013 QL-A (and is deemed suitable for excavation purposes). *In this example the asset has been electronically located first, (QL-B) and then physically exposed (QL-A).*

Note -Telstra will seek compensation for damages caused to it its property and losses caused to Telstra and its customers if unvalidated subsurface measurements are used for construction and subsequently result in damage to Telstra assets. Only measurements conforming to AS5488-2013 (QL-A) are deemed by Telstra to be validated measurements.

- **Rural landowners - Rural Locations Subsidy Scheme** Where Telstra-owned cable crosses agricultural land, Telstra may provide on-site assistance with cable location. **You must contact Telstra Plan Services to determine eligibility and to request the service**.

Please note the following –

- If eligible, the location assistance must be approved and organised by Telstra. Telstra will not pay for a location that has not been approved and facilitated by Telstra (Telstra is not responsible for payment assistance when a customer engages a locator directly).
- Telstra will only "subsidise" the location up to $330 (Incl. GST). This will cover one hour on-site location only, private lead-in locations are for lead-ins 100m or longer. Any time required in addition to Telstra-funded time can be purchased directly from the assigned Telstra Accredited Plant Locator.
- This service does NOT include the use Mechanical Aids or Hydro Excavation (Vac Trucks) to locate and should be discussed between the Accredited Plant Locator and the private rural landowner
- The exact location, including depth of cables, must be validated by potholing, which may not be covered by this service.

- This service is nominally only available to assist private rural land owners.
- This service nominally covers one hour on-site only, private lead-in locations are for lead-ins 100m or longer. Any time required in addition to Telstra-funded time can be purchased directly from the assigned Telstra Accredited Plant Locator.
- This service does not apply to previously located network at the same location (i.e. it is a once off).
- This service does not apply to other carriers' cables (marked as 'OC' on Telstra plans).

STEP 3 – POTHOLE

Validation as defined in AS5488-2013 (QL-A).

After utilising a Telstra Accredited Plant Locator and prior to commencing construction, any electronically detected underground network must be positively identified (validated) by physically sighting it. This can be done by careful hand digging or using non-destructive water jet methods to expose the network.

Manual potholing needs to be undertaken with extreme care and by employing techniques least likely to damage cables. For example, align shovel blades and trowels parallel to the cable rather than digging across the cable. Some Telstra Accredited Plant Locators are able to provide or assist with non-destructive potholing methods to enable validation of underground cables and ducts.

If you cannot validate the underground network then you must not proceed with construction. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Important note: *The construction of Telstra's network dates back over many years. Some of Telstra's pits and ducts were manufactured from asbestos-containing cement. You must take care in conducting any works in the vicinity of Telstra's pits and ducts. You must refrain from in any way disturbing or damaging Telstra's network infrastructure when conducting your works. We recommend that before you conduct any works in the vicinity of Telstra infrastructure that you ensure your processes and procedures eliminate any possibility of disturbing, damaging or interfering in any way with Telstra's infrastructure. Your processes and procedures should incorporate appropriate measures having regard to the nature of this risk. For further information -*

https://www.telstra.com.au/consumer-advice/digging-construction/relocating-network-assets

STEP 4 – Protect:

You must maintain the following minimum clearance distances between construction activity and the validated position of Telstra plant.

Jackhammers/Pneumatic Breakers	*Not within 1.0m of **actual validated location.***
Vibrating Plate or Wacker Packer Compactor	*Not within 0.5m of **actual validated location** of Telstra ducts.* *300mm compact clearance cover before compactor can be used across Telstra ducts.*
Boring Equipment (in-line, horizontal and vertical)	*Not within 2.0m of **actual validated location**.* *Constructor to hand dig or use non-destructive water jet method (pothole) and expose plant.*
Heavy Vehicle Traffic (over 3 tonnes)	*Not to be driven across Telstra ducts (or plant) with less than 600mm cover.* *Constructor to check actual depth via hand digging.*
Mechanical Excavators, Farm ploughing and Tree Removal	*Not within 1.0m of **actual validated location.*** *Constructor to hand dig or use non-destructive water jet method (pot-hole) and expose plant.*

- For blasting or controlled fire burning please contact Telstra Plan Services.
- If conducting roadworks all existing Telstra pits and manholes must be a minimum of 1.2m in from the back of kerb after the completion of your work.
- After the completion of any ground work in footways or roadway whereby the existing levels are being changed the depth of cover of the existing Telstra asset at the completion of work must not be less than the existing level before work commenced.

  Regardless of whether the surface is being raised or lowered, any work impacting the depth of cover of Telstra underground assets should not commence before consultation with Telstra Network Integrity representatives, to discuss the possibility of '*protection*' or relocation (including lowering of the asset)".
- For clearance distances relating to Telstra pillars, cabinets and RIMs/RCMs please contact Telstra Plan Services.
- If Telstra plant is situated wholly or partly where you plan to work (i.e. in conflict, where a pit or manhole would be in a driveway or other vehicle thoroughfare), then Telstra's Network Integrity Group must be contacted to discuss possible engineering solutions to protect Telstra assets.
  Please phone **1800 810 443** or email NetworkIntegrity@team.telstra.com
- You are not permitted to relocate or alter or repair any Telstra assets or network under any circumstances.

  It is a criminal offence under the *Criminal Code Act 1995* (Cth) to tamper or interfere with communication facilities owned by a carrier. Heavy penalties may apply for breach of this prohibition, and any damages suffered, or costs incurred by Telstra as a result of any such unauthorised works may be claimed against you.

  Only Telstra and its contractors may access and conduct works on Telstra's network (including its plant and assets). This requirement is to ensure that Telstra can protect the integrity of its network, avoid disruption to services and ensure that the relocation meets Telstra's requirements.
- If Telstra relocation or protection works are part of the agreed solution, then payment to Telstra for the cost of this work shall be the responsibility of the principal developer, constructor or person for whom the work is performed. The principal developer or constructor will be required to provide Telstra with the details of their proposed work showing how Telstra's plant is to be accommodated and these details must be approved by the Regional Network Integrity Manager prior to the commencement of site works.
  Please phone 1800 810 443 or email NetworkIntegrity@team.telstra.com
  Further information -
  https://www.telstra.com.au/consumer-advice/digging-construction/relocating-network-assets

  Damage to Telstra's network must be reported immediately –
  132 203 Say "Damages" at the voice prompt, then press 1 to speak to an Operator

  Or report online:
  https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment
- You will be held responsible for all plant damage that occurs or any impacts to Telstra's network as a result of your construction activities. This includes interfering with plant, conducting unauthorised modification works and interfering with Telstra's assets in a way that prevents Telstra from accessing or using its assets in the future.
- Telstra reserves all rights to recover compensation for loss or damage to its cable network or other property including consequential losses.

FURTHER INFORMATION - CONTACTS

NATURAL DISASTERS

Natural Disasters include (amongst other things) earthquakes, cyclones, floods and tsunamis.
In the case of such events, urgent requests for plans or information relating to the location of Telstra network can be made directly to Telstra Network Integrity Team Managers as follows:

NSW –	John McInerney	0419 485 795
NT/WA/QLD –	Glenn Swift	0419 660 147
SA/VIC/TAS -	David Povazan	0417 300 947

TELSTRA PLAN SERVICES - for all Telstra Dial Before You Dig related enquiries

Email - Telstra.Plans@team.telstra.com

Phone - 1800 653 935 (general enquiries, business hours only)

Accredited plant locator enquiries -	Glen	(07)34551011
Telstra easements -	Glen	(07)34551011

**Please note - to make a Telstra plan enquiry the plans must be current (within 60 days of issue). If your plans have expired you will need to submit a new request via DBYD prior to contacting Telstra Plan Services.*

Information for new developments (developers, builders, home owners)
Telstra Smart Communities - https://www.telstra.com.au/smart-community

Asset relocations
Please phone 1800 810 443 or email NetworkIntegrity@team.telstra.com

https://www.telstra.com.au/consumer-advice/digging-construction/relocating-network-assets

Telstra offers free Cable Awareness Presentations, if you believe you or your company would benefit from this offer please contact Network Integrity on 1800 810 443 or NetworkIntegrity@team.telstra.com

PRIVACY NOTE

Your information has been provided to Telstra by DBYD to enable Telstra to respond to your DBYD request. Telstra keeps your information in accordance with its privacy statement entitled "Protecting Your Privacy" which can be obtained from Telstra either by calling 1800 039 059 or visiting our website at www.telstra.com.au/privacy

LEGEND

IT'S HOW WE CONNECT

For more info contact a Telstra Accredited Locater or Telstra Plan Services 1800 653 935

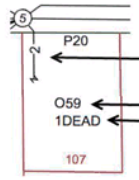
Exchange
(major cable present)

Footway access chamber
(can vary from 1-lid to 12-lid)

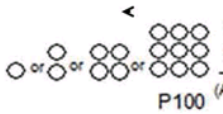
or **Pillar/cabinet**
(above the ground / free standing)

Above ground complex equipment housing (eg RIM)
Please Note: This equipment is powered by 240V electricity.

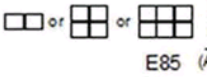
OC **other carrier**



2 pair lead-in to property from pit in street
1 pair working (pair ID 059)
1 pair dead (i.e. spare, not connected)



Single to multiple round conduit
Configurations 1, 2, 4, 9 respectively
(Attached text denotes conduit type and size)



Multiple square conduit
Configurations 2, 4, 6 respectively
(Attached text denotes conduit type and size)

Some examples of conduit type and size:
A - Asbestos cement, P - PVC / plastic, C - Concrete, GI - Galvanised iron, E - Earthenware.
Conduit sizes *nominally* range from 20mm to 100mm.

P50	50mm PVC conduit
P100	100mm PVC conduit
A100	100mm asbestos cement conduit
E 85	85mm square earthenware conduit

Cable jointing pit
(number indicating pit type)

Elevated cable joint
(above ground joint on buried cable)

Telstra Plant in shared utility trench

Aerial Cable
(above ground)

Aerial Cable
(attached to joint use pole e.g. power)

Direct buried cable

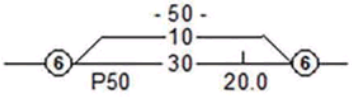
M **Marker post installed**

TR **Buried transponder**

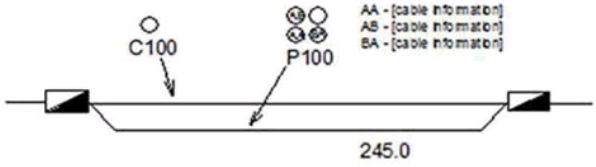
MT **Marker, transponder**

SMOF **Optical fibre cable direct buried**

Some examples of how to read Telstra plans:



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits, 20.0m apart, with a direct buried 30-pair cable along the same route.



Two separate conduit runs between two footway access chambers (manholes) 245m apart. A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.

WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works. The exact position of Telstra assets can only be validated by physically exposing it. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

TELSTRA CORPORATION ACN 051 775 556

Appendix F

Previous Assessments

Ref:2324Hazmatsur.doc

Hazardous Materials Building Survey

Mountain Maid Cannery
Batlow NSW

February 2005

Client: Dysanti Pty Ltd
28 Grimwade Street
Mitchell ACT 2911

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1 EXECUTIVE SUMMARY

Robson Laboratories Pty Ltd was contracted by Dysanti Pty Ltd to conduct a Hazardous Materials Survey of the Mountain Maid Cannery Batlow NSW.

The survey comprised of the following buildings:

- Collating and Dispatch Building (C & D Building);
- Engineering Workshop;
- Cannery;
- Cool Stores;
- Display Centre; and
- Administration.

The aim was to assess the extent and location of:

- Asbestos building/construction materials;
- Lead-base paints;
- Synthetic Mineral Fibre (SMF);
- PCBs to fluorescent light capacitors;
- Refrigerants; and
- Other potential contaminants.

The survey was conducted on 19 and 20 January 2005.

1.1 RESULTS

Table 1: Hazardous Material Summary Table

Hazardous Material	Location and details	Pages	Comments
Asbestos Pipe Lagging	C & D Building – South Offices, Main Warehouse, Boiler No. 1 and external wall adjacent Loft	11	If proposed building works are likely to disturb asbestos containing materials these should be removed to the requirements of NSW WorkCover in the initial stage of the works.
Asbestos Pipe Lagging Debris	C & D Building – South Offices in Roof Space and in Loft		
Asbestos cement roof and wall sheet	C & D Building, Cannery, Display Centre and Weighbridge		
Asbestos cement debris	C & D Building – North end as a result of fire. Debris is likely to be present adjacent buildings with Asbestos roofs / wall sheet		
Electrical switchboard backing sheet	C & D Building, Cannery and Display Centre		Leave Label and Maintain If proposed building works are likely to disturb asbestos containing materials these should be removed to the requirements of NSW WorkCover in the initial stage of the works.
Toilet Partitions	C & D Building and Cannery		
Valve packing, seals, gaskets and Vinyl floor Tile (VFT)	C & D Building and Cannery Plant Areas- VFT – C&D Builidng Office South		
Lead Paints	Lead Paint is present on site in the Plant Areas and is likely to be present on external surfaces.	27	If affected areas are not to be demolished the remediation of painted surfaces in poor condition should be remediated by suitably qualified personnel adhering to the contents of items 7.2.1 – 3 (refer pages 27 - 28).

Hazardous Material	Location and details	Pages	Comments
Synthetic Mineral Fibre (SMF)	C & D Building, Cannery, Display Centre and Administration Building Loose ceiling space batts and hot water pipes, boilers and electrical hot water heaters.	33	Fair to Good condition. If these materials are to be disturbed during refurbishment appropriate PPE should be worn.
PCB Capacitors	C & D Building and Display Centre	37	If the fluorescent light capacitors are to be removed during refurbishment appropriate PPE should be worn & capacitors disposed of in accordance with the NSW EPA requirements.
Refrigerants	Only the R22 Refrigerant was identified in cooling system(s) on-site	40	This refrigerant has a low ozone depleting potential (ODP) however it must be recovered and disposed of in accordance with the Code.
Chemicals and gas storage	Low quantities of Chemicals were located in the lab (Cannery), adjacent the evaporator plant/Boiler House and Cannery (North); Low quantities of Oils and lubricants may be present in plant areas; and Main LPG Storage.	44	These materials should be collected and disposed of/ recycled by a NSW licensed liquid waste contractor.
Soil contamination	Minor Hydrocarbon contaminated soil was identified in the following locations: -Below the transformer adjacent the Electrical Workshop. -External to the Air Compressor and Engine Room on the East side of the Cannery Building.	41	Remove contaminated soils and landfarm(bioremediate) on site until hydrocarbon concentrations are below the Sensitive Landuse Criteria.
Drains and Sumps	These were identified on the North end of the Cannery (in the Lubricants Brine Room) and may contain Hydrocarbon/ Heavy Metal Contaminated Sediments	41	These materials (if present) should be stockpiled on site and the material tested for the potential contaminants

1.2 EXCLUSIONS

The survey was non – destructive in nature and sampling was therefore limited to accessible materials. No determination can be made regarding the possibility of concealed asbestos in the following areas without gaining access to allow for inspections:

- **Electrical duct heater units – asbestos millboard lining ducting adjacent heater elements**
- **Walls and cavities – asbestos insulation**
- **Vinyl floor tiles & floor covering – beneath carpets**
- **Sub-ground floor slab – asbestos cement sheet formwork and electrical cable/water pipe duct**

Care should be taken when demolishing or excavating in these areas to determine the existence or otherwise of asbestos. If asbestos is located all demolition or excavation work must cease and a licensed asbestos removalist contacted immediately to remove this material prior to completion of the demolition.

2 INTRODUCTION & SCOPE

Robson Laboratories Pty Ltd was contracted by Dysanti Pty Ltd to conduct a Hazardous Materials Survey of the Mountain Maid Cannery Batlow NSW.

The survey comprised of the following buildings:

- Collating and Dispatch Building (C & D Building);
- Engineering Workshop;
- Cannery;
- Cool Stores;
- Display Centre; and
- Administration.

The aim was to assess the extent and location of:

- Asbestos building/construction materials;
- Lead-base paints;
- Synthetic Mineral Fibre (SMF);
- PCBs to fluorescent light capacitors;
- Refrigerants; and
- Other potential contaminants i.e. Hydrocarbons.

Materials visually consistent with that which is positively identified as consisting of or containing asbestos, SMF, lead-base paint or PCBs in similar locations were to be considered as being identical.

The extent and likelihood of hazardous materials as described above are to be documented with reference to Commonwealth and State Regulations and Guidelines, including recommendations for the remediation or control of hazardous substances.

Note: The purpose of this report is to compile a Register of Hazardous Building Materials. It may be used as a general guide for asbestos removal planning, for stakeholder management of hazardous materials, or as reference for maintenance and sub-contractors. *This Report must not be used as a Specification for asbestos removal*. Prior to removal works a planned destructive survey must be carried out in the areas undergoing refurbishment to determine to extent of concealed asbestos.

Although all reasonable care and attention was taken in compiling this report no guarantee as to its accuracy or completeness can be given. This can be a result of:

- difficulty in gaining access to all areas, particularly given the non-destructive nature of the survey;
- the normal construction practice of 'building in' some of the works;
- the random application of asbestos and other hazardous materials

Prior to demolition the contractor(s) carrying out the work must fully acquaint themselves with the extent of the hazardous material/s, particularly in those areas which may require full or partial demolition in order to determine the exact extent and location of such material.

2.1 Code Compliance Determination

All recommendations and Code Compliance are determined with reference to:-

- Worksafe Australia, Sydney 1988, *Asbestos: Code of Practice and Guidance Notes*.
- NSW WorkCover;
- Occupational Health & Safety ACT 2000.
- Occupational Health & Safety Regulation 2001.
- Worksafe Australia, Sydney 1990, *Synthetic Mineral Fibres: National Standard and National Code of Practice.*
- Worksafe Australia, *Technical Report on Synthetic Mineral Fibres and Guidance Note on the Membrane Filter Method for the Estimation of Airborne Synthetic Mineral Fibres*, June 1989.
- Standards Australia, AS 4361.2 - 1998 *Guide to lead paint management, Part 2: Residential and Commercial Buildings,* Homebush, NSW.
- ANZECC 1997, *Identification of PCB-Containing Capacitors; An information Booklet for Electricians and Electrical Contractors.*
- Standards Australia HB 40.1-2001 *The Australian Refrigeration and Airconditioning Code of Good Practice. Part 1. Reduction of Emissions of Fluorocarbon Refrigerants in Commercial and Air-conditioning Applications.*

and are referred to in this report as The Code.

3 METHOD

The specified premises were visually inspected on 19 and 20 January 2005. The determination of hazardous materials internal and external to the building was undertaken in accordance with the following methodologies:

Asbestos: The nature of building materials found was assessed visually and through sampling. Samples suspected of containing asbestos were verified by NATA (National Association of Testing Authorities) accredited laboratory analysis.

Lead(Pb)-base paints: paint samples were taken as scrapings from different surfaces to assess the majority of paint types. The percentage lead composition of these samples was established by NATA accredited analysis.

SMF: The extent and location of Synthetic Mineral Fibre (SMF) in wall cavities and ceiling spaces if present was documented.

PCBs: Capacitors to fluorescent lights were compared to a list of capacitors known to contain PCB's. It has been assumed that capacitors known to contain PCBs in one location *may* reoccur in similar fluorescent lights.

Refrigerants: The type of refrigerant used in cooling systems was identified by recording the type as printed on the manufactures label.

4 ASBESTOS SURVEY - EXCLUSIONS

The survey was non – destructive in nature and sampling was therefore limited to accessible materials. No determination can be made regarding the possibility of concealed asbestos in the following areas without gaining access to allow for inspections:

- **Electrical duct heater units – asbestos millboard internally lining ducting adjacent heater elements**
- **Walls and cavities – asbestos insulation**
- **Vinyl floor tiles & floor covering – beneath carpets**
- **Sub-ground floor slab – asbestos cement sheet formwork and electrical cable/water pipe duct**

Care should be taken when demolishing or excavating in these areas to determine the existence or otherwise of asbestos. If asbestos is located all building, demolition or excavation work must cease and a licensed asbestos removalist contacted immediately to remove this material prior to the continuation of the works.

5 ASBESTOS REMOVAL

Any asbestos removal works and disposal is to be carried out in accordance with *Worksafe Australia: Asbestos Code of Practice and Guidance Notes 1988*, the Occupational Health & Safety Regulation 2001 and the requirements of NSW WorkCover.

There are different requirements for friable and bonded asbestos removal work.

Bonded asbestos material: is any material which contains asbestos in a bonded matrix. In an unweathered state bonded asbestos materials cannot be crushed by hand when dry. The asbestos is bound within a stable matrix by Portland cement or various binders and resins. Products consisting of bonded asbestos include flat or corrugated sheeting and water, electrical, drainage and heater flue pipes.

Friable asbestos material: is any material which contains asbestos in a powdery form or can be crumbled, pulverised or reduced to powder by hand pressure when dry. Significant airborne fibre concentrations can be produced with relative ease by hand or if the friable material is disturbed. Sprayed limpet structural beam spray, hot water pipe and boiler lagging and electrical duct heater millboard are examples of these materials.

Once the requirements are met, an applicant is able to apply for either of two types of licences from NSW WorkCover. i.e.;

- **Bonded asbestos removal license:** permits the licensee to remove 200m² or more of bonded asbestos materials. This licence does not permit the removal of friable asbestos.

- **Friable asbestos removal license:** permits the licensee to remove friable asbestos as well as bonded asbestos materials.

Demolition or any other works within areas where asbestos is located is not to take place until the asbestos removal works have been completed and a Clearance Certificate issued by a qualified Industrial Hygienist.

Note: if < 200m^2 of asbestos cement sheet an unlicensed person may undertake the repair /removal work as long as the material is in good condition and the work is undertaken in accordance with the Code.

6 ASBESTOS MATERIALS

6.1 Results

Table 2: Mineralogical analysis of samples for asbestos using polarising light microscopy

Sample No.	Material Type & Location	Composition/ **Visually Assessed
Asbestos Survey Results – January 2005		
2324 -1	C & D Building n/w exterior debris from fire	**Chrysotile asbestos Amosite asbestos**
2324 -2	C & D Building - sprinkler control room exterior wall	**Chrysotile asbestos**
2324 -3	C & D Building - sprinkler control room - electrical switchboard	**Chrysotile asbestos**
2324 -4	C & D Building - Sprinkler plantroom - valve packing	**Chrysotile asbestos**
2324 -5	Display Centre - western room - Vinyl Floor Tile	No asbestos detected
2324 -6	Display Centre - eastern room - Vinyl Floor Tile	No asbestos detected
2324 -7	C & D Building - Electrical Workshop - Oven door seal	**Asbestos Positive**
2324 -8	C & D Building - boiler room boiler pipe flange	**Chrysotile asbestos**
2324 -9	C & D Building - boiler room circular cross-section jointing material	**Chrysotile asbestos**
2324 -10	C & D Building - office area corridor floor covering	**Chrysotile asbestos**
2324 -11	C & D Building - Loft adj Sprinkler room (Eng. Rm.) pipe lagging debris	**Chrysotile asbestos Amosite asbestos**
2324 -12	Engineering Workshop - storeroom ceiling - 8m²	**Chrysotile asbestos**
2324 -13	Weighbridge eave soffit	**Chrysotile asbestos Amosite asbestos Crocidolite asbestos**
2324 -14	C & D Building - male wc partition	**Chrysotile asbestos Crocidolite asbestos**
2324 -15	Cannery - reception floor covering	No asbestos detected
2324 - 16	West side of Cannery adjacent the Electrical Room - In ground Cable Pipe	****Asbestos Positive**

- It should be noted that the above samples were a representative selection of materials suspected of containing asbestos.

- Materials were not sampled from all areas due to the consistency of the materials used throughout the buildings.

- On-site inspections and an examination of the accompanying plans within this report should be undertaken prior to the commencement of any asbestos removal programme.

Chrysotile	**=**	**white asbestos**
Amosite	**=**	**grey or brown asbestos**
Crocidolite	**=**	**blue asbestos**

6.2 Asbestos Summary

Materials containing asbestos have been found in the locations as listed in the Table below (Refer Appendix C for Site Plans).

Table 3: Mountain Maid Cannery - Summary of asbestos materials

Mountain Maid Cannery				
Asbestos Material	**Asbestos type(s) & Sample No.**	**Material Location**	**Estimated Area**	**Comments**
Asbestos Pipe Lagging	Assessed as Asbestos Positive	C & D Building – Ware House West Wall C & D Building – Office Area South External to C & D Building adjacent west entrance C & D Building – Boiler House Pipe at top of Boiler No.1	22 linear metres 50 linear metres 1.5 linear metres 0.5 linear metres	Poor Condition This material must be removed to the requirements of NSW WorkCover prior to building works
Asbestos Pipe Lagging Debris	Chrysotile and Amosite Asbestos 2324-11	C & D Building – Office Area South C & D Building Loft (Mezzanine)	4 linear metres 1 linear metres	Poor Condition This material must be removed to the requirements of NSW WorkCover prior to building works

Mountain Maid Cannery				
Asbestos Material	**Asbestos type(s) & Sample No.**	**Material Location**	**Estimated Area**	**Comments**
Asbestos cement corrugated roof sheet and gutters	Assessed as Asbestos Positive	C & D Building (includes Boiler House and Electrical Workshop) C & D Building Sprinkler Room (Eng. Rm.) Loft Display Centre Cannery – Southern Warehouse Roof and vertical ends (Warehouse B)	1,800m^2 200m^2 400m^2 140m^2 900m^2	Poor Condition Due to the roof materials brittle nature the material across the site must be removed to the requirements of NSW WorkCover prior to building works
Asbestos Cement Debris	Assessed as Asbestos Positive	C & D Building – North end as a result of fire. Debris is likely to present adjacent buildings with Asbestos roofs / wall sheet	Low Quantities	Poor Condition This material must be removed to the requirements of NSW WorkCover prior to building works

Mountain Maid Cannery				
Asbestos Material	**Asbestos type(s) & Sample No.**	**Material Location**	**Estimated Area**	**Comments**
Asbestos cement wall and ceiling sheet	As per 2324-13	C & D Building (includes Boiler House and Electrical Workshop)	450m^2	Fair to Good Condition Leave, label and maintain If these materials are to be removed they must be removed to the requirements of NSW WorkCover prior to building works
		C & D Building Sprinkler Room (Eng. Rm.)	30m^2	
		C & D Building - South Office Area	750m^2	
		Display Centre	200m^2	
		Cannery – Southern Warehouse vertical ends	220m^2	
		Cannery – West Offices	1,500m^2	
		Cannery – Switchroom adjacent West Offices	80m^2	
		Weigh Bridge Office	30m^2	

Mountain Maid Cannery				
Asbestos Material	**Asbestos type(s) & Sample No.**	**Material Location**	**Estimated Area**	**Comments**
Asbestos cement eaves and soffit	Chrysotile, Amosite and Crocidolite Asbestos 2324-13	C & D Building (includes Boiler House and Electrical Workshop) C & D Building Sprinkler Room (Eng. Rm.) C & D Building - South Office Area Display Centre Cannery – Southern Warehouse (B) Cannery – West Offices Cannery – Switchroom adjacent West Offices Weigh Bridge Office	200m^2 60 linear meters 12m^2 40 linear meters 30m^2 40 linear meters 12 linear meters 15 linear meters	Fair to Good Condition Leave, label and maintain If these materials are to be removed they must be removed to the requirements of NSW WorkCover prior to building works

Mountain Maid Cannery				
Asbestos Material	**Asbestos type(s) & Sample No.**	**Material Location**	**Estimated Area**	**Comments**
Asbestos gasket, Seal and Vinyl Floor Tile (VFT)	Assessed in the field as asbestos positive	C & D Building – Boiler House South of C & D Building – LPG Storage C & D Building – Electrical Workshop C & D Building – Office South	Boilers and Loose Asbestos Gaskets adj Boiler No. 2 Gaskets on Valves Seal to Oven in Electrical Workshop VFT Through out	Leave, label and maintain The loose asbestos gaskets should be removed to the requirements of NSW WorkCover prior to building works
Asbestos Valve Packing and Cable Sheaths	Chrysotile Asbestos 2324-4	C & D Building – Sprinkler Room (Eng. Rm.)	Loose on floor and in store room – Indicates the valve packing would have been used in sprinkler equipment	Leave, label and maintain The loose asbestos valve packing should be removed to the requirements of NSW WorkCover prior to building works
Asbestos Cement Pipe	Assessed on-site as containing Asbestos	Cannery - West side	0.5 linear metres	Leave, label and maintain If these materials are to be removed they must be removed to the requirements of NSW WorkCover prior to building works

Mountain Maid Cannery				
Asbestos Material	**Asbestos type(s) & Sample No.**	**Material Location**	**Estimated Area**	**Comments**
Electrical switchboard backing sheet panel	Assessed on-site as containing asbestos	C & D Building (includes Boiler House Electrical Workshop and Loft) C & D Building - Sprinkler Room (Eng. Rm.) C & D Building - South Office Area Display Centre Cannery – Switchroom adjacent West Offices	3 7 2 1 1 ($8m^2$)	Leave, label and maintain If these materials are to be removed they must be removed to the requirements of NSW WorkCover prior to building works

6.3 DISCUSSION

The asbestos materials identified on site have been categorised based on their type and their management is discussed in accordance with Worksafe Australia A*sbestos: Code of Practice and Guidance Notes* 1988.

Category

Friable Asbestos Materials

ELEMENT:

- **Asbestos pipe lagging and debris – C and D Building: Main Warehouse, South Offices and Loft**

Asbestos Positive Findings:

Refer to Table 3 and Site Plan for specific locations (Refer Appendix C).
Refer to page 20 for Photographs.

Pipe Lagging

The pipe lagging and debris is in poor condition and must be removed prior to refurbishment and/or demolition.

Implications:

- The pipe lagging is generally in poor condition and will further deteriorate with age and impact damage.
- The pipe lagging and lagging debris in all locations is likely to be disturbed by refurbishment /demolition contractors which would cause elevated fibre levels.

Recommendations:

- The asbestos pipe lagging should be removed as per The Code by an NSW licensed asbestos removalist prior to refurbishment/demolition work.
- Prior to any planned demolition, refurbishment or maintenance, its effect upon any in situ asbestos must be established by reference to this document, including amendments.

- If immediate removal of all asbestos is not planned an Asbestos Management Plan is required (Refer *Asbestos Code of Practice - Section 8 Table 1* - Appendix A).

Plate 1 : Pipe lagging to 'Old' Hot water pipe in C & D Building (western side).

Plate 2 : Pipe Lagging to elbow above Boiler No.1 in Boiler House

Plate 3 : Pipe Lagging to Hot water pipe in south west office of the C & D Building

Plate 4 : Pipe Lagging in roof space of the South Offices of the C & D Building

Category:

Non- Friable (bonded) Asbestos Cement Materials

Element:

- **Weathered Asbestos Cement Roof, Siding (corrugated) and Guttering: C & D Building and Cannery Warehouse (B)**
- **Asbestos Cement Debris: C & D Building North End, and adjacent all areas with corrugated roof sheet**

Asbestos Positive Findings:

Refer to Table 3 and Site Plan for specific locations (Refer Appendix C).
Refer to page 22 for Photographs

Implications:

The weathered asbestos cement roof material and debris may be disturbed by refurbishment/demolition contractors which may cause elevated fibre levels.

Recommendations:

All sheet debris be collected and removed by a NSW licensed asbestos removalist.

The weathered asbestos sheeting materials must be either removed by a NSW licensed asbestos removalist or maintained so that the material is made safe to prevent further debris falling from the structure.

As the corrugated asbestos roof (Super 6) is brittle it must not be accessed.

All asbestos material remaining in situ must be clearly labelled and regularly inspected (yearly) for deterioration (Refer *Asbestos Code of Practice - Section 3.1 & 3.6* - Appendix A).

If immediate removal is not planned an Asbestos Management Plan is required (Refer *Asbestos Code of Practice - Section 8 Table 1* - Appendix A).

Prior to any planned demolition, refurbishment or maintenance, its effect upon any in situ asbestos must be established by reference to this document, including amendments.

Photographs of theses materials are presented in Plates 5 to 8 on the next page.

Plate 5: C & D Building – Asbestos Corrugated Wall Sheet

Plate 6: C & D Building: Asbestos Corrugated Roof Sheet , South end.

Plate 7: C & D Building: Asbestos Corrugated Roof Sheet from the Loft

Plate 8: Asbestos Sheet Debris

ELEMENT:

- **Asbestos cement sheeting: C&D Building; Cannery; Display Centre and Weighbridge**
- **Switchboard backing sheet: C&D Building; Cannery and Display Centre**
- **Asbestos cement pipe: Cannery - West Side**

Asbestos Positive Findings:

Refer to Table 3 & Site Plan for specific locations (Appendix C).
Refer Page 24 for Photographs.

Implications:

These materials were found to be in both a poor (cracked) and good condition.

If disturbed the materials in poor condition may release airborne fibres.

These materials generally contain asbestos firmly bound into a stable matrix. Providing they are not damaged, cut, drilled, sanded or abraded no significant fibre release would occur.

6.4 RECOMMENDATIONS:

All cracked and loose sheeting be collected and removed by a NSW licensed asbestos removalist.

The materials in good condition may remain in-situ provided they do not deteriorate.

Demolition/Refurbishment Contractors should be instructed not to remove or damage the material. Replacement or removal must only be undertaken by a NSW licensed asbestos removalist.

All asbestos material remaining in situ must be clearly labelled and regularly inspected (yearly) for deterioration (Refer *Asbestos Code of Practice - Section 3.1 & 3.6* - Appendix A).

Prior to any planned demolition, refurbishment or maintenance, its effect upon any in situ asbestos must be established by reference to this document, including amendments.

If immediate removal is not planned an Asbestos Management Plan is required. Refer *Asbestos Code of Practice - Section 8 Table 1* - Appendix A

Plate 9: Display Centre – Internal wall sheet

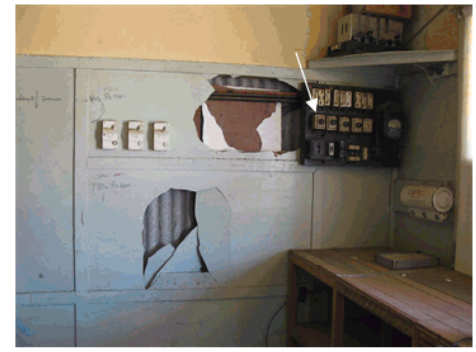

Plate 10: Display Centre – Cracked internal wall sheet and Electrical Switchboard Backing Sheet

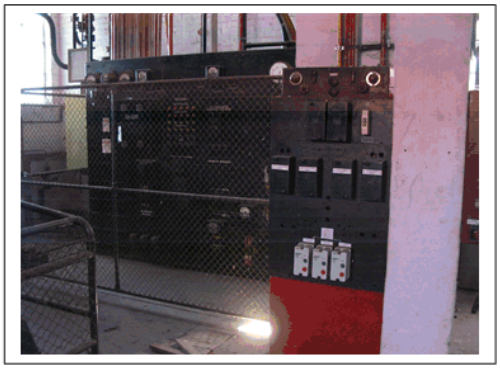

Plate 11: Cannery Switchroom - Asbestos Switchboard Panel

Plate 12: Cannery – West Offices – Asbestos Partitions to toilets

ELEMENT:

- **Asbestos Gaskets, Cable Sheaths, Seals, Valve Packing and C&D Building; Cannery and Display Centre**
- **Vinyl Floor Tile: C & D Building Office South**

Asbestos Positive Findings:

Refer to Table 3 & Site Plans for specific locations (Appendix C).
Refer Page 26 for Photographs.

Implications:

These materials were found to be either loose eg. Boiler House (gaskets), or in a good condition.

If disturbed the materials in poor condition may release airborne fibres.

These materials generally contain asbestos firmly bound into a stable matrix. Providing they are not damaged, cut, drilled, sanded or abraded no significant fibre release would occur.

6.5 RECOMMENDATIONS:

All loose gaskets and valve packing be collected and removed by a NSW licensed asbestos removalist.

The materials in good condition may remain in-situ provided they do not deteriorate.

Demolition/Refurbishment Contractors should be instructed not to remove or damage the material. Replacement or removal must only be undertaken by a NSW licensed asbestos removalist.

All asbestos material remaining in situ must be clearly labelled and regularly inspected (yearly) for deterioration (Refer *Asbestos Code of Practice - Section 3.1 & 3.6* - Appendix A).

Prior to any planned demolition, refurbishment or maintenance, its effect upon any in situ asbestos must be established by reference to this document, including amendments.

If immediate removal is not planned an Asbestos Management Plan is required. Refer *Asbestos Code of Practice - Section 8 Table 1* - Appendix A.

Plate 13: C & D Building – Sprinkler Room – Loose Valve Packing

Plate 14: C & D Building – Sprinkler Room – Cable Sheath on cables in control panel of Compressor No. 1

7 LEAD PAINT SURVEY

7.1 INTRODUCTION

Lead in paint (as lead carbonate) is found extensively in homes and commercial and industrial buildings built pre-1970. Although Australian industry has generally phased out lead content in paint, levels of below 1 percent are still permitted and industrial application of high-lead paint to residential/commercial dwellings may still continue.

Lead-base paint may be a health issue if ingested or becomes mobile in the environment. For this reason sealing or safe removal of paint is strongly recommended particularly where it is flaking or exposed to the elements.

The area of painted surfaces across the site was low. Much of the paint in office areas was not sampled as it was on asbestos materials i.e. Asbestos Cement Sheet. As asbestos materials present a greater risk than the lead paint the assessment of these surfaces was not undertaken.

NATA accredited laboratory analysis (SGS Australia Pty Ltd) of six (6) samples of paint taken from representative areas of the Mountain Maid Cannery Complex has shown a low to high percentage of lead in the samples. The results of the analysis are presented in Table 4 below.

Table 4: % Lead in Paint determined by Inductively-Coupled Plasma Spectroscopy

Sample no.	Sample location, colour and condition of paint	Lead in paint %
2324 – Pb 1	**C & D Building - Sprinkler area Door frame to cooling room - poor condition**	**34**
2324 – Pb 2	C & D Building Sprinkler area cool room brick wall - poor condition	0.014
2324 – Pb 3	C & D Building Sprinkler Pump room store wall - poor condition	0.058
2324 – Pb 4	**Display Centre - exterior verandah woodwork - poor condition**	**3.4**
2324 – Pb 5	Loft adjacent Sprinkler room (Eng. Rm.) wall – poor condition	0.059
2324 – Pb 6	**Administration Building verandah - fair condition**	**0.37**

Table 4 Notes:

Lead Paint	**(> 1.0% Pb)**
First Schedule Paint	**(> 0.25% Pb)**
Third Schedule Paint	*(> 0.1% Pb)*
Lead-free Paint	(≤ 0.1% Pb)

7.2 DISCUSSION

The analytical results of paint samples taken from Mountain Maid Cannery Complex and Administration Building indicate that Lead (>1%), Third (>0.1%) and First Schedule paints (>0.25%) are present.

The Standard for the Uniform Scheduling of Drugs and Poisons (National Drugs and Poisons Schedule Committee July 2000) classifies paints having more than 0.1% lead as a Third Schedule Paint or First Schedule Paint (>0.25%) and prohibits their manufacture, supply or use. The most hazardous of these paints are those with lead content equal to or in excess of 1.0%.

- Lead paint (>1%) was identified in the following areas. The paint was chipped and peeling in large sections and is considered to be in a poor condition.

C&D Building-Sprinkler area Door frame to cooling room (red) 34%
Display Centre - exterior verandah woodwork - poor condition (white) 3.4%

- A First Schedule Paint (>0.25%) was identified in the following location;

Administration Building verandah – (yellow) 0.37%

The remaining paints all contained less than 0.25% Lead. Paint management methods and procedures are outlined in the following sections.

From the highlighted list above the general locations of paint containing >1% lead are expected to be:

- Door and Window Sill to Plant Areas; and
- External Paint Work to all Buildings.

7.2.1 Lead Paint Management

The following information uses Australian Standard (AS 4361.2 – 1998) as the primary reference. Management of Lead Paint and Third and First Schedule Paint in residential and commercial premises may be managed in one of four ways.

- leave undisturbed
- stabilised (i.e. over painting or encapsulation)
- abated (i.e. removed) or
- a combination of the three management options may be required.

Should removal be chosen a high degree of skill, preparation and risk minimisation is required to avoid lead exposure, as dry sanding of lead levels as low as 0.25% can generate high lead dust. Therefore the Wet Scraping and Wet Sanding methods are amongst the safest methods available.

Strict adherence to the guidelines described in AS 4361.2 – 1998 will best ensure minimisation of risk. During this process personal protective equipment and waste containment equipment is essential and children, pregnant women and persons not directly engaged in the process should not be present. This process may be undertaken by general workers providing they adhere strictly to the guidelines, however a specialist lead paint removal contractor is recommended for extensive paint removal works.

7.2.2 Lead Paint Removal and Containment

- Avoid dry sanding or any actions which create dust.
- Place ground sheets around the work area, ensuring all paint debris is contained. Remove accumulated debris frequently to prevent its spread into surrounding area using a vacuum cleaner fitted with a HEPA filter.
- Minimise the spread of debris, dust and fumes by avoiding dust generating activities during windy conditions. Seal all windows and heating/cooling system duct registers to prevent dust or fumes from contaminating adjacent areas. Use negative air pressure for interior work.
- Use personal respirators according to AS/NZS 1715.
- Use disposable clothing.
- Wipe down all surfaces using a wet cloth and dispose of all clothing, equipment and plastic used during paint removal as Hazardous Waste.

7.2.3 Responsibilities of Owners and Contractors

According to AS 4361.2 – 1998 owners of residences or commercial buildings that may contain lead should:

- manage the property in such a manner as to effectively control any health risk to occupants, contractors or others.
- ensure occupants are sufficiently informed about and protected from the hazards associated with lead paint.
- if management work is to be undertaken, inform immediate neighbours about the nature of the work.

Contractors should:

- obtain appropriate accreditation to undertake the proposed level of remedial work involving lead paint and have the required level of specialized training.
- undertake the contracted work in such a way as to protect the health and safety of employees, tenants and the general public.

7.3 CONCLUSION

Two(2) of the six (6) samples analysed are classified as lead paint.

Any remediation of painted surfaces should be undertaken by suitably qualified personnel adhering to the contents of items 7.2.1 – 3 above.

Generally as required the removal of lead paint should employ the wet scraping and/or sanding method to avoid a potential risk to workers and the environment. Owners and contractors have a Duty of Care to ensure the health and safety of people working in or occupying areas where lead based paints are present.

Painted surfaces in good condition which are not part of the planned refurbishment should be monitored for degradation i.e. flaking or peeling. Deteriorating painted surfaces should be remediated as required to prevent personal exposure or lead contamination of the environment.

As the area of painted surfaces across the site are low and the site is unlikely to be refurbished the risk of lead paint contamination to the environment from demolition is low.

Examples of the general condition of a range of paints and their lead content at the Mountain Maid Cannery are presented on the following page.

Plate 15 : C & D Building – architrave to cool room in sprinkler room – poor condition (**Sample Pb1**: 34% - Lead Paint).

Plate 16 : C & D Building – wall paint in Sprinkler Room (**Sample Pb2**: 0.014% - Non-Lead Paint).

Plate 17 : Display Centre – Verandah Woodwork (**Sample Pb1**: 3.4% - Lead Paint).

Plate 18 : View of C & D Building to the North – shows low paint use on asbestos cement sheet.

8 SYNTHETIC MINERAL FIBRE (SMF) SURVEY

SMF refers to man-made mineral fibrous materials commonly used for their insulating and reinforcing properties. The amorphous (non-crystalline) materials include glass fibre, mineral wool and ceramic fibre products.

A visual inspection was used to determine the extent and location of SMF material throughout the Mountain Maid Cannery.

8.1 RESULTS

C & D Building – Main Warehouse
- Fibre glass insulation to various lengths of pipe work

C & D Building – Boiler House
- Fibre glass insulation to various lengths of pipe work
- Fibre glass insulation to Boilers

C & D Building – Office South
- Fibre glass insulation to electric Hot Water Heater(s)

Administration Building
- Fibreglass insulation in roof space and in wall cavities

Cannery – Office West
- Internal Fibre glass insulation to the outer walls
- Fibre glass insulation to electric Hot Water Heater(s)
- Fibre glass insulation in roof
- Fibre glass lagged pipes

Cannery
- Fibre glass insulation between upper and lower roof sections of the four (4) northern warehouse sections
- Fibre glass insulation to pipe work

8.2 DISCUSSION

Although glass fibre is classified as an irritant, levels of airborne fibreglass during routine occupation of the premises would be insignificant. During any large scale installation or removal of fibreglass insulation, providing SMF fibre suppression

measures as defined below are employed exposure standards for SMF fibre would not normally be exceeded.

The following Risk Assessment is based on the requirements of the documents:

- Worksafe Australia, Sydney 1990, *Synthetic Mineral Fibres: National Standard and National Code of Practice.*
- Worksafe Australia, *Technical Report on Synthetic Mineral Fibres and Guidance Note on the Membrane Filer Method for the Estimation of Airborne Synthetic Mineral Fibres*, June 1989.

SMF Risk Assessment

According to Worksafe Australia 1989 (p 9) health risks associated with SMF are "significantly less potent … than white asbestos (chrysotile) fibres" and that "...the possibility of lung cancer is eliminated at an exposure standard (time weighted average) of 0.5 respirable fibres per millilitre of air for all types of synthetic mineral fibres...." (p V).

To reduce the possibility of skin, eye and upper respiratory tract irritation a maximum exposure standard of 2 milligrams per cubic metre of inspirable dust is recommended. These two standards are designed principally for the manufacture and end user industries in which significant dust clouds would be generated.

The same document also states: "The overall conclusion based on available animal experiments and epidemiology is that provided work is carried out in accordance with (NOHSC 1990), and compliance is maintained with the exposure standards, then there is a negligible health risk associated with exposure to SMF under present-day manufacturing and usage patterns."

8.2.1 Recommendations

Although of negligible health risk if undisturbed, it is strongly recommended that if the fibreglass insulation in the ceiling space of the Administration Building, Cannery West Offices is to be removed or otherwise disturbed the following procedures and safety measures should be adopted.

- Workers wear personal protective equipment to minimise dust inhalation and irritation to eyes and skin. The correct use of filter masks, goggles, gloves and disposable coveralls should prevent significant irritation.

- Care should be taken to ensure minimal SMF or nuisance dust enters the occupied areas below the work area.
- If significant contamination of the occupied areas is likely dust control measures such as the use of plastic screens and an effective extraction fan should be positioned to prevent such an occurrence.
- Disposable suits and any removed insulation are to be appropriately bagged and disposed of as general waste.

Photographs of the Synthetic Mineral Fibre located in the roof space are presented on the next page.

Plate 19 : Fibre glass insulation to Hot Water Heater of the Offices Areas (West) – Cannery Building

Plate 20 : Assume Fibre glass insulation to roof in Cannery Building

9 PCB SURVEY

9.1 INTRODUCTION

Robson Laboratories undertook to visually inspect the Mountain Maid Cannery Complex to determine the extent of fluorescent lights containing polychlorinated biphenyl (PCB) capacitors.

PCBs are very stable compounds which are fire resistant and very good insulators. They are used in capacitors in a range of electrical equipment, including fluorescent lights, to provide increased efficiency of electrical energy.

Under normal conditions PCB light capacitors would not be expected to cause health effects. However on occasion capacitors may leak, leading to an exposure risk. In addition PCB capacitors are classified as Intractable Waste and must be disposed of accordingly to avoid environmental contamination.

Health effects: Prolonged exposure to PCBs may cause serious health effects, including carcinoma (cancer). Workers manufacturing PCBs or assembling components containing PCBs are most at risk. PCBs enter the body through the skin, ingestion via contaminated food or drink or inhalation of vapour. At room temperature vapour concentrations are insignificant and minor skin contact is not likely to cause health problems providing the fluid is immediately washed off the skin using soap and water.

9.2 METHOD

Fluorescent lights were accessed to determine the type of capacitor used. Capacitor types were assessed using ANZECC 1997, *Identification of PCB-Containing Capacitors; An information Booklet for Electricians and Electrical Contractors.*

9.3 RESULTS

PCB capacitors were identified in the fluorescent light fittings throughout the C & D Buildings and one(1) was identified in the southern room of the Display Centre.

The majority of the fluorescent light fittings in the C & D Building contained PCB capacitors. The capacitors in the Cannery Building were plastic in nature and known not to contain PCBs. Those that were identified as containing PCBs are presented in the table below.

Table 5: PCB Location Summary Table

Building	Capacitor Type	Result and estimated extent where Positive
C & D Building	Ducon APF 270 NCR – 7μF	Positive & Throughout
Display Centre	Ducon APF 270 NCR – 7μF	Positive & Throughout

9.4 CONCLUSIONS AND RECOMMENDATIONS

Based on the Survey findings PCB positive light fittings were identified throughout the C & D Buildings and one(1) was identified in the southern room of the Display Centre.

All fluorescent lights within these building should be assumed to contain PCBs.

It is recommended that if these capacitors are to be removed appropriate PPE should be worn and they should be disposed of as PCB waste in accordance with local requirements.

An example of the style of fluorescent light fitting that contains PCB positive capacitor in the C & D building/ Display Centre is presented on the next page.

Plate 21: PCB Capacitor in the Display Centre

Plate 22 : PCB Capacitor Light Fitting in the Display Centre

Plate 23 : Assumed PCB Capacitor Light Fitting in C & D Building

10 REFRIGERANTS

As part of the hazardous materials survey, Robson Laboratories inspected the Mountain Maid Buildings to determine the extent of refrigerants used in the airconditioning system.

Refrigerants are used for heat transfer in airconditioning systems, absorbing or releasing heat according to vapour pressure. Depending on the types used (ie. chlorofluorocarbons or CFCs, hydrofluorocarbons or HFCs, hydrochloro-fluorocarbons or HCFCs), refrigerants are of concern due to their ozone-depleting properties and effects on global warming.

10.1 SURVEY FINDINGS

The Airconditioning Unit servicing the western side of the C & D Building below the Loft are labelled as containing the refrigerant R – 22. Other systems on-site would be expected to contain the same type of refrigerant. The deterioration or obliteration of labels made identification of all systems not possible.

R – 22 has a low ozone depleting potential (ODP) however it must be recovered and disposed of in accordance with the Code (Standards Australia HB 40.1-2001).

Refer picture below for an example of the Airconditioning Unit identified.

Plate 24: Air Conditioning Unit

11 ENVIRONMENTAL SURVEY

The site walkover identified the following areas of environmental concern:

- Hydrocarbon stained soil beneath the on-site transformer adjacent the Electrical Workshop;
- Hydrocarbon stained soil external to the Air Compressor and Engine Room on the East side of the Cannery Building;
- Above ground Storage Tank (AST) on the NE end of the Display Centre;
- Drains and Sumps on the North end of the Cannery (in the Lubricants Brine Room) and may contain Hydrocarbon/ Heavy Metal Contaminated Sediments;
- Concrete support pads to suspected Above ground Storage Tanks (AST) adjacent (North) of the Boiler Room; and
- Low quantities of Chemicals were located in the lab (Cannery), adjacent the evaporator plant/Boiler House and Cannery (North). Low quantities of Oils and lubricants may be present in plant areas.
- Other Rubbish eg. Rubber tyres, discarded juice concentrate bins, metal drums, glass etc.

The hydrocarbon soil stained areas identified were minor.

As the oil stained soil below the transformer was suspected of containing Polychlorinated Biphenyls (PCB's) a surface sample of the soil was taken and sent for analysis.

A summary of the analytical results of the soil and the relevant assessment criteria are presented in Table 7.

Table 7. Summary of Analytical Results

Sample No	BTEX	TPH C_6-C_9	TPH C_{10}-C_{14}	TPH C_{15}-C_{28}	TPH C_{29}-C_{36}	TPH C_{10}-C_{36}	PCBs
	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
2324 - BH1 (0.0-0.1m)	<3.0	<20	260	19,000	8,300	**27,560**	3
Landuse Classification: Assessment Criteria (soil) [1]							
Industrial Landuse 'F'	19.5	65				1000	20

Notes:
1. *NEPM (Assessment of Contaminated Sites) 1999* – Table 5A -*Schedule (B1) Guideline on the Investigation Levels for Soil and Groundwater*

Bold: Exceeds Industrial Landuse 'F'

Polychlorinated Biphenyls (PCBs) were not detected in the hydrocarbon contaminated soil. However the hydrocarbons in the soil exceed the assessment criteria.

Based on this result it has been assumed that the other identified hydrocarbon contaminated areas would return similar concentrations.

The source of the contamination is from the maintenance of fixed plant equipment i.e. oil change and oil leakage from the transformer. Therefore the contamination is expected to be localised. The hydrocarbons on the East side of the Cannery will continue to biodegrade through the process of natural attenuation.

However at the time of redevelopment these soils should be excavated, stockpiled and bioremediated on site until the hydrocarbon contamination levels are below 1000mg/Kg (Assessment Criteria i.e. suitable for on-site use).

Examples of the Hydrocarbon affected areas are presented below.

Plate 24. Transformer adjacent Electrical Workshop

Plate 25. Hydrocarbon Contaminated Soil below the Transformer

Plate 26. Hydrocarbon Contaminated Soil adjacent the Air Compressor on the Eastern side of the Cannery

Plates 27. Hydrocarbon Contaminated Soil adjacent the Engine Room on the Eastern side of the Cannery

11.1 SOIL QA/QC RESULTS

As only one (1) soil sample was taken the regular QA/QC samples were not required.

11.2 LABORATORY QA/QC RESULTS

The results of the laboratory internal Quality Control program are included along with the analytical results in Appendix B.

In summary the results indicate:

- The laboratory control samples, which were run with each batch of samples analysed, were within acceptable limits set by the laboratory; and

- The concentrations of the Laboratory blanks, which were run with each batch of samples analysed, were below the Practical Quantitation Limit (PQL).

Based on the above information, the laboratory control data indicates that the analytical procedures are considered to be of acceptable quality.

11.3 ABOVE GROUND FUEL STORAGE TANKS

Based on the site inspection there is evidence that an AST may have been used to fuel the boilers. Therefore there may be hydrocarbon contamination as a result of the fuel storage. However at the time of the inspection there was no evidence that contamination had occurred.

If the area is demolished hydrocarbon contaminated soil may be encountered in this location.

If encountered this soil should be managed in accordance with the NSW EPA Guidelines for Assessing Service Station Sites 1994.

11.4 CHEMICALS AND GENERAL WASTE

The Environmental Survey identified low volumes of the following types of Chemicals and general waste as presented in Table 8 below.

Chemical / Waste	Manufacturer	Location	Quantity
Polytreat 20-82	ANCO Australia	Adjacent Boiler House (North)	2 x 200l Drums
Non- Flammable Compressible Gas	Unknown	Adjacent Boiler House (North)	3 Cylinders
Sulphuric Acid (empty) Metho Alchohol and Phenophthalein	Unknown	Cannery Lab	Low Volumes
Anocide 36-14 Microbiocide	ANCO Australia	Cannery North	Low Volumes
LPG Gas Storage	Not Applicable	C & D Building South	Assumed High Volumes
Rubber Tyres	Not Applicable	Cannery North	~ 20

Robson Laboratories recommends that prior to refurbishment/ demolition of the site these chemicals be collected and disposed of by a NSW licensed Liquid Waste/ Chemical Collection Contractor.

The rubber tyres and other general waste i.e. wood, metal, glass may be disposed as general rubbish to an NSW licensed landfill.

Refer to the next page for photographs.

11.5 CONCLUSION

The potential for significant land contamination from the past site use is considered to be low. However, it is likely that if the site use was to be altered i.e. industrial to Sensitive Landuse (Residential) that under the NSW *Contaminated Land Management Act 1997* (CLM ACT) and the State Environmental Planning Policy (SEPP) No. 55 the site would require an Environmental Investigation to validate the site to ensure the sites suitability for the proposed landuse.

The Environmental Investigation must be undertaken in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM).

Plates 30 and 31. Residual Chemicals in Cannery Lab

Plate 32 . LPG Gas Storage South of C & D Building

12 APPENDIX A: ASBESTOS CODE OF PRACTICE & GUIDANCE NOTES

INCLUSIONS

Worksafe Australia, Sydney 1988, "Asbestos: Code of Practice and Guidance Notes" Section 3.1 summarizes the current requirements which have been adopted;

"3.1 GENERAL PRINCIPLES

- The ultimate goal is for Australian workplaces to be free of asbestos.
- Asbestos removal may not be immediately necessary, but must be completed before a structure or part of a structure is demolished.
- Removal of such asbestos should be subject to priority setting, determined by the condition and location of asbestos.
- Asbestos presents a risk only when it is airborne. The risk to health increases as the number of fibres inhaled increases.
- Wherever practicable, substitutes shall be found for asbestos products. Such substitutes for asbestos products should be thoroughly evaluated before use, to ensure that they do not constitute a health hazard. Ultimately, all asbestos products should be eliminated.
- Asbestos which has been incorporated into a stable matrix can be found in many working environments. Provided the matrix remains stable and no airborne dust is produced, it presents no health risk.
- The presence of asbestos should be identified.
- No person shall be exposed to risk of inhalation of asbestos in the course of employment without being provided with full information of the occupational health and safety consequences of exposure and appropriate control strategies.
- At present it is not possible to assess whether there is a level of exposure in humans below which an increased risk of cancer would not occur. Accordingly, exposure should always be limited to the minimum level feasible.

- Asbestos removalists and maintenance workers in an asbestos environment must be suitable protected.
- The recognised occupational exposure standard is that adopted by the National Occupational Health and Safety Commission. The method used to measure exposure is the Membrane Filter Method as endorsed by the National Commission.
- Products containing asbestos shall be labelled accordingly.
- The spraying of asbestos shall be prohibited. All future use of asbestos for insulation shall be prohibited."

It is recommended that where the presence of asbestos building products have been identified property owners, managers, occupiers and the relevant employer and employee organisations become fully aware of their obligations described in the Worksafe Code. Sections which are referred to in this Survey are reproduced below.

Worksafe Australia, August 1988 "Asbestos: Code of Practice and Guidance Notes"

"3.5 REGISTER

. Owners, or their agents, shall institute an inspection of each structure owned. A register shall be maintained, with regular updating of the results of these inspections. The register will contain details of the site, type and condition of any asbestos products found, and shall be made available for inspection by tenants (employers), employees, union representatives, government representatives, contractors and maintenance personnel. Where no asbestos is found, a record of such a finding shall be kept."

" 3.6 CONTROL

- Not withstanding the ultimate goal of an asbestos free workplace, priorities should be set for control in the short term.
- Asbestos products, if stable and inaccessible, should be left *in situ* until demolition, partial demolition or renovation.
- Where *in situ* asbestos is in a stable condition, but accessible, it should be appropriately controlled by a range of options canvassed later in this document.
- Asbestos which is not in a stable condition, or is determined to constitute an unacceptable health risk, shall be removed by a registered removalist.
- Any asbestos left *in situ* shall be clearly labelled and regularly inspected to ensure that it is not deteriorating or contributing to an elevated health risk.
- Property owners in conjunction with agents or employers shall establish procedures to ensure that persons entering the area where asbestos is present shall, unless assessment of the risk indicates that it is unnecessary, wear appropriate protective equipment an, in all cases, minimise the disturbance of the asbestos product. "

"4.3 PROPERTY OWNERS

Property owners or lessees, or managers or their agents have a responsibility in relation to asbestos, to:

- identify all asbestos products within their properties and to record the location and condition of such asbestos in a register in accordance with Section 3.5
- inform tenants of any asbestos treatment which may become necessary
- ensure that all contractors required to do work are informed of the presence of asbestos
- arrange for regular periodic inspections of properties by a competent person whose advice shall be taken on any treatment indicated. "

8. WORKSAFE AUSTRALIA, AUGUST 1988 "ASBESTOS: CODE OF PRACTICE AND GUIDANCE NOTES"

TABLE 1: DETERMINATION OF APPROPRIATE CONTROL METHOD FOR ASBESTOS."

"DEFER

Appropriate when:	**Not appropriate when**
Negligible risk of exposure	Possibility of deterioration or damage
and	
Asbestos inaccessible and fully contained	Airborne asbestos dust exceeds recommended exposure standard
or	
Asbestos stable and not liable to damage	

Advantages	**Disadvantages**
No initial cost	Hazard remains
Cost of removal deferred	Need for continuing assessment
	Asbestos management programme required

ENCAPSULATE OR SEAL

Appropriate when:	**Not appropriate when:**
Removal difficult or not feasible	Asbestos deteriorating
Firm bond to substrate	Application of sealant may cause damage to material
Damage unlikely	Water damage likely
Short life of structure	Large areas of damaged asbestos

Advantages	Disadvantages
Quick and economical for repairs to damaged areas	Hazard remains
May be an adequate technique to control release of asbestos dust	Cost for large areas may be near removal cost
	Asbestos management system required
	Eventual removal may be more difficult and costly

ENCLOSURE

Appropriate when:	Not appropriate when:
Removal extremely difficult	Enclosure itself liable to damage
Fibres can be completely contained within enclosure	Water damage likely
Most of surface already inaccessible	Asbestos material cannot be fully enclosed
Disturbance to, or entry into enclosure area not likely	

Advantages	Disadvantages
May minimise disturbance to occupants	Hazard remains
Provides an adequate method of control for some situations	Continuing maintenance of enclosure
	Asbestos management program required
	Need to remove enclosure before eventual removal of asbestos
	Precautions necessary for entry into enclosure

INCLUSIONS - cont./

REMOVAL

Appropriate when:	Not appropriate when:
Surface friable or asbestos poorly bonded to substrate	Located on complex and inaccessible surfaces
Asbestos is severely water damaged or liable to further damage or deterioration	Removal extremely difficult and other techniques offer satisfactory alternative
Located in A/C duct	
Airborne asbestos exceeds recommended exposure standard	
Other control techniques inappropriate	

Advantages	Disadvantages
Hazard removed	Increases immediate risk of exposure especially to removal workers
No further action required	Creates major disturbance inbuilding
	Often highest cost, most complex and time consuming method
	Removal may increase fire risk in building; substitute required
	Possible contamination of whole building if removal done poorly"

INCLUSIONS - cont./

"12. LABELLING AND WARNING SIGNS

Material containing asbestos should be labelled as follows:

CAUTION

CONTAINS ASBESTOS FIBRE

AVOID CREATING DUST

SERIOUS INHALATION HEALTH HAZARD

All identified asbestos in a building or other structure should be labelled so that it is clearly visible to a person using the area, until it is finally removed. This requirement applies equally to asbestos in good condition and to treated asbestos. Labels used for this purpose must identify the material as containing asbestos and should comply with Australian Standard 1216. (7) All warning signs should comply with Australian Standard 1319. (8)

Enclosed areas, and areas which contain encapsulated or sealed asbestos, should be labelled or otherwise signposted with cautionary warning signs in accordance with Australian Standard 1319.(8) The purpose of these cautionary warning signs is to ensure that the asbestos is not worked upon without correct precautions being taken and to ensure that, in the event of damage, the occurrence is reported immediately so that corrective action can be taken.

An example of these signs is shown below.

CAUTION ASBESTOS

RESPIRATORY PROTECTION MUST BE WORN

NO ADMITTANCE - ASBESTOS

REPORT TO PROPERTY MANAGER

An alternative international (9) symbol may also be used for labelling of asbestos-containing products."

13 APPENDIX B : LABORATORY REPORTS

14 APPENDIX C : HAZARDOUS MATERIAL LOCATION PLAN

Hazardous Materials Survey & Management Plan

Re inspection

Batlow Cannery
Batlow NSW
2730

May 2019

This report includes information from the report dated 2 February 2005

This report MUST NOT be used as a removal specification

Client: Snowy Valleys Council,
1 Gocup Road, Tumut NSW, 2720

NATA
WORLD RECOGNISED ACCREDITATION
Accredited for compliance with ISO/IEC 17020

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H2500_T-07753_Batlow Cannery-20190530

CERTIFICATE OF APPROVAL FOR ISSUE OF DOCUMENTS

Document No: H2500
Title: Reinspection - Hazardous Materials Survey
Batlow Cannery
Batlow NSW
2730

Revision Status: 1
Date of Issue: 14/06/2019

Client: Snowy Valleys Council

Copy No: One

	Assessor	Position	Signature
Surveyed by:	John Robson - Licensed Asbestos Assessor #LAA000195 Joshua Low - Licensed Asbestos Assessor #NTWS-AA-466882	Managing Director Manager Hazardous Materials & Laboratory Services	
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Released by:	John Robson - Licensed Asbestos Assessor #LAA000195	Managing Director	

RELEASE STATUS:

Confidential

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Organisation	Attention	Copy No.	Actioned
Snowy Valleys Council	Andy Findlay	1	14/06/2019
Robson Environmental Pty Ltd	John Robson	2	14/06/2019

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1 PREFACE

This Hazardous Materials Survey and Management Plan (HMSMP) was commissioned by Snowy Valleys Council in order to assure the occupants of the site the highest standards of occupational health and safety in relation to hazardous materials. The safe removal of hazardous materials must be undertaken by appropriately licensed and skilled personnel prior to the demolition of the premises.

The HMSMP contains sections covering the identification, evaluation and control of hazardous materials including asbestos containing materials (ACM), Lead Paint, Polychlorinated Biphenyls (PCB), Synthetic Mineral Fibre (SMF), Ozone Depleting Substances (ODS) and fuel storage above and underground storage tanks (A/UST).

Robson Environmental Pty Ltd undertook the hazardous material survey on 30 May 2019 and incorporated previous findings from the site hazmat report(s). This report will take precedence over any previously issued hazmat survey for this property. Any changes to the condition/location of previously identified hazardous materials will be expressed within this report. The information contained in this document will assist the PMCW (person with control or management of a workplace) in fulfilling their obligations under the latest editions of the following regulations/Acts:

- *How To Manage and Control Asbestos In The Workplace Code of Practice*
- *How To Safely Remove Asbestos Code of Practice*
- *Dangerous Substances (General) Regulation 2004*
- *Dangerous Substances Act 2004*
- *Work Health and Safety Act 2011*
- *Work Health and Safety Regulations 2011*
- *National Code of Practice for the Safe Use of Synthetic Mineral Fibre* [NOHSC:2006(1990)]
- *National Standard for Synthetic Mineral Fibres* [NOHSC:1004(1990)]
- *Guide to Hazardous Paint Management Part 2: Lead paint in residential, public and commercial buildings Standards Australia, AS 4361.2 – 2017*
- *Identification of PCB-Containing Capacitors; An information Booklet for Electricians and Electrical Contractors* ANZECC 1997 and
- *The Australian Refrigeration and Air-conditioning Code of Good Practice* Standards Australia, HB 40.1 – 2001

2 EXECUTIVE SUMMARY

2.1 Purpose

This report presents the findings of a Hazardous Materials survey conducted at the site on 30 May 2019 at the request of the client. The survey was undertaken to assess the extent and condition of hazardous materials and document safe management procedures in accordance with current legislation. The safe removal of hazardous materials must be undertaken by appropriately licensed and skilled personnel prior to refurbishment or demolition of the premises or where the risk assessment recommends removal. This report includes information which must be known and acted upon prior to the commencement of any demolition, refurbishment, or hazardous material removal or remediation. It also details responsibilities that the PMCW (person with management or control of a workplace) and occupier must address to ensure safe occupation of the premises.

2.2 Scope

The Hazardous Materials survey was non-destructive and non-intrusive in nature with the extent limited to the following areas:

- Interior and exterior of the building
- Roof, amenities and immediate surrounding land
- A/UST filler points and breather vents
- Robson Environmental originally surveyed the premises in 2005.

The survey did not include the inspection or assessment of the following areas:

- Subterranean areas (e.g. infill/soil)
- Concealed cavities
- Formwork and subterranean electrical cable ducts and water pipe ducts

2.3 Survey Methodology

The survey involved the visual inspection of accessible, representative, construction materials and the collection and analysis of sampled materials suspected of being potentially hazardous to human health.

Hazardous materials assessed included ACM, SMF, PCBs, lead containing paint, ODS and A/UST.

The site inspection included the sampling of representative materials suspected of being hazardous, was undertaken in accordance with Robson's NATA ISO/IEC 17020 accreditation, ISO9001, ISO14001, AS4801 and current legislation. The particular sampling methodology used for each hazardous materials type is provided below:

Asbestos: The asbestos materials survey was conducted in accordance with the current legislation. It involved a visual inspection of accessible representative construction materials suspected of containing asbestos. Materials were not sampled from all areas due to the uniformity of the materials used throughout the building(s). Samples were analysed in Robson Environmental's National Association of Testing Authorities (NATA) accredited laboratory for the presence of asbestos by polarising light microscopy and dispersion staining.

Note that electrical switchboards and other similar areas were only inspected where they were isolated by a qualified electrician. Live switchboards were not inspected, and accordingly are presumed to be ACM until conclusively proven otherwise.

Lead (Pb) Based Paints: Paint was tested during the hazardous materials survey using 3M™ LeadCheck™ Swabs which have a detection limit of 0.06% w/w lead, sufficient to classify paint as lead free under AS4361.2-2017. Where requested by the client, deemed prudent by the assessor, or required due to inconclusive results from this test, representative paint samples were also collected in accordance with AS4361.2-2017 and analysed for lead content. In general however as the detection limit of 0.06% w/w lead is only slightly lower than the threshold for lead paint of 0.10% lead set out in AS4361.2-2017 it is generally satisfactory to treat a positive result with 3M™ LeadCheck™ Swabs as being indicative of lead paint, obviating the need for further sampling and analysis.

The sampling criterion provided below is taken from AS4361.2-2017 Section A4 Sampling Strategy clauses (a, b, c);

a) An adequate number of sample sites should be analysed to properly characterise the paint systems present on site.

b) For small surfaces such as architraves, windows and doors and cupboards, a **single** sample may suffice.

c) For large, uniformly painted surface areas such as the exterior facade of high rise buildings, or for interior walls and ceilings of large rooms, and where laboratory testing is employed, **composite** samples should be taken from three separate locations in 10m² sections.

Note that prior to 2018 Robson Environmental did not utilise 3M™ LeadCheck™ Swabs, and all paint was tested by collection of three separate samples of each paint type. All samples were analysed separately, with the highest lead content sample of each paint type taken as being representative of that coating.

Collected paint samples were analysed for their lead (Pb) content by a NATA accredited laboratory using ICP/AES. Please refer to Appendix A for details of any such laboratories and the in house techniques used in their testing.

Within the same building, wherever a paint coating had a similar surface texture, colour, etc. to a paint coating that had already been sampled because of its suspected lead content, it was presumed that these paint coatings were identical. However, results can only be guaranteed valid for directly tested/sampled paints (especially due to deliberate attempts to match new paint to existing coatings in some applications).

SMF: Synthetic Mineral Fibre (SMF) materials were visually identified and a determination made as to whether they were bonded or un-bonded.

PCBs: The information (make, type, capacitance etc.) recorded for each representative fluorescent light fitting capacitor suspected of containing PCB was cross-referenced against *ANZECC Identification of PCB Containing Capacitors – Information Booklet for Electricians and Electrical Contractors - 1997*.

This identification booklet provides a list of electrical equipment that is known to contain PCBs, and a list of electrical equipment known not to contain PCBs. Where the information

recorded from the capacitor case(s) correlated exactly with the information listed in the ANZECC Information Booklet for known PCB-containing capacitors it was determined that PCBs were present in the capacitor under analysis.

Wherever a capacitor could not be identified in either list, this was noted in the PCB register as being a capacitor suspected to contain PCBs.

Note that light fittings were only inspected where they were isolated by a qualified electrician. Live light fittings were not inspected, and accordingly no determination about whether or not they contain PCB is included in this report.

Ozone Depleting Substances: A visual examination was made of refrigerant gas labels affixed to representative air-conditioning and refrigeration units. Information concerning the ASHRAE/ARI refrigerant designated R number was noted for later cross-reference to relevant air-conditioning and refrigeration industry Codes of Practice and Guidelines. In addition, the condition of the plant was noted and comment made as to possible refrigerant or lubricant leaks.

Where refrigerant gas labels were absent from representative air-conditioning and refrigeration plant, an assessment was made as to the likelihood of the plant using an ozone depleting substance based on its age and condition.

Fuel Storage Facilities: The survey included a visual inspection for above ground storage tanks (AST) and underground storage tank (UST) filler points and breather vents.

2.4 Key Findings

Asbestos

Table 1A: ACM locations and required actions

Batlow Cannery			
ACM	**Tracker Location No.**	**Locations**	**Action to be taken**
Sheet debris (Non-Friable)	N/A	Exterior northwest end throughout - Ground surfaces	Remove
Sheet debris (Non-Friable)	N/A	Exterior south garden bed adjacent AST	Remove

Bottling Warehouse			
ACM	**Tracker Location No.**	**Locations**	**Action to be taken**
Bituminous product (Non-Friable)	N/A	Ground floor throughout - Floor joins	Remove prior to demolition Maintain

Can Shed			
ACM	**Tracker Location No.**	**Locations**	**Action to be taken**
Sheet debris (Non-Friable)	N/A	Ground floor open warehouse - Ground surfaces	Remove
Cement sheet (Non-Friable)	N/A	Exterior throughout - Walls and roof	Remove prior to demolition Maintain
Sheet debris (Non-Friable)	N/A	Exterior west ramp area - Ground surface	Remove
Vinyl floor tile (Non-Friable)	N/A	Ground floor Amenities Room - Floor	Remove prior to demolition Maintain
Vinyl floor tile (Non-Friable)	N/A	Ground floor Chemical Laboratory - Floor	Remove prior to demolition
Sheet debris (Non-Friable)	N/A	Ground floor Chemical Laboratory and Amenities Room - Residual nails on timber stud	Remove
Bituminous product (Non-Friable)	N/A	Ground floor open warehouse - Electrical switchboard	Remove prior to demolition

Cold Warehouse			
ACM	**Tracker Location No.**	**Locations**	**Action to be taken**
Sheet (Non-Friable)	N/A	Ground floor storage area - Walls	Remove prior to demolition Encapsulate

Collating and Dispatch			
ACM	**Tracker Location No.**	**Locations**	**Action to be taken**
Rope (Non-Friable)	N/A	Ground floor Ammonia Engine room - Loose rope insulation	Remove prior to demolition
Vinyl floor tile (Non-Friable)	N/A	Ground floor Carpenter's Workshop - Floor near entrance	Remove prior to demolition
Sheet (Non-Friable)	N/A	Ground floor Ammonia Control Room office area - Walls	Remove prior to demolition
Gaskets (compressed) (Presumed Non-Friable)	N/A	Ground floor Ammonia Engine room - Valve packing	Remove prior to demolition
Bituminous product (Non-Friable)	N/A	Ground floor Ammonia Engine room - Electrical switchboard	Remove prior to demolition
Sheet (Non-Friable)	N/A	Ground floor Boiler Room - Walls to storage cupboard	Remove prior to demolition
Gaskets (compressed) (Presumed Non-Friable)	N/A	Ground floor Boiler Room - Flange joints	Remove prior to demolition
Sheet debris (Presumed)	N/A	Ground floor Condenser Room - Ground surface	Further investigation required
Sheet (Non-Friable)	N/A	Ground floor office's toilet area - Urinal wall form work infill panel	Remove prior to demolition
Vinyl floor tile (Non-Friable)	N/A	Ground floor offices - Floor	Remove prior to demolition
Sheet (Non-Friable)	N/A	Ground floor offices - External doorway to toilets area	Remove prior to demolition
Sheet (Non-Friable)	N/A	Ground floor offices - Ground surfaces	Remove
Bituminous product (Presumed Non-Friable)	N/A	Ground floor open warehouse - Electrical switchboard	Remove prior to demolition

Collating and Dispatch			
ACM	**Tracker Location No.**	**Locations**	**Action to be taken**
Bituminous product (Non-Friable)	N/A	Ground floor open warehouse - Electrical switchboard	Remove prior to demolition
Millboard (Friable)	N/A	Ground floor open warehouse east end - Electrical switchboard fuse insulation	Remove
Pipe lagging (fibrous) (Friable)	N/A	Ground floor open warehouse north end - Hot water pipe	Remove Remove prior to demolition
Sheet (Non-Friable)	N/A	Exterior throughout - Form work to external area	Remove

Cool Stores			
ACM	**Tracker Location No.**	**Locations**	**Action to be taken**
Millboard (Friable)	N/A	Exterior south end - Fuse insulation	Remove
Bituminous product (Presumed Non-Friable)	N/A	Exterior south end - Electrical switchboard	Remove prior to demolition Maintain

Display Centre			
ACM	**Tracker Location No.**	**Locations**	**Action to be taken**
Millboard (Friable)	N/A	Ground floor storage room - Fuse insulation	Remove
Sheet debris (Non-Friable)	N/A	Ground floor throughout - Ground surfaces	Remove
Bituminous product (Non-Friable)	N/A	Ground floor storage room - Electrical switchboard	Remove prior to demolition
Cement sheet (Non-Friable)	N/A	Ground floor throughout - Walls, ceiling and roof	Remove prior to demolition
Vinyl floor tile (Non-Friable)	N/A	Ground floor throughout internal area - Floor	Remove prior to demolition

Retorts Warehouse			
ACM	**Tracker Location No.**	**Locations**	**Action to be taken**
Gaskets (rope/woven) (Friable)	N/A	Ground floor throughout - Pipe flange joints	Remove prior to demolition
Gaskets (compressed) (Non-Friable)	N/A	Ground floor workshop - Loose gaskets	Remove prior to demolition

Transformers Building			
ACM	**Tracker Location No.**	**Locations**	**Action to be taken**
Sheet debris (Non-Friable)	N/A	Ground floor Transformers Room - Ground and timber studs	Remove prior to demolition
Bituminous product (Non-Friable)	N/A	Ground floor Transformers Room - Electrical switchboard	Remove prior to demolition Maintain

Weigh Bridge Office			
ACM	**Tracker Location No.**	**Locations**	**Action to be taken**
Sheet (Non-Friable)	N/A	Ground floor throughout - Walls, ceiling and eave soffits	Remove prior to demolition Maintain

Refer to Section 2.4 - Table 1B for presumed ACM and Section 3.2 for exclusions

Table 1B: Presumed ACM, concealed locations and required actions

Type	ACM	Locations	Action to be taken
The materials listed below while not identified on site, should be presumed to be present until a destructive survey confirms otherwise			
Presumed ACM	Insulation/pipe lagging	Inaccessible ducts, risers and ceiling and wall space cavities	Destructive survey under controlled conditions prior to any refurbishment which is likely to disturb possible ACM in these areas. Until these areas are surveyed they should be presumed to contain asbestos. No access to unauthorised personnel should be given
	Asbestos millboard lining	Interior of air conditioning ductwork adjacent to heater elements	
	Asbestos insulation and gaskets/joints	Within mechanical equipment concealed by outer metal cladding, structure or housing	
	Asbestos vinyl floor tiles, covering, cushioning underlay and adhesive	Found beneath carpets and vinyl flooring	
	Asbestos sheeting	Backing material to ceramic tiles (roofs, floors and walls) and packers to building construction joints, such as gable end verge undercloaking	
	Asbestos cement sheet formwork and electrical cable duct / water pipe	Subterranean areas	

Prior to any planned demolition, refurbishment or maintenance, its effect upon any in situ asbestos must be established by reference to this document including amendments.

Lead Paint

It should be assumed that all similar paints throughout the building contain comparable percentages of lead.

Lead Paint (>0.1%) - Collating and Dispatch		
Location	**Paint Colour**	**Required action**
Boiler room - Stairwell to boiler	Yellow	Remove during demolition
Boiler room - Walls adjacent to boiler	Green	Remove during demolition
Ground floor Offices - Walls	Cream	Remove during demolition

Lead Free Paint (<0.1%) - Collating and Dispatch		
Location	**Paint Colour**	**Required action**
Ground floor Boiler room - Boiler	Black	No action required

Synthetic Mineral Fibre (SMF)

It should be presumed that SMF materials may be present to inaccessible areas.

Bottling Warehouse		
Material	**Location & Material**	**Required action**
Wall cavities and floor	Ground floor laboratories	Remove during demolition

Can Shed		
Material	**Location & Material**	**Required action**
Throughout floor	Open warehouse	Remove during demolition

Collating and Dispatch		
Material	**Location & Material**	**Required action**
Insulation to boiler	Ground floor toilets	Remove during demolition
Internal insulation	Ground floor Boiler Room	Remove during demolition
Wall cavities and floor	Offices and open warehouse	Remove during demolition

Polychlorinated Biphenyls (PCB)

Make - Type	All Buildings	Total	Required action
No PCBs located			

* Note that light fittings were only inspected where they were isolated by a qualified electrician. Live light fittings were not inspected, and accordingly no determination about whether or not they contain PCB is included in this report.

Ozone Depleting Substances (ODS)

R Number	All Buildings	Total	Required action
No ozone depleting substances located			

Non – Ozone Depleting Substances

R Number	All Buildings	Total	Required action
No non-ozone depleting substances located			

Above Ground Storage Tanks (AST) & Underground Storage Tanks (UST)

Batlow Cannery			
A/UST	**Location**	**Total**	**Required action**
Above ground storage tank	Exterior north end		Remove Soil validation required

2.5 Key Recommendations

Asbestos

NOTE: All Asbestos Containing Material(ACM) identified in this report should be removed or remediated by a licensed asbestos removalist(LAR)

Exterior south and northwest garden bed

- Asbestos sheet debris was found scattered throughout ground surfaces. It is required that a thorough surface removal of ACM debris be conducted.

Collating and Dispatch

- The asbestos pipe lagging to the redundant hot water pipe located at the north end of the open warehouse adjacent to the Boiler Room was found to be exposed and ACM debris was found on the ground surface below it. It is required that this material be removed as soon as practicable.
- Loose asbestos rope insulation debris was identified on the floor in the Ammonia Engine Room. It is required that this material be removed as soon as practicable.
- The fuse insulation to electrical switchboards located at the northeast end of the open warehouse contains asbestos. This material was found to be exposed at the time of survey and hence must be removed as soon as practicable.
- The vinyl floor tiles located throughout the offices were found to contain asbestos. Most of the areas are damaged and hence it is recommended that this material be removed.
- ACM sheets were found to the urinal form work, doorway to toilets area and throughout the exterior form work. Some of this material is within the timber stud cavity. Prior to demolition, this material should be removed.
- Asbestos sheet debris was found scattered throughout various locations to the building. It is required that a thorough asbestos debris clean up in the entire vicinity of the building be conducted.
- Asbestos electrical switchboards were found in the north end of the open warehouse and in the Ammonia Engine Room. These switchboards should be removed prior to demolition.
- The asbestos wall sheet of the Ammonia Control Room is in poor condition and should be removed prior to demolition.
- The storage cupboard in the Boiler Room is lined with asbestos sheet. It is required that this material to be removed prior to demolition.
- The asbestos vinyl floor tile to the Carpenters' Workshop is in poor condition and must be removed prior to demolition

- Full access could not be gained to the Condenser Room. It should be presumed that ACM may be present in this area and further investigation will be required prior to any future works.

Can Shed

- Due to the poor former asbestos removal works in the Chemical Laboratory and Amenities Room, a significant amount of sheet debris still remains attached to the residual nails on timber studs. It is required that all remaining nails be removed as soon as practicable.

- Super 6 corrugated sheet to the walls and roof was found to be in poor condition. Some damaged areas to the walls were noted and asbestos sheet debris was found in the adjacent areas especially at the west ramp area. There is a high likelihood of this material further degrading over time, and the possibility of severe damage caused for instance by impact, fire, hail or storm. In these events extensive asbestos contamination may occur to the interior of the premises, roof space, structural framework and exterior adjacent areas. It is highly recommended that all the Super 6 materials be removed and the entire building be demolished.

- Minor amounts of asbestos sheet debris were found at various locations in the warehouse. It is required that a thorough asbestos debris removal and clean up be conducted.

- Asbestos vinyl floor tiles were found throughout the Chemical Laboratory and Amenities Room. This material is in average condition and is required to be removed prior to demolition.

Retorts Warehouse

- Asbestos gaskets between pipe flange joints were found throughout the warehouse area. Loose asbestos gaskets were also found within the workshop area. These materials are required to be removed prior to demolition.

Bottling Warehouse

- The bituminous product to all floor joints throughout the warehouse was found to contain asbestos. As it is in good condition, this material may remain in-situ provided it is well maintained and inspected regularly.

Cold Room Warehouse

- The walls to the storage area adjacent to the Cold Rooms were found to contain asbestos. There is significant damage to the walls and all the wall panels are unsealed. It is recommended that the damaged sections to be removed and the remaining panels to be painted to prevent potential fibre release.

Transformers Building

- Asbestos electrical switchboards were found in the main room. Although this material is in fair condition, the removal of switchboards should be considered if new services are required.

- Due to the poor former asbestos removal works in the main room, a minor amount of sheet debris remains attached to the residual nails on timber studs. It is required that these nails be removed as soon as practicable.

Display Centre

- Asbestos vinyl floor tiles are located throughout the building. There were some damaged areas noted and hence should be removed prior to demolition.

- Super 6 corrugated sheet to the walls, ceiling and roof was found to be in poor condition. Asbestos sheet debris was also found in the vicinity of this building. There is a high likelihood of this material further degrading over time, and the possibility of severe damage caused for instance by impact, fire, hail or storm. In these events extensive asbestos contamination may occur to the interior of the premises, roof space, structural framework and exterior adjacent areas. It is highly recommended that all the Super 6 materials be removed and the entire building be demolished.

Garden bed adjacent to Display Centre

- A large amount of asbestos sheet debris was found in the garden bed. It is required that the debris be removed as soon as practicable. The top soil should also be removed to a sufficient depth to fully remediate the area.

- Asbestos electrical switchboards with friable millboard fuse insulation were identified in the book storage room. These materials are required to be removed as soon as possible.

Cool Stores

- Electrical switchboards with friable millboard fuse insulation were located at the south end of the Stores. These materials are required to be removed as soon as possible.

Weighbridge Office

- The walls, ceiling and eave soffits contain asbestos. As these surfaces are painted and in good condition, they may remain in-situ provided they are well maintained and inspected regularly.

General Requirements

- ACM must not be drilled, cut, sanded, damaged or abraded and a good paint finish maintained. Asbestos work on non friable ACM may be undertaken by a licensed Class A or B Asbestos Removalist. Any works on, or in the vicinity of friable ACM must only be undertaken by a licensed Class A Asbestos Removalist.
- Any ACM identified in this report that is to remain in situ should be inspected by a licensed Asbestos Assessor at the intervals stated in Section 4.5 Table 3A Asbestos Register.
- As access could not be gained to all areas of the building, it should be presumed that any similar materials located within these areas could contain asbestos until proven otherwise. Strict controls should be put in place to brief all contractors.
- ACM should be labelled with approved asbestos warning labels or signs. Due to the stigma associated with asbestos and to avoid malicious damage to ACM, labelling can be kept to discrete areas. Where labelling cannot be undertaken, the PMCW must adopt strict administrative controls to ensure ACM is not subject to accidental damage.

Asbestos Removal

Removal of ACM must be undertaken by a competent and suitably trained person as per the Code of Practice for the Safe Removal of Asbestos (2011) and the Work Health and Safety Regulation (2011). The removal/remediation of friable ACM must be undertaken by a licensed Class A Asbestos Removalist. Removal or remediation of non friable asbestos may be undertaken by either an A or B Class Asbestos Removalist. A competent person may remove ≤10m² of non friable asbestos and associated Asbestos-Contaminated Dust or Debris (ACD), or ACD not associated with the removal of friable or non friable asbestos where this is only a minor contamination.

Prior to the commencement of any remediation works associated with friable asbestos or >10m² of non friable asbestos, this report and a permit application must be submitted to SafeWork NSW and Comcare (where applicable) at least 5 days prior to removal works commencing. An asbestos removal contractor must supply an Asbestos Removal Control Plan (ARCP) and a Safe Work Method Statement (SWMS) for review by an independent Licensed Asbestos Assessor or competent person, who ensures that the ARCP addresses all safety issues relating to the planned asbestos works.

Air monitoring is mandatory during the removal or remediation of friable asbestos and should be considered during the removal or remediation of non friable asbestos. Air sampling is to be undertaken in accordance with the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres, 2nd Edition [NOHSC: 3003(2005)] and test certificates must be endorsed by a National Association of Testing Authorities (NATA) accredited testing laboratory.

An independent Licensed Asbestos Assessor must be employed to undertake a clearance inspection at the completion of friable asbestos removal or remediation works. Where the removal or remediation of >10m² of non friable asbestos is undertaken a clearance inspection must be undertaken by an independent Asbestos Assessor or competent person. A satisfactory clearance certificate for the remediated areas must state that no visible asbestos or presumed asbestos remains. Additionally no asbestos fibres should be detected by laboratory analysis in any validation samples. All surfaces within the removal or remediation area must be free of general dust, cobwebs and debris.

Lead Paint

- Lead paint was identified to the walls to the offices, the stairs to the boiler and the walls adjacent to the boilers in the Collating and Dispatch building.
- It is recommended that lead paint be maintained. Any areas that begin to flake, peel or otherwise deteriorate should be appropriately remediated. If the paint is to be removed this should be undertaken by a suitably qualified person.
- Building materials with lead paint may be disposed of as general building waste.
- It should be assumed that all similar paint applications throughout the building would contain similar percentages of lead.
- Refer to Appendix D for further general information on lead paint.

SMF

Synthetic Mineral Fibres were identified in the following locations:

Collating and Dispatch

- Throughout wall cavities of offices
- Insulation to hot water heater located in the toilets
- Flange joints rope insulation to the boiler in the Boiler Room

Can Shed

- Laboratory wall and ceiling cavities
- Open warehouse
- If these materials are to be disturbed during refurbishment appropriate PPE should be worn. SMF materials being removed should be done so using effective dust control procedures.
- Refer to Appendix D for further general information on SMF.

PCBs

- No PCBs located.
- Refer to Appendix D for the correct handling and disposal of PCB containing capacitors.
- Refer to Appendix D for further general information on PCB.

ODS

- No ODS located.
- Refer to Appendix D for further general information on ODS.

A/UST

- A redundant above ground storage tank was found at the south end of the Collating and Dispatch building
- A soil sample assessment is required in the vicinity of the fuel storage tank for validation purposes.
- Based on the site findings and for the long-term management of sites with fuel storage tanks, Robson Environmental recommends that the AST be removed in accordance with the requirements of SafeWork NSW and the NSW Environmental Protection Authority.
- Refer to Appendix D for further general information on A/UST.

Legislation and Guidelines (UST): In NSW the management of fuel storage tanks is administered by the local Council under the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014 (UPSS Regulation) which aims to improve the environmental management of storage systems made under the Act.

Safework NSW is responsible for occupational health and safety issues relating to decommissioning and removal of A/USTs from a site.

For the long-term management of the sites with redundant fuel storage tanks, Robson Environmental Pty Ltd recommends that the USTs be removed in accordance with the requirements of Safework NSW and the relevant local authority. USTs still in use are to be managed in accordance with the requirements of the UPSS Regulation.

Removal of USTs may require approvals from the relevant local authority and should be undertaken in accordance with the UPSS Regulation and Safework NSW Guidelines.

Demolition and Refurbishment

Robson Environmental Pty Ltd recommends that prior to any demolition our office be contacted. Our licensed Asbestos Assessors can attend the site to observe the demolition process, advise as necessary and in the event of previously inaccessible hazardous materials being located, assist with assessing the extent, type and removal or abatement of materials as required.

Robson Environmental Pty Ltd provides a range of occupational hygiene services in relation to the safe remediation or abatement of hazardous materials as well as contaminated land advice in relation to hydrocarbon contamination.

To assist with the tendering process Robson Environmental could be engaged to attend the walkthrough to show the extent of ACM and to respond to questions of clarification.

3 INTRODUCTION

The following Hazardous Materials Survey and Management Plan (HMSMP) has been designed to address the safe control of hazardous materials. It covers current requirements for hazardous material management as at 30/05/2019 only and must therefore be updated to comply with any future changes to legislative requirements. The safe removal of hazardous materials must be undertaken by appropriately licensed and skilled personnel prior to any renovation or demolition of the premises.

This HMSMP includes the following:

- a register of all identified hazardous materials
- extent, form, condition and risks associated with nominated hazardous materials
- labelling requirements for identified hazardous materials
- a timetable for managing risks including priorities for removal or control of ACM and for reviewing risk assessments
- responsibilities of all persons involved in hazardous materials management
- procedures to address incidents or spillage involving ACM
- safe work and removal methods
- guidelines on reviewing and updating the HMSMP and hazardous materials register

3.1 Requirements for the HMSMP

This HMSMP must be held on site for ready access. All personnel undertaking any repair or maintenance work must be provided with a copy of the HMSMP before commencement of work.

Maintenance, trade and other personnel must be instructed not to remove or damage identified hazardous materials if hazardous material is identified in the area where work will be undertaken it must be removed or remediated before work begins.

Removal of hazardous material must be undertaken by suitably qualified persons in accordance with relevant Regulations and Codes of Practice.

3.2 Exclusions

The HMSMP commissioned by the client was to be non-destructive and non-intrusive in nature. This type of commission limits or restricts access to the building structure, some surfaces and materials.

The survey undertaken was limited to those areas available for access at the time of building inspection. Only the areas accessible to the surveyors at the time of the building inspection are included in this HMSMP.

No Access Areas:

- Collating and Dispatch, Ground floor Condenser Room

Unless specifically noted, the survey did not cover exterior ground surfaces and sub-surfaces (e.g. infill/soil) or materials other than normal building fabric such as materials in laboratories or special purpose facilities.

At the time of survey no access was gained to materials and / or void areas located behind, above, or attached to any sampled or assumed hazardous materials.

The HMSMP does not include the areas, locations and equipment items to which the surveyors could not gain access at the time of inspection.

Some other areas which *may* conceal asbestos include:

Material	Location
Asbestos millboard lining	Air conditioning duct work adjacent to heater elements
Asbestos insulation and gaskets/joints	Within mechanical equipment concealed by outer metal cladding
Asbestos insulation	Walls and cavities (e.g. as lagging to hot water pipes set into and sealed within masonry walls)
Vinyl floor tiles and floor covering	Beneath carpets
Sheeting	Backing material to ceramic tiles and as packers to building construction joints
Asbestos cement sheet formwork and electrical cable/water pipe duct	Sub-ground floor slab

No absolute determination can be made regarding the possibility of concealed or inaccessible hazardous materials or items in the areas, locations and equipment listed in the table above until access is gained to allow for inspection.

Materials and equipment in any non-accessed area should therefore be assumed to contain ACM, SMF, lead paint, PCB, ODS and A/UST (the nominated hazardous materials) and be treated appropriately until assessment and sample analysis confirm otherwise.

Samples were not taken where the act of sampling would endanger the surveyor or affect the structural integrity of the item concerned.

This HMSMP, although extensive, is not intended for and must not be used as a specification or method statement for any future hazardous material removal project. In this instance detailed plans, quantities etc. would be required.

Before any refurbishment or hazardous material removal projects, the contractor(s) carrying out the work must fully acquaint themselves with the extent of the hazardous materials, particularly in those areas which may need full or partial demolition in order to determine the exact extent and location of such materials.

Care should be taken when demolishing or excavating to determine the existence or otherwise of hazardous materials. For example subsurface pipes and drains, revealed through excavation may be constructed of asbestos cement. Wherever a material is uncovered or revealed and it is suspected to be hazardous, it should be assumed to be hazardous and treated appropriately until such time as assessment and sample analysis of the material confirms otherwise.

Until this confirmation occurs the building work must cease in the immediate vicinity of the suspect material and a suitably qualified person must issue a clearance certificate or report before the building work can recommence in the affected area.

To ensure contextual integrity, this HMSMP must always be read in its entirety and should never be referred to in part only.

3.3 Limitations

This report is based on the information obtained by Robson Environmental Pty Ltd at the time of inspection. Robson Environmental Pty Ltd will not update this report; nor take into account any event(s) occurring after the time that its assessment was conducted.

As both the range and use of manufactured products containing hazardous materials was extremely widespread, Robson Environmental Pty Ltd cannot accept responsibility for any consequential loss or damage that results from non-recognition of a material that may later be established to contain hazardous material. For example, certain textured wall and ceiling finishes may contain small traces of asbestos fibre. In situ, textured finishes are often composed of assorted batches of product, or may have been repaired/patched at various times. It is therefore always a possibility that the samples collected may not always be representative of the entire material.

While Robson Environmental Pty Ltd has taken all care and attention to ensure that this report includes the most accurate information available, it has been unable to examine any inaccessible materials or materials hidden from view.

Under normal construction practices some materials are “built in” or “randomly applied”. These materials are therefore not readily accessible and can only be exposed through demolition or damage to the structure or finishes. Access to a material may also be prevented or restricted by “in service” or operational equipment, or where to obtain access contravenes a relevant statutory requirement or code of practice. (e.g. electrical switchboards) Consequently, while all reasonable care and attention was taken in compiling this report no guarantee to its completeness can be given.

Robson Environmental Pty Ltd has taken all care to ensure that this report includes the most accurate information available, where it uses test results prepared by other persons it relies on the accuracy of the test results in preparing this report. In providing this report Robson Environmental Pty Ltd does not warrant the accuracy of such third party test results.

4 ASBESTOS SURVEY RESULTS

4.1 Survey Details

The survey of the site included all accessible areas of the building(s) except where stated otherwise. For further asbestos management information, refer to Appendix D.

4.2 Survey Methodology

The re-inspection of hazardous materials previously identified on site involved a visual inspection and condition assessment of known hazardous items. It also involved sampling and analysis of any suspect asbestos materials not identified on the previous report. These samples were analysed in Robson Environmental's National Association of Testing Authorities (NATA) laboratory using polarising light microscopy (PLM) and dispersion staining. Samples from the previous surveys were analysed by Robsons and/or other NATA accredited laboratories as shown in Appendix A. Samples were a representative selection of materials suspected of containing asbestos. Samples were not taken from all areas due to the uniformity of the materials used throughout the building. Laboratory analysis certificates are presented in Appendix A.

4.3 Sample Analysis

Table 2: Mineralogical Analysis of Samples for Asbestos using PLM

Batlow Cannery				
Sample reference	**Tracker Location No.**	**Sample location**	**Sample type**	**Composition**
C2471	N/A	Exterior south garden bed adjacent AST	Sheet debris	Amosite, Chrysotile Asbestos Detected

Bottling Warehouse				
Sample reference	**Tracker Location No.**	**Sample location**	**Sample type**	**Composition**
L1925	N/A	Ground floor throughout - Floor joins	Bituminous product	Amosite, Chrysotile Asbestos Detected

Can Shed				
Sample reference	**Tracker Location No.**	**Sample location**	**Sample type**	**Composition**
L1919	N/A	Exterior throughout - Walls and roof	Cement sheet	Amosite, Chrysotile Asbestos Detected

Can Shed				
Sample reference	**Tracker Location No.**	**Sample location**	**Sample type**	**Composition**
L1920	N/A	Ground floor Chemical Laboratory - Floor	Vinyl floor tile	Chrysotile Asbestos Detected
L1921	N/A	Ground floor Chemical Laboratory canteen - Walls	Sheet	No Asbestos Detected
L1922	N/A	Ground floor Chemical Laboratory end room adjacent open warehouse - Ground surfaces	Sheet debris	No Asbestos Detected
L1923	N/A	Ground floor Amenities Room - Walls and ceiling	Sheet	No Asbestos Detected
L1924	N/A	Ground floor Chemical Laboratory and Amenities Room - Residual nails on timber stud	Sheet debris	Amosite, Chrysotile, Crocidolite Asbestos Detected

Cold Warehouse				
Sample reference	**Tracker Location No.**	**Sample location**	**Sample type**	**Composition**
C2472	N/A	Ground floor storage area - Walls	Sheet	Amosite, Chrysotile Asbestos Detected

Collating and Dispatch				
Sample reference	**Tracker Location No.**	**Sample location**	**Sample type**	**Composition**
L1900	N/A	Ground floor offices - Floor	Vinyl floor tile	Chrysotile Asbestos Detected
L1902	N/A	Ground floor offices - Walls	Bituminous product	No Asbestos Detected
L1903	N/A	Ground floor offices - Walls and horizontal surfaces	Pipe lagging debris	No Asbestos Detected
L1904	N/A	Ground floor offices - Walls and horizontal surfaces	Debris	No Asbestos Detected

Collating and Dispatch				
Sample reference	**Tracker Location No.**	**Sample location**	**Sample type**	**Composition**
L1905	N/A	Ground floor office's toilet area - Electrical cable sheath	Cable wrap	No Asbestos Detected
L1906	N/A	Ground floor warehouse area - Window sills	Putty	No Asbestos Detected
L1907	N/A	Ground floor open warehouse - Electrical cables	Cable wrap	No Asbestos Detected
L1908	N/A	Ground floor open warehouse east end - Electrical switchboard fuse insulation	Millboard	Chrysotile Asbestos Detected
L1909	N/A	Ground floor open warehouse east end - Electrical switchboard	Cable wrap	No Asbestos Detected
L1910	N/A	Ground floor Boiler Room - Boiler	Insulation	No Asbestos Detected
L1911	N/A	Ground floor Boiler Room - Boiler	Insulation	No Asbestos Detected
L1912	N/A	Ground floor Boiler Room - Valve	Gaskets (compressed)	No Asbestos Detected
L1916	N/A	Ground floor open warehouse north end - Hot water pipe	Pipe lagging (fibrous)	Amosite Asbestos Detected
L1917	N/A	Ground floor Ammonia Engine room - Loose rope insulation	Rope	Chrysotile Asbestos Detected
L1918	N/A	Ground floor Carpenter's Workshop - Floor near entrance	Vinyl floor tile	Chrysotile Asbestos Detected

Display Centre				
Sample reference	**Tracker Location No.**	**Sample location**	**Sample type**	**Composition**
L1929	N/A	Ground floor throughout internal area - Floor	Vinyl floor tile	Chrysotile Asbestos Detected
L1930	N/A	Ground floor throughout - Walls, ceiling and roof	Cement sheet	Amosite, Chrysotile Asbestos Detected
L1931	N/A	Exterior throughout - Window sills	Putty	No Asbestos Detected

Retorts Warehouse				
Sample reference	**Tracker Location No.**	**Sample location**	**Sample type**	**Composition**
L1926	N/A	Ground floor throughout - Pipe flange joints	Gaskets (rope/woven)	Chrysotile Asbestos Detected

Transformers Building				
Sample reference	**Tracker Location No.**	**Sample location**	**Sample type**	**Composition**
L1927	N/A	Ground floor Transformers Room - Loose sheet panel	Sheet	No Asbestos Detected
L1928	N/A	Ground floor Transformers Room - Ground and timber studs	Sheet debris	Amosite, Chrysotile, Crocidolite Asbestos Detected

NATA accredited laboratory:

Robson Environmental Pty Ltd
Accreditation number: 3181

Chrysotile	**=**	**white asbestos**
Amosite	**=**	**grey or brown asbestos**
Crocidolite	**=**	**blue asbestos**

It should be noted that the above samples were a representative selection of materials suspected of containing asbestos.

On-site inspections and an examination of the Asbestos Register within this report should be undertaken prior to the commencement of any asbestos removal programme.

4.4 Risk Assessment

The purpose of the risk assessment is to enable informed decisions to be made concerning the control of ACM.

The risk assessment should take account of the identification information in the Asbestos Register, including:

- type of ACM (non-friable or friable)
- condition and location of ACM
- whether the ACM is likely to be disturbed due to its condition and location
- the likelihood of exposure

Types of ACM

Non-friable ACM	Non-friable ACM is any material that contains asbestos bound into a stable matrix. It may consist of cement or various resins/binders and cannot be reduced to a dust by hand pressure. As such it does not present an exposure hazard unless cut, abraded, sanded or otherwise disturbed. Therefore, the exposure risk from non-friable ACM is negligible during normal building occupation. *Note: If non-friable ACM is damaged or otherwise deteriorated, the risk assessment may be reviewed to reflect a higher potential for exposure to asbestos fibres. A licensed Asbestos Assessor should perform the risk assessment.*
Friable ACM	Friable ACM can be crumbled or reduced to a dust by hand pressure when dry and can represent a significant exposure hazard. Examples of friable asbestos are hot water pipe lagging, severely damaged asbestos cement sheet, limpet spray to structural beams and electrical duct heater millboard.

ACM CONDITION RATING

1	**Severe**	Deteriorated surface in extremely poor condition
2	**Poor**	Deteriorated material
3	**Normal**	Stable asbestos with little damage
4	**Good**	Well sealed stable surfaces in accessible locations

ACM RISK RATING

A	**Very High**	Exposure to airborne asbestos as a consequence of extremely minor disturbance
B	**High**	Exposure to airborne asbestos likely as a consequence of significant disturbance
C	**Medium**	Exposure to airborne asbestos unlikely during normal building use
D	**Low**	No exposure to airborne asbestos during normal building use

4.5 Asbestos Register

The Asbestos Register details the type, location, risk assessment and action required for all identified ACM. The Register should be accessed to inform all decisions made concerning control of ACM. Action taken to control ACM must be recorded in this Register in order to comply with current legislation.

Table 3A: Asbestos Register

Batlow Cannery								
Sample No.	**Tracker Location No.**	**Material Description & Location**	**Condition Rating**	**Risk Rating**	**Approx Quantity**	**Recommended Management Action**	**Action Undertaken**	**Assessor/ Date assessed**
C2471	N/A	Exterior south garden bed adjacent AST - Sheet debris (Non-Friable)	2	C	1 m²	Remove		
RA C2471	N/A	Exterior northwest end throughout - Sheet debris - Ground surfaces (Non-Friable)	2	C	20 m²	Remove		

Bottling Warehouse								
Sample No.	**Tracker Location No.**	**Material Description & Location**	**Condition Rating**	**Risk Rating**	**Approx Quantity**	**Recommended Management Action**	**Action Undertaken**	**Assessor/ Date assessed**
L1925	N/A	Ground floor throughout - Bituminous product - Floor joins (Non-Friable)	3	D	120 lin m	Remove prior to demolition Maintain		

Can Shed								
Sample No.	Tracker Location No.	Material Description & Location	Condition Rating	Risk Rating	Approx Quantity	Recommended Management Action	Action Undertaken	Assessor/ Date assessed
L1919	N/A	Exterior throughout - Cement sheet - Walls and roof (Non-Friable)	2	C	120 m²	Remove		
RA L1919	N/A	Ground floor open warehouse - Sheet debris - Ground surfaces (Non-Friable)	2	C	-	Remove		
RA L1919	N/A	Exterior west ramp area - Sheet debris - Ground surface (Non-Friable)	2	C	-	Remove		
L1920	N/A	Ground floor Chemical Laboratory - Vinyl tile - Floor (Non-Friable)	3	D	300 m²	Remove prior to demolition		
RA L1920	N/A	Ground floor Amenities Room - Vinyl tile - Floor (Non-Friable)	3	D	20 m²	Remove prior to demolition Maintain		
L1924	N/A	Ground floor Chemical Laboratory and Amenities Room - Sheet debris - Residual nails on timber stud (Non-Friable)	2	C	100 no	Remove		
VA04	N/A	Ground floor open warehouse - Bituminous product - Electrical switchboard (Non-Friable)	4	D	1 no	Remove prior to demolition		

Cold Warehouse								
Sample No.	Tracker Location No.	Material Description & Location	Condition Rating	Risk Rating	Approx Quantity	Recommended Management Action	Action Undertaken	Assessor/ Date assessed
C2472	N/A	Ground floor storage area - Sheet - Walls (Non-Friable)	2	C	25 m²	Remove prior to demolition Encapsulate		

Collating and Dispatch								
Sample No.	Tracker Location No.	Material Description & Location	Condition Rating	Risk Rating	Approx Quantity	Recommended Management Action	Action Undertaken	Assessor/ Date assessed
	N/A	Ground floor Condenser Room - Sheet debris - Ground surface (Presumed)	-	-	-	Further investigation required		
RA C2471	N/A	Ground floor Ammonia Control Room office area - Sheet - Walls (Non-Friable)	2	C	12 m²	Remove prior to demolition		
RA C2471	N/A	Ground floor Boiler Room - Sheet - Walls to storage cupboard (Non-Friable)	3	D	2 m²	Remove prior to demolition		
RA C2471	N/A	Ground floor office's toilet area - Sheet - Urinal wall form work infill panel (Non-Friable)	2	C	0.2 m²	Remove prior to demolition		

Collating and Dispatch								
Sample No.	Tracker Location No.	Material Description & Location	Condition Rating	Risk Rating	Approx Quantity	Recommended Management Action	Action Undertaken	Assessor/ Date assessed
RA C2471	N/A	Ground floor offices - Sheet - External doorway to toilets area (Non-Friable)	2	C	0.5 m²	Remove prior to demolition		
RA C2471	N/A	Ground floor offices - Sheet - Ground surfaces (Non-Friable)	2	C	0.2 m²	Remove		
RA C2471	N/A	Exterior throughout - Sheet - Form work to external area (Non-Friable)	3	C	10 m²	Remove		
L1900	N/A	Ground floor offices - Vinyl tile - Floor (Non-Friable)	3	C	40 m²	Remove prior to demolition		
L1908	N/A	Ground floor open warehouse east end - Millboard - Electrical switchboard fuse insulation (Friable)	1	B	0.1 lin m	Remove		
L1916	N/A	Ground floor open warehouse north end - Pipe lagging (fibrous) - Hot water pipe (Friable)	2	B	0.5 lin m	Remove Remove prior to demolition		
L1917	N/A	Ground floor Ammonia Engine room - Loose rope insulation (Non-Friable)	2	C	1 no	Remove prior to demolition		

Collating and Dispatch								
Sample No.	Tracker Location No.	Material Description & Location	Condition Rating	Risk Rating	Approx Quantity	Recommended Management Action	Action Undertaken	Assessor/ Date assessed
L1918	N/A	Ground floor Carpenter's Workshop - Vinyl tile - Floor near entrance (Non-Friable)	3	D	0.2 m²	Remove prior to demolition		
VA01	N/A	Ground floor Ammonia Engine room - Bituminous product - Electrical switchboard (Non-Friable)	3	C	3 no	Remove prior to demolition		
VA02	N/A	Ground floor open warehouse - Bituminous product - Electrical switchboard (Non-Friable)	3	C	1 no	Remove prior to demolition		
VA02	N/A	Ground floor open warehouse - Bituminous product - Electrical switchboard (Presumed Non-Friable)	3	C	1 no	Remove prior to demolition		
VA03	N/A	Ground floor boiler room - Gaskets (compressed) - Flange joints (Presumed Non-Friable)	3	C	10 no	Remove prior to demolition		
VA07	N/A	Ground floor Ammonia Engine room - Gaskets (compressed) - Valve packing (Presumed Non-Friable)	3	C	15 no	Remove prior to demolition		

Cool Stores								
Sample No.	Tracker Location No.	Material Description & Location	Condition Rating	Risk Rating	Approx Quantity	Recommended Management Action	Action Undertaken	Assessor/ Date assessed
RA L1908	N/A	Exterior south end - Millboard - Fuse insulation (Friable)	2	C	3 no	Remove		
VA05	N/A	Exterior south end - Bituminous product - Electrical switchboard (Presumed Non-Friable)	4	D	1 no	Remove prior to demolition Maintain		

Display Centre								
Sample No.	Tracker Location No.	Material Description & Location	Condition Rating	Risk Rating	Approx Quantity	Recommended Management Action	Action Undertaken	Assessor/ Date assessed
RA L1908	N/A	Ground floor storage room - Millboard - Fuse insulation (Friable)	3	C	9 no	Remove		
L1929	N/A	Ground floor throughout internal area - Vinyl tile - Floor (Non-Friable)	3	C	160 m²	Remove prior to demolition		
L1930	N/A	Ground floor throughout - Cement sheet - Walls, ceiling and roof (Non-Friable)	2	C	160 m²	Remove		

Display Centre								
Sample No.	Tracker Location No.	Material Description & Location	Condition Rating	Risk Rating	Approx Quantity	Recommended Management Action	Action Undertaken	Assessor/ Date assessed
RA L1930	N/A	Ground floor throughout - Sheet debris - Ground surfaces (Non-Friable)	2	C	1 m²	Remove		
VA06	N/A	Ground floor storage room - Bituminous product - Electrical switchboard (Non-Friable)	3	C	1 no	Remove prior to demolition		

Retorts Warehouse								
Sample No.	Tracker Location No.	Material Description & Location	Condition Rating	Risk Rating	Approx Quantity	Recommended Management Action	Action Undertaken	Assessor/ Date assessed
L1926	N/A	Ground floor throughout - Gaskets (rope/woven) - Pipe flange joints (Friable)	2	C	2 no	Remove prior to demolition		
RA L1926	N/A	Ground floor workshop - Gaskets (compressed) - Loose gaskets (Non-Friable)	2	C	3 no	Remove prior to demolition		

Transformers Building								
Sample No.	Tracker Location No.	Material Description & Location	Condition Rating	Risk Rating	Approx Quantity	Recommended Management Action	Action Undertaken	Assessor/ Date assessed
L1928	N/A	Ground floor Transformers Room - Sheet debris - Ground and timber studs (Non-Friable)	2	C	0.5 m²	Remove prior to demolition		
VA06	N/A	Ground floor Transformers Room - Bituminous product - Electrical switchboard (Non-Friable)	3	D	1 no	Remove prior to demolition Maintain		

Weigh Bridge Office								
Sample No.	Tracker Location No.	Material Description & Location	Condition Rating	Risk Rating	Approx Quantity	Recommended Management Action	Action Undertaken	Assessor/ Date assessed
RA L1930	N/A	Ground floor throughout - Sheet - Walls, ceiling and eave soffits (Non-Friable)	4	D	50 m²	Remove prior to demolition Maintain		

Refer to Section 2.4 Table 1B for presumed ACM and Section 3.2 for exclusions

Table 3B: Register of sampled materials which have been confirmed as non ACM

Can Shed			
Sample number	**Type**	**Tracker Location No.**	**Locations**
L1921	Sheet	N/A	Ground floor Chemical Laboratory canteen - Walls
L1922	Sheet debris	N/A	Ground floor Chemical Laboratory end room adjacent open warehouse - Ground surfaces
L1923	Sheet	N/A	Ground floor Amenities Room - Walls and ceiling

Collating and Dispatch			
Sample number	**Type**	**Tracker Location No.**	**Locations**
L1902	Bituminous product	N/A	Ground floor offices - Walls
L1903	Pipe lagging debris	N/A	Ground floor offices - Walls and horizontal surfaces
L1904	Debris	N/A	Ground floor offices - Walls and horizontal surfaces
L1905	Cable wrap	N/A	Ground floor office's toilet area - Electrical cable sheath
L1906	Putty	N/A	Ground floor warehouse area - Window sills
L1907	Cable wrap	N/A	Ground floor open warehouse - Electrical cables
L1909	Cable wrap	N/A	Ground floor open warehouse east end - Electrical switchboard
L1910	Insulation	N/A	Ground floor Boiler Room - Boiler
L1911	Insulation	N/A	Ground floor Boiler Room - Boiler
L1912	Gaskets (compressed)	N/A	Ground floor Boiler Room - Valve

Display Centre			
Sample number	**Type**	**Tracker Location No.**	**Locations**
L1931	Putty	N/A	Exterior throughout - Window sills

Transformers Building			
Sample number	**Type**	**Tracker Location No.**	**Locations**
L1927	Sheet	N/A	Ground floor Transformers Room - Loose sheet panel

5 LEAD PAINT SURVEY RESULTS

5.1 Introduction

Lead paint is defined by the Australian Standard (AS 4361.2 – 2017 Guide to hazardous paint management Part 2: Lead paint in residential, public and commercial buildings) as a paint or component coat of a paint system containing lead or lead compounds, in which the lead content (calculated as lead metal) is in excess of 0.1% by weight of the dry film as determined by laboratory testing.

Analytical values of ≤ 0.1% Pb allow the sample to be categorised as being lead free paint.

5.2 Results

Paint was tested during the hazardous materials survey using 3M™ LeadCheck™ Swabs which have a detection limit of 0.06% w/w lead, sufficient to classify paint as lead free under AS4361.2-2017. Where requested by the client, deemed prudent by the assessor, or required due to inconclusive results from this test, representative paint samples were also collected in accordance with AS4361.2-2017 and analysed for lead content. In general however as the detection limit of 0.06% w/w lead is only slightly lower than the threshold for lead paint of 0.10% lead set out in AS4361.2-2017 it is generally satisfactory to treat a positive result with 3M™ LeadCheck™ Swabs as being indicative of lead paint, obviating the need for further sampling and analysis.

The sampling criterion provided below is taken from AS4361.2-2017 Section A4 Sampling Strategy clauses (a, b, c);

a) An adequate number of sample sites should be analysed to properly characterise the paint systems present on site.

b) For small surfaces such as architraves, windows and doors and cupboards, a **single** sample may suffice.

c) For large, uniformly painted surface areas such as the exterior facade of high rise buildings, or for interior walls and ceilings of large rooms, and where laboratory testing is employed, **composite** samples should be taken from three separate locations in 10m² sections.

Note that prior to 2018 Robson Environmental did not utilise 3M™ LeadCheck™ Swabs, and all paint was tested by collection of three separate samples of each paint type. All samples were analysed separately, with the highest lead content sample of each paint type taken as being representative of that coating.

Collected paint samples were analysed for their lead (Pb) content by a NATA accredited laboratory using ICP/AES. Please refer to Appendix A for details of any such laboratories and the in house techniques used in their testing.

Within the same building, wherever a paint coating had a similar surface texture, colour, etc. to a paint coating that had already been sampled because of its suspected lead content, it was presumed that these paint coatings were identical. However, results can only be guaranteed valid for directly tested/sampled paints (especially due to deliberate attempts to match new paint to existing coatings in some applications).

Table 4: Lead Composition in Paint by Inductively-Coupled Plasma Spectroscopy

Collating and dispatch				
Sample No.	**Item No.**	**Sample location**	**Colour**	**Lead in Paint %**
L1901	PB1555	Ground floor offices - Walls	Cream	1.5
L1914	PB1553	Boiler room - Stairwell to boiler	Yellow	1.4
L1915	PB1556	Boiler room - walls adjacent to boiler	Green	0.34
L1913	PB1554	Ground floor Boiler Room - boiler	Black	0.03

Notes:

Lead Paint (> 0.1% Pb)

Lead-free Paint (≤ 0.1% Pb)

5.3 Discussion and Conclusion

The analytical result(s) of paint sampling revealed that the paint of the walls to the offices, the stairwell to the boiler and the walls adjacent to the boilers contain lead.

It is recommended that lead paint be maintained. Any areas that begin to flake, peel or otherwise deteriorate should be appropriately remediated. If the paint is to be removed this should be undertaken by a suitably qualified person.

It should be assumed that all similar paint(s) throughout the premises contains comparable percentages of lead.

Demolished building materials with lead paint may be disposed of as general building waste.

6 Synthetic Mineral Fibre (SMF) Survey Results

6.1 Introduction

SMF is a generic term used to collectively describe a number of amorphous (non-crystalline) fibrous materials including glass fibre, mineral wool (Rockwool and Slagwool) and ceramic fibre. Generally referred to as SMF, these materials are also known as 'Man-Made Mineral Fibres' (MMMF).

SMF products are used extensively in commercial and residential buildings for thermal and acoustic insulation, and as a reinforcing agent in cement, plaster and plastic materials. In some specialised instances, SMF materials have also been used as alternatives to asbestos, especially where high temperature insulation properties are required.

There are two basic forms of SMF insulation **bonded** and **unbonded.**

The **bonded form** is where adhesives, binding agents, facing/cladding, cement or other sealants have been applied to the SMF before delivery and the SMF product has a specific shape (e.g. a binding or sealing agents hold the SMF in a batt or blanket form). Some bonded SMF materials may also be clad in various coverings on one or more sides (e.g. a silver foil backing).

The **unbonded form** has no adhesives, binding agents, facing/cladding or sealants applied, and the SMF is a loose material (e.g. wet spray and loose fill).

6.2 Results

Table 5: Visual Assessment of Samples

Collating and Dispatch			
Item No.	**Location**	**Sample Type**	**Form**
SMF1306	Ground floor Boiler Room	internal insulation	Bonded
SMF1305	Ground floor toilets	insulation to boiler	Bonded
SMF1308	Offices and open warehouse	wall cavities and floor	Bonded

Can Shed			
Item No.	**Location**	**Sample Type**	**Form**
SMF1309	Open warehouse	throughout floor	Bonded

Bottling Warehouse			
Item No.	**Location**	**Sample Type**	**Form**
SMF1307	Ground floor Laboratories	wall cavities and floor	Bonded

6.3 Conclusion

It should be presumed that SMF materials may also be present to inaccessible areas including the ceiling space of areas which are inaccessible. If building work is likely to significantly disturb the insulation, the SMF materials should be removed using effective dust control procedures.

Refer to Appendix D for safe SMF handling.

7 POLYCHLORINATED BIPHENYLS (PCB) SURVEY RESULTS

7.1 Introduction

PCB is the common name for polychlorinated biphenyls. PCBs range in appearance from colourless, oily liquids to more viscous and increasingly darker liquids, to yellow then black resins, depending on the chlorine content of the PCB.

PCBs are chemically stable synthetic compounds that do not degrade appreciably over time or with exposure to high temperatures. The major use of PCBs was as an insulating fluid inside transformers and capacitors. Capacitors containing PCBs were installed in various types of equipment including domestic appliances, motors and fluorescent light fittings during the 1950s, 60s and 70s.

These applications generally do not present an immediate risk to human health or the environment as the equipment is sealed and contains relatively small amounts of PCB. The equipment can continue to be used safely provided that the capacitors do not leak.

The Australian and New Zealand Environment and Conservation Council (ANZECC) in its *PCB Management Plan* of *2003* stipulate cessation dates for the generation of PCB scheduled waste, the use of articles containing PCB scheduled waste, and the disposal of PCB scheduled waste*.

* PCB scheduled waste means any PCB material that has no further use that contains PCBs at levels at, or in excess of 50mg/kg and is of a quantity of 50g or more.

Small equipment items and capacitors found in households and commercial buildings that contain scheduled PCBs (i.e. at or in excess of 50mg/kg) are to be disposed of as scheduled PCB waste. Where the aggregate weight of the items or capacitors exceeds 10kg, they must be notified to the relevant Commonwealth, State or Territory Government agency prior to their disposal.

7.2 Results

Table 6: PCB and non PCB Containing Capacitors Identified on fluorescent light fittings

Item No.	All buildings	Make - Type	Capacitance (µF)
No PCB capacitors located			

Item No.	All buildings	Make - Type	Capacitance (µF)
No Non-PCB capacitors were located			

* Note that light fittings were only inspected where they were isolated by a qualified electrician. Live light fittings were not inspected, and accordingly no determination about whether or not they contain PCB is included in this report.

For further PCB management information refer to Appendix D.

8 OZONE DEPLETING SUBSTANCES SURVEY RESULTS

The site was surveyed for the presence of air conditioning and refrigeration units that contain ozone depleting substances.

ODS are used for heat transfer in refrigeration and air conditioning systems, absorbing or releasing heat according to vapour pressure. Release of these substances to the atmosphere has the ability to cause long term atmospheric pollution that can lead to ozone depletion, global warming, petrochemical smog and acid rain.

The ozone depletion potential (ODP) of a fluorocarbon refrigerant gas, its global warming potential (GWP) and estimated atmospheric life (EAL) all contribute to its potential to deplete the stratospheric ozone layer and enhance the greenhouse effect leading to global warming.

Chlorofluorocarbons (CFCs) contain chlorine and possess a large ODP, high GWP and long EAL. They are generally found in refrigeration and air-conditioning systems e.g. centrifugal chillers.

Hydrochlorofluorocarbons (HCFCs) are less saturated with chlorine than are CFCs and the hydrogen within these compounds give the HCFCs a much shorter EAL and lower ODP. They are generally found in refrigeration systems that are used for food display, cold stores and self contained, split, multi-split and central plant chillers used for building air-conditioning.

Hydrofluorocarbons (HFCs) are a class of replacement gases for CFCs. They do not contain chlorine or bromine and therefore do not deplete the ozone layer. While all HFCs have an ODP of zero, some do have a high GWP (e.g. R-404A, R-407B, R-125 etc).

Halons are synthetic chemical compounds that contain one or two carbon atoms, bromine and other halogens. They have a long atmospheric lifetime and cause very aggressive ozone depletion when breaking down in the stratosphere. Halons were introduced into Australia as fire-extinguishing agents in the early 1970s and quickly replaced many previously accepted fire-fighting products because of their superior fire-extinguishing characteristics and ease of use.

Halon 1211 was commonly used in portable fire extinguishers, while fixed fire protection systems, such as those that protect computer rooms and ship engine rooms, commonly contained Halon 1301.

Halon 1301 has an ODP that is 10 times greater that of CFCs, while Halon 1211 has an ODP 3 times greater than that of CFCs.

8.1 Results

Table 7: Chemical properties of ODS located during survey

ODS Item No.	All Buildings	R Number	Chemical name	ODP	GWP	EAL
No ozone depleting substances located						

Chemical properties of non ODS located during survey

Non ODS	All Buildings	R Number	Chemical name	ODP	GWP	EAL
No non-ozone depleting substances located						

For further refrigerant management information refer to Appendix D.

9 FUEL STORAGE FACILITIES

It is important to note that prior to the introduction of natural gas commercial premises generally utilised heating systems where boilers were fuelled by diesel or heating oils which were stored in USTs.

For the long-term management of sites with redundant fuel storage tanks, Robson Environmental Pty Ltd recommends that the USTs be removed (where possible) in accordance with the requirements of Safework NSW and the relevant local authority.

USTs still in use are to be managed in accordance with the requirements of the UPSS Regulation. This is discussed further in Appendix D.

Removal of UST's may require approvals from the relevant local authority and should be undertaken in accordance with the UPSS Regulation and Safework NSW Guidelines.

9.1 Results

Batlow Cannery			
A/UST Type	**Item No.**	**Location**	**Recommendations**
Above ground storage tank	ST117	Exterior north end	Remove Soil validation required

10 ASBESTOS MANAGEMENT

10.1 Management of ACM

General requirements

- ACM identified as representing an exposure risk (see Table 3A Asbestos Register) should be removed or otherwise controlled.
- Any ACM that is not scheduled for immediate removal should be labelled with appropriate warnings and maintained in good condition.
- The location of ACM must be entered into the Asbestos Register.
- Maintenance and other personnel must be made aware of the location of ACM.
- The Asbestos Register must be freely available.
- Unless they have a valid SafeWork NSW Asbestos Removal licence, maintenance workers, trades or occupants shall not remove or knowingly damage >10m² of identified non friable ACM or any amount of friable ACM.
- Before any planned demolition, refurbishment or maintenance, its effect upon any in situ asbestos must be established by reference to this document, including amendments.

10.2 Management of Contractors

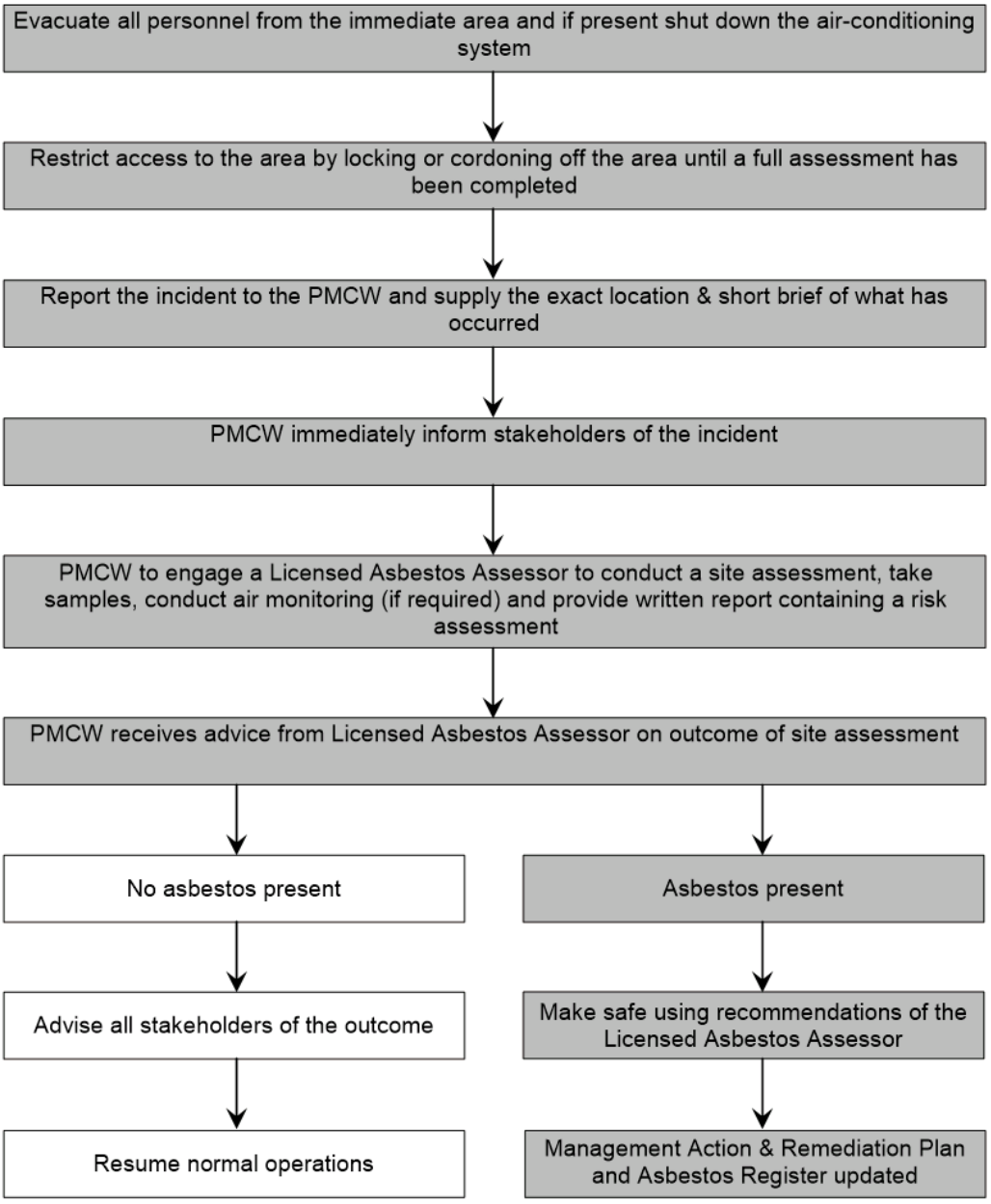
Before any contractor is engaged to carry out work on a site, the Asbestos Register, site plan and photographs should be checked to ensure the work will not interfere with, or disturb asbestos containing materials (ACM).

The chart below should be used by the PMCW to induct contractors onto sites:

Contractor arrives on site	Check Safe Work Method Statement (SWMS) and Trade Licenses (including Asbestos Awareness training) of all personnel involved in the work
Induct contractor	Conduct contractor's induction for the personnel involved in the work and ensure they are aware of any special requirements for ACM, security, no smoking, etc.
Check the Asbestos Register	The Asbestos Register and plan should be readily accessible (i.e. front office/reception) and in colour. Check the Asbestos Register with the contractor for ACM in the proposed work area.
Is asbestos present in the work area?	
No	**Yes**
Contractor may proceed with work	
Will the asbestos be disturbed?	
No	**Yes**
Contractor may proceed with work	**No work to be conducted – contact the PMCW immediately informing them of the problem.**

10.3 Asbestos Emergency Procedures

The following course of action should be taken **immediately** if ACM or suspected ACM is disturbed, or is accidentally damaged.



10.4 PMCW Decision Record

Option 1: Defer action

Item no.	ACM and Location	Reason	Authorisation	Date

Option 2: Encapsulate or seal

Item no.	ACM and Location	Reason	Authorisation	Date

Option 3: Removal

Item no.	ACM and Location	Reason	Authorisation	Date

10.5 Timetable for Action

The timetable for action should be administered to ensure the PMCW has a clear plan for all works which may affect ACM in the workplace. This includes maintenance work, scheduled removal work and risk assessment reviews, which may impact ACM.

Table 8: Timetable for action

ACM removal/ work	Date of scheduled works	Details	Authorisation	Date
Asbestos review/audit	**Date of scheduled review**	**Details**	**Authorisation**	**Date**

11 RESPONSIBILITIES

11.1 Asbestos - Provision of Information

The PMCW must:

- ensure the ACM register and all relevant information pertaining to asbestos in the workplace is freely available upon request
- provide occupants with up-to-date information relating to the condition and relative risk of ACM in the workplace
- provide information on the control measures in place to contain ACM-related risk and
- provide information to staff and contractors on measures to be taken to ensure that they are not exposed to asbestos in the workplace, either through accident or negligence

PMCW Action Record

Record all communication activities undertaken to inform staff/occupants of ACM in the workplace.

Action	Authorisation	Date

11.2 Updating the Risk Assessment

The register of ACM, including any risk assessments, should be reviewed every 12 months or earlier where:

- a risk assessment indicates the need for reassessment; or
- any ACM has been disturbed or moved

A visual inspection of identified ACM should be undertaken as part of any review.

Each review should critically assess all asbestos management procedures and their effectiveness in:

- preventing exposure to asbestos fibres
- controlling access to asbestos
- highlighting the need for action to maintain or remove ACM
- maintaining the accuracy of the ASMP

Details of any mitigating actions must be recorded in the Asbestos Register (refer Table 3A).

11.3 Key Personnel

This section outlines the responsibilities of all persons involved in the safe management of ACM.

1. PMCW

Name:	
Contact details:	
Responsibilities:	*e.g. provision of information*

2. Occupational Health and Safety Representative

Name:	
Contact details:	
Responsibilities:	*e.g. keeping occupants informed of any changes to the status of ACM in the workplace*

3. Facilities Management (if applicable)

Name:	
Contact details:	
Responsibilities:	*e.g. arrange removal and repair works as required; maintaining the HMSMP*

4. Other

Name:	
Contact details:	
Responsibilities:	

12 ASBESTOS REMOVAL WORKS

12.1 PMCW Responsibilities

Where it has been determined that ACM is to be removed, the PMCW must ensure that a risk assessment is performed before the removal work commences and that the removalist takes this risk assessment into account. The risk assessment must include the possibility of uncovering previously concealed ACM, and that concealed ACM is subsequently identified by a licensed Asbestos Assessor.

The PMCW should provide a detailed scope of works prepared by a licensed Asbestos Assessor for the removalist, including potential hazards, details on areas, which contain asbestos and arrangements for clearance inspections and airborne fibre monitoring.

12.2 Removalist Responsibilities

Before the commencement of removal work, the licensed removal contractor must:

- Provide a site-specific Asbestos Removal Control Plan(ARCP)
- Ensure the removal is adequately supervised and carried out in a safe manner
- Ensure that the equipment used in the project is appropriate for the task
- Ensure all persons carrying out the removal are competent and trained for the type of work being carried out
- Demonstrate that they have a health surveillance program in accordance with the requirements of Code Of Practice: How To Safely Remove Asbestos

12.3 Licensing Requirements

All Asbestos Removalists in NSW are licensed by SafeWork NSW.

As a minimum the holder of a NSW Asbestos Removal Licence is required to demonstrate practical experience in the industry for at least three years and possess a full and complete understanding of the requirements of:

- *How to Manage and Control Asbestos in the Workplace Code of Practice*
- *How to Safely Remove Asbestos Code of Practice*
- *Work Health and Safety Act 2011*
- *Work Health and Safety Regulations 2011*

12.4 Approval to Begin Asbestos Removal Works

- All removal methods and procedures are required to be undertaken in accordance with current legislation.
- The PMCW in conjunction with a licensed Asbestos Assessor where required, will inform the asbestos removalist of the 'Scope of Works'.
- The licensed Asbestos Assessor will be required to provide a clearance certificate on satisfactory completion of the works.

12.5 Emergency Work in Areas Containing Asbestos

- If emergency access is required contact the PMCW.
- If the PMCW determines that asbestos is likely to be disturbed, all works must be undertaken in accordance with current legislation - that is, a licensed Asbestos Removalist must be contracted to undertake any asbestos removal works.
- A licensed Asbestos Assessor will be required to provide a clearance certificate on satisfactory completion of the works.

12.6 Monitoring Arrangements

Control air monitoring should be performed when indicated by a Risk Assessment to ensure the control measures are effective.

All air monitoring must be performed by a licensed Asbestos Assessor accredited to perform air sampling for asbestos. Sampling should be performed in accordance with the *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres* [NOHSC: 3003 (2005)].

It is the Asbestos Removalist's responsibility to ensure that the maximum fibre levels throughout asbestos removal and associated works does not equal or exceed the minimum practical detection limit of 0.01 fibres per millilitre of air (F/ml). If the airborne fibre levels are observed at or exceeding those specified below, the licensed Asbestos Assessor will instruct the contractor to take the appropriate control /action as per current legislation.

Table 9: Control levels and required actions

Control Level (airborne asbestos fibres/ml)	Control/Action
< 0.01	Continue with control measures
≥ 0.01	Review control measures
≥ 0.02	Stop removal work and find the cause

12.7 Clearance Inspections

Following removal work, a licensed Asbestos Assessor must undertake a clearance inspection before re-occupation of an asbestos work area.

All barriers and warning signs should remain in place until the area has been cleared.

12.8 ACM removal/maintenance record

The Asbestos Register, Section 4.5, Table 3A is to be completed by the PMCW after receiving appropriate clearance certification from a licensed Asbestos Assessor.

The 'Work Performed' and 'Asbestos Control Measure' Tables are required to be completed by the PMCW.

1. **Work Performed**

Company name	Contact details	Date of work + job no.	Scope of work

2. **Asbestos Control Measures**

Work performed	Air monitoring/ decontamination	Clearance certificate issued	Other

3. Additional Information

13 FURTHER INFORMATION

13.1 Useful Contacts

Additional information on asbestos can be obtained from the following organisations and agencies.

SafeWork NSW Office locations across NSW.
offices open from 8:30am to 4:30pm Monday to Friday.

Head office

Gosford
92-100 Donnison Street GOSFORD 2250
Phone (02) 4321 5000 Fax (02) 4325 4145

Postal address: SafeWork NSW Locked Bag 2906 LISAROW 2252

Regional & Local Offices

Newcastle – Regional Office

Level 1, Suite C
Cnr Fitzroy and Cowper Street
CARRINGTON 2294
Phone (02) 4921 2900
Fax (02) 4940 8558

Goulburn

Lower Ground Floor
159 Auburn Street
GOULBURN 2580
Phone (02) 4824 1500
Fax (02) 4822 1242

Wollongong – Regional Office

Level 1, 60 Burelli Street
WOLLONGONG 2500
Phone (02) 4222 7333
Fax (02) 4226 9087

Griffith

Suites G06 & G07
Government Office Block
104-110 Banna Avenue
GRIFFITH 2680
Phone (02) 6962 8900
Fax (02) 6964 1738

Albury

Suite 5, 1st Floor
429 Swift Street
ALBURY 2640
Phone (02) 6042 4600
Fax (02) 6041 2580

Narrabri

Suite 6, Level 1
100 Maitland Street
NARRABRI 2390
Phone (02) 6792 8720
Fax (02) 6792 3532

Ballina

11 Grant Street
BALLINA 2478
Phone (02) 6620 6900
Fax (02) 6681 6100

Nowra

Level 1, 5 O'Keefe Avenue
NOWRA 2541
Phone (02) 4428 6700
Fax (02) 4422 4997

Baulkham Hills

Level 4, 2 Burbank Place
Norwest Business Park
Baulkham Hills NSW 2153
Phone (02) 8867 2700
Fax (02) 9287 4087

Bega

1/248 Carp Street
BEGA 2550
Phone (02) 6491 6600
Fax (02) 6494 7151

Coffs Harbour

Suite 33, Jetty Village Shopping Centre
361 Harbour Drive
COFFS HARBOUR 2450
Phone (02) 6659 1700
Fax (02) 6652 8213

Dubbo

Level 2, 1 Church Street
DUBBO 2830
Phone (02) 6841 7900
Fax (02) 6884 2808

Orange

74 McNamara Street
ORANGE 2800
Phone (02) 6392 7600
Fax (02) 6362 8820

Parramatta

Level 4, 128 Marsden Street
PARRAMATTA 2150
Phone (02) 9841 8550
Fax (02) 9891 1474

Port Macquarie

Suite 5, 53 Lord Street
PORT MACQUARIE 2444
Phone (02) 6588 7000
Fax (02) 6584 1788

Tamworth

126 Marius Street
TAMWORTH 2340
Phone (02) 6767 2500
Fax (02) 6766 4972

Wagga Wagga

76 Morgan Street
WAGGA WAGGA 2650
Phone (02) 6933 6500
Fax (02) 6937 3616

Comcare

GPO Box 9905
Canberra ACT 2601
Phone: 1300 366 979
Email: general.enquires@comcare.gov.au
Internet: www.comcare.gov.au

NSW Environmental Protection Agency

EPA Head Office
PO Box A290
Sydney South NSW 1232
Phone (02) 9995 5555
Fax (02) 9995 5999

14 APPENDICES

14.1 APPENDIX A – Laboratory Reports

Envirolab Services Pty Ltd
ABN 37 112 535 645
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
customerservice@envirolab.com.au
www.envirolab.com.au

CERTIFICATE OF ANALYSIS 218796

Client Details	
Client	Robson Environmental Pty Ltd
Attention	Joshua Low, John Robson
Address	PO Box 112, Fyshwick, ACT, 2609

Sample Details	
Your Reference	**707753**
Number of Samples	4 Paint
Date samples received	03/06/2019
Date completed instructions received	03/06/2019

Analysis Details
Please refer to the following pages for results, methodology summary and quality control data.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Report Details	
Date results requested by	10/06/2019
Date of Issue	07/06/2019
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. **Tests not covered by NATA are denoted with ***	

Results Approved By
Giovanni Agosti, Group Technical Manager

Authorised By
Nancy Zhang, Laboratory Manager

Envirolab Reference: 218796
Revision No: R00

Client Reference: 707753

Lead in Paint					
Our Reference	UNITS	218796-1	218796-2	218796-3	218796-4
Your Reference		L1901	L1913	L1914	L1915
Date Sampled		30/05/2019	30/05/2019	30/05/2019	30/05/2019
Type of sample		Paint	Paint	Paint	Paint
Date prepared	-	07/06/2019	07/06/2019	07/06/2019	07/06/2019
Date analysed	-	07/06/2019	07/06/2019	07/06/2019	07/06/2019
Lead in paint	%w/w	1.5	0.03	1.4	0.34

Envirolab Reference: 218796
Revision No: R00

Client Reference: 707753

Method ID	Methodology Summary
Metals-004	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

Client Reference: 707753

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			07/06/2019	1	07/06/2019	07/06/2019		07/06/2019	[NT]
Date analysed	-			07/06/2019	1	07/06/2019	07/06/2019		07/06/2019	[NT]
Lead in paint	%w/w	0.005	Metals-004	<0.005	1	1.5	1.6	6	107	[NT]

Envirolab Reference: 218796
Revision No: R00

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Client Reference: 707753

Result Definitions	
NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Quality Control Definitions	
Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	

Client Reference: 707753

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Fibre Identification Certificate of Analysis

Report Number: T-07753 / 2324 Date of Report: 12/06/2019 Samples Taken by: Robson Environmental Page 1 of 4

Client Details		Laboratory Details	
Client:	Snowy Valleys Council	Address:	140 Gladstone Street, Fyshwick, Canberra 2609
Attention:	James Butt	Manager:	John Robson
Received:		Telephone:	02 6239 5656
Client Reference:	Batlow Cannery	Fax:	02 6239 5669
Email:	jbutt@snowyvalleys.nsw.gov.au	Email:	hazmat@robsonenviro.com.au

Test Specification(s) Employed: AS4964 (2004) & In-House Procedure No.2

Methodology Summary

Samples of material are examined to determine the presence of asbestos fibres using AS4964 (2004) & In-House Procedure No.2 i.e. Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by **Polarised Light Microscopy** (**PLM**) in conjunction with **Dispersion Staining** (**DS**). Unequivocal identification of asbestos minerals present is made by assessing fibre properties to see whether the values are typical and consistent with published data. This provides a reasonable degree of certainty to determine whether a fibre under investigation is asbestiform or not. Careful application of the test procedure provides sufficient diagnostic clues to allow unequivocal identification of asbestos types, and so, to determine whether a sample contains asbestos or not. If sufficient diagnostic clues are absent, then positive identification of fibrous asbestos is not possible.

Client Supplied Samples

Robson Environmental is not responsible for the accuracy or competence of sampling carried by third parties. Sample location(s) and/or sample type(s) of third party samples delivered to the laboratory are given by the client at the time of delivery. Under these circumstances, Robson Environmental cannot be held responsible for the interpretation of the results shown. When the test certificate indicates that bulk samples were taken by the client, they are outside the scope of our NATA Accreditation for sampling. Robson Environmental takes responsibility of information reported only when a staff member takes the sample(s).

Reporting of Results

'Asbestos Detected': Asbestos detected by **Polarised Light Microscopy** (PLM), including **Dispersion Staining** (**DS**)
'No Asbestos Detected': No Asbestos detected by **Polarised Light Microscopy** (PLM), including **Dispersion Staining** (**DS**)
'UMF Detected': Mineral fibres of unknown type detected by **Polarised Light Microscopy** (PLM), including **Dispersion Staining** (**DS**). Confirmation by another independent analytical technique may be necessary.
"Hand-picked" refers to small discrete amounts of asbestos unevenly distributed in a large body of non-asbestos material.
Non asbestos fibres such as "Organic" and "Synthetic Mineral Fibres" detected in samples will be marked with an *. Please refer to non asbestos fibre table beneath main table.

Limit of Detection & Reporting Limit

Known limitations of the test procedure using **Polarised Light Microscopy** (**PLM**) are:

- **PLM** is a qualitative technique only;
- It does not cover identification of airborne or water-borne asbestos;
- The less encountered asbestos mineral fibres actinolite, anthophyllite and tremolite exhibit a wide range of optical properties that preclude unequivocal identification by **PLM** and **Dispersion Staining** (DS). Thus, the method is used to positively identify the three major asbestos minerals: amosite ("brown"), chrysotile ("white") and crocidolite ("blue");
- Valid identification requires that the sample material contains a sufficient quantity of the unknown fibres in excess of the practical detection limit used (in this case, **PLM** and **Dispersion Staining**, which has a calculated practical detection limit of 0.01-0.1% equivalent to 0.1-1g/kg (AS4946-2004:App. A4).

Results relate only to the sample(s) submitted for testing.
Test report must not be reproduced except in full.
Accredited for compliance with ISO/IEC 17025

Batlow Cannery

Sample No.	Client Ref.	Location	Physical Structure	Sample Description	Analysis of Fibrous Content
C2471		south garden bed adjacent AST - Debris	Sheet debris	1g	Amosite, Chrysotile Asbestos Detected

Bottling warehouse

Sample No.	Client Ref.	Location	Physical Structure	Sample Description	Analysis of Fibrous Content
L1925		throughout - Floor joins	Bituminous product	7g	Amosite, Chrysotile Asbestos Detected

The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards

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PO Box 112 Fyshwick ACT 2609 ~ 140 Gladstone Street Fyshwick ACT 2609

Client: Snowy Valleys Council 2324_T-07753_Batlow Cannery-Fibre Identification Certificate of Analysis_20190612

Fibre Identification Certificate of Analysis

Laboratory Report Number: 2324_T-07753 **Analyst:** Simon Saville **Page** Page **2** of **4**

Can shed					
Sample No.	Client Ref.	Location	Physical Structure	Sample Description	Analysis of Fibrous Content
L1919		throughout - Walls and roof	Cement sheet	73g	Amosite, Chrysotile Asbestos Detected
L1920		Chemical laboratory - Floor	Vinyl floor tile	1g	Chrysotile Asbestos Detected
L1921		Chemical laboratory canteen - Walls	Sheet	7g	No Asbestos Detected*
L1922		Chemical laboratory room end room adjacent open warehouse - Ground surfaces	Sheet debris	42g	No Asbestos Detected*
L1923		Amenities room - Walls and ceiling	Sheet	2g	No Asbestos Detected*
L1924		Chemical laboratory and amenities room - Residual nails on timber stud	Sheet debris		Amosite, Chrysotile, Crocidolite Asbestos Detected

Cold warehouse					
Sample No.	Client Ref.	Location	Physical Structure	Sample Description	Analysis of Fibrous Content
C2472		storage area - Walls	Sheet	12g	Amosite, Chrysotile Asbestos Detected

Collating and dispatch					
Sample No.	Client Ref.	Location	Physical Structure	Sample Description	Analysis of Fibrous Content
L1900		offices - floor	Vinyl floor tile	10g	Chrysotile Asbestos Detected
L1901		offices - Paint			
L1902		offices - Walls	Bituminous product	<1g	No Asbestos Detected*
L1903		offices - Walls and horizontal surfaces	Pipe lagging debris	<1g	No Asbestos Detected*
L1904		offices - Walls and horizontal surfaces	Debris	<1g	No Asbestos Detected*
L1905		office's toilet area - Electrical cable sheath	Cable wrap	<1g	No Asbestos Detected*
L1906		warehouse area - window sills	Putty	13g	No Asbestos Detected*
L1907		Open warehouse - Electrical cables	Cable wrap	<1g	No Asbestos Detected*
L1908		Open warehouse east end - Electrical switchboard fuse insulation	Millboard	<1g	Chrysotile Asbestos Detected
L1909		Open warehouse east end - Electrical switchboard	Cable wrap	2g	No Asbestos Detected*
L1910		Boiler room - Boiler	Insulation	8g	No Asbestos Detected*
L1911		Boiler room - Boiler	Insulation	<1g	No Asbestos Detected*

The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards

Client: Snowy Valleys Council 2324_T-07753_Batlow Cannery-Fibre Identification Certificate of Analysis_20190612 Page 2 of 4

Fibre Identification Certificate of Analysis

Laboratory Report Number: 2324_T-07753 **Analyst:** Simon Saville **Page** Page **3** of **4**

Collating and dispatch					
Sample No.	Client Ref.	Location	Physical Structure	Sample Description	Analysis of Fibrous Content
L1912		Boiler room - Valve	Gaskets (compressed)	5g	No Asbestos Detected*
L1916		Open warehouse north end - Down pipe	Pipe lagging (fibrous)	3g	Amosite Asbestos Detected
L1917		Ammonia engine room - Loose rope insulation	Rope	21g	Chrysotile Asbestos Detected
L1918		Carpenter's workshop - Floor near entrance	Vinyl floor tile	22g	Chrysotile Asbestos Detected

Display centre					
Sample No.	Client Ref.	Location	Physical Structure	Sample Description	Analysis of Fibrous Content
L1929		throughout internal area - Floor	Vinyl floor tile	9g	Chrysotile Asbestos Detected
L1930		throughout - Walls, ceiling and roof	Cement sheet	28g	Amosite, Chrysotile Asbestos Detected
L1931		throughout - Window sills	Putty	3g	No Asbestos Detected*

Retorts warehouse					
Sample No.	Client Ref.	Location	Physical Structure	Sample Description	Analysis of Fibrous Content
L1926		throughout - Pipe flange joints	Gaskets (rope/woven)	1g	Chrysotile Asbestos Detected

Transformers building					
Sample No.	Client Ref.	Location	Physical Structure	Sample Description	Analysis of Fibrous Content
L1927		Transformers room - Loose sheet panel	Sheet	3g	No Asbestos Detected*
L1928		Transformers room - Ground and timber studs	Sheet debris	7g	Amosite, Chrysotile, Crocidolite Asbestos Detected

Non Asbestos Fibre Table
* L1902 - Organic Fibres Detected
* L1922 - Organic Fibres Detected
* L1907 - Organic Fibres Detected
* L1927 - Organic Fibres Detected
* L1905 - Organic Fibres Detected
* L1923 - Organic Fibres Detected
* L1903 - Organic, Synthetic Mineral Fibres Detected
* L1911 - Organic, Synthetic Mineral Fibres Detected
* L1921 - Organic Fibres Detected
* L1909 - Organic Fibres Detected
* L1904 - Organic Fibres Detected
* L1931 - Organic Fibres Detected
* L1906 - Organic Fibres Detected
* L1912 - Organic Fibres Detected
* L1910 - Organic, Synthetic Mineral Fibres Detected

The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards

Client: Snowy Valleys Council 2324_T-07753_Batlow Cannery-Fibre Identification Certificate of Analysis_20190612 Page 3 of 4

Fibre Identification Certificate of Analysis

Laboratory Report Number: 2324_T-07753 **Analyst:** Simon Saville **Page** Page **4** of **4**

Robson Approved Identifier
Simon Saville

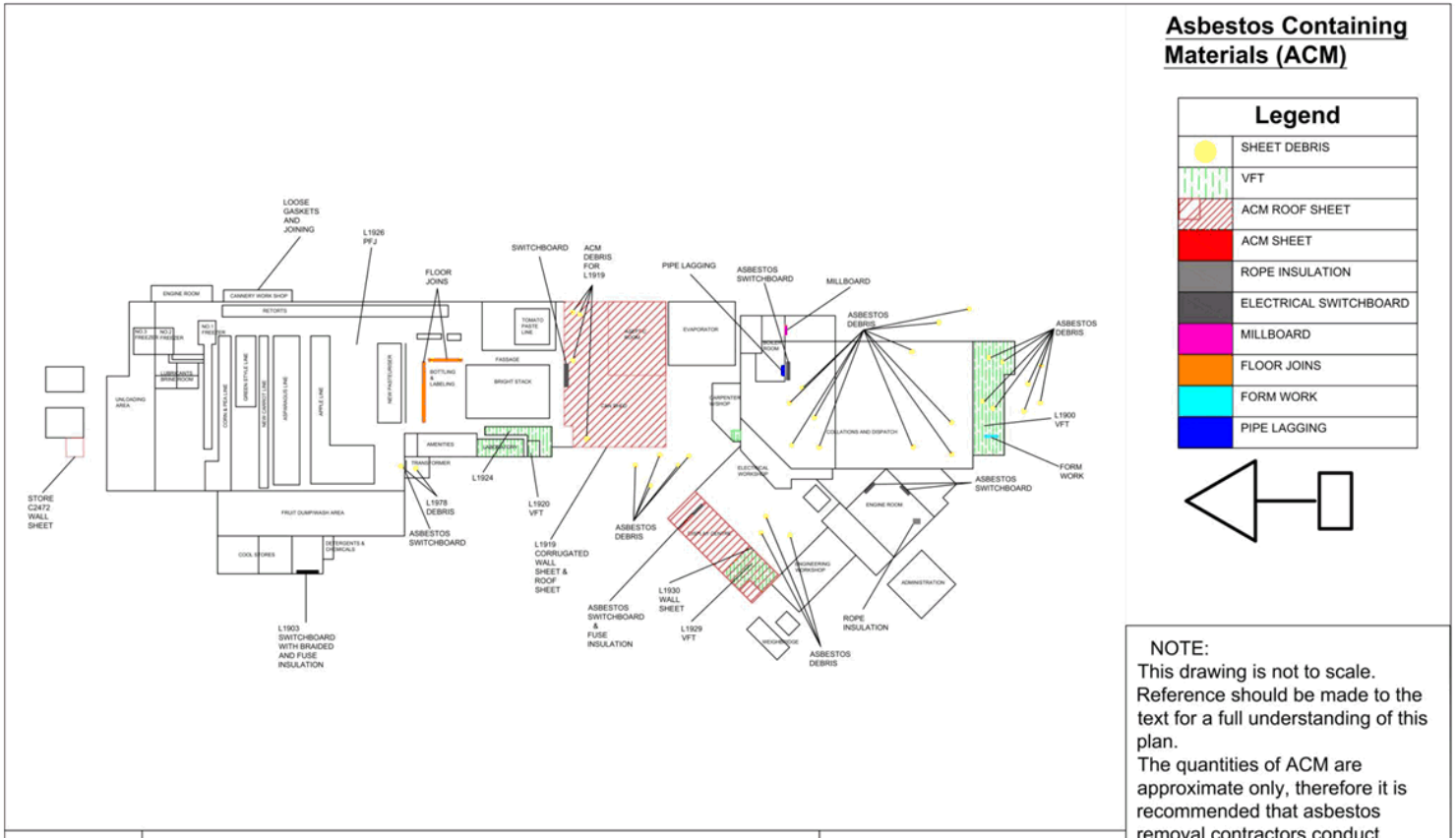
NATA
No. 3181
Accredited for compliance with ISO/IEC 17025 - Testing

Robson Approved Signatory
Patrick Cerone

The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards

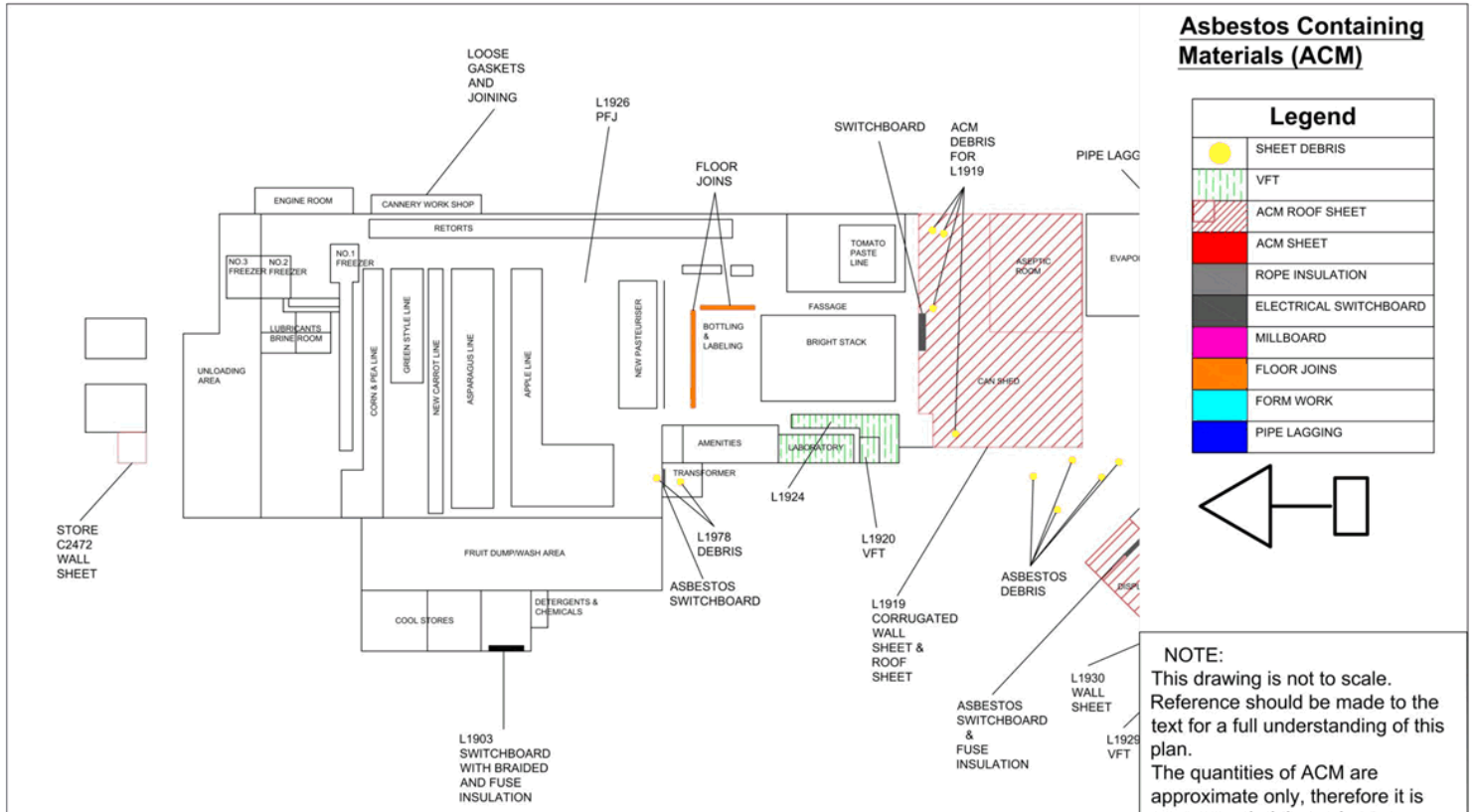
Client: Snowy Valleys Council 2324_T-07753_Batlow Cannery-Fibre Identification Certificate of Analysis_20190612 Page 4 of 4

14.2 APPENDIX B – Plans



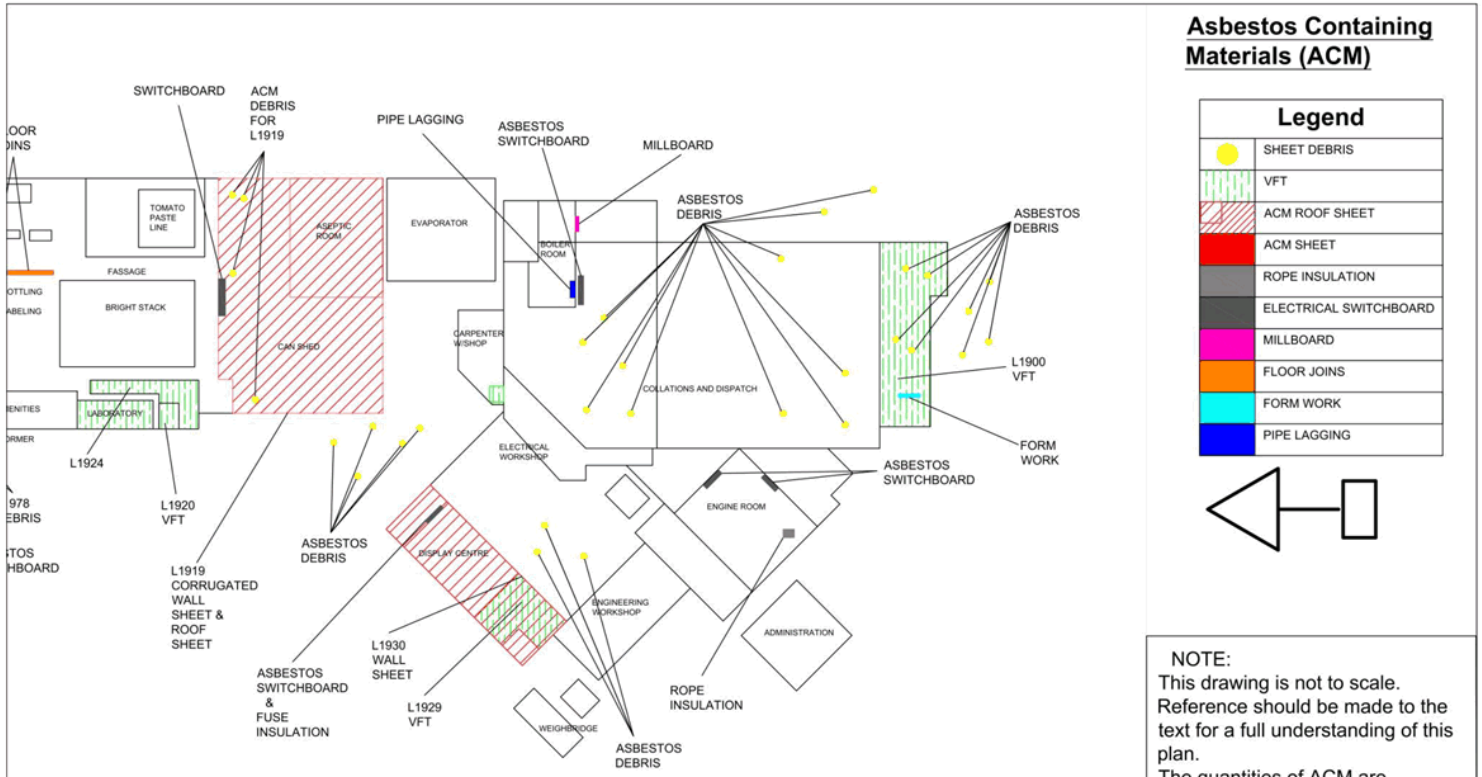
Site Address	BATLOW CANNERY		
Survey Date	30/05/2019	**Floor**	GROUND FLOOR
Client	SNOWY VALLEYS COUNCIL		

Refer to Section 2.4 - Table 1B for presumed ACMs and Section 3.2 for exclusions



Site Address	BATLOW CANNERY		
Survey Date	30/05/2019	**Floor**	GROUND FLOOR
Client	SNOWY VALLEYS COUNCIL		

Refer to Section 2.4 - Table 1B for presumed ACMs and Section 3.2 for exclusions



NOTE:
This drawing is not to scale. Reference should be made to the text for a full understanding of this plan.
The quantities of ACM are approximate only, therefore it is recommended that asbestos removal contractors conduct further investigation prior to pricing any removal/remediation works.

Site Address	BATLOW CANNERY		
Survey Date	30/05/2019	**Floor**	GROUND FLOOR
Client	SNOWY VALLEYS COUNCIL		

Refer to Section 2.4 - Table 1B for presumed ACMs and Section 3.2 for exclusions

14.3 APPENDIX C – HAZMAT Item locations & representative photographs

ASBESTOS - Batlow Cannery				
SAMPLE NO.	TRACKER LOCATION NO.	LOCATIONS	MATERIAL DESCRIPTION	PHOTOGRAPH
C2471	N/A	Exterior south garden bed adjacent AST	Sheet debris (Non-Friable)	
RA C2471	N/A	Exterior northwest end throughout - Ground surfaces	Sheet debris (Non-Friable)	

ASBESTOS - Bottling Warehouse				
SAMPLE NO.	TRACKER LOCATION NO.	LOCATIONS	MATERIAL DESCRIPTION	PHOTOGRAPH
L1925	N/A	Ground floor throughout - Floor joins	Bituminous product (Non-Friable)	

ASBESTOS - Can Shed				
SAMPLE NO.	TRACKER LOCATION NO.	LOCATIONS	MATERIAL DESCRIPTION	PHOTOGRAPH
L1919	N/A	Exterior throughout - Walls and roof	Cement sheet (Non-Friable)	
RA L1919	N/A	Ground floor open warehouse - Ground surfaces	Sheet debris (Non-Friable)	
RA L1919	N/A	Exterior west ramp area - Ground surface	Sheet debris (Non-Friable)	
L1920	N/A	Ground floor Chemical Laboratory - Floor	Vinyl floor tile (Non-Friable)	

ASBESTOS - Can Shed				
SAMPLE NO.	TRACKER LOCATION NO.	LOCATIONS	MATERIAL DESCRIPTION	PHOTOGRAPH
RA L1920	N/A	Ground floor Amenities Room - Floor	Vinyl floor tile (Non-Friable)	
L1924	N/A	Ground floor Chemical Laboratory and Amenities Room - Residual nails on timber stud	Sheet debris (Non-Friable)	
VA04	N/A	Ground floor open warehouse - Electrical switchboard	Bituminous product (Non-Friable)	

ASBESTOS - Cold Warehouse				
SAMPLE NO.	TRACKER LOCATION NO.	LOCATIONS	MATERIAL DESCRIPTION	PHOTOGRAPH
C2472	N/A	Ground floor storage area - Walls	Sheet (Non-Friable)	

ASBESTOS - Collating and Dispatch				
SAMPLE NO.	TRACKER LOCATION NO.	LOCATIONS	MATERIAL DESCRIPTION	PHOTOGRAPH
	N/A	Ground floor Condenser Room - Ground surface	No Access to Sheet debris (Presumed)	
RA C2471	N/A	Ground floor Ammonia Control Room office area - Walls	Sheet (Non-Friable)	

ASBESTOS - Collating and Dispatch				
SAMPLE NO.	TRACKER LOCATION NO.	LOCATIONS	MATERIAL DESCRIPTION	PHOTOGRAPH
RA C2471	N/A	Ground floor Boiler Room - Walls to storage cupboard	Sheet (Non-Friable)	
RA C2471	N/A	Ground floor office's toilet area - Urinal wall form work infill panel	Sheet (Non-Friable)	
RA C2471	N/A	Ground floor offices - External doorway to toilets area	Sheet (Non-Friable)	
RA C2471	N/A	Ground floor offices - Ground surfaces	Sheet (Non-Friable)	

ASBESTOS - Collating and Dispatch				
SAMPLE NO.	TRACKER LOCATION NO.	LOCATIONS	MATERIAL DESCRIPTION	PHOTOGRAPH
RA C2471	N/A	Exterior throughout - Form work to external area	Sheet (Non-Friable)	
L1900	N/A	Ground floor offices - Floor	Vinyl floor tile (Non-Friable)	
L1908	N/A	Ground floor open warehouse east end - Electrical switchboard fuse insulation	Millboard (Friable)	
L1916	N/A	Ground floor open warehouse north end - Hot water pipe	Pipe lagging (fibrous) (Friable)	

ASBESTOS - Collating and Dispatch				
SAMPLE NO.	TRACKER LOCATION NO.	LOCATIONS	MATERIAL DESCRIPTION	PHOTOGRAPH
L1917	N/A	Ground floor Ammonia Engine room - Loose rope insulation	Rope (Non-Friable)	
L1918	N/A	Ground floor Carpenter's Workshop - Floor near entrance	Vinyl floor tile (Non-Friable)	
VA01	N/A	Ground floor Ammonia Engine room - Electrical switchboard	Bituminous product (Non-Friable)	
VA02	N/A	Ground floor open warehouse - Electrical switchboard	Bituminous product (Presumed Non-Friable)	

ASBESTOS - Collating and Dispatch				
SAMPLE NO.	TRACKER LOCATION NO.	LOCATIONS	MATERIAL DESCRIPTION	PHOTOGRAPH
VA02	N/A	Ground floor open warehouse - Electrical switchboard	Bituminous product (Non-Friable)	
VA03	N/A	Ground floor boiler room - Flange joints	Gaskets (compressed) (Presumed Non-Friable)	
VA07	N/A	Ground floor Ammonia Engine room - Valve packing	Gaskets (compressed) (Presumed Non-Friable)	

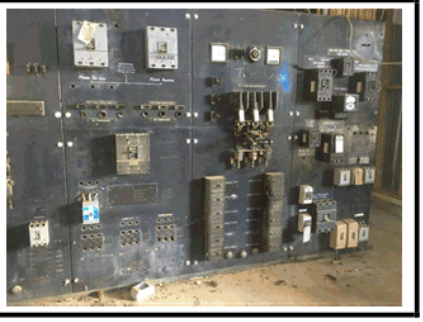
ASBESTOS - Cool Stores				
SAMPLE NO.	TRACKER LOCATION NO.	LOCATIONS	MATERIAL DESCRIPTION	PHOTOGRAPH
RA L1908	N/A	Exterior south end - Fuse insulation	Millboard (Friable)	
VA05	N/A	Exterior south end - Electrical switchboard	Bituminous product (Presumed Non-Friable)	

ASBESTOS - Display Centre				
SAMPLE NO.	TRACKER LOCATION NO.	LOCATIONS	MATERIAL DESCRIPTION	PHOTOGRAPH
RA L1908	N/A	Ground floor storage room - Fuse insulation	Millboard (Friable)	

ASBESTOS - Display Centre				
SAMPLE NO.	TRACKER LOCATION NO.	LOCATIONS	MATERIAL DESCRIPTION	PHOTOGRAPH
L1929	N/A	Ground floor throughout internal area - Floor	Vinyl floor tile (Non-Friable)	
L1930	N/A	Ground floor throughout - Walls, ceiling and roof	Cement sheet (Non-Friable)	
RA L1930	N/A	Ground floor throughout - Ground surfaces	Sheet debris (Non-Friable)	
VA06	N/A	Ground floor storage room - Electrical switchboard	Bituminous product (Non-Friable)	

ASBESTOS - Retorts Warehouse				
SAMPLE NO.	TRACKER LOCATION NO.	LOCATIONS	MATERIAL DESCRIPTION	PHOTOGRAPH
L1926	N/A	Ground floor throughout - Pipe flange joints	Gaskets (rope/woven) (Friable)	
RA L1926	N/A	Ground floor workshop - Loose gaskets	Gaskets (compressed) (Non-Friable)	

ASBESTOS - Transformers Building				
SAMPLE NO.	TRACKER LOCATION NO.	LOCATIONS	MATERIAL DESCRIPTION	PHOTOGRAPH
L1928	N/A	Ground floor Transformers Room - Ground and timber studs	Sheet debris (Non-Friable)	

ASBESTOS - Transformers Building				
SAMPLE NO.	TRACKER LOCATION NO.	LOCATIONS	MATERIAL DESCRIPTION	PHOTOGRAPH
VA06	N/A	Ground floor Transformers Room - Electrical switchboard	Bituminous product (Non-Friable)	

ASBESTOS - Weigh Bridge Office				
SAMPLE NO.	TRACKER LOCATION NO.	LOCATIONS	MATERIAL DESCRIPTION	PHOTOGRAPH
RA L1930	N/A	Ground floor throughout - Walls, ceiling and eave soffits	Sheet (Non-Friable)	

LEAD PAINT - Collating and Dispatch			
ITEM NO.	LOCATION	Lead %	PHOTOGRAPH
PB1556	Boiler Room - walls adjacent to boiler	0.34	
PB1553	Boiler Room - Stairwell to boiler	1.4	
PB1555	Ground floor offices - Walls	1.5	

SMF - Collating and Dispatch			
ITEM NO.	**LOCATION**	**MATERIAL TYPE**	**PHOTOGRAPH**
SMF1306	Ground floor Boiler Room	internal insulation	
SMF1305	Ground floor toilets	insulation to boiler	
SMF1308	Offices and open warehouse	wall cavities and floor	

SMF - Can Shed			
ITEM NO.	LOCATION	MATERIAL TYPE	PHOTOGRAPH
SMF1309	Open warehouse	throughout floor	

SMF - Bottling Warehouse			
ITEM NO.	LOCATION	MATERIAL TYPE	PHOTOGRAPH
SMF1307	Ground floor laboratories	wall cavities and floor	

STORAGE TANKS - Batlow Cannery			
ITEM NO.	LOCATION	MATERIAL	PHOTOGRAPH
ST117	Exterior north end	Above ground storage tank	

14.4 APPENDIX D – Hazardous Material Management Information

ASBESTOS

Some 3000 products have been manufactured using asbestos, of which cement sheeting, pipe insulation, textiles, gaskets, vinyl floor tiles and fire door cores are the most commonly encountered. The mineral asbestos (i.e. Crocidolite, Chrysotile and Amosite and other forms) is classified by the National Occupational Health and Safety Commission as a Category 1 carcinogen. If respirable asbestos fibres are inhaled they may cause an inflammatory response, which in turn may lead to asbestosis (scarring of the lung), mesothelioma (cancer of the pleura or peritoneum) or lung cancer.

It is illegal under Commonwealth, State and Territory legislation to manufacture asbestos building materials or to reuse asbestos products.

Asbestos sheeting or 'fibro' is bonded into a stable matrix and as such does not present an exposure hazard unless it is cut, abraded, sanded or otherwise disturbed. This material is referred to as non friable ACM. Friable ACM has the potential to release fibre with only minor disturbance.

The health risks associated with asbestos exposure increase with the fibre type, level and frequency of exposure. Crocidolite (blue asbestos) is the most hazardous type. Amosite (brown asbestos) is not as hazardous as crocidolite but is significantly more hazardous than chrysotile (white asbestos). Exposure to all types of asbestos can result in diseases including asbestosis, lung cancer and mesothelioma. Smoking increases the risk of disease 50 fold. The often heard adage ' one fibre can kill you" is overly simplistic. Evidence indicates that risk increases with the level, type and frequency of exposure. Some individuals may be predisposed to disease at low and infrequent exposure, while others suffer no ill effect even after prolonged industrial exposure. We do not know what level can be considered safe nor what level may be considered hazardous. Asbestos may also be naturally present in the environment at very low levels. Therefore controls should be implemented to avoid exposure as far as practicable.

Asbestos is only hazardous if it becomes airborne and inhaled. When it is fully encapsulated within the structure it cannot become airborne. Simple engineering controls can ensure it remains encapsulated. These controls are detailed in the Required Actions and Recommendations detailed in this report.

Provided the site has been inspected by a licensed Asbestos Assessor and their recommendations adopted, normal occupation would not be hazardous. It is vital that any maintenance or renovation be in strict accordance with the Assessor's recommendations.

Any person employed to undertaken any maintenance or refurbishment must be informed of the presence of friable and/or non friable asbestos in the premises. The PMCW must ensure that if planned work may impact on any asbestos materials, the asbestos is removed or remediated by the appropriate class of removalist prior to commencement.

LEAD PAINT

Introduction

Lead in paint (as lead carbonate) is found extensively in homes and commercial and industrial buildings built pre-1970. Although Australian industry has generally phased out lead content in paint, levels of below 1 percent are still permitted and industrial application of high-lead paint to residential/commercial dwellings may still continue.

Lead-based paint may be a health issue if it becomes mobile in the environment or if ingested. For this reason, sealing or safe removal of paint is strongly recommended particularly where it is flaking or exposed to the elements.

Assessment Criteria

Lead paint is defined by the Australian Standard (AS 4361.2 – 2017 Guide to hazardous paint management Part 2: Lead paint in residential, public and commercial buildings) as a paint or component coat of a paint system containing lead or lead compounds, in which the lead content (calculated as lead metal) is in excess of 0.1% by weight of the dry film as determined by laboratory testing.

Lead Paint Management and Recommendations

The following information uses Australian Standard (AS 4361.2 – 2017) as the primary reference. Lead paint and first schedule paints in residential and commercial premises may be managed in one of four ways:

- Leave undisturbed
- Stabilised (i.e. over painting or encapsulation)
- Abated (i.e. removed)
- A combination of the three management options may be required

Should removal be chosen, a high degree of skill, preparation and risk minimisation is required to avoid lead exposure, as dry sanding of lead levels as low as 0.1% can generate high lead dust. Therefore, the Wet Scraping and Wet Sanding methods are amongst the safest methods available.

Strict adherence to the guidelines described in AS 4361.2 – 2017 will best ensure minimisation of risk. During this process personal protective equipment and waste containment equipment is essential and children, pregnant women and persons not directly engaged in the process should not be present. General workers may undertake this process providing they adhere strictly to the guidelines, however, a specialist lead paint removal contractor is recommended for extensive paint removal works.

Where remediation is required it is important to minimise ongoing maintenance costs by ensuring that the works are undertaken by a professional who is able to give a significant time guarantee of the painted surfaces at the completion of the works. The following website lists contactors by postcodes that have been included based on their indicated skills and training in working safely with lead paint. http://www.lead.org.au/paintersall.html. These contractors should however be assessed by current performance prior to engagement.

Responsibilities of Owners and Contractors

According to AS 4361.2 – 2017 owners of residences or commercial buildings that may contain lead should:

- Manage the property in such a manner as to effectively control any health risk to occupants, contractors or others
- Ensure occupants are sufficiently informed about and protected from the hazards associated with lead paint
- If management work is to be undertaken, inform immediate neighbours about the nature of the work

Contractors should:

- Obtain appropriate accreditation to undertake the proposed level of remedial work involving lead paint and have the required level of specialized training
- Undertake the contracted work in such a way as to protect the health and safety of employees, tenants and the general public

SYNTHETIC MINERAL FIBRE

SMF refers to man-made mineral fibrous materials commonly used for their insulating and reinforcing properties. The amorphous (non-crystalline) materials include glass fibre, mineral wool and ceramic fibre products.

Discussion

Although glass fibre is classified as an irritant, levels of airborne fibreglass during routine occupation of the premises would be insignificant. During any large-scale installation or removal of fibreglass insulation, providing SMF fibre suppression measures as defined below are employed, exposure standards for SMF fibre would not normally be exceeded.

The following Risk Assessment is based on the requirements of Worksafe Australia, WorkSafe Australia, Sydney 1990, *Synthetic Mineral Fibres: National Standard and National Code of Practice*.

SMF Risk Assessment

According to Worksafe Australia 1990 (p 9) health risks associated with SMF are "significantly less potent … than white asbestos (Chrysotile) fibres" and that "...the possibility of lung cancer is eliminated at an exposure standard (time weighted average) of 0.5 respirable fibres per millilitre of air for all types of synthetic mineral fibres...." (p V).

To reduce the possibility of skin, eye and upper respiratory tract irritation a maximum exposure standard of 2 milligrams per cubic metre of inspirable dust is recommended. These two standards are designed principally for the manufacture and end user industries in which significant dust clouds would be generated.

The same document also states: "The overall conclusion based on available animal experiments and epidemiology is that provided work is carried out in accordance with (NOHSC 1990), and compliance is maintained with the exposure standards, then there is a negligible health risk associated with exposure to SMF under present-day manufacturing and usage patterns."

PCB

PCB is the common name for Polychlorinated Biphenyls. PCBs range in appearance from colourless, oily liquids to more viscous and increasingly darker liquids, to yellow then black resins, depending on chlorine content of the PCB.

Discussion

The major use of PCBs in the electrical industry has been as an insulating fluid inside transformers and capacitors. These transformers and capacitors have ranged in size from the very large transformers typically used by electrical supply companies, to the small capacitors used in commercial products. Capacitors containing PCBs were installed in various types of equipment including fluorescent light fittings during the 1950s, 60s and 70s.

Risk Assessment

Small quantities of PCBs are usually found in sealed containers known as capacitors. PCB-containing capacitors are unlikely to pose a health risk, unless they become damaged and leak.

PCBs can enter the body in three ways:

- absorption through the skin
- inhalation of PCB vapour
- ingestion by contamination of food or drink

The most commonly observed symptom in people exposed to high levels of PCBs is a condition known as chloracne. This is a severe, persistent acne-like rash due to repeated and prolonged contact of PCBs with skin. This condition has also occurred in people who have accidentally ingested PCBs.

Very high exposure to PCBs may also cause liver damage and damage to the nervous system.

There is the possibility that PCBs may cause cancers.

The likelihood of becoming sick from PCB exposure increases with the length of time and the amount of material that a person might come in contact with.

OZONE DEPLETING SUBSTANCES

Introduction

Ozone depleting substances (ODS) are compounds that contribute to stratospheric ozone depletion. They are widely used in refrigerators, air-conditioners, fire extinguishers, in dry cleaning, as solvents for cleaning, electronic equipment and as agricultural fumigants.

Ozone depleting substances (ODS) include:

- Bromochloromethane (BCM)
- Carbontetrachloride (CCl_4)
- Chlorofluorocarbons (CFCs)
- Halons
- Hydrobromofluorocarbons (HBFCs)
- Hydrochlorofluorocarbons (HCFCs)
- Methylbromide (CH_3Br)
- Methylchloroform (CH_3CCl_3)

ODS are generally very stable in the troposphere and only degrade under intense ultraviolet light in the stratosphere. When they break down they release chlorine or bromine atoms which then deplete the ozone.

Ozone Protection Strategy

The Australian Strategy for Ozone Protection calls for personnel who handle, install, service, commission and decommission and maintain commercial and industrial refrigeration and air-conditioning equipment to be accredited, licensed, registered to work with ozone depleting substances.

Best Management Practices

In Australia a 'Code of Good Practice' has been drawn up with the objective of assisting the reduction of emissions into the atmosphere of substances that deplete the ozone layer and contribute to global warming.

The Australian Refrigeration and Air-conditioning Code of Good Practice (HB 40.1 – 2001) recommends best practice for the maintenance, design, servicing, labelling and manufacture of refrigeration and air conditioning systems towards this objective.

Legislation

Under the Federal Government's *Ozone Protection and Synthetic Gas Management Act 1989* and its *Ozone Protection and Synthetic Gas Legislation Amendment Bill 2003* it is illegal to vent an ODS (Scheduled Substances) to the atmosphere.

General Maintenance

- All refrigeration and air-conditioning plant should be regularly inspected for traces of leaking refrigerant and/or oil, and for signs of leak-indicating dye
- Whenever a system is charged with refrigerant and/or lubricant, the service person must clearly label the system with the refrigerant/lubrication type; name of service organization; and date of service. In addition, the ASHRAE/ARI refrigerant designated R number shall be clearly displayed
- A service person should be aware of the possibility that a refrigeration or air-conditioning system may have been incorrectly charged or incorrectly labelled. The type of refrigerant contained in the system must therefore be first established by checking the temperature/pressure relationship or by using other tests to verify that the labelling is correct

Advice to Equipment Users

- Users are advised that persons who service refrigeration and air-conditioning equipment are required by legislation to observe the Code of Good Practice and not to 'top-up' or 'charge' systems known to be leaking refrigerant, or to service equipment unless it can be returned into service in a leak-free condition
- If a user does not have trained staff to undertake service or maintenance work, then it is recommended that a routine maintenance agreement for their plant be undertaken with a reputable service organization
- All users should monitor the operation of their installation weekly and call the service person immediately if any abnormal condition is found
- When a refrigeration system contains in excess of 50 kg of refrigerant, that system should be leak tested on a quarterly basis

Leak Testing

- Various methods may be used for leak-testing, e.g. electronic leak detectors, halide lamp and or ultraviolet lamp
- Only a non-controlled refrigerant mixed with a pressurising substance such as dry nitrogen should be used to leak test refrigeration and air-conditioning systems
- Where an air-conditioning or refrigeration system is found to be leaking and needs to be repaired, the vapour and/or liquid must first be recovered from the leaking system
- Where pressurisation testing has determined that an air-conditioning or refrigeration system is not leaking, moisture and non-condensables must be evacuated from the system using dry nitrogen as the moisture absorber and either the deep or triple evacuation methods
- All refrigerants shall be recovered and either recycled, reclaimed or held for disposal in an approved manner
- It is highly recommended that a refrigerant charge monitor or leak detector be installed to alert equipment owners/operators of a refrigerant leak

Recovery, Recycling and Disposal of Refrigerants

- It is highly recommended, and in some cases mandatory, for recovery and/or recycling equipment to be used for the removal and recovery of refrigerant during service
- To avoid the danger of mixing different refrigerant types, the receiving containers shall be identified by the correct colour coding and labelling and shall only be used for the refrigerant type that is being transferred. The recovery containers shall conform to AS 4484-2004, '*Gas Cylinders for Industrial, Scientific and Refrigerant use – labelling and colour coding*'
- As chillers have large internal volume, it is important that all refrigerant vapour be recovered. A chiller at atmospheric pressure can still hold many kilograms of refrigerant vapour after the liquid has been removed
- When recovering refrigerant from a chiller the refrigerant should be recovered until the internal system pressure is reduced to 3 kPa absolute for low-pressure systems (e.g., R-11) and 70 kPa absolute for positive pressure systems (e.g., R-12 and R-22). The internal pressure should then be taken up to atmospheric pressure with dry nitrogen if the chiller is to be opened. This will prevent moisture–laden air entering the system, which could lead to contamination and corrosion

Disposal of Refrigerants

- Unusable or surplus fluorocarbon refrigerant shall not be discharged to the atmosphere, but shall be returned to a supplier
- Empty residual refrigerant in a disposable container shall be recovered and the container disposed of at a recycling centre
- The utmost care must be taken to avoid mixing different types of refrigerants, as separation may be impossible and large quantities of refrigerant may be rendered unusable

Handling and Storage

Losses of refrigerant to the atmosphere can occur during the handling and storage of refrigerant containers. Service persons have a duty of care to avoid such losses.

- There are numerous hazards associated with the storage of refrigerant. These include asphyxiation in confined space due to leakage from refrigerant containers; and fire, which may overheat and explode refrigerant containers or decompose refrigerant into toxic substances

Alternative Refrigerants and Lubricants

- With the introduction of HFC alternative refrigerants, alternative lubricants need to be considered to ensure system reliability. Some of these alternative lubricants tend to exhibit greater hygroscopicity than mineral oils, so care must be taken to ensure they are kept in sealed containers at all times
- Care must be taken to ensure that all components used in the refrigeration/air-conditioning system are compatible with the new refrigerant and lubricant

Recovery of Fluorocarbons Mixed with other Refrigerants

A number of different refrigerants and refrigeration mixtures have been used to replace or to 'top up' fluorocarbon based refrigerants in refrigeration and air-conditioning systems.

In many cases the equipment in question may not be labelled to indicate that hydrocarbon or hydrocarbon mixtures have been used and as the operating pressures of these replacement refrigerants are usually similar to those of the original refrigerant, their identification in the field is extremely difficult.

- It is not safe therefore to recover flammable refrigerant (hydrocarbon) using equipment designed only for non-flammable refrigerants such as R-12 and R-134a

- Should it be suspected that refrigeration or air-conditioning system contains an unidentified mixture or, if on asking the owner, examining the labels, and/or detecting instruments indicate that a hydrocarbon/fluorocarbon mixture or any other non-standard mixture of refrigerant may be present; the following procedure should be followed:
  - If a hydrocarbon or flammable mixture that contains hydrocarbon is suspected, use only equipment designed for the recovery of flammable gasses and recover the refrigerant into a specially marked container
  - In the case of refrigerant mixtures, it is not advisable to use recovery equipment as many mixtures have very high condensing pressures, which could result in equipment failure and/or injury to persons operating, or near the equipment
  - The safest method of recovery is to use an evacuated and preferably chilled container to depressurise the system
  - Label the container to show that it contains a mixture or the suspected composition, if known, and deliver it to a supplier for recycling
  - Purge the residual gas from the system with dry nitrogen before proceeding with any repairs

Health Effects

In addition to causing environmental degradation certain ozone depleting substances may present a risk to human health when they are improperly handled or released in to a poorly ventilated area.

Inhalation

The most significant exposure route for humans is through inhalation. Refrigerant gases displace oxygen in the air making breathing difficult.

Overexposure can cause central nervous system depression and oxygen deficiency. Effects of overexposure may include light-headedness, giddiness, shortness-of-breath, headaches, and in extreme cases, irregular heartbeats, cardiac arrest, asphyxiation and death.

Symptoms of overexposure at lower concentrations may include transient eye, nose and throat irritation.

Skin Contact

Contact with rapidly released refrigerant gas may cause frostbite. Symptoms of frostbite may include changes in skin colour to white or greyish yellow.

Other direct dermal contact may result in skin de-fatting, dryness, irritation or contact dermatitis.

Standard work clothes provide adequate protection of the skin but it is recommended that lined butyl gloves and goggles be used whenever handling liquid refrigerants.

Eye Contact

Eye contact with rapidly released refrigerant or air-conditioning gas may cause severe frostbite damage to eyes and eyelids. Eye irritation may occur if exposure occurs at lower concentrations.

FUEL STORAGE FACILITIES

In NSW the management of fuel storage tanks is administered by the local Council under the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014 (UPSS Regulation) which aims to improve the environmental management of storage systems made under the Act.

The UPSS Regulation requires underground fuel storage tanks be removed once they are no longer in use, unless there are extenuating circumstances i.e. their removal undermines permanent infrastructure. This is also stated in the Australian Standard *The Removal and Disposal of Underground Petroleum Storage Tanks* (AS 4976-2008).

Safework NSW is responsible for occupational health and safety issues relating to decommissioning and removal of A/USTs from a site. The following SafeWork NSW requirements must be met during decommissioning:

- The tank and contents made safe in line with *Code of Practice: Storage and handling of dangerous goods* (NSW WorkCover Authority 2005)
- Safework NSW must be notified of abandoned tanks within 7 days

In accordance with the UPSS Regulation, removing, replacing or decommissioning of UPSS also requires that a validation report for the site must be prepared by a 'duly qualified person' and submitted to the relevant local authority (usually the local Council).

Based on this information and for the long-term management of the sites with redundant fuel storage tanks, Robson Environmental Pty Ltd recommends that the USTs be removed in accordance with the requirements of Safework NSW and the relevant local authority. UPSS still in use are to be managed in accordance with the requirements of the UPSS Regulation.

Removal of USTs may require approvals from the relevant local authority and should be undertaken in accordance with the UPSS Regulation and Safework NSW Guidelines.

It is noted that the management of USTs is also referred to in Section 3.2 of AS4976 (2008) *The Removal and Disposal of Underground Petroleum Storage Tanks*, which states that the out-of-service period for a UST should not exceed that laid down in any applicable regulation and should not normally be greater than twelve (12) months. The *Occupational Health and Safety (Dangerous Goods Regulation (2001)* states that where 2 years have elapsed since fuel was put into or taken from an above or underground tank it must be abandoned. Also, Section 366 of the NSW *Work Health and Safety Regulation (2011)* (Chapter 7, Part 7.1, Division 5, Subdivision 4) indicates that all decommissioned tanks must be removed unless there are specific operational or structural reasons as to why they must remain. These reasons must be outlined or substantiated by an experienced and competent person. Section 367 of the above additionally specifies that PCBU in charge of the UST must notify the regulator of the abandonment of the tank as soon as practicable after the tank is abandoned.

15 GLOSSARY

ACM	*See asbestos containing material*
Air monitoring	Air Monitoring means airborne asbestos fibre sampling to assist in assessing exposures and the effectiveness of control measures. Air monitoring includes exposure monitoring, control monitoring and clearance monitoring. *Note: Air monitoring should be undertaken in accordance with the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC:3003 (2005)]*
Airborne asbestos fibres	Any fibres of asbestos small enough to be made airborne. For the purposes of monitoring airborne asbestos fibres, only respirable asbestos fibres (those less than 3µm wide, more than 5µm long and with a length to width ratio of more than 3 to 1) are counted.
Amosite	Grey or brown asbestos
AR	*See Asbestos Register*
Asbestos Containing Material	Any material, object, product or debris that contains asbestos.
Asbestos Register	Inventory of ACM by type, form, location, risk and required action.
Asbestos Removalist	A competent person who performs asbestos removal work. *Note: an asbestos removal licence is required in all State and Territory jurisdictions.*
Asbestos Survey and Management Plan	Document covering the identification, risk evaluation, control and management of identified asbestos hazards, developed in accordance with current legislation.
Asbestos[2]	The fibrous form of mineral silicates belonging to the serpentine and amphibole groups of rock-forming minerals, including actinolite, amosite, anthophyllite, chrysotile, crocidolite, tremolite or any mixture containing one or more of the mineral silicates belonging to the serpentine and amphibole groups.
Asbestos–cement (AC)	Products consisting of sand aggregate and cement reinforced with asbestos fibres (e.g. asbestos cement pipes and flat or corrugated asbestos cement sheets).
ASCC	*See Safe Work Australia Council*
Non-friable asbestos	ACM that is bonded into a stable matrix and cannot be reduced to a dust by hand pressure.
Chrysotile	White asbestos
Clearance inspection	An inspection, carried out by a licensed Asbestos Assessor, to verify that an asbestos work area is safe to be returned to normal use after work involving the disturbance of ACM has taken place. A clearance inspection must include a visual inspection, and may also include clearance monitoring and/or settled dust sampling.

Clearance monitoring	Air monitoring using static or positional samples to measure the level of airborne asbestos fibres in an area following work on ACM. An area is 'cleared' when the level of airborne asbestos fibres is measured as being below 0.01 fibres/mL.
Control monitoring	Air monitoring, using static or positional sampling devices to measure the level of airborne asbestos fibres in an area during work on ACM. Control monitoring is designed to assist in assessing the effectiveness of control measures. Its results are not representative of actual occupational exposures, and should not be used for that purpose.
Crocidolite	Blue asbestos
Exposure monitoring	Air monitoring in the breathing zone to determine a person's likely exposure to a hazardous substance. Exposure monitoring is designed to reliably estimate the person's exposure, so that it may be compared with the National Exposure Standard.
HMSMP	*See hazardous material survey re-inspection and management plan*
In situ[2]	Fixed or installed in its original position, not having been removed.
Inaccessible areas	Areas which are difficult to access, such as wall cavities and the interiors of plant and equipment.
Licensed Asbestos Assessor	Person who is qualified to undertake the identification and assessment of asbestos and provide recommendations on its safe management.
Membrane	A flexible or semi-flexible material, which functions as the waterproofing component in a roofing or waterproofing assembly.
NATA	National Association of Testing Authorities
NOHSC *(now SWA)*	National Occupational Health and Safety Commission (*now known as Safe Work Australia)*
PMCW	Person with management or control of a workplace
Safe Work Australia Council (SWAC)	A council that provides a national forum for State and Territory governments, employers and employees to consult and participate in the development of policies relating to OHS and workers' compensation matters, and promote national consistency in the OHS and workers' compensation regulatory framework.
SWMS	Safe Work Method Statement

16 REFERENCES

- *How To Manage and Control Asbestos In The Workplace Code of Practice*
- *How To Safely Remove Asbestos Code of Practice*
- *Work Health and Safety Act 2011*
- *Work Health and Safety Regulations 2011*
- *ANZECC 1997, Identification of PCB-Containing Capacitors; An information Booklet for Electricians and Electrical Contractors*
- *Guide to Hazardous Paint Management Part 2: Lead paint in residential, public and commercial buildings Standards Australia, AS 4361.2 – 2017*
- *Standards Australia, HB 40.1 – 2001 The Australian Refrigeration and Air-conditioning Code of Good Practice*
- *WorkSafe Australia, Sydney 1990, Synthetic Mineral Fibres: National Standard and National Code of Practice*

KEANE ENVIRONMENTAL
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ASBESTOS ASSESSMENT - FIRE

REPORT

KE1870

Date of assessment: 14 January 2020

Location: Batlow Cannery, Kurrajong Avenue, Batlow NSW 2730

PREPARED BY: Muhammad Abdullah

Licensed Asbestos Assessor: AA00037

Keane Environmental Pty Ltd, 1/301 Canberra Avenue Fyshwick ACT 2609

For: Brema Group

DOCUMENT CONTROL

CURRENT

DOCUMENT NO.	DATA ENTRY		WRITTEN BY		APPROVED BY		DESCRIPTION
	DATE	PERSONEL	DATE	PERSONEL	DATE	PERSONEL	
KE1870	Date of assessment: 14 January 2020	Muhammad Abdullah	16 January 2020	Muhammad Abdullah	18 January 2020	Ged Keane	Version 1

Table of Contents

INTRODUCTION

Keane Environmental was engaged by Brema Group to conduct an asbestos survey and risk assessment to determine how badly the asbestos containing material (ACM) was disturbed during the fire at Batlow Cannery, Kurrajong Avenue, Batlow NSW 2730. The assessment was conducted on the 14 January 2020.

SCOPE OF WORKS

The assessment involved a visual inspection as ACM has been previously been identified in the blocks. The inspection of the blocks/ area was to determine the spread of contamination and the risk posed.

RISK ASSESSMENT

Identified ACM is risk assessed based on the following criteria:

- the condition of the material at the time of the assessment;
- the accessibility of the material;
- the likelihood of the material being disturbed resulting in a release of asbestos fibres.

The recommended actions are detailed in the materials register in Table 1.

FINDINGS

It was impossible to delineate the spread of the asbestos contamination within the blocks due to the amount of fire damage observed and effects of the fire and weather conditions on the ACM. The building skeleton and footprint contamination is usually readily managed because it is localised, however it is not possible to separate the asbestos materials from other building debris. The dispersed coarse fragments and fine material often require more specialised management because they have spread into other areas where there wasn't previously any ACM. Studies have shown that asbestos fibres and fibre bundles released by fire are greatly dispersed and diluted to the extent that they are comparable with background levels in air, and therefore pose a very low risk. However, it is important to also manage people's perception otherwise.

Most fire affected ACM should be considered brittle and/or friable and managed accordingly. Asbestos cement material tends to pose the greatest risk from a fire. Not only because of its prevalence but also due to the potential explosive shattering (spalling, de-lamination) of the sheets and material dispersal, when entrained moisture turns into steam. This type of release is less likely for rigid or less bonded asbestos products. Asbestos itself does not burn but can denature into less toxic forms (by loss of some fibrous characteristics) if exposed to high enough temperatures (>400oC) for sufficient time. Research that asbestos material expelled from the site by explosive shattering is not appreciably denatured, probably due to the very short fire exposure time.

Asbestos contamination may be divided loosely into the following four general types:

- building skeleton and footprint.
- adjacent circular area of coarse fragment scatter.
- surface deposits of fine material (such as flakes) as a result of deposition from the smoke plume (dependent on wind direction and strength).
- airborne asbestos free fibre and small fibre bundles.

Other contamination may also result in some cases from fire fighting water or rain runoff carrying fine asbestos material. These different types of impacts are shown in Figure 1 attached at Appendix C.

RECOMMENDATIONS

Its recommended all access into the asbestos fire damaged areas and the ground around these areas have an exclusion zone up to 30m, with signage and barriers set up to prevent unauthorised access. Prohibit access until the area has been made safe e.g. Class A licensed asbestos removalist to spray pigmented PVA solution across the whole affected area.

Access to the site must be restricted to authorised personnel only who have been fully briefed and wear the correct PPE/RPE - P3 or P2 half face respirator with particulate filter, as a minimum, safety goggles/glasses, Type 5/6 Cat 3 Coveralls, Safety boots with laces should be avoided as they can be difficult to clean and asbestos dust can gather in the leather, laces and eyelets. Safety boots such as gumboots are preferred where practicable, however disposable boot covers can be worn but should be of a type that has anti-slip soles to reduce the risk of slips, trips and falls.

Fire damaged asbestos sheet material was found in Block A,E and H, fire damage insulating was found outside building D, they should be remediated under friable asbestos removal conditions to prevent the contamination spreading and removed and disposed of as asbestos contaminated waste (see attached remediation plans).

The top layer of soil must be scraped (shallow) and be removed as asbestos contaminated waste where contamination has spread onto soil areas.

The concrete floors and the metal structures and any reusable porous materials should be decontaminated and must undergo clearance inspection prior to PVA spray procedure.

All waste must be transported in accordance with NSW EPA legislation.

RECOMMENDATIONS REMEDIATION METHODOLOGY

Noted below is a brief outline of the remediation works post PVA .

- A class A licensed asbestos removalist must be engaged to conduct the excavation and remove the asbestos contamination/ debris and contaminated soil.
- An exclusion zone (up to ten (10) metres where possible) must be erected around the affected area before remediation work commences and prevent unauthorised access. The exclusion zone should include barriers and signage indicating that asbestos works are in progress.
- A dedicated decontamination area set up adjoining the exclusion zone to allow safe decontamination of personnel, which allows workers to decontaminate safely without entering or transiting through the exclusion zone.
- The contaminated site must be excavated into a skip bin double lined with 200 micron thick plastic or tarp covered vehicles.
- The excavator operator must keep the door and windows closed and air on recycle while conducting the work. The operator should also have a P2 half face disposable particulate mask and type 5/6 coveralls in the cabin to wear in the event of the excavator breaking down in the removal area.
- All asbestos contaminated material, soil and sheet debris must be disposed of at a waste facility licensed to accept friable asbestos waste.

PERSONAL PROTECTIVE EQUIPMENT (PPE) AND RESPIRATORY PROTECTIVE EQUIPMENT (RPE)

All workers engaged in the removal/handling of ACM, supervision, wrapping and loading out of materials will be required to wear the following PPE/RPE:

- A P3 half face particulate respirator as a minimum, no disposable masks are allowed. The P3 respiratory must conform to the Australian Standards listed in the legislative requirements section.
- Disposable coveralls rated type 5/6, category 3
- Safety boots with laces should be avoided as they can be difficult to clean and asbestos dust can gather in the leather, laces and eyelets. Safety boots such as gumboots are preferred where practicable, however disposable boot covers can be worn but should be of a type that has anti-slip soles to reduce the risk of slips, trips and falls.
- Disposable tight fitting gloves must be used in the asbestos removal area and worn by persons undertaking the removal of asbestos.
- Safety glass where a risk assessments deems them necessary.

DECONTAMINATION OF PERSONNEL

Personnel involved in the asbestos removal works must decontaminate themselves prior to leaving the asbestos removal exclusion zone. The decontamination area must be set up in order to prevent anyone entering the exclusion zone once decontaminated. Sufficient 200 micron thick asbestos waste bags must be available in the decontamination area for disposal of PPE.

ASBESTOS REMOVAL

A licensed asbestos removalist must be engaged for all asbestos removal work and they must notify Safework NSW 5 days before work commences. An independent licensed asbestos assessor must be engaged to provide air monitoring for any friable asbestos removal or asbestos removal where air monitoring has been recommended and conduct a clearance inspection once the removal work is complete and issue a clearance certificate before further work can commence in the area.

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MATERIALS REGISTER - TABLE 1

Asbestos detected				Presumed to contain asbestos			No asbestos detected	
LOCATION	MATERIAL	SAMPLE ID	Approx Qty m²	TYPE & CONDITION	RISK OF EXPOSURE	RESULT	COMMENTS	PHOTO
North western end on Block A	Debris	A1	-	Friable - poor	Low. Moderate if disturbed	Chrysotile Asbestos Detected	Remediate and remove area on the north western end of Block A, as asbestos contaminated waste	
Block E	Sheet & debris	A2	-	Friable - poor	Low. Moderate if disturbed	Amosite & Chrysotile Asbestos Detected	Remove whole block as asbestos contaminated waste	
On fire damaged tree	Sheet & debris	A2 ref	-	Friable - poor	Low. Moderate if disturbed	Identified as referenced material	Remove whole block as asbestos contaminated waste	

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Asbestos detected				Presumed to contain asbestos			No asbestos detected	
LOCATION	MATERIAL	SAMPLE ID	Approx Qty m^2	TYPE & CONDITION	RISK OF EXPOSURE	RESULT	COMMENTS	PHOTO
Block E - Brick piers	Sheet Packers	A2 ref	-	Friable - poor	Low. Moderate if disturbed	Identified as referenced material	Remove whole block as asbestos contaminated waste	
Area between Block E and A - Potentially previously covered by grass	Sheet Packers	A2 ref	-	Friable - poor	Low. Moderate if disturbed	Identified as referenced material	Remove whole block as asbestos contaminated waste	
Fire damaged pipe on the eastern end of Block H	Sheet & debris	A3	-	Friable - poor	Low. Moderate if disturbed	Chrysotile Asbestos Detected	Remove as asbestos contaminated waste	

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Asbestos detected				Presumed to contain asbestos			No asbestos detected	
LOCATION	MATERIAL	SAMPLE ID	Approx Qty m^2	TYPE & CONDITION	RISK OF EXPOSURE	RESULT	COMMENTS	PHOTO
Asbestos stock pile on the western end of Block H	Sheet & debris	A1 ref	-	Friable - poor	Low. Moderate if disturbed	Identified as referenced material	Remove as asbestos contaminated waste	
Eastern end of the exterior wall of Block D	Insulation	A4	-	Friable - poor	Low. Moderate if disturbed	Chrysotile Asbestos Detected	Remove as asbestos contaminated waste	
South western end of the exterior wall of Block D	Sheet & debris	A4 ref	-	Friable - poor	Low. Moderate if disturbed	Identified as referenced material	Remove as asbestos contaminated waste	

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ASBESTOS ASSESSMENT - FIRE

Asbestos detected				Presumed to contain asbestos			No asbestos detected	
LOCATION	MATERIAL	SAMPLE ID	Approx Qty m²	TYPE & CONDITION	RISK OF EXPOSURE	RESULT	COMMENTS	PHOTO
Electrical switch board backing sheet to Block A	Sheet	-	-	Presumed to be fire damaged	Presumed to contain asbestos	-	Remove during asbestos removal work	

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APPENDIX A - LABORATORY ANALYSIS REPORT

JMB ENVIRONMENTAL CONSULTING

Certificate of Analysis – Asbestos Identification
REPORT NUMBER : KE187016012020AID

CLIENT :	Keane Environmental	**JOB NUMBER :**	KE1870
CLIENT CONTACT :	Ged Keane	**DATE RECEIVED :**	16/01/2020
CLIENT REFERENCE :	2 Kurrajong avenue Batlow NSW	**DATE ANALYSED :**	16/01/2020
CLIENT EMAIL :	ged@keaneenviro.com.au	**REPORT DATE :**	16/01/2020
CLIENT TELEPHONE :	0418269182	**SAMPLE DATE :**	14/01/2020

Test method:

Asbestos fibre qualitative determination in bulk & soil samples at JMB Environmental Consulting Pty Ltd (JMBEC) laboratory, is conducted by polarised light microscopy, in conjunction with the dispersion staining technique. The strategies and methods used are as per AS4964(2004) and in-house SOP JMBEC D123. All results of the tests, calibrations, and records are traceable to the Australian/national standard. Accredited for compliance with ISO/IEC 17025 - Testing. NATA accreditation number 19564

SAMPLE REFERENCE	LABORATORY REFERENCE	SAMPLE INFORMATION	SAMPLE DIMENSIONS (mm) / WEIGHT (g)	ANALYTICAL RESULT
A1	KE1870-A1	Sheet debris	21.00	CHR
A2	KE1870-A2	Sheet debris	23.00	CHR, AMO
A3	KE1870-A3	Sheet debris	8.00	CHR
A4	KE1870-A4	Rope insulation	18.00	CHR

Legend:

NAD:	No asbestos detected
NADRL:	No asbestos found, at the reporting limit (0.1 g/kg / 0.01%)
CHR:	Chrysotile asbestos detected
AMO:	Amosite asbestos detected
CRO:	Crocidolite asbestos detected
ORG:	Organic fibre detected
SMF:	Synthetic mineral fibre detected
UMF:	Unknown mineral fibre detected

NATA

Approved analyst
Name : Imran Javed **Signature :**

Approved Signatory
Name : Ged Keane **Signature :**

Glossary and notes:
- *AS4964 recommends minimum sample sizes for all materials. In particular, soil sample volume is 50-100ml (approximately 50 to 250g). It is the sampling party's responsibility to meet this recommendation.*
- *Other analytical reporting limits outside of mentioned scope is not cover by NATA accreditation, such as NEPM WA.*
- *JMBEC require receipt of all samples under a chain of custody, however JMBEC accept no responsibility for the sampling method/location/transportation or packaging of samples from external sources.*
- *No asbestos detected by Polarized Light Microscopy in conjunction with Dispersion staining techniques. The client is advised to obtain a further result from an independent confirmatory analytical technique due to the nature of sample, e.g. scanning electron microscopy (SEM).*

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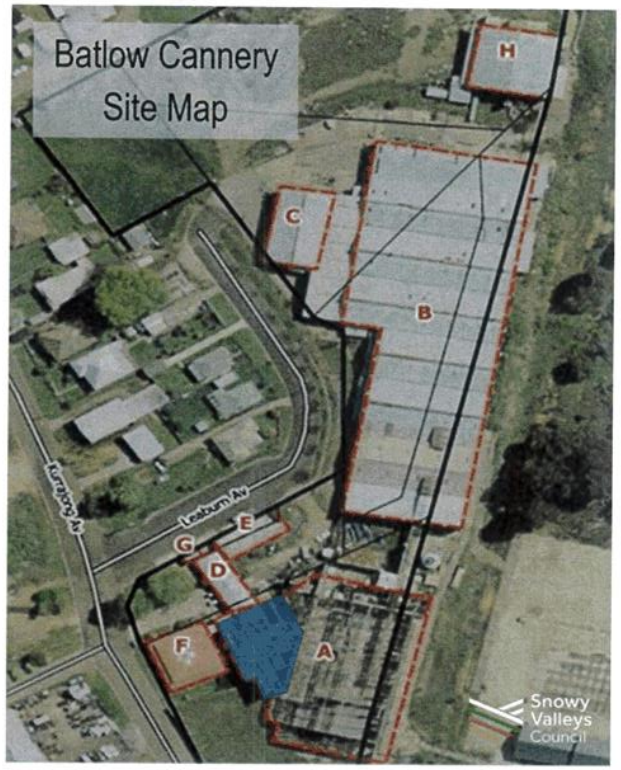
APPENDIX B - SITE PLAN



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ASBESTOS ASSESSMENT - FIRE

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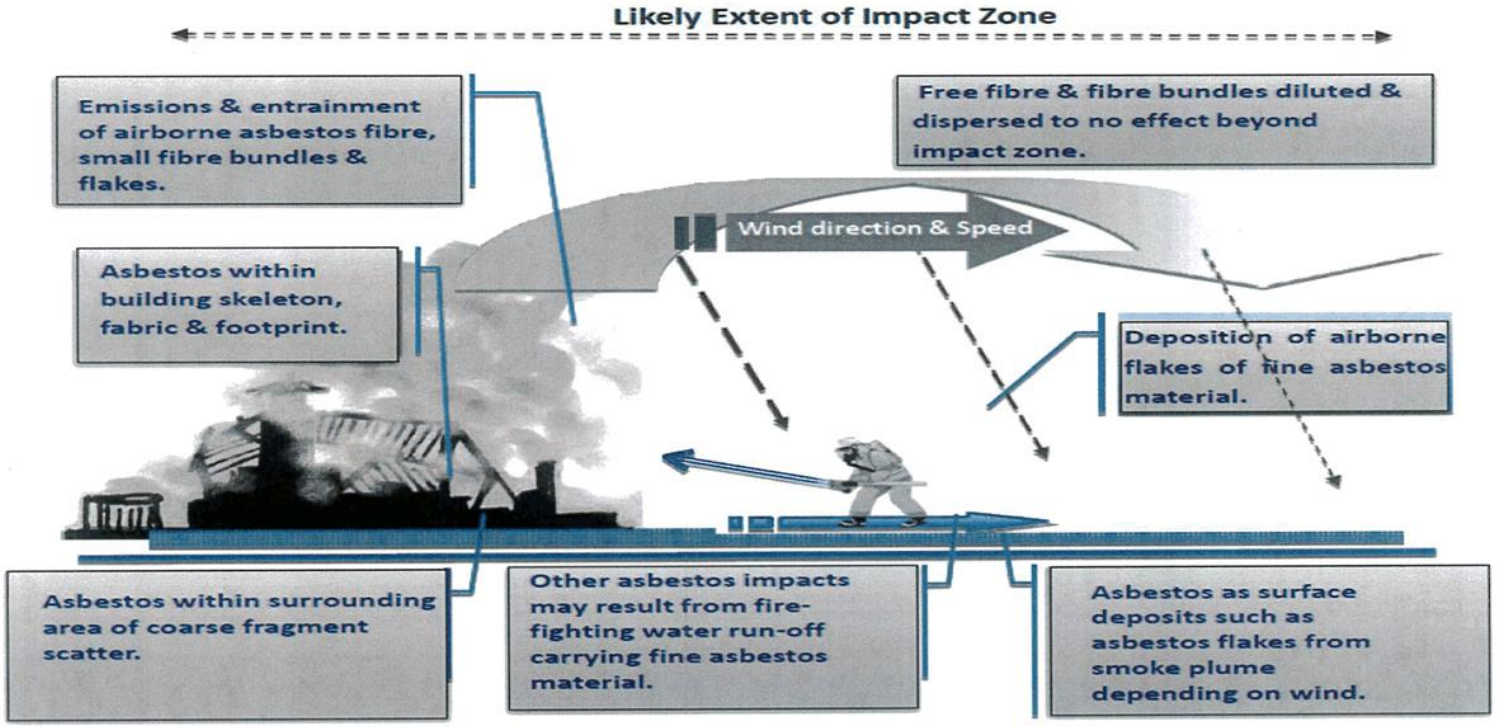
APPENDIX C - FIGURE 1



APPENDIX D - APPLICABLE LEGISLATION - ASBESTOS ASSESSMENTS

The latest edition of the following legislation is applicable to Asbestos Assessments in Properties:

Work Health and Safety Act 2011.

Work Health and Safety Regulation 2017.

Work Health and Safety (How to Manage and Control Asbestos in the Workplace Code of Practice) Approval 2019.

Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2019.

NSW EPA - Guidance Material: Asbestos and Fire-damaged Buildings Jan 2015

DOH Guidance Note on the Management of Fire Damaged Asbestos 2014:

Report Caveats & Statement of Limitations

The report was designed to be read as a whole document and must only be reproduced in full.

All relevant legislation and best practice was followed during the time the assessment was conducted. All conclusions and recommendations are written by the assessor using their professional judgement. The recommendations are based on the assessor's professional judgement and condition of the materials at the time the assessment was conducted.

While every effort was made to identify all ACM on site, no determination can be made for areas such as formwork under concrete slabs or inaccessible areas that the asbestos assessor could not be reasonably expected to identify (e.g. subterranean asbestos pipes, formwork or ACM behind ACM).

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Our Ref: HM19-0075
Andy Findlay
Snowy Valleys Council
Tumut NSW 2720
Mobile: 0477 247 777

Date: 5 February 2020

Dear Andy

Re: Batlow Cannery Site: Contaminated Land Assessment Information – NSW EPA

The Role of the NSW planning authorities is to regulate contaminated land that is not 'significantly contaminated' through the planning and development process. These lands do not pose an unacceptable risk to human health or the environment under the current, approved use of the land.

On completion of the current asbestos removal project and demolition of structures the Batlow Cannery Site may remain as a vacant Industrial Site as it is unlikely to pose a significant risk to human health or the environment.

If there is a proposed development of the Batlow Cannery Site this could trigger the requirement to undertake a Detailed Site Investigation (DSI), to determine that the site is suitable for the proposed land use from a contamination perspective. A budget figure to conduct a DSI and submit a report in accordance with the NSW EPA requirements is $35 to $40,000 (GST exclusive).

The planning and development process is subject to the

Environmental Planning and Assessment Act 1979 (EP&A Act),

State Environmental Planning Policy 55 - Remediation of Land (SEPP 55), and the

Managing Land Contamination: Planning Guidelines SEPP 55 - Remediation of Land (PDF 219 KB) (SEPP 55 Guidelines). The process ensures that

- planning authorities consider contamination when making rezoning and development decisions;
- local councils provide information about land contamination on planning certificates issued under Section 10.7 of the EP&A Act;
- remediation is enabled and controlled through SEPP 55.

State Environmental Planning Policy 55 - Remediation of Land

Planning authorities must consider, at the development approval and rezoning stage, if contamination will adversely affect the suitability of a site for its proposed use. If contamination makes it unsuitable for the proposed use, the land must be remediated before it can be developed.

SEPP 55

- makes remediation permissible
- defines when consent is required
- requires all remediation to comply with standards
- ensures land going through the development consent process is investigated if contamination is suspected
- requires councils to be notified of all remediation proposals.

SEPP 55 Guidelines

The SEPP 55 Guidelines aim to manage land contamination through the planning and development process. They provide advice to planning authorities on:

- early identification of contaminated sites;
- consideration of contamination in rezoning and development applications;
- recording and use of information ways to prevent contamination and reduce the environmental impact of remediation activities.

Please feel free to contact me at any time to discuss any aspect of this advice.

Yours sincerely,

John Robson - Licensed Asbestos Assessor #LAA000195
Managing Director
Mobile: 0412 087 298

Andy Findlay
Snowy Valleys Council
76 Capper Street
Tumut NSW 2720

Date of Report: 9 February 2020

Dear Andy

Re: Post fire damage inspection to determine the spread of ACM on Monday 3 February 2020

Site Work

John Robson and Joshua Low Asbestos Assessors from Robson Environmental undertook an inspection of the Batlow Cannery site on Monday 3 February following the January 4, 2020 bushfire which damaged or destroyed a number of buildings where asbestos containing materials (ACM) were known to be present.

Scope of Works

1. Inspect the Batlow Cannery to determine the spread of ACM
2. Collect surface soil samples to provide an indicative extent of ACM contamination
3. Analyse the samples for visible and the microscopic presence of asbestos
4. Provide a report delineating the extent of ACM as a result of the bushfire impact on the site

The analytical results are presented in Table 2, ACM and Non-ACM photographs in Appendices 1 and 2 respectively, SGS and Robson Environmental Laboratory Reports in Appendices 3 and 4 respectively and the Plan in Appendix 5.

Background

The roof and perimeter wall sheeting to Building A was originally asbestos corrugated (Super 6) sheeting. The roof and wall sheeting were completely removed many years ago. Based on the significant application of ACM at the Cannery it is possible that residual contamination is present on the site.

The purpose of our proposed investigation is to inspect the surface soil for asbestos to determine the extent of asbestos contamination as a result of the bushfire and the previous removal of asbestos. This is an indicative assessment of the asbestos on the Cannery Site.

Risk Assessment

A Risk Assessment was undertaken to enable informed decisions to be made concerning the management of ACM as per current legislation. This Risk Assessment considers:

- the type of ACM (non friable or friable)
- the condition and location of the ACM
- whether the ACM is likely to be disturbed due to its condition and location &
- the likelihood of exposure to asbestos fibre

NATA WORLD RECOGNISED ACCREDITATION No. 3181 Accredited for compliance with ISO/IEC 17020

Material Assessment Restrictions and Caveats

Robson Environmental has taken care to ensure that this report includes the most accurate information available. This report does not constitute a full register of asbestos containing materials at the above premises as required by current legislation. The material assessments, recommendations and/or conclusions contained in this report must not be used to absolve a person of their responsibility to work in accordance with relevant Statutory Requirements, Codes of Practice, Guidelines, Safety Data Sheets, Work Instructions or reasonable work practices.

Table 1 details the ratings for the condition and associated risk of each positively identified asbestos material at the time of the assessment. The ratings for each item are presented in the Table 2 Analytical Results.

Table 1: ACM Condition & Risk Ratings

ACM Condition Rating		
1	**Severe**	Material in very poor condition
2	**Poor**	Deteriorated material and considerable damage
3	**Fair**	Minor damage or signs of weathering
4	**Good**	Well-sealed stable material
ACM Risk Rating		
A	**Very High**	Exposure to airborne asbestos likely as a consequence of minor disturbance
B	**High**	Exposure to airborne asbestos possible as a consequence of minor disturbance
C	**Medium**	Exposure to airborne asbestos unlikely during normal building use
D	**Low**	Negligible exposure to airborne asbestos during normal building use

Laboratory Methodology

Debris

The sampled material was double bagged and transported to Robson Environmental's National Association of Testing Authorities (NATA) accredited laboratory with a Chain of Custody (COC) form written by the assessor which was signed off on receipt by the laboratory. The received material was analysed for asbestos fibre content which is determined by Polarised Light Microscopy with Dispersion Staining techniques. Refer to Appendix 4 for the Certificate of Analysis.

The sample taken from suspected ACM is representative of the material sampled, individually identified, transported, analysed and reported in accordance with current legislation and Robson Environmental In-house Procedures for Fibre Identification and for Surveys and Bulk Sampling.

All inspections, sampling, identification and reporting was undertaken in accordance with Robson Environmental's NATA, ISO9001, ISO14001 and AS4801 accreditations.

Soil

Samples of surface soil were taken with a clean stainless steel trowel from approximately a 250 square centimetre (cm^2) area at a depth of 0-10 cm at each nominated location. Samples were double bagged and dispatched to SGS Laboratories, Sydney under chain of custody (COC) documentation. Soil was analysed for the presence and type of asbestos fibres only by Polarised Light Microscopy with dispersion staining in accordance with AS 4964:2004. Refer to Appendix 3 for the Certificate of Analysis.

Non Friable ACM

Non friable asbestos is any material that contains asbestos firmly bound into a matrix. It may consist of cement or various resins/binders and cannot be reduced to a dust by hand pressure. As such it does not present an exposure hazard unless cut, abraded, sanded or otherwise disturbed. Therefore, the exposure risk from non-friable ACM is negligible during normal building occupation.

Note: If non friable ACM is damaged or otherwise deteriorated, the Risk Assessment must be reviewed to reflect a higher potential for exposure to asbestos fibres. When severely damaged, non-friable ACM may be assessed as being friable. A licensed Asbestos Assessor must perform the Risk Assessment.

Friable ACM

Friable asbestos material can be crumbled or reduced to a dust by hand pressure when dry. It can represent a significant exposure hazard as a consequence of minor disturbance. Examples of friable asbestos are hot water pipe lagging, severely damaged asbestos cement sheet, limpet spray and electrical duct heater millboard.

Table 2: Sample Analysis Results

Sample Number	Locations (refer Plan)	Material	Type	Condition & Risk Rating	Fibrous Content
864002 - 01	Building A 14m west of s/w corner	Soil – top 10cm	-	-	No Asbestos Detected
864002 - 02	Building A 8m south west	Soil - top 10cm	-	-	No Asbestos Detected
864002 - 03	Building A 12m south central	Soil - top 10cm	-	-	No Asbestos Detected
L2373	Building A 10m south central – west	Sheet fragment	Friable	2D	Chrysotile Asbestos

Sample Number	Locations (refer Plan)	Material	Type	Condition & Risk Rating	Fibrous Content
L2374	Building A 10m south central - east	Sheet fragment	Friable	2D	Amosite & Chrysotile Asbestos
L2375	Building A 12m south east	Sheet fragment	Friable	2D	Amosite & Chrysotile Asbestos
864002 - 04	Building A 11m east of s/e corner	Soil - top 10cm	Friable	2D	Chrysotile Asbestos
864002 - 05	Building A 10m east & 9m north of s/e corner	Soil - top 10cm	-	-	No Asbestos Detected
864002 - 06	Building A 10m east & 18m north of s/e corner	Soil - top 10cm	Friable	2D	Amosite & Chrysotile Asbestos
864002 - 07	Building A 10m east & 27m north of s/e corner	Soil - top 10cm	-	-	No Asbestos Detected
864002 - 08	Building A 10m east & 36m north of s/e corner	Soil - top 10cm	Friable	2D	Chrysotile Asbestos
864002 - 09	Building A 10m east & 45m north of s/e corner	Soil - top 10cm	-	-	No Asbestos Detected
864002 - 10	Building A 10m east & 54m north of s/e corner	Soil - top 10cm	-	-	No Asbestos Detected
864002 - 11	Evaporator unit 10m n/e	Soil - top 10cm	-	-	No Asbestos Detected
864002 - 12	Building B 10m east of s/e corner of corrugated ACM wall sheeting section	Soil - top 10cm	Friable	2D	Chrysotile Asbestos
864002 - 13	Building B 10m east of n/e corner of corrugated ACM wall sheeting section	Soil - top 10cm	-	-	No Asbestos Detected

Sample Number	Locations (refer Plan)	Material	Type	Condition & Risk Rating	Fibrous Content
864002 - 14	Building B 15m n/e of n/e corner of corrugated ACM wall sheeting	Soil - top 10cm	-	-	No Asbestos Detected
L2376	Surface soil fragment 10 metres east of Building B (4th peak from southern end)	Pipe section	Non-Friable	3D	Amosite & Chrysotile Asbestos
864002 - 15	Building H 5m east of fire damaged stormwater pipe	Soil - top 10cm	-	-	No Asbestos Detected
864002 - 16	Building H 5m n/e of fire damaged stormwater pipe	Soil - top 10cm	Friable	2D	Chrysotile Asbestos
864002 - 17	Building H 5m north of n/e corner	Soil - top 10cm	-	-	No Asbestos Detected
L2377	Stormwater pipe debris east of s/e corner of Building	Pipe section	Friable	2D	Amosite & Chrysotile Asbestos
864002 - 18	Building H 5m west of n/w corner and 5 damaged plastic wrapped ACM sheeting	Soil - top 10cm	-	-	No Asbestos Detected
864002 - 19	Building B 6m south of s/w corner	Soil - top 10cm	Friable	2D	Chrysotile Asbestos
864002 - 20	Building B 6m centre west of the corrugated ACM wall sheeting section	Soil - top 10cm	-	-	No Asbestos Detected

Legend

Asbestos containing material
Non-asbestos containing material

Results

The results of the analysis of the 20 surface soil samples confirmed that 5 samples contained loose asbestos fibre bundles and 1 contained asbestos cement sheet fragments.

The results of the analysis of 5 sheeting fragments collected from various locations to the perimeter of the Buildings confirmed they were all ACM.

The analytical results and visual findings are presented for each Building.

Building A – Southern side

Surface soil: None of the 3, 250mL surface soil samples contained loose asbestos fibre bundles. No respirable fibres were identified using trace analysis in any of the samples.

Surface debris: Three sheeting fragments collected from the southern end of Building A, Samples L2373, L2374 and L2375 all contained asbestos. Each of the samples showed characteristics of spalling occurring to asbestos cement sheeting. Spalling is believed to be caused during a fire by moisture within the sheeting being vapourised into steam producing an explosive event generated by the increased pressure, resulting in the releasing and spreading of sheeting fragments and asbestos fibre bundles. A study commissioned by the Victorian Department of Human Services, and investigated by Noel Arnold and Associates in November 2006, Ref: *'Report on the Investigation of the Effect of Fire on Asbestos Fibre Contamination'* did not result in hazardous conditions with respect to airborne respirable fibres or such fibres being identified within the residual ash.

The spread of sheeting fragments was approximately up to 15 metres from the footprint of the southern end of Building A. In addition to the spalling asbestos sheeting fragments being identified, other non-fire affected sheeting debris was identified on the site adjacent the southern perimeter fence and toward the Nitrogen Gas Tank.

Building A – Eastern side

Surface soil: Three of the 7, 250mL surface soil samples contained loose asbestos fibre bundles. No asbestos was identified in the remaining 4 samples. No respirable fibres were identified using trace analysis in any of the samples.

Surface debris: Fibre cement sheeting fragments were observed at various locations to the eastern side of Building A. The sheeting fragments were located from a few metres to the Building A perimeter slab to beyond the adjacent Nursery boundary fence. All of the observed sheeting fragments, consistent with ACM, showed no signs of spalling. Many fragments were partly buried and are now visible due to the covering grass being burnt.

Building B – Eastern side

Surface soil: One of the 4, 250mL surface soil samples contained loose asbestos fibre bundles. No asbestos was identified in the remaining 3 samples. No respirable fibres were identified using trace analysis in any of the samples.

Surface debris: One pipe section fragment collected from the eastern side of Building B, Sample L2376, contained asbestos. Fibre cement sheeting and pipe section fragments were observed at various locations to the eastern side of Building B. The sheeting and pipe fragments were located from a few metres to the Building B perimeter slab to beyond the boundary fence. All of the observed sheeting fragments, consistent with ACM, showed no signs of spalling. Many fragments were partly buried and are now visible because of the covering grass and dense vegetation being burnt. The second ridge capped roof and perimeter wall section from the southern end of Building B is corrugated asbestos cement sheeting. Sections of the perimeter wall sheeting exhibit areas of repaired damaged sheeting.

There is still a significant area of dense vegetation to the eastern side of Building B which may conceal further asbestos sheeting fragments and debris.

Building B – Western side

Surface soil: The single 250mL surface soil sample returned a result of 'no asbestos found'. No respirable fibres were identified using trace analysis in the sample.

Surface debris: No visible asbestos fragments were observed to the western side of Building B. The second ridge capped roof and perimeter wall section from the southern end of Building B is corrugated asbestos cement sheeting. Sections of the perimeter wall sheeting exhibit areas of repaired damaged sheeting. There is a concrete driveway to the full extent to the western side of B Block.

Building B – Southern end: Not accessed due to overhead safety concerns. This area should be presumed to contain ACM until it can be safely inspected.

Building H – Eastern side

Surface soil: One of the 2, 250mL surface soil samples contained loose asbestos fibre bundles. No asbestos was identified in the remaining sample. No respirable fibres were identified using trace analysis in any of the samples.

Surface debris: One pipe section fragment collected from the fire damaged stormwater pipe to the eastern side of Building H, Sample L2377, contained asbestos. The sample displayed signs of spalling. any fibre cement pipe section fragments originating from stormwater pipe were observed at various locations in the vicinity of Sample L2377.

Building H – Northern side

Surface soil: The single 250mL surface soil sample returned a result of 'no asbestos found'. No respirable fibres were identified using trace analysis in the sample.

Surface debris: No asbestos fragments were observed to the northern side of Building H. There is a wide curved concrete driveway to the northern side of Building H.

Building H – Western side

Surface soil: The single 250mL surface soil sample retuned a result of 'no asbestos found'. No respirable fibres were identified using trace analysis in the sample.

Surface debris: No asbestos fragments were observed to the western side of Building H. Bundles of ACM sheeting, wrapped in black plastic had been stored on the exterior concrete slab on the western side of Building H. Sections of the black plastic had melted as a result of the fire however there was no visual evidence of damage to the surface of the sheeting. There is a bituminous surface visible to the western side of Building H.

Building E – Eastern side

Surface soil: The single 250mL surface soil sample contained asbestos cement sheet fragments. No respirable fibres were identified using trace analysis in any of the samples.

Surface debris: Asbestos cement fragments are present within the area surrounded by Buildings A, B, D and E. Asbestos cement sheet fragments were observed on the concrete piers to Building E and amongst the ash within the footprint of the building. Sections of corrugated roof sheeting are also present within the vine which stands at the northern corner of the destroyed Building E.

Discussion

The results of the inspection have indicated that the spread of ACM from the fire damaged Buildings A, E and H is minimal. The southern end of Building A and the fire damaged stormwater pipes to the eastern side of Building H were the only areas where loose fibre bundles and the spreading of ACM fragments due to spalling occurred. This was not unexpected due to there being only a small amount of residual sheeting remaining in these Buildings. The majority of the fragments ejected from the southern end of Building A were from an exterior concrete pad linked to the main concrete slab of Building A. Refer to the photographs in Appendix 3.

Bundles of loose asbestos fibres were not identified in any of the 4 samples collected from the southern end and south western area of Building A. Three of the 7 samples collected approximately 10 metres from the eastern side of Building A, and approximately 4 metres from the edge of the perimeter concrete slab contained loose asbestos fibre bundles.

At the time of sampling, 2 control soil samples were collected from the eastern side of the corrugated asbestos cement sheeting section of Building B to assess whether the soil had previously been impacted by asbestos from the decades of weathering of the corrugated sheeting. One of the 2 samples collected from the eastern side of Building B contained loose asbestos fibre bundles.

The asbestos corrugated roof and wall sheeting were removed from Building A many years ago. It is possible that the asbestos identified along the eastern side of Building A and B could have contaminated the soil at a time prior to the January 4, 2020 bushfire.

There are many locations to the eastern side of Buildings A and B and the southern end of Building A where existing and non-fire affected asbestos sheeting fragments were identified. Representative photographs are presented in Appendix 2.

The contamination to the eastern side of Building H is due to the 2 fire damaged stormwater pipes as these pipes were the only significant fire damaged materials associated with Building H. The soil samples collected from the northern and western sides of Building H were analysed as 'no asbestos found'.

The ground surface area surrounded by Buildings A, B, D and E is contaminated with asbestos fragments, ash and other fire damaged building materials.

Recommendations

The recommended sequence of continuing asbestos removal and demolition works is;

- A licensed Asbestos Removalist to undertake a systematic removal of all visible surface asbestos debris from the following areas;
  - the southern side of Building A to the perimeter fence
  - the eastern sides of Buildings A and B to the perimeter fence

- the area of contamination extending from the fire damaged stormwater pipes to the eastern side of Building H
- the damaged plastic wrapped profiled asbestos sheeting and debris from the concrete slab on the western side of Building H

- the area surrounded by Buildings A, B, D and E
- Encapsulate or remove the exposed sections of stormwater pipes adjacent Building H
- Remove all sheeting and other ACM from Building H (if remaining) and Building B
- Investigate the extent of asbestos stormwater pipe remaining below ground in the area between Buildings B and H
- Remove the dense vegetation from the eastern side of Building B and remove any identified and presumed CM
- Removal all surface debris within the footprint of Buildings A (including the Engine room), B and D and dispose of as contaminated waste
- Where practicable and feasible clean and recycle all structural steel, sheeting and other metal machinery, pipes and associated metal plant and equipment
- All Building A and Engine room brick walls should be considered impracticable to satisfactorily clean and be disposed of as asbestos waste
- Conduct a scrape of the surface soil (approx. 5cm depth) up to approximately 10 metres from the south western area of Building A, stockpile and assess to WA guidelines for waste classification
- Vacuum the surface debris from the bitumen up to approximately 10 metres to the southern end of Building A
- Conduct a scrape of the surface soil (approx. 5cm depth) between the railway line and the concrete slab to the eastern side of Building A, stockpile and assess to WA guidelines for waste classification
- Conduct a scrape of the surface soil (approx. 5cm depth) between the railway line and the concrete slab to the eastern side of the corrugated asbestos roof and wall section of Building B, stockpile and assess to WA guidelines for waste classification
- Conduct a scrape of the surface soil (approx. 5cm depth) up to approximately a 10 metre radius from the fire damaged Building H stormwater pipes, stockpile and assess to WA guidelines for waste classification
- Clean all slabs, inspect and PVA spray
- Undertake validation samples of scraped soil areas and assess to WA guidelines for waste classification
- The Asbestos Assessor to provide a Clearance Certificate for the site.

General Requirements – Asbestos Removal

Removal of ACM must be undertaken by a licensed Asbestos Removalist as per current legislation. The removal/remediation of friable ACM must be undertaken by a licensed Class A Asbestos Removalist. Removal or remediation of non-friable asbestos may be undertaken by either an A or B Class Asbestos Removalist.

Prior to the commencement of any removal or remediation works associated with any amount or type of asbestos, a Building Certifier must be engaged, and Building Approval sought from Safework NSW a minimum of 5 working days prior to the commencement of the works. An asbestos removal contractor must supply an Asbestos Removal Control Plan (ARCP) and a Safe Work Method Statement (SWMS). An independent licensed Asbestos Assessor should be engaged to ensure that the ARCP addresses all safety issues relating to the planned asbestos works.

Air monitoring is mandatory during the removal or remediation of friable asbestos and should be considered during the removal or remediation of non-friable asbestos. Air sampling is to be undertaken in accordance with the *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres, 2nd* Edition [NOHSC: 3003(2005)] and test certificates must be National Association of Testing Authorities (NATA) endorsed.

An independent licensed Asbestos Assessor must also be employed to undertake a Clearance Inspection of either friable and non-friable asbestos removal or remediation works. A satisfactory clearance certificate for the remediated areas must ensure that no visible asbestos or presumed asbestos remains, or that the ACM has been satisfactorily sealed or remediated. Additionally, no asbestos fibres should be detected by laboratory analysis in any validation samples. All surfaces within the remediated area must be free of general dust and debris.

Yours sincerely,

John Robson - Licensed Asbestos Assessor #LAA000195
Managing Director
Mobile: 0412 087 298

Joshua Low - Licensed Asbestos Assessor NTWS-AA-466882
Manager Hazardous Materials & Laboratory Services
Mobile: 0422 308 392

Appendix 1 Photographs of ACM

Sample Number	Location (refer Plan)	Material	Photographs
Visually assessed 1	Adjacent southern entry gate side fence	Sheeting fragment	
Visually assessed 2	Adjacent soil sample 3	Sheeting fragment	

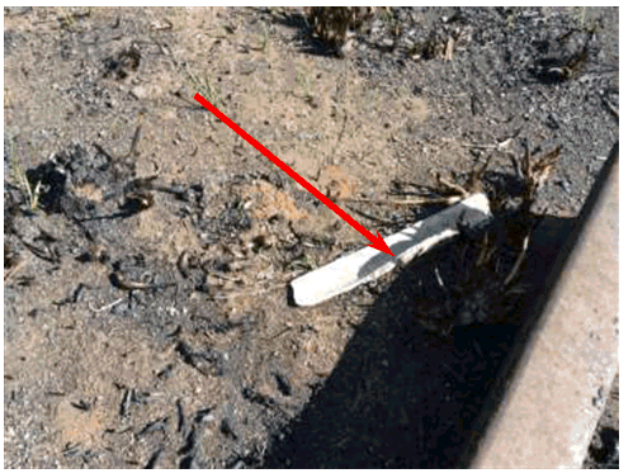
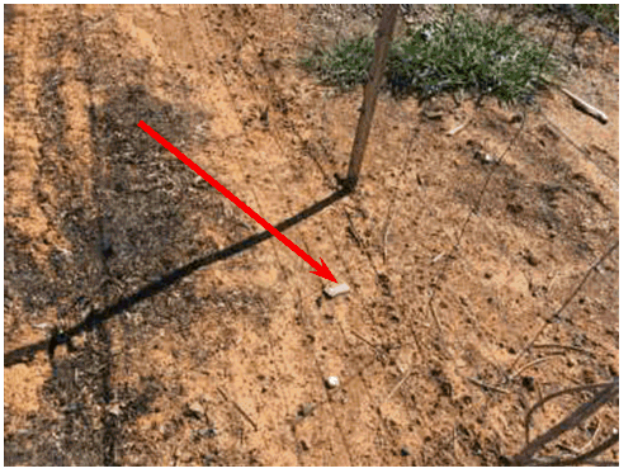
Sample Number	Location (refer Plan)	Material	Photographs
864002 - 04	Building A 11m east of s/e corner	Soil - top 10cm	
864002 - 04	Building A 11m east of s/e corner	Soil - top 10cm	

Sample Number	Location (refer Plan)	Material	Photographs
Visually assessed 3	Formwork to building opposite soil sample 4	Broken formwork sheeting	
Visually assessed 4	Adjacent formwork to building opposite soil sample 4	Sheeting fragment	

Sample Number	Location (refer Plan)	Material	Photographs
Visually assessed 5	Adjacent soil sample 4	Sheeting fragment	
Visually assessed 6	Adjacent soil sample 5	Sheeting fragment	

Sample Number	Location (refer Plan)	Material	Photographs
Visually assessed 7	Adjacent soil sample 5	Sheeting fragment	
Visually assessed 8	Adjacent soil sample 5 on adjoining Nursery property	Sheeting fragment	

Sample Number	Location (refer Plan)	Material	Photographs
864002 - 06	Building A 10m east & 18m north of s/e corner	Soil - top 10cm	
864002 - 06	Building A 10m east & 18m north of s/e corner	Soil - top 10cm	

Sample Number	Location (refer Plan)	Material	Photographs
Visually assessed 9	Adjacent soil sample 6 and railway line	Sheeting fragment	
Visually assessed 10	Adjacent soil sample 7 and boundary fence	Sheeting fragment	

Sample Number	Location (refer Plan)	Material	Photographs
864002 - 08	Building A 10m east & 36m north of s/e corner	Soil - top 10cm	
864002 - 08	Building A 10m east & 36m north of s/e corner	Soil - top 10cm	

Sample Number	Location (refer Plan)	Material	Photographs
Visually assessed 11	Adjacent soil sample 8 and boundary fence	Sheeting fragment	
Visually assessed 12	Adjacent soil sample 8 and railway line	Sheeting fragment	

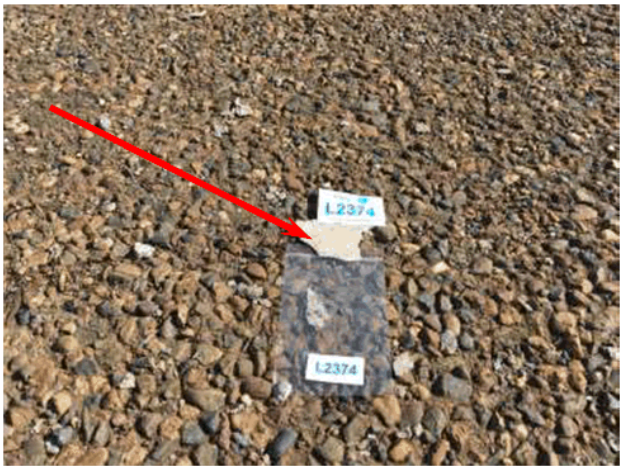
Sample Number	Location (refer Plan)	Material	Photographs
Visually assessed 13	Adjacent soil sample 10	Sheeting fragment	
Visually assessed 14	Adjacent soil sample 12 on concrete slab	Sheeting fragment	

Sample Number	Location (refer Plan)	Material	Photographs
864002 - 12	Building B 10m east of s/e corner of corrugated ACM wall sheeting section	Soil - top 10cm	
864002 - 12	Building B 10m east of s/e corner of corrugated ACM wall sheeting section	Soil - top 10cm	

Sample Number	Location (refer Plan)	Material	Photographs
864002 - 16	Building H 5m n/e of fire damaged stormwater pipe	Soil - top 10cm	
864002 - 16	Building H 5m n/e of fire damaged stormwater pipe	Soil - top 10cm	

Sample Number	Location (refer Plan)	Material	Photographs
864002 - 19	Building B 6m south of s/w corner	Soil - top 10cm	
864002 - 19	Building B 6m south of s/w corner	Soil - top 10cm	

Sample Number	Location (refer Plan)	Material	Photographs
L2373	Building A 10m south central - west	Sheet fragment	
L2373	Building A 10m south central - west	Sheet fragment	

Sample Number	Location (refer Plan)	Material	Photographs
L2374	Building A 10m south central - east	Sheet fragment	
L2374	Building A 10m south central - east	Sheet fragment	

Sample Number	Location (refer Plan)	Material	Photographs
L2375	Building A 12m south east	Sheet fragment	
L2375	Building A 12m south east	Sheet fragment	

Sample Number	Location (refer Plan)	Material	Photographs
L2376	Surface soil fragment 10 metres east of Building B (4th peak from southern end)	Pipe section	
L2376	Surface soil fragment 10 metres east of Building B (4th peak from southern end)	Pipe section	

Sample Number	Location (refer Plan)	Material	Photographs
Consistent with Sample L2376	ACM pipe sections on adjoining property	Pipe sections	
L2377	Stormwater pipe debris east of s/e corner of Building	Pipe section	

Sample Number	Location (refer Plan)	Material	Photographs
L2377	Stormwater pipe debris east of s/e corner of Building	Pipe section	

Appendix 2 Photographs of Non-ACM

Sample Number	Locations (as per Plan)	Material	Photographs
864002 - 01	Building A 14m west of s/w corner	Soil - top 10cm	
864002 - 01	Building A 14m west of s/w corner	Soil - top 10cm	

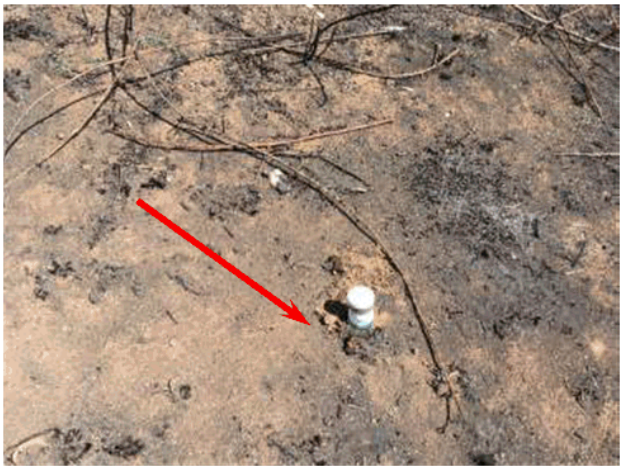
Sample Number	Locations (as per Plan)	Material	Photographs
864002 - 02	Building A 8m south west	Soil - top 10cm	
864002 - 02	Building A 8m south west	Soil - top 10cm	

Sample Number	Locations (as per Plan)	Material	Photographs
864002 - 03	Building A 12m south central	Soil - top 10cm	
864002 - 03	Building A 12m south central	Soil - top 10cm	

Sample Number	Locations (as per Plan)	Material	Photographs
864002 - 05	Building A 10m east & 9m north of s/e corner	Soil - top 10cm	
864002 - 05	Building A 10m east & 9m north of s/e corner	Soil - top 10cm	

Sample Number	Locations (as per Plan)	Material	Photographs
864002 - 07	Building A 10m east & 27m north of s/e corner	Soil - top 10cm	
864002 - 07	Building A 10m east & 27m north of s/e corner	Soil - top 10cm	

Sample Number	Locations (as per Plan)	Material	Photographs
864002 - 09	Building A 10m east & 45m north of s/e corner	Soil - top 10cm	
864002 - 09	Building A 10m east & 45m north of s/e corner	Soil - top 10cm	

Sample Number	Locations (as per Plan)	Material	Photographs
864002 - 10	Building A 10m east & 54m north of s/e corner	Soil - top 10cm	
864002 - 10	Building A 10m east & 54m north of s/e corner	Soil - top 10cm	

Sample Number	Locations (as per Plan)	Material	Photographs
864002 - 11	Evaporator unit 10m n/e	Soil - top 10cm	
864002 - 11	Evaporator unit 10m n/e	Soil - top 10cm	

Sample Number	Locations (as per Plan)	Material	Photographs
864002 - 13	Building B 10m east of n/e corner of corrugated ACM wall sheeting section	Soil - top 10cm	
864002 - 13	Building B 10m east of n/e corner of corrugated ACM wall sheeting section	Soil - top 10cm	

Sample Number	Locations (as per Plan)	Material	Photographs
864002 - 14	Building B 15m n/e of n/e corner of corrugated ACM wall sheeting	Soil - top 10cm	
864002 - 14	Building B 15m n/e of n/e corner of corrugated ACM wall sheeting	Soil - top 10cm	

Sample Number	Locations (as per Plan)	Material	Photographs
864002 - 15	Building H 5m east of fire damaged stormwater pipe	Soil - top 10cm	
864002 - 15	Building H 5m east of fire damaged stormwater pipe	Soil - top 10cm	

Sample Number	Locations (as per Plan)	Material	Photographs
864002 - 17	Building H 5m north of n/e corner	Soil - top 10cm	
864002 - 17	Building H 5m north of n/e corner	Soil - top 10cm	

Sample Number	Locations (as per Plan)	Material	Photographs
864002 - 18	Building H 5m west of n/w corner and 5 damaged plastic wrapped ACM sheeting	Soil - top 10cm	
864002 - 18	Building H 5m west of n/w corner and 5 damaged plastic wrapped ACM sheeting	Soil - top 10cm	

Sample Number	Locations (as per Plan)	Material	Photographs
864002 - 20	Building B 6m centre west of the corrugated ACM wall sheeting section	Soil - top 10cm	
864002 - 20	Building B 6m centre west of the corrugated ACM wall sheeting section	Soil - top 10cm	

Appendix 3 Photographs of concrete fragments from spalling

Photo Number	Locations	Material	Photographs
1	Building A southern side adjacent building footprint	Concrete fragments	
2	Building A southern side adjacent building footprint	Concrete fragments	

Photo Number	Locations	Material	Photographs
3	Building A southern side adjacent building footprint	Concrete fragments	
4	Building A southern side adjacent building footprint	Concrete fragments	

Appendix 4 Fibre Identification Certificate of Analysis SGS

SGS

ANALYTICAL REPORT

ilac-MRA NATA Accreditation No. 2562

CLIENT DETAILS

Contact	Joshua Low
Client	Robson Environmental Pty Ltd
Address	140 Gladstone Street, FYSHWICK PO Box 112, FYSHWICK ACT 2609
Telephone	(02) 6239 5656
Facsimile	(02) 6239 5669
Email	joshua@robsonenviro.com.au
Project	**8640-02-T09055 Investigation for Asbes**
Order Number	**8640-02-T09055**
Samples	20

LABORATORY DETAILS

Manager	Huong Crawford
Laboratory	SGS Alexandria Environmental
Address	Unit 16, 33 Maddox St Alexandria NSW 2015
Telephone	+61 2 8594 0400
Facsimile	+61 2 8594 0499
Email	au.environmental.sydney@sgs.com
SGS Reference	**SE202459 R0**
Date Received	05 Feb 2020
Date Reported	06 Feb 2020

COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

No respirable fibres detected in all soil samples using trace analysis technique.

Sample 4 : Approx 4-5mm x1mm fibre bundles x5 found loose in sample.
Sample 6 : Approx 9-10mm x 1mm fibre bundles x3 found loose in sample.
Sample 8: Approx 5-6mm x 2mm fibre bundles x 6 found loose in sample.
Sample #12: Approx 3-4x2mm fibre bundle x2 found loose in sample.
Sample #16: Approx 2-3x0.5mm fibre bundles found loose in sample.
Sample #19: Asbestos found in approx 6x4x2mm cement sheet fragments.

Asbestos analysed by Approved Identifiers Ravee Sivasubramaniam and Yusuf Kuthpudin.

SIGNATORIES

Ravee SIVASUBRAMANIAM
Hygiene Team Leader

SGS

ANALYTICAL REPORT SE202459 R0

RESULTS

Fibre Identification in soil — Method: AN602

Laboratory Reference	Client Reference	Matrix	Sample Description	Date Sampled	Fibre Identification	Est.%w/w*
SE202459.001	864002-01 Suface - top 10cm	Soil	108g Sand, Soil, Rocks, Plant matter	03 Feb 2020	No Asbestos Found Organic Fibres Detected	<0.01
SE202459.002	864002-02 Suface - top 10cm	Soil	118g Sand, Soil, Rocks, Plant matter	03 Feb 2020	No Asbestos Found Organic Fibres Detected	<0.01
SE202459.003	864002-03 Suface - top 10cm	Soil	207g Sand, Soil, Rocks, Plant matter	03 Feb 2020	No Asbestos Found Organic Fibres Detected	<0.01
SE202459.004	864002-04 Suface - top 10cm	Soil	131g Sand, Soil, Rocks, Plant matter	03 Feb 2020	Chrysotile Asbestos Found Organic Fibres Detected	<0.01
SE202459.005	864002-05 Suface - top 10cm	Soil	126g Sand, Soil, Rocks, Plant matter	03 Feb 2020	No Asbestos Found Organic Fibres Detected	<0.01
SE202459.006	864002-06 Suface - top 10cm	Soil	160g Sand, Soil, Rocks, Plant matter	03 Feb 2020	Amosite & Chrysotile Asbestos Found Organic Fibres Detected	<0.01
SE202459.007	864002-07 Suface - top 10cm	Soil	125g Sand, Soil, Rocks, Plant matter	03 Feb 2020	No Asbestos Found Organic Fibres Detected	<0.01
SE202459.008	864002-08 Suface - top 10cm	Soil	136g Sand, Soil, Rocks, Plant matter	03 Feb 2020	Chrysotile Asbestos Found Organic Fibres Detected	<0.01
SE202459.009	864002-09 Suface - top 10cm	Soil	161g Sand, Soil, Rocks, Plant matter	03 Feb 2020	No Asbestos Found Organic Fibres Detected	<0.01
SE202459.010	864002-10 Suface - top 10cm	Soil	134g Sand, Soil, Rocks, Plant matter	03 Feb 2020	No Asbestos Found Organic Fibres Detected	<0.01
SE202459.011	864002-11 Suface - top 10cm	Soil	152g Sand, Soil, Rocks, Plant matter	03 Feb 2020	No Asbestos Found Organic Fibres Detected	<0.01
SE202459.012	864002-12 Suface - top 10cm	Soil	95g Sand, Soil, Rocks, Plant matter	03 Feb 2020	Chrysotile Asbestos Found Organic Fibres Detected	<0.01
SE202459.013	864002-13 Suface - top 10cm	Soil	121g Sand, Soil, Rocks, Plant matter	03 Feb 2020	No Asbestos Found Organic Fibres Detected	<0.01
SE202459.014	864002-14 Suface - top 10cm	Soil	142g Sand, Soil, Rocks, Plant matter	03 Feb 2020	No Asbestos Found Organic Fibres Detected	<0.01
SE202459.015	864002-15 Suface - top 10cm	Soil	229g Sand, Soil, Rocks, Plant matter	03 Feb 2020	No Asbestos Found Organic Fibres Detected	<0.01
SE202459.016	864002-16 Suface - top 10cm	Soil	182g Sand, Soil, Rocks, Plant matter	03 Feb 2020	Chrysotile Asbestos Found Synthetic Mineral Fibres Detected Organic Fibres Detected	<0.01
SE202459.017	864002-17 Suface - top 10cm	Soil	236g Sand, Soil, Rocks, Plant matter	03 Feb 2020	No Asbestos Found Organic Fibres Detected	<0.01
SE202459.018	864002-18 Suface - top 10cm	Soil	173g Sand, Soil, Rocks, Plant matter	03 Feb 2020	No Asbestos Found Organic Fibres Detected	<0.01
SE202459.019	864002-19 Suface - top 10cm	Soil	178g Sand, Soil, Rocks, Plant matter	03 Feb 2020	Chrysotile Asbestos Found Organic Fibres Detected	>0.01

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SGS

ANALYTICAL REPORT SE202459 R0

RESULTS

Fibre Identification in soil — Method AN602

Laboratory Reference	Client Reference	Matrix	Sample Description	Date Sampled	Fibre Identification	Est.%w/w*
SE202459.020	864002-20 Suface	Soil	180g Sand, Soil, Rocks, Plant matter	03 Feb 2020	No Asbestos Found Organic Fibres Detected	<0.01

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SGS

METHOD SUMMARY

SE202459 R0

METHOD	METHODOLOGY SUMMARY
AN602	Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by polarised light microscopy (PLM) in conjunction with dispersion staining (DS). AS4964 provides the basis for this document. Unequivocal identification of the asbestos minerals present is made by obtaining sufficient diagnostic 'clues', which provide a reasonable degree of certainty, dispersion staining is a mandatory 'clue' for positive identification. If sufficient 'clues' are absent, then positive identification of asbestos is not possible. This procedure requires removal of suspect fibres/bundles from the sample which cannot be returned.
AN602	Fibres/material that cannot be unequivocably identified as one of the three asbestos forms, will be reported as unknown mineral fibres (umf). The fibres detected may or may not be asbestos fibres.
AN602	AS4964:2004 Method for the Qualitative Identification of Asbestos in Bulk Samples, Section 8.4, Trace Analysis Criteria, Note 4 states:"Depending upon sample condition and fibre type, the detection limit of this technique has been found to lie generally in the range of 1 in 1,000 to 1 in 10,000 parts by weight, equivalent to 1 to 0.1 g/kg."
AN602	The sample can be reported "no asbestos found at the reporting limit of 0.1 g/kg" (<0.01%w/w) where AN602 section 4.5 of this method has been followed, and if- (a) no trace asbestos fibres have been detected (i.e. no 'respirable' fibres); (b) the estimated weight of non-respirable asbestos fibre bundles and/or the estimated weight of asbestos in asbestos-containing materials are found to be less than 0.1g/kg; and (c) these non-respirable asbestos fibre bundles and/or the asbestos containing materials are only visible under stereo-microscope viewing conditions.

FOOTNOTES

Amosite	-	Brown Asbestos	NA	-	Not Analysed
Chrysotile	-	White Asbestos	LNR	-	Listed, Not Required
Crocidolite	-	Blue Asbestos	*	-	NATA accreditation does not cover the performance of this service.
Amphiboles	-	Amosite and/or Crocidolite	**	-	Indicative data, theoretical holding time exceeded.

(In reference to soil samples only) This report does not comply with the analytical reporting recommendations in the Western Australian Department of Health Guidelines for the Assessment and Remediation and Management of Asbestos Contaminated sites in Western Australia - May 2009.

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received.

Where reported: 'Asbestos Detected': Asbestos detected by polarised light microscopy, including dispersion staining.
Where reported: 'No Asbestos Found': No Asbestos Found by polarised light microscopy, including dispersion staining.
Where reported: 'UMF Detected': Mineral fibres of unknown type detected by polarised light microscopy, including dispersion staining. Confirmation by another independent analytical technique may be necessary.

Even after disintegration it can be very difficult, or impossible, to detect the presence of asbestos in some asbestos-containing bulk materials using polarised light microscopy. This is due to the low grade or small length or diameter of asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials.

The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: www.sgs.com.au/en-gb/environment-health-and-safety.

This document is issued by the Company under its General Conditions of Service accessible at www.sgs.com/en/Terms-and-Conditions.aspx. Attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein.

Any holder of this document is advised that information contained hereon reflects the Company's findings at the time of its intervention only and within the limits of Client's instructions, if any. The Company's sole responsibility is to its Client only. Any unauthorized alteration, forgery or falsification of the content or appearance of this document is unlawful and offenders may be prosecuted to the fullest extent of the law.

This test report shall not be reproduced, except in full.

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Appendix 5 Fibre Identification Certificate of Analysis – Robson Environmental

Fibre Identification Certificate of Analysis

Report Number:					
T-09055 R.E. Job Number: 864002	**Date of Report:**	5/02/2020	**Samples Taken by:**	John Robson	**Page 1 of 2**

Client Details

Client: Snowy Valleys Council

Attention: Andy Findlay

Date of Testing: 03/02/2020

Client Reference: Batlow Cannery

Email: afindlay@svc.nsw.gov.au

Sample Number	Location	Physical Structure	Sample Weight	Analysis of Fibrous Content
L2373	Surface soil fragment 10 metres south central of Building A	Sheet debris	10g	Chrysotile Asbestos Detected
L2374	Surface soil fragment 10 metres south central of Building A	Sheet debris	1g	Amosite, Chrysotile Asbestos Detected
L2375	Surface soil fragment 12 metres south east of Building A	Sheet debris	1g	Amosite, Chrysotile Asbestos Detected
L2376	Surface soil fragment 10 metres east of Building B (4th peak from southern end)	Sheet debris	1g	Amosite, Chrysotile Asbestos Detected
L2377	Stormwater pipe debris east of s/e corner of Building H	Sheet debris	9g	Amosite, Chrysotile Asbestos Detected

Robson Environmental Pty Ltd ~ ABN: 55 008 660 900 ~ www.robsonenviro.com.au
p: 02 6239 5656 ~ f: 02 6239 5669 ~ Hazmat@robsonenviro.com.au
PO Box 112 Fyshwick ACT 2609 ~ 140 Gladstone Street Fyshwick ACT 2609

Fibre Identification Certificate of Analysis				
Laboratory Report Number:	864002_T-09055	**Analyst:**	Patrick Cerone	**Page 2 of 2**

Methodology Summary

Samples of material are examined to determine the presence of asbestos fibres using AS4964 (2004) & In-House Procedure No.2 i.e. Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by **Polarised Light Microscopy (PLM)** in conjunction with **Dispersion Staining (DS)**. Unequivocal identification of asbestos minerals present is made by assessing fibre properties to see whether the values are typical and consistent with published data. This provides a reasonable degree of certainty to determine whether a fibre under investigation is asbestiform or not. Careful application of the test procedure provides sufficient diagnostic clues to allow unequivocal identification of asbestos types, and so, to determine whether a sample contains asbestos or not. If sufficient diagnostic clues are absent, then positive identification of fibrous asbestos is not possible.

Client Supplied Samples

Robson Environmental is not responsible for the accuracy or competence of sampling carried by third parties. Sample location(s) and/or sample type(s) of third party samples delivered to the laboratory are given by the client at the time of delivery. Under these circumstances, Robson Environmental cannot be held responsible for the interpretation of the results shown. When the test certificate indicates that bulk samples were taken by the client, they are outside the scope of our NATA Accreditation for sampling. Robson Environmental takes responsibility of information reported only when a staff member takes the sample(s). Results provided are based only on the sample received, insufficient sample size may result in "false negatives" if the full thickness of the sample is not provided.

Reporting of Results

'Asbestos Detected': Asbestos detected by PLM, including DS
'No Asbestos Detected': No Asbestos detected by PLM, including DS
'UMF Detected': Mineral fibres of unknown type detected by PLM, including DS. Confirmation by another independent analytical technique may be necessary.
"Contaminated" refers to small discrete amounts of asbestos unevenly distributed in a large body of non-asbestos material.
Non asbestos fibres such as "organic" and "Synthetic Mineral Fibres" detected in samples will be marked with an *. Please refer to non-asbestos table beneath main table.

Limit of Detection & Reporting Limit

Known limitations of the test procedure using PLM are:

- PLM is a qualitative technique only;
- It does not cover identification of airborne or water-borne asbestos;
- The less encountered asbestos mineral fibres actinolite, anthophyllite and tremolite exhibit a wide range of optical properties that preclude unequivocal identification by PLM and DS. Thus, the method is used to positively identify the three major asbestos minerals: amosite ("brown"), chrysotile ("white") and crocidolite ("blue");
- Valid identification requires that the sample material contains a sufficient quantity of the unknown fibres in excess of the practical detection limit used (in this case, PLM and DS, which has a calculated practical detection limit of 0.01-0.1% equivalent to 0.1-1g/kg (AS4946-2004:App. A4).

Results relate only to the sample(s) submitted for testing.
Test report must not be reproduced except in full.
Accredited for compliance with ISO/IEC 17025 - Testing
The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards

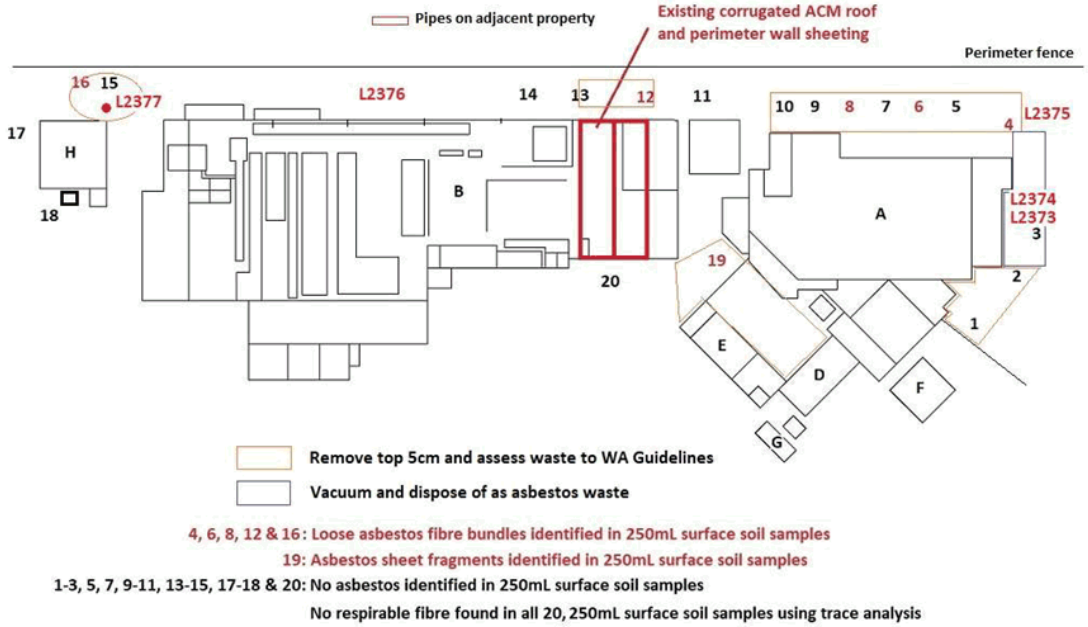
Robson Approved Identifier
Patrick Cerone

Robson Approved Signatory
Patrick Cerone

Accredited for compliance with ISO/IEC 17025 – Testing

NATA
No. 3181

Appendix 6 Plan



Appendix G

Site Photographs

Photograph 1 **Date:** 1/12/2020	AEC 2 Building 1 (former substation) in the south section of the site. View to the southwest.

Photograph 2 **Date:** 1/12/2020	Close up of Building 2 (former office) in the southwest section of the site. View to the northwest.

Photograph 3 **Date:** 1/12/2020	General view of the site. View to the southeast.

Photograph 4 **Date:** 1/12/2020	Offsite railway line corridor located offsite along the immediate east boundary of the site. View to the south.

Photograph 5 **Date:** 1/12/2020	Current use of the south section of the site for horticultural purposes such as saplings in planter boxes with irrigation. View to the west.

Photograph 6 **Date:** 1/12/2020	Concrete area along east section of the site, view to the south.

Photograph 7 **Date:** 1/12/2020	Demolition rubble and remaining building infrastructure. View to the west.

Photograph 8 **Date:** 1/12/2020	Former amenities block and concrete slab in centre of the site. View to the north.

Photograph 9 **Date:** 1/12/2020	Concrete slab in the centre of the site. View to the north.

Photograph 10 **Date:** 1/12/2020	Slope showing the potential cut and fill in the north section of the site. View to the east.

Photograph 11 **Date:** 1/12/2020	Close up of black bituminous material on one of the concrete slabs in the north section of the site. Close up.

Photograph 12 **Date:** 1/12/2020	Concrete slab in the north section of the site. View to the north.

Photograph 13 **Date:** 1/12/2020	Offsite area of ash and slag located along the central east boundary of the site. View to the south.

Photograph 14 **Date:** 1/12/2020	Former LPG AST area with remaining infrastructure. View to the south.

Photograph 15 **Date:** 1/12/2020	Evidence of cutting into natural soil to level the site along the west boundary of the site. View to the north.

Photograph 16 **Date:** 1/12/2020	Evidence of backfilling to level site along the east boundary of the site. View to the southwest.

Photograph 17 **Date:** 1/12/2020	General view of site. View to the south.

Photograph 18 **Date:** 1/12/2020	Significant areas of remaining concrete slabs and building infrastructure remaining onsite. View to the east.

Photograph 19 **Date:** 1/12/2020	AEC 3 General view of offsite industrial areas located to the west of the site upgradient. View to the west.

Photograph 20 **Date:** 1/12/2020	General view of offsite industrial areas located to the east of the site. View to the north.