

Preliminary Site Investigation

Rosehill Recycled Water Scheme Extension

Smithfield, Wetherill Park and Horsley Park, NSW

Project No. 25284

Version 4

19 May 2026

Reditus Consulting Pty Ltd
ABN: 34 631 168 502



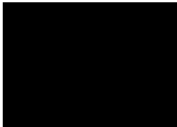
Preliminary Site Investigation

Rosehill Recycled Water Scheme Extension

Smithfield, Wetherill Park and Horsley Park, NSW

PREPARED FOR: CONEXA C/O ELEMENT ENVIRONMENT PTY LTD

DOCUMENT CONTROL

Prepared by	Brooke Kelly	
	Environmental Scientist	
	 	
Reviewed & Approved by	Toby Scrivener	
	Principal Environmental Engineer EIANZ Certified Environmental Practitioner - Site Contamination Specialist (No.SC41141)	  
	 	

This report has been prepared for coNEXA c/o Element Environment Pty Ltd in accordance with the terms and conditions of the consultancy services agreement P25284 dated 24 August 2025.

Reditus Consulting Pty Ltd (ABN 34 631 168 502) cannot accept any responsibility for any use of or reliance on the contents of this report by any third party. This report has been prepared in consultation with and reviewed by an EIANZ Certified Environmental Practitioner Site Contamination Specialist recognised by the [NSW EPA's Contaminated Land Consultant Certification Policy](#).

Reditus Consulting is a member firm of the [Australian Contaminated Land Consultants Association](#).

DOCUMENT HISTORY

Report No.	25284 RP01	25284 RP01	25284 RP01
Date	22 April 2026	29 April 2026	19 May 2026
Version	Version 2	Version 3	Version 4
Description	Updated report to include approved alignment	Final report based on client comments	Final. Revision due to updated client descriptions



Table of Contents

1 Introduction	1
1.1 Regulatory Requirements	1
1.2 Purpose	2
1.3 Objectives	2
1.4 Scope of Works	2
1.5 Site Fragmentation	3
1.6 Project Description	4
2 Site Description	6
2.1 Site Identification	6
2.2 Site Uses and Land Zoning	7
2.3 Site Condition	1
3 Site Setting and Surrounding Environment	2
3.1 Geology and Soils	2
3.2 Hydrogeology	5
3.3 Topography	6
3.4 Hydrology	8
3.5 Sensitive Environments	8
3.6 Planning Considerations	12
4 Site History	13
4.1 Historical Environmental Assessments	13
4.2 Historical Aerial Imagery	13
5 Potentially Contaminating Activities	31
5.1 Regulatory Searches	31
5.2 Potentially Contaminating Processes	60
5.3 PFAS Investigation Sites	60
6 Preliminary Conceptual Site Model	62



6.1	Potential Sources of Contamination	62
6.2	Potentially Affected Media	63
6.3	Proposed Land Use Scenario and Potential Receptors	63
6.4	Potential Pathways	63
6.5	Potential Transport Mechanisms and Exposure Pathways	63
6.6	Source, Pathway and Receptor Linkages	64
7	Conclusions and Recommendations	66
7.1	Conclusions	66
7.2	Recommendations	66
8	Limitations	68
9	References	69

Appendices

Appendix A • *Figures and Schematics*

Appendix B • *Site Inspections*

Appendix C • *Lotsearch Reports*

Executive Summary

NEXTDC, a leading national data centre operator, is developing its Western Sydney S4 facility located at Horsley Park, NSW. The existing Rosehill recycled water scheme is operated by AquaNet Sydney Pty Ltd (who produce and sell recycled water) and Rosehill Network Pty Ltd (who operate and maintain the delivery network), both subsidiaries of coNEXA Infrastructure Partners Pty Ltd (coNEXA). coNEXA is proposing to extend the existing Rosehill recycled water scheme to supply the NEXTDC S4 data centre with 16.6 megalitres per day of recycled water needed to cool the data centre ("the Project").

The key infrastructure components of the project include:

- A 800-millimetre (mm) diameter polyethylene (PE) pipeline to transfer treated effluent from the Fairfield recycled water plant from the existing VISY Pty Ltd connection at 2 Herbert Place, Smithfield to a proposed booster pump station at 46 Victoria Street, Smithfield.
- A 800 mm PE pipeline to transfer treated effluent from the pump station to a proposed reservoir at 156-166 Walworth Road, Horsley Park.
- Dual HDPE pipelines supplying water from the reservoir to the NEXTDC facility via gravity.

Reditus Consulting Pty Ltd (Reditus) was engaged by Element Environment Pty Ltd (the client) to prepare a Preliminary Site Investigation (PSI) for the project.

The purpose of the PSI was to assess potential contamination risks to inform a Review of Environmental Factors (REF) required under Part 5 of the *Environmental Planning and Assessment Act 1979*.

Based on the findings of the PSI, Reditus concludes the following:

- The proposed pipeline crosses multiple land uses, including nature conservation, public recreational, public open spaces, low density residential, agricultural including crops, greenhouses and livestock, commercial and industrial land uses.
- The topography of the site varies significantly, with elevations between 3 – 105 mAHD.
- The proposed pipeline crosses multiple surface water lines including creeks and drainage channels.
- Multiple contaminating activities were reported within the report buffer, particularly within the Smithfield Commercial Precinct and at the western section of Victoria St in Horsley Park. Significant mining activities have occurred in the general vicinity of the NEXTDC site in Horsley Park.
- The site inspection identified multiple indicators of contamination including offsite storage tanks and chemical storage, onsite areas of filling, onsite illegal dumping, onsite soil stockpiling and one observation of onsite PACM.
- The "shortcut" section of the Approved Alignment presents a potential restriction due to undulating ground and proximity to the Eco Resource Recovery facility located at Donoci Close.
- The site inspection of the reservoir site identified a septic tank, which shall be removed and soils surrounding the outflow point assessed and treated during construction.

Site Contamination Status

Contamination of land, as defined by section 5(1) of the Contaminated Land Management Act 1997, is the presence of a substance in, on or under the land at a concentration above the concentration at which the substance is normally present in, on or under (respectively) land in the same locality, being a presence that presents a risk of harm to human health or any other aspect of the environment.

- **Construction Works** -There is a moderate-high potential for localised contamination to be encountered during construction works in some sections of the proposed pipeline, including the following:
 - **Section 1101** – assessment is warranted due to the crossing at Prospect Ck and Cumberland Highway (at the location of historical asbestos filling) and the development of the PBS stations.
 - **Section 1112** – assessment is warranted due to the crossing at the stormwater channel.
 - **Section 1202** – assessment is warranted due to the crossing at Reedy Ck.
 - **Section 1203** – assessment is warranted due to the crossing at Reedy Ck.

- **Reservoir Site** – assessment of septic tank and outflow area.
- **Post-Construction Works** – The project is primarily within road easements/reserves and within commercial-industrial land-use settings. The final condition of the of the pipeline and associated infrastructure will present a very-low potential for exposure to site soils (i.e. concrete pipe, “clean” bedding sand, a marker layer, site won backfill and asphalt/concrete hardstand (in place).

Based on the conclusions of the PSI, Reditus makes the following recommendations.

Waste Classification and Disposal of Contaminated Soil and Water (Solid and Liquid) • Prior to / During Construction

- **Pre-construction works (preliminary waste classification)** – of shallow soils, fill and natural soil intended to be disturbed, disposed or reused during civil works. This preliminary waste classification may involve soil sampling every 100m to 250m along the proposed alignment to achieve a sampling density of 1:250 prescribed by NSW EPA (2022) Sampling Design Guidelines.
- **Construction works** – All soils and material(s), liquid and solid, to be removed from the site must be analysed and classified by an appropriately qualified and experienced environmental consultant, in accordance with the Protection of the Environment (Waste) Regulation 2014 and related guidelines, in particular NSW EPA Waste Classification Guidelines (2014), prior to off-site disposal.
- All waste must be taken to a suitable waste disposal facility that can lawfully accept the waste types and disposal dockets kept.
- All waste must be transported by a contractor licenced to transport the specific waste, and in vehicles capable of carting the waste without spillage and meeting relevant requirements and standards. All loads must be covered prior to vehicles leaving the site.
- All waste transport routes must avoid *where possible* all sensitive land uses such as residential areas, schools, preschools, and avoid bus routes, particularly school bus pick up and drop off periods.

Construction Environmental Management Plan

A Construction Environmental Management Plan (CEMP) must be prepared having regard to the Environmental Management Plan Guideline for Infrastructure Projects (Department of Planning, Industry and Environment, 2020).

The CEMP must include management strategies for the potential risks to on-site workers and visitors, off-site receptors, and the environment from the potential contamination associated with uncontrolled fill, working in vicinity of industrial premises and potentially impacted groundwater in vicinity of creek/stormwater crossings.

The environmental site management measures must remain in place and be maintained throughout the period of the construction of the project.

Unexpected Finds Procedure

An Unexpected Finds Procedure for Contamination must:

- Be prepared before the commencement of Work and must outline the actions to be taken should unexpected contamination be discovered;
- Include details of who will be responsible for implementing the unexpected finds procedure and the roles and responsibilities of all parties involved; and
- Be provided to the Planning Secretary upon request.

The Unexpected Finds Procedure for Contamination must be implemented throughout all construction work.

1 Introduction

The coNEXA group owns and operates the Rosehill Recycled Water Scheme (also referred to within the group as the AquaNet Recycled Water Scheme), comprising a recycled water plant at Fairfield (owned by AquaNet Sydney Pty Ltd (ACN 131 234 124) (AquaNet)) and a recycled water reticulation network (owned by Rosehill Network Pty Ltd (ACN 131 213 691) (Rosehill)).

The scheme was initially approved as a major project (MP07_0121) under the now-repealed Part 3A of the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act)

The scheme receives treated effluent from Sydney Water and includes a recycled water treatment plant and an extensive pipeline network, producing high-quality non-potable water suitable for industrial use, supplying the Smithfield, Rosehill and Camellia precincts of Western Sydney.

NEXTDC Ltd (NEXTDC) is an established national developer and operator of data centres and is currently developing a network of facilities to achieve more than 3 gigawatts of data storage capacity. As part of its strategy, NEXTDC are currently seeking State significant development (SSD) consent to construct and operate the 'Western Sydney S4 facility' at Horsley Park, which will be capable of delivering up to 300 megawatts of data storage capacity.

While modern data centres implement advanced efficiency measures, they still require substantial cooling, with evaporative towers being the most effective. However, their reliance on large volumes of make-up water risks overdependence on Sydney's potable water supply, which could strain the water network and create vulnerabilities during drought or restrictions.

coNEXA SYD Pty Ltd (coNEXA), in partnership with NEXTDC, are developing an extension to the scheme to provide recycled water supply to cater for the demand of NEXTDC's facility (the 'proposal').

Reditus Consulting Pty Ltd (Reditus) was engaged by coNEXA c/o Element Environment Pty Ltd (the client) to prepare a Preliminary Site Investigation (PSI) for the project located through Smithfield, Wetherill Park and Horsley Park, NSW (the site). The proposed layout of the pipeline is provided in the **Figure 1**, Appendix A. This PSI was prepared in accordance with applicable legislation, regulations, and industry guidance as listed in **Section 9**.

1.1 Proposal Overview

coNEXA has identified the opportunity to extend the scheme to supply the NEXTDC S4 data centre with 16.6 megalitres per day of recycled water. Technical assessments have confirmed the viability of this supply, which will be engineered to meet the data centre sector's stringent reliability requirements, targeting 99.999% supply resilience compared to the 98% standard for traditional potable water systems. The network will incorporate redundancy and adaptive capacity to ensure continuity in the face of climate variability, peak demand, and emergency conditions.

The existing scheme terminates at VISY Recycling (VISY) at 2 Herbert Street, Smithfield. A concept design alignment has been developed for the proposal, extending the network from the existing termination at Smithfield to the NEXTDC S4 facility in Horsley Park and includes:

- A 800 mm diameter high-density polyethylene (HDPE) pipeline to transfer treated effluent from the Fairfield recycled water plant from the existing VISY connection at 2 Herbert Place, Smithfield to a proposed booster pump station at 46 Victoria Street, Smithfield.
- A 800 mm diameter HDPE pipeline to transfer treated effluent from the pump station to a proposed reservoir site at 156-166 Walworth Road, Horsley Park.
- Dual HDPE pipelines (560 mm and 800 mm diameter) supplying water from the reservoir to the NEXTDC facility via gravity.

1.2 Regulatory Requirements

1.2.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



Under Section 5.5 of the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act), prior to carrying out an activity, a determining authority has a duty to examine and consider all matters affecting or likely to affect the environment.

The NSW Governments [Guidelines for Division 5.1 Assessments](#) and [Section 171\(2\)](#) of the Environmental Planning and Assessment Regulation 2021 list the environmental factors a Determining Authority (and proponent) must consider when assessing potential impacts to the environment, which include:

- Any risk to the safety of the environment.
- Any pollution of the environment.
- Any environmental problems associated with the disposal of waste.

1.2.2 STATE ENVIRONMENTAL PROTECTION POLICY (RESILIENCE AND HAZARDS) 2021

Additionally, Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 aims to provide a state-wide planning approach to the remediation of contaminated land and to reduce the risk of harm to human health and the environment by considering contaminated land as part of the planning process. Under Chapter 4, a consent authority must not consent to the carrying out of development on land unless it has considered potential contamination issues.

1.3 Purpose

The purpose of the PSI is to assess potential contamination risks to inform the Review of Environmental Factors (REF) prepared for the project.

1.4 Objectives

The primary objectives of the PSI were to:

- Evaluate the possibility for contamination to be present at the site due to current and former land use activities.
- Assess the current condition of the site to identify potential areas of environmental concern (AEC) at the site.
- Prepare a preliminary conceptual site model (CSM) for the site.
- Comment on the potential for contamination to be present at the site and the potential effects of contamination on the suitability of the site for its proposed redevelopment from a contamination perspective.
- Provide recommendations for further investigation, management, or remediation (if required).
- Conform to the general requirements of the National Environmental Protection Council (2013) *National Environment Protection (Assessment of Site Contamination) Measure 1999* (as amended in 2013) and the NSW EPA (2020) *Contaminated Land Guidelines*.

1.5 Scope of Works

To achieve the objectives outlined above, Reditus completed the following:

- Review of previous investigations, site plans and other relevant information made available to Reditus by the client.
- An evaluation of aerial photographs to assist in assessing historical land uses and conditions on and adjacent to the project site.
- Review of the environmental setting with regards to geology, topography, hydrology and hydrogeology.
- Review of NSW EPA registers relevant to contaminated sites and potentially contaminating activities.
- Site walkover and inspection to characterise the setting and site surface for obvious signs of potential contamination and/or contaminant sources.
- Preparation of a PSI report (this document) in general accordance with the ASC NEPM (2013), applicable NSW EPA endorsed guidelines and *State Environmental Planning Policy (Resilience and Hazards) 2021*.



This report, including its conclusions and recommendations, must be read in conjunction with the Statement of Limitations provided in **Section 8**.

1.6 Site Fragmentation

For the purposes of this PSI, the pipeline length has been divided into various parts and sections, as follows:

- Sections 1101 – 1102.
- Approved Alignment Part 5 to Part 2.
- Section 1108.
- Approved Alignment Part 1.
- Sections 1111 to 1117.
- Sections 1201 – 1205 (gravity feed and return pipe).

1.7 Project Description

The key infrastructure components of the project include:

- A 800 -millimetre (mm) diameter polyethylene (PE) pipeline to transfer treated effluent from the Fairfield recycled water plant from the existing VISY Pty Ltd connection at 2 Herbert Place, Smithfield to a proposed booster pump station at 46 Victoria Street, Smithfield.
- A 800 mm PE pipeline to transfer treated effluent from the pump station to a proposed reservoir at 156-166 Walworth Road, Horsley Park.
- Dual HDPE pipelines supplying water from the reservoir to the NEXTDC facility via gravity.

Representative diagrams of the proposed pipeline construction are provided below:

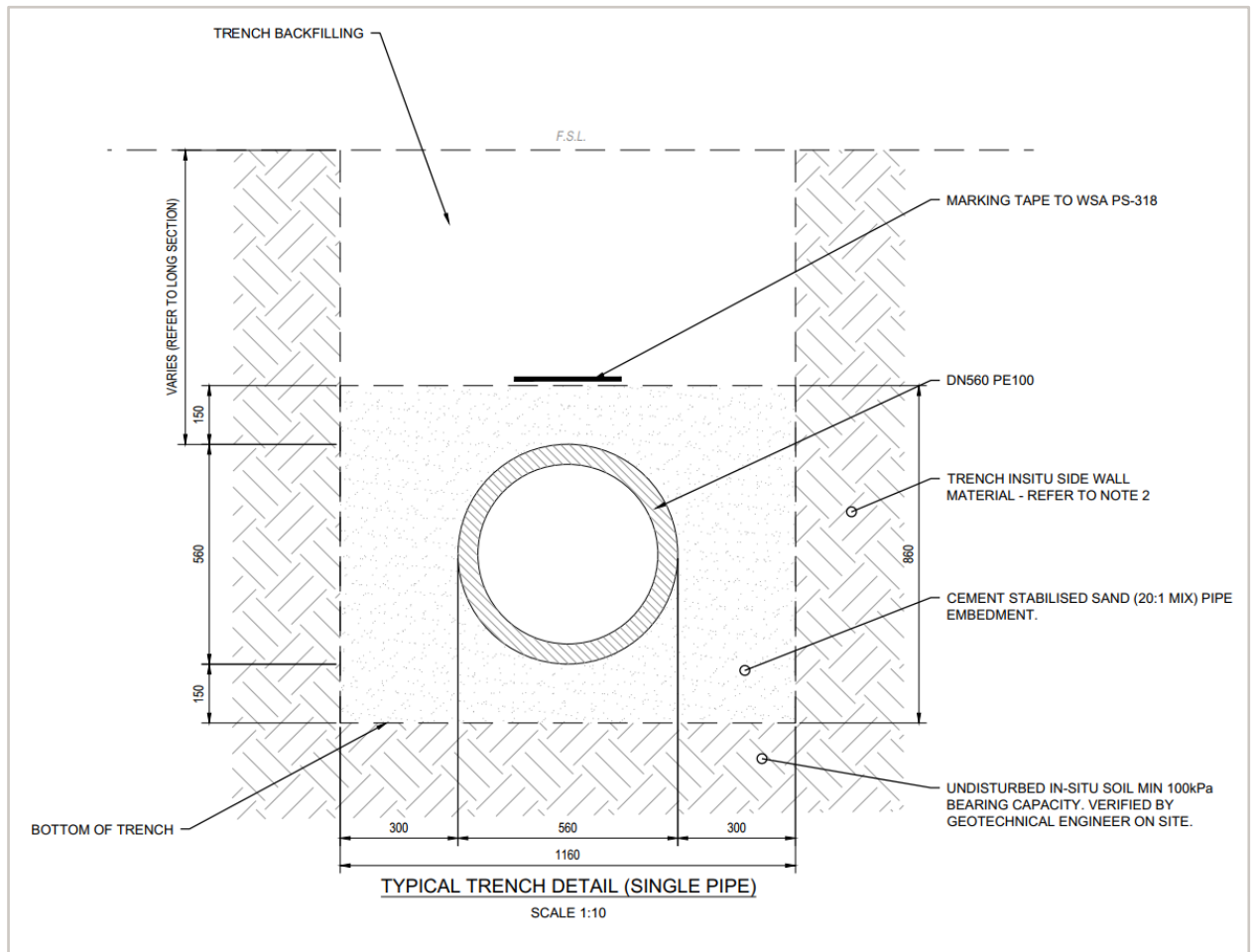


Diagram 1-1. A cross-section of the typical pipe and trench layout, for a single pipe.

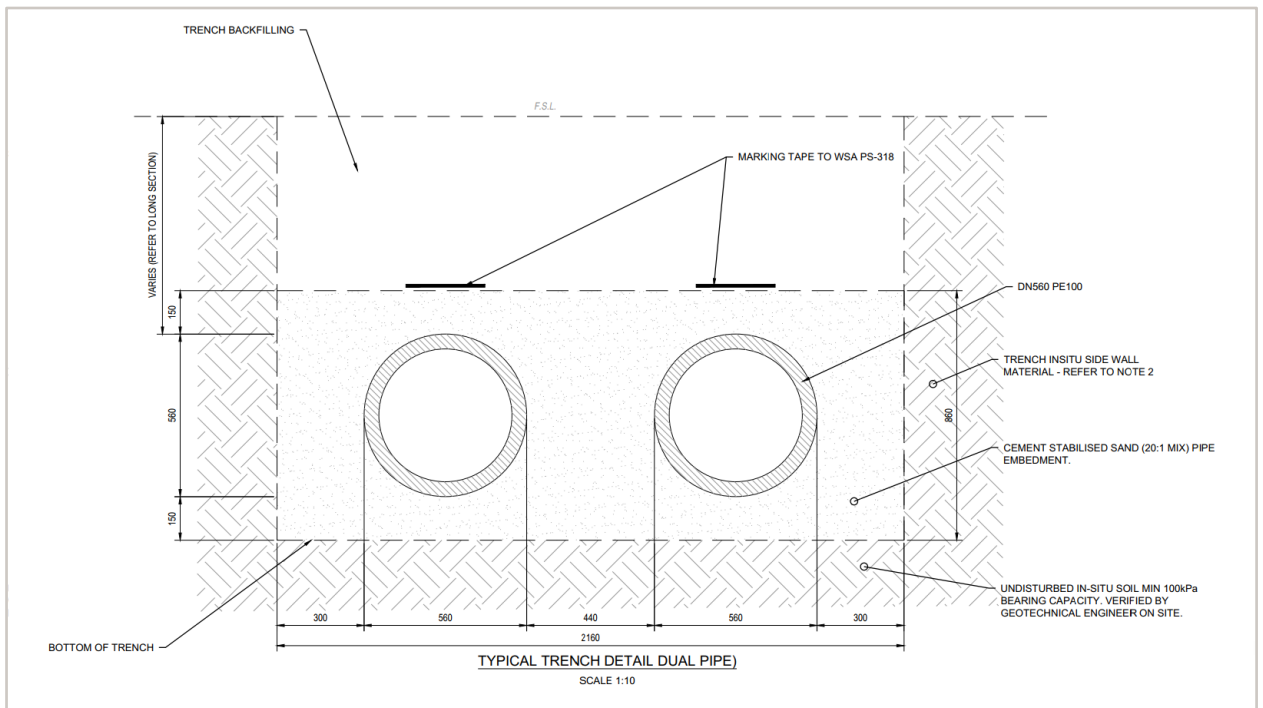


Diagram 1-2. A cross-section of the typical pipe and trench layout, for a dual pipe.

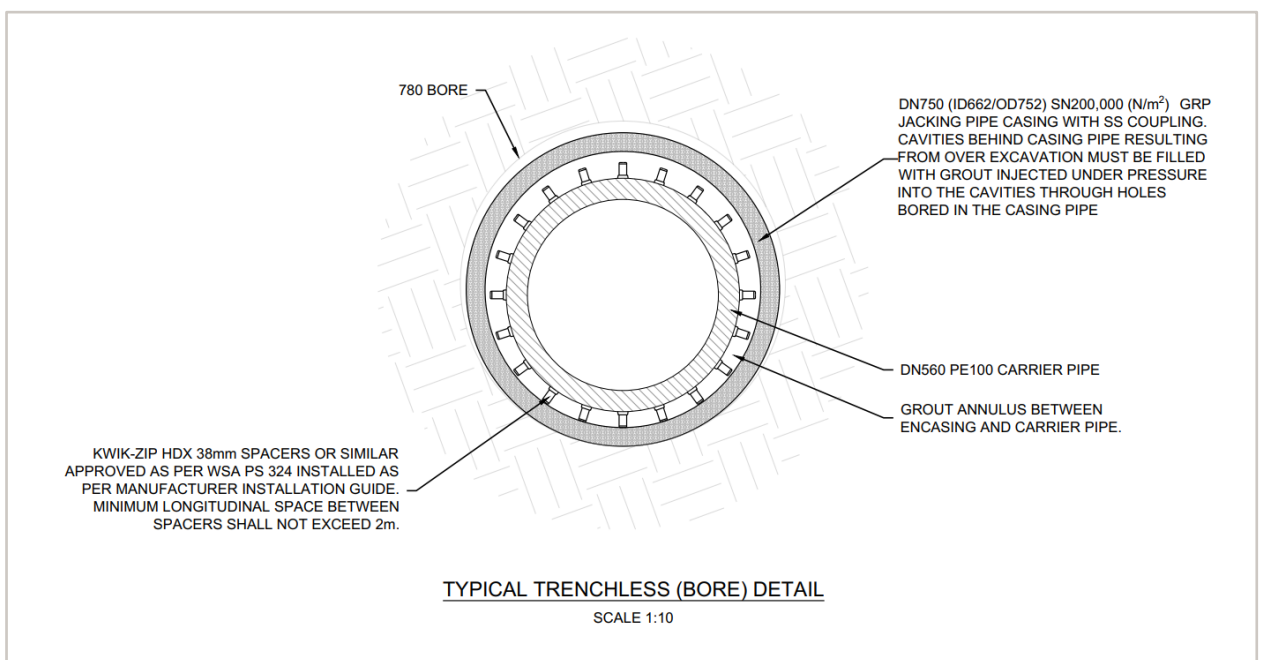


Diagram 1-3. A cross-section of the typical pipe layout, trenchless.

2 Site Description

2.1 Site Identification

The site identification details have been prepared in general accordance with the NSW EPA (2020) *Contaminated Land Guidelines* and the ASC NEPM (2013) *Field Checklist* for 'Site Information'. The site identification information for the site has been summarised in Table 2-1 below.

Table 2-1. Site Identification Details.

ITEM	DETAIL
Site Name	Rosehill Recycled Water Scheme - DN560 RW Pipeline Sections 1 and 2
Site Coordinates to the approximate centre of the site (GDA2020 MGA Zone 56)	Easting: 303846 Northing: 6253208
Local Government Area	Fairfield City Council
Trigger for Assessment	To inform the client's planning requirements as detailed in Section 1.2 .
Current Land Use	Generally (from east to west): • The VISY Smithfield facility. • Prospect Ck and surrounds. • Low St, Robert St and Little St. • Victoria St. • Cowpasture Rd, Trivet St, Chandos Rd, Ferrers Rd, Redmayne Rd, Walworth Rd, Burley Rd and Johnston Cr. • The NEXTDC site.
Future Land Use	Rosehill Recycled Water Scheme
Address, Land and Title Information and Site Area	<u>Pipeline</u> Address: Smithfield, Wetherill Park and Horsley Park, NSW Land and Title Information: N/A Area: The pipeline is approximately 15.7km in length, with an easement planned for the entire length of the pipeline. Current Owner / Occupier: Crown land (Prospect Ck), NSW Government - Transport for NSW, or local council - Cumberland City Council or Fairfield City Council <u>Smithfield Booster Pump Station</u> Address: 46 Victoria St, Smithfield <u>Reservoir Site</u> Address: 156-166 Walworth Rd, Horsley Park Land and Title Information: Lot 51, DP 1071120 Area: approximately 1.04 ha



ITEM	DETAIL
	Current Owner / Occupier: Private <u>NEXTDC Site</u> Address: 16 Johnston Cr, Horsley Park Land and Title Information: Lot 305, DP 1275011 Area: approximately 8.22 ha Current Owner / Occupier: Private
Land Use Zones	Combination of: • C2 - environmental conservation • E4 – general industrial • IN1 – General industrial • R2 – low density residential • R3 – medium density residential • RE1 – public recreation. • RU4 – Primary production small lots • SP2 – infrastructure (road and bus corridor) Under the <i>Fairfield Local Environmental Plan 2013</i>. Combination of: • C2 – environmental conservation. • E4 – general industrial. • R3 – medium density residential. • RE1 – public recreation. • SP2 – infrastructure (road and bus corridor). Under the <i>Cumberland Local Environmental Plan 2021</i>.
Site Location	Shown on Figure 1, Appendix A
Site Layout	Shown on Figure 2, Appendix A

2.2 Site Uses and Land Zoning

The current land zoning and site uses are summarised in Table 2-2 below.



Table 2-2. Land Zoning and Site Uses.

SECTION	ZONING	CURRENT LAND USE / SITE CONDITION	SURROUNDING LAND USE	PIPELINE DESIGN SPECIFICAIONS
1101	<u>Onsite</u> - C2 – environmental conservation. - E4 – general industrial. - R3 – medium density residential. - RE1 – public recreation. - SP2 – infrastructure (road and bus corridor).	- VISY Smithfield. - Smithfield Road (A28 highway) and Kenyons Bridge. - Roads including Little St and Robert St (including the boundaries of some commercial / industrial properties part of Smithfield Commercial Precinct) and Low St (including the boundaries of some low-density residential properties). - Prospect Ck (crown land) and its surrounds. - Water bodies of Kaluna Reserve - three distinct surface water bodies were present adjacent the VISY facility. They appear to be engineered and are fed by a stormwater culvert. The central lake was densely vegetated with reeds and was assumed to contain water. A motorbike was present in the easternmost lake (indicative of illegal dumping).	- Prospect Ck and its surrounds, including environmental conservation areas. - Commercial / industrial properties as part of the Smithfield Commercial precinct. - Low-density residential properties.	The recycled water main is to cross Prospect Ck and Cumberland Highway.
	<u>Offsite</u> - C2 – environmental conservation - E4 – general industrial - RE1 – public recreation	- Cycle / pedestrian pathways including Prospect Ck Shared Path and Prospect Ck Cycle Path. - The Eastern Gas Pipeline (high pressure gas buried pipeline and associated easement) runs adjacent to Prospect Ck. - Illegal dumping was observed during the site inspection, mostly at Prospect Ck and its surrounds. One PACM stormwater outlet was observed at Prospect Ck.		



SECTION	ZONING	CURRENT LAND USE / SITE CONDITION	SURROUNDING LAND USE	PIPELINE DESIGN SPECIFICAITONS
1102	<u>Onsite</u> - E4 – general industrial. - SP2 – infrastructure.	- Little St and then Victoria St, including the boundaries of some commercial / industrial properties part of the Smithfield Commercial Precinct. - A major electricity transmission line.	- Victoria St and its road easement including pedestrian / bicycle pathway. - Commercial / industrial properties as part of the Smithfield Commercial precinct. - Cabramatta Fijian Seventh-day Adventist Church and Smithfield Uniting Church Cemetery.	The recycled water main is to be installed along Victoria St.
	<u>Offsite</u> E4 – general industrial.			
Part 5	<u>Onsite</u> - E4 – general industrial. - R2 – Low density residential. - SP2 – infrastructure (road and bus corridor).	Commercial / industrial land uses and then residential land uses with a bushland and creek beyond.	The following were observed during the site walkover: - Cut and fill activities. - Commercial/ industrial land uses. - Stockpiled materials. - Areas of fill. - Chemical storage. - Hazardous building materials.	Data unavailable.
	<u>Offsite</u> - C2 – Environmental conservation. - E4 – general industrial. - R2 – Low density residential. - RE1 – public recreation. - SP2 – infrastructure (road and bus corridor).			



SECTION	ZONING	CURRENT LAND USE / SITE CONDITION	SURROUNDING LAND USE	PIPELINE DESIGN SPECIFICAITONS
Part 4	<u>Onsite</u> - E4 – general industrial. - R2 – Low density residential. - SP2 – infrastructure (road and bus corridor).		The following were observed during the site walkover: - Stockpiling. - Cut and fill activities.	
	<u>Offsite</u> - E4 – general industrial. - R2 – Low density residential. - RE1 – public recreation. - SP2 – infrastructure (road and bus corridor).	Generally commercial / industrial land uses.	- Commercial/ industrial land uses including potential fire foam infrastructure. - Areas of fill. - Chemical storage. - Hazardous building materials.	Data unavailable.



SECTION	ZONING	CURRENT LAND USE / SITE CONDITION	SURROUNDING LAND USE	PIPELINE DESIGN SPECIFICAITONS
Part 3	<u>Onsite</u>	• Generally commercial / industrial land uses. • Reditus notes that the “shortcut” for the Approved Alignment (as shown on Figure 1, Appendix A) would entail that the pipeline runs through an easement located at Denoci Cl. As part of the easement, the pipeline would cross private properties, including the property owned / operated by ECO RR (noting the presence of an onsite water body at ECO RR). Reditus notes that there exists an approximately 5 m high retaining wall separating the ECO RR site from the adjacent private property. Reditus notes that the extensive cut and fill works present at the ECO RR site would require consideration from a contamination perspective.	The following were observed during the site walkover: • Commercial / industrial land uses. • Stockpiling cut and fill activities. • Chemical storage. • Hazardous building materials. • Potential fire foam infrastructure. • Areas of fill.	Data unavailable.
	<u>Offsite</u>			



SECTION	ZONING	CURRENT LAND USE / SITE CONDITION	SURROUNDING LAND USE	PIPELINE DESIGN SPECIFICAITONS
Part 2	<u>Onsite</u> - E4 – General industrial - SP2 – Infrastructure	Commercial / industrial land uses (including Eco Resource Recovery (ECO RR).	The following were observed during the site walkover: - A strong putrescible odour at one property (owned / operated by B.E. Campbell. - Commercial / industrial land uses (including steel fabrication, manufacturing activities and ECO RR which conducts activities regarding recycled sand, aggregates and road bases, including multiple large stockpiles (>5m in height) and the storage of large truck tires). - Areas of fill and areas of chemical storage. - Cut and fill activities. - Chemical storage. - Hazardous building materials. - Odour and noise pollution at ECO RR.	Data unavailable.
	<u>Offsite</u> - E4 – General industrial - SP2 – Infrastructure			
1108	<u>Onsite</u> - E4 – General industrial - SP2 – Infrastructure <u>Offsite</u> - E4 – General industrial	- Victoria St, including the boundaries of commercial / industrial properties. - Jemena high pressure gas main.	Commercial / industrial properties.	The recycled water main is to be installed along Victoria St. <i>DN560 RW Pipeline Section 1.</i>

SECTION	ZONING	CURRENT LAND USE / SITE CONDITION	SURROUNDING LAND USE	PIPELINE DESIGN SPECIFICATIONS
Part 1	<u>Onsite</u> E4 – general industrial.	Generally commercial / industrial land uses (including large logistics centres) with limited agricultural land use.	The following were observed during the site walkover: - Illegal dumping. - Cut and fill activities. - Commercial / industrial land uses (including Prospect Industrial Estate). - Areas of fill. - Chemical storage. - Hazardous building materials. - Earthworks.	Data unavailable.
	<u>Offsite</u> E4 – general industrial.			
1111 - 1112	<u>Onsite</u> - E4 – General industrial - Areas where no land zoning information was available	Trivet St, then roundabout onto Cowpasture Rd, then Chandos Rd.	- Commercial / industrial properties including Horsey Drive Logistics Hub. - Low density residential / primary production small lot properties / agricultural properties including greenhouses and crops. - The Sydney Water Supply Canal and Water Canal Shared Path. - High pressure gas main. - Electricity powerlines. - Bushland.	The recycled water main is proposed to cross Cowpasture Rd and Trivet St, and then to be installed along Trivet St. <i>DN560 RW Pipeline Section 1.</i>
	<u>Offsite</u> - E4 – General industrial - Areas where no land zoning information was available			



SECTION	ZONING	CURRENT LAND USE / SITE CONDITION	SURROUNDING LAND USE	PIPELINE DESIGN SPECIFICAITONS
1113 – 1114	- E4 – General industrial - Areas where no land zoning information was available	Ferrers Rd, the roundabout between Ferrers and Chandos Rd (including a lay down/ turnaround area), then Chandos Rd and Redmayne Rd.	- One discontinuous creek crossing Chandos Rd and associated surface water drainage lines (totalling approximately 5m in length). - Electricity power lines, the Eastern Gas Pipeline and Sydney Water Heritage site and associated easement. - Low density residential / primary production small lot properties / agricultural properties including Horsley Park Land Farms, crops and greenhouses. Properties may contain a dam / private surface water body. - Bushland.	The recycled water main is to be installed along Chandos Rd. <i>DN560 RW Pipeline Section 1.</i>



SECTION	ZONING	CURRENT LAND USE / SITE CONDITION	SURROUNDING LAND USE	PIPELINE DESIGN SPECIFICAITONS
1115 – 1116	- E4 – General industrial - SP2 – Infrastructure - RU4 – Primary production small lots	- Redmayne Rd. - Eastern Ck crossing. - Eastern Gas Pipeline easement. - Jemena high pressure gas main. - Westlink M7 overpass, The Horsley Drive offramp and the M7 cycleway.	- Low density residential / primary production small lot properties / agricultural properties including greenhouses. Properties may contain a dam / private surface water body. - Some commercial properties, e.g. stockpiling on residential premises, business unknown. - Bushland. - Open grassed areas. - Eastern Ck and surrounds. - A drainage channel is present from Eastern Ck going east for approximately 100m on the northern side of the road. - Horsley Park Zone Substation. - Two surface water drainage lines were present running down to the M7 overpass from the main road, adjacent a church and substation.	The recycled water main is to be installed along Chandos Rd. The recycled water main is to cross Eastern Ck and Jemena gas transmission pipelines. The recycled water main is to cross under the M7 Motorway. <i>DN560 RW Pipeline Section 1.</i>



SECTION	ZONING	CURRENT LAND USE / SITE CONDITION	SURROUNDING LAND USE	PIPELINE DESIGN SPECIFICAITONS
				The recycled water main is to be installed along Chandos Rd.
1117 – 1201	RU4 – Primary production small lots	Chandos Rd.	Low density residential / primary production small lot properties / agricultural properties including greenhouses. Properties may contain a dam / private surface water body.	The recycled water main is to be installed along Walworth Rd. This is the location of a proposed reservoir site. <i>DN560 RW Pipeline Section 1 (section 1117) and DN560 RW Pipeline Section 2 (section 1201).</i>
1202 – 1203	<u>Offsite</u> - C2 – Environmental conservation - IN1 – General industrial - RU4 – Primary production small lots	Burley Rd.	Low density residential / primary production small lot properties / agricultural properties including greenhouses. Properties may contain a dam / private surface water body.	The recycled water main is to be installed along Burley Rd. <i>DN560 RW Pipeline Section 2.</i>



SECTION	ZONING	CURRENT LAND USE / SITE CONDITION	SURROUNDING LAND USE	PIPELINE DESIGN SPECIFICAITONS
1204 – 1205	- IN1 – General industrial - RU4 – Primary production small lots	- Burley Rd and then Johnston Cr. - NEXTDC site.	- Low density residential / primary production small lot properties / agricultural properties including greenhouses. Properties may contain a dam / private surface water body. - Commercial / industrial properties	The site of the connection to Next DC. <i>DN560 RW Pipeline Section 2.</i>
Reservoir Site	RU4 – Primary production small lots	The reservoir site consisted of a residential (low-density) and agricultural property. The onsite features consisted of a residential dwelling, shed and enclosed garage.	Low density residential / primary production small lot properties / agricultural properties including greenhouses. Properties may contain a dam / private surface water body.	Data unavailable.

2.3 Site Condition

Initial site inspections were conducted by Reditus' Environmental Scientist Brooke Kelly on 17 – 19 November 2025. A site inspection of the Approved Alignment (Parts 1-5) and the reservoir site was completed by Reditus Environmental Scientist Brooke Kelly and Reditus Principal Environmental Engineer Ashley Barber on 9 March 2026. The findings and photographs recorded during the site inspections are provided as **Appendix B**. The findings of the site inspections are summarised as follows:

General Land Use • *From east to west*

- The pipeline crosses Prospect Ck and its surrounds including low density residential properties (section 1101).
- A change in land use occurs at section 1102 as the pipeline enters the Smithfield Commercial Precinct, including commercial / industrial premises (section 1102).
- The reservoir site is located at a high elevation, as Walworth Rd runs along a natural ridgeline.
- The primary production on small lots and low-density residential properties continue to Section 1204 where the land use changes to commercial / industrial premises with mining activities.
- The NEXTDC site was observed to be vacant land with evidence of recent bulk earth moving activities.
- The reservoir site consisted of a residential (low-density) and agricultural property. The onsite features consisted of a residential dwelling, shed and enclosed garage.

Topography • *From east to west*

- At the east of the site, Prospect Ck appeared to be a low point, with Sections 1101 and 1102 gently sloping towards the creek.
- The site elevation varied between sections 1112 – 1204, following the natural topography of the area, with gradual sloping towards the creeks and high points at the intersection of Chandos Rd and Trivet St and Walworth Rd.
- The transition of Burley Rd from sealed asphalt (to the east) to unsealed road (to the west) was a local high point, with Section 1204 being a gradual decline to the lower, flat elevation of Johnston Cr.

Indicators of Potential Contamination

- Multiple privately owned aboveground storage tanks (AST) were observed on private premises. The known AST contents included water and diesel.
- A small area of filling was observed at Section 1113 at a sealed turnaround bay adjacent the roundabout.
- Illegal dumping was observed throughout the site, mostly along the roadside (e.g. sections 1113 and 1116) and in the creek corridors (e.g. section 1115).
- Soil stockpiling was observed at some private properties (e.g. section 1115) and adjacent the road at (e.g. section 1113).
- One PACM stormwater drain was observed in Section 1101, running into Prospect Ck. No other PACM was observed.
- No odours indicative of gross contamination were observed onsite.
- Potentially contaminating activities conducted at the reservoir site may include potential application of herbicides and pesticides for agricultural purposes, potential chemical storage, potential cut and fill activities and potential hazardous building materials present onsite.

3 Site Setting and Surrounding Environment

Information relating to the site setting and surrounding environment was obtained from the site inspection reports provided as **Appendix B** and reports provided by Lotsearch Pty Ltd, copies of which are provided as **Appendix C**. Information relating to the site setting and surrounding environment is provided in the subsections below.

3.1 Geology and Soils

3.1.1 GEOLOGY

The *NSW Department of Primary Industries Statewide Geological Database* indicates the site is underlain by:

- **Alluvium** (CZ_a) • unconsolidated alluvial clay, silt, sand and gravel deposits.
- **Bringelly Shale** (Twib) • shale, carbonaceous claystone, laminate, lithic sandstone and rare coal.
- **Alluvial floodplain deposits** (Q_af) • silt, very fine- to medium-grained lithic to quartz-rich sand, clay.

3.1.2 SOILS

A review of the CSIRO *Atlas of Australian Soils* indicates that the site soils are classified as:

- **Sodosol** (Tb36) • described as occurring on undulating landscapes, where the chief soils are hard, acidic yellow mottled soils usually containing some ironstone gravels throughout the profile.
- **Kurosol** (Pb12) • described as occurring on gently rolling to rounded hilly country with some steep slopes and broad valleys, where the chief soils are hard acidic red soils with hard neutral and acidic yellow mottled soils on lower slopes and in valleys.
- **Kurosol** (Pb13) • described as occurring on ridge and valley country of gently undulating ridge tops and steep side slopes often with slumping. Also, rounded hilly to steep hilly areas and relatively narrow valleys. The chief soils are hard acidic red soils with hard acidic yellow mottled soils; in places some ironstone gravels occur in both these soils. Small areas of other soils are likely throughout.

A review of the State Government of NSW and NSW Department of Climate Change, Energy, the Environment and Water 2025 *Soil Landscapes of Central and Eastern NSW* indicates that the site is situated within the following landscapes:

- **South Ck** (9030sc) • soils are described as often very deep layered sediments over bedrock or relict soils, including plastic clays or structured loams in and immediately adjacent to drainage lines, or red and yellow podzolic soils at terraces, with small areas of structured grey clays, leached clays and yellow solodic soils • the landscape is described as floodplains, valley flats and drainage depressions of the channels on the Cumberland Plain, which is usually flat with incised channels and is mainly cleared.
- **Blacktown** (9030bt) • soils are described as shallow to moderately deep (>100 cm) hard setting mottled texture contrast soils, including red and brown podzolic on crests grading to yellow podzolic Soils on lower slopes and in drainage lines. • the landscape is described as gently undulating rises on Wianamatta Group shales, with a local relief to 30 m and slopes usually >5%. Includes broad rounded crests and ridges with gently inclined slopes, of cleared Eucalypt woodland and tall open forest (dry sclerophyll forest).
- **Berkshire Park** (9030bp) • soils are described as weakly pedal orange heavy clays and clayey sands, often mottled. Ironstone nodules are common. Large (up to 20 cm) silcrete boulders occur in sand/clay matrix. • the landscape is described as dissected, gently undulating low rises on the Tertiary terraces of the Hawkesbury/ Nepean River system.

The geology and soil types listed for each site section are shown in **Table 3-1** below.

**Table 3-1.** Summary of Site Geology and Soils.

SECTION	GEOLOGY TYPE	SOILS (CSIRO ATLAS OF AUSTRALIAN SOILS)	SOILS (SOIL LANDSCAPES OF CENTRAL AND EASTERN NSW)
1101	Alluvium (CZ_a)	Sodosol (Tb36)	<u>Onsite:</u> South Ck (9030sc) Blacktown (9030bt) <u>Offsite:</u> Berkshire Park (9030bp)
1102	Alluvium (CZ_a) Bringelly Shale (Twib)	Sodosol (Tb36)	<u>Onsite:</u> Blacktown (9030bt) <u>Offsite:</u> South Ck (9030sc)
Part 5	Alluvium (CZ_a) Bringelly Shale (Twib)	Sodosol (Tb36) Kurosol (Pb12)	Blacktown (9030bt) Berkshire Park (9030bp)
Part 4	Alluvium (CZ_a) Bringelly Shale (Twib)	Kurosol (Pb12) Sodosol (Tb36)	<u>Onsite:</u> Blacktown (9030bt) <u>Offsite:</u> South Ck (9030sc)
Part 3	Alluvium (CZ_a) Bringelly Shale (Twib)	Kurosol (Pb12)	<u>Onsite:</u> Blacktown (9030bt) <u>Offsite:</u> South Ck (9030sc)
Part 2	Alluvium (CZ_a) Bringelly Shale (Twib)	Kurosol (Pb12)	Blacktown (9030bt) South Ck (9030sc)
1108	Alluvium (CZ_a) Bringelly Shale (Twib)	Kurosol (Pb12)	Blacktown (9030bt) South Ck (9030sc)
Part 1	Bringelly Shale (Twib)	Kurosol (Pb12)	Blacktown (9030bt) Luddenham (9030lu)
1111 - 1112	Bringelly Shale (Twib)	Kurosol (Pb12)	Blacktown (9030bt) Luddenham (9030lu)
1113 - 1114	Bringelly Shale (Twib)	Kurosol (Pb12) Kurosol (Pb13)	<u>Onsite</u> Luddenham (9030lu) <u>Offsite</u> Blacktown (9030bt)

SECTION	GEOLOGY TYPE	SOILS (CSIRO ATLAS OF AUSTRALIAN SOILS)	SOILS (SOIL LANDSCAPES OF CENTRAL AND EASTERN NSW)
1115 - 1116	<u>Onsite</u> Bringelly Shale (Twib)	Kurosol (Pb13)	Blacktown (9030bt)
	<u>Offsite</u> Alluvial floodplain deposits (Q_af)		Luddenham (9030lu) South Ck (9030sc)
1117 - 1201	Bringelly Shale (Twib)	Kurosol (Pb13)	Luddenham (9030lu)
1202 - 1203	<u>Onsite</u> Bringelly Shale (Twib)	Kurosol (Pb13)	Blacktown (9030bt)
	<u>Offsite</u> Bringelly Shale (Twib) Alluvial floodplain deposits (Q_af)		Luddenham (9030lu) South Ck (9030sc)
1204 - 1205	Bringelly Shale (Twib)	Kurosol (Pb12) Kurosol (Pb13)	Blacktown (9030bt) South Ck (9030sc)
Reservoir Site	Bringelly Shale (Twib)	Kurosol (Pb13)	Luddenham (9030lu)

3.1.3 ACID SULFATE SOILS

The likelihood of occurrence of acid sulfate soils (ASS) at the site is determined by the Atlas of Australian Acid Sulfate Soils. The ASS classification for each section of the site is provided in **Table 3-2** below.

Table 3-2. Classification of Acid Sulfate Soils at the Site.

CLASS	PROBABILITY OF OCCURRENCE	CHANCE OF OCCURRENCE	SITE SECTIONS	MANAGEMENT REQUIREMENTS
B	Low	6-70% chance of occurrence	1101 – 1102	None
C	Extremely low	1-5% chance of occurrence with occurrences in small, localised areas.	1108, 1111 - 1117; and 1201 - 1205	None

3.1.4 MINING AND EXPLORATION

Historical mining and exploration titles exist at the site for the exploration of:

- **Petroleum and minerals** • all site sections • dated 1968 – 2015.
- **Geothermal minerals** • sections 1108, 1111 – 1117 and 1201- 1205 • dated 2004 – 2010.
- **Clay shale and brick clay** • sections 1117 – 1203 • dated 2002.

One current mining and exploration title exists:

- **Exploration of minerals** • The Austral Brick Co. Pty. Ltd • group 5 minerals • 2017 – 2026 • sections 1117 – 1205.

3.2 Hydrogeology

A review of the Hydrogeology Map of Australia (Geoscience Australia) indicated the site is underlain by porous, extensive aquifers of low to moderate productivity.

No groundwater embargoes were identified at the site.

No data or information pertaining to groundwater flow direction was available. Generally, groundwater is inferred to flow conforming with local topography.

3.2.1 GROUNDWATER BORES

A review of the Bureau of Meteorology's *Australian Groundwater Explorer* reported the presence of registered groundwater bores within the report buffer. Details of the registered bores are summarised for each site section in Table 3-3 below.

Table 3-3. Summary of Existing Groundwater Bore Details.

SECTION	LOCATION	STANDING WATER LEVEL (mBGL)	SALINITY (mg/L)	YIELD (L/s)	BORE TYPE	SUMMARY OF DRILLER'S LOGS
1101	Offsite	0.80 – 1.80	5,750	No data available.	Monitoring and commercial / industrial	Generally, topsoil / concrete underlain by clays or gravels, underlain by shale and then sandstone or siltstone.
1102	Offsite	0.8 – 1.8	5,750	No data available.	Monitoring and commercial / industrial	Generally, topsoil / concrete underlain by clays or gravels, underlain by shale and then sandstone or siltstone.
Part 5	Offsite	0.8 – 1.8	5,750	0.347	Monitoring and commercial / industrial	Generally, topsoil / concrete underlain by clays or gravels, underlain by shale and then sandstone or siltstone.
Part 4	Offsite	1.0 – 19.0	5,750 – 10,000	0.347 - 2.1	Monitoring and commercial / industrial	Generally, topsoil / concrete underlain by clays or gravels, underlain by shale and then sandstone or siltstone.
Part 3	Offsite	1.0 – 19.0	10,000	0.347 - 2.1	Monitoring	Generally, fill, clays or sandstone, underlain by shale bedrock.
Part 2	Offsite	1.0 – 19.0	10,000	0.347 - 2.1	Monitoring	Generally, fill, clays or sandstone, underlain by shale bedrock.
1108	Offsite	1.0 – 19.0	10,000	0.347 - 2.1	Monitoring	Generally, fill, clays or silts, underlain by shale or sandstone bedrock.
Part 1	Offsite	No data available.	2,800	No data available.	Monitoring	Generally, fill, sands, clays or loams underlain by weathered shale.

SECTION	LOCATION	STANDING WATER LEVEL (mBGL)	SALINITY (mg/L)	YIELD (L/s)	BORE TYPE	SUMMARY OF DRILLER'S LOGS
1111 - 1112	Offsite	No data available.	2,800	No data available.	Monitoring	Generally, fill, clays or silts, underlain by shale bedrock.
1113 - 1114	Offsite	No data available.	2,800	No data available.	Monitoring	Fill and/or clays underlain by shale or fill and then topsoil underlain by siltstone and then shale.
1115 - 1116	Offsite	No data available.	2,800	No data available.	Monitoring	Fill and/or clays underlain by shale or fill and then topsoil underlain by siltstone and then shale.
1117 - 1201	Offsite	No data available.	2,800	No data available.	Monitoring	Fill, topsoil and/or clays underlain by shale or siltstone.
1202 - 1203	Offsite	2.89	1,970 – 22,900	0.1	Monitoring	Fill or clay with underlying shale and siltstone.
1204 - 1205	Offsite	2.89	1,970 – 22,900	0.1	Monitoring	Fill or clay with underlying shale and siltstone.
Reservoir Site	Offsite	No data available.	2,800	No data available.	Monitoring	Fill or topsoil with underlying clays, siltstone and shale.

3.2.1 SALINITY

A review of the *Salinity Potential of Western Sydney* dataset indicates that the site and its surrounds are classified as an area of moderate salinity potential, with two sections (section 1202 – 1203) classified as areas of high salinity potential.

A review of the *National Land and Water Resources Audit's Australian Dryland Salinity Assessment 2000* indicates that:

- Areas of high hazard / risk of salinity: Sections 1112 – 1114, 1117, 1201 – 1205.
- Areas of moderate salinity potential: Sections 1115 – 1116.
- Delineated risk area but no high hazard or risk rating: Sections 1201 - 1202.

3.3 Topography

The elevation of the site is between approximately 3 – 105 metres Australian Height Datum (mAHD). The highest point of the site is the location of the Reservoir Site. Due to the elevation fall, part of the pipeline will be gravity-fed.

The local topography observed for each section of the site is summarised in Table 3-4 below. The following criteria has been applied to classifying the general slope for each section:

- Relatively flat: Elevation change <10m.
- Sloping: Elevation change between 10m to 20m.
- Steep slope: Elevation change >20m.

Table 3-4. Summary of Site Topography.

SECTION	ELEVATION (mAHD)	GENERAL SLOPE	GENERAL SLOPE DIRECTION
1101	13 – 21	Relatively flat	Towards Prospect Ck which bisects the site, running north – south. The banks of Prospect Ck were observed to be approximately 5m. A flood warning sign indicated maximum flood levels of 9m.
1102	20 – 29	Relatively flat	Very slight slope to the north along Justin St towards Prospect Ck.
Part 5	23 - 37	Gentle slope	Gentle slope to the east (from the west) and then generally flat / gently undulating to the east of the site.
Part 4	25 - 42	Gentle slope	Generally sloping towards the onsite drainage channel (from the east and west)
Part 3	37 - 58	Steep	Sloping to the east and west from a local high point in the approximate centre of the site.
Part 2	36 - 52	Gentle slope	In the east of the site, the elevation slopes to the north towards an onsite drainage channel. The topography of the private property ECO RR is highly varied due to significant cut and fill activities.
1108	39 - 55	Gentle slope	West.
Part 1	45 - 91	Steep	East.
1111	60 - 85	Steep slope	Fairly steeply slope south from Trivet St and Cowpasture Rd (which are the local high points).
1112	71 - 93	Steep slope	Two high points (approximately 90 and 92m) are located on or adjacent to the site. The topography slopes generally to the east and west from these points. There is a dip in Chandos Rd approximately at the location where the Sydney Water Supply Canal bisects the site. The start of Trivet St (in the north) is top of a ridgeline
1113	72 - 101	Steep slope	Slopes to the north and west towards the roundabout between Ferrers Rd and Chandos Rd, which is a local low point. The intersection of Redmayne Rd and Ferrers Rd is a local high point.
1114	73 - 98	Steep slope	Gentle slope down from Ferrers Rd and also down from the west, with a shallow gully halfway along the site.
1115	65 - 80	Gentle slope	Relatively flat with a gentle slope towards Eastern Ck from both east and west.
1116	70 - 92	Steep slope	The road slopes down from the west towards the bypass, which is a low point. The road to the east of the bypass is flat, with a slight slope from the north.
1117	90 – 109	Gentle slope	To the north, the site is located along a ridgeline, sloping away from the site to the northeast and southwest. To the south, the general slope direction is towards the east.

SECTION	ELEVATION (mAHD)	GENERAL SLOPE	GENERAL SLOPE DIRECTION
1201	77 - 109	Steep slope	Two high points are located onsite (south) or adjacent to the site (north). The northern area of the site generally slopes to the northwest, the central area of the site generally slopes to the north, and the southern area of the site generally slopes to the east.
1202	65 - 77	Gentle slope	East and west towards the onsite Ck.
1203	65 - 72	Relatively flat	East and west towards Reedy Ck.
1204	72 - 90	Gentle slope	East and west
1205	75 - 80	Relatively flat	North
Reservoir Site	83 - 105	Steep	Relatively flat to the west of the site and then steep slope to the east from the approximate centre of the site.

Notes

1. mAHD – Australian Height Datum

3.4 Hydrology

Surface water and stormwater runoff is expected to conform to regional topography and discharge via the local stormwater network. The pipeline intersects the following water bodies:

- Prospect Ck • Section 1102
- Eastern Ck • Section 1115
- Unnamed tributary (discharging to Reedy Ck) • Section 1202
- Reedy Ck • Section 1203

3.5 Sensitive Environments

A review of the site inspection reports provided as **Appendix B** and Lotsearch reports provided as **Appendix C** identified the human and ecological sensitive environments for each site section as listed in Table 3-5 below.

Table 3-5. Summary of Sensitive Environments.

SECTION	SENSITIVE ENVIRONMENTS
1101	<u>Native vegetation</u>
	• Freshwater wetlands • Sydney Ck flat Wetland and Coastal Valleys Riparian Forest • onsite. • Forested wetlands • Cumberland Blue Box Riverflat Forest • onsite.
	<u>Groundwater Dependent Ecosystems (GDE)</u>
	• Terrestrial vegetation • moderate potential GDE • 56m west of the site. • Terrestrial vegetation • high potential GDE • 73m southeast of the site.
	<u>Inflow Dependent Ecosystems (IDE)</u>
	• Terrestrial vegetation • IDE likelihood 10 • 56m west of the site. • Terrestrial vegetation • ID likelihood 6 • 73m southeast of the site.
	<u>Additional Sensitive Environments (ecological)</u>

SECTION	SENSITIVE ENVIRONMENTS
	- Prospect Ck - Water bodies (Kaluna Reserve) - Kenyons Bridge Reserve - Kiola Street Reserve - Vineyard Reserve - Tarrawarra Reserve <u>Sensitive Environments (human health)</u> - Low density residential properties
1102	<u>Sensitive Environments (ecological)</u> No ecological sensitive environments exist onsite or within the report buffer. <u>Sensitive Environments (human health)</u> - Low density residential properties - Cabramatta Fijian Seventh-day Adventist Church and Smithfield Uniting Church Cemetery.
Part 5	<u>Heritage Items</u> Slab cottage • local significance • listed in 2013 • onsite. Victorian Georgian cottage • local significance • listed in 2013 • 2m northeast of the site. Kaluna Cellars • local significance • listed in 2013 • 87m northeast of the site. <u>Native vegetation</u> Cumberland Blue Box Riverflat Forest • Coastal Floodplain Wetland • 89m east of the site. <u>Sensitive Environments (human health)</u> - Low density residential properties
Part 4	<u>Native vegetation</u> Cumberland Shale Plains Woodlands • Coastal Valley Grassy Woodlands • 60m east of the site. <u>Sensitive Environments (human health)</u> - Low density residential properties
Part 3	<u>Sensitive Environments (ecological)</u> No ecological sensitive environments exist onsite or within the report buffer. <u>Sensitive Environments (human health)</u> No human health sensitive environments exist onsite or within the report buffer.
Part 2	<u>Bush Fire Prone Land</u> Vegetation buffer¹ • onsite. Vegetation category 3⁴ • onsite <u>Sensitive Environments (human health)</u> No human health sensitive environments exist onsite or within the report buffer.
1108	<u>Native Vegetation</u> Cumberland Shale Plains Woodlands • Coastal Valley Grassy Woodlands • 83m northeast of the site.
Part 1	<u>Heritage Items</u> Prospect Reservoir and surrounding area • Blacktown LGA • listed in 1999 • onsite. Upper Canal System (Pheasants Nest Weir to Prospect Reservoir) • Liverpool LGA • listed in 1999 • 30m northwest of the site. <u>Bush Fire Prone Land</u> Vegetation buffer¹ • onsite. Vegetation category 1² • onsite. Vegetation category 3⁴ • onsite

SECTION	SENSITIVE ENVIRONMENTS
	<u>Native vegetation</u> • Cumberland Shale Plains Woodlands • Coastal Valley Grassy Woodlands • onsite. <u>GDEs</u> • Terrestrial vegetation • moderate potential GDE • onsite. • Terrestrial vegetation • high potential GDE • onsite. <u>IDEs</u> • Terrestrial vegetation • IDE likelihood 6 • onsite. • Terrestrial vegetation • ID likelihood 8 • onsite. <u>Sensitive Environments (human health)</u> • Agricultural properties. <u>Heritage Items</u> • Prospect Reservoir and surrounding area • Blacktown LGA • listed in 1991 • onsite. • Upper Canal System (Pheasants Nest Weir to Prospect Reservoir) • Liverpool LGA • listed in 1991 • onsite. <u>Bush Fire Prone Land</u> • Vegetation buffer¹ • onsite. • Vegetation category 1² • onsite. • Vegetation category 3⁴ • onsite
1111 - 1112	<u>Native Vegetation</u> • Cumberland Shale Plains Woodlands • Coastal Valley Grassy Woodlands • onsite. <u>GDEs</u> • Terrestrial vegetation • high potential GDE • onsite. <u>IDEs</u> • Terrestrial vegetation • IDE likelihood 8 • onsite. • Terrestrial vegetation • IDE likelihood 10 • onsite. <u>Sensitive Environments (human health)</u> • Low density residential properties. <u>Sensitive Environments (human health)</u> • Spanish Community Bible Church • place of worship. • Low density residential properties.
1113 - 1114	<u>Additional Sensitive Environments (ecological)</u> • One discontinuous creek crossing Chandos Rd and associated surface water drainage lines (totalling approximately 5m in length). • Sydney Water Heritage site and associated easement. • Bushland. <u>Bush Fire Prone Land</u> • Vegetation buffer¹ • onsite. • Vegetation category 1² • onsite. • Vegetation category 3⁴ • onsite
1115 - 1116	<u>Native Vegetation</u> • Cumberland Shale Plains Woodlands • Coastal Valley Grassy Woodlands • onsite. • Cumberland Red Gum Riverflat Forest • Coastal Floodplain Wetlands • 74m southeast of the site. <u>GDEs</u>

SECTION	SENSITIVE ENVIRONMENTS
	• Terrestrial vegetation • moderate potential GDE • onsite. • Terrestrial vegetation • high potential GDE • onsite. • Terrestrial vegetation • high potential GDE • 81m west of the site. <u>IDEs</u> • Terrestrial vegetation • IDE likelihood 6 • onsite. • Terrestrial vegetation • IDE likelihood 7 • onsite. • Terrestrial vegetation • IDE likelihood 10 • onsite. • Terrestrial vegetation • IDE likelihood 6 • 49m west of the site. <u>Sensitive Environments (human health)</u> • Graceway Church, Iglesia Camino de Gracia • place of worship. • Low density residential properties.
1117 - 1201	<u>Bush Fire Prone Land</u> • Vegetation buffer¹ • onsite. • Vegetation category 3⁴ • onsite <u>Native Vegetation</u> • Cumberland Shale Plains Woodlands • Coastal Valley Grassy Woodlands • onsite and offsite.
1202 - 1203	<u>Bush Fire Prone Land</u> • Vegetation buffer¹ • onsite. • Vegetation category 3⁴ • onsite <u>Native Vegetation</u> • Cumberland Shale Plains Woodlands • Coastal Valley Grassy Woodlands • onsite.
1204 - 1205	<u>Bush Fire Prone Land</u> • Vegetation buffer¹ • onsite. • Vegetation category 3⁴ • onsite <u>Native Vegetation</u> • Cumberland Red Gum Riverflat Forest • Coastal Floodplain Wetlands • onsite. • Cumberland Shale Plains Woodlands • Coastal Valley Grassy Woodlands • onsite. <u>GDEs</u> • Terrestrial vegetation • high potential GDE • onsite. <u>IDEs</u> • Terrestrial vegetation • IDE likelihood 4 • onsite. • Terrestrial vegetation • IDE likelihood 10 • onsite.
Reservoir Site	<u>Bush Fire Prone Land</u> • Vegetation buffer¹ • onsite. • Vegetation category 3⁴ • onsite <u>Native vegetation</u> • Cumberland Shale Plains Woodlands • Coastal Valley Grassy Woodlands • onsite and offsite. <u>Sensitive Environments (human health)</u> • Low density residential properties • Agricultural properties.

Table Notes

Bush Fire Prone Land

¹ **Vegetation buffer** • defined as buffers that are created based on the presence of bushfire vegetation, with buffering distance being 100m for vegetation category 1 and 30m for vegetation category 2 and 3.

² **Vegetation category 1** • defined as areas of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations.

SECTION	SENSITIVE ENVIRONMENTS
---------	------------------------

³ **Vegetation category 2** • defined as lower risk vegetation parcels which represent a lower bush fire risk to surrounding development and consist of either remnant vegetation and / or land with ongoing land management practices that actively reduces bush fire risk.

⁴ **Vegetation category 3** • defined as grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands.

IDEs

The IDE likelihood grid expresses the likelihood that landscapes are accessing water in addition to rainfall. The likelihood is expressed as a range of values between 1 and 10 (low to high), where 10 indicates landscapes that are most likely to access additional water sources. The additional water source may be soil water, surface water, or groundwater. Pixels with a likelihood of 6 or more indicate that the landscape is more likely to be inflow-dependent and accessing an additional source of water than it is to be relying solely on rainfall.

3.6 Planning Considerations

The following state significant precinct exists at the site:

- State Environmental Planning Policy (Precincts – Western Parkland City) 2021 • published 2021 • commenced 2022.
 - Onsite: 1111 - 1112 and 1115 – 1116.

4 Site History

4.1 Historical Environmental Assessments

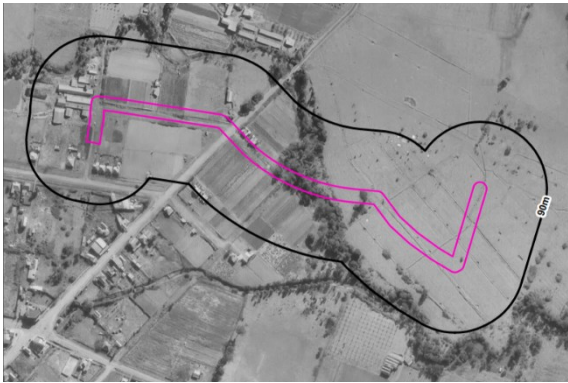
No historical environmental assessments were available for the site.

4.2 Historical Aerial Imagery

Historical aerial images of the site and surrounding area for years 1938, 1958, 1964, 1974, 1980, 1989, 1998, 2003, 2013, 2017, 2023 and 2024 are presented within the Lotsearch report in **Appendix C**. The findings of the historical aerial imagery review for selected images are summarised in **Table 4-1** below.

The historical aerial imagery review has considered potential sources of contamination including agricultural land use, industrial land use and hazardous building materials in structures constructed prior to 1990's.

Table 4-1 *Historical Aerial Imagery Review – Section 1101*

YEAR	IMAGE	OBSERVATIONS
SECTION 1101		
1955		Land Uses Agricultural, road crossing and creek crossing. Potential Sources of Contamination Agricultural land use.
1970		Land Uses Industrial premises were established by this time. Potential Sources of Contamination Uncontrolled fill - eastern portion Industrial – western portion

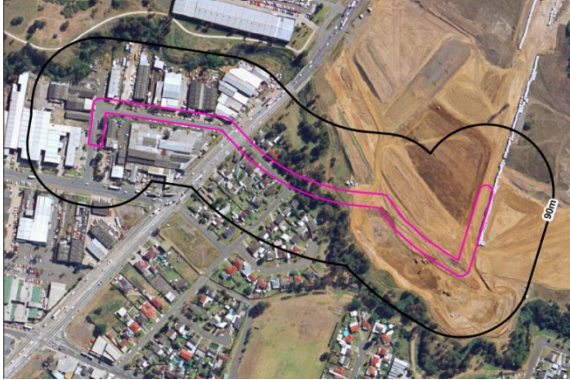
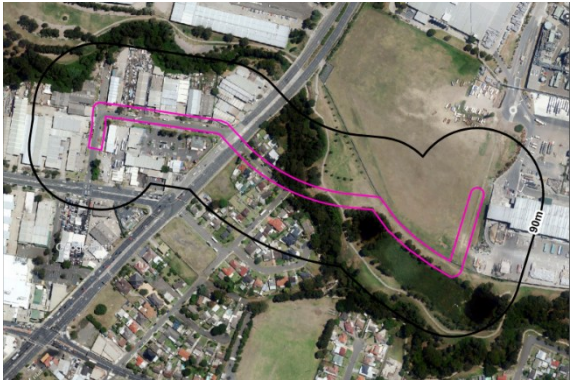
YEAR	IMAGE	OBSERVATIONS
SECTION 1101		
1994		Land Uses Increased density of industrial premises. Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>
2014		Land Uses Earthworks and embankment near Prospect Creek had been completed. Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>

Table 4-2 Historical Aerial Imagery Review – Section 1102

YEAR	IMAGE	OBSERVATIONS
SECTION 1102		
1955		Land Uses Mostly vacant agricultural / rural land. Potential Sources of Contamination Agricultural land use.
1978		Land Uses No significant changes since previous image. Potential Sources of Contamination Industrial land use.
1991		Land Uses No significant changes since previous image. Potential Sources of Contamination No additional sources of contamination identified since previous image.
2014		Land Uses No significant changes since previous image. Potential Sources of Contamination No additional sources of contamination identified since previous image.

Table 4-3 Historical Aerial Imagery Review – Part 5

YEAR	IMAGE	OBSERVATIONS
PART 5		
1955		Land Uses Agricultural / rural (low density residential) or vegetated land. Potential Sources of Contamination Agricultural land use
1978		Land Uses Industrial and low density residential. Potential Sources of Contamination Industrial land use – eastern portion
1991		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>
2014		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>

Table 4-4 Historical Aerial Imagery Review – – Part 4

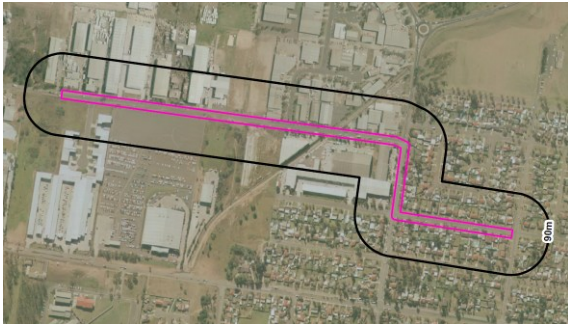
YEAR	IMAGE	OBSERVATIONS
PART 5		
1955		Land Uses Agricultural / rural (low density residential) or vegetated land. Potential Sources of Contamination Agricultural land use
1978		Land Uses Low density residential, agricultural / rural, low density residential or vegetated land with a drainage channel bisecting the site. Potential Sources of Contamination Uncontrolled fill – stormwater crossing
1991		Land Uses Industrial and low density residential. Potential Sources of Contamination Industrial land use – western portion
2014		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>

Table 4-5 Historical Aerial Imagery Review – Part 3

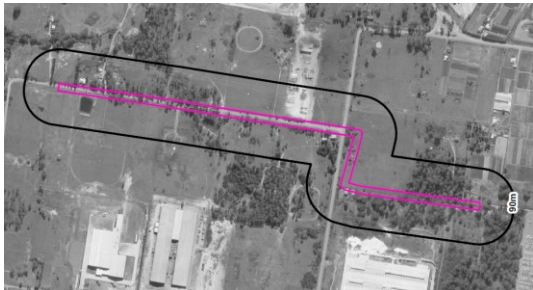
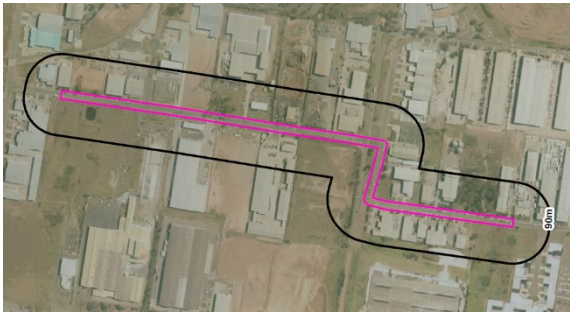
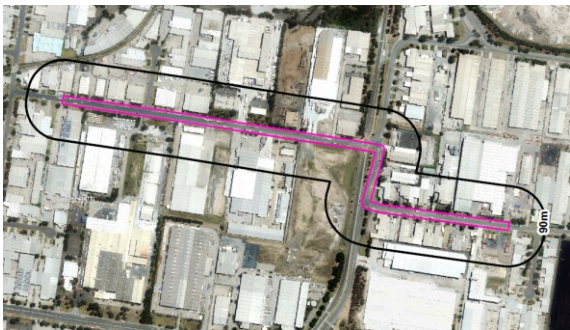
YEAR	IMAGE	OBSERVATIONS
PART 3		
1955		Land Uses Agricultural / rural (low density residential) or vegetated land. Potential Sources of Contamination Agricultural land use.
1978		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>
1991		Land Uses Industrial. Potential Sources of Contamination Industrial land use
2014		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>

Table 4-6 Historical Aerial Imagery Review – Part 2

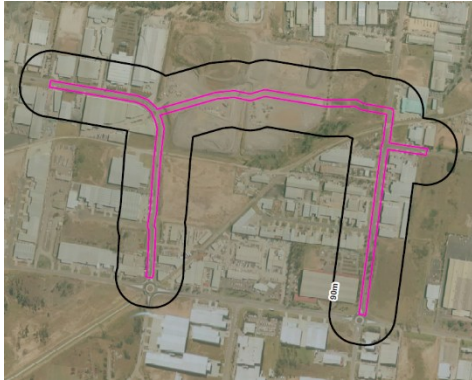
YEAR	IMAGE	OBSERVATIONS
PART 2		
1955		Land Uses Agricultural / rural (low density residential). Potential Sources of Contamination Agricultural land use.
1978		Land Uses Agricultural / rural (low density residential), vegetated land or industrial use. Potential Sources of Contamination Industrial land use.
1991		Land Uses Industrial use. Potential Sources of Contamination No additional sources of contamination identified since previous image.
2014		Land Uses No significant changes since previous image. Potential Sources of Contamination No additional sources of contamination identified since previous image.

Table 4-7 Historical Aerial Imagery Review – Section 1108

YEAR	IMAGE	OBSERVATIONS
SECTION 1108		
1955		Land Uses Agricultural. Potential Sources of Contamination Agricultural land use.
1978		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>
1991		Land Uses Industrial. Potential Sources of Contamination Industrial land use
2014		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>

Table 4-8 Historical Aerial Imagery Review – Part 1

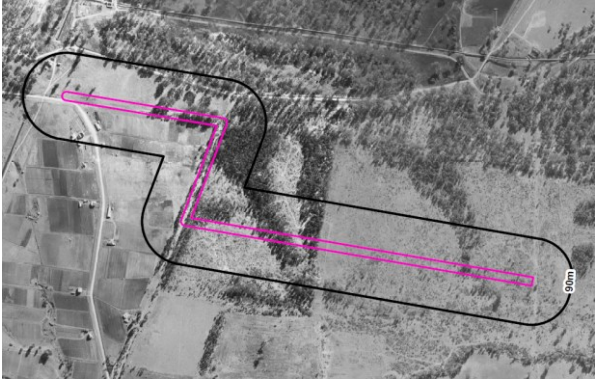
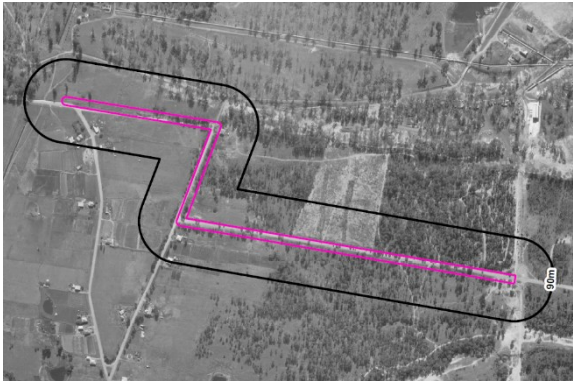
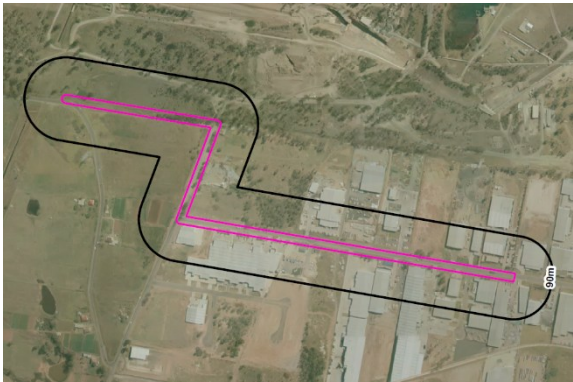
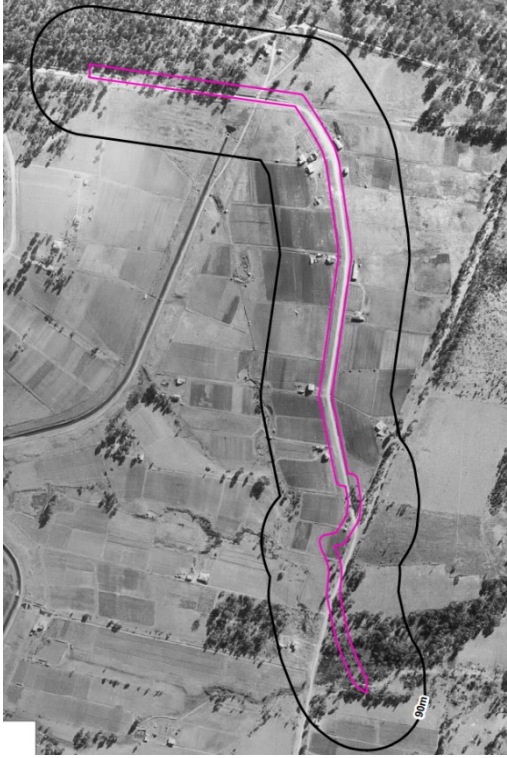
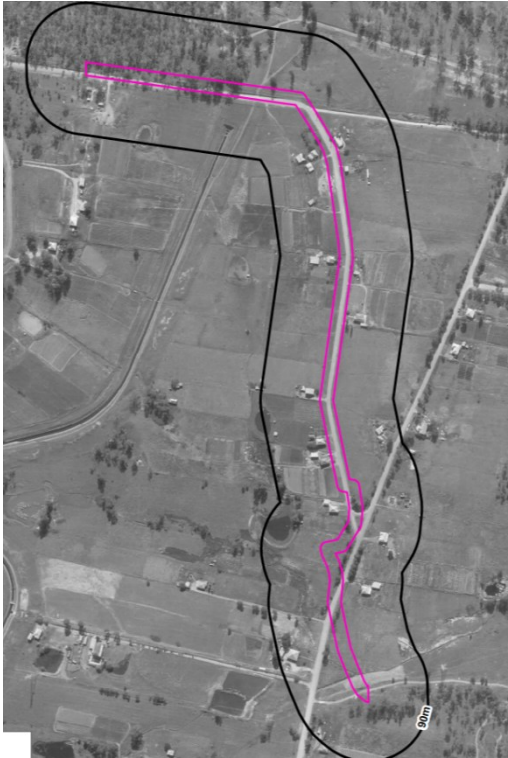
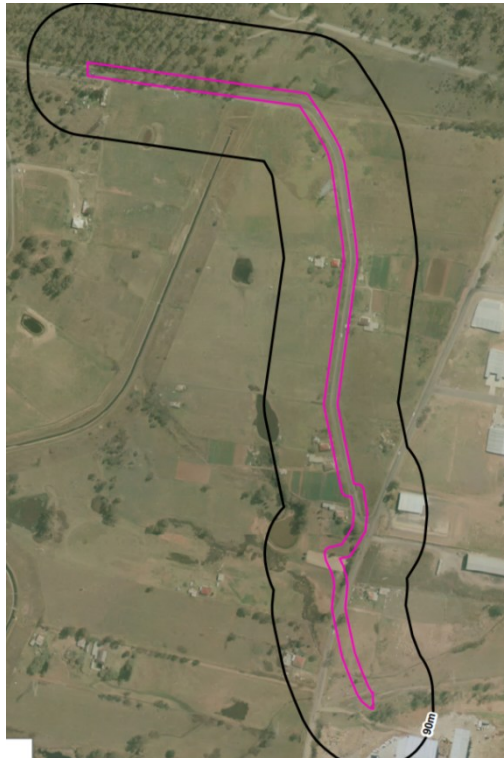
YEAR	IMAGE	OBSERVATIONS
PART 1		
1955		Land Uses Agricultural / rural (low density residential) and vegetated land. Potential Sources of Contamination Agricultural land use.
1978		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>
1991		Land Uses Agricultural and industrial. Potential Sources of Contamination Industrial Land Use
2014		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>

Table 4-9 Historical Aerial Imagery Review – Section 1111-1112

YEAR	IMAGE	OBSERVATIONS
SECTION 1111-1112		
1955		Land Uses Agricultural. Potential Sources of Contamination Agricultural land use.
1978		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>

YEAR	IMAGE	OBSERVATIONS
SECTION 1111-1112		

1991



Land Uses

No significant changes since previous image.

Potential Sources of Contamination

No additional sources of contamination identified since previous image.

2014



Land Uses

No significant changes since previous image.

Potential Sources of Contamination

No additional sources of contamination identified since previous image.

Table 4-10 Historical Aerial Imagery Review – Section 1113-1114

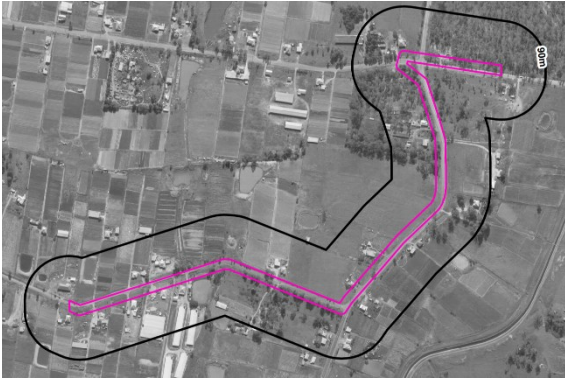
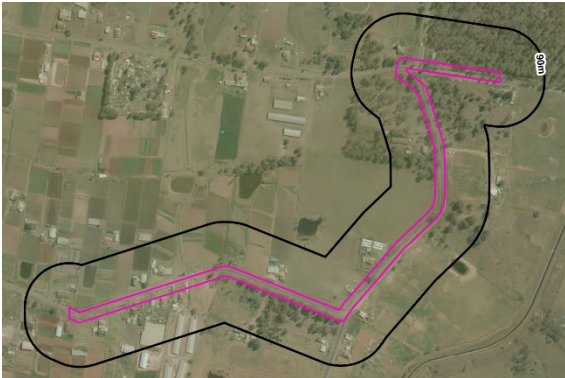
YEAR	IMAGE	OBSERVATIONS
SECTION 1113-1114		
1955		Land Uses Agricultural. Potential Sources of Contamination Agricultural land use.
1978		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>
1991		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>
2014		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>

Table 4-11 Historical Aerial Imagery Review – Section 1115-1116

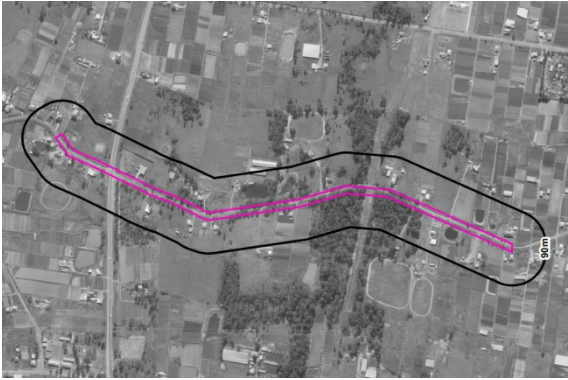
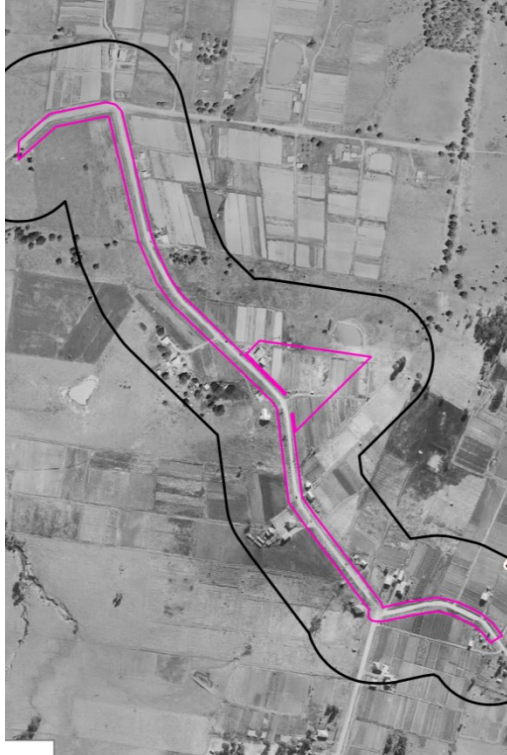
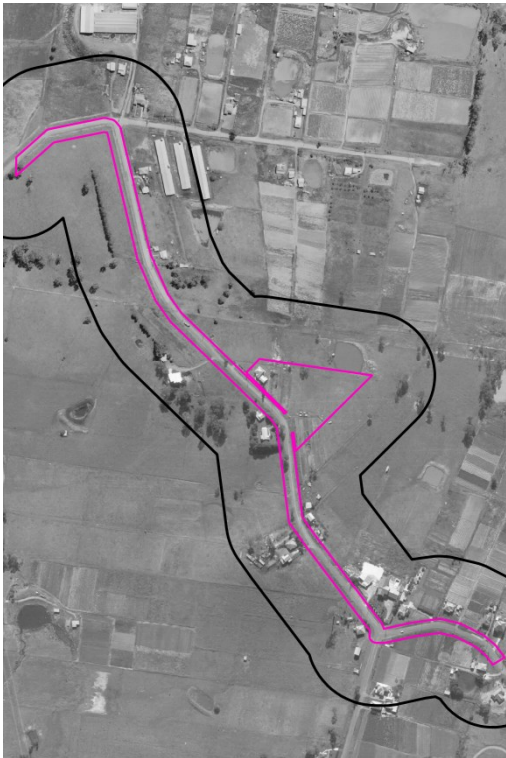
YEAR	IMAGE	OBSERVATIONS
SECTION 1115-1116		
1955		Land Uses Agricultural / rural residential. Potential Sources of Contamination Agricultural land use.
1978		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>
1991		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>
2014		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>

Table 4-12 Historical Aerial Imagery Review – Section 1117-1201

YEAR	IMAGE	OBSERVATIONS
SECTION 1117-1201		
1955		Land Uses Agricultural. Potential Sources of Contamination Agricultural land use.
1978		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>

YEAR	IMAGE	OBSERVATIONS
SECTION 1117-1201		

1991



Land Uses

No significant changes since previous image.

Potential Sources of Contamination

No additional sources of contamination identified since previous image.

2014



Land Uses

No significant changes since previous image.

Potential Sources of Contamination

No additional sources of contamination identified since previous image.

Table 4-13 Historical Aerial Imagery Review – Section 1202-1203

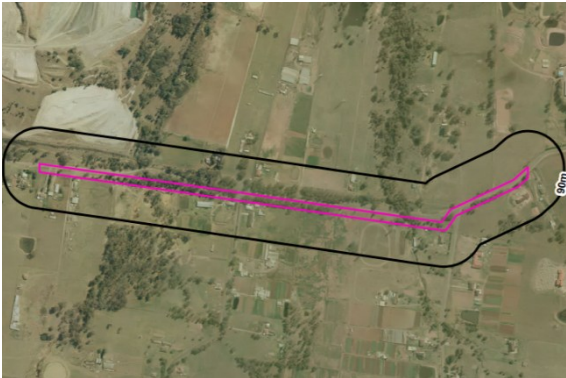
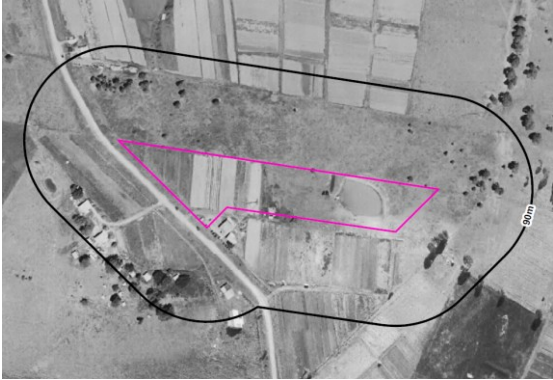
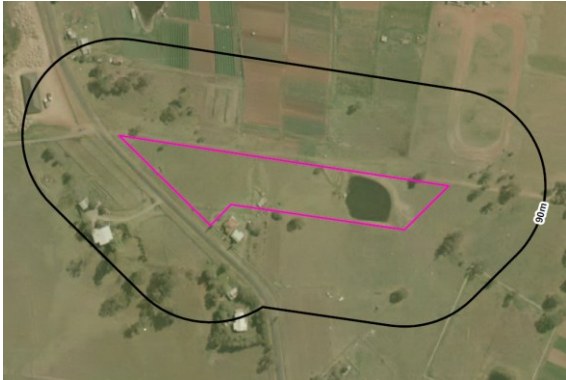
YEAR	IMAGE	OBSERVATIONS
SECTION 1202-1203		
1955		Land Uses Agricultural and creek crossing. Potential Sources of Contamination Agricultural land use.
1978		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>
1991		Land Uses Quarry – adjacent western portion. Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>
2014		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>

Table 4-14 Historical Aerial Imagery Review – Section 1204-1205

YEAR	IMAGE	OBSERVATIONS
SECTION 1204-1205		
1955		Land Uses Agricultural. Potential Sources of Contamination Agricultural land use.
1978		Land Uses Quarry / brickworks – western portion Potential Sources of Contamination Uncontrolled fill
1991		Land Uses No significant changes since previous image. Potential Sources of Contamination No additional sources of contamination identified since previous image.
2014		Land Uses Development site. Potential Sources of Contamination No additional sources of contamination identified since previous image.

Table 4-15 Historical Aerial Imagery Review – Reservoir Site

YEAR	IMAGE	OBSERVATIONS
RESERVOIR SITE		
1955		Land Uses Agricultural. Potential Sources of Contamination Agricultural land use.
1978		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>
1991		Land Uses <i>No significant changes since previous image.</i> Potential Sources of Contamination <i>No additional sources of contamination identified since previous image.</i>
2014		Land Uses Low density residential and agricultural. Potential Sources of Contamination Uncontrolled fill.

5 Potentially Contaminating Activities

5.1 Regulatory Searches

A review of regulatory records held by NSW EPA and local council is summarised in Table 5-1 to Table 5-14 below. Documentation obtained from the regulatory searches is provided in the Lotsearch reports provided as **Appendix C**.

Table 5-1. *Regulatory Searches Summary – Section 1101.*

ITEM	DESCRIPTION (SECTION 1101)
NSW Contaminated Sites Notified to the EPA <i>A current list of sites listed as NSW Contaminated Sites under Section 60 of the Contaminated Land Management Act 1997.</i>	<u>Offsite</u> Former landfill • Little St, Smithfield • contamination being managed in accordance with the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) • 2m west of the site.
NSW EPA Contaminated Land Record of Notices <i>A current list of sites listed on the NSW EPA Contaminated Land Record of Notices under Section 58 of the CLM Act 1997.</i>	<u>Offsite</u> Drum reconditioner • 25 Victoria St, Smithfield • 3 former notices • 78 west of the site.
NSW EPA Sites with Contamination Issues (Other)	<u>Onsite</u> James Hardie asbestos waste site • adjacent to Smithfield Rd near Kenyons Bridge.
Former Gasworks	None identified onsite or within the report buffer.
NSW EPA List of Licences <i>A current list of activities licensed by the NSW EPA under Schedule 1 of the Protection of the Environment Operations Act 1997 (POEO Act 1997).</i>	<u>Onsite</u> Clean up notice • Kamper and associations • 2001 – 2004 • 10 and 12 – 16 Robert St, Smithfield. Prevention notice • VISY PAPER Pty Ltd • 2016 • 6 Herbert Pl, Smithfield.
National Waste Management Facilities	<u>Onsite</u> VISY Recycling • Plastics reprocessing facility and materials recovery facility • operational • 6 Herbert Pl, Smithfield.
National Liquid Fuel Facilities	<u>Offsite</u> Petrol station • Speedway Smithfield • operational • 67m west of the site.
PFAS Sites	None identified onsite or within the report buffer.
Defence, Military and National Unexploded Ordnance (UXO) Sites	None identified onsite or within the report buffer.



ITEM	DESCRIPTION (SECTION 1101)
Current EPA Licenced Activities <i>Activities licenced under the POEO Act 1997.</i>	<u>Onsite</u> VISY Paper Pty Ltd • waste storage and recovery of general waste • 6 Herbert Pl, Smithfield.
Delicenced Activities still regulated by NSW EPA	<u>Offsite</u> Concrete works • Wesco Ready Mixed Concrete (NSW) Pty Ltd • 1m west of the site.
Former Licenced Activities <i>Activities formerly licenced under the POEO Act 1997, now revoked or surrendered.</i>	<u>Onsite</u> Waste storage, transfer, separating or processing • 2000 • 12 – 16 Rober St, Smithfield. Non-thermal treatment of hazardous and other waste • 2001 and 2005 • 10 Robert St, Smithfield. Application of herbicides • 2000 • Waterways throughout NSW • Luhmann Environment Management Pty Ltd, Robert Orchard, Fairfield City Council and Sydney Weed and Pest Management Pty Ltd. <u>Offsite</u> Concrete works • 2000 • 1m west of the site.
Dry Cleaners, Motor Garages and Service Stations <i>Identified with a premises match or a road match of a local road.</i>	<u>Onsite</u> Dry cleaners • Armour Safety Pty Ltd • Rober St • 1980 – 1988.
Historical Business Directories <i>Identified with a premises match.</i>	The review of historical business directories was limited to the businesses that were mapped to a premises within the report buffer. A summary of the potentially contaminating business activities is as follows: • Steel fabricators, Engineering businesses, Manufacturing businesses • Mechanical service businesses • Scrap metal businesses • Joineries • Electroplaters • Wireworkers • Timber merchants • Concrete merchants • Welders • Sheet metal workers • Waste collection • Foundries • Paint, varnish, oils/colour merchants • Panel beaters and spray painters • Electricians • Gardeners' suppliers • Iron workers • Laundries • Fertiliser suppliers • Agricultural chemical manufacturers • Car wreckers



ITEM	DESCRIPTION (SECTION 1101)
------	----------------------------

Current Businesses

The site inspection identified additional current potentially contaminating businesses operating within the report buffer, as listed in Appendix B. In addition to the above, the following current business was observed:

- Car yards

Table 5-2. Regulatory Searches Summary – Section 1102.

ITEM	DESCRIPTION (SECTION 1102)
NSW Contaminated Sites Notified to the EPA	<u>Offsite</u> Former landfill • Little St, Smithfield • contamination being managed in accordance with the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) • 47m east of the site.
NSW EPA Contaminated Land Record of Notices	<u>Offsite</u> Drum reconditioner • 25 Victoria St, Smithfield • 3 former notices • 15m southeast of the site.
NSW EPA Sites with Contamination Issues (Other)	None identified onsite or within the report buffer.
Former Gasworks	None identified onsite or within the report buffer.
NSW EPA List of Licences	<u>Onsite</u> D & N Rubber Refinery Pty Ltd • onsite / 66 Victoria St, Smithfield • four penalty notices and four prevention notices • 2017 – 2025. <u>Offsite</u> Kamper and associations • 12-16 Robert St, Smithfield • eight clean up notices • 65m and 86m east of the site • 2001 – 2004. Applied Soil Technology Pty Ltd • 10 Robert St, Smithfield • 2003 • one clean up notice • 86m east of the site.
National Waste Management Facilities	<u>Onsite</u> D & N Rubbery Refinery Pty Ltd • waste facility • operational • 66 Victoria St, Smithfield. <u>Offsite</u> MRI (Australia) Pty Ltd • reprocessing • 16m west of the site.
National Liquid Fuel Facilities	<u>Offsite</u> Petrol station • Speedway Smithfield • operational • 75m east of the site.
PFAS Sites	None identified onsite or within the report buffer.
Defence, Military and National UXO Sites	None identified onsite or within the report buffer.
Current EPA Licenced Activities	None identified onsite or within the report buffer.
Delicensed Activities still regulated by NSW EPA	<u>Onsite</u> Concrete works • Wesco Ready Mixed Concrete (NSW) Pty Ltd • 22 Victoria St, Smithfield.
Former Licenced Activities	<u>Onsite</u> Hazardous, industrial or Group A waste generation or storage • 2000 • 78 Victoria St, Smithfield. Concrete works • 2000 • 22 Victoria St, Smithfield. Hazardous, industrial or Group A waste generation or storage • 2000 • 42 Victoria St, Smithfield. Recovery of waste tyres and storage of waste tyres • 2018 • 66 Victoria St, Smithfield.

ITEM	DESCRIPTION (SECTION 1102)
Dry Cleaners, Motor Garages and Service Stations <i>Identified with a premises match or a road match of a local road.</i>	<u>Offsite</u> Waste storage, transfer, separating or processing • 2000 • 65m east of the site. Non-thermal treatment of hazardous and other waste • 2001 and 2005 • 86m east of the site. <u>Onsite</u> Motor garage • Smithfield Motors • 40 Victoria St, Smithfield • 1986 - 1988. Motor garage • Custom Performance Modifications • 40 Victoria St, Smithfield • 1981. Motor garage • Ossies Antique Restorations • 42 Justin St, Smithfield • 1979. <u>Offsite</u> Motor garage • Mortlif Pty. Ltd • 41 O'Connell St, Smithfield • 1989 • 62m west of the site. Dry cleaners • Armour Safety Pty Ltd • Robert St • 1980 – 1988 • 45m from the site.
Historical Business Directories <i>Identified with a premises match.</i>	The review of historical business directories was limited to the businesses that were mapped to a premises within the report buffer. A summary of the potentially contaminating business activities is as follows: • Manufacturers • Engineering businesses • Motor painters • Motor servicing • Swimming pool equipment supplier • Fibreglass repair • Fabricators • Gardener supplies • Metal workers • Metal pressors and/or stampers • Flour milling • Anodisers • Concrete suppliers • Chemical manufacturers • Tyre dealers / retreaders / vulcanisers • Dog food and/or medicine manufacturers • Welders • Adhesive label maker • Letterpress • Welders • Iron workers • Animal and bird food suppliers • Paint, varnish, oils/colour merchants • Electroplaters • Metal polishers
Current Businesses	The site inspection identified additional current potentially contaminating businesses operating within the report buffer, as listed in Appendix B. In addition to the above, the following current business was observed: • Car yards / wreckers

Table 5-3. Regulatory Searches Summary – Part 5.

ITEM	DESCRIPTION (PART 5)
NSW Contaminated Sites Notified to the EPA	None identified onsite or within the report buffer.
NSW EPA Contaminated Land Record of Notices	None identified onsite or within the report buffer.
NSW EPA Sites with Contamination Issues (Other)	None identified onsite or within the report buffer.
Former Gasworks	None identified onsite or within the report buffer.
NSW EPA List of Licences	None identified onsite or within the report buffer.
National Waste Management Facilities	<u>Offsite</u> MRI (Australia) Pty Ltd • reprocessing • 32m southeast of the site.
National Liquid Fuel Facilities	None identified onsite or within the report buffer.
PFAS Sites	None identified onsite or within the report buffer.
Defence, Military and National UXO Sites	None identified onsite or within the report buffer.
Current EPA Licenced Activities	None identified onsite or within the report buffer.
Delicensed Activities still regulated by NSW EPA	None identified onsite or within the report buffer.
Former Licenced Activities	<u>Onsite</u> General chemicals storage • Paints / polishes / adhesives production • Hazardous, industrial or Group A waste generation or storage • 2001 • 30 Chifley St, Smithfield. <u>Offsite</u> Hazardous, industrial or Group A waste generation or storage • 2000 • 3m southeast of the site.
Dry Cleaners, Motor Garages and Service Stations	<u>Onsite</u> Motor garage / service station • Micks Mechanical Repairs • 21 Victoria St, Smithfield • 1980 - 1985. Motor garage / service station • Independent Service Station • Unit 11, Lot 202, Victoria St, Smithfield • 1983 - 1988. Motor garage / service station • Spinelli Automotive • Victoria St, Smithfield • 1983 - 1988.



ITEM	DESCRIPTION (PART 5)
Historical Business Directories <i>Identified with a premises match.</i>	The review of historical business directories was limited to the businesses that were mapped to a premises within the report buffer. A summary of the potentially contaminating business activities is as follows: • Manufacturing • Automotive works • Fabricators • Recycling waste products • Textile waste merchants • Engineering • Motor garages and service stations • Toolmakers • Motor panel beaters and spray painters • Motor wreckers • Printing manufacturing • Paint – industrial protective coatings

Table 5-4. Regulatory Searches Summary – Part 4.

ITEM	DESCRIPTION (PART 4)
NSW Contaminated Sites Notified to the EPA	None identified onsite or within the report buffer.
NSW EPA Contaminated Land Record of Notices	None identified onsite or within the report buffer.
NSW EPA Sites with Contamination Issues (Other)	None identified onsite or within the report buffer.
Former Gasworks	None identified onsite or within the report buffer.
NSW EPA List of Licences	None identified onsite or within the report buffer.
National Waste Management Facilities	None identified onsite or within the report buffer.
National Liquid Fuel Facilities	None identified onsite or within the report buffer.
PFAS Sites	None identified onsite or within the report buffer.
Defence, Military and National UXO Sites	None identified onsite or within the report buffer.
Current EPA Licenced Activities	<u>Onsite</u> A.B.C. Paper & paper Mills Pty Ltd • paper or pulp production • 63-73 Redfern St, Wetherill Park.
Delicensed Activities still regulated by NSW EPA	None identified onsite or within the report buffer.
Former Licenced Activities	<u>Onsite</u> Hazardous, industrial or Group A waste generation or storage and dangerous goods production • Tikkurila Pty Ltd • 2000. <u>Offsite</u> Hazardous, industrial or Group A waste generation or storage • Redox Ltd • 9m northwest of the site.
Dry Cleaners, Motor Garages and Service Stations	<u>Onsite</u> Motor garage / service station • Reed, John Automotive • Redfern St, Wetherill Park • 1991. Motor garage / service station • Solo Oil Australia Pty • Lot 100, Redfern St, Wetherill Park • 1989.
Historical Business Directories	The review of historical business directories was limited to the businesses that were mapped to a premises within the report buffer. A summary of the potentially contaminating business activities is as follows: • Manufacturing



ITEM	DESCRIPTION (PART 4)
<i>Identified with a premises match.</i>	• Automotive activities. • Crane servicing. • Plastic foam processors.



Table 5-5. Regulatory Searches Summary – Part 3.

ITEM	DESCRIPTION (PART 3)
NSW Contaminated Sites Notified to the EPA	<u>Onsite</u> Sims Wetherill Park • metal industry • regulation under CLM Act not required • 2m northwest of the site.
NSW EPA Contaminated Land Record of Notices	None identified onsite or within the report buffer.
NSW EPA Sites with Contamination Issues (Other)	None identified onsite or within the report buffer.
Former Gasworks	None identified onsite or within the report buffer.
NSW EPA List of Licences	<u>Onsite</u> CSR Building Products Limited • prevention notice • 2017. Tank Management Australia Pty Ltd • clean up notice • 2024. <u>Offsite</u> Resource Eco WPRRF Pty Ltd • three penalty notices and one prevention notice • 219 - 2022 • 2m northwest of the site. Sims Ground Australia Holdings Limited • penalty notice • 2013 • 2m northwest of the site.
National Waste Management Facilities	<u>Onsite</u> Tank Management Services Pty Ltd • reprocessing facility • 89 Redfern St, Wetherill Park. Grima Environmental Services Pty Ltd • operational waste facility • 88 Redfern St, Wetherill Park. <u>Offsite</u> Cleanaway resource Eco RRF Pty Ltd • operational refuse derived fuel facility • 2m northwest of the site.
National Liquid Fuel Facilities	None identified onsite or within the report buffer.
PFAS Sites	None identified onsite or within the report buffer.
Defence, Military and National UXO Sites	None identified onsite or within the report buffer.
Current EPA Licenced Activities	<u>Onsite</u> CSR Building Products Limited • cement or lime handing AND crushing, grinding or separating • EPL 457. Tank Management Australia Pty Ltd • non-thermal treatment of hazardous and other waste AND container reconditioning • EPL 11877. A.B.C. Paper & Paper Mills Pty Limited • paper or pulp production • EPL 12530. Grima Recycling Pty Ltd • recovery of general waste and waste storage of other types of waste • EPL 20647. <u>Offsite</u>

ITEM	DESCRIPTION (PART 3)
	Resource ECO WPRRF Pty Ltd • recovery of general waste • 2m northwest of the site.
Delicensed Activities still regulated by NSW EPA	None identified onsite or within the report buffer.
Former Licenced Activities	<u>Onsite</u> Australian Comfort Group Pty Ltd • plastics resins production • EPL 2732. <u>Offsite</u> Reckitt Benckiser (Australia) Pty Limited • hazardous, industrial or Group A waste generation or storage AND soap and detergents production AND general chemicals storage • 1m northwest of the site. Sims Group Australia Holdings Limited • scrap metal processing • 2m northwest of the site. Drum Reconditioners (NSW) Pty Ltd • hazardous, industrial or Group A waste generation or storage AND container recondition AND non-thermal treatment of hazardous and other waste • 2m northeast of the site. Sims Group Australia Holdings Limited • scrap metal processing • 2m northwest of the site. Multiple • application of herbicides • 83m west of the site.
Dry Cleaners, Motor Garages and Service Stations	
<i>Identified with a premises match or a road match of a local road.</i>	<u>Onsite</u> Motor garage / service station • Solo Oil Australia Pty Ltd • 1991 – 1993.
Historical Business Directories	
<i>Identified with a premises match.</i>	The review of historical business directories was limited to the businesses that were mapped to a premises within the report buffer. A summary of the potentially contaminating business activities is as follows: • Road transport services • Manufacturing • Engineering • Motor garages and service stations • Automotive works • Fabricators • Welders • Soil stabilisation and environmental control



Table 5-6. Regulatory Searches Summary – Part 2.

ITEM	DESCRIPTION (PART 2)
NSW Contaminated Sites Notified to the EPA	<u>Onsite</u> Camide Former Landfill • landfill • regulation under CLM Act not required. <u>Offsite</u> BOC Sydney Operations Centre • chemical industry • regulation being finalised • 4m southwest of the site.
NSW EPA Contaminated Land Record of Notices	None identified onsite or within the report buffer.
NSW EPA Sites with Contamination Issues (Other)	None identified onsite or within the report buffer.
Former Gasworks	None identified onsite or within the report buffer.
NSW EPA List of Licences	<u>Onsite</u> ECO Cycle materials Pty Ltd • eight cleanup notices, one prevention notice and two penalty notices • 2000 - 2018. <u>Offsite</u> Sika Australia Pty Ltd • one clean up notice and two penalty notices • 2018 - 2025 • 3m southeast of the site. BOC Limited • two penalty notices • 2012 -2013 • 4m southwest of the site. CSR Building Products Limited • prevention notice • 2017 • 55m east of the site. Boutros Constructions Pty Ltd • clean up notice • 2010 • 59m southwest of the site.
National Waste Management Facilities	None identified onsite or within the report buffer.
National Liquid Fuel Facilities	<u>Offsite</u> Coles Express • operational petrol station • 42m south of the site. Puma Energy • operational petrol station • 50m southwest of the site.
PFAS Sites	None identified onsite or within the report buffer.
Defence, Military and National UXO Sites	None identified onsite or within the report buffer.
Current EPA Licenced Activities Under the POEO Act 1997.	<u>Onsite</u> ECO Cycle Materials Pty Ltd • non-thermal treatment of general waste AND waste storage (other) • EPL 10699. <u>Offsite</u> Sika Australia Pty Ltd • chemical production waste generation AND paints/polishes/adhesives production AND cement or liming AND petrochemical production • 2m southeast of the site. BOC Limited • chemical production waste generation AND pesticides and related products (toxic substances) production AND dangerous goods production AND general chemicals storage AND toxic substances production • 4m southwest of the site.

ITEM	DESCRIPTION (PART 2)
	Primary Flooring Pty Ltd • plastic resins production • 7m west of the site. CSR Building Products Limited • cement or lime handling AND crushing, grinding or separating • 55m east of the site.
Delicensed Activities still regulated by NSW EPA	<u>Offsite</u> CSR Viridian Limited • hazardous, industrial or Group A waste generation or storage • 2m southwest of the site.
Former Licenced Activities	<u>Onsite</u> Application of herbicides • 2000 • Waterways throughout NSW • Luhrmann Environment Management Pty Ltd, Robert Orchard, Fairfield City Council and Sydney Weed and Pest Management Pty Ltd.
Dry Cleaners, Motor Garages and Service Stations <i>Identified with a premises match or a road match of a local road.</i>	<u>Onsite</u> Motor garage / service station • Partletts, Ron Auto Repair Centre • 1986 – 1990. Motor garage / service station • Sanchez, A. & C. Motors • 1985 - 1989. Motor garage / service station • T & S Auto Repair • 1989.
Historical Business Directories <i>Identified with a premises match.</i>	The review of historical business directories was limited to the businesses that were mapped to a premises within the report buffer. A summary of the potentially contaminating business activities is as follows: • Manufacturers • Steel fabricators • Motor panel beaters and spray painters • Printers

Table 5-7. Regulatory Searches Summary - Section 1108.

ITEM	DESCRIPTION (SECTION 1108)
NSW Contaminated Sites Notified to the EPA	<u>Onsite</u> BOC Sydney Operations Centre • chemistry industry • regulation being finalised • 428-440 Victoria St.
NSW EPA Contaminated Land Record of Notices	None identified onsite or within the report buffer.
NSW EPA Sites with Contamination Issues (Other)	None identified onsite or within the report buffer.
Former Gasworks	None identified onsite or within the report buffer.
NSW EPA List of Licences	<u>Onsite</u> BOC Ltd • two penalty notices • pollution of waters by a corporation • 2012 and 2013. <u>Offsite</u> Bega Dairy and Drinks Pty Ltd • Two penalty notices and one prevention notice • 2014 and 2018 • 20m southwest of the site.
National Waste Management Facilities	None identified onsite or within the report buffer.
National Liquid Fuel Facilities	<u>Offsite</u> Petrol station • Coles Express Wetherill Park • operational • 17m southeast of the site.
PFAS Sites	None identified onsite or within the report buffer.
Defence, Military and National UXO Sites	None identified onsite or within the report buffer.
Current EPA Licenced Activities	<u>Onsite</u> BOC Limited – Sydney Operations Centre • 428-440 Victoria St: • Chemical production and waste generation • Pesticides and related product (toxic substances) production • Pesticides and related products production • Dangerous goods production • General chemicals storage • Toxic substances production <u>Offsite:</u> Bega Dairy and Drinks Pty Ltd • 433 Victoria St • 20m southwest of the site.
Delicensed Activities still regulated by NSW EPA	None identified onsite or within the report buffer.
Former Licenced Activities	<u>Offsite</u> Application of herbicides • 2000 • Waterways throughout NSW • Luhrmann Environment Management Pty Ltd, Robert Orchard, Fairfield City Council and Sydney Weed and Pest Management Pty Ltd • 56m west of the site.

ITEM	DESCRIPTION (SECTION 1108)
Dry Cleaners, Motor Garages and Service Stations <i>Identified with a premises match or a road match of a local road.</i>	<u>Onsite</u> Motor garage • T. & S Auto Repair • 1990 • 442 Victoria St.
Historical Business Directories <i>Identified with a premises or local road match.</i>	The review of historical business directories was limited to the businesses that were mapped to a premises or a local road (i.e. Elizabeth St) within the report buffer. A summary of the potentially contaminating business activities is as follows: • Manufacturers • Motor engineers • Steel merchants • Engineering • Metal cutters • Motor engineering • Steel fabricators • Automotive servicing
Current Businesses	The site inspection identified additional current potentially contaminating businesses operating within the report buffer, as listed in Appendix B. In addition to the above, the following current business was observed: • Tissue and paper mill – ABC Tissue Products Pty. Ltd.

Table 5-8. Regulatory Searches Summary – Part 1.

ITEM	DESCRIPTION (PART 1)
NSW Contaminated Sites Notified to the EPA	None identified onsite or within the report buffer.
NSW EPA Contaminated Land Record of Notices	None identified onsite or within the report buffer.
NSW EPA Sites with Contamination Issues (Other)	None identified onsite or within the report buffer.
Former Gasworks	None identified onsite or within the report buffer.
NSW EPA List of Licences	<u>Onsite</u> Austral Precast (NSW) Pty Ltd • prevention notice • 2018. <u>Offsite</u> Suez Water Pty Ltd • penalty notice • 2018 • 71m north of the site. BOC Ltd • penalty notice • 2018 • 71m northeast of the site.
National Waste Management Facilities	<u>Offsite</u> Mainstream Recycling Pty Ltd • operational waste facility (other) • 73m southwest of the site.
National Liquid Fuel Facilities	None identified onsite or within the report buffer.
PFAS Sites	None identified onsite or within the report buffer.
Defence, Military and National UXO Sites	None identified onsite or within the report buffer.
Current EPA Licenced Activities	<u>Offsite</u> Akarma Industries Pty Ltd • metal coating and metal waste generation • 4m east of the site. Primary Flooring Pty Ltd • plastic resins production • 4m east of the site. Suez Water Pty Ltd • Prospect Water Filtration Plant • 71m north of the site. Mainstream Recycling Pty Limited • waste storage (other) AND non-thermal treatment of liquid waste • 73m southwest of the site.
Delicensed Activities Still regulated by NSW EPA	<u>Onsite</u> Concrete works • Sasso Reday Mix Concrete Pty Ltd • 176 Newton Road, Wetherhill Park.
Former Licenced Activities	<u>Onsite</u> Concrete works • 2011 • Austral Precast (NSW) Pty Ltd • 33-41 Cowpasture Road, Wetherhill Park. General animal products production • 2000 • Geroge Weston Foods Limited • 213-217 Newton Road, Wetherill Park. Hazardous, industrial or Group A waste generation or storage • 2000 • Century Yuasa Batteries Pty Limited • 3 Coates Place, Wetherhill Park.



ITEM	DESCRIPTION (PART 1)
Dry Cleaners, Motor Garages and Service Stations <i>Identified with a premises match or a road match of a local road.</i>	<u>Onsite</u> Motor garage / service station • Partletts, Ron Auto Repair Centre • 1986 – 1990.
Historical Business Directories <i>Identified with a premises or local road match.</i>	The review of historical business directories was limited to the businesses that were mapped to a premises or a local road (i.e. Newton Rd) within the report buffer. A summary of the potentially contaminating business activities is as follows: • Manufacturers • Steel fabricators

Table 5-9. Regulatory Searches Summary - Section 1111 - 1112.

ITEM	DESCRIPTION (SECTION 1111 - 1112)
NSW Contaminated Sites Notified to the EPA	None identified onsite or within the report buffer.
NSW EPA Contaminated Land Record of Notices	None identified onsite or within the report buffer.
NSW EPA Sites with Contamination Issues (Other)	None identified onsite or within the report buffer.
Former Gasworks	None identified onsite or within the report buffer.
NSW EPA List of Licences	None identified onsite or within the report buffer.
National Waste Management Facilities	None identified onsite or within the report buffer.
National Liquid Fuel Facilities	None identified onsite or within the report buffer.
PFAS Sites	None identified onsite or within the report buffer.
Defence, Military and National UXO Sites	None identified onsite or within the report buffer.
Current EPA Licenced Activities	None identified onsite or within the report buffer.
Delicensed Activities still regulated by NSW EPA	None identified onsite or within the report buffer.
Former Licenced Activities	<u>Offsite</u> Application of herbicides • 2000 • Waterways throughout NSW • Luhrmann Environment Management Pty Ltd, Robert Orchard, Fairfield City Council and Sydney Weed and Pest Management Pty Ltd • 38m south of the site.
Dry Cleaners, Motor Garages and Service Stations	None identified onsite or within the report buffer.
Historical Business Directories	No premises matches were identified onsite or within the report buffer. While multiple historical business directories exist for Cowpasture Rd and Victoria St, no records could be correctly attributed to the report buffer.
Current Businesses	The site inspection identified additional current potentially contaminating businesses operating within the report buffer, as listed in Appendix B. In addition to the above, the following current businesses were observed: • Horsey Drive Logistics Hub including Coles, Service Stream, Border Express, TDG Environmental, Gilani Engineering. • A glass supplier.



ITEM	DESCRIPTION (SECTION 1111 - 1112)
	• Mechanical servicing and truck washing. • Metal supplier.

Table 5-10. Regulatory Searches Summary - Section 1113 - 1114.

ITEM	DESCRIPTION (SECTION 1113 - 1114)
NSW Contaminated Sites Notified to the EPA	None identified onsite or within the report buffer.
NSW EPA Contaminated Land Record of Notices	None identified onsite or within the report buffer.
NSW EPA Sites with Contamination Issues (Other)	None identified onsite or within the report buffer.
Former Gasworks	None identified onsite or within the report buffer.
NSW EPA List of Licences	None identified onsite or within the report buffer.
National Waste Management Facilities	None identified onsite or within the report buffer.
National Liquid Fuel Facilities	None identified onsite or within the report buffer.
PFAS Sites	None identified onsite or within the report buffer.
Defence, Military and National UXO Sites	None identified onsite or within the report buffer.
Current EPA Licenced Activities	None identified onsite or within the report buffer.
Delicensed Activities still regulated by NSW EPA	None identified onsite or within the report buffer.
Former Licenced Activities	<u>Offsite</u> Application of herbicides • 2000 • Waterways throughout NSW • Luhrmann Environment Management Pty Ltd, Robert Orchard, Fairfield City Council and Sydney Weed and Pest Management Pty Ltd • onsite.
Dry Cleaners, Motor Garages and Service Stations	None identified onsite or within the report buffer.
Historical Business Directories	None identified onsite or within the report buffer.
Current Businesses	The site inspection identified additional current potentially contaminating businesses operating within the report buffer, as listed in Appendix B. In addition to the above, the following current businesses were observed:



ITEM	DESCRIPTION (SECTION 1113 - 1114)
	• Primary production small lot properties / agricultural properties including Horsley Park Land Farms, crops and greenhouses.

Table 5-11. Regulatory Searches Summary - Section 1115 - 1116.

ITEM	DESCRIPTION (SECTION 1115 - 1116)
NSW Contaminated Sites Notified to the EPA	None identified onsite or within the report buffer.
NSW EPA Contaminated Land Record of Notices	None identified onsite or within the report buffer.
NSW EPA Sites with Contamination Issues (Other)	None identified onsite or within the report buffer.
Former Gasworks	None identified onsite or within the report buffer.
NSW EPA List of Licences	<u>Onsite</u> Clean up notice • Amin Boumelhem • 2020 • 42 Birriwa St, Greystanes.
National Waste Management Facilities	None identified onsite or within the report buffer.
National Liquid Fuel Facilities	None identified onsite or within the report buffer.
PFAS Sites	None identified onsite or within the report buffer.
Defence, Military and National UXO Sites	None identified onsite or within the report buffer.
Current EPA Licenced Activities	<u>Onsite</u> Road construction • John Holland • 112 Wallgrove Rd, Cecil Park
Delicensed Activities still regulated by NSW EPA	None identified onsite or within the report buffer.
Former Licenced Activities	<u>Onsite</u> Crushing, grinding or separating, road construction, concrete works, freeway or tollway construction • 2003 • Acciona Infrastructure Projects Australian Pty Ltd • From connection with M5 at Camden Valley Wy to connection with M2 at Baulkham Hills, Blacktown. Application of herbicides • 2000 • Waterways throughout NSW • Luhrmann Environment Management Pty Ltd, Robert Orchard, Fairfield City Council and Sydney Weed and Pest Management Pty Ltd • onsite.
Dry Cleaners, Motor Garages and Service Stations	None identified onsite or within the report buffer.



ITEM	DESCRIPTION (SECTION 1115 - 1116)
Historical Business Directories	Pipe and/or pipe fittings manufacturers and/or distributors • Punchbowl Pipes Pty. Ltd. / Austral Bricks • 1986 • road match.
Current Businesses	The site inspection identified additional current potentially contaminating businesses operating within the report buffer, as listed in Appendix B. In addition to the above, the following current businesses were observed: • Horseley Park Zone Substation • Baulkham Hills Junior Motorcycle Training Club

Table 5-12. Regulatory Searches Summary - Section 1117 - 1201.

ITEM	DESCRIPTION (SECTION 1117 - 1201)
NSW Contaminated Sites Notified to the EPA	None identified onsite or within the report buffer.
NSW EPA Contaminated Land Record of Notices	None identified onsite or within the report buffer.
NSW EPA Sites with Contamination Issues (Other)	None identified onsite or within the report buffer.
Former Gasworks	None identified onsite or within the report buffer.
NSW EPA List of Licences	<u>Onsite</u> 66-104 Burley Rd, Horsley Park • one clean up notice, one prevention notice and one penalty notice • 2014, 2012 and 2024 • 4m northwest of the site.
National Waste Management Facilities	None identified onsite or within the report buffer.
National Liquid Fuel Facilities	None identified onsite or within the report buffer.
PFAS Sites	None identified onsite or within the report buffer.
Defence, Military and National UXO Sites	None identified onsite or within the report buffer.
Current EPA Licenced Activities	<u>Onsite</u> Pig accommodation • George Borg Piggery • 4m northwest of the site.
Delicensed Activities still regulated by NSW EPA	None identified onsite or within the report buffer.
Former Licenced Activities	<u>Offsite</u> Application of herbicides • 2000 • Waterways throughout NSW • Luhrmann Environment Management Pty Ltd, Robert Orchard, Fairfield City Council and Sydney Weed and Pest Management Pty Ltd • 3m northeast of the site.
Dry Cleaners, Motor Garages and Service Stations	None identified onsite or within the report buffer.
Historical Business Directories	None identified onsite or within the report buffer.
Current Businesses	A list of the current potentially contaminating businesses operating within the report buffer are listed in Appendix B.

Table 5-13. Regulatory Searches Summary - Section 1202 - 1203.

ITEM	DESCRIPTION (SECTION 1202 - 1203)
NSW Contaminated Sites Notified to the EPA	None identified onsite or within the report buffer.
NSW EPA Contaminated Land Record of Notices	None identified onsite or within the report buffer.
NSW EPA Sites with Contamination Issues (Other)	None identified onsite or within the report buffer.
Former Gasworks	None identified onsite or within the report buffer.
NSW EPA List of Licences	<u>Offsite</u> 66-104 Burley Rd • one clean up notice, one prevention notice and one penalty notice • 2014, 2012 and 2024 • 4m northwest of the site. 189-222 Burley Rd • clean up notice • 2017 • 40m west of the site.
National Waste Management Facilities	None identified onsite or within the report buffer.
National Liquid Fuel Facilities	None identified onsite or within the report buffer.
PFAS Sites	None identified onsite or within the report buffer.
Defence, Military and National UXO Sites	None identified onsite or within the report buffer.
Current EPA Licenced Activities	<u>Offsite</u> Pig accommodation • George Borg Piggery • 4m northwest of the site. Mining for minerals • The Austral Brick Co. Pty. Ltd. • Austral Brick Plants 1, 2 & 3 • 40m west of the site. Ceramic waste generation • The Austral Brick Co. Pty. Ltd. • Austral Brick Plants 1, 2 & 3 • 40m west of the site. Crushing, grinding or separating • The Austral Brick Co. Pty. Ltd. • Austral Brick Plants 1, 2 & 3 • 40m west of the site. Ceramics production • The Austral Brick Co. Pty. Ltd. • Austral Brick Plants 1, 2 & 3 • 40m west of the site. Land-based extractive activities • The Austral Brick Co. Pty. Ltd. • Austral Brick Plants 1, 2 & 3 • 40m west of the site.
Delicensed Activities still regulated by NSW EPA	None identified onsite or within the report buffer.
Former Licenced Activities	<u>Offsite</u> Application of herbicides • 2000 • Waterways throughout NSW • Luhrmann Environment Management Pty Ltd, Robert Orchard, Fairfield City Council and Sydney Weed and Pest Management Pty Ltd • 3m northeast of the site.
Dry Cleaners, Motor Garages and Service Stations	None identified onsite or within the report buffer.



ITEM	DESCRIPTION (SECTION 1202 - 1203)
Historical Business Directories	None identified onsite or within the report buffer.
Current Businesses	A list of the current potentially contaminating businesses operating within the report buffer are listed in Appendix B.

Table 5-14. Regulatory Searches Summary - Section 1204 - 1205.

ITEM	DESCRIPTION (SECTION 1204 - 1205)
NSW Contaminated Sites Notified to the EPA	<u>Onsite</u> Landfill • regulation under <i>CLM Act 1997</i> not required • former Camide Landfill, 3 Johnston Cr, Horsley Park. <u>Offsite</u> Landfill • regulation under <i>CLM Act 1997</i> not required • part of 14 Johnston Cr, Horsley Park.
NSW EPA Contaminated Land Record of Notices	None identified onsite or within the report buffer.
NSW EPA Sites with Contamination Issues (Other)	None identified onsite or within the report buffer.
Former Gasworks	None identified onsite or within the report buffer.
NSW EPA List of Licences	<u>Onsite</u> CSR Limited • clean up notice • 2001 • 327 Burley Rd.
National Waste Management Facilities	None identified onsite or within the report buffer.
National Liquid Fuel Facilities	None identified onsite or within the report buffer.
PFAS Sites	None identified onsite or within the report buffer.
Defence, Military and National UXO Sites	None identified onsite or within the report buffer.
Current EPA Licenced Activities	<u>Onsite</u> Ceramic waste generation • CSR Building Products • PGH Bricks & Pavers Pty. Ltd. • 6 Johnston Cr. Land-based extractive activity • CSR Building Products • PGH Bricks & Pavers Pty. Ltd. • 6 Johnston Cr. Mining for minerals • CSR Building Products • PGH Bricks & Pavers Pty. Ltd. • 6 Johnston Cr. Ceramics production • CSR Building Products • PGH Bricks & Pavers Pty. Ltd. • 6 Johnston Cr. <u>Offsite</u> General chemicals storage • Reckitt Benckiser (Australia) Pty. Ltd. • 3 Oakdale Cl. Ceramic waste generation • The Austral Brick Co. Pty. Ltd. • Austral Brick Plants 1, 2 & 3 • 738-780 Wallgrove Rd. Crushing, grinding or separating • The Austral Brick Co. Pty. Ltd. • Austral Brick Plants 1, 2 & 3 • 738-780 Wallgrove Rd. Ceramics production • The Austral Brick Co. Pty. Ltd. • Austral Brick Plants 1, 2 & 3 • 738-780 Wallgrove Rd. Land-based extractive activities • The Austral Brick Co. Pty. Ltd. • Austral Brick Plants 1, 2 & 3 • 738-780 Wallgrove Rd.



ITEM	DESCRIPTION (SECTION 1204 - 1205)
	Mining for minerals • The Austral Brick Co. Pty. Ltd. • Austral Brick Plants 1, 2 & 3 • 738-780 Wallgrove Rd.
Delicensed Activities still regulated by NSW EPA	None identified onsite or within the report buffer.
Former Licenced Activities	<u>Offsite</u> Application of herbicides • 2000 • Waterways throughout NSW • Luhrmann Environment Management Pty Ltd, Robert Orchard, Fairfield City Council and Sydney Weed and Pest Management Pty Ltd • 3m northeast of the site.
Dry Cleaners, Motor Garages and Service Stations	None identified onsite or within the report buffer.
Historical Business Directories	None identified onsite or within the report buffer.
Current Businesses	A list of the current potentially contaminating businesses operating within the report buffer are listed in Appendix B.

Table 5-15. Regulatory Searches Summary – Reservoir Site.

ITEM	DESCRIPTION (RESERVOIR SITE)
NSW Contaminated Sites Notified to the EPA	None identified onsite or within the report buffer.
NSW EPA Contaminated Land Record of Notices	None identified onsite or within the report buffer.
NSW EPA Sites with Contamination Issues (Other)	None identified onsite or within the report buffer.
Former Gasworks	None identified onsite or within the report buffer.
NSW EPA List of Licences	None identified onsite or within the report buffer.
National Waste Management Facilities	None identified onsite or within the report buffer.
National Liquid Fuel Facilities	None identified onsite or within the report buffer.
PFAS Sites	None identified onsite or within the report buffer.
Defence, Military and National UXO Sites	None identified onsite or within the report buffer.
Current EPA Licenced Activities	None identified onsite or within the report buffer.
Delicensed Activities still regulated by NSW EPA	None identified onsite or within the report buffer.
Former Licenced Activities	<u>Onsite</u> Applications of herbicides • various organisations • dated 2000.
Dry Cleaners, Motor Garages and Service Stations	None identified onsite or within the report buffer.
Historical Business Directories	None identified onsite or within the report buffer.
Current Businesses	None identified onsite or within the report buffer.

5.2 Potentially Contaminating Processes

Potentially contaminating processes are listed below in **Table 5-16**.

Table 5-16 *Potentially Contaminating Processes*

ITEM	IDENTIFIED	DETAIL
Past Industrial Processes	Yes	Industrial processes were observed or known to occur onsite.
Manufacturing Processes	Yes	Manufacturing processes were observed or known to occur onsite.
Hazardous Materials	Yes	Hazardous building materials may potentially exist in fill materials.
Storage Tanks	No	No bulk storage of fuels was observed or known to occur within the site boundary. Bulk storage of fuels was observed or known to occur at adjacent properties / within the report buffer.
Discharges to Land, Water and Air	No	Reditus has no records of discharges to land, water or air having historically occurred at the site. Reditus notes the onsite surface water lines and bodies.
Visible Signs of Contamination	Yes	Evidence of filling, illegal dumping and soil stockpiling was observed at the site during the site inspection. One PACM stormwater drain was observed in Section 1101, running into Prospect Ck. No other PACM was observed. No odours indicative of gross contamination were observed onsite.
Presence of Drums and Wastes	Yes	Evidence of soil stockpiling was observed at the site during the site inspection.
Odours	No	No obvious or unexplained odours that could have been definitively attributed to sub-surface contamination were observed at the time of site inspection.
Dry Cleaners, Motor Garages and Service Stations	Yes	Dry cleaners, motor garages and service stations were identified within the report buffer.

5.3 PFAS Investigation Sites

Per- and poly-fluorinated substances (PFAS) have been highlighted as a persistent and mobile contaminant, of significant toxicity. The potential risk to the site posed by PFAS contamination has been evaluated by using available site history information. The risk is calculated with a preliminary assessment matrix prepared from guidance presented in the PFAS NEMP (HEPA, 2025). The potential risk to the Site presented by PFAS contamination is presented in Table 5-17.

Table 5-17. PFAS Risk Assessment.

ITEM	DECISION	DESCRIPTION
Did fire training occur onsite?	No	A review of historical aerial imagery, desktop searches and the site walkover deem it unlikely that fire training has occurred at the site.
Is an airport or fire station up gradient of or adjacent to the site? ^{1, 2}	No	No airports or fire stations are located upgradient of or adjacent to the site within the report buffer.
Have 'fuel' fires ever occurred onsite? E.g. ignition of fuel (solvent, petrol, diesel, kerosene) tanks?	No	No fire suppression systems which might utilise PFAS-containing AFFF were observed onsite. Reditus is not aware of any fires having occurred onsite.
Have PFAS been used in manufacturing or stored onsite?	No	There are no indications that PFAS has been used in manufacturing at the site, nor is there any indication that PFAS-containing products have been stored onsite.
Have PFAS point source activities³ been identified onsite?	No	There are no indications that PFAS point source activities have been historically conducted onsite.

Table Notes:

1. Runoff from fire training areas may impact surface water, sediment, and groundwater.
2. PFAS is used in a wide range of industrial processes and consumer products (<https://www.industrialchemicals.gov.au/consumers-and-community/and-poly-fluorinated-substances-pfas>).
3. Point source activities as listed within Appendix B of the PFAS NEMP (HEPA, 2025).

The site is not listed within the [NSW Government PFAS investigation program](#).

6 Preliminary Conceptual Site Model

Based on the information presented in **Sections 1 to 5** of this report, a Conceptual site Model (CSM) has been prepared for the site. The ASC NEPM 2013 defines a CSM as:

“A representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors.”

The essential elements of a CSM, as required by the NEPM (2013), include an understanding of:

- Known and potential sources of contamination and contaminants of concern including the mechanism(s) of contamination (e.g. ‘top down’ spill or sub-surface release from corroded tank or pipe).
- Potentially affected media (soil, sediment, groundwater, surface water, indoor and ambient air) and human and ecological receptors.
- Potential and complete exposure pathways.

A **preliminary** tabular CSM has been prepared for the site based on the outcomes of desktop assessment below. The tabular CSM describes potential linkages and assesses each of the linkages as possible or unlikely based on the likelihood of occurrence and availability of data.

Table 6-2 identifies the complete and potential pathways between the known or potential source(s) of contamination and receptor(s).

6.1 Potential Sources of Contamination

The potential sources of contamination identified for the site are summarised in **Table 6-1**.

Table 6-1 *Potential Sources of Contamination.*

SOURCE	LOCATION	POTENTIALLY IMPACTED MEDIA	CONTAMINANTS OF POTENTIAL CONCERN
Hazardous building materials	Site-wide	Shallow soil.	Asbestos and lead in paint.
Uncontrolled fill	Site-wide	Soil	Metals, TRH, BTEX, PAH, PCB, OCP, OPP, phenols, VOC.
Offsite sources	Areas of groundwater interception	Soil, groundwater, surface water and soil vapour.	Metals, TRH, BTEX, PAH, PCB, OCP, OPP, phenols, VOC.
Landfilling activities	Adjacent quarries and	Ground gases and soil vapour	Methane, carbon dioxide, oxygen depleted atmospheres.

Table Notes

BTEX: benzene, toluene, ethylbenzene and xylene;

Metals: generally arsenic (As), cadmium (Cd), chromium (Cr), copper (Cu), lead (Pb), mercury (Hg), nickel (Ni) and zinc (Zn).

OCP: organochlorine pesticides.

OPP: organophosphate pesticides.

PAH: polycyclic aromatic hydrocarbons.

PCB: polychlorinated biphenyls.

TRH: total recoverable hydrocarbons.

VOC: volatile organic compounds.

6.2 Potentially Affected Media

The potentially affected media at the site includes:

- Soil.
- Groundwater.
- Surface water.
- Ground gas.

6.3 Proposed Land Use Scenario and Potential Receptors

Based on the proposed land use, the future potential onsite receptors include:

- Onsite construction/maintenance/trench workers – including works requiring excavation, trenching or any activities applicable to the sub-surface of the site that could occur with the site in its current state, during construction or post-development.
- Future site users – including workers, visitors and users.
- Onsite ecological receptors – including flora and fauna.
- Offsite ecological receptors – including flora and fauna.
- Offsite human receptors – including but not limited to recreational users of downstream surface water bodies.

6.4 Potential Pathways

6.4.1 HUMAN HEALTH – DIRECT CONTACT, INCIDENTAL INGESTION AND DUST INHALATION PATHWAY

It is considered appropriate to assess whether a direct contact source may be present onsite for future site users and construction/maintenance/trench workers, as well as offsite human receptors. Direct contact pathway health impacts should be taken into consideration where there are likely accessible soils.

6.4.2 HUMAN HEALTH – VAPOUR INTRUSION INHALATION PATHWAY

Several of the CoPC identified based on the site investigation are considered volatile contaminants. As such if these contaminants are present in the subsurface there is potential for them to create a vapour inhalation route for future site users and construction/maintenance/trench workers.

6.4.3 ECOLOGICAL – TERRESTRIAL AND AQUATIC ECOSYSTEMS

The NEPM (ASC, 2013) requires a pragmatic risk-based approach to be taken in applying ecological investigation and screening levels. Given the setting of the site, including surrounding ecological receptors, it is considered that assessment of risk to terrestrial ecosystems is warranted.

6.4.4 GROUNDWATER

Where the proposed works intercept groundwater, consideration is warranted.

6.5 Potential Transport Mechanisms and Exposure Pathways

Potential transport mechanisms of contamination relevant to the site include:

- Soil disturbance works (excavation works and unsealed areas of the site).
- Wind-blown dust.
- Surface water run-off.
- Leaching from soil to groundwater.
- Vapour intrusion.

Potential exposure pathways and receptors relevant to the site may include:

- Direct contact with contaminated soils at the surface or subsurface by current or future site users and construction/maintenance/trench workers.
- Direct contact, ingestion, or inhalation of disturbed soil as dust by onsite or offsite human receptors.
- Inhalation of vapours by onsite or offsite human receptors.
- Inhalation of asbestos fibres by onsite or offsite human receptors.
- Leaching to groundwater and ingestion and direct contact of groundwater by onsite receptors.
- Migration of groundwater offsite and ingestion and direct contact of groundwater by offsite receptors.
- Plant uptake of leached contaminants in groundwater by onsite and offsite ecological receptors.
- Surface water run-off discharging to nearby watercourses.

6.6 Source, Pathway and Receptor Linkages

A preliminary tabular CSM has been prepared for the site based on the outcomes of desktop assessment below. The tabular CSM describes potential linkages and assesses each of the linkages as possible or unlikely based on the likelihood of occurrence and availability of data.

Table 6-2. Exposure Pathway Assessment.

SOURCE	EXPOSURE PATHWAY	RECEPTORS	EXPOSURE
Imported fill material <i>Site-wide</i>	• Direct contact with contaminated soils at the surface or subsurface. • Direct contact, ingestion, or inhalation of disturbed soil as dust. • Inhalation of vapours. • Inhalation of asbestos fibres. • Leaching to groundwater. • Plant uptake. • Surface water run-off.	• Future site workers, including construction/ maintenance/ trench workers. • Future users. • Onsite ecological receptors. • Offsite ecological and human receptors.	Possible Potential source-pathway-receptor linkages have been identified and as such assessment of these linkages is warranted.
Hazardous building materials <i>Onsite structures and surface litter.</i>	• Inhalation of asbestos fibres. • Inhalation or ingestion of lead paint fragments.	• Construction/ maintenance/ trench workers. • Future site users. • Offsite human receptors.	Possible Potential source-pathway-receptor linkages have been identified and as such assessment of these linkages is warranted.

SOURCE	EXPOSURE PATHWAY	RECEPTORS	EXPOSURE
Offsite sources <i>Adjacent contaminating activities.</i>	- Direct contact with contaminated soils at the surface or subsurface. - Direct contact, ingestion, or inhalation of disturbed soil as dust. - Leaching to groundwater. - Plant uptake. - Surface water run-off.	- Construction/ maintenance/ trench workers. - Future site users. - Onsite ecological receptors. - Offsite ecological and human receptors.	Possible Potential source-pathway-receptor linkages have been identified and as such assessment of these linkages is warranted.
Landfilling Activities <i>Hazardous ground gases</i>	Methane or oxygen depleted atmospheres.	Construction / maintenance workers	Possible Potential source-pathway-receptor linkages have been identified and as such assessment of these linkages is warranted.

7 Conclusions and Recommendations

7.1 Conclusions

Based on the findings of the PSI, Reditus concludes the following:

- The proposed pipeline crosses multiple land uses, including nature conservation, public recreational, public open spaces, low density residential, agricultural including crops, greenhouses and livestock, commercial and industrial land uses.
- The topography of the site varies significantly, with elevations between 3 – 105 mAHd.
- The proposed pipeline crosses multiple surface water lines including creeks and drainage channels.
- Multiple contaminating activities were reported within the report buffer, particularly within the Smithfield Commercial Precinct and at the western section of Victoria St in Horsley Park. Significant mining activities have occurred in the general vicinity of the NEXTDC site in Horsley Park.
- The site inspection identified multiple indicators of contamination including offsite storage tanks and chemical storage, onsite areas of filling, onsite illegal dumping, onsite soil stockpiling and one observation of onsite PACM.
- The "shortcut" section of the Approved Alignment presents a potential restriction due to undulating ground and proximity to the Eco Resource Recovery facility located at Donoci Close.
- The site inspection of the reservoir site identified a septic tank, which shall be removed and soils surrounding the outflow point assessed and treated during construction.

Site Contamination Status

Contamination of land, as defined by section 5(1) of the Contaminated Land Management Act 1997, is the presence of a substance in, on or under the land at a concentration above the concentration at which the substance is normally present in, on or under (respectively) land in the same locality, being a presence that presents a risk of harm to human health or any other aspect of the environment.

- **Construction Works** - There is a moderate-high potential for localised contamination to be encountered during construction works in some sections of the proposed pipeline, including the following:
 - **Section 1101** – assessment is warranted due to the crossing at Prospect Ck and Cumberland Highway (at the location of historical asbestos filling) and the development of the PBS stations.
 - **Section 1112** – assessment is warranted due to the crossing at the stormwater channel.
 - **Section 1202** – assessment is warranted due to the crossing at Reedy Ck.
 - **Section 1203** – assessment is warranted due to the crossing at Reedy Ck.
 - **Reservoir Site** – assessment of septic tank and outflow area.
- **Post-Construction Works** - The proposed project is primarily within road easements/reserves and within commercial-industrial land-use settings. The final condition of the of the pipeline and associated infrastructure will present a very-low potential for exposure to site soils (i.e. concrete pipe, "clean" bedding sand, a marker layer, site won backfill and asphalt/concrete hardstand (in place).

7.2 Recommendations

Based on the conclusions of the PSI, Reditus makes the following recommendations.

Waste Classification and Disposal of Contaminated Soil and Water (Solid and Liquid) • *Prior to / During Construction*

- **Pre-construction works (preliminary waste classification)** – of shallow soils, fill and natural soil intended to be disturbed, disposed or reused during civil works. This preliminary waste classification may involve soil sampling every 100m to 250m along the proposed alignment to achieve a sampling density of 1:250 prescribed by NSW EPA (2022) Sampling Design Guidelines.

- **Construction works** - All soils and material(s), liquid and solid, to be removed from the site must be analysed and classified by an appropriately qualified and experienced environmental consultant, in accordance with the Protection of the Environment (Waste) Regulation 2014 and related guidelines, in particular NSW EPA Waste Classification Guidelines (2014), prior to off-site disposal.
- All waste must be taken to a suitable waste disposal facility that can lawfully accept the waste types and disposal dockets kept.
- All waste must be transported by a contractor licenced to transport the specific waste, and in vehicles capable of carting the waste without spillage and meeting relevant requirements and standards. All loads must be covered prior to vehicles leaving the site.
- All waste transport routes must avoid *where possible* all sensitive land uses such as residential areas, schools, preschools, and avoid bus routes, particularly school bus pick up and drop off periods.

Construction Environmental Management Plan

A Construction Environmental Management Plan (CEMP) must be prepared having regard to the Environmental Management Plan Guideline for Infrastructure Projects (Department of Planning, Industry and Environment, 2020).

The CEMP must include management strategies for the potential risks to on-site workers and visitors, off-site receptors, and the environment from the potential contamination associated with uncontrolled fill, working in vicinity of industrial premises and potentially impacted groundwater in vicinity of creek/stormwater crossings.

The environmental site management measures must remain in place and be maintained throughout the period of the construction of the project.

Unexpected Finds Procedure

An Unexpected Finds Procedure for Contamination must:

- Be prepared before the commencement of Work and must outline the actions to be taken should unexpected contamination be discovered;
- Include details of who will be responsible for implementing the unexpected finds procedure and the roles and responsibilities of all parties involved; and
- Be provided to the Planning Secretary upon request.

The Unexpected Finds Procedure for Contamination must be implemented throughout all construction work.



8 Limitations

This report has been prepared in accordance with the scope of services described in **Section 1.5**. The report has been prepared for the sole use of the client and has been prepared in accordance with a scope of work agreed by the client.

The report or document does not purport to provide legal advice and any conclusions or recommendations made should not be relied upon as a substitute for such advice.

The report does not constitute a recommendation by Reditus for the client or any other party to engage in any commercial or financial transaction and any decision by the client or other party to engage in such activities is strictly a matter for the client.

The report relies upon data, surveys and reports specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances, and no greater reliance should be assumed or drawn by the client. Furthermore, the report has been prepared solely for use by the client and Reditus accepts no responsibility for its use by other parties. The client agrees that Reditus' report or associated correspondence will not be used or reproduced in full or in part for promotional purposes and cannot be used or relied upon by any other individual, party, group or company in any prospectus or offering. Any individual, party, group or company seeking to rely on this report cannot do so and should seek their own independent advice.

No warranties, express or implied, are made. Subject to the scope of work undertaken, Reditus assessment is limited strictly to identifying typical environmental conditions associated with the subject site based on the scope of work and testing undertaken and does not include and evaluation of the structural conditions of any buildings on the subject site or any other issues that relate to the operation of the site and operational compliance of the site with state or federal laws, guidelines, standards or other industry recommendations or best practice. Scope of work undertaken for assessments are agreed in advance with the client and may not necessarily comply with state or federal laws or industry guidelines for the type of assessment conducted.

Additionally, Reditus did not conduct soil, air or wastewater analyses including asbestos or perform contaminated sampling of any kind. Nor did Reditus investigate any waste material from the site that may have been disposed off-site or undertake an assessment or review of related site waste management practices.

The results of this assessment are based upon a site inspection conducted by Reditus personnel and/or information from interviews with people who have knowledge of site conditions and/or information provided by regulatory agencies. All conclusions and recommendations regarding the site are the professional opinions of the Reditus personnel involved with the project, subject to the qualifications made above.

While normal assessments of data reliability have been made, Reditus assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Reditus, or developments resulting from situations outside the scope of this project/assessment.

Reditus is not engaged in environmental auditing and/or reporting of any kind for the purpose of advertising sales promoting, or endorsement of any client's interests, including raising investment capital, recommending investment decisions, or other publicity purposes. Reditus assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Reditus, or developments resulting from situations outside the scope of this project.

Reditus' professional opinions are based upon its professional judgment, experience, and training. These opinions are also based upon data derived from the limited testing and analysis described in this report or reports reviewed. It is possible that additional testing and analysis might produce different results and/or different opinions or other opinions. Reditus has limited its investigation(s) to the scope agreed upon with its client. Reditus believes that its opinions are reasonably supported by the testing and analysis that has been undertaken (if any), and that those opinions have been developed according to the professional standard of care for the environmental consulting profession in this area at this time. Other opinions and interpretations may be possible. That standard of care may change and new methods and practices of exploration, testing and analysis may develop in the future, which might produce different results.

9 References

Environmental Planning

NSW Environmental Planning and Assessment Act (the EP&A Act 1979).

NSW State Environmental Planning Policy Number (SEPP) Resilience and Hazards 2021.

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021.

Site Contamination

National Environment Protection Council (1999, Revised 2013) National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 – Schedule B1 Guideline on Investigation levels for Soil and Groundwater (NEPC, 2013).

- *NSW EPA Guidelines for Assessment and Management of Hazardous Ground Gases, 2020.*
- *NSW EPA Guidelines for Consultants Reporting on Contaminated Land, 2020.*
- *NSW EPA Guidelines for the Assessment and Management of Groundwater Contamination, 2007.*
- *NSW EPA Guidelines for the NSW Site Auditor Scheme (3rd Edition), 2017.*
- *NSW EPA Guidelines on the duty to report contamination under the CLM Act 1997 (2015)*
- *NSW EPA Sampling Design Guidelines (Part 1 & Part 2), August 2022.*

NSW EPA statutory guidelines made or approved under section 105 of the CLM Act, including:

NSW Planning Secretary's Environmental Assessment Requirements – Data Storage Centres.

PFAS National Environmental Management Plan version 2.0 (the PFAS NEMP 2.0), 2020.

Waste

NSW Protection of the Environment Operations Act (POEO Act) 1997.

NSW Protection of the Environment Operations (Waste) Regulations 2014.

NSW EPA Waste Classification Guidelines, Part 1 Classifying Waste, 2014.

NSW EPA Resource Recovery Order, Excavated Natural Material Order under Part 9, Clause 93 of POEO Waste Regulation 2014 (the ENM Order 2014).

Asbestos

NSW Work Health and Safety Act, 2011 (WHS Act 2011).

NSW Work Health and Safety Regulations, 2017 (WHS Reg 2017), Chapter 8 Asbestos, 2017 (NSW WHS Reg 2017).

NSW EPA Managing Asbestos in or on Soil, 2014 (NSW WorkCover 2014).

SafeWork NSW Code of practice: How to safely remove asbestos, December 2022.

SafeWork NSW Code of practice: How to manage and control asbestos in the workplace, December 2022.

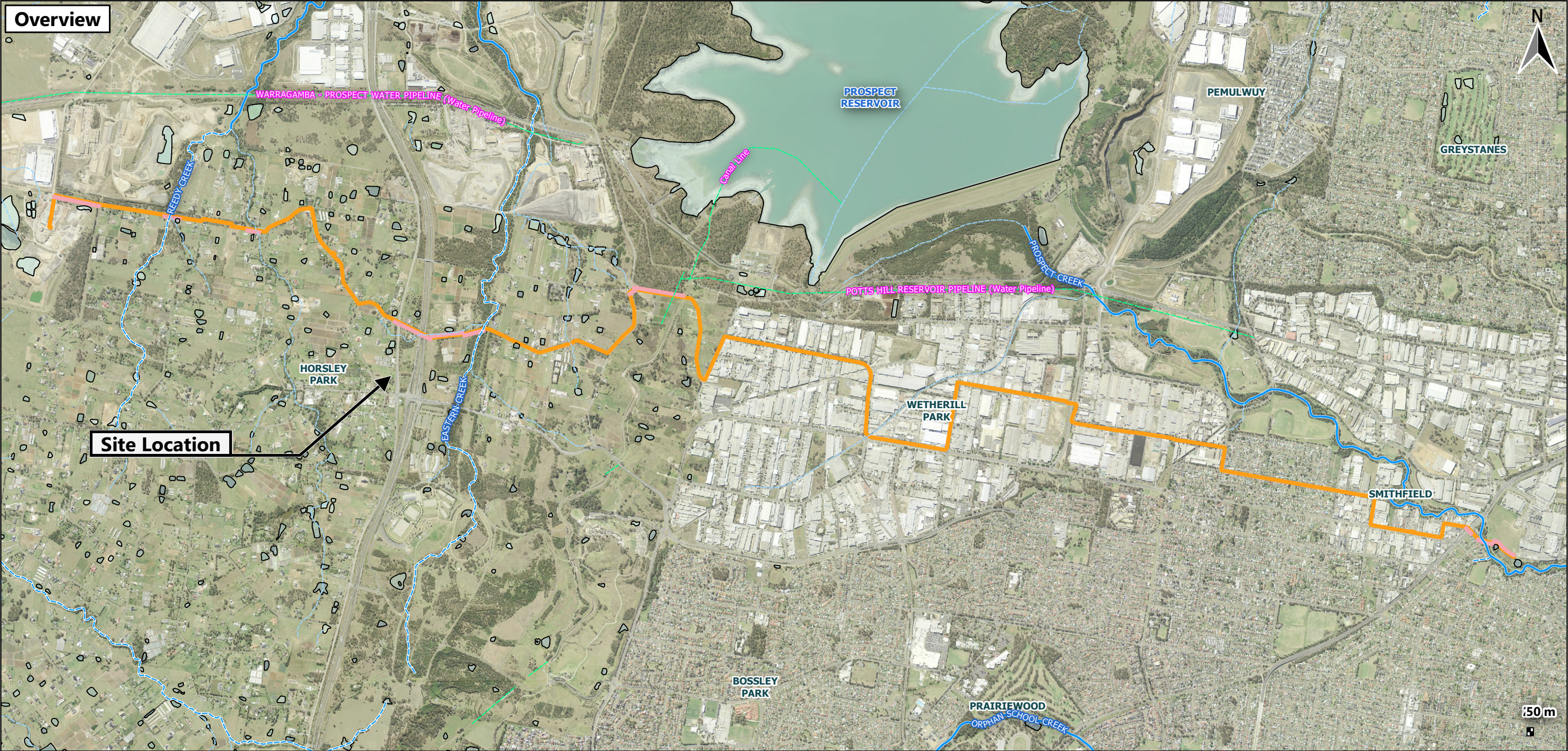
Western Australia Department of Health Guidelines for the Assessment Remediation and Management of Asbestos Contaminated Sites in Western Australia 2009 (WA DoH, 2009) as referred to by NEPM 2013.

.

A

Figures





Map 25284_rp01_f01_siteloc_v01		Legend Pipeline Alignment Optimised Trenchless Sections Railways Surface Water Watercourses Rivers Stream (Perennial) Stream (Non-Perennial) Unnamed Stream (Non-Perennial) Other Channels	Figure 1 - Site Location Smithfield, Wetherill Park and Horsley Park, NSW 25284 - RP01 - Preliminary Site Investigation - Rosehill Recycled Water Scheme Extension coNEXA c/o Element Environment Pty Ltd	
Date of Export 28/04/2026				
Author B.K.	Approver T.S.			
Data Source Metromap, Google Maps, Open Street Map, Geoscience Australia				



Map 25284_rp02_f01_sitelayout_v01		Legend Trenchless Sections Pipeline Alignment Optimised Investigation Area - Lotsearch Sections / Parts Reservoir Site	Figure 2 - Site Layout	
Date of Export 29/04/2026			Smithfield, Wetherill Park and Horsley Park, NSW	
Author B.K.	Approver T.S.		25284 - RP01 - Preliminary Site Investigation - Rosehill Recycled Water Scheme Extension	
Data Source Metromap, Google Maps, Open Street Map, Geoscience Australia			coNEXA c/o Element Environment Pty Ltd	



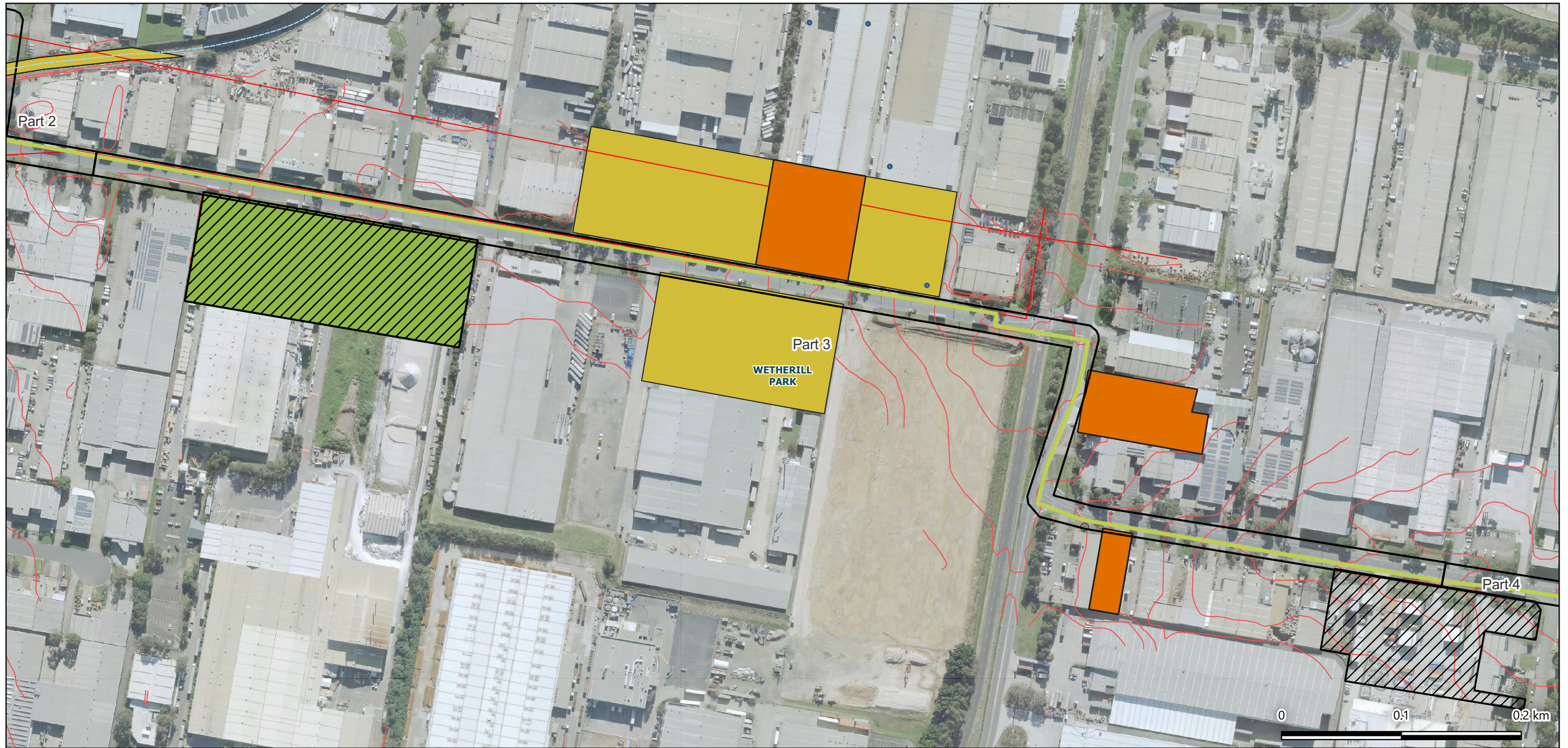
Map 25284_rp01_f02_sitelayout_v01		Legend		 1:4,794 Approximate Scale at A3	Figure 2a - Site Layout - Sections 1101 and 1102 Smithfield, Wetherill Park and Horsley Park, NSW 25284 - RP01 - Preliminary Site Investigation - Rosehill Recycled Water Scheme Extension coNEXA c/o Element Environment Pty Ltd
Date of Export 29/04/2026		 Investigation Area - Lotsearch Sections / Parts	 Pipeline - Trenchless Sections		
Author B.K.	Approver T.S.	 Pipeline - Alignment Optimised	 Pipeline - Alignment Optimised		
Data Source Metromap, Google Maps, NSW Government, Geoscience Australia		 Rivers	 Rivers		
		 Stream (Perennial)	 Stream (Perennial)		
		 Stream (Non-Perennial)	 Stream (Non-Perennial)		
		 Unnamed Stream (Non-Perennial)	 Unnamed Stream (Non-Perennial)		
		 Other Channels	 Other Channels		
		 Surface Water	 Surface Water		
		 Railways	 Waste_Management_Facilities		
		 State_Significant_Precincts_SEPP	 Pipelines		
		 National_Liquid_Fuel_Facilities	 Major_Electricity_Transmission_Lines		
		 Historical_Dry_Cleaners_and_Service_Stations	 Heritage_Register_State		
		 Heritage_Register_Local	 Groundwater_Boreholes		
		 EPAPOEO_NonWater	 EPA_Notices		
		 EPA_Former_Licensed_Activities	 EPA_Delicensed_Activities		
		 EPA_Contaminated_Land_Register_Notified_Sites	 EPA_Contaminated_Land_Register_Record_of_Notices		
		 EPA_Other_Sites_with_Contamination_Issues	 Elevation_Contours_1m		



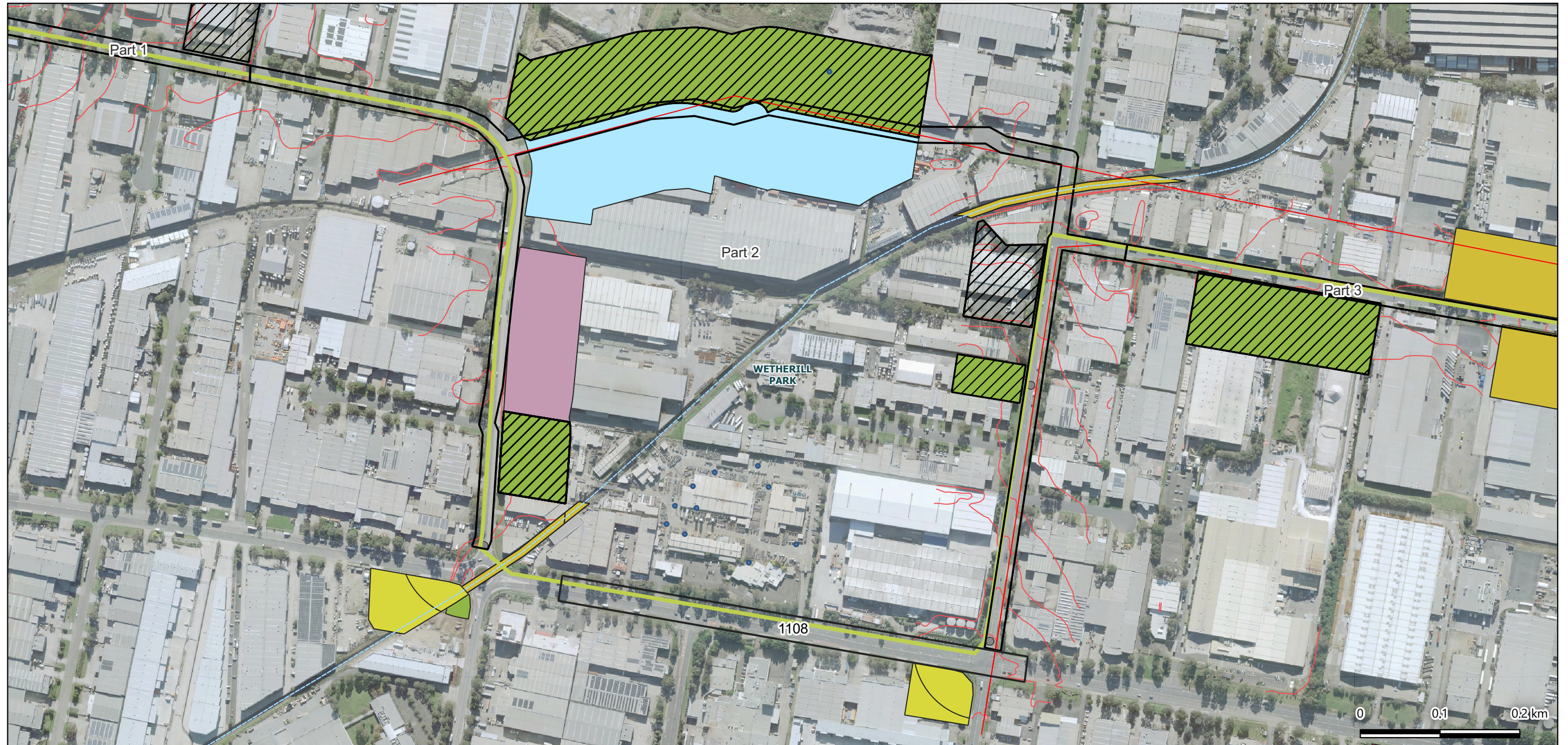
Map 25284_rp01_f02_sitelayout_v01		Legend			 1:4,565 Approximate Scale at A3	Figure 2b - Site Layout - Part 5 Smithfield, Wetherill Park and Horsley Park, NSW 25284 - RP01 - Preliminary Site Investigation - Rosehill Recycled Water Scheme Extension coNEXA c/o Element Environment Pty Ltd
Date of Export 29/04/2026		Investigation Area - Lotsearch Sections / Parts Pipeline - Trenchless Sections Pipeline - Alignment Optimised Rivers Stream (Perennial) Stream (Non-Perennial) Unnamed Stream (Non-Perennial) Other Channels Surface Water	Railways Waste_Management_Facilities State_Significant_Precincts_SEPP Pipelines National_Liquid_Fuel_Facilities Major_Electricity_Transmission_Lines Historical_Dry_Cleaners_and_Service_Stations Heritage_Register_State Heritage_Register_Local	Groundwater_Boreholes EPAPOEO_NonWater EPA_Notices EPA_Former_Licensed_Activities EPA_Delicensed_Activities EPA_Contaminated_Land_Register_Notified_Sites EPA_Contaminated_Land_Register_Record_of_Notices EPA_Other_Sites_with_Contamination_Issues Elevation_Contours_1m		
Author B.K.	Approver T.S.					
Data Source Metromap, Google Maps, NSW Government, Geoscience Australia						



Map 25284_rp01_f02_sitelayout_v01		Legend Investigation Area - Lotsearch Sections / Parts Pipeline - Trenchless Sections Pipeline - Alignment Optimised Rivers Stream (Perennial) Stream (Non-Perennial) Unnamed Stream (Non-Perennial) Other Channels Surface Water Railways Waste_Management_Facilities State_Significant_Precincts_SEPP Pipelines National_Liquid_Fuel_Facilities Major_Electricity_Transmission_Lines Historical_Dry_Cleaners_and_Service_Stations Heritage_Register_State Heritage_Register_Local Groundwater_Boreholes EPAPOEO_NonWater EPA_Notices EPA_Former_Licensed_Activities EPA_Delicensed_Activities EPA_Contaminated_Land_Register_Notified_Sites EPA_Contaminated_Land_Register_Record_of_Notices EPA_Other_Sites_with_Contamination_Issues Elevation_Contours_1m N 1:4,000 Approximate Scale at A3				Figure 2c - Site Layout - Part 4 Smithfield, Wetherill Park and Horsley Park, NSW 25284 - RP01 - Preliminary Site Investigation - Rosehill Recycled Water Scheme Extension coNEXA c/o Element Environment Pty Ltd	
Date of Export 29/04/2026							
Author B.K.	Approver T.S.						
Data Source Metromap, Google Maps, NSW Government, Geoscience Australia							



Map		Legend Investigation Area - Lotsearch Sections / Parts Pipeline - Trenchless Sections Pipeline - Alignment Optimised Rivers Stream (Perennial) Stream (Non-Perennial) Unnamed Stream (Non-Perennial) Other Channels Surface Water Railways Waste_Management_Facilities State_Significant_Precincts_SEPP Pipelines National_Liquid_Fuel_Facilities Major_Electricity_Transmission_Lines Historical_Dry_Cleaners_and_Service_Stations Heritage_Register_State Heritage_Register_Local Groundwater_Boreholes EPAPOEO_NonWater EPA_Notices EPA_Former_Licensed_Activities EPA_Delicensed_Activities EPA_Contaminated_Land_Register_Notified_Sites EPA_Contaminated_Land_Register_Record_of_Notices EPA_Other_Sites_with_Contamination_Issues Elevation_Contours_1m				N 1:4,000 Approximate Scale at A3	Figure 2d - Site Layout - Part 3 Smithfield, Wetherill Park and Horsley Park, NSW 25284 - RP01 - Preliminary Site Investigation - Rosehill Recycled Water Scheme Extension coNEXA c/o Element Environment Pty Ltd
Date of Export							
Author	Approver						
B.K.	T.S.						
Data Source							
Metromap, Google Maps, NSW Government, Geoscience Australia							



Map 25284_rp01_f02_sitelayout_v01		Legend Investigation Area - Lotsearch Sections / Parts Pipeline - Trenchless Sections Pipeline - Alignment Optimised Rivers Stream (Perennial) Stream (Non-Perennial) Unnamed Stream (Non-Perennial) Other Channels Surface Water Railways Waste_Management_Facilities State_Significant_Precincts_SEPP Pipelines National_Liquid_Fuel_Facilities Major_Electricity_Transmission_Lines Historical_Dry_Cleaners_and_Service_Stations Heritage_Register_State Heritage_Register_Local
---	--	---

 Groundwater_Boreholes

 EPAPOEO_NonWater

 EPA_Notices

 EPA_Former_Licensed_Activities

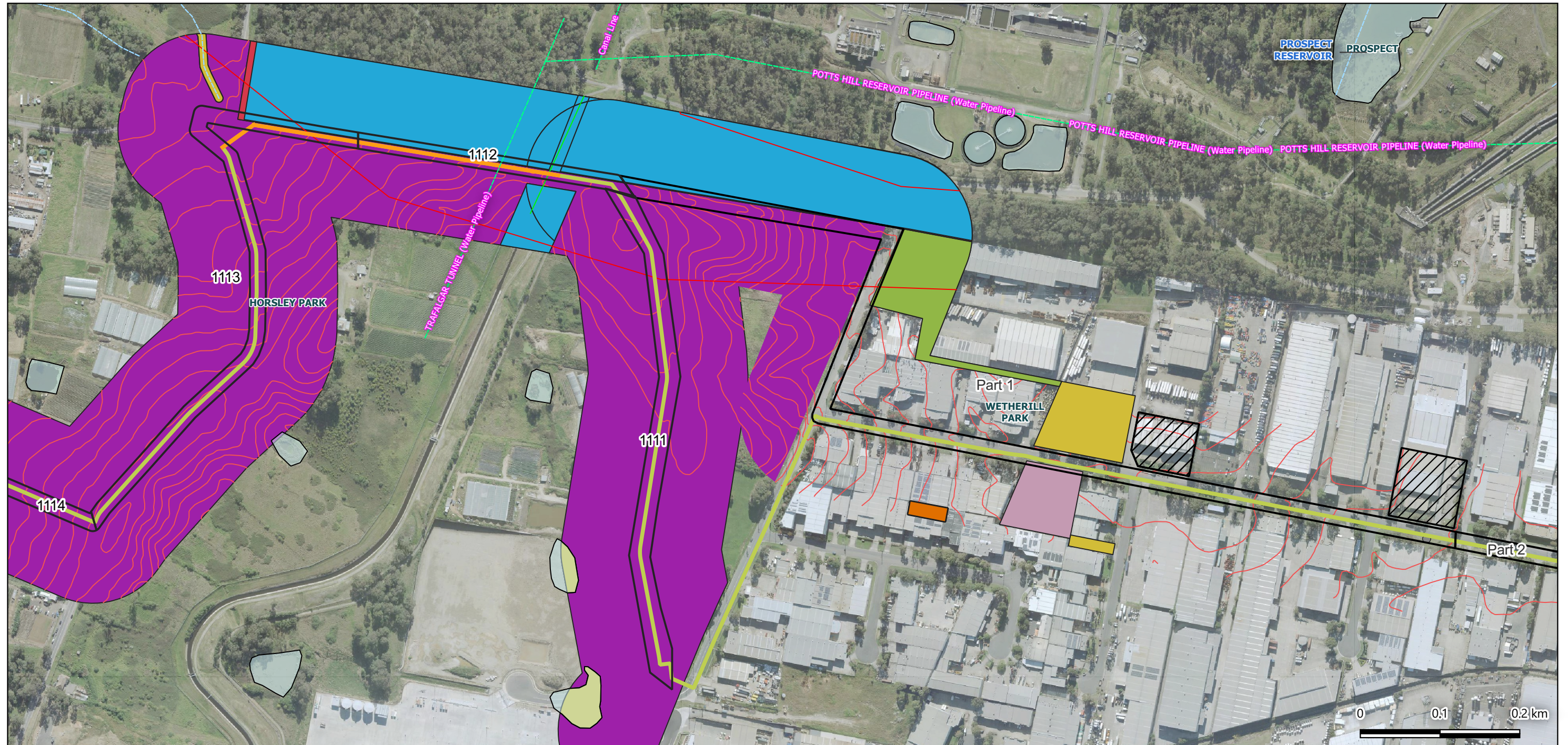
 EPA_Delicensed_Activities

 EPA_Contaminated_Land_Register_Notified_Sites

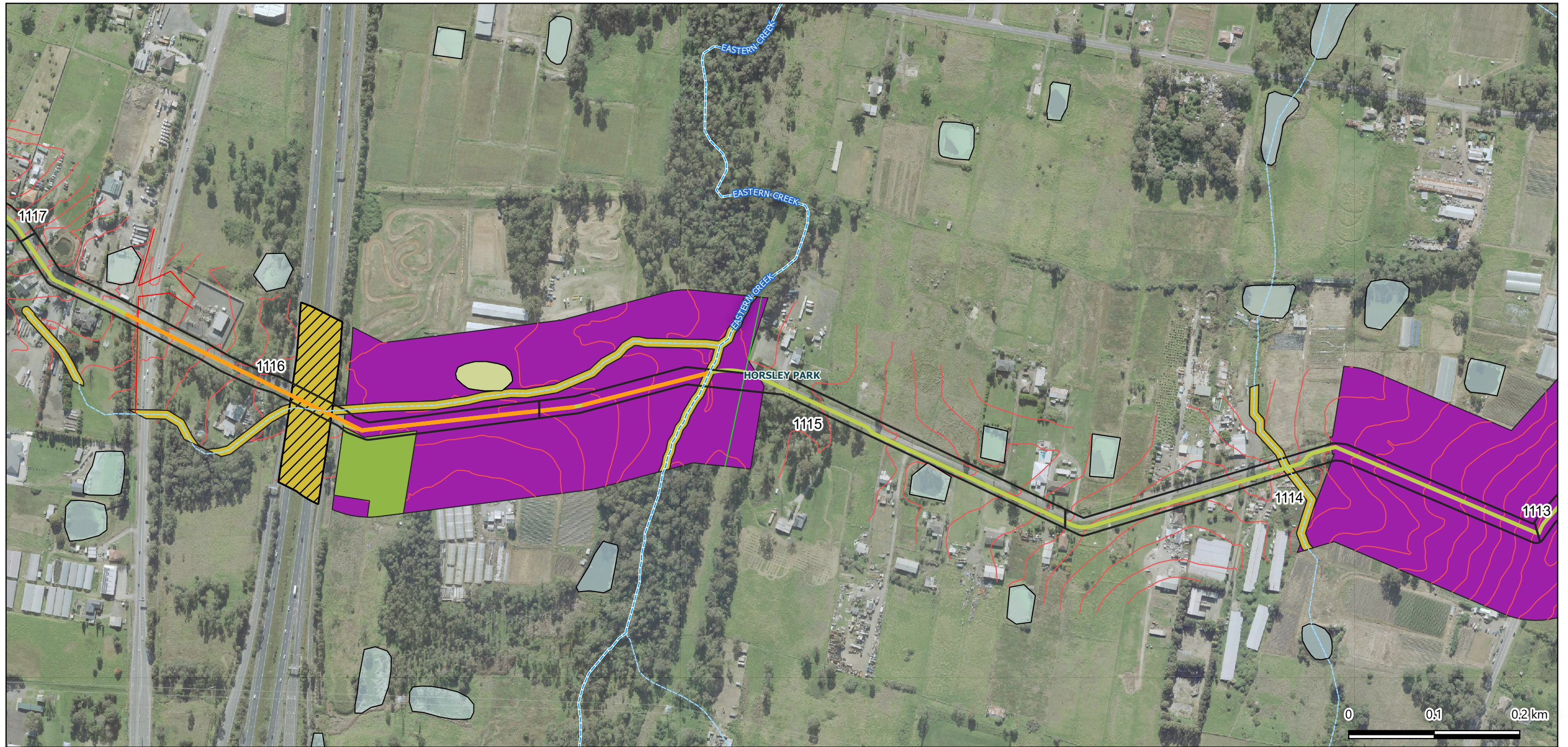
 EPA_Contaminated_Land_Register_Record_of_Notices

 EPA_Other_Sites_with_Contamination_Issues

 Elevation_Contours_1m



Map		Legend Investigation Area - Lotsearch Sections / Parts Pipeline - Trenchless Sections Pipeline - Alignment Optimised Rivers Stream (Perennial) Stream (Non-Perennial) Unnamed Stream (Non-Perennial) Other Channels Surface Water Railways Waste_Management_Facilities State_Significant_Precincts_SEPP Pipelines National_Liquid_Fuel_Facilities Major_Electricity_Transmission_Lines Historical_Dry_Cleaners_and_Service_Stations Heritage_Register_State Heritage_Register_Local Groundwater_Boreholes EPAPOEO_NonWater EPA_Notices EPA_Former_Licensed_Activities EPA_Delicensed_Activities EPA_Contaminated_Land_Register_Notified_Sites EPA_Contaminated_Land_Register_Record_of_Notices EPA_Other_Sites_with_Contamination_Issues Elevation_Contours_1m						N 1:6,000 Approximate Scale at A3	Figure 2f - Site Layout - Part 1 and Sections 1111 - 1113 Smithfield, Wetherill Park and Horsley Park, NSW 25284 - RP01 - Preliminary Site Investigation - Rosehill Recycled Water Scheme Extension coNEXA c/o Element Environment Pty Ltd
Date of Export									
Author	Approver								
Data Source									
25284_rp01_f02_sitelayout_v01		29/04/2026		B.K.		T.S.		Metromap, Google Maps, NSW Government, Geoscience Australia	



Map 25284_rp01_f02_sitelayout_v01		Legend Investigation Area - Lotsearch Sections / Parts Pipeline - Trenchless Sections Pipeline - Alignment Optimised Rivers Stream (Perennial) Stream (Non-Perennial) Unnamed Stream (Non-Perennial) Other Channels Surface Water Railways Waste_Management_Facilities State_Significant_Precincts_SEPP Pipelines National_Liquid_Fuel_Facilities Major_Electricity_Transmission_Lines Historical_Dry_Cleaners_and_Service_Stations Heritage_Register_State Heritage_Register_Local
---	--	---

 Groundwater_Boreholes

 EPAPOEO_NonWater

 EPA_Notices

 EPA_Former_Licensed_Activities

 EPA_Delicensed_Activities

 EPA_Contaminated_Land_Register_Notified_Sites

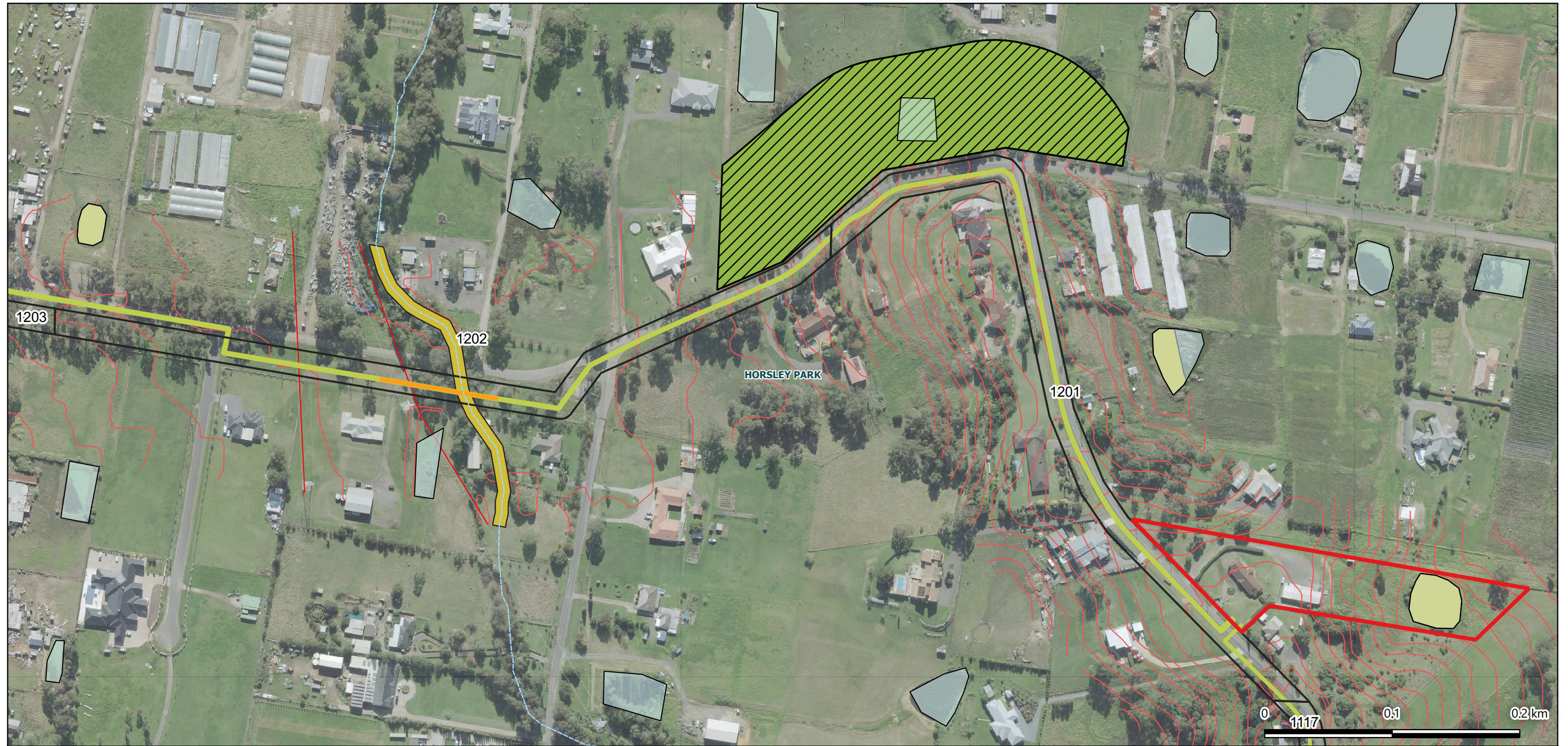
 EPA_Contaminated_Land_Register_Record_of_Notices

 EPA_Other_Sites_with_Contamination_Issues

 Elevation_Contours_1m



Map 25284_rp01_f02_sitelayout_v01		Legend Investigation Area - Lotsearch Sections / Parts Pipeline - Trenchless Sections Pipeline - Alignment Optimised Rivers Stream (Perennial) Stream (Non-Perennial) Unnamed Stream (Non-Perennial) Other Channels Surface Water Railways Waste_Management_Facilities State_Significant_Precincts_SEPP Pipelines National_Liquid_Fuel_Facilities Major_Electricity_Transmission_Lines Historical_Dry_Cleaners_and_Service_Stations Heritage_Register_State Heritage_Register_Local Groundwater_Boreholes EPAPOEO_NonWater EPA_Notices EPA_Former_Licensed_Activities EPA_Delicensed_Activities EPA_Contaminated_Land_Register_Notified_Sites EPA_Contaminated_Land_Register_Record_of_Notices EPA_Other_Sites_with_Contamination_Issues Elevation_Contours_1m			N 1:2,500 Approximate Scale at A3	Figure 2h - Site Layout - Section 1117 Smithfield, Wetherill Park and Horsley Park, NSW 25284 - RP01 - Preliminary Site Investigation - Rosehill Recycled Water Scheme Extension coNEXA c/o Element Environment Pty Ltd
Date of Export 29/04/2026						
Author B.K.	Approver T.S.					
Data Source Metromap, Google Maps, NSW Government, Geoscience Australia						



Map 25284_rp01_f02_sitelayout_v01		Legend Reservoir Site Investigation Area - Lotsearch Sections / Parts Pipeline - Trenchless Sections Pipeline - Alignment Optimised
---	--	--

 Rivers
 Surface Water



Map 25284_rp01_f02_sitelayout_v01		Legend Investigation Area - Lotsearch Sections / Parts Pipeline - Trenchless Sections Pipeline - Alignment Optimised Rivers Stream (Perennial) Stream (Non-Perennial) Unnamed Stream (Non-Perennial) Other Channels Surface Water Railways Waste_Management_Facilities State_Significant_Precincts_SEPP Pipelines National_Liquid_Fuel_Facilities Major_Electricity_Transmission_Lines Historical_Dry_Cleaners_and_Service_Stations Heritage_Register_State Heritage_Register_Local
---	--	---

 Groundwater_Boreholes

 EPAPOEO_NonWater

 EPA_Notices

 EPA_Former_Licensed_Activities

 EPA_Delicensed_Activities

 EPA_Contaminated_Land_Register_Notified_Sites

 EPA_Contaminated_Land_Register_Record_of_Notices

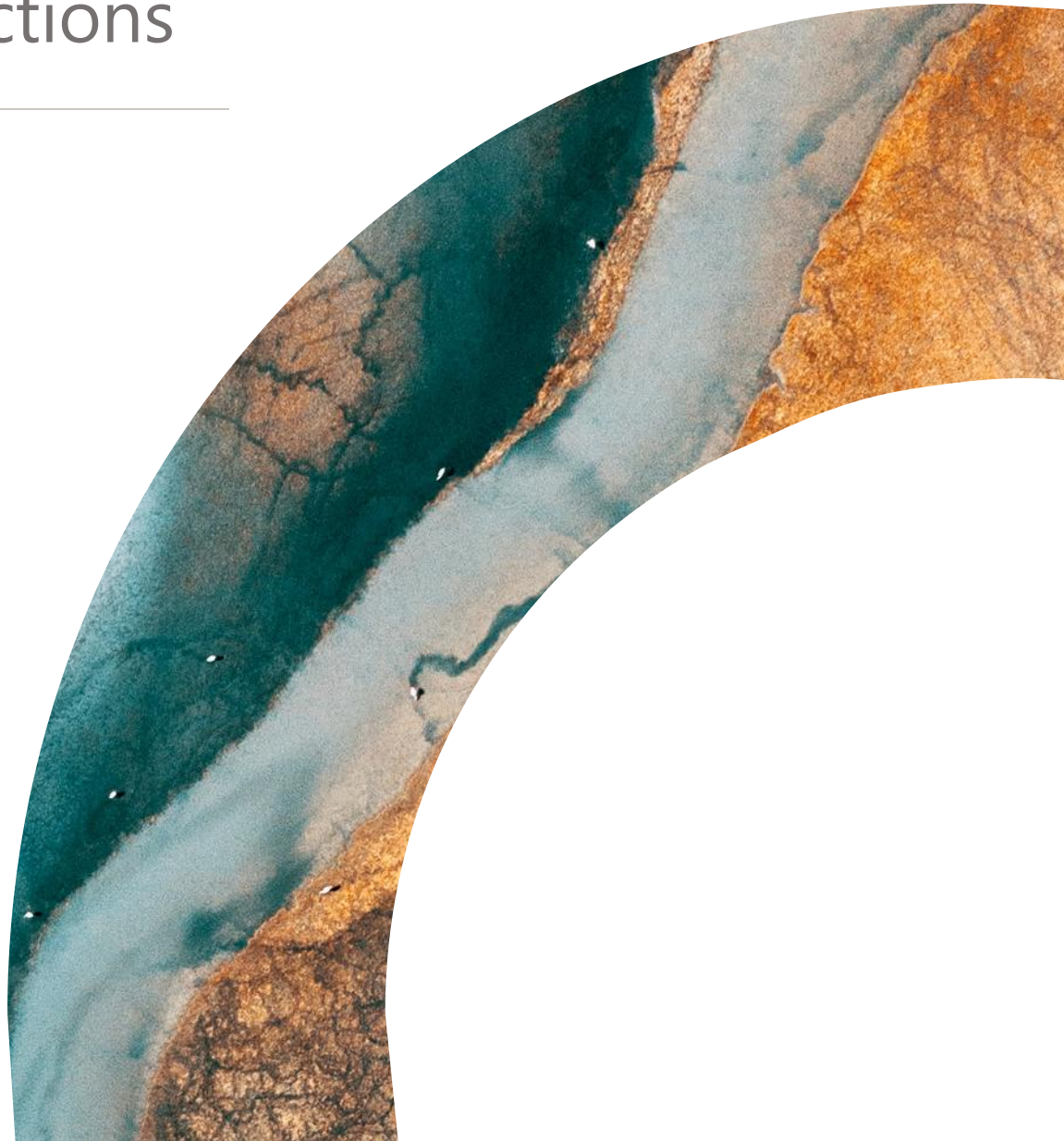
 EPA_Other_Sites_with_Contamination_Issues

 Elevation_Contours_1m

Map 25284_rp01_f02_sitelayout_v01		Legend			 1:3,000 Approximate Scale at A3	Figure 2k - Site Layout - Section 1205 Smithfield, Wetherill Park and Horsley Park, NSW 25284 - RP01 - Preliminary Site Investigation - Rosehill Recycled Water Scheme Extension coNEXA c/o Element Environment Pty Ltd
Date of Export 29/04/2026		 Investigation Area - Lotsearch Sections / Parts	 Railways	 Groundwater_Boreholes		
Author B.K.		 Pipeline - Trenchless Sections	 Waste_Management_Facilities	 EPAPOEO_NonWater		
Approver T.S.		 Pipeline - Alignment Optimised	 State_Significant_Precincts_SEPP	 EPA_Notices		
Data Source Metromap, Google Maps, NSW Government, Geoscience Australia		 Rivers	 Pipelines	 EPA_Former_Licensed_Activities		
		 Stream (Perennial)	 National_Liquid_Fuel_Facilities	 EPA_Delicensed_Activities		
		 Stream (Non-Perennial)	 Major_Electricity_Transmission_Lines	 EPA_Contaminated_Land_Register_Notified_Sites		
		 Unnamed Stream (Non-Perennial)	 Historical_Dry_Cleaners_and_Service_Stations	 EPA_Contaminated_Land_Register_Record_of_Notices		
		 Other Channels	 Heritage_Register_State	 EPA_Other_Sites_with_Contamination_Issues		
		 Surface Water	 Heritage_Register_Local	 Elevation_Contours_1m		

B

Site Inspections



FIELD MEMORANDUM – Section 1101

Date:	17-11-2025	Project:	coNEXA Aquanet Network Extension
Client:	Element Environment Pty Ltd	Project No:	25284
Project Address:	Horsley Park NSW, Australia		
Re: Site walkover records			

Introduction

Element Environment Pty Ltd engaged us to undertake a site walkover for the property located at Horsley Park NSW, Australia (the Site). BK visited the site on 17-11-2025 and made the following observations.

Current Site Conditions

Site identification details are presented in **Table 0.1**.

Table 0.1: Current Site Conditions

Site Conditions	Comments
Overview	Site Features: The pipeline extends from the commercial precinct, to the A28 highway, to cross Prospect Creek, to open land adjacent the VISY facility, to water bodies, to the VISY facility. Kenyons Bridge crosses the creek onsite (vehicular and pedestrian). The site of the potential pump station consists of grassed open space with some asphalt covering. The site is vacant and secured. Illegal dumping is present outside the fence. One service is present in the approximate centre of the site, it appears to be a tap for mains water. Boundary Conditions: There is no physical boundary. A boundary adjacent the creek (to prevent illegal dumping) does not exist or is in poor condition, consisting of a broken wooden fence for approximately 20m. Onsite Structures: Mostly road or open land. Current Land Use: Open land and commercial / industrial. Topography: Relatively flat. The banks of Prospect Creek are maximum 5m. Site Surface: Multiple, no staining observed. Surface Water Drainage: Prospect Creek was flowing to the east and is a tributary of the Georges River. Multiple storm water outlets fed Prospect Creek including the Prospect Creek Smithfield Main

Site Conditions	Comments
	Drain. Surface Water Bodies: Three distinct surface water bodies / lakes were present adjacent the VISY facility. They appear to be engineered and are fed by a storm water culvert. The central lake was densely vegetated with reeds and was assumed to contain water. A motorbike was present in the easternmost lake (indicative of illegal dumping). The creek has a maximum flood height of 9m. Stockpiled Materials and Waste Disposal Areas: VISY Smithfield facility and smaller recycling businesses located in Smithfield commercial precinct. Staining and Discolouration: None observed. Vegetation: No vegetation die back or stress observed. One instance of vegetation clearing at the creek. Extensive invasive species were located on the eastern bank of the creek. Odours: Chemical Storage: Associated with the businesses of the Smithfield commercial precinct. Fuel Storage Tanks: None observed. Electrical Transformers, Fusebox, Substations and Capacitors: N/A Asbestos Containing Materials: One PACM stormwater outlet. Nearby Environmentally Sensitive Habitats: Prospect Creek and its reserve, 3x surface water bodies. Nearby Sensitive Human Receptors: Sports field, low density residential. Surrounding Land Uses: The Smithfield Commercial Area contains multiple potentially contaminating properties including an engineering business (for wheelchairs and scooters), manufacturers, distributors of drainage, civil and building suppliers, a metal fabrication business for welding and engineering of steel and metal, a joinery business, a product destruction business, car wreckers, a car yard, scrap metal buyers, mechanical servicing, a service station (outside report buffer), a fire system sales business, return and earn bulk centre and Wanless Waste Management. Outside of the investigation boundary includes multiple industrial facilities such as EPS Group (reinforcing products and polystyrene systems), Boral, Luxor Linen, OZ Wool (linen and wool manufacturers), CarNet Auctions (car inspections) and Plasta Villa (adjacent the site boundary). The Eastern Gas Pipeline (high pressure gas buried pipeline) runs adjacent to Prospect Ck.
Surrounding Land Use	Residential, Commercial, Industrial
Site Building(s)	
Potential for On - Or - Off - Site Migration of Contaminants	Overland flow paths, Underground services, Streams, Drains

Site Conditions	Comments
Potential Sources of Contamination	Chemical storage, Areas of fill, Ground disturbance
Interview with Site Personnel	No interview completed.

Site Photographs



Photo Description: Chords

Latitudem Longitude: -33.8527896, 150.9476824



Photo Description: Low density residential

Latitudem Longitude: -33.8536207, 150.9461449



Photo Description: Prospect Ck, flowing east with evidence of high velocity flow (large woody debris and anthropogenic litter max. 4m height on banks).

Latitudem Longitude: -33.8537514, 150.9458373

Photo Description: Mapped as a lake but simply a meander of the creek with evidence of high velocity flooding and bank erosion.

Latitudem Longitude: -33.8536508, 150.9467419



Photo Description: Fallen tree, evidence of severe bank erosion.

Latitudem Longitude: -33.8544189, 150.9469938



Photo Description: Signage from Council stating Prospect Ck is a tributary of Georges River.

Latitudem Longitude: -33.8540930, 150.9487518



Photo Description: Extensive weed growth

Latitudem Longitude: -33.8537889, 150.9475688



Photo Description: Stormwater outlet

Latitudem Longitude: -33.8533713, 150.9462339



Photo Description: Sediment / litter control

Latitudem Longitude: -33.8521509, 150.9468542



Photo Description: Historical stormwater outlet

Latitudem Longitude: -33.8530410, 150.9456953



Photo Description: Sports field

Latitudem Longitude: -33.8531392, 150.9454626



Photo Description: Gross Pollutant Trap Signage of Prospect Creek Smithfield Main Drain

Latitudem Longitude: -33.8530158, 150.9453571



Photo Description: Prospect Creek Smithfield Main Drain and GPT

Latitudem Longitude: -33.8529320, 150.9454975



Photo Description: Stormwater USTs

Latitudem Longitude: -33.8529169, 150.9455790



Photo Description: Prospect Creek flows from the north to meet the Prospect Creek Smithfield Main Drain which flows from the west

Latitudem Longitude: -33.8528154, 150.9454807



Photo Description: The eastern bank of Prospect Creek has significant invasive species coverage

Latitudem Longitude: -33.8527683, 150.9454298



Photo Description: Evidence of illegal dumping

Latitudem Longitude: -33.8518746, 150.9451179



Photo Description: Limited physical boundaries to repel illegal dumping

Latitudem Longitude: -33.8518382, 150.9450111



Photo Description: Derelict PACM stormwater outlet

Latitudem Longitude: -33.8516977, 150.9449072



Photo Description: Derelict PACM stormwater outlet surface

Latitude Longitude: -33.8517035, 150.9449110



Photo Description: High pressure gas main

Latitudem Longitude: -33.8511198, 150.9447660



Photo Description: Vegetation clearing

Latitudem Longitude: -33.8511588, 150.9448451



Photo Description: Bushland regeneration site

Latitudem Longitude: -33.8507225, 150.9448697



Photo Description: Natural gas pipeline

Latitudem Longitude: -33.8501468, 150.9453300

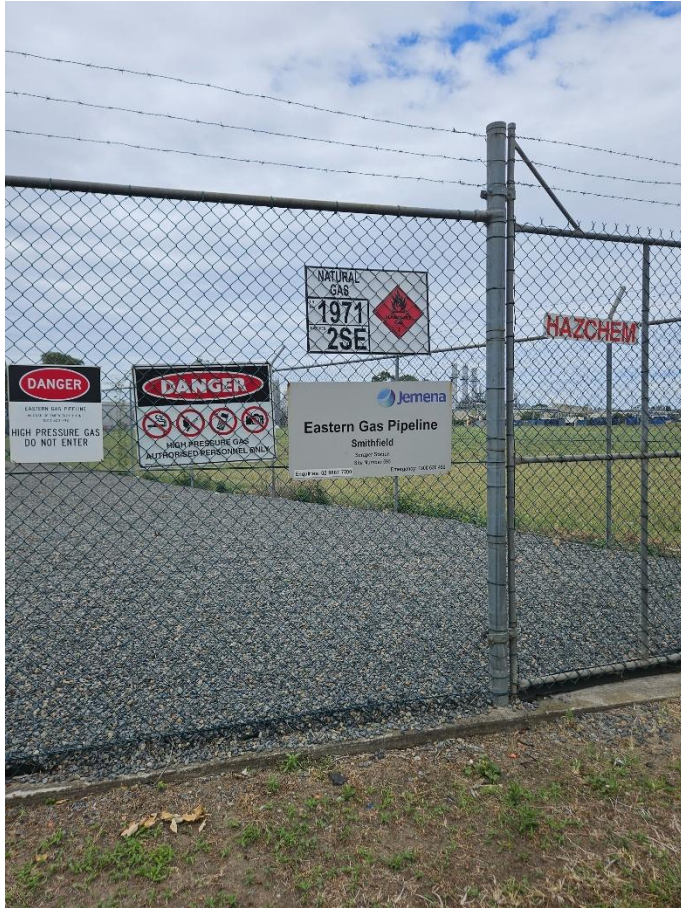


Photo Description: Eastern Gas Pipeline Smithfield

Latitudem Longitude: -33.8501709, 150.9453619



Photo Description: Eastern Gas Pipeline running SE adjacent site its site boundary

Latitudem Longitude: -33.8502313, 150.9453749



Photo Description: High pressure gas main also running along Prospect Ck

Latitudem Longitude: -33.8504434, 150.9452331



Photo Description: Beneath the highway overpass

Latitudem Longitude: -33.8502186, 150.9451170



Photo Description: Sewage overflow contributes to the creek

Latitudem Longitude: -33.8503837, 150.9451177



Photo Description: VISY waste site

Latitude Longitude: -33.8508243, 150.9456008



Photo Description: Open grassed space between creek and VISY Smithfield with gentle sloping. Suspected historical landfill.

Latitudem Longitude: -33.8519623, 150.9457492



Photo Description: A lake, appears to be engineered. Algal growth, no visible sheen or bubbling

Latitudem Longitude: -33.8524276, 150.9458755



Photo Description: Reeds of the heavily vegetated lake

Latitudem Longitude: -33.8529123, 150.9464159



Photo Description: Public walkway in good condition. Creek to the right and Lake to the left.

Latitudem Longitude: -33.8530318, 150.9464706



Photo Description: VISO Smithfield signage

Latitudem Longitude: -33.8529975, 150.9485777



Photo Description: Surface water body, dumped motorcycle, significant water bird diversity. No indicators of contamination.

Latitudem Longitude: -33.8531334, 150.9482352



Photo Description: Appropriate location of pipeline entering VISY property. Lake on the left and VISY Smithfield on the right. Centre is the easement for the Eastern Gas Pipeline (high pressure gas buried pipeline)

Latitudem Longitude: -33.8528198, 150.9476167



Photo Description: Open space easement of existing pipeline

Latitudem Longitude: -33.8520603, 150.9464724



Photo Description: The investigation search radius extends onto VISY land

Latitudem Longitude: -33.8517213, 150.9462532



Photo Description: Boundary to Fairfield

Latitudem Longitude: -33.8506277, 150.9446120



Photo Description: Potential pump station site

Latitudem Longitude: -33.8525601, 150.9435951



Photo Description: Potential pump station site

Latitudem Longitude: -33.8524782, 150.9436383



Photo Description: Some concrete surface covering, some grassed and some bare soil

Latitudem Longitude: -33.8521633, 150.9432172



Photo Description: Illegal dumping outside of fence

Latitudem Longitude: -33.8519902, 150.9430148



Photo Description: Secured gate

Latitudem Longitude: -33.8520844, 150.9423268



Photo Description: Smithfield Commercial Area adjacent potential pump site

Latitudem Longitude: -33.8518290, 150.9424869



Photo Description: Manufacturing businesses: Gilani Engineering, Ferrum (manufacturers of drainage, civil and building supplies, York Metal Fab (welding, engineering, structural steel and metal work), P&G Quality Joinery Australia, Liquid Waste and Industrial Services (product destruction facility), 4G Metals (metal recyclers), Best Buy Wreckers (car wreckers), Good Year (car servicing)

Latitudem Longitude: -33.8508814, 150.9436718



Photo Description: Exposed fill materials adjacent Prospect Ck

Latitudem Longitude: -33.8498154, 150.9418814



Photo Description: Further unnamed scrap yards

Latitudem Longitude: -33.8499534, 150.9418398



Photo Description: The potential pump site may consist of two vacant lots.

Latitudem Longitude: -33.8528319, 150.9432528



Photo Description: Flood levels maximum 9m.

Latitudem Longitude: -33.8497407, 150.9445229



Photo Description: Above ground storage tank with solar battery adjacent the creek

Latitudem Longitude: -33.8497006, 150.9445094



Photo Description: Cycleway and adjacent building

Latitudem Longitude: -33.8493352, 150.9428897



Photo Description: Cycleway and existing gas pipeline

Latitude Longitude: -33.8493297, 150.9419718



Photo Description: Floodway including Prospect Ck, cycle path and adjacent car yard

Latitudem Longitude: -33.8497314, 150.9412197



Photo Description: Cycleway, floodway and buried gas pipeline and adjacent industrial property (noisy)

Latitude Longitude: -33.8495664, 150.9403916



Photo Description: Pipeline with Prospect Creek to the left

Latitudem Longitude: -33.8492023, 150.9418072



Photo Description: Offsite comm / industrial property, still within search radius.

Latitudem Longitude: -33.8499151, 150.9449130

FIELD MEMORANDUM – Section 1102

Date: 18-11-2025 **Project:** coNEXA Aquanet Network Extension

Client: Element Environment Pty Ltd **Project No:** 25284

Project Address: Horsley Park NSW, Australia

Re: Site walkover records

Introduction

Element Environment Pty Ltd engaged us to undertake a site walkover for the property located at Horsley Park NSW, Australia (the Site). BK visited the site on 18-11-2025 and made the following observations.

Current Site Conditions

Site identification details are presented in **Table 0.1**.

Table 0.1: Current Site Conditions

Site Conditions	Comments
Overview	Boundary Conditions: No physical boundary. Onsite Structures: Comm / industrial properties of Smithfield Commercial Area. Current Land Use: Comm / industrial Topography: Relatively flat, very slight slope down Justin St towards Prospect Ck. Site Surface: Generally concrete / asphalt. Surface Water Drainage: None observed. Surface Water Bodies: None present. Stockpiled Materials and Waste Disposal Areas: Some waste disposal (eg car wreckers) within premises. Staining and Discolouration: None observed. Vegetation: No indicators or stress. Odours: None observed.

Site Conditions	Comments
	Chemical Storage: Within private premises. Fuel Storage Tanks: 2x ASTs at Allkotes premises. Site Features: Pipeline runs along existing road. Electrical Transformers, Fusebox, Substations and Capacitors: One Fusebox located within Smithfield Square. Industrial or Manufacturing Processes Onsite: Multiple private premises, see below. Asbestos Containing Materials: None observed. Nearby Environmentally Sensitive Habitats: Prospect Creek and surrounds Nearby Sensitive Human Receptors: Church and graveyard (unnamed), Hope of Nation's Church with attached St James Parish Hall Smithfield Surrounding Land Uses: Reddy express service station (outside report buffer), hand car wash and automotive repair (outside report buffer), mechanics located in Smithfield Square, hardware shop, car yard, Fire Factory Australia, Smithfield Tyre Service and Mechanical business, Empire Auto Sales Car Yard, Ultimate Jap Spares, Pitek service and supply centre (cars), Pitek (hydraulic and industrial hose - potentially manufacturers), general commercial offices and food/goods outlets, Galaxy Powder Coating (paint coater), Dalcon Hygiene (storage/ distribution of HAZCHEM), Metal Master (roofing and cladding supplies - appears to be distributors but manufacturing/ metalwork may be present), steel sales, joinery, Victoria smash repairs, Europe Masters mechanical repairs, JW nuclear medicine, cornerstone manufacturing, Automotive Service Masters (automotives, air conditioning and re-gas), Sevelle Building Services (home maintenance and repairs, fire compliance, termite maintenance - appears to be offices, maybe chemical storage but no workshop), Alfa printing press, flooring factory (Mac Floors Australia), Select tyre and automotive servicing, DK spray painting, Smithfield Prestige Smash Repairs, Ultrasafe Fire Protection Services, tyre supplier, electrical contractors, Eclipse Environmental (automotive, water treatment, energy management) including corrosive, DG, flammable gas and non-flammable gas chemicals, specialist in diesel cylinder heads and casting repairs, United Electrical and Data Supplies, insulation business a coating, lining and fireproofing business, master bench tops manufacturing, Engineering Pty Ltd (stainless steel and brass manufacturing and sheet metal work), laminations and coaters, Allkotes (including two ASTs), Impact International (site use unknown but takes up a large area, at least 3 warehouses), Velocity transport solutions appears to be only truck storage, mechanics, ACE recycling group, HEQS (manufacturing), joinery and stones, concrete coatings and polyurethane spraying.
Surrounding Land Use	Commercial
Site Building(s)	Two storey dwelling, Commercial, Single storey dwelling
Potential for On - Or - Off - Site Migration of Contaminants	Overland flow paths, Underground services, Drains
Potential Sources of Contamination	Chemical storage, Location of former buildings
Interview with Site Personnel	No interview completed.

Site Photographs



Photo Description: Reddy Express Service Station



Photo Description: Blue Diamond Hand Car Wash and Horsley Drive Tyre and Auto



Photo Description: Transformer located in carpark of Smithfield Square



Photo Description: Mechanic business located in carpark of Smithfield Square



Photo Description: Fire Factory Australia

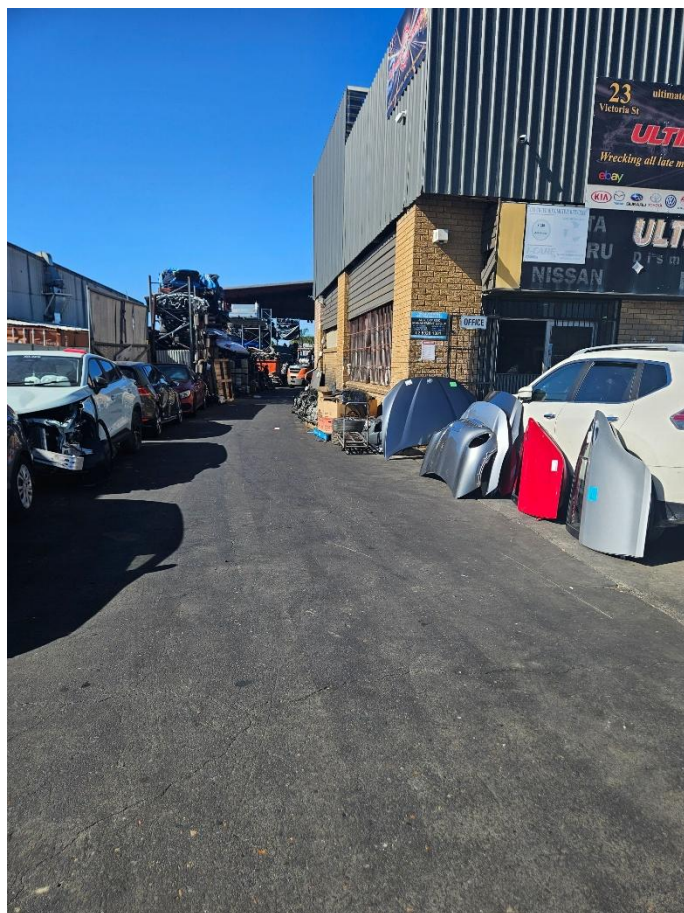


Photo Description: Representative (one of several) car yards



Photo Description: Waste Disposal at a card yard



Photo Description: Church and graveyard (onsite), unnamed

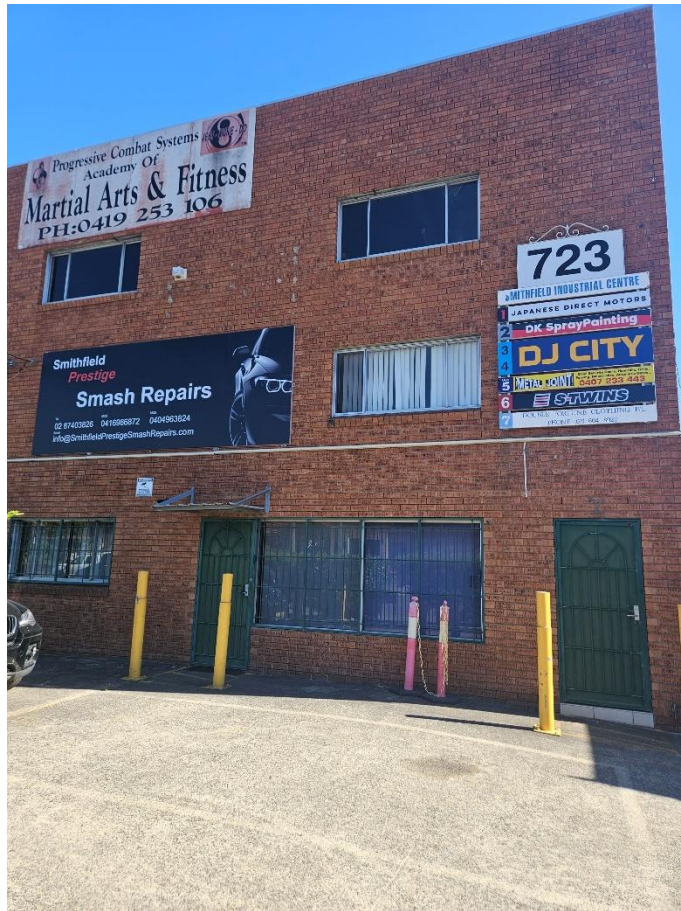


Photo Description: Multiple comm businesses including metal joinery, mechanics and spray painting.



Photo Description: Carpark associated with address 723, comm businesses.



Photo Description: Comm businesses including mechanics and fire protection



Photo Description: Comm businesses including joinery and construction businesses



Photo Description: Car wreckers adjacent street



Photo Description: Multiple comm businesses including battery works, air conditioning businesses, coatings and direproofing business,



Photo Description: 2x USTs on Allkotes premises.

FIELD MEMORANDUM – Section 1108

Date:	18-11-2025	Project:	coNEXA Aquanet Network Extension
Client:	Element Environment Pty Ltd	Project No:	25284
Project Address:	Horsley Park NSW, Australia		
Re: Site walkover records			

Introduction

Element Environment Pty Ltd engaged us to undertake a site walkover for the property located at Horsley Park NSW, Australia (the Site). BK visited the site on 18-11-2025 and made the following observations.

Current Site Conditions

Site identification details are presented in **Table 0.1**.

Table 0.1: Current Site Conditions

Site Conditions	Comments
Overview	Site Features: Pipeline runs through Victoria St Current Land Use: Victoria St and commercial/ industrial businesses Topography: Site Surface: Asphalt, good condition. Surface Water Drainage: stormwater. Surface Water Bodies: None. Stockpiled Materials and Waste Disposal Areas: None in public space. Staining and Discolouration: None Vegetation: No signs of stress Odours:None Chemical Storage: Associated with private premises, see list below. Fuel Storage Tanks: Associated with private premises, BOC facility and see list below. Electrical Transformers, Fusebox, Substations and Capacitors: 2x transformers outside Bega facility Industrial or Manufacturing Processes Onsite: Multiple premises adjacent the site, see list below.

Site Conditions	Comments
	Asbestos Containing Materials: none Identified Nearby Environmentally Sensitive Habitats: None within buffer Nearby Sensitive Human Receptors: None within buffer Identified Areas of Environmental Concern: Surrounding Land Uses: Commercial hub (transport group, flooring, food coatings, concrete supplier), Senti industrial estate (batteries), Reddy express petrol station, ABC Tissue Products Pty Ltd - tissue mill (large lot), ATOM industrial tools and equipment supplier, Bega cheese products manufacturing (large lot), BOC bulk gas manufacturing (Sydney Operations Centre, Shanghai's Wei Industries, mechanics, electrical servicing, windows wholesaler, copper / scrap metals recycling, electricals supply, Caltex service station, MPM material handling, engineering, Victoria Business Park, Precision Metal Group, Sancell (building insulation), hydraulics manufacturing and servicing, Forbo (large warehouse),
Surrounding Land Use	Commercial, Industrial
Site Building(s)	Single storey dwelling, Two storey dwelling, Commercial
Potential for On - Or - Off - Site Migration of Contaminants	Overland flow paths, Underground services, Drains
Potential Sources of Contamination	Chemical storage, Location of former buildings
Interview with Site Personnel	No interview completed.

Site Photographs



Photo Description: Commercial hub

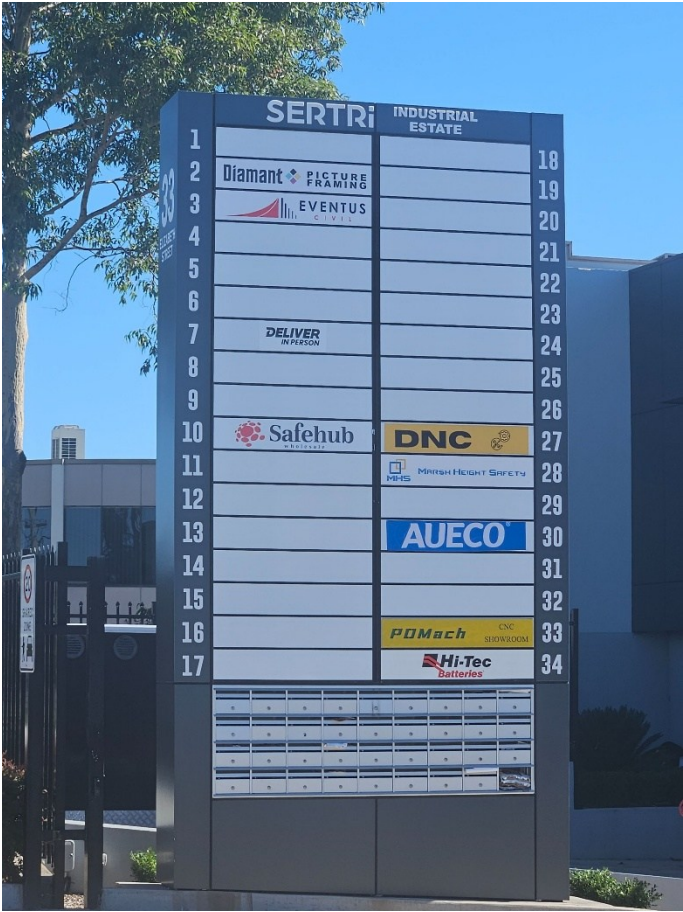


Photo Description: Sertri Industrial Estate (batteries)



Photo Description: ABC Tissue Products



Photo Description: ABC Tissue Products



Photo Description: Chemical / gas storage at ABC Tissue Products



Photo Description: Bega facility



Photo Description: AST at BOC facility



Photo Description: Jemena buried high pressure gas pipeline now on the south side of the street



Photo Description: BOC Storage of gas cylinders



Photo Description: ASTs at BOC facility



Photo Description: Transformers x2 outside Bega facility



Photo Description: Bega facility fire plan



Photo Description: Bega facility



Photo Description: Site layout, west facing along Victoria St



Photo Description: BOC facility



Photo Description: BOC facility, storage of HAZCHEM



Photo Description: Concreted drainage channel flowing north to the Victoria St two lane roundabout



Photo Description: Stormwater drainage channel, Southwest facing



Photo Description: Drainage channel, sign warning of sewage overflow, fence torn down, BOC adjacent the channel in the background, direction facing north-east.



Photo Description: Drainage channel flowing north-east, low flow, direction facing Southwest with roundabout in background.



Photo Description: Jemena gas on north side of Victoria St East of the roundabout.

FIELD MEMORANDUM

Date:	19-11-2025	Project:	coNEXA Aquanet Network Extension
Client:	Element Environment Pty Ltd	Project No:	25284
Project Address:	Horsley Park NSW, Australia		
Re: Site walkover records			

Introduction

Element Environment Pty Ltd engaged us to undertake a site walkover for the property located at Horsley Park NSW, Australia (the Site). BK visited the site on 19-11-2025 and made the following observations.

Current Site Conditions

Site identification details are presented in **Table 0.1**.

Table 0.1: Current Site Conditions

Site Conditions	Comments
Overview	Site Features: Trivet St, then roundabout onto Cowpasture Rd. Current Land Use: Public sealed road. Topography: Fairly steeply slope south from Trivet St and Cowpastyre Rd (high points). Site Surface: Asphalt, good condition Surface Water Drainage: None observed Surface Water Bodies: None observed Stockpiled Materials and Waste Disposal Areas: Trivet St to the east has some filling (max. 1m). Staining and Discolouration: None observed Vegetation: No signs of stress Odours: None observed Chemical Storage: None observed on road Fuel Storage Tanks:

Site Conditions	Comments
	Only if located on private premises Electrical Transformers, Fusebox, Substations and Capacitors: None observed Industrial or Manufacturing Processes Onsite: Logistics Hub, generally commercial rather than industrial Asbestos Containing Materials: None observed Nearby Environmentally Sensitive Habitats: Farms Nearby Sensitive Human Receptors: Low density residential Identified Areas of Environmental Concern: Surrounding Land Uses: Horsey Drive Logistics Hub including Coles, Service Stream, Border Express, TDG Environmental, Gilani Engineering glass supplier, TNA, Toptyres, mechanical servicing and truck washing, Australia's Wright metals,
Surrounding Land Use	Residential, Commercial, Agricultural, Industrial
Site Building(s)	Single storey dwelling, Commercial, Garage, Two storey dwelling, Shed
Potential for On - Or - Off - Site Migration of Contaminants	Underground services, Drains
Potential Sources of Contamination	Chemical storage, Areas of fill
Interview with Site Personnel	No interview completed.

Site Photographs



Photo Description: Trivet St looking north for the roundabout

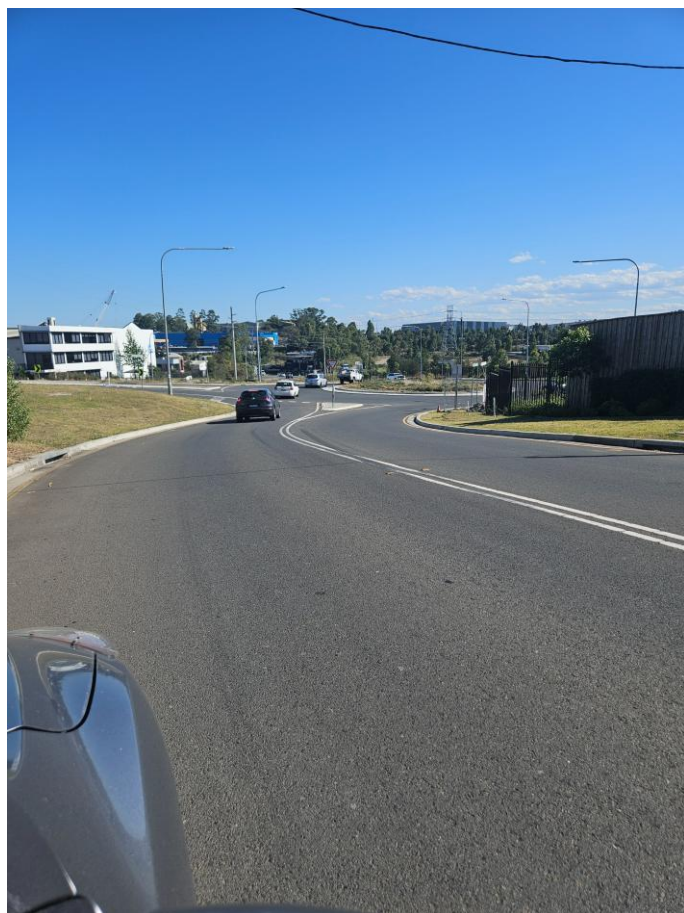


Photo Description: Roundabout, looking south from Trivet St



Photo Description: Roundabout, facing Moriarty CI



Photo Description: Roundabout with Coles distribution centre to the SW



Photo Description: Roundabout, with Trivet St to the left and Cowpasture ard to the right



Photo Description: A large turning bay south east of the roundabout, sloping to the south

FIELD MEMORANDUM – Section 1112

Date:	19-11-2025	Project:	coNEXA Aquanet Network Extension
Client:	Element Environment Pty Ltd	Project No:	25284
Project Address:	Horsley Park NSW, Australia		
Re: Site walkover records			

Introduction

Element Environment Pty Ltd engaged us to undertake a site walkover for the property located at Horsley Park NSW, Australia (the Site). BK visited the site on 19-11-2025 and made the following observations.

Current Site Conditions

Site identification details are presented in **Table 0.1**.

Table 0.1: Current Site Conditions

Site Conditions	Comments
Overview	Site Features: chandos Rd and then trivet St Current Land Use: Sealed public road Topography: there is a dip in Chandos Rd approximately at the location where the channel bisects the site. Start of trivet St is top of a ridgeline. Site Surface: Asphalt, good condition Surface Water Drainage: Sydney Water major channel flows northward to south underneath Chandos St under heavy fencing. Surface Water Bodies: None observed Stockpiled Materials and Waste Disposal Areas: None observed Staining and Discolouration: None observed Vegetation: No indicators of stress Odours: None observed Chemical Storage: None observed

Site Conditions	Comments
	Fuel Storage Tanks: None observed Electrical Transformers, Fusebox, Substations and Capacitors: Overhead powerlines Industrial or Manufacturing Processes Onsite: None observed Asbestos Containing Materials: None observed Nearby Environmentally Sensitive Habitats: Bushland and Sydney Water channel (low value) Nearby Sensitive Human Receptors: Low density residential Identified Areas of Environmental Concern: Surrounding Land Uses: Cycleway, Sydney Water property (heavily secured) including gas pipeline, bushland, agricultural properties with low density residential.
Surrounding Land Use	Residential, Agricultural
Site Building(s)	Single storey dwelling, Garage, Shed
Potential for On - Or - Off - Site Migration of Contaminants	Streams, Underground services
Potential Sources of Contamination	Ground disturbance
Interview with Site Personnel	No interview completed.

Site Photographs



Photo Description: Left to right: Sydney Water secured area, cycleway and Chandos Rd / Trivet St

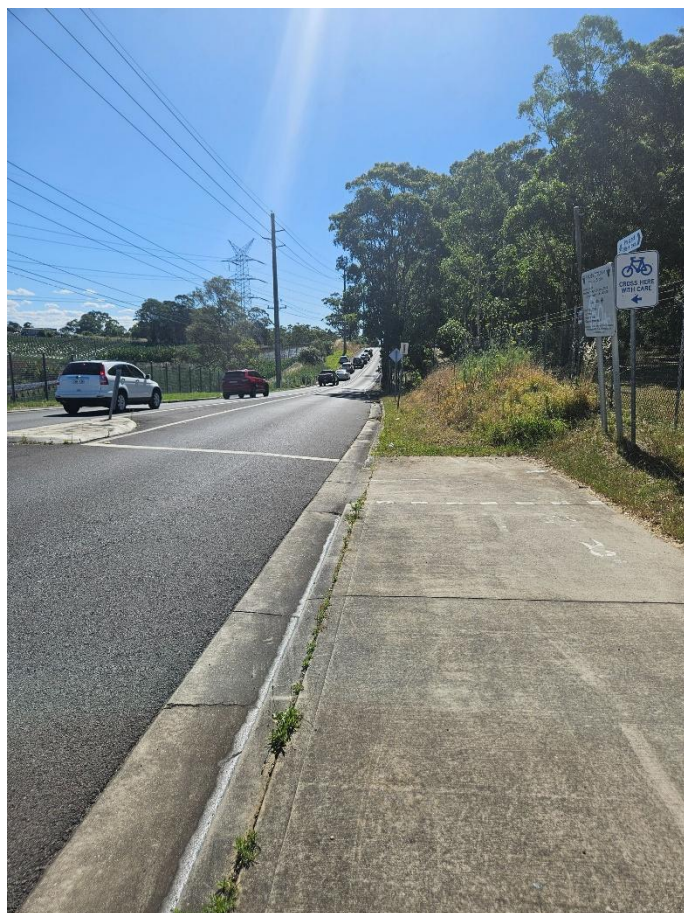


Photo Description: Cycle crossing and Chandos St, facing west



Photo Description: Cycleway to Horsley Park and Cecil Hills with Sydney Water drainage channel to the right and agricultural crops beyond.

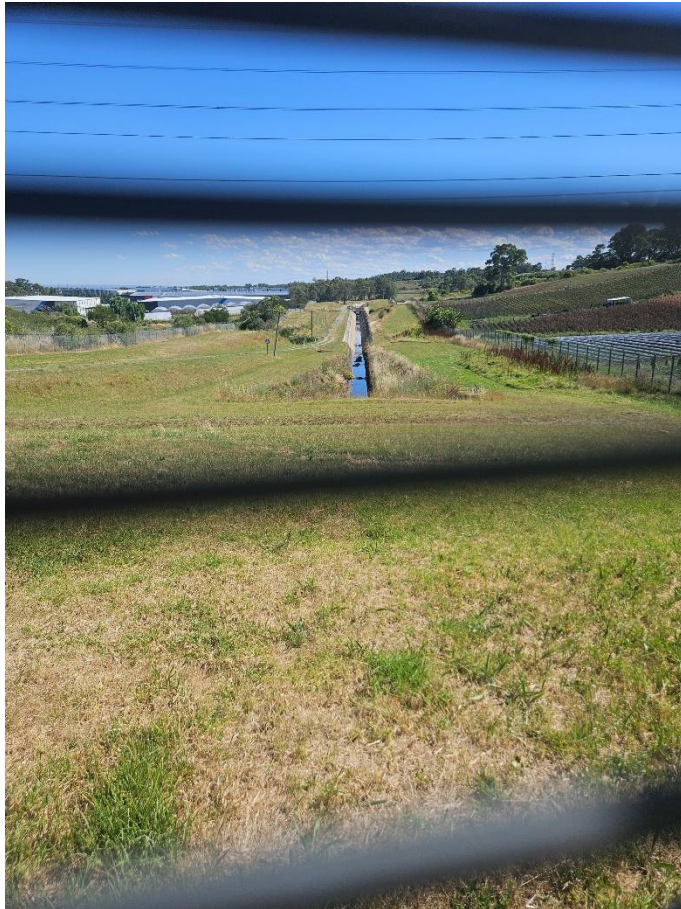


Photo Description: Sydney Water drainage channel (fenced securely), runs beneath Chandos Rd topography slopes to the south



Photo Description: Chandos Rd facing east



Photo Description:



Photo Description:



Photo Description: Gas Pipeline running north

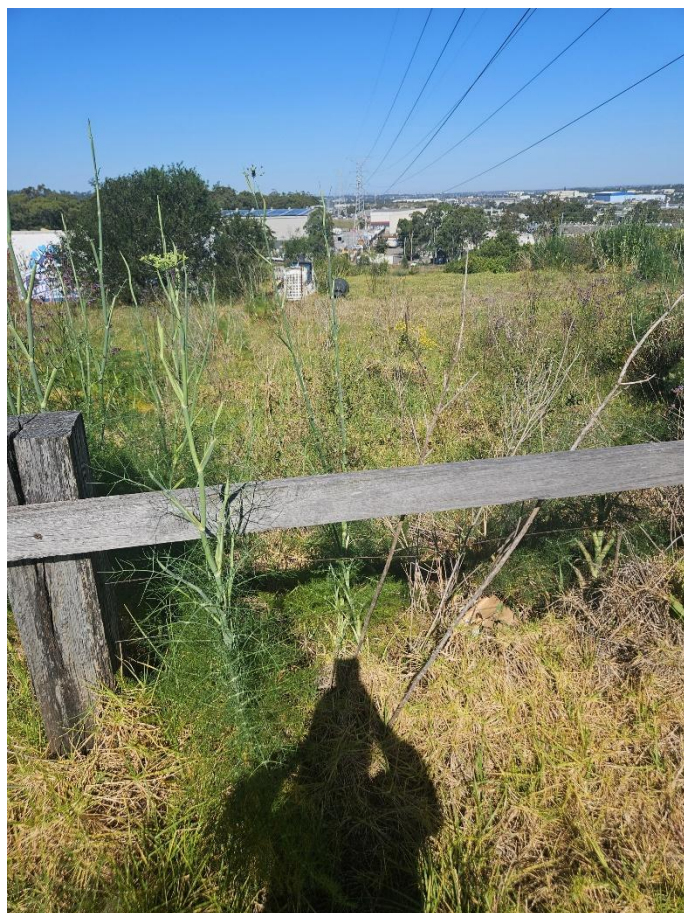


Photo Description: Farmland facing east from Trivet Rd



Photo Description: Trivet Rd and electricity power lines easement



Photo Description: Electricity power lines easement and greenhouses and crops, Trivet St facing west



Photo Description: Trivet Rd facing south



Photo Description: Trivet Rd with farmland (greenhouses) and then large comm/ industrial warehouses to the west of the road

FIELD MEMORANDUM – Section 1113

Date:	19-11-2025	Project:	coNEXA Aquanet Network Extension
Client:	Element Environment Pty Ltd	Project No:	25284
Project Address:	Horsley Park NSW, Australia		
Re: Site walkover records			

Introduction

Element Environment Pty Ltd engaged us to undertake a site walkover for the property located at Horsley Park NSW, Australia (the Site). BK visited the site on 19-11-2025 and made the following observations.

Current Site Conditions

Site identification details are presented in **Table 0.1**.

Table 0.1: Current Site Conditions

Site Conditions	Comments
Overview	Site Features: Ferrers Rd, and the roundabout between Ferrers and Chandos Rd (including a lay down/ turnaround area) and then Chandos Rd. Current Land Use: Sealed public road Topography: Slopes to the north and west towards the roundabout (low point). Site Surface: Asphalt, good condition. Surface Water Drainage: Some associated with the creek (total 5m) Surface Water Bodies: One discontinuous creek crossing Chandos Rd Stockpiled Materials and Waste Disposal Areas: Small stockpiled at the turnaround area. Staining and Discolouration: None observed Vegetation: No signs of stress Odours: None observed Chemical Storage: None observed Fuel Storage Tanks: None observed

Site Conditions	Comments
	Electrical Transformers, Fusebox, Substations and Capacitors: electricity power lines easement (also Eastern Gas Pipeline and Sydney Water Heritage) Industrial or Manufacturing Processes Onsite: None observed Asbestos Containing Materials: None observed, though illegal dumping observed at Roadside. Nearby Environmentally Sensitive Habitats: bushland, Horsey Park land Farms and unnamed creek crossing Chandos Rd Nearby Sensitive Human Receptors: low density residential Identified Areas of Environmental Concern: Surrounding Land Uses: Farm produce business but generally low density / agricultural premises, with easement and bushland.
Surrounding Land Use	Residential, Agricultural, Commercial
Site Building(s)	Single storey dwelling, Commercial, Garage, Shed
Potential for On - Or - Off - Site Migration of Contaminants	Streams, Overland flow paths
Potential Sources of Contamination	Areas of fill, Ground disturbance
Interview with Site Personnel	No interview completed.

Site Photographs



Photo Description: Intersection of Redmayne Rd and Ferrers Rd, facing south (high point)



Photo Description: Commercial farm with Redmayne Rd in the background facing west



Photo Description: Facing east from high point (intersection with Redmayne Rd)



Photo Description: Facing south from high point (intersection with Redmayne Rd)



Photo Description: Bushland adjacent Ferrers Rd



Photo Description: Ferrers Rd and Chandos Rd roundabout, facing north from Ferrers Rd



Photo Description: Sealed turnaround bay adjacent roundabout, evidence of fill.



Photo Description: Offside, Stagnant drainage channel with stormwater input



Photo Description: Offside Stagnant surface Water under Chandos Rd (to the west)

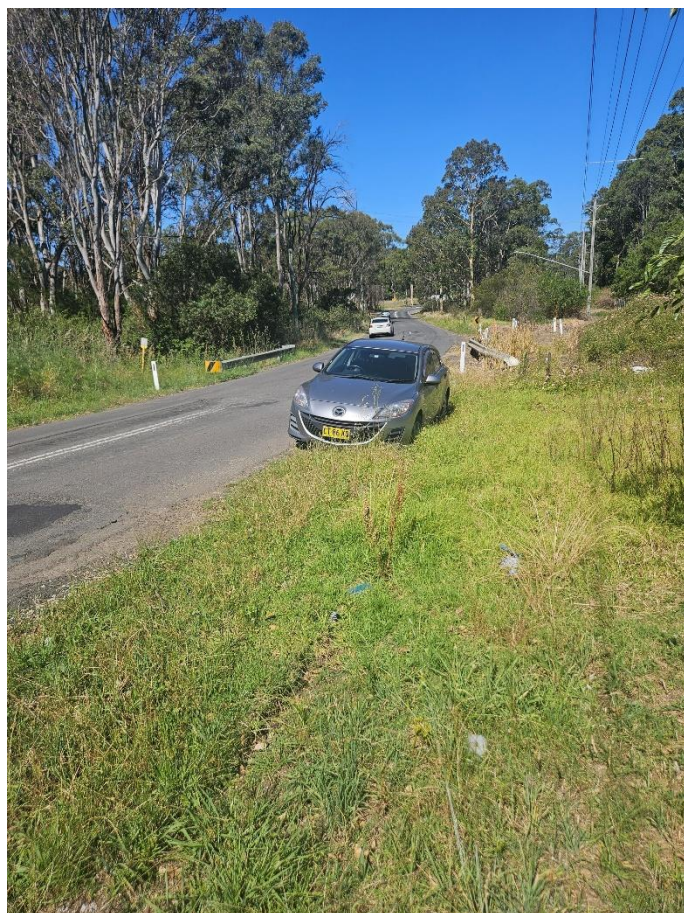


Photo Description: Surface water line running under Chandos Rd with roundabout in the background, facing east



Photo Description: Facing north, paddock with Ferrers Rd in the background



Photo Description: Roundabout with road works, facing east along Chandos Rd



Photo Description: Sydney Water Heritage Item, Eastern Gad Pipeline and electricity power lines easement



Photo Description: Horsey Park Farms, looking SSE from roundabout



Photo Description: Roundabout looking west



Photo Description: Secured fence to easement

FIELD MEMORANDUM – Section 1114

Date:	19-11-2025	Project:	coNEXA Aquanet Network Extension
Client:	Element Environment Pty Ltd	Project No:	25284
Project Address:	Horsley Park NSW, Australia		
Re: Site walkover records			

Introduction

Element Environment Pty Ltd engaged us to undertake a site walkover for the property located at Horsley Park NSW, Australia (the Site). BK visited the site on 19-11-2025 and made the following observations.

Current Site Conditions

Site identification details are presented in **Table 0.1**.

Table 0.1: Current Site Conditions

Site Conditions	Comments
Overview	Site Features: Remyne Rd Current Land Use: Sealed public road Topography: Gentle slope down from Ferrers Rd and also down from the west, with a shallow gully half way along the site. Site Surface: Asphalt, good condition, some pot holes Surface Water Drainage: None observed Surface Water Bodies: Private dams Stockpiled Materials and Waste Disposal Areas: None observed Staining and Discolouration: None observed Vegetation: No signs of stress Odours: None observed Chemical Storage:

Site Conditions	Comments
	None observed Fuel Storage Tanks: None observed Electrical Transformers, Fusebox, Substations and Capacitors: None observed Industrial or Manufacturing Processes Onsite: None observed Asbestos Containing Materials: None observed Nearby Environmentally Sensitive Habitats: Sparse bushland adjacent to the road Nearby Sensitive Human Receptors: Low density residential Identified Areas of Environmental Concern: Surrounding Land Use: Low density residential and agricultural (crops and greenhouses)
Surrounding Land Use	Residential, Agricultural
Site Building(s)	Single storey dwelling, Two storey dwelling, Garage, Shed
Potential for On - Or - Off - Site Migration of Contaminants	
Potential Sources of Contamination	Location of former buildings
Interview with Site Personnel	No interview completed.

Site Photographs



Photo Description: Redmayne Rd facing west



Photo Description: Adjacent land to the north with private dam and crane



Photo Description: Redmayne Rd to the west including crops and residential



Photo Description: Offside commercial / industrial properties tot he south outside buffer



Photo Description: Redmayne Rd facing west



Photo Description: Greenhouses



Photo Description: Crops



Photo Description: Greenhouses and truck storage with crane



Photo Description: Redmayne Rd and Ferrers Rd intersection

FIELD MEMORANDUM – Section 1115

Date:	19-11-2025	Project:	coNEXA Aquanet Network Extension
Client:	Element Environment Pty Ltd	Project No:	25284
Project Address:	Horsley Park NSW, Australia		
Re: Site walkover records			

Introduction

Element Environment Pty Ltd engaged us to undertake a site walkover for the property located at Horsley Park NSW, Australia (the Site). BK visited the site on 19-11-2025 and made the following observations.

Current Site Conditions

Site identification details are presented in **Table 0.1**.

Table 0.1: Current Site Conditions

Site Conditions	Comments
Overview	Site Features: Redmayne Rd, with Eastern Ck crossing and Eastern Gas Pipe Line easement Current Land Use: Public sealed road Topography: Relatively flat with a gentle slope towards Eastern Ck from both east and west. Site Surface: Asphalt good condition Surface Water Drainage: Drainage channels present from Eastern Ck going east for approximately 100m on the northern side of the road. Surface Water Bodies: Eastern ck, stagnant with some algal growth. Illegal dumping. Stockpiled Materials and Waste Disposal Areas: Stockpiling on adjacent properties. Staining and Discolouration: None observed Vegetation: algal growth at Eastern Ck Odours: None observed Chemical Storage: None observed Fuel Storage Tanks: None observed

Site Conditions	Comments
	Electrical Transformers, Fusebox, Substations and Capacitors: None observed Industrial or Manufacturing Processes Onsite: None observed Asbestos Containing Materials: None observed Nearby Environmentally Sensitive Habitats: Eastern Ck and bushland Nearby Sensitive Human Receptors: Low density residential Identified Areas of Environmental Concern: Surrounding Land Uses: Mostly low density properties with large open space area, construction works occurring, some commercial works (ie. Stockpiling on a residential premises, business unknown). Bushland and Eastern Ck.
Surrounding Land Use	Agricultural, Commercial, Residential
Site Building(s)	Single storey dwelling, Commercial, Garage, Shed
Potential for On - Or - Off - Site Migration of Contaminants	Overland flow paths, Streams
Potential Sources of Contamination	Stockpiled materials, Location of former buildings
Interview with Site Personnel	No interview completed.

Site Photographs



Photo Description: Redmayne Rd facing west, before Eastern Ck



Photo Description: Eastern Ck facing north from Redmayne Rd



Photo Description: Eastern Ck facing south from Redmayne Rd



Photo Description: Four circular culverts underlying Redmayne Rd, Stagnant water has algal growth



Photo Description: Eastern Ck bridge



Photo Description: Eastern Gas Pipeline easement



Photo Description: Eastern gas pipeline easement



Photo Description: Drainage line towards Eastern Ck, facing east



Photo Description: Stockpiling on private property adjacent Eastern Ck and pipeline easement



Photo Description: Stockpiling at adjacent property to the north



Photo Description: Redmayne Rd looking west after Eastern Ck



Photo Description: Construction works at an adjacent site

FIELD MEMORANDUM – Section 1116

Date:	19-11-2025	Project:	coNEXA Aquanet Network Extension
Client:	Element Environment Pty Ltd	Project No:	25284
Project Address:	Horsley Park NSW, Australia		
Re: Site walkover records			

Introduction

Element Environment Pty Ltd engaged us to undertake a site walkover for the property located at Horsley Park NSW, Australia (the Site). BK visited the site on 19-11-2025 and made the following observations.

Current Site Conditions

Site identification details are presented in **Table 0.1**.

Table 0.1: Current Site Conditions

Site Conditions	Comments
Overview	Site Features: Redmayne Rd. Some illegal dumping present on side of road. Bushland or grassed areas abutting road. Jemena gas pipeline and underground services present. Current Land Use: public sealed road. Topography: The road slopes down from the west towards the bypass, which is a low point. The road to the east of the bypass is flat, with a slight slope from the north. Site Surface: Asphalt, good contion. Surface Water Drainage: Two surface Water Drainage lines running down to the M7 overpass from the main road adjacent church and Substation. Surface Water Bodies: Stagnant surface Water body present adjacent M7 overpass (algal growth very minimal water observed but larger area of reed growth). Stockpiled Materials and Waste Disposal Areas: None observed. Staining and Discolouration: None observed Vegetation: algal growth on Stagnant water Odours: no observed Chemical Storage: None observed Fuel Storage Tanks: None observed

Site Conditions	Comments
	Electrical Transformers, Fusebox, Substations and Capacitors: substation Industrial or Manufacturing Processes Onsite: substation Asbestos Containing Materials: None observed Nearby Environmentally Sensitive Habitats: pooled water, bushland Nearby Sensitive Human Receptors: Low density residential and church. Identified Areas of Environmental Concern: Surrounding Land Uses: Bushland, transformer, church, low density residential and agricultural. No entry to bike club (private property and not visible from road)
Surrounding Land Use	Residential, Agricultural
Site Building(s)	Single storey dwelling, Two storey dwelling, Shed, Garage
Potential for On - Or - Off - Site Migration of Contaminants	Overland flow paths, Underground services
Potential Sources of Contamination	Location of former buildings
Interview with Site Personnel	No interview completed.

Site Photographs



Photo Description: Low density residential and agricultural properties



Photo Description: Dry bushland, no surface water (mature eucalypts)



Photo Description: Church



Photo Description: Drainage channel, Jemena gas pipeline, electricity Substations and Redmayne Rd with overpass for M7 motorway



Photo Description: Underground services adjacent church



Photo Description: M7 overpass with sandstone footings



Photo Description: Stagnant with algal growth, surface water adjacent M7 overpass



Photo Description: M7 overpass easement with adjacent agricultural land

Photo Description:



Photo Description: M7 pedestrian and cycleway



Photo Description: M7 overpass x2 separate roads



Photo Description: Illegal dumping on side of road



Photo Description: Remained Rd facing east



Photo Description: Remained Rd facing east

FIELD MEMORANDUM – Section 1117 and 1201

Date:	19-11-2025	Project:	coNEXA Aquanet Network Extension
Client:	Element Environment Pty Ltd	Project No:	25284
Project Address:	Horsley Park NSW, Australia		
Re: Site walkover records			

Introduction

Element Environment Pty Ltd engaged us to undertake a site walkover for the property located at Horsley Park NSW, Australia (the Site). BK visited the site on 19-11-2025 and made the following observations.

Current Site Conditions

Site identification details are presented in **Table 0.1**.

Table 0.1: Current Site Conditions

Site Conditions	Comments
Overview	Site Features: Burley Rd, to Walworth Rd Current Land Use: Sealed public road Topography: Walworth Rd is the high point and follows a ridgeline. Burley Rd slopes fairly steeply to the west towards Reedy Ck (east branch) Site Surface: Asphalt (good condition) Surface Water Drainage: None observed Surface Water Bodies: Private dams Stockpiled Materials and Waste Disposal Areas: None on public land Staining and Discolouration: None observed Vegetation: No signs of stress Odours: None observed Chemical Storage: None observed Fuel Storage Tanks: None observed Electrical Transformers, Fusebox, Substations and Capacitors: electricity power lines. Industrial or Manufacturing Processes Onsite: None observed Asbestos Containing Materials: None observed

Site Conditions	Comments
	Nearby Environmentally Sensitive Habitats: livestock (chickens) and crops (also greenhouses), and private dams Nearby Sensitive Human Receptors: low density residential Identified Areas of Environmental Concern: Surrounding Land Uses: Low density residential and agricultural (combined). Minimal stockpiling of soil and steel supply businesses, also a small car yard - but these were all private, small-scale businesses. One area of ground disturbance (filled material added adjacent the road to the south, approx. 10m x 3m) at the location of the triangle site.
Surrounding Land Use	Residential, Agricultural, Commercial
Site Building(s)	Single storey dwelling, Two storey dwelling, Garage, Shed, Commercial
Potential for On - Or - Off - Site Migration of Contaminants	Overland flow paths
Potential Sources of Contamination	Location of former buildings
Interview with Site Personnel	No interview completed.

Site Photographs



Photo Description: Private dam for livestock



Photo Description: Burley Rd facing west from high point (intersection)



Photo Description: Butley Rd and Walworth Rd intersection, looking east along Burley Rd



Photo Description: Looking north from end of Burley Rd, electricity power lines, private dams and crops.



Photo Description: Burley Rd and greenhouses



Photo Description: Private property car yard



Photo Description: Walworth Rd and adjacent chickens



Photo Description: Looking Southwest from the top of Walworth Rd



Photo Description: Walworth Rd (at the top of the ridgeline)



Photo Description: Taken from the centre of the triangular site, looking northwest along Walworth Rd. Height of ridgeline, low density residential with agricultural.



Photo Description: Facing east from triangular site



Photo Description: Facing north from triangular site



Photo Description: Facing south from triangular site



Photo Description: Facing SSW from triangular site

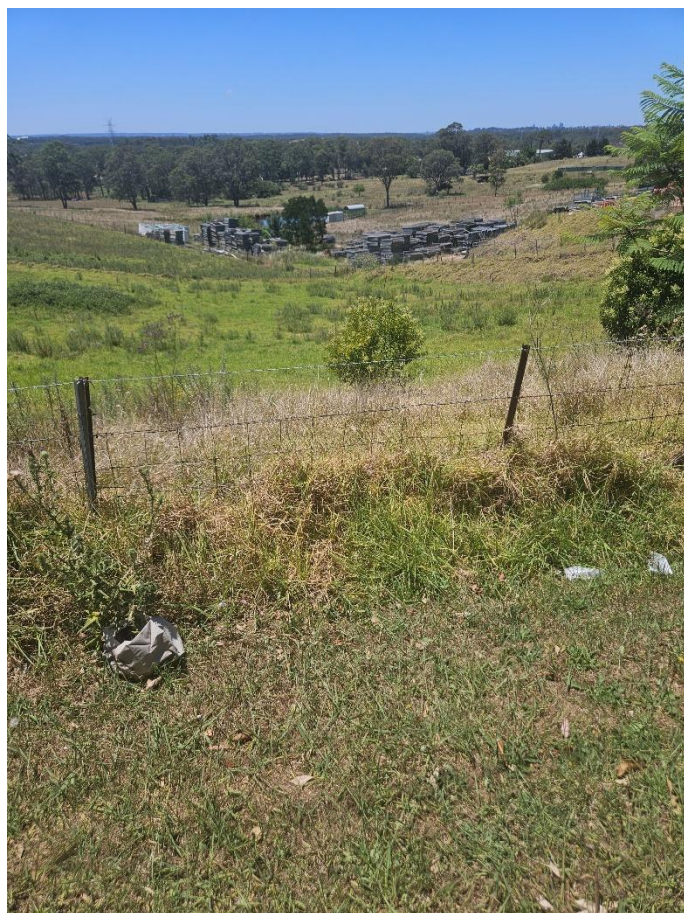


Photo Description: Vally , fam and steel supply business facing northeast, to the east of the triangular site



Photo Description: Walworth Rd facing NE



Photo Description: Pipeline turns from Walworth Rd to Redmayne Rd. Remember Rd slopes downward



Photo Description: Topography slopes to the south east

FIELD MEMORANDUM – Section 1202

Date:	19-11-2025	Project:	coNEXA Aquanet Network Extension
Client:	Element Environment Pty Ltd	Project No:	25284
Project Address:	Horsley Park NSW, Australia		
Re: Site walkover records			

Introduction

Element Environment Pty Ltd engaged us to undertake a site walkover for the property located at Horsley Park NSW, Australia (the Site). BK visited the site on 19-11-2025 and made the following observations.

Current Site Conditions

Site identification details are presented in **Table 0.1**.

Table 0.1: Current Site Conditions

Site Conditions	Comments
Overview	Site Features: Burley Rd Current Land Use: Road Topography: gentle slope from Delaware St down Burley Rd to the east, and also sloping to Reedy Ck (east branch) along Burley Rd from the east. Site Surface: Asphalt, good condition. Surface Water Drainage: 2x surface Water Drainage lines towards Reedy Ck (east branch), only 50m or so for both. Surface Water Bodies: Dry private dams. Stockpiled Materials and Waste Disposal Areas: Some stockpiled soil and asphalt adjacent road. Staining and Discolouration: None observed. Vegetation: No evidence of stress Odours: None Chemical Storage: none Fuel Storage Tanks: nons Electrical Transformers, Fusebox, Substations and Capacitors: X2 electricity power lines

Site Conditions	Comments
	Industrial or Manufacturing Processes Onsite: none Asbestos Containing Materials: None observed Nearby Environmentally Sensitive Habitats: bushland abutting road and Reedy Ck (east branch). Nearby Sensitive Human Receptors: Low density residential Identified Areas of Environmental Concern: Surrounding Land Uses: Greenhouses, agricultural properties. New low density properties (ie new buildings). Some properties have businesses for steel products supply
Surrounding Land Use	
Site Building(s)	
Potential for On - Or - Off - Site Migration of Contaminants	
Potential Sources of Contamination	
Interview with Site Personnel	No interview completed.

Site Photographs



Photo Description: Stockpiled soil and asphalt abutting road



Photo Description: Greenhouses and electricity wires



Photo Description: Stockpiled soil and dry dam



Photo Description: Illegal dumping and general site layout



Photo Description: New developments for low density housing



Photo Description: Electricity power lines x2



Photo Description: Electricity power lines x2 and steel business



Photo Description: Electricity power lines x2 and steel busines



Photo Description: Reedy Ck (east branch) looking north, discontinuous with debris present but no other indicators of contamination.



Photo Description: Reedy Ck and Burley Rd looking south with three circular culverts



Photo Description: Reedy Ck looking south from Burley St, stagnant and discontinuous



Photo Description: Reedy Ck looking north to Burley St with 4 circular culverts



Photo Description: Drainage lines running east to Reedy Ck (east branch)



Photo Description: Drainage line running west towards Reedy Ck (east branch)



Photo Description: Jemena high pressure gas pipeline to the south of Burley Rd (seen in the background going east)



Photo Description: Vacant land with easement for electricity overhead power lines



Photo Description: Vacant turnaround bay, facing west with Burley St in background.



Photo Description: Burley Rd and Arundel Rd intersection, facing east, incline to the east

FIELD MEMORANDUM – Section 1204

Date:	19-11-2025	Project:	coNEXA Aquanet Network Extension
Client:	Element Environment Pty Ltd	Project No:	25284
Project Address:	Horsley Park NSW, Australia		
Re: Site walkover records			

Introduction

Element Environment Pty Ltd engaged us to undertake a site walkover for the property located at Horsley Park NSW, Australia (the Site). BK visited the site on 19-11-2025 and made the following observations.

Current Site Conditions

Site identification details are presented in **Table 0.1**.

Table 0.1: Current Site Conditions

Site Conditions	Comments
Overview	Site Features: Sealed asphalt road with abutting bushland or grassed open space. Illegal dumping of tires on side of road. Jemena high pressure gas (underground) and electricity wires (above). Current Land Use: road. Topography: high point in the west and slopes down to the creek. Burley Rd also slopes to the creek from the east at Delaware Rd. Site Surface: Asphalt, great condition. Surface Water Drainage: reedy Ck. Surface Water Bodies: Private dams. Stockpiled Materials and Waste Disposal Areas: large stockpiles at land to the north of the road used for construction works. One instance of stockpiled Materials to the north of the road. Staining and Discolouration: None observed Vegetation: No evidence of contamination Odours: None observed Chemical Storage: None observed Fuel Storage Tanks: None observed Electrical Transformers, Fusebox, Substations and Capacitors: None observed

Site Conditions	Comments
	Industrial or Manufacturing Processes Onsite: steel storage observed. Asbestos Containing Materials: None observed Nearby Environmentally Sensitive Habitats: reedy Ck and agricultural properties (crops and livestock) Nearby Sensitive Human Receptors: low density residential Identified Areas of Environmental Concern: Surrounding Land Uses: To the south, low density residential and agricultural (horses, sheep). Multiple steel storage properties. Low density residential with agricultural and also standalone agricultural paddocks. To the north, construction site.
Surrounding Land Use	Agricultural, Residential, Industrial, Commercial
Site Building(s)	Garage, Shed, Single storey dwelling, Two storey dwelling
Potential for On - Or - Off - Site Migration of Contaminants	Overland flow paths, Streams, Underground services
Potential Sources of Contamination	Location of former buildings, Areas of fill, Stockpiled materials
Interview with Site Personnel	No interview completed.

Site Photographs



Photo Description: Low density residential with potential for agriculture



Photo Description: Burnley Rd looking west to 1202.



Photo Description: Truck / trailer storage and offsite stockpiling and construction works



Photo Description: High pressure gas main (Jemena) and Burnley Rd looking east with horse paddock and creek



Photo Description: Bushland with some concrete, beyond which is an adjacent stockpiled with goats



Photo Description: Tire dumping and horse / sheep paddocks beyond

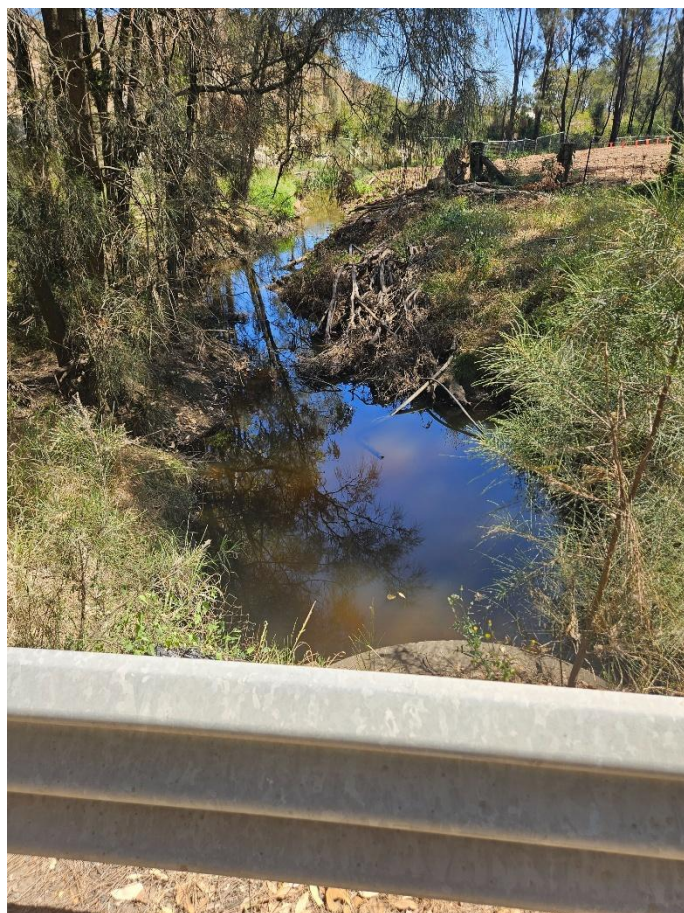


Photo Description: Reedy Creek, facing north. Very slow flow to the south, medium turbidity but no other indicators of contamination



Photo Description: Reedy Ck, facing south with Burley Rd



Photo Description: Reedy Ck, facing south from Burler Rd



Photo Description: Reedy Ck (discontinuous) facing north towards Burley Rd



Photo Description: Agricultural paddock with L.K. Fencing beyond



Photo Description: Illegal dumping



Photo Description: Private dam with algal growth



Photo Description: Storage of steel products



Photo Description: Stockpiled soil and boulders with Bedrock Quarry Products and Bulk Transport truck



Photo Description: Agricultural premises



Photo Description: Agricultural premises with dam



Photo Description: Crops

FIELD MEMORANDUM – Section 1204 and 1205

Date:	19-11-2025	Project:	coNEXA Aquanet Network Extension
Client:	Element Environment Pty Ltd	Project No:	25284
Project Address:	Horsley Park NSW, Australia		
Re: Site walkover records			

Introduction

Element Environment Pty Ltd engaged us to undertake a site walkover for the property located at Horsley Park NSW, Australia (the Site). BK visited the site on 19-11-2025 and made the following observations.

Current Site Conditions

Site identification details are presented in **Table 0.1**.

Table 0.1: Current Site Conditions

Site Conditions	Comments
Overview	Site Features: The location of the pipework end is a large vacant lot with exposed dirt and some weed growth. To the south of the lot is an Amazon logistics centre. To the west is Johnston Cr and industrial premises. A 2.5m high retaining wall is the southern and eastern boundaries. Groundwater monitoring wells are present onsite. A second vacant lot is present to the east of the pipeline end lot, with signage for Multiplex, Australia's largest data centre provider. The pipeline exists the Pipeline End Lot and turns east towards a sealed road then an unsealed road (closed) which eventuates to Burley Rd. Current Land Use: Vacant lot and road. Topography: The closed road slopes down to the east and west from approximately half way along the road, fairly steeply. The middle of the closed road is the local high point (with extensive cutting on the adjacent construction site and vacant lot). Site Surface: Asphalt or dirt road, with the Pipeline End Lot being exposed soil, but appears to be up to 8m of cut and fill or imported fill. Surface Water Drainage: Pipeline End Lot has an ephemeral drainage channel and (filled) surface Water body. A second ephemeral Creek runs east / west along the northern buffer boundary (reeds present and evidence of runoff). Surface Water Bodies: One onsite surface Water body, no indicators of contamination. Stockpiled Materials and Waste Disposal Areas: Associated with private properties and vacant lots. One area of bushland with stockpiles

Site Conditions	Comments
	and dumping. No PACM observed. Fire remnants present. Staining and Discolouration: None observed. Vegetation: some vegetation dieback at Pipeline End Lot. Odours: None observed. Chemical Storage: Associated with private premises. Fuel Storage Tanks: Associated with private premises. Electrical Transformers, Fusebox, Substations and Capacitors: Nokia tower and infrastructure at agricultural / low density residential lot. Industrial or Manufacturing Processes Onsite: only adjacent, see below list. Asbestos Containing Materials: None observed. Nearby Environmentally Sensitive Habitats: bushland and surface water bodies / lines. Nearby Sensitive Human Receptors: None. Identified Areas of Environmental Concern: Surrounding Land Uses: Horsey Logistics Park (Amazon logistics centre, may be a data centre but no signage indicating this). North of ephemeral Creek is Oakdale Industrial estate including brickworks and Goodman.
Surrounding Land Use	Industrial, Agricultural
Site Building(s)	Two storey dwelling, Single storey dwelling, Shed, Garage
Potential for On - Or - Off - Site Migration of Contaminants	Underground services, Drains, Streams, Overland flow paths
Potential Sources of Contamination	Location of former buildings, Chemical storage, Areas of fill, Stockpiled materials
Interview with Site Personnel	No interview completed.

Site Photographs

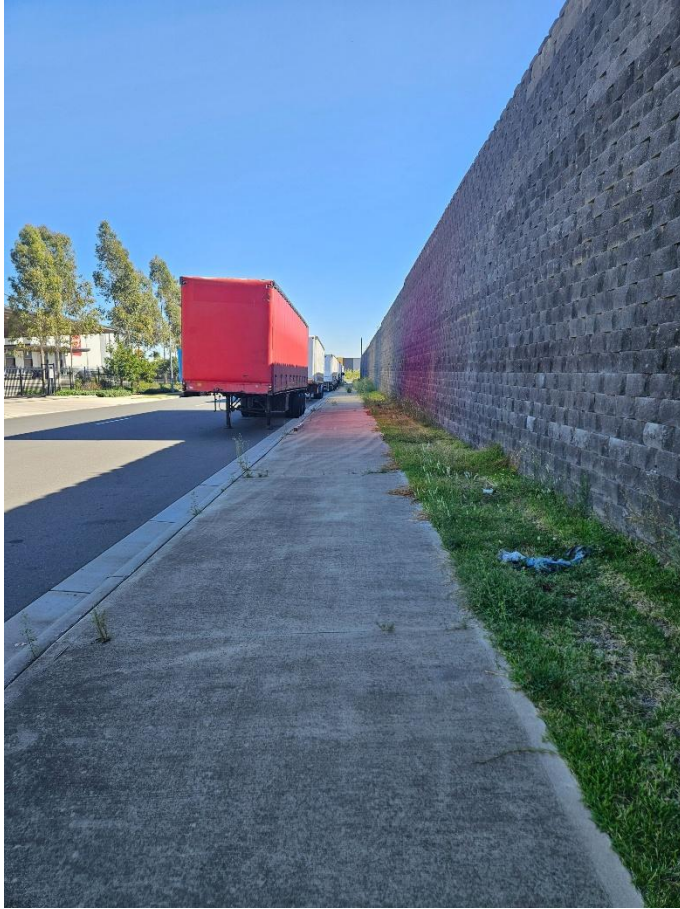


Photo Description: Approx. 8m high retaining wall, facing north along Johnston Cr



Photo Description: Transformer and retaining wall adjacent Amazon data centre and Johnston Cres, facing north at far southwestern corner of buffer



Photo Description: Two large Water tanks associated with the Amazong logistics centre.

Photo Description: Two large Water tanks associated



Photo Description: The southern boundary of the pipework end lot.



Photo Description: Two monitoring wells located at the pipework end lot.

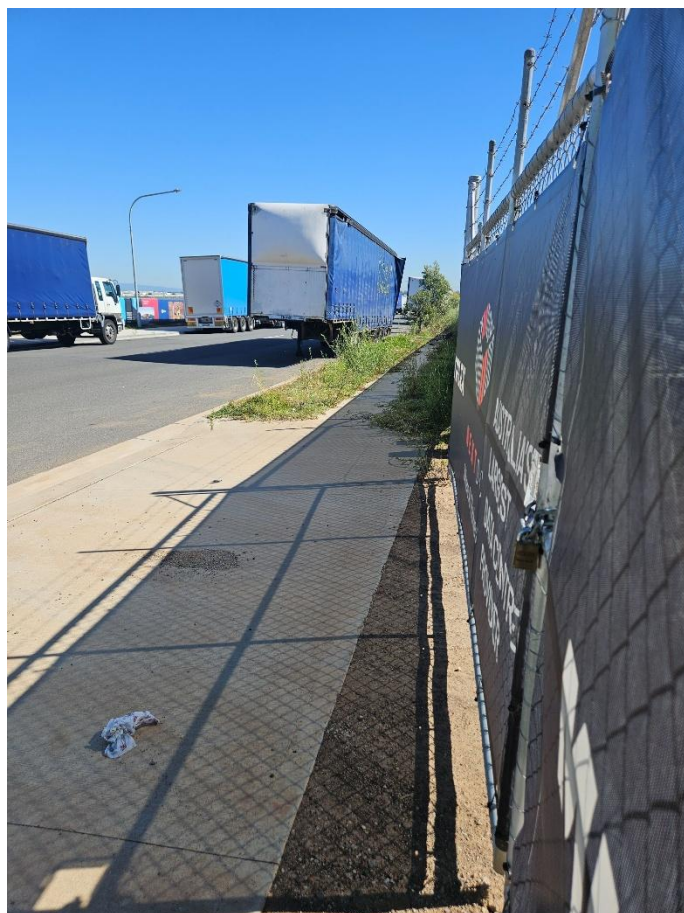


Photo Description: Pipeline end lot to the left and vacant lot to the right



Photo Description: Vacant lot to the east of the pipeline end lot

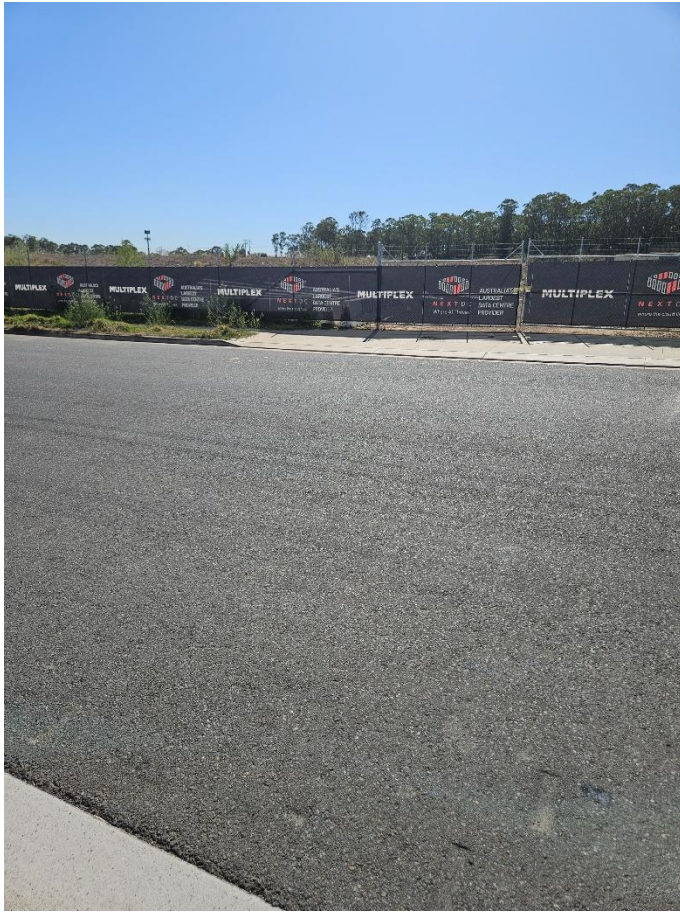


Photo Description: Multiplex signage

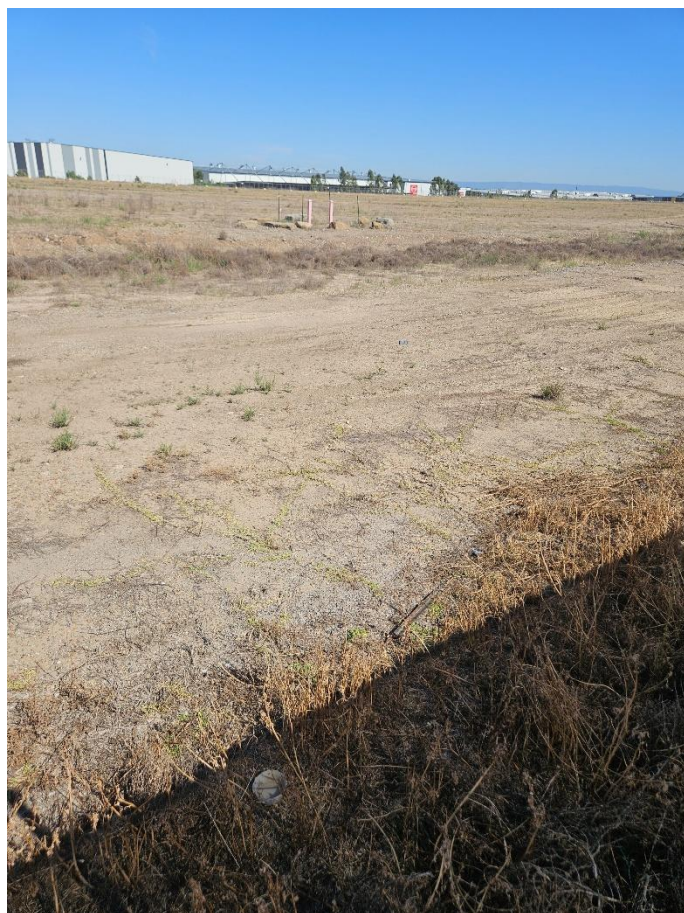


Photo Description: Additional x2 monitoring wells at Pipeline End Lot.

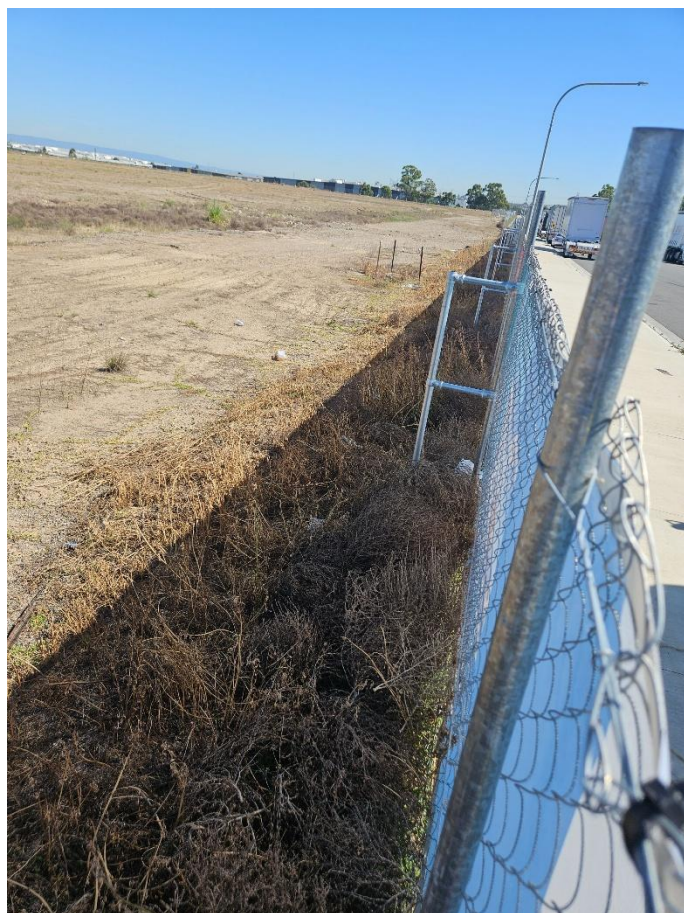


Photo Description: Pipeline End Lot looking north



Photo Description: Onsite drainage channel and sandstone boulder bridge located on Pipeline End Lot.

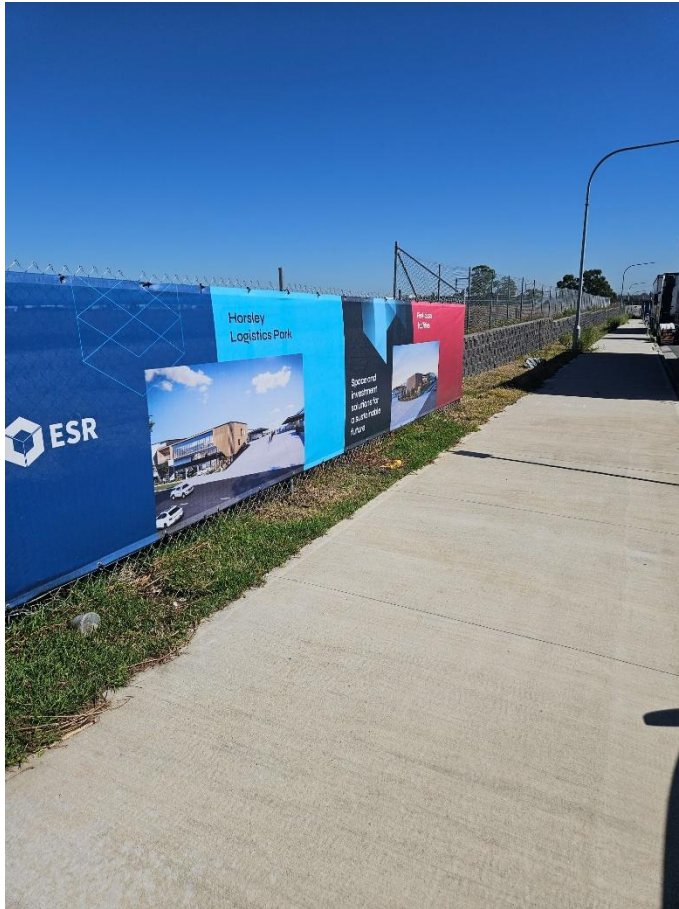


Photo Description: ESR signage on Pipeline End Lot



Photo Description: Onsite drainage channel and surface water body (no indicators of potential contamination)



Photo Description: Onsite surface Water body



Photo Description: The site has been raised so that the surface Water body is appropriately from the road

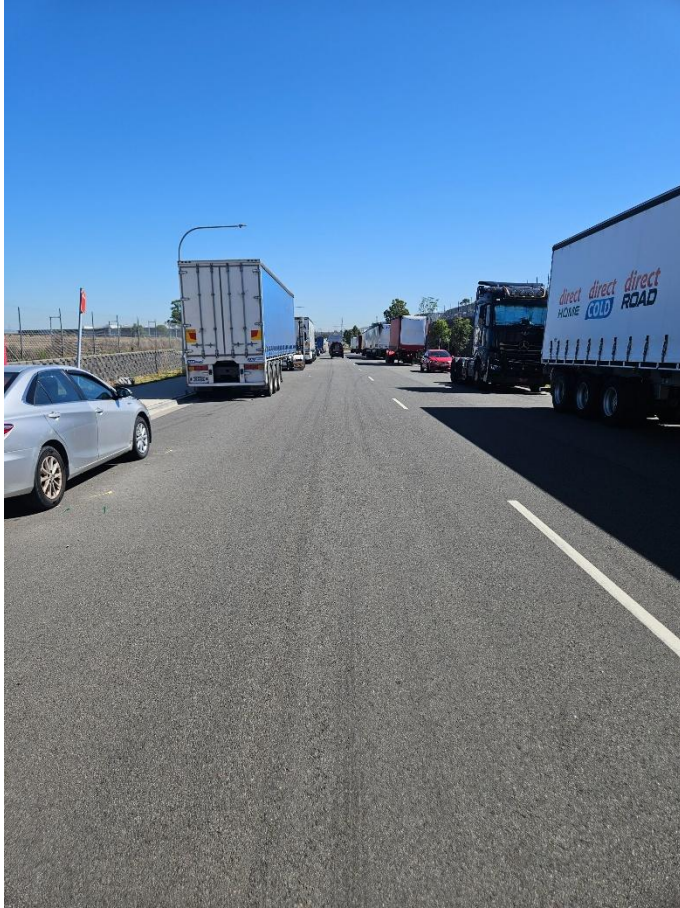


Photo Description: Jonathon Cr (east) facing north, Pipeline End Lot on left and vacant lot on right, vacant lot is 6m above road level and Pipeline End Lot is 3m above road level.



Photo Description: The vacant lot consisting of undulating exposed soil and some vegetation



Photo Description: Sewerage infrastructure at the approximate location of the pipeline exiting the Pipeline End Lot



Photo Description: The sewerage main, facing west



Photo Description: The sewerage main, facing east



Photo Description: Approximately 10m deep stormwater pit on Burnley St, facing east



Photo Description: Sandstone blocks and wire fence to the north of Burnley St with vegetated area including a walking track and creek beyond, then an industrial premises with a large water tank.



Photo Description: Jemena high pressure gas pipeline



Photo Description: Jemena high pressure gas pipeline, facing east



Photo Description: Illegal dumping at the Western corner of Burnley Rd



Photo Description: Nu-Pure Beverages, transformers and ASTs



Photo Description: No surface Water present

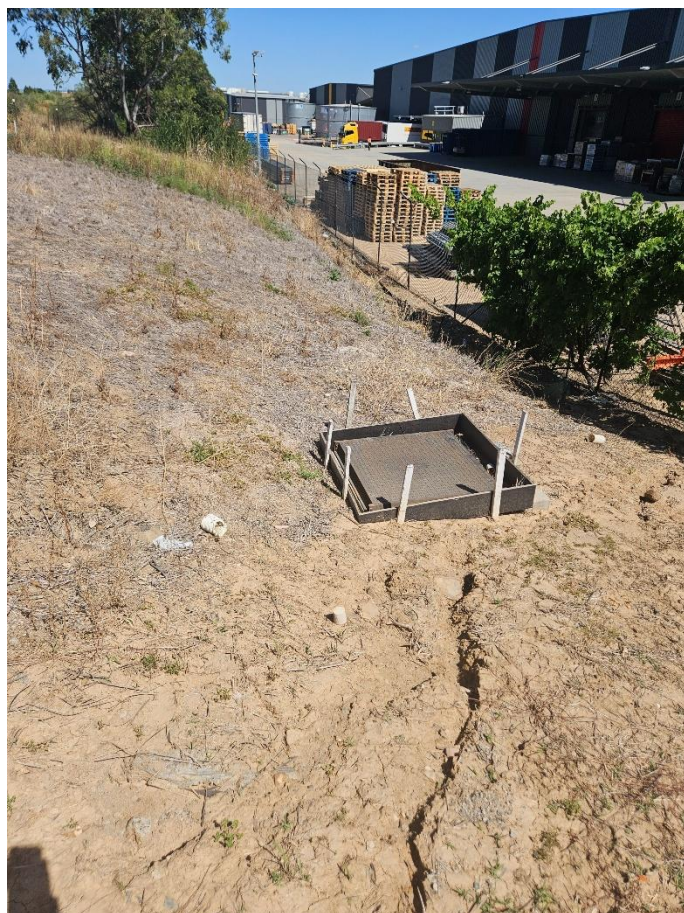


Photo Description: Channelling evidence of historical surface Water flow, also reeds present



Photo Description: Oakdale East signage



Photo Description: Oakdale East construction site retaining wall and cutting



Photo Description: Oakdale aeast construction including stockpiling and pipeline.



Photo Description: Dirt road to the east, approximate location of pipeline.



Photo Description: Facing west, location of pipeline on unnamed road. Evidence of surface water run-off, underground services, overhead electricity and stockpiling to the right (north)



Photo Description: Vacant land lot to the south of pipeline length along unnamed road, facing east with 10m high retaining wall and cutting evident.



Photo Description: Adjacent property facing west



Photo Description: Illegal dumping and underground services, facing west.



Photo Description: Illegal dumping, stockpiles and fire remains.



Photo Description: Change in site surface



Photo Description: Low density residential Topography the south



Photo Description: No boundary to bushland with illegal dumping including fires.



Photo Description: High point, with construction works and established industrial premises to the north.



Photo Description: Nokia telecommunications tower and infrastructure. Agricultural property (goats)



Photo Description: Low density residential with pond

FIELD MEMORANDUM - Part 1

Date: 09-03-2026 **Project:** coNEXA Aquanet Network Extension

Client: Element Environment Pty Ltd **Project No:** 25284

Project Address: Horsley Park NSW, Australia

Re: Site walkover records

Introduction

Element Environment Pty Ltd engaged us to undertake a site walkover for the property located at Horsley Park NSW, Australia (the Site). BK visited the site on 09-03-2026 and made the following observations.

Current Site Conditions

Site identification details are presented in **Table 0.1**.

Table 0.1: Current Site Conditions

Site Conditions	Comments
Overview	Topography: Relatively flat. Indicators of contamination: strong putrescible odour at one property. Site features: Commercial/ industrial, drainage channel.
Surrounding Land Use	Commercial, Industrial
Site Building(s)	N/A - road
Potential for On - Or - Off - Site Migration of Contaminants	Underground services, Drains, Overland flow paths
Potential Sources of Contamination	Areas of fill, Chemical storage, Odours
Interview with Site Personnel	No interview completed.

Site Photographs



Photo Description: Easement at McKay Rd facing east. ECO RR - ECO RESOURCE RECOVERY, recycled sand, aggregates and road-bases. Multiple large stockpiles (>5m height), storage of large truck tires.



Photo Description: End of McKay Rd looking west, varied topography, ECORR land.



Photo Description: Relatively flat topography



Photo Description: Site boundary facing west (which was gently undulating, compared to this site which is generally flat)



Photo Description: Chemical storage at commercial property



Photo Description: Steel fabrication at a commercial property



Photo Description: General site layout

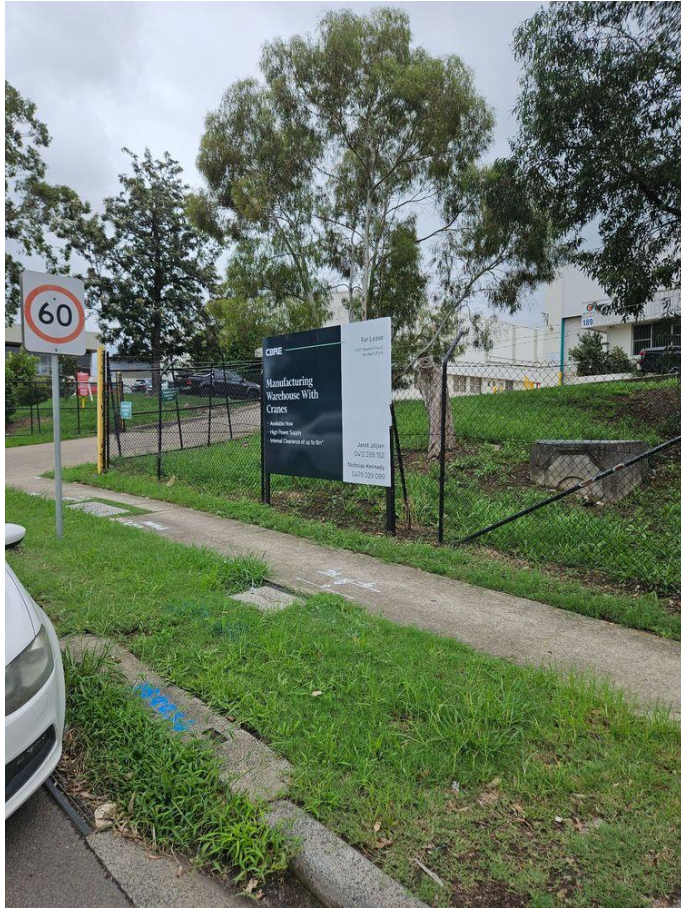


Photo Description: Properties listed as 'manufacturing' activities



Photo Description: Commercial properties including Colourbond and ALS

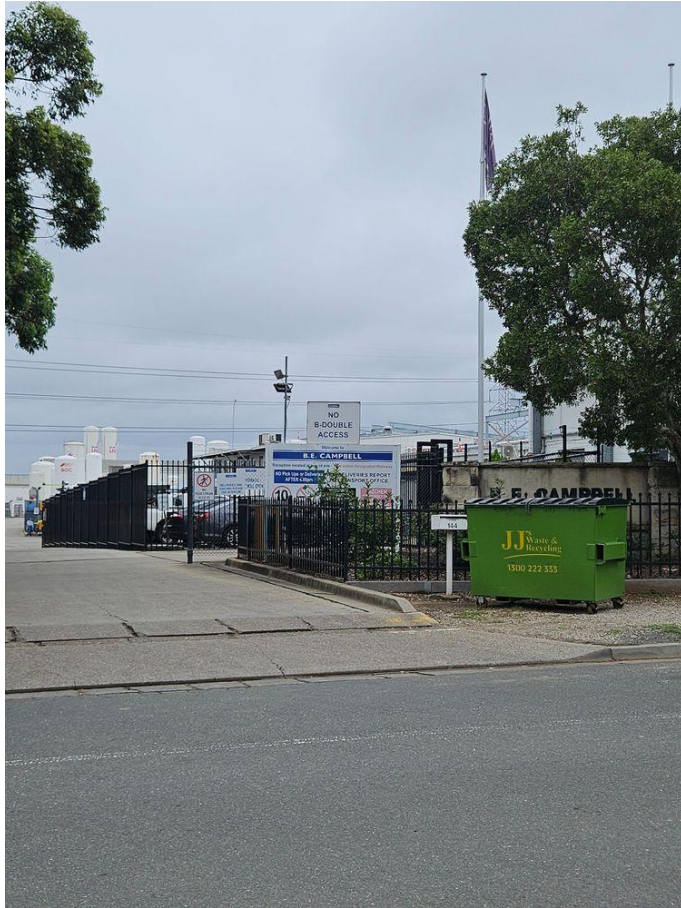


Photo Description: Strong putrescible odour at B.E. Campbell



Photo Description: Underground services



Photo Description: Entrance to ECCOR asphalt



Photo Description: High velocity (but low flow) channel, flowing east, with stormwater culvert ingress.



Photo Description: Facing west minimal contribution from weepage pores.



Photo Description: Industrial property, AUSREO.

FIELD MEMORANDUM - Part 2

Date: 09-03-2026 **Project:** coNEXA Aquanet Network Extension

Client: Element Environment Pty Ltd **Project No:** 25284

Project Address: Horsley Park NSW, Australia

Re: Site walkover records

Introduction

Element Environment Pty Ltd engaged us to undertake a site walkover for the property located at Horsley Park NSW, Australia (the Site). BK visited the site on 09-03-2026 and made the following observations.

Current Site Conditions

Site identification details are presented in **Table 0.1**.

Table 0.1: Current Site Conditions

Site Conditions	Comments
Overview	Topography: very varied due to ECCOR stockpiling and cut & fill activities. Indicators of contamination: Stockpiling, cut and fill activities and commercial/ industrial land uses. Odour and noise pollution at ECORR. Site features: Draining channel.
Surrounding Land Use	Commercial, Industrial
Site Building(s)	N/A - road
Potential for On - Or - Off - Site Migration of Contaminants	Overland flow paths, Drains, Underground services
Potential Sources of Contamination	Chemical storage, Location of former buildings
Interview with Site Personnel	No interview completed.

Site Photographs



Photo Description: Easement (power lines) into private property (Waste and Recycling Services)



Photo Description: Varied topography of ECORR



Photo Description: Filling at ECORR.



Photo Description: Easement at Denoci CI



Photo Description: Denoci CI



Photo Description: Facing east

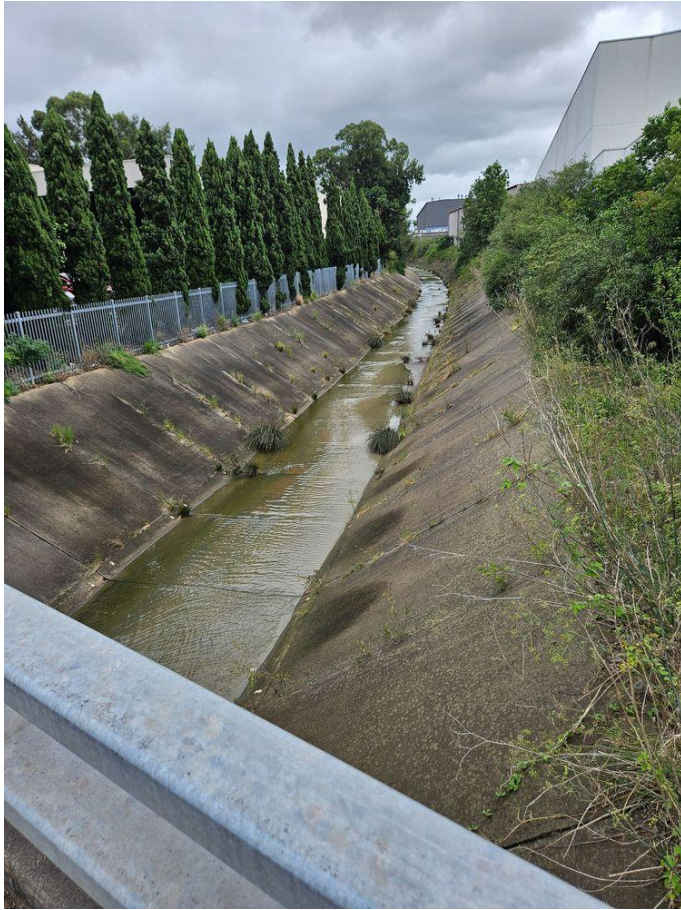


Photo Description: Facing west



Photo Description: Filling at ECCOR. Mild odour.



Photo Description: Stockpiling at ECORR. Noise pollution.



Photo Description: Potential historical landfill.



Photo Description: Onsite water body and cut & fill works at ECORR.



Photo Description: Vegetated stockpile with retaining wall (2m).

FIELD MEMORANDUM - Part 3

Date: 09-03-2026 **Project:** coNEXA Aquanet Network Extension

Client: Element Environment Pty Ltd **Project No:** 25284

Project Address: Horsley Park NSW, Australia

Re: Site walkover records

Introduction

Element Environment Pty Ltd engaged us to undertake a site walkover for the property located at Horsley Park NSW, Australia (the Site). BK visited the site on 09-03-2026 and made the following observations.

Current Site Conditions

Site identification details are presented in **Table 0.1**.

Table 0.1: Current Site Conditions

Site Conditions	Comments
Overview	Topography: relatively straight (Newton Rd), then gently undulating (Frank St), then a high point at the corner of Walter St. Indicators of contamination: Cut and fill activities and commercial/ industrial land uses. Site features: Draining channel is offsite.
Surrounding Land Use	Commercial, Industrial
Site Building(s)	N/a – road.
Potential for On - Or - Off - Site Migration of Contaminants	Underground services
Potential Sources of Contamination	Chemical storage, Location of former buildings, Areas of fill
Interview with Site Personnel	No interview completed.

Site Photographs



Photo Description: Cutting works adjacent. This section of the site is generally undulating, up high clayey soils - there is not huge risk of migration onsite.



Photo Description: BOC property.



Photo Description: Newton Rd, facing north.



Photo Description: Centre Pl



Photo Description: Commercial property.



Photo Description: Commercial properties including Colourbond and scrap metal yards.



Photo Description: Gently undulating topography



Photo Description: The back end of the CSR factory.



Photo Description: Timber and moulding business (left) and concrete business (right), with the drainage channel beyond.

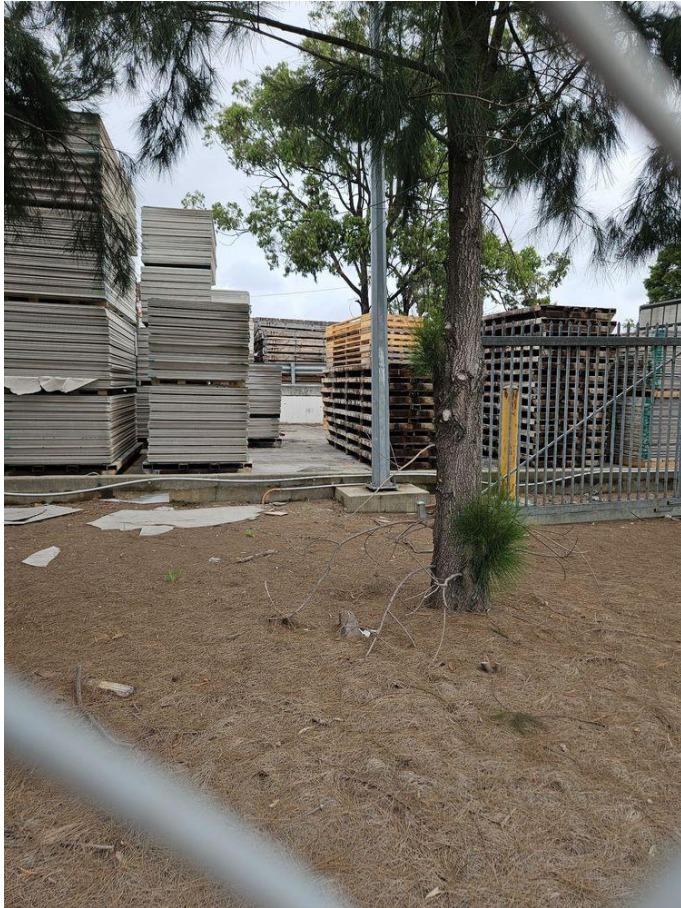


Photo Description: The back of the Cemintel property.



Photo Description: Topography sloping down from Walter St.



Photo Description: 10m retaining wall



Photo Description: Commercial/ industrial properties



Photo Description: 380 KL fire water tank and fire pump room at Vellex



Photo Description: Vacant lot with cut and fill activities

FIELD MEMORANDUM - Part 4

Date: 09-03-2026 **Project:** coNEXA Aquanet Network Extension

Client: Element Environment Pty Ltd **Project No:** 25284

Project Address: Horsley Park NSW, Australia

Re: Site walkover records

Introduction

Element Environment Pty Ltd engaged us to undertake a site walkover for the property located at Horsley Park NSW, Australia (the Site). BK visited the site on 09-03-2026 and made the following observations.

Current Site Conditions

Site identification details are presented in **Table 0.1**.

Table 0.1: Current Site Conditions

Site Conditions	Comments
Overview	Topography: initial gentle downward slope from Walter St intersection, and then generally flat. Indicators of contamination: Stockpiling, cut and fill activities and commercial/ industrial land uses including potential fire foam infrastructure. Site features: Draining channel.
Surrounding Land Use	Commercial, Industrial
Site Building(s)	N/A - road
Potential for On - Or - Off - Site Migration of Contaminants	Underground services
Potential Sources of Contamination	Areas of fill, Chemical storage, Location of former buildings
Interview with Site Personnel	No interview completed.

Site Photographs



Photo Description: Potential stockpiling at heavy vehicle station

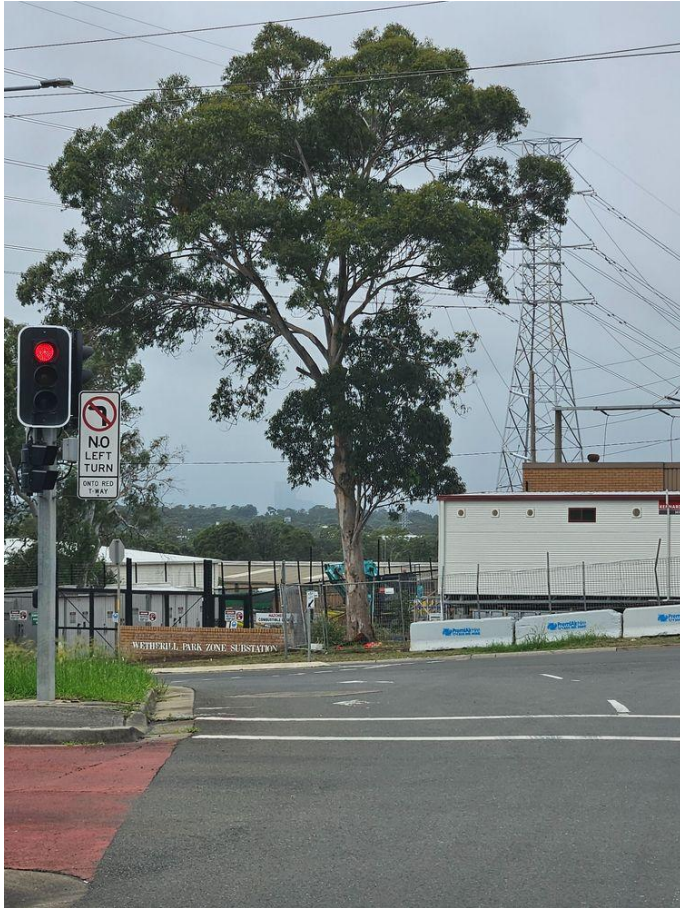


Photo Description: Substation located adjacent to a recycling facility.



Photo Description: Mechanical businesses.



Photo Description: Gentle downward slope from the corner of Walter St



Photo Description: ASTs and shipping container storage



Photo Description: Potential PFAS infrastructure

FIELD MEMORANDUM - Part 5

Date: 09-03-2026 **Project:** coNEXA Aquanet Network Extension

Client: Element Environment Pty Ltd **Project No:** 25284

Project Address: Horsley Park NSW, Australia

Re: Site walkover records

Introduction

Element Environment Pty Ltd engaged us to undertake a site walkover for the property located at Horsley Park NSW, Australia (the Site). BK visited the site on 09-03-2026 and made the following observations.

Current Site Conditions

Site identification details are presented in **Table 0.1**.

Table 0.1: Current Site Conditions

Site Conditions	Comments
Overview	Topography: gently undulating, and then Relatively flat Surrounding residential and commercial properties to the east. Indicators of contamination: Cut and fill activities and commercial/ industrial land uses. Site features: Comm/industrial, res and bushland / creek beyond.
Surrounding Land Use	Commercial
Site Building(s)	N/A - road
Potential for On - Or - Off - Site Migration of Contaminants	Overland flow paths, Drains, Underground services
Potential Sources of Contamination	Ground disturbance, Stockpiled materials, Areas of fill, Chemical storage, Location of former buildings
Interview with Site Personnel	No interview completed.

Site Photographs



Photo Description: Low flow stormwater channel flowing northward, very low ecological value. Cracks in concrete had no flow, and weepholes had low flow, so groundwater expected to be deep.



Photo Description: Stormwater culvert looking north from the road, some native tree growth.



Photo Description: Underlying silts and clays



Photo Description: Subsurface soils



Photo Description: Earthworks



Photo Description: Smash repairs



Photo Description: Motor mechanics



Photo Description: Hassall St



Photo Description: Residential land use



Photo Description: Shamrock Park

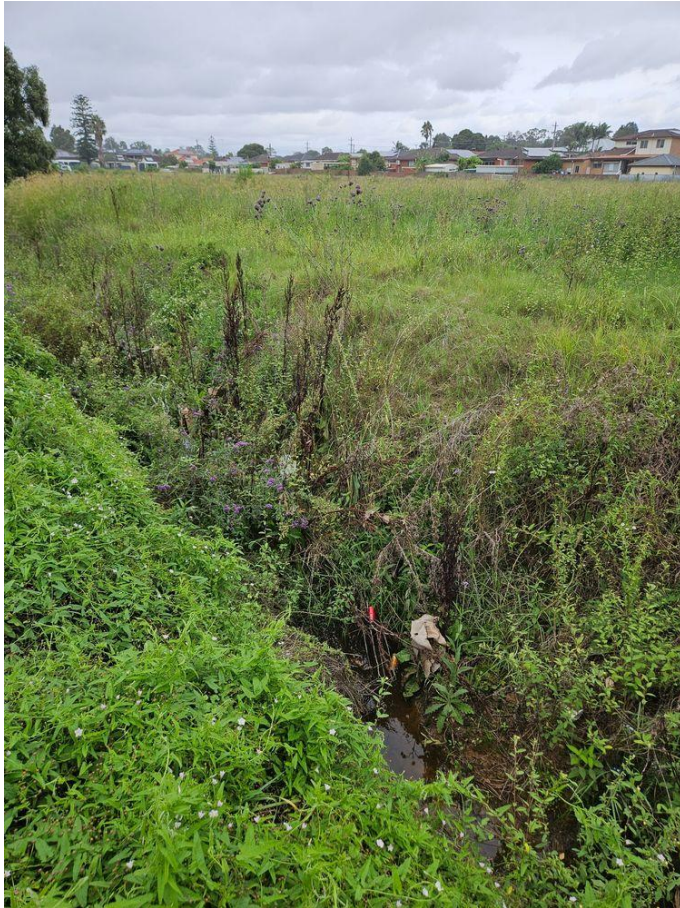


Photo Description: Drainage channel with overgrown vacant land



Photo Description: Fire trail with bushland and creek beyond



Photo Description: Commercial / industrial such as joinery businesses

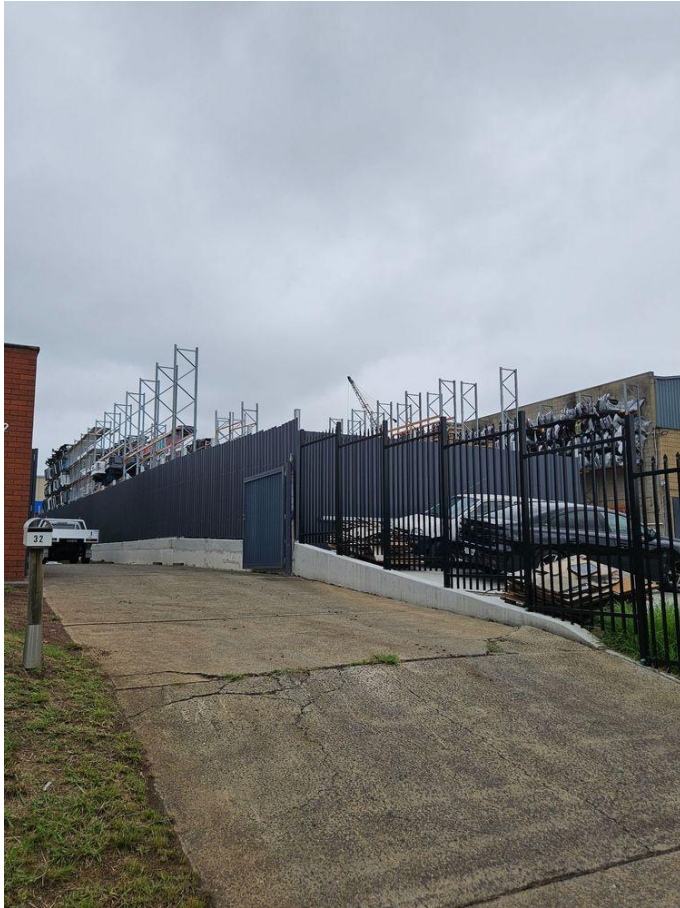
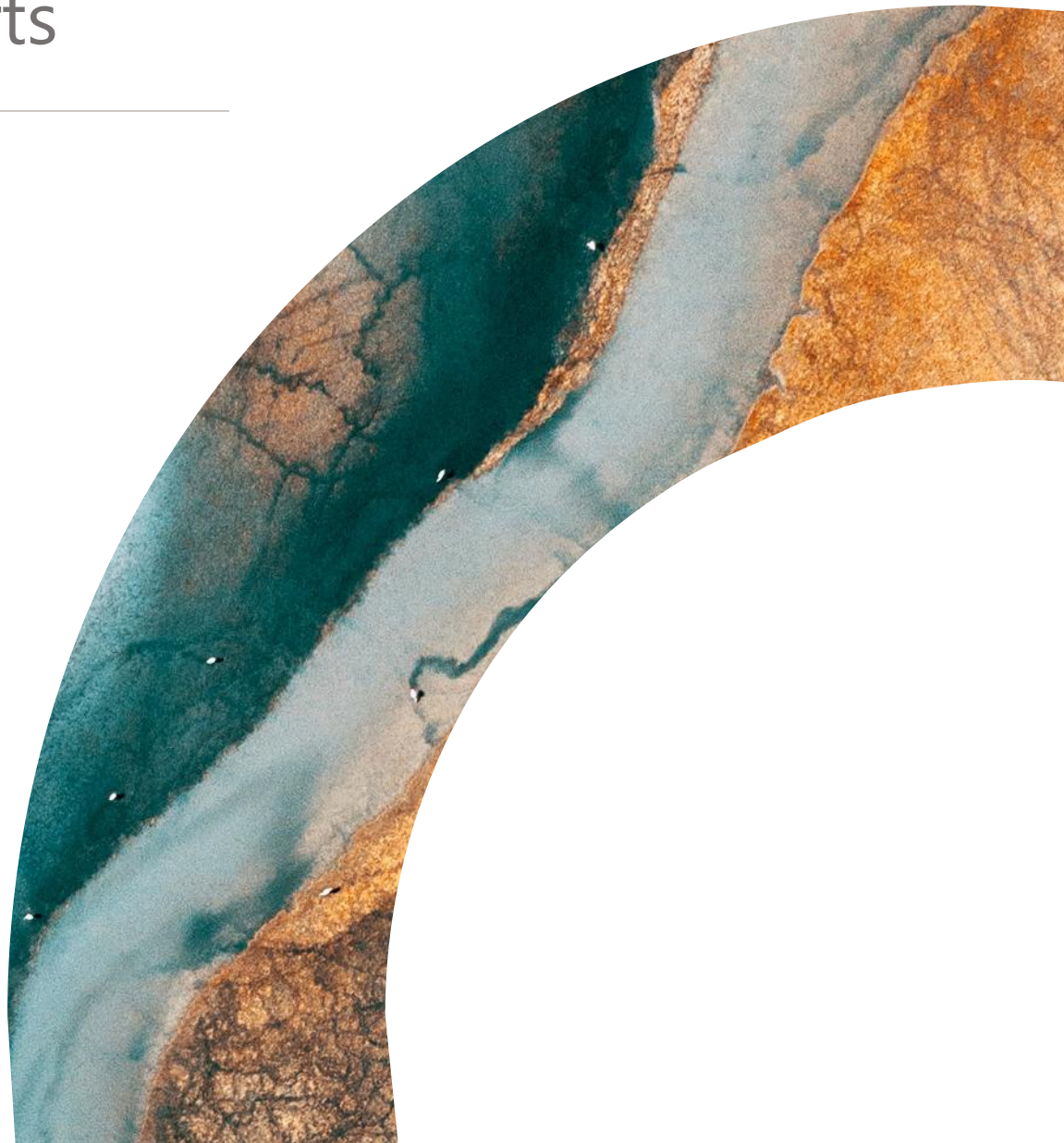


Photo Description: Industrial properties along Chifley St including stainless steel works, metal works and mattress recycling.

C

Lotsearch Reports





02 9521 6567

admin@reditusconsulting.com

SYDNEY

Unit 1A, 29-33 Waratah Street,
Kirrawee NSW 2232

HUNTER

63 Ridley Street
Charlestown NSW 2290

reditus.com.au