

**PHASE 1 ENVIRONMENTAL SITE  
ASSESSMENT  
ALL SEASONS SALAMANDER SHORES  
HOTEL  
SOLDIERS POINT, NSW**

Prepared for:

SAKE Development  
Suite 11, 340 Darling Street  
BALMAIN NSW 2041

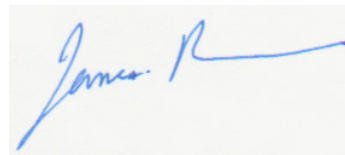
Report Date: 2 March 2009  
Project Ref: ENVIWARA00284AA-R01

Written/Submitted by:



Nathan Foster  
Environmental Scientist

Approved by:



James McMahon  
Business Leader



2 March 2009

SAKE Development  
Suite 11, 340 Darling Street  
BALMAIN NSW 2041

**Attention: Sarah Kelly**

Dear Sarah

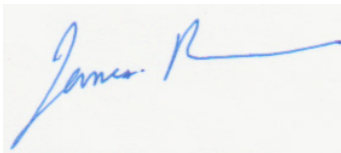
**RE: PHASE 1 ENVIRONMENTAL SITE ASSESSMENT: ALL SEASONS SALAMANDER SHORES  
HOTEL, SOLDIERS POINT, NSW**

Coffey Environments Pty Ltd (Coffey Environments) is pleased to provide the report for the Phase 1 Environmental Site Assessment for the above mentioned site.

This report should be read in conjunction with the attached "Important Information about your Coffey Environmental Report," which provides a general context for this type of environmental report.

We trust that the report meets with your current requirements. If you require further information, please do not hesitate to contact the undersigned on (02) 4016 2300.

For and on behalf of Coffey Environments Pty Ltd



James McMahon  
Business Leader

Attachment A:

Important Information about your Coffey Environmental Report



## RECORD OF DISTRIBUTION

No. of copies	Report File Name	Report Status	Date	Prepared for:	Initials
3	ENVIWARA00284AA-R01	Draft	2 March 2009	Sake Developments	SK
1	ENVIWARA00284AA-R01	Draft	2 March 2009	Coffey Environments Pty Ltd	NF



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Appendix B: Port Stephens Council Planning Certificate

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## ABBREVIATIONS

<b>AST</b>	Aboveground Storage Tank
<b>A.S.R.I.S</b>	Australian Soil Research Information Service
<b>Bgs</b>	below ground surface
<b>BTEX</b>	Benzene, Toluene, Ethylbenzene and Xylenes
<b>COC</b>	Chemicals of Concern
<b>ESA</b>	Environmental Site Assessment
<b>OCP</b>	Organochlorine Pesticide
<b>OPP</b>	Organophosphorous Pesticide
<b>PAH</b>	Polycyclic Aromatic Hydrocarbon
<b>PCB</b>	Polychlorinated Biphenyl
<b>TPH</b>	Total Petroleum Hydrocarbon



## EXECUTIVE SUMMARY

Coffey Environments Pty Ltd was commissioned by SAKE Developments in response to a proposal submitted by Coffey Environments on 5 August 2008 (Ref: ENVIWARA00284AA-P01).

The site is currently operating as a 2.5 star 91 room hotel located adjacent to the waters of Port Stephens. The site owners, Salamander Shores Hotel Pty Ltd, wish to redevelop the hotel which includes demolition of the current hotel and construction of some 180 hotel rooms plus 84 residential apartments, associated amenities (pool, gym, bars etc.) and car parking.

This report presents the findings of a Phase 1 Environmental Site Assessment (ESA) for the proposed redevelopment of the All Seasons Salamander Shore Hotel, Soldiers Point, NSW.

The proposed objectives of the Phase 1 ESA include the following:

- Identify potentially contaminating activities that are currently being performed on the site and that may have been performed on the site in the past;
- Make an assessment of potential areas of environmental concern and associated chemicals of concern, with respect to the proposed land use; and
- Make an assessment of potential for contaminated soil and groundwater to exist with respect to the proposed land use and, where applicable, recommend further investigation (if required) to render the site suitable for the proposed land use.

The proposed scope of work for the project included:

- A site history review; including a titles search, aerial photograph review, search of council records, NSW DECC and WorkCover records, and interviews with available personnel familiar with the site;
- A site visit;
- Identification of potential areas of environmental concern (AECs) and chemicals of concern (CoCs);
- Preparation of a Phase 1 ESA Report.

The site history investigation did not identify an investigation or remediation order relating to the above site under Section 149 (2) and (5) of the Environmental Planning and Assessment Act, 1979. NSW WorkCover Dangerous Goods Records indicate above-ground LPG tanks have been present on site since at least 1976. Titles information indicated that prior to use as a commercial property, the site was formerly under the ownership at one time by Port Stephens Council, the Commonwealth of Australia, or the farming Cromarty Family. Historic aerial photographs indicate that prior to at least 1963 the site was undeveloped, and by 1976 part of the current hotel development had been constructed. Observations made during the site visit indicate potential areas of environmental concern across the site associated with fill materials, car parking areas, storage areas, and pool chemical storage.

Upon assessment of site history in conjunction with a site visit, it is concluded that four (4) Areas of Environmental Concern (AEC) were identified by this investigation.

Based on the results of this Preliminary Environmental Site Assessment, it is considered that a Phase 2 ESA is required to assess potential soil contamination associated with the proposed development at the site. Due to the likely presence of fill materials on site, it is recommended that a broad suite of contaminants are analysed for during Phase 2 ESA investigative works.

This report should be read in conjunction with "Important Information about your Coffey Environmental Report" which is attached to the cover letter of this report.



## 1 INTRODUCTION

### 1.1 General

This report presents the findings of a Phase 1 Environmental Site Assessment (ESA) for the proposed redevelopment of the All Seasons Salamander Shore Hotel, Soldiers Point, NSW.

The work was commissioned by SAKE Developments in response to a proposal submitted by Coffey Environments on 5 August 2008 (Ref: ENVIWARA00284AA-P01).

The site is currently operating as a 91 room hotel located adjacent to the foreshore of Port Stephens. The site owners, Salamander Shores Hotel Pty Ltd, wish to redevelop the hotel which includes demolition of the current hotel and construction of some 180 hotel rooms plus 84 residential apartments, associated amenities (pool, gym, bars etc.) and car parking.

### 1.2 Objectives and Scope of Work

The objectives of the Phase 1 include the following:

- Identify potentially contaminating activities that are currently being performed on the site and that may have been performed on the site in the past;
- Make an assessment of potential areas of environmental concern and associated chemicals of concern, with respect to the proposed land use; and
- Make an assessment of potential for contaminated soil and groundwater to exist with respect to the proposed land use and, where applicable, recommend further investigation (if required) to render the site suitable for the proposed land use.

The proposed scope of work for the project included:

- A site history review; including a titles search, aerial photograph review, search of council records, NSW DECC and WorkCover records, review of previous reports (where available) and interviews with available personnel familiar with the site;
- A site visit;
- Identification of potential areas of environmental concern (AECs) and chemicals of concern (CoCs);
- Preparation of a Phase 1 ESA Report.

The Phase 1 ESA has been prepared in accordance with the relevant sections of NSW EPA, *Guidelines for Consultants Reporting on Contaminated Sites*.



## **2 SITE IDENTIFICATION**

### **2.1 Location and Setting**

The All Seasons Salamander Shores Hotel, built in 1969, is located at 147 Soldiers Point Road, Soldiers Point, NSW, with the site occupying an area of 12,304m<sup>2</sup>. The site is identified as Lot 31 DP 529002, within the Parish of Tomaree and County of Gloucester. Additionally, the site is zoned No 3(a) – Business General “A”, and is located within the local government area of Port Stephens Council.

Onsite buildings comprise the main hotel building, while the remainder of the site is comprised of dining and recreational areas, car parking facilities and gardens. The site is elevated above the surrounding, predominantly flat landscape, which is <10m above mean sea level.

The site location is shown in Figure 1 and a plan identifying the investigation area and site features relevant to the investigation, including areas of environmental concern (AEC) is presented in Figure 2.

### **2.2 Current Surrounding Land Use**

The surrounding land use includes:

- Areas lying to the east of the site are publicly accessible foreshore of Salamander Bay;
- The area immediately to the north and south of the site is predominantly residential, with minor remnant bushland immediately south of the site; and
- West of the site land use is predominantly commercial and residential.

### **2.3 Local Geology and Hydrogeology**

A review of the Newcastle 1:250 000 Geological Series Sheet indicates that the site is underlain by Quaternary sediments, typically containing gravel, sand, silt, clay, “Coffee rock”, and marine and freshwater deposits. During the site visit, geologies similar to the Carboniferous Nerong Volcanics (comprising toscanite, dacite, andesite, ignimbite, agglomerate, conglomerate, sandstone, and siltstone) were observed to outcrop on the site. Additionally, the site is elevated above the surrounding landscape, and as such it is likely that the majority of the site is positioned on an inlier of the Nerong Volcanics, surrounded by younger Quaternary sediments.

Three (3) groundwater bores were identified within a 1.0km radius of the site. Two (2) groundwater bores (GW080081, GW055188) were identified ~0.5km to the west and ~1.0km south respectively, with water-bearing zones ranging between 0.80 – 9.00mbgs. Records relating to lithology and associated water-bearing zones were not available for GW055010.

Subsequently it is expected that groundwater is likely to occur below the site ranging between 0.5 to 6.00mbgs. Groundwater flow direction is expected to be in an easterly direction to the nearest surface water receptor, Salamander Bay.

Information from the water bore database is summarised in Table 1. Groundwater borehole search records are presented in Appendix A.

It was also identified during the site visit that an onsite groundwater bore is used for irrigation purposes. The location of the groundwater bore is identified on Figure 2.



**TABLE 1 – WATER BORE INFORMATION SUMMARY**

<b>GROUNDWATER BORE NO.</b>	<b>AUTHORISED PURPOSE</b>	<b>APPROXIMATE DISTANCE AND DIRECTION FROM SITE</b>	<b>WATER-BEARING ZONE(S) (Metres below ground-level)</b>
GW080081	Monitoring Bore	0.5km west	0.80-6.20 in Sand
GW055188	Domestic	0.9km south	6.00-9.00 in Sand
GW055010	Domestic	1.0km south	No Information Available



### **3 SITE HISTORY REVIEW**

#### **3.1 Scope**

The site history study undertaken by Coffey Environments included:

- Review of previous investigations that have been conducted on the Site as provided to Coffey Environments, if available;
- A review of readily accessible Council records for the site;
- A review of historical aerial photography over the past 40-50 years;
- A review of previous site ownership through historical title information;
- A review of WorkCover records on the site for dangerous goods licenses;
- A review of DECC groundwater bore records;
- A review of NSW Department of Environment & Climate Change (DECC, formerly NSW EPA) notices under the Contaminated Land Management Act (1997).

#### **3.2 Site Visit**

A site visit was conducted by a Coffey Environments environmental scientist on 8 January 2009. Observations made during the site visit are summarised below:

At the time of the site visit, the site was operating as the All Seasons Salamander Shores Hotel. The site was identified to be elevated between 5-10m above the surrounding landscape adjacent to the hotel grounds, and it is inferred from site topography that the direction of onsite surface drainage is to the north-west.

Onsite buildings comprise predominantly the main hotel building which forms a quasi-U-shaped building, and is positioned immediately adjacent to part of the southern and eastern boundaries of the site, cutting across diagonally to the central-northern boundary. The remainder of the site is comprised of dining and recreational areas, car parking facilities and gardens.

Within the north-eastern corner of the site, associated with recreational and dining faculties, modifications to the ground surface were identified by the presence of three (3) tier-levels, indicative of cut and fill processes. Additionally the lowest tier was raised above the level of an adjacent public-access road immediately to the north of the site.

Along the western-side of the site, in association with hotel car parking facilities, it is likely that fill materials have been used to level the site for the construction of the observed pavement. In addition, the area adjacent to the property margin is elevated above the kerb of Soldiers Point Road, providing a further indication of the potential presence of fill materials within this area. The pavement observed within car parking areas on the western-side of the site was observed to be degraded in parts, with roadbase materials exposed at the surface. In localised areas oil staining was observed to be present on pavement surfaces. It was apparent that pavement repairs have been conducted in the past due to the presence of a variety of pavements, in various stages of decay. As such a potential pathway exists for the contamination of substrates underlying pavements.

It was also identified on the western-side of the site, in the south-western corner, the presence of an above-ground LPG ELGAS tank.



Within this area material stockpiles were identified, including soils, sand, garden mulch, and bitumen. In addition to hotel refuse being stored in this area in industrial bins, corrugated metal sheeting and bricks/pavers were also observed.

Based on observations made during the site visit, it is likely that potential fill material has been widely used across the site. Areas observed to be potential affected by fill materials are identified in Figure 2. Additionally, anecdotal evidence obtained from maintenance staff suggest the presence of anthropogenic material within soils across the site, identified historically during the construction of gardens for the hotel.

Maintenance sheds and fuel storage areas were observed in areas of elevated car parking; present on large concrete slabs that were observed to be in good condition. Additionally, pool chemicals including chlorine, were stored on a bare-earth floor in the filtration area of the hotel's swimming pool.

During the site visit a groundwater bore was identified in the north-western corner of the site. Maintenance staff indicated that waters extracted from the bore were used for onsite irrigation purposes.

### 3.3 Titles Search Records

A review of the title history of Lot 31 DP 529002 identified that Lot 31 DP 529002 is the result of an amalgamation of Lot 31 DP 232526 and Lot 32 DP 232526. A corresponding summary of proprietors is listed below.

#### Lot 31 DP 529002

2002 – to date	Salamander Properties Pty Limited
1992 – 2002	Roner Pty Limited
1988 – 1992	Pan Australia Credits Limited De Groot Pty Limited
1987 – 1988	De Groot Pty Limited
1972 – 1987	Neville Scott Pty Limited
1970 – 1972	Alexander Watson Farquhar, hotel proprietor Joyce Fay Farquhar
1969 – 1970	Norbat Pty Limited
1968 – 1969	The Council of the Shire of Port Stephens



Lot 3 DP 529002 is defined by the amalgamation of the following titles summaries below:

**Lot 31 DP 232526**

1967 – 1968	The Council of the Shire of Port Stephens
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Lot 31 DP 232526 is defined the amalgamation of the following titles:

<b>Lot 3 DP 211290</b>	
1962 – 1967	The Council of the Shire of Port Stephens
<b>Portion 125 and Land north of 125 Parish Tomaree and other lands – Area 2945 Acres</b>	
1962 – 1962	The Council of the Shire of Port Stephens
1930 – 1962	The Commonwealth of Australia
<b>Portion 125 Parish Tomaree - Area 451 Acres</b>	
1918 – 1930	The Commonwealth of Australia
1912 – 1918	James Cromarty, farmer Neil Cromarty, farmer Donald Cromarty, farmer
<b>Land north of 125 Parish Tomaree and other lands - Area 2409 Acres</b>	
1913 – 1930	The Commonwealth of Australia
Prior – 1913	Crown Land

**Lot 32 DP 232526**

1967 – 1968	The Council of the Shire of Port Stephens
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Lot 32 DP 232526 is defined by the amalgamation of the following titles:

<b>Lot 3 DP 211290</b>	
1962 – 1967	The Council of the Shire of Port Stephens
<b>Portion 125 and Land north of 125 Parish Tomaree and other lands – Area 2945</b>	
1962 – 1962	The Council of the Shire of Port Stephens
1930 – 1962	The Commonwealth of Australia



<b>Portion 125 Parish Tomaree – Area 451 Acres</b>	
1918 – 1930	The Commonwealth of Australia
1912 – 1918	James Cromarty, farmer Neil Cromarty, farmer Donald Cromarty, farmer
<b>Land north of 125 Parish Tomaree and other lands – Area 2409 Acres</b>	
1913 – 1930	The Commonwealth of Australia
<b>Land north of 125 Parish Tomaree</b>	
Prior – 1913	Crown Land

Title Search Records are present in Appendix D

### 3.4 Port Stephens Council Records

At the time of writing Port Stephens Council Records pertaining to historical building applications (BAs) and development applications (DAs) relating to Lot 31 DP 529002, were unavailable.

An examination of the planning certificate under Section 149 (2) and (5) of the Environmental Planning and Assessment Act, 1979, states that the land to which the certificate relates is not a current investigation or remediation site, and not subject to an investigation or remediation order.

Information relating to Port Stephens Council Planning Certificate, under Section 149 of the Environmental Planning and Assessment Act, 1979, is presented in Appendix B.

### 3.5 WorkCover Records

A search of NSW WorkCover records identified Dangerous Goods Licence(s) relating to the storage of dangerous goods on the site listed on the Stored Chemical Information Database (SCID). As observed during the site visit, NSW WorkCover records indicate the presence of a 7,000 litre above-ground LPG tank in the south-western corner of the site pertaining to dangerous goods licence no. 35/017927. Dangerous good licence records suggest that single above-ground LPG tank was located in the south-western corner of the site as early as 1995.

In addition records suggest that prior to 1991, two (2) 4,500 litre above-ground LPG tanks were present in the north-eastern corner of the site, pertaining to dangerous goods licence no. 35/0179278. Based on dangerous goods licencing records, the two (2) above-ground LPG tanks were present at this location as early as 1976.

Information relating to a search of NSW WorkCover Records for Licences to Keep Dangerous Goods is presented Appendix C.

### 3.6 Review of Selected Aerial Photographs

Observation and review of selected recent and historical aerial photographs of the site was conducted, with the results of the review summarised in Table 2.



**TABLE 2 – OBSERVATIONS FROM SELECTED AERIAL PHOTOGRAPHS**

YEAR	SITE	SURROUNDING LAND	REFERENCE
1951	The site was observed to be undeveloped with bushland present.	Areas immediately to the north and south of the site are observed to contain residential developments. Areas west of Soldiers Point Rd are predominantly bushland with isolated residential developments integrated with horticulture.	Port Stephens Run 6, Photo 5120 Scale Unknown
1959	Little observable change from 1951.	Little observable change from 1951.	Port Stephens Run 1, Photo 8922 Scale Unknown
1963	Due to the poor quality of the photographic image, little observable change is discernible from 1959.	Due to the poor quality of the photographic image, little observable change is discernible from 1959.	Port Stephens Run 5P, Photo 5403 Scale Unknown
1976	By 1976 the part of the present hotel building had been developed on the site, along with associated packing areas.	Despite the poor quality of the photographic image, it is evident that greater residential development has occurred both to the north and south of the site since 1963.  While bushland is evident to the west of Soldiers Point Rd, residential developments are more widely distributed, possibly including other commercial developments. There is uncertainty whether horticulture is continuing.	Port Stephens Run 4, Photo No. Unknown Scale Unknown
1983	By 1983 the hotel building was observed to be in its current configuration.	By 1983 horticultural land use had ceased to the west of the site, replaced by residential developments. The current caravan/tourist park was observed to be present on the western-side of Soldiers Point Rd.	Port Stephens Run 1, Photo No. Unknown 1:16,000
1993	Little observable change from 1983.	Little observable change from 1983, except for continued residential developments to the north-west of the site.	Port Stephens Run 6, Photo 7694 1:25,000



YEAR	SITE	SURROUNDING LAND	REFERENCE
2009	There is little observable change since 1993.	There is little observable change since 1993, except for the redevelopment of homes along the foreshore of Salamander Bay.	Department of Lands  Six Viewer

### 3.7 NSW Department of Environment and Climate Change Records

The register of the NSW Department of Environment and Climate Change website revealed that no notices had been issued pertaining to the above site under the Contaminated Land Management Act (1997) or the Environmentally Hazardous Chemicals Act (1985).

### 3.8 Acid Sulfate Soils

The Australian Soil Research Information Service (A.S.R.I.S.), developed by CSIRO Land and Water, was accessed to provide a preliminary indication of the risk of acid sulfate soils at the site. According to A.S.R.I.S. there is a low probability of acid sulphate soils to exist along the northern boundary of the site, at a depth of greater than 3 metres below the ground surface. A review of A.S.R.I.S. identified no documented occurrence of acid sulfate soils occurring to the south of the northern boundary of the site.

### 3.9 Summary of Site History

A summary of the site history is as follows:

- An examination of the planning certificate under Section 149 (2) and (5) of the Environmental Planning and Assessment Act, 1979, states that the land to which the certificate relates is not a current investigation or remediation site, and not subject to an investigation or remediation order, which was confirmed by reference to the register of notices issued under the Contaminated Land Management Act (1997);
- A search of the NSW WorkCover Dangerous Goods Records indicated that above-ground LPG tanks have been present on site since at least 1976;
- Title Search records indicate that prior to its purchase and use as a commercial property, the site was formerly under the ownership at one time by Port Stephens Council, the Commonwealth of Australia, or the farming Cromarty Family;
- Observations from selected historic aerial photographs indicate that prior to at least 1963 the site was undeveloped, and by 1976 part of the current hotel development had been constructed. Up to at least 1963 land use surrounding the site was dominated by horticulture and residential developments, in combination with remnant bushland. Since 1963, residential and commercial developments have become more widely distributed surrounding the site, with a noted reduction of remnant bushland cessation of horticultural land use by 1983;
- At the time of the site visit, the site was operating as the All Seasons Salamander Shores Hotel. Observations made during the site visit indicate potential areas of environmental concern across the site associated with fill materials, car parking areas, storage areas, and pool chemical storage;
- According to A.S.R.I.S. there is a low probability for acid sulphate soils to occur in onsite soil profiles adjacent to the northern perimeter of the site.



#### 4 AREAS OF CONCERN

Based on the site history, potential Areas of Environmental Concern (AEC) and associated Chemicals of Concern (COC) identified for the site are presented in Table 3. The approximate locations and extents of these areas are shown on Figure 2.

**TABLE 3 - POTENTIAL AEC AND COC**

AEC	POTENTIAL CONTAMINATING ACTIVITY	COC	LIKELIHOOD OF CONTAMINATION
1. Fill material use across site	Importation of fill material of unknown quality used across the site for levelling purposes.	Heavy metals TPH, BTEX, PAH, OCP, OPP, PCB, and asbestos	Low/Medium
2. Car Parking Area	Along with potential use of fill, the degradation of the car park pavement provides a preferential pathway for contaminant entry into underlying substrates	Heavy metals TPH, BTEX, PAH, OCP, OPP, PCB, and asbestos	Low/Medium
3. Storage Area	Potential storage of contaminated materials, and/or the weathering and leaching of contaminants from stored materials or items	Heavy metals TPH, BTEX, PAH, PCB, and asbestos	Low/Medium
4. Pool Chemical Storage	Spills relating to the storage of pool chemicals, and petroleum products used on pool filtration system. Weathering of metal components associated with pool filtration system,	Heavy metals, TPH, BTEX, PCB, Chloride	Low/Medium
5. Maintenance and Fuel Storage Area	Storage of potential contaminated materials, and oils and fuels.	Heavy metals TPH, BTEX, PAH, OCP, OPP, and PCB	Low
<p><b>NOTE:</b></p> <p>Heavy Metals – Arsenic, cadmium, chromium, copper, nickel, lead, zinc, mercury</p> <p>TPH - Total Petroleum Hydrocarbons</p> <p>BTEX - Benzene, Toluene, Ethyl benzene, total Xylene</p> <p>PAH - Polycyclic Aromatic Hydrocarbons</p> <p>OCP - Organochlorine Pesticides</p> <p>OPP - Organophosphorus Pesticides</p> <p>PCB – Poly-chlorinated Biphenyl</p>			



## 5 CONCLUSIONS

The site history assessment indicates that the site prior to at least 1963 was undeveloped. Interpretation of aerial photography and land title search records suggest that by as late as 1976, part of the current hotel development had been constructed on the site.

Based on observations compiled during the site walkover and the site history assessment four (4) areas of environmental concern were identified at the site, as outlined in Section 4. Fill materials have been widely used on the site for re-contouring purposes, and as such there is a potential for contamination to exist on the site which could impact on proposed redevelopment/land use.

Additionally, preferential pathways for contamination exist in the car parking area due to the exposure of underlying substrates, and as such, present an area of environmental concern. Storage areas, including the waste storage area in the south-western corner of the site, and the pool chemical store are also likely point sources of potential contamination on the site. Potential for onsite soil contamination to be present within the four (4) AEC's associated with the proposed redevelopment of the site are considered to be low to medium.

Based on the results of this Phase 1 ESA, it is considered that a Phase 2 ESA is required to assess potential soil/groundwater contamination, and presence of acid sulfate soils associated with the proposed development at the site. Due to the likely presence of fill materials on the site, it is recommended that a broad suite of contaminants are analysed for during Phase 2 ESA investigative works.



## **6 LIMITATIONS**

The findings within this report are documented in accordance with normal practices and standards. To the best of our knowledge they represent a reasonable interpretation of the general conditions of the site. Under no circumstances, however, can it be considered that these findings represent the actual state of the site at all points.

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

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

This report was prepared for SAKE Developments with the objective of assessing the presence of contamination on the site that could potentially impact on commercial development of the property. No warranty, expressed or implied, is made as to the information and professional advice included in this report. Anyone using this document does so at their own risk and should satisfy themselves concerning its applicability and, where necessary, should seek expert advice in relation to the particular situation.

This report does not cover hazardous building materials issues. Information within the report should not be used for geotechnical investigation purposes.

This document should be read in conjunction with the attached sheet "Information About Your Coffey Environmental Report".



## **7 REFERENCES**

**Geological Survey of NSW (1966)** 1:100,000 Newcastle Geological Series Sheet, No. SI 56-2 First Edition.

**NSW EPA (1995)** Sampling Design Guidelines. ISBN 0-7310-3756-1.

**NSW EPA (1997)** Guidelines for Consultants Reporting on Contaminated Sites. ISBN 0 7310 3892 4.

**NSW EPA (1994)** Guidelines for Assessing Service Station Sites. ISBN 0-7310-3712-X.

**NSW EPA (1998)** Guidelines for the NSW Site Auditor Scheme. ISBN 0-7313 0177 3



## Important information about your **Coffey** Environmental Report

Uncertainties as to what lies below the ground on potentially contaminated sites can lead to remediation costs blow outs, reduction in the value of the land and to delays in the redevelopment of land. These uncertainties are an inherent part of dealing with land contamination. The following notes have been prepared by Coffey to help you interpret and understand the limitations of your report.

### **Your report has been written for a specific purpose**

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Your report has been developed on the basis of a specific purpose as understood by Coffey and applies only to the site or area investigated. For example, the purpose of your report may be:

- To assess the environmental effects of an on-going operation.
- To provide due diligence on behalf of a property vendor.
- To provide due diligence on behalf of a property purchaser.
- To provide information related to redevelopment of the site due to a proposed change in use, for example, industrial use to a residential use.
- To assess the existing baseline environmental, and sometimes geological and hydrological conditions or constraints of a site prior to an activity which may alter the sites environmental, geological or hydrological condition.

For each purpose, a specific approach to the assessment of potential soil and groundwater contamination is required. In most cases, a key objective is to identify, and if possible, quantify risks that both recognised and unrecognised contamination pose to the proposed activity. Such risks may be both financial (for example, clean up costs or limitations to the site use) and physical (for example, potential health risks to users of the site or the general public).

### **Scope of Investigations**

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The work was conducted, and the report has been prepared, in response to specific instructions from the client to whom this report is addressed, within practical time and budgetary constraints, and in reliance on certain data and information made available to Coffey. The analyses, evaluations, opinions and conclusions presented in this report are based on those instructions, requirements, data or information, and they could change if such instructions etc. are in fact inaccurate or incomplete.

### **Subsurface conditions can change**

---

Subsurface conditions are created by natural processes and the activity of man and may change with time. For example, groundwater levels can vary with time, fill may be placed on a site and pollutants may migrate with time. Because a report is based on conditions which existed at the time of the subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. Consult Coffey to be advised how time may have impacted on the project and/or on the property.

### **Interpretation of factual data**

---

Environmental site assessments identify actual subsurface conditions only at those points where samples are taken and when they are taken. Data derived from indirect field measurements and sometimes other reports on the site are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions. Actual conditions may differ from those inferred to exist, because no professional, no matter how well qualified, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, parties involved with land acquisition, management and/or redevelopment should retain the services of Coffey through the development and use of the site to identify variances, conduct additional tests if required, and recommend solutions to unexpected conditions or other problems encountered on site.



## Important information about your **Coffey** Environmental Report

### **Your report will only give preliminary recommendations**

---

Your report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary. Only Coffey, who prepared the report, is fully familiar with the background information needed to assess whether or not the report's recommendations are valid and whether or not changes should be considered with redevelopment or on-going use of the site. If another party undertakes the implementation of the recommendations of this report there is a risk that the report will be misinterpreted and Coffey cannot be held responsible for such misinterpretation.

### **Your report is prepared for specific purposes and persons**

---

To avoid misuse of the information contained in your report it is recommended that you confer with Coffey before passing your report on to another party who may not be familiar with the background and the purpose of the report. In particular, a due diligence report for a property vendor may not be suitable for satisfying the needs of a purchaser. Your report should not be applied for any purpose other than that originally specified at the time the report was issued.

### **Interpretation by other professionals**

---

Costly problems can occur when other professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, retain Coffey to work with other professionals who are affected by the report. Have Coffey explain the report implications to professionals affected by them and then review plans and specifications produced to see how they have incorporated the report findings.

### **Data should not be separated from the report**

---

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way. Logs, figures, laboratory data, drawings, etc. are customarily included in our reports and are developed by scientists, engineers or geologists based on their interpretation of field logs (assembled by field personnel), field testing and laboratory evaluation of field samples. This information should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

### **Contact Coffey for additional assistance**

---

Coffey is familiar with a variety of techniques and approaches that can be used to help reduce risks for all parties to land development and land use. It is common that not all approaches will be necessarily dealt with in your environmental site assessment report due to concepts proposed at that time. As a project progresses through planning and design toward construction and/or maintenance, speak with Coffey to develop alternative approaches to problems that may be of genuine benefit both in time and cost.

### **Responsibility**

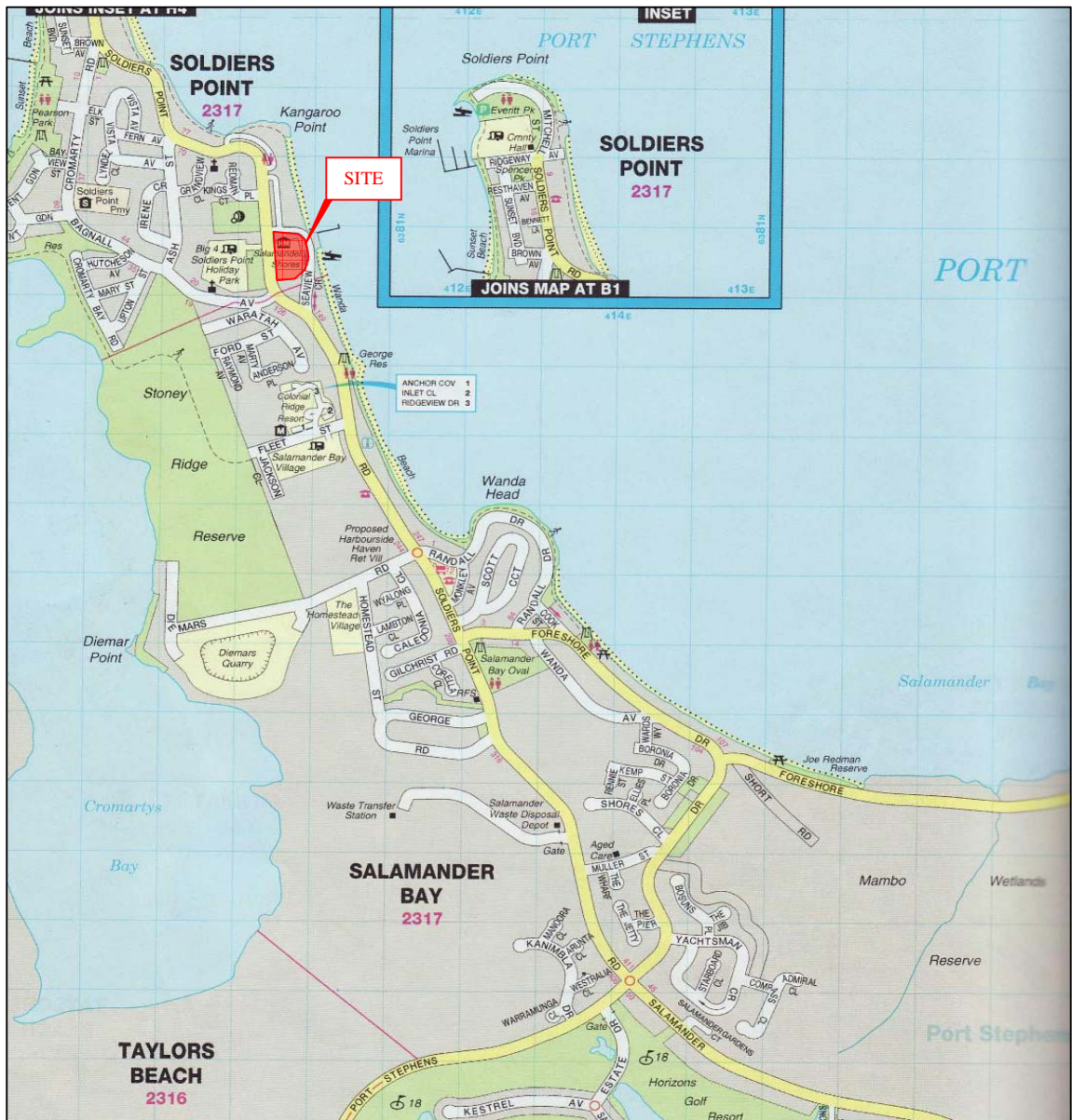
---


Environmental reporting relies on interpretation of factual information based on judgement and opinion and has a level of uncertainty attached to it, which is far less exact than other design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. To help prevent this problem, a number of clauses have been developed for use in contracts, reports and other documents. Responsibility clauses do not transfer appropriate liabilities from Coffey to other parties but are included to identify where Coffey's responsibilities begin and end. Their use is intended to help all parties involved to recognise their individual responsibilities. Read all documents from Coffey closely and do not hesitate to ask any questions you may have.



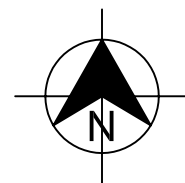
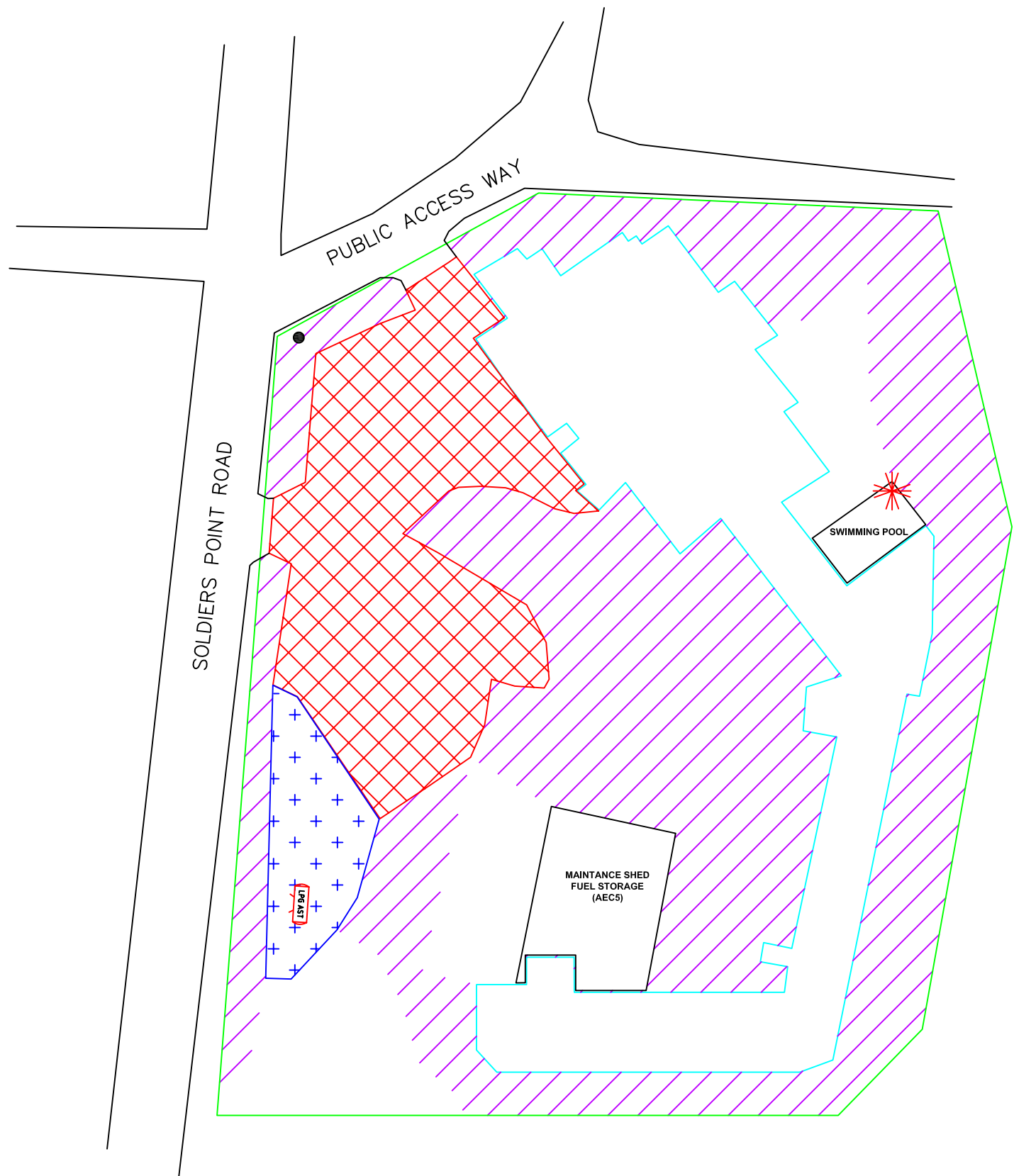
## Figures





drawn	ALR	 <p><b>coffey</b> environments</p> <p>SPECIALISTS IN LIVING AND WORKING PLACES</p>	client:	SAKE DEVELOPMENT	
approved	MASL		project:	PHASE 1 ESA ALL SEASONS SALAMANDER SHORES HOTEL SOLDIERS POINT, NSW	
date	6-2-2009		title:	SITE LOCATION MAP	
scale	NTS		project no:	ENVIWARA00284AA	figure no: FIGURE 1
original size	A4				





**LEGEND**

- SITE BOUNDARY
- BUILDING OUTLINE
- AEC1 - FILL MATERIAL
- AEC2 - CAR PARKING AREA
- AEC3 - STORAGE AREA
- AEC4 - POOL CHEMICAL STORAGE
- 'ELGAS' LPG AST
- GROUNDWATER BORE

revision	description	drawn	approved	date	 Horizontal Scale (metres)	drawn	NLS		client:	SAKE DEVELOPMENT	
						approved	MASL		project:	PHASE 1 ESA ALL SEASONS SALAMANDER SHORES HOTEL SOLDIERS POINT, NSW	
						date	06-02-08		title:	SITE FEATURES AND AEC DIAGRAM	
						scale	1:800		project no:	ENVIWARA00284AA	figure no: FIGURE 2
						original size	A3				



## Appendix A

# Groundwater Borehole Search Records



# Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)  
Document Generated on Wednesday, January 7, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

## Work Requested -- GW080081

### Works Details [\(top\)](#)

GROUNDWATER NUMBER GW080081  
LIC-NUM  
AUTHORISED-PURPOSES  
INTENDED-PURPOSES MONITORING BORE  
WORK-TYPE Bore  
WORK-STATUS Instrumented Bore - Water Levels  
CONSTRUCTION-METHOD Jetted - Water  
OWNER-TYPE DWE (Dept of Water & Energy)  
COMMENCE-DATE 2002-07-16  
COMPLETION-DATE 2002-07-16  
FINAL-DEPTH (metres) 6.08  
DRILLED-DEPTH (metres) 8.00  
CONTRACTOR-NAME  
DRILLER-NAME  
PROPERTY  
GWMA  
GW-ZONE  
STANDING-WATER-LEVEL 1.85  
SALINITY 320.00  
YIELD

### Site Details [\(top\)](#)

REGION 20 - HUNTER  
RIVER-BASIN 209 - KARUAH RIVER  
AREA-DISTRICT  
CMA-MAP 9332-4S  
GRID-ZONE 56/2  
SCALE 1:25,000  
ELEVATION  
ELEVATION-SOURCE (Unknown)  
NORTHING 6380560.00  
EASTING 412574.00  
LATITUDE 32 42' 33"  
LONGITUDE 152 4' 2"  
GS-MAP



AMG-ZONE 56  
 COORD-SOURCE  
 REMARK

### Form-A (top)

COUNTY GLOUCESTER  
 PARISH TOMAREE  
 PORTION-LOT-DP LTT43S.shp=071 DPRT

### Licensed (top)

no details

### Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;  
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	8.00	50			Jetted - Water
1	1	Casing	P.V.C.	0.00	5.35	50	40		Glued
1	1	Opening	Slots - Horizontal	5.35	5.95	50			Stainless Steel

### Water Bearing Zones (top)

FROM- DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W-L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
0.80	6.00	5.20		1.85		SOAK		1.30	320.00

### Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.30	0.30	Topsoil		
0.30	0.80	0.50	Sand - grey		
0.80	1.50	0.70	Sand - yellow		
1.50	6.00	4.50	Rock - carbonised		
6.00	8.00	2.00	Rock - carbonised hard		

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.



# Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)  
Document Generated on Wednesday, January 7, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

## Work Requested -- GW055188

### Works Details [\(top\)](#)

**GROUNDWATER NUMBER** GW055188  
**LIC-NUM** 20BL119521  
**AUTHORISED-PURPOSES** DOMESTIC  
**INTENDED-PURPOSES** GENERAL USE  
**WORK-TYPE** Spear  
**WORK-STATUS** (Unknown)  
**CONSTRUCTION-METHOD** (Unknown)  
**OWNER-TYPE** Private  
**COMMENCE-DATE**  
**COMPLETION-DATE** 1981-07-01  
**FINAL-DEPTH (metres)** 9.00  
**DRILLED-DEPTH (metres)** 9.00  
**CONTRACTOR-NAME**  
**DRILLER-NAME**  
**PROPERTY** N/A  
**GWMA** 025 - TOMAGO TOMAREE STOCKTON  
**GW-ZONE** 002 - TOMAREE  
**STANDING-WATER-LEVEL**  
**SALINITY**  
**YIELD**

### Site Details [\(top\)](#)

**REGION** 20 - HUNTER  
**RIVER-BASIN** 209 - KARUAH RIVER  
**AREA-DISTRICT**  
**CMA-MAP** 9332-4S  
**GRID-ZONE** 56/2  
**SCALE** 1:25,000  
**ELEVATION**  
**ELEVATION-SOURCE** (Unknown)  
**NORTHING** 6379857.00  
**EASTING** 413184.00  
**LATITUDE** 32 42' 56"  
**LONGITUDE** 152 4' 25"  
**GS-MAP** 0054A3



AMG-ZONE 56  
 COORD-SOURCE GD.,ACC.MAP  
 REMARK

**Form-A (top)**

COUNTY GLOUCESTER  
 PARISH TOMAREE  
 PORTION-LOT-DP L119 (125)

**Licensed (top)**

COUNTY GLOUCESTER  
 PARISH TOMAREE  
 PORTION-LOT-DP 119 27047

**Construction (top)**

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;  
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1	1	Casing	P.V.C.	0.00	9.00	55			(Unknown)

**Water Bearing Zones (top)**

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK-CAT- DESC	S- W-L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
6.00	9.00	3.00	Unconsolidated	6.00					(Unknown)

**Drillers Log (top)**

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	2.50	2.50	Sand Minerals		
2.50	4.00	1.50	Sand Carbonaceous		
4.00	9.00	5.00	Sand Coarse Water Bearing		

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.



# Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)  
Document Generated on Wednesday, January 7, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

## Work Requested -- GW055010

### Works Details [\(top\)](#)

**GROUNDWATER NUMBER** GW055010  
**LIC-NUM** 20BL118898  
**AUTHORISED-PURPOSES** DOMESTIC  
**INTENDED-PURPOSES** GENERAL USE  
**WORK-TYPE** Spear  
**WORK-STATUS** Supply Obtained  
**CONSTRUCTION-METHOD** (Unknown)  
**OWNER-TYPE** Private  
**COMMENCE-DATE**  
**COMPLETION-DATE**  
**FINAL-DEPTH (metres)** 7.60  
**DRILLED-DEPTH (metres)** 0.00  
**CONTRACTOR-NAME**  
**DRILLER-NAME**  
**PROPERTY** NOT KNOWN  
**GWMA** 025 - TOMAGO TOMAREE STOCKTON  
**GW-ZONE** 002 - TOMAREE  
**STANDING-WATER-LEVEL**  
**SALINITY**  
**YIELD**

### Site Details [\(top\)](#)

**REGION** 20 - HUNTER  
**RIVER-BASIN** 209 - KARUAH RIVER  
**AREA-DISTRICT**  
**CMA-MAP** 9332-4S  
**GRID-ZONE** 56/2  
**SCALE** 1:25,000  
**ELEVATION**  
**ELEVATION-SOURCE** (Unknown)  
**NORTHING** 6379703.00  
**EASTING** 413133.00  
**LATITUDE** 32 43' 1"  
**LONGITUDE** 152 4' 23"  
**GS-MAP** 0054A3



AMG-ZONE 56  
COORD-SOURCE GD.,ACC.MAP  
REMARK

**Form-A (top)**

COUNTY GLOUCESTER  
PARISH TOMAREE  
PORTION-LOT-DP L121 DP27047 (125)

**Licensed (top)**

COUNTY GLOUCESTER  
PARISH TOMAREE  
PORTION-LOT-DP 121 27047

**Construction (top)**

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;  
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1	1	Casing	P.V.C.	0.00	0.00	40			(Unknown)

**Water Bearing Zones (top)**

no details

**Drillers Log (top)**

no details

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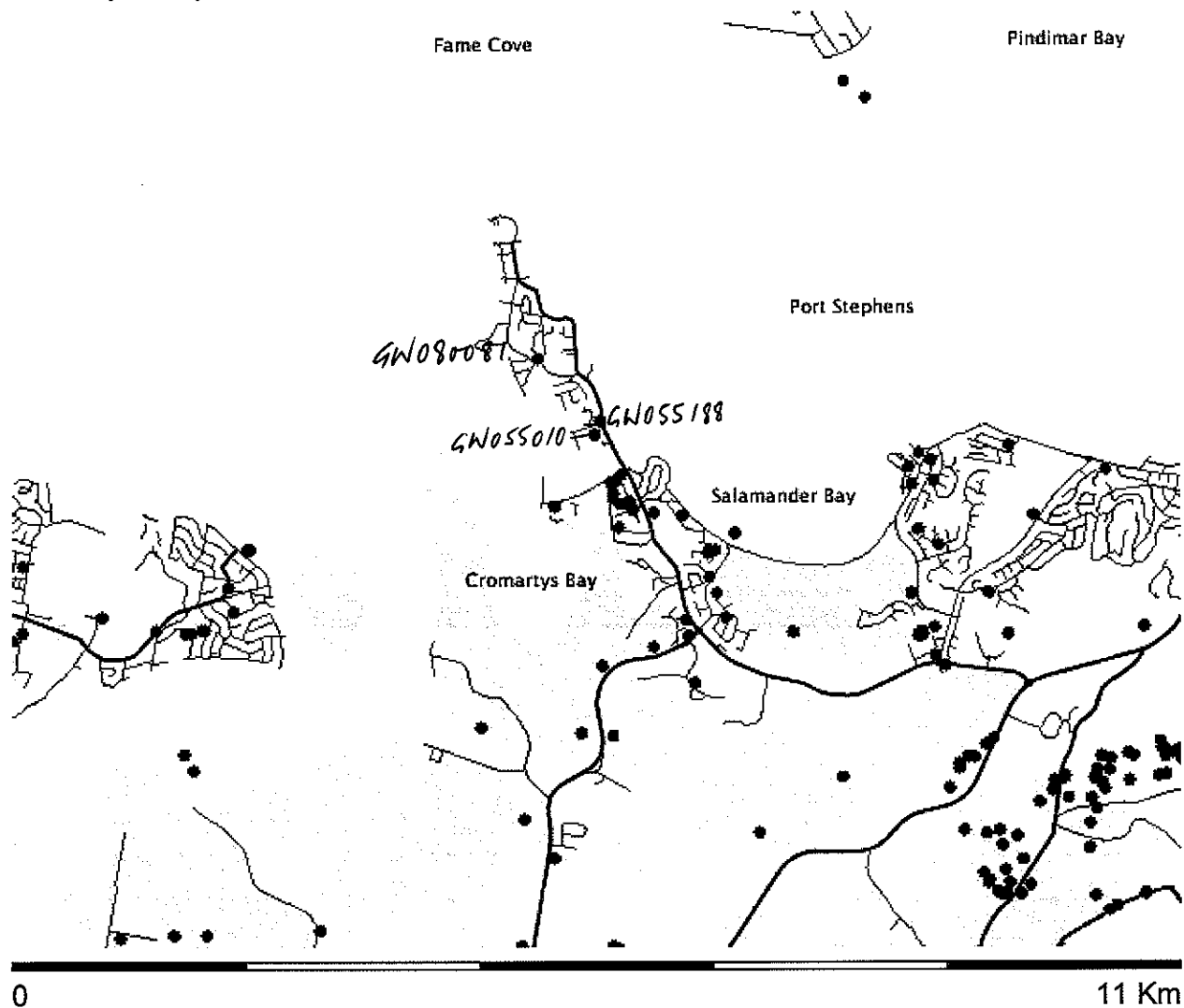
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## Groundwater Borehole Search

Map created with NSW Natural Resource Atlas - <http://www.nratlas.nsw.gov.au>

Wednesday, January 07, 2009



### Legend

Symbol	Layer	Custodian
□	Cities and large towns renderImage: Cannot build image from features	
	Populated places renderImage: Cannot build image from features	
□	Towns	
●	Groundwater Bores	
	Catchment Management Authority boundaries	
	Major rivers	

Topographic base map



Appendix B  
Port Stephens Council Planning Certificate



## PLANNING CERTIFICATE

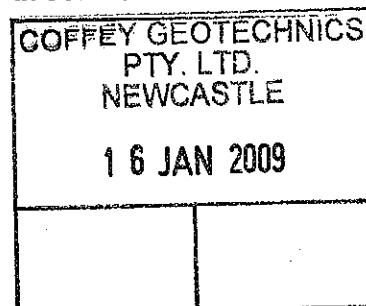
Appln No.: 56473  
Cert No.: 31296  
Page No.: 1  
Receipt No.: 1169735  
Issue Date: 14/01/2009

Applicant Ref.: ENVIWARA00284AA

Parcel No: 20649

### APPLICANT DETAILS:

MR N FOSTER  
19 WARABROOK BOULEVARD  
WARABROOK NSW 2304



### PROPERTY DESCRIPTION:

147 Soldiers Point Road SOLDIERS POINT 2317  
LOT: 31 DP: 529002

### BACKGROUND INFORMATION:

This certificate provides information on how a property (such as land, a house, a commercial building, etc) may be used and the limits on its development. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 149 of the Environmental Planning and Assessment Act.

### NAME OF LOCAL ENVIRONMENTAL PLAN APPLYING TO THE PROPERTY:

Port Stephens Local Environmental Plan 2000 – Gazetted on 29th December, 2000 in Government Gazette No. 170 and as subsequently amended.

### DRAFT LOCAL ENVIRONMENTAL PLAN(S) EXHIBITED PURSUANT TO SECTION 66 (1)B OF THE EP&A ACT:

No Draft Local Environmental Plans currently exist which affect the site the subject of this certificate.

### ZONING:

3(a) - BUSINESS GENERAL "A"





## PLANNING CERTIFICATE

Appln No.: 56473  
Cert No.: 31296  
Page No.: 2  
Receipt No.: 1169735  
Issue Date: 14/01/2009

The purposes for which development may be carried out in accordance with the above zones are as follows:

### Zone No 3(a) - Business General "A" Zone

#### ITEM 1: Development allowed without development consent

- exempt development

#### ITEM 2: Development allowed only with development consent

Any development not included in Item 1 or 3.

#### ITEM 3: Development which is prohibited

Development for the purpose of:

- abattoirs,
- brothels,
- camp or caravan sites,
- dwellings (unless the ground floor of the building is used for another use permissible within the zone),
- exhibition homes,
- extractive industries,
- hazardous industries,
- hazardous storage establishments,
- helicopter landing sites,
- heliports,
- institutions,
- intensive agriculture,
- liquid fuel depots,
- material recycling facilities,
- mines,
- mineral sand mines,
- offensive industries,
- offensive storage establishments,
- race tracks,
- road transport terminals,
- roadside stalls,
- rural industries.

**PLANNING CERTIFICATE** (Also known as a Section 149 Certificate)



Telephone: 02 4980 0255 Fax: 02 4987 3612

Email: [council@portstephens.nsw.gov.au](mailto:council@portstephens.nsw.gov.au) Web: [www.portstephens.nsw.gov.au](http://www.portstephens.nsw.gov.au)



## PLANNING CERTIFICATE

Appln No.: 56473  
Cert No.: 31296  
Page No.: 3  
Receipt No.: 1169735  
Issue Date: 14/01/2009

### SITE SPECIFIC CLAUSES APPLYING TO THE PROPERTY UNDER PORT STEPHENS LOCAL ENVIRONMENTAL PLAN(S):

The land the subject of this certificate does NOT have a site specific clause applying to it.

### NAME OF EACH DEVELOPMENT CONTROL PLAN APPLYING TO THE PROPERTY:

A DCP adds further detail to Local Environmental Plans and may address issues such as building height, carparking etc. Copies of the plans are available from Council. This section includes any Development Control Plan prepared by the Director-General Planning NSW.

PORT STEPHENS DCP 2007 - DEVELOPMENT CONTROL PLAN 2007

### NAME OF REGIONAL ENVIRONMENTAL PLAN(S) APPLYING TO THE PROPERTY:

Including Draft Regional Environmental Plans exhibited pursuant to Section 47(b) of the EP&A Act.

HUNTER REGIONAL ENVIRONMENTAL PLAN 1989.

WILLIAMS RIVER CATCHMENT REGIONAL ENVIRONMENTAL PLAN 1997.

### NAMES OF STATE ENVIRONMENTAL PLANNING POLICIES APPLYING TO THE PROPERTY:

Including Draft State Environmental Planning Policies exhibited pursuant to Section 39(2) of the EP&A Act.

S.E.P.P. NO 1 - DEVELOPMENT STANDARDS.

S.E.P.P. NO 4 - DEVELOPMENT WITHOUT CONSENT.

S.E.P.P. NO 6 - NUMBER OF STOREYS IN A BUILDING.

S.E.P.P. NO 8 - SURPLUS PUBLIC LAND.

S.E.P.P. NO 9 - GROUP HOMES.

S.E.P.P. NO 10 - RETENTION OF LOW COST RENT ACCOMMODATION.

S.E.P.P. NO 11 - TRAFFIC GENERATING DEVELOPMENTS.

S.E.P.P. NO 15 - RURAL LANDSHARING COMMUNITIES.

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**PLANNING CERTIFICATE** (Also known as a Section 149 Certificate)



Telephone: 02 4980 0255 Fax: 02 4987 3612

Email: [council@portstephens.nsw.gov.au](mailto:council@portstephens.nsw.gov.au) Web: [www.portstephens.nsw.gov.au](http://www.portstephens.nsw.gov.au)



## PLANNING CERTIFICATE

Appln No.: 56473  
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S.E.P.P. NO 21 - CARAVAN PARKS.

S.E.P.P. NO 22 - SHOPS AND COMMERCIAL PREMISES.

S.E.P.P. NO 30 - INTENSIVE AGRICULTURE.

S.E.P.P. NO 32 - URBAN CONSOLIDATION.

S.E.P.P. NO 33 - HAZARDOUS AND OFFENSIVE DEVELOPMENT.

S.E.P.P. NO 36 - PLANNING INITIATIVES FOR MANUFACTURED HOME ESTATES.

S.E.P.P. NO 37 - CONTINUED MINES AND EXTRACTIVE INDUSTRIES.

S.E.P.P. NO 44 - KOALA HABITAT PROTECTION.

S.E.P.P. NO 45 - PERMISSIBILITY OF MINING.

S.E.P.P. NO 50 - CANAL ESTATE DEVELOPMENT.

S.E.P.P. NO 55 - REMEDIATION OF LAND.

S.E.P.P. NO 65 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT.

S.E.P.P. NO 71 - COASTAL PROTECTION.

SEPP (MAJOR PROJECTS) 2005

SEPP (ARTC Rail Infrastructure)

SEPP (Building Sustainability Index: BASIX)

SEPP (Mining, Petroleum Production and Extractive Industries)

DRAFT S.E.P.P. NO 66 - INTEGRATION OF LAND USE AND TRANSPORT.

### DO THE PROPERTIES DIMENSIONS PERMIT THE ERECTION OF A DWELLING-HOUSE?

The erection of a dwelling-house (where permitted by the land use tables) may be prohibited because of a development standard relating to the minimum area on which a dwelling-house may be erected. This development standard is dependent upon the zoning of the land. Clauses 14, 19, 34 and 35 of Port Stephens Local Environmental Plan 2000 are relevant in this regard and can be found at Annexure A to this certificate.

**PLANNING CERTIFICATE** (Also known as a Section 149 Certificate)



Telephone: 02 4980 0255 Fax: 02 4987 3612

Email: council@portstephens.nsw.gov.au Web: www.portstephens.nsw.gov.au



## PLANNING CERTIFICATE

Appln No.: 56473  
Cert No.: 31296  
Page No.: 5  
Receipt No.: 1169735  
Issue Date: 14/01/2009

### DOES THE PROPERTY INCLUDE OR COMPRISE OF CRITICAL HABITAT?

Council's records indicate that the land subject of this certificate DOES NOT include or comprise of critical habitat.

### IS THE PROPERTY IN A CONSERVATION AREA?

The property subject of this certificate is not within a conservation area.

### IS AN ITEM OF ENVIRONMENTAL HERITAGE SITUATED ON THE PROPERTY?

No item(s) of Environmental Heritage are situated on the land the subject of this certificate.

### IS THE PROPERTY PART OF ANY APPLICATION FOR "DECLARED STATE SIGNIFICANT DEVELOPMENT"?

Development is judged to be "State significant" if it involves development of economic, social or environmental significance to the State or regions. For more information contact Department of Planning.

Development to which State Environmental Planning Policy (**Major Projects**) applies has been declared as State significant development by the Minister for Planning.

### IS THE PROPERTY AFFECTED BY SECTION 38 OR 39 OF THE COASTAL PROTECTION ACT 1979?

Section 38 or Section 39 of the Coastal Protection Act is not applicable in respect to the site the subject of this Certificate.

### IS THE PROPERTY IN A "PROCLAIMED MINE SUBSIDENCE DISTRICT" WITHIN THE MEANING OF SECTION 15 OF THE MINE SUBSIDENCE COMPENSATION ACT 1961?

Section 15 of the Mine Subsidence Compensation Act is not applicable in respect to the land the subject of this Certificate.

### IS THE PROPERTY AFFECTED BY ROAD WIDENING OR ROAD REALIGNMENT?

**PLANNING CERTIFICATE** (Also known as a Section 149 Certificate)





## PLANNING CERTIFICATE

Appln No.: 56473  
Cert No.: 31296  
Page No.: 6  
Receipt No.: 1169735  
Issue Date: 14/01/2009

Council's records indicate that the land the subject of this Certificate is NOT affected by any road widening or road realignment under:- (1) Section 25 of the Roads Act 1993; or (2) any environmental planning instrument; or (3) any resolution of the Council.

### ARE THERE ANY COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES THAT RESTRICT DEVELOPMENT?

Council's records indicate that the land subject of this certificate is NOT affected by Council's Policy for Aircraft noise Exposure in Port Stephens.

### ARE THERE ANY FLOOD RELATED DEVELOPMENT CONTROLS?

Council has no Main Stream watercourse or river flood related development controls which restrict the development of this land at this point in time. Flood related development controls relating to Local Overland Flooding may affect any property near or adjacent to water courses, natural depressions, stormwater easements and drains. Further advice may be included regarding ocean storm surge flooding adjacent to the Port Stephens Foreshore.

Council's records indicate that land adjacent to the foreshore areas of Port Stephens may be affected by a major storm surge. On 27 January, 1998 Council adopted a policy to restrict development on land that is likely to be so affected therefore this risk may restrict the development of the land. Information as to the extent of the effects of storm surge is available from Council's Strategic Planning Section.

### IS THE LAND RESERVED FOR ACQUISITION?

Port Stephens Local Environmental Plan 2000 does not provide for the acquisition of the land subject of this certificate by a public authority, as referred to in Section 27 of the Act.

### WHICH DEVELOPMENT CONTRIBUTION PLANS APPLY IF THIS PROPERTY IS DEVELOPED?

A Development Contribution Plan – commonly known as a Section 94 Plan – outlines the financial costs Council charges if a property is developed and Council believes the development will require additional services or facilities such as parks, road etc. Copies of the Plans are available from Council.

Port Stephens Section 94 Development Contribution Plan  
Port Stephens Section 94a Development Contribution Plan





## PLANNING CERTIFICATE

Appln No.: 56473  
Cert No.: 31296  
Page No.: 7  
Receipt No.: 1169735  
Issue Date: 14/01/2009

### IS THE PROPERTY AFFECTED BY ANY OF THE MATTERS OUTLINED IN SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997?

Council's records indicate that the land to which this certificate relates IS NOT:

- within land declared to be an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997,
- subject to an investigation order or a remediation order within the meaning of the Contaminated Land Management Act 1997,
- the subject of a voluntary investigation proposal or voluntary remediation proposal the subject of the Environmental Protection Authority's agreement under section 19 or 26 of the Contaminated Land Management Act, or
- the subject of a site audit statement within the meaning of Part 4 of the Contaminated Land Management Act 1997.

### BUSHFIRE PRONE LAND

The land is shown as bush fire prone land in Council's records. Further details of any applicable restrictions on development of the land may be obtained on application to Council.





## PLANNING CERTIFICATE

Appln No.: 56473  
Cert No.: 31296  
Page No.: 8  
Receipt No.: 1169735  
Issue Date: 14/01/2009

### OTHER PRESCRIBED MATTERS

#### THE FOLLOWING ADDITIONAL INFORMATION IS ISSUED UNDER SECTION 149(5):

This information is provided in accordance with Section 149(5) of the Environmental Planning & Assessment Act. Section 146(6) states that Council shall not incur any liability in respect of advice provided in good faith pursuant to Section 149(5) of the Act. If this information is to be relied upon, it should be independently checked.

Port Stephens Council must take into consideration the likely effect of proposed development on the heritage significance of a heritage item, heritage conservation area, archaeological site or potential archaeological site, and on its setting, when determining an application for consent to carry out development on land in its vicinity. Please contact Council's Strategic Planning Section for more information on 49800326.

When determining a development application on known or potential archaeological sites of both Aboriginal and non-Aboriginal heritage significance, Port Stephens Council must consider an assessment of how the proposed development would affect the conservation of the site and any relic known or reasonably likely to be located at the site. Please contact Council's Strategic Planning Section on 49800326 for more information.

Council resolved on 17 November, 1998 to adopt an amended Tree Preservation Order in accordance with the Environmental Planning and Assessment Act Model Provisions 1980 and Port Stephens Local Environmental Plan 2000. The Tree Preservation Order applies to the whole of the land within the Port Stephens Local Government Area. This order prohibits the ringbarking, cutting down, topping, lopping, pruning, removing, injuring or wilful destruction of any tree or trees specified in Council's policy, except with the written consent of the Council. Contact Council's Environmental Services Section by telephoning 49800169 for more information.

All areas of the Port Stephens local government area are now, or are forecast to be, affected by aircraft noise from time to time. Further information concerning the degree of impact of noise from aircraft can be obtained from the council's Sustainable Planning Group and you are advised to make further enquiries.



For further information, please contact ..  
Council's Strategic Planning Section

for **P G GESLING**  
**General Manager**

**PLANNING CERTIFICATE** (Also known as a Section 149 Certificate)



Telephone: 02 4980 0255 Fax: 02 4987 3612

Email: [council@portstephens.nsw.gov.au](mailto:council@portstephens.nsw.gov.au) Web: [www.portstephens.nsw.gov.au](http://www.portstephens.nsw.gov.au)



## **ANNEXURE A**

### **CLAUSES 14, 19, 34 AND 35 OF PORT STEPHENS LOCAL ENVIRONMENTAL PLAN 2000 DWELLING-HOUSES**

#### **Clause 14 – Dwelling-houses and dual occupancy housing in rural zones**

- (1) This clause applies to land within any rural zone.
- (2) The consent authority shall not consent to the erection of a dwelling-house or dual occupancy housing on an allotment of land to which this clause applies if:
  - (a) in the case of land within Zone No. 1(a) – the allotment has an area of less than 4,000 square metres, or
  - (b) in the case of land within Zone No. 1(c1), 1(c2), 1(c3) or 1(c4) – the allotment has an area of less than 3,500 square metres, or
  - (c) in the case of land within Zone No. 1(c5) – the allotment has an area of less than 2,000 square metres, or
  - (d) in any case:
    - (i) if the allotment was created before the appointed day - the consent authority is of the opinion that the allotment was intended to be used for any one or more of the purposes (other than the purpose of a dwelling-house or dual occupancy housing) for which it could have been used (with or without the consent of the consent authority) under the environmental planning instrument under which it was created, or
    - (ii) if the allotment was created after the appointed day - the allotment was intended to be used for any one or more of the purposes (other than the purpose of a dwelling-house or dual occupancy housing) for which it may be used (with or without the consent of the consent authority) under this plan.
- (3) Despite subclause (2), the consent authority may consent to the erection of a dwelling-house or dual occupancy housing on any one or more of the allotments created to correspond to the parts into which a single allotment is (or was) divided by a public road.
- (4) However, the consent authority shall not consent to the erection of dual occupancy housing on land to which this clause applies unless the consent authority is satisfied that:
  - (a) the two dwellings give the appearance of being an integrated development by sharing infrastructure such as access arrangements, fire breaks and services, and
  - (b) the clustering of rural buildings has regard to topographical features, and
  - (c) any clearing necessary for the dwellings is minimised.
- (5) The consent authority shall not consent to the carrying out of development involving the erection of more than one dwelling house on an allotment of land to which this clause applies unless the development is for the purpose of dual occupancy housing.
- (6) The subdivision of any dual occupancy development shall not be permitted unless the subdivision may be carried out in accordance with the provisions of clause 13.



## ANNEXURE A

### CLAUSES 14, 19, 34 AND 35 OF PORT STEPHENS LOCAL ENVIRONMENTAL PLAN 2000 DWELLING-HOUSES

#### Clause 19 Dwelling-houses, dual occupancy housing and urban housing

- (1) Consent must not be granted to the erection of a dwelling-house, dual occupancy housing or urban housing on land in a zone, or on land within a precinct of the Nelson Bay (West) Area, specified in the Table to this subclause, unless:
  - (a) the allotment on which the existing or proposed building is or is proposed to be erected has an area of not less than the minimum area for each dwelling specified in the Table in respect of the type of housing, zone or precinct concerned, and
  - (b) the ratio of the gross floor area of the building to the site area of the allotment does not exceed the ratio identified for the relevant zone or precinct concerned, and
  - (c) the height of the building does not exceed the maximum height identified for the relevant zone or precinct concerned.

**Table**

HOUSING TYPE	ZONE	PRECINCT (where specified)	MINIMUM SITE AREA PER DWELLING	FLOOR SPACE RATIO	MAXIMUM HEIGHT
<b>Dwelling-house</b>	2(a), 2(c)	Unspecified Areas	500 m <sup>2</sup>	0.5:1	9m
	2(a)	Hill Tops	600 m <sup>2</sup>	0.5:1	9m
<b>Dual Occupancy Housing</b>	2(a)	Unspecified Areas	300 m <sup>2</sup>	0.5:1	8m
	2(c)	Unspecified Areas	250 m <sup>2</sup>	0.5:1	8m
	2(a)	Upper Slopes	500 m <sup>2</sup>	0.5:1	8m
	2(a), 2(c)	Foreshore and Lower Slopes	300 m <sup>2</sup>	0.5:1	8m
	2(a), 2(c)	Town Centre Edge, Town Centre Housing, Wahgunyah Neighbourhood	250 m <sup>2</sup>	0.5:1	8m
<b>Urban Housing</b>	2(a)	Upper Slopes	500 m <sup>2</sup>	0.5:1	8m
	2(a)	Unspecified Areas	300 m <sup>2</sup>	0.5:1	8m
	2(a)	Foreshore and Lower Slopes	300 m <sup>2</sup>	0.5:1	8m
	2(a)	Town Centre Edge, Wahgunyah Neighbourhood	250 m <sup>2</sup>	0.5:1	8m
	2(c)	Town Centre Housing	150 m <sup>2</sup>	1.8:1	15m
	2(c)	Foreshore; Unspecified Areas	150 m <sup>2</sup>	1.8:1	15m



## **ANNEXURE A**

### **CLAUSES 14, 19, 34 AND 35 OF PORT STEPHENS LOCAL ENVIRONMENTAL PLAN 2000 DWELLING-HOUSES**

#### **Clause 34 - Subdivision within environment protection zone No. 7(f1)**

- (1) The consent authority shall not consent to the subdivision of land within the environment protection zone No. 7(f1) unless each allotment to be created by the subdivision has an area of not less than 40 hectares.
- (2) Notwithstanding subclause (1), the consent authority may consent to a subdivision of land referred to in that sub-clause involving the creation of not more than one allotment having an area of less than 40 hectares if the consent authority is satisfied that:
  - (a) the allotment to be created is lawfully used for a purpose other than a dwelling-house, dual occupancy housing or agriculture, or
  - (b) the allotment to be created may, by reason of a development consent granted in respect of that allotment, lawfully be used for a purpose other than a dwelling-house, dual occupancy housing or agriculture.

#### **Clause 35 - Development within all environment protection zones**

- (1) The consent authority must not grant consent to a development application relating to land within an environment protection zone unless it is satisfied that:
  - (a) the carrying out of the proposed development will not harm or compromise ecological habitats, and
  - (b) the land is not subject to high bushfire hazard, and
  - (c) where a dwelling-house is permissible on the land (with or without the consent of the consent authority), each allotment to be created by any proposed subdivision has an area of land, suitable for the erection of a dwelling-house, which is not affected by slopes greater than 30%, and
  - (d) where a dwelling-house or dual occupancy housing is permissible on the land, any proposed building will have a height of no more than 9 metres in the case of a dwelling-house and 8 metres in the case of dual occupancy housing, and
  - (e) any subdivision will occur in an orderly and efficient manner and will not create undue demands on the provision of services and infrastructure for the locality, and
  - (f) the land concerned has an adequate area of suitable soils available for on-site septic effluent disposal, located away from drainage lines and shallow or impervious soils, unless reticulated water and sewerage services are available.
- (2) The consent authority must not consent to the erection of a dwelling house or dual occupancy housing on an allotment having an area of less than 40 hectares created pursuant to a consent referred to in clause 34(2).



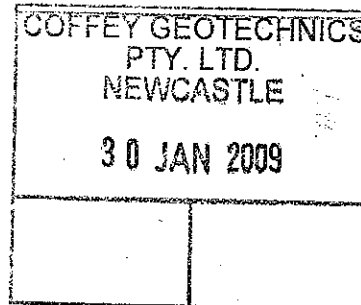
Appendix C  
NSW WorkCover Records for Licences to  
Keep Dangerous Goods



Our Ref: D09/005596  
Your Ref: Nathan Foster

28 January 2009

Attention: Mr Foster  
Coffey Environments  
19 Warabrook Boulevard  
Warabrook NSW 2304



Dear Mr Foster

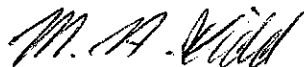
**RE SITE: 147 Soldiers Point Road, Soldiers Point NSW 2317**

I refer to your site search request received on 13<sup>th</sup> January 2009 requesting information on a Licence to Keep Dangerous Goods on the above site.

Enclosed are copies of the documents that WorkCover NSW holds on Dangerous Goods Licence **35/017927** relating to the storage of dangerous goods at the above-mentioned premises, as listed on the Stored Chemical Information Database (SCID).

If you have any further queries, please contact WorkCover's Dangerous Goods Licensing staff on (02) 4321 5500.

Yours sincerely



Michelle Kidd  
**Senior Licensing Officer**  
**Dangerous Goods Team**

**WorkCover. Watching out for you.**



Licence No. 35/017927

## 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

**DECLARATION:** Please renew licence number 35/017927 to 21/01/2005. I confirm that all the licence details shown below are correct (amend if necessary).

(Signature)

for: SALAMANDER SHORES HOTEL PTY LTD

(Please print name)

(Date signed)

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

WorkCover New South Wales  
Dangerous Goods Licensing Section  
LOCKED BAG 2906  
LISAROW NSW 2252

Enquiries: ph (02) 43215500  
fax (02) 92875500

### Details of licence on 5 December 2003

Licence Number 35/017927

Expiry Date 21/01/2004

Licensee SALAMANDER SHORES HOTEL PTY LTD ACN 099 275 831

Postal Address: 147 SOLDIERS POINT RD SOLDIERS POINT NSW 2317

Licensee Contact ~~ALISON PEASE~~ Ph. 02 4982 7210 Fax. 02 4982 7890

Premises Licensed to Keep Dangerous Goods

SALAMANDER SHORES HOTEL PTY LTD  
147 SOLDIERS POINT RD SOLDIERS POINT 2317

Nature of Site ACCOMMODATION

Major Supplier of Dangerous Goods ELGAS

Emergency Contact for this Site ~~PAUL PEASE~~ Ph. 02 4982 7210

Site staffing 24 HOURS 7 DAYS

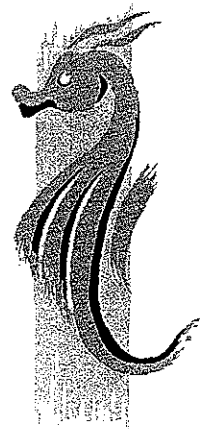
### Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
-----------	------------	-----------------------	-----

1	ABOVE-GROUND TANK	Class 2.1	7500 L
		UN 1075 PETROLEUM GASES, LIQUEFIED	6000 L



With Compliments ...



## SALAMANDER SHORES

- Soldiers Point Road, Soldiers Point NSW 2317 • Telephone: (02) 4982 7210 • Facsimile (02) 4982 7890
- Email: salamander@fastlink.com

Dangerous Goods Licensing Section  
GPO BOX 5364  
SYDNEY 2001

fax (02) 9370 6105

### Details of licence on 12 December 1998

Licence Number 35/017927 Expiry Date 22/01/1999

Licensee RONER P/L ACN 000 433 670  
SALAMANDER SHORES HOTEL

Postal Address: 147 SOLDIERS POINT RD SOLDIERS POINT NSW 2317

Licensee Contact ALAN YOUNG Ph. 049 827 210 Fax. 049 827 890

Premises Licensed to Keep Dangerous Goods  
RONER P/L SALAMANDER SHORES HOTEL  
147 SOLDIERS POINT RD SOLDIERS POINT 2317

Nature of Site ACCOMMODATION

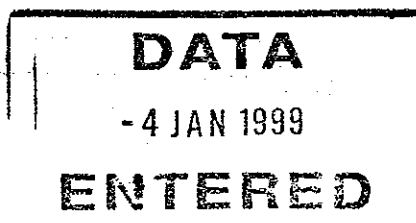
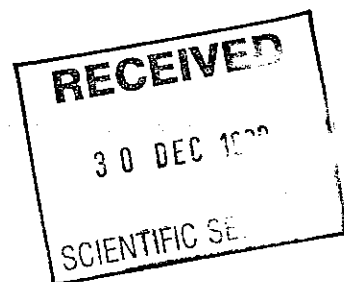
Major Supplier of Dangerous Goods ~~BORAL~~ ELGAS

Emergency Contact for this Site RON ROBERTS Ph. 049 827 210

Site staffing 24 HRS 7 DAYS

### Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	ABOVE-GROUND TANK	Class 2.1	7500 L
		UN 1075 PETROLEUM GASES, LIQUEFIED	6000 L



Form DG10



GUEST ROOM

ELEVATION CHAIRMAN

GLASSED AREA

BANK

7.5KL

Protection Posts

FOOTPATH LEVANT

1.5M ABOVE

GROUND LEVEL

POWER LINES

This plan conforms with the  
Dangerous Goods Act. NSW 1975  
and Aust. Standard AS1596-80  
Signed for Boral Gas (NSW) Pty. Ltd.

File No.

Drg. No. 257/95

by

*J. J. J.*

Date

30.8.95

SANAMANDER SHORES HOTEL SANDERS PT. LD. SANDERS  
POINT 1X 7.5KL TANK JAPANESE

Scale:

Drawn: SK458

Date: 29.8.95

BORAL GAS (NSW) PTY LTD.

PO Box 65 Carrington 2294  
Telephone (049) 62 2966



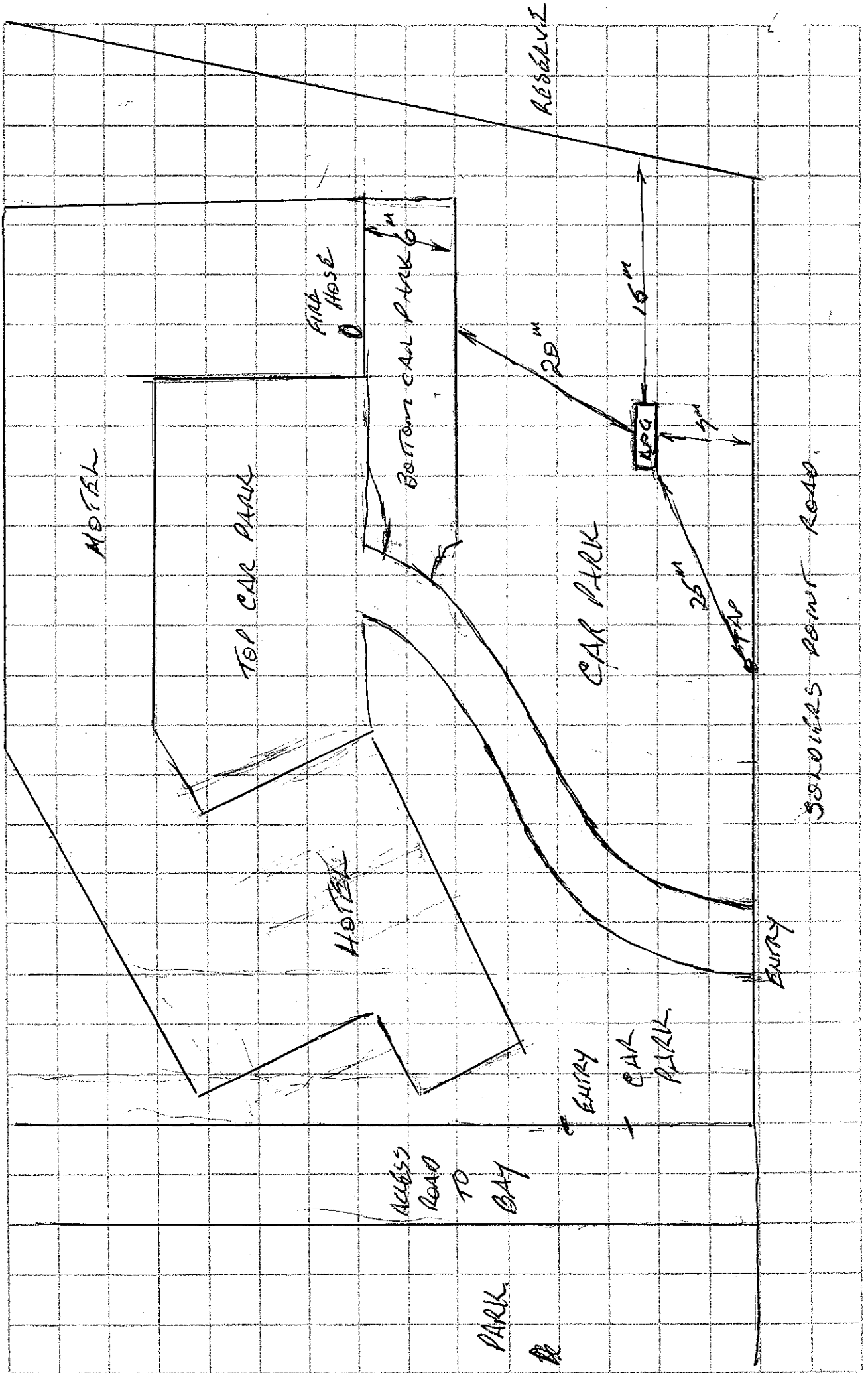
Site Sketch

35/017927

RESERVE TO BAY

Please carefully read the instructions in Part B of the guide before sketching the site.

PART B





DEPARTMENT OF INDUSTRIAL RELATIONS & EMPLOYMENT  
1 OXFORD STREET, P.O. BOX 847, DARLINGHURST, N.S.W. 2010  
TELEPHONE 266 8111 (DX22, SYDNEY)



APPLICATION FOR

LICENCE FOR THE KEEPING OF DANGEROUS GOODS  
UNDER AND SUBJECT TO THE PROVISIONS OF THE  
DANGEROUS GOODS ACT, 1975  
AND REGULATIONS THEREUNDER.

DEPOT TYPE	PRODUCT	UNITS (ABT)	CLASS	FEE
1 A/G TANK	FLAMMABLE GASES	4,000	2.1	\$15
2 A/G TANK	FLAMMABLE GASES	4,000	2.1	\$15

NO FEE  
TO BE PAID

DECLARATION: I certify that the details shown are correct (amend if necessary) and forward

herewith fee of \$ ..... (Signature) ..... (Date) .....

APPLICANT

FRANKSTON AMBASSADOR  
SALAMANDER RESORT  
261 GEORGE ST  
SYDNEY 2000

Fees abolished 1 Jan 90

PREMISES TO BE LICENSED OR REGISTERED IF NOT AS ABOVE

SOLDIERS POINT RD  
SOLDIERS POINT 2301

35 0179278 15 JAN 91  
LICENCE/REG. No. NEXT EXPIRY

T  
O

B  
E

P  
A  
I  
D





## DANGEROUS GOODS ACT, 1975

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

(\* delete whichever is not required)

FEE: \$15.00 per Depot for new licence.  
\$15.00 for amendment or transfer.

Name of Applicant in full (see Item 1 - Explanatory notes - page 4)	FRANKSTON AMBASSADOR Pty. Ltd.		
Trading name or occupier's name (if any)	SALAMANDER RESORT.		
Postal Address	—		Postcode
Address of the premises to be licensed. (Including Street No.)	SOLDIERS PT. RD. SOLDIERS POINT.		Postcode 2301
Nature of premises (See Item 2 - Explanatory notes - page 4)	MOTEL RESORT.		
Telephone number of applicant	STD Code	Number	
	049.	827210.	

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

Depot number	Type of depot (See item 3 - Explanatory notes - page 4)	Storage capacity	Dangerous goods	C & C Office use only
			Product being stored	
1	ABOVEGROUND TANK	4500	L.P. GAS	
2	✓ ✓	4500	✓	
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

Has site plan been approved by the Dangerous Goods Branch?	Yes <input checked="" type="checkbox"/> No	If yes, no plans required. If no, please attach site plan, or provide sketch plan overleaf.
Have premises previously been licensed?	Yes <input checked="" type="checkbox"/> No	If, yes, state name of previous occupier, and licence No. (if known). TELFORD TANKS Pty. Ltd.
Name of oil company supplying flammable liquid (if applicable). <u>Speersgas Westcott</u>		
Signature of applicant <u>[Signature]</u>		Date <u>3-5-88</u>
For external explosives magazine(s), please fill in page 3.		

## FOR OFFICE USE ONLY

## CERTIFICATE OF INSPECTION

I, Graeme K. Moore 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 Dangerous Goods  
Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and in the quantity specified.

Signature of Inspector [Signature]Date 3/5/88



# INFLAMMABLE LIQUID ACT, 1915

APPLICATION FOR:

N/2

REGISTRATION OF PREMISES  
STORE LICENCE  
AMENDMENT TO REGISTRATION OR LICENCE

FOR THE KEEPING OF  
INFLAMMABLE LIQUID  
AND/OR DANGEROUS GOODS.

Name of Occupier

PHAYFAIR (AUSTRALIA) PTY LTD  
(Surname) (First Names)

Trading Name (if any)

SPARHAYFAIR HOTEL MOTEL

Postal Address

300 George St Sydney

Postcode 2000.

Address of the  
premises in which the  
depot or depots are  
situated

Soldiers Point Road  
Soldiers Point

Postcode 2301

Occupation

Hotel & motel keepers etc.

Nature of Premises

Hotel Proprietors.

Particulars of construction of depots and maximum quantities of inflammable liquid and/or dangerous goods to be kept at any one time.

PLEASE SKETCH SITE ON BACK OR ATTACH PLAN

Depot No.	Construction of depots *			Inflammable Liquid		Dangerous Goods						
	Walls	Roof	Floor	Mineral spirit litres	Mineral oil litres	Class 1 litres	Class 2 litres	Class 3 kg	Class 4 m <sup>3</sup>	Class 5A# litres	Class 5B# litres	Class 9 litres
1	Aboveground tanks									4500		
2										4500		
3												
4												
5												
6												
7												
8												
9												
10												
TOTAL												

PUBLIC REVENUE A

25.00

8/2/7

PUBLIC REVENUE ACT

25.00

8/2/77

5713

\* If kept in tanks describe depots as underground or aboveground tanks.

# Insert water capacity of tanks or cylinders.

Name of Company supplying inflammable liquid *Indegon*

Have premises previously been licensed?

If known, state name of previous occupier

Signature of applicant *[Signature]*

Date 18/1/77

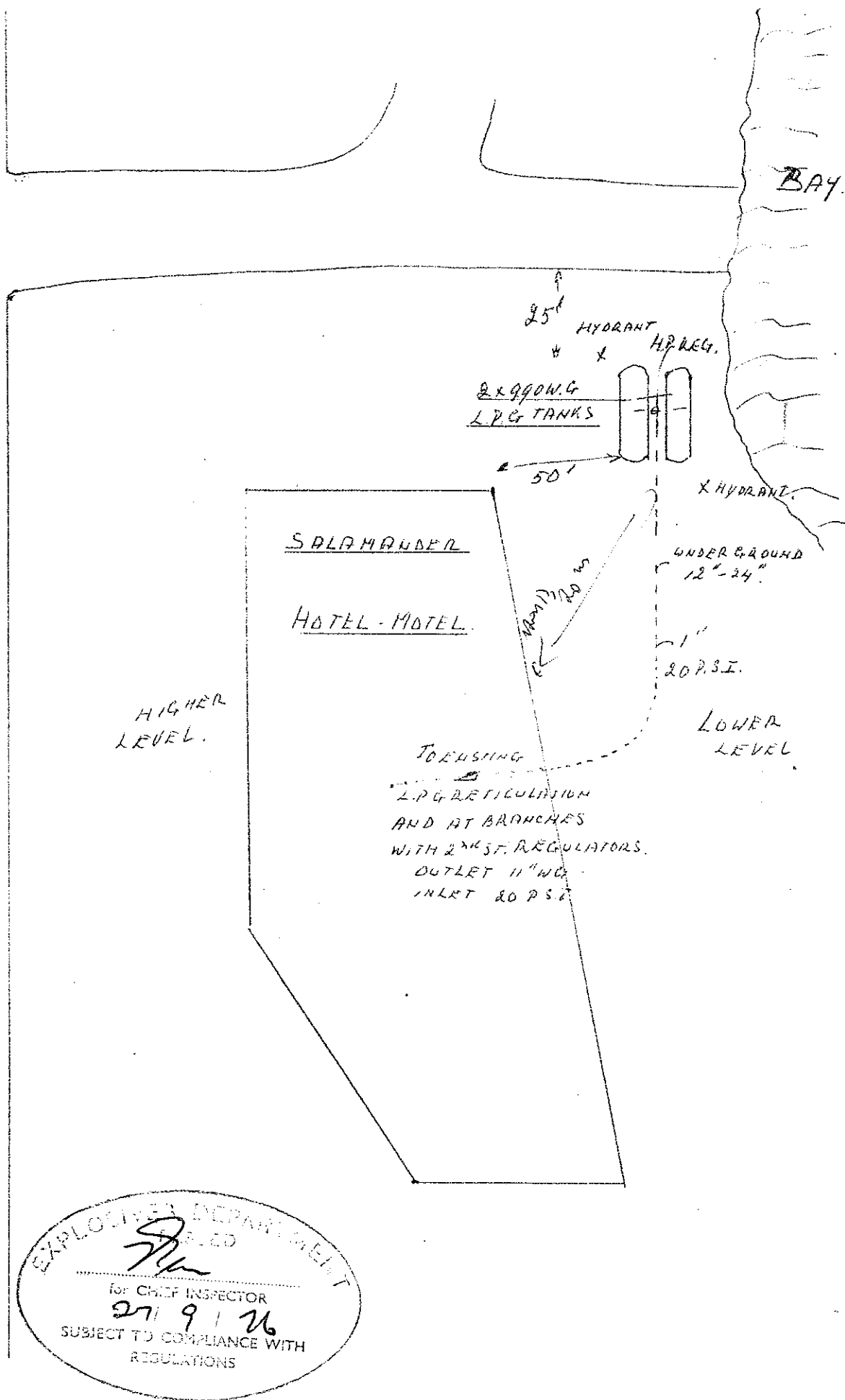
## CERTIFICATE OF INSPECTION

I, *G. W. H. 114* being an Inspector under the Inflammable Liquid Act, 1915, do hereby certify that the premises or store described above does comply with the requirements of that Act and regulations with regard to its situation and construction for the keeping of inflammable liquid and/or dangerous goods in quantity and nature specified.

*Chg Ro*  
*ORC*

Signature of Inspector *[Signature]*





SPEED-11-GAS NEWCASTLE PTY. LTD. - P.O. BOX 5173B NEWCASTLE WEST, TEL: 69 1188		
Scale: N.T.S.	Customer SALAMANDER - HOTEL MOTEL	Dwg. L.P.G. No. 1012



## Appendix D

### Title Search Records



**ADVANCE LEGAL SEARCH PTY LIMITED**

(ACN 077 067 068)

ABN 49 077 067 068

PO Box 149  
Yagoona NSW 2199

Telephone: +612 9754 1590  
Mobile: 0412 169 809  
Facsimile: +612 9754 1364  
Email: [alsearch@optusnet.com.au](mailto:alsearch@optusnet.com.au)

16 January 2009

**COFFEY ENVIRONMENTS PTY LTD**

19 Warabrook Boulevard,  
**WARABROOK NSW 2304**

**Attention: Alisa Johnson**

**RE: 147 Soldiers Point Road,  
Soldiers Point  
Ref: ENVIWARA00284AA  
Purchase Order: S19977**

**Current Search**

Folio Identifier 31/529002 (title attached)  
DP 529002 (plan attached)  
Dated 12 January 2009  
Registered Proprietor:  
**SALAMANDER PROPERTIES PTY LIMITED**



**Title Tree**  
**Lot 31 DP 529002**

Folio Identifier 31/529002

Certificate of Title Volume 10870 Folio 89

<b>(a)</b>		<b>(b)</b>	
CTVol 10542 Fol 242		CTVol 10542 Fol 243	
CTVol 9282 Fol 192		CTVol 9282 Fol 192	
CTVol 4440 Fol 65		CTVol 4440 Fol 65	
<b>(ai)</b>	<b>(aii)</b>	<b>(bi)</b>	<b>(bii)</b>
CT 2246 Fol's 24 to 26	PA 30724	CT 2246 Fol's 24 to 26	PA 30724
PA 16761	****	PA 16761	****
****		****	

**Summary of Proprietors**  
**Lot 31 DP 529002**

<b>Year</b>	<b>Proprietor</b>
	<b>(Lot 31 DP 529002)</b>
2002 – todate	Salamander Properties Pty Limited
1992 – 2002	Roner Pty Limited
1988 – 1992	Pan Australia Credits Limited De Groot Pty Limited
1988 – 1988	De Groot Pty Limited
	<b>(Lot 31 DP 529002 – CTVol 10870 Fol 89)</b>
1987 – 1988	De Groot Pty Limited
1972 – 1987	Neville Scott Pty Limited
1970 – 1972	Alexander Watson Farquhar, hotel proprietor Joyce Fay Farquhar
1969 – 1970	Norbat Pty Limited
1968 – 1969	The Council of the Shire of Port Stephens

**See Notes (a) & (b)**



**Note (a)**

	<b>(Lot 31 DP 232526 – CTVol 10542 Fol 242)</b>
1967 – 1968	The Council of the Shire of Port Stephens
	<b>(Lot 3 DP 211290 – CTVol 9282 Fol 192)</b>
1962 – 1967	The Council of the Shire of Port Stephens
	<b>(Portion 125 and Land north of 125 Parish Tomaree and other lands – Area 2945 Acres – CTVol 4440 Fol 65)</b>
1962 – 1962	The Council of the Shire of Port Stephens
1930 – 1962	The Commonwealth of Australia

**See (ai) & (aii)**

**Note (ai)**

	<b>(Portion 125 Parish Tomaree – Area 451 Acres – CTVol 2246 Fol's 24 to 26)</b>
1918 – 1930	The Commonwealth of Australia
1912 – 1918	James Cromarty, farmer Neil Cromarty, farmer Donald Cromarty, farmer

\*\*\*\*

**Note (aii)**

	<b>(Land north of 125 Parish Tomaree and other lands – Area 2409 Acres)</b>
1913 – 1930	The Commonwealth of Australia
	<b>(Land north of 125 Parish Tomaree)</b>
Prior – 1913	Crown Land

\*\*\*\*



**Note (b)**

	<b>(Lot 32 DP 232526 – CTVol 10542 Fol 243)</b>
1967 – 1968	The Council of the Shire of Port Stephens
	<b>(Lot 3 DP 211290 – CTVol 9282 Fol 192)</b>
1962 – 1967	The Council of the Shire of Port Stephens
	<b>(Portion 125 and Land north of 125 Parish Tomaree and other lands – Area 2945 Acres – CTVol 4440 Fol 65)</b>
1962 – 1962	The Council of the Shire of Port Stephens
1930 – 1962	The Commonwealth of Australia

**See (bi) & (bii)**

**Note (bi)**

	<b>(Portion 125 Parish Tomaree – Area 451 Acres – CTVol 2246 Fol's 24 to 26)</b>
1918 – 1930	The Commonwealth of Australia
1912 – 1918	James Cromarty, farmer Neil Cromarty, farmer Donald Cromarty, farmer

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**Note (bii)**

	<b>(Land north of 125 Parish Tomaree and other lands – Area 2409 Acres)</b>
1913 – 1930	The Commonwealth of Australia
	<b>(Land north of 125 Parish Tomaree)</b>
Prior – 1913	Crown Land

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