



# **Attachment 10 to Item 10.1.1.**

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## **Preliminary Site Investigation**

Date of meeting: 11 June 2024  
Location: Council Chambers  
Time: 6:30pm





The Kavanagh Family  
Preliminary Site Investigation

35 Grose River Road, Grose Wold NSW

8 August 2023

63698/147907 (Rev B)  
JBS&G Australia Pty Ltd

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## Abbreviations

Term	Definition
ACM	Asbestos Containing Material
AEC	Area of Environmental Concern
AHD	Australian Height Datum
ASC NEPM	National Environment Protection (Assessment of Site Contamination) Measure
ASS	Acid Sulfate Soils
AST	Aboveground Storage Tank
bgl	Below Ground Level
BTEX	Benzene, Toluene, Ethylbenzene and Xylenes
CLM Act	Contaminated Land Management Act 1997
COPC	Contaminant of Potential Concern
CSM	Conceptual Site Model
DLWC	NSW Department of Land and Water Conservation
DP	Deposited Plan
DSI	Detailed Site Investigation
EPA	NSW Environment Protection Authority
EMP	Environmental Management Plan
ha	Hectare
JBS&G	JBS&G Australia Pty Ltd
LEP	Local Environmental Plan
LGA	Local Government Area
LPG	Liquified Petroleum Gas
NEPC	National Environment Protection Council
OCPs	Organochlorine Pesticides
OEH	Office of Environment and Heritage
PAHs	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
POEO Act	Protection of the Environment Operations Act 1997
PSI	Preliminary Site Investigation
PFAS	Per- and Poly-fluoroalkyl Substances
SAQP	Sampling Analysis and Quality Plan
TRH	Total Recoverable Hydrocarbons

## Executive Summary

JBS&G Australia Pty Ltd (JBS&G) was engaged by Seed Projects on behalf of the Kavanagh Family (the Client) to undertake a Preliminary Site Investigation (PSI) for property identified as 1, 35, 61 and 63 Grose River Road, Grose Wold, NSW, 2753 (the site). The site is legally identified as Lots 6, 7, 8 and 14 in Deposited Plan (DP) 703300 and covers an area of approximately 120 hectares (ha). The Hawkesbury River adjoins the eastern boundary of the site. The site location and layout inclusive of cadastral boundaries is presented on **Figures 1** and **2**, respectively.

It is understood that the client is proposing to submit a rezoning proposal and that this investigation is required as part of a submission to the NSW Department of Planning for rezoning the site for residential use.

The investigation was completed following guidelines made and endorsed by NSW Environment Protection Authority (EPA), including the National Environment Protection Council (NEPC) *National Environment Protection (Assessment of Site Contamination) Measure 1999* as amended 2013 (ASC NEPM). It included a desktop assessment of available information and a detailed site inspection.

A summary of the PSI findings are as follows:

- An assessment of the site history has identified that the primary land uses at the site appeared to have been rural residential with livestock and cropping activities. Cropping activities ceased sometime between 1975 and 1986. Livestock have remained on-site to present day. Predominately the site appears to have been used for cattle and horse grazing. A horse training track was constructed in the southern portion of the site sometime between 1976 and 1986.
- Over time farm dams were constructed and livestock activities scaled up while cropping activities were scaled back.
- Rural residential dwellings were present on-site in the earliest historical aerial (1955) and additional dwellings were constructed between 1986-2022.
- Adjoining the eastern boundary of the site is the Hawkesbury River which is fed by Steading Creek which flows through the site and discharges to the Hawkesbury River near the northeast portion of the site.
- The following areas of environmental concern (AECs) were identified based on the review of historical and current information as well as the site inspection:
  - Imported fill material such as soil, gravel, recycled aggregate around current and former structures including animal pens and internal roadways.
  - Chemical storage sheds and outdoor chemical storage where minor spilling may have occurred.
  - Farm dam sediment and surface water. Farm dams act as collection basins for contaminants.
  - Soil surrounding structures where historical use of lead paint and asbestos containing materials may have used and flaked off and impacted surface soils.
  - Former agricultural use including cropping and livestock grazing, which may have involved application of herbicides, pesticides and fuel powered farm equipment that may have spilled or leaked. Use of potential ACM irrigation pipes.
  - Waste stockpiling on-site.

Although there are several AECs listed above, it is considered that the overall risk profile of the site is low – moderate.

Based on the findings of the PSI undertaken at the site, and subject to the limitations stated in **Section 6**, the following conclusions are made:

- evidence of typically isolated contamination of the site based on past and current site uses was identified;
- the remainder of the site is considered to have a low potential for gross or widespread contamination from historical activities.

The following recommendations are made with respect to aspects identified as having a potential contamination risk:

- A targeted site investigation (TSI) should be completed to support a planning proposal for site rezoning to assess the level and extent of potential contamination associated with identified AECs that are expected to be encountered across the site, including:
  - Areas around structures;
  - Chemical storage and outdoor stockpiling of materials/wastes;
  - Farm dam sediments and surface water; and
  - Areas where material may have been imported and placed at the site, typically around structures including animal pens, the horse track in the southern portion of the site and internal access roads; and
  - Areas of former cropping activities.
- Potential for ASS and saline soils be assessed to confirm potential management requirements for future development proposals.

## 1. Introduction

JBS&G Australia Pty Ltd (JBS&G) was engaged by Seed Projects on behalf of the Kavanagh Family (the Client) to undertake a Preliminary Site Investigation (PSI) for property identified as 1, 35, 61 and 63 Grose River Road, Grose Wold, NSW, 2753 (the site). The site is legally identified as Lots 6, 7, 8 and 14 in Deposited Plan (DP) 703300 and covers an area of approximately 120 hectares (ha). The Hawkesbury River adjoins the eastern boundary of the site.. The site location and layout inclusive of cadastral boundaries is presented on **Figures 1** and **2**, respectively.

It is understood that the client is looking to re-zone the site for residential development and that this investigation is required as part of a submission to the NSW Department of Planning.

### 1.1 Objectives

It is understood that the client is proposing to submit a rezoning proposal and that this investigation is required as part of a submission to the NSW Department of Planning for rezoning the site for residential use.

### 1.2 Scope of Work

This PSI was undertaken in general accordance with guidelines made or approved by the NSW Environment Protection Authority (EPA) including National Environment Protection Council (NEPC 2013<sup>1</sup>) *National Environment Protection (Assessment of Site Contamination) Measure 1999*, as amended 2013 (ASC NEPM), and other relevant Australian guidelines and standards.

The scope of work completed comprised:

- Desktop review of readily available site history and condition records to identify potential historical sources of environmental contamination that may be present, including previous environmental assessment reports where available;
- Compilation of historical aerial photographs, current and historical land title records and Planning Certificates for key areas, heritage records, EPA contaminated land records, and licensed groundwater usage;
- Summary of the environmental setting of the site, including geology, soil landscapes, hydrogeology, and the potential for soil erosion, acid sulfate soils (ASS) and saline conditions;
- Completion of a detailed site inspection of accessible site areas; and
- Preparation of a PSI report in general accordance with EPA (2020<sup>2</sup>) reporting guidelines.

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<sup>1</sup> *National Environment Protection (Assessment of Site Contamination) Measure 1999* (as amended 2013), National Environment Protection Council, 2013 (NEPC 2013).

<sup>2</sup> *Contaminated Land Guidelines: Consultants reporting on contaminated land* (EPA 2020)

## 2. Site Condition and Surrounding Environment

### 2.1 Site Identification

The site location and layout are shown on **Figure 1** and **Figure 2**, respectively. The site details are summarised in **Table 2.1** below and described in detail within the following sections.

**Table 2.1 Summary Site Details**

Item	Details
Site Area	Approximately 120 ha
Address	1, 35, 61 and 63 Grose River Road, Grose Wold NSW 2753.
Lot and DP	Lots 6, 7, 8 and 14 in Deposited Plan (DP) 703300.
LGA	Hawkesbury City Council
Approximate Coordinates -GDA94-MGA56	E: 286555 N: 6280190
Land Zoning	RU1 – Primary Production
Previous Use	Cropping, residential dwellings and livestock grazing land and stables.
Current Use	Residential and livestock – cattle.

### 2.2 Site Description

A detailed site inspection was completed by an appropriately qualified and experienced JBS&G environmental consultant on 29 September 2022. Due to the large site area, the site has been broken down into the northern, central and southern portions of the site as shown in **Figures 3-5**. Photographs collected during the inspection are presented in **Appendix A**.

#### Northern Portion – Figure 3

The western boundary of the Northern Portion adjoined Grove Vale Road, with eastern extent meeting the Hawkesbury River. The northern portion of the site generally comprised maintained grasses and vegetation, evident of agriculture and farming activities (**Photograph 1**). Paddocks used for livestock grazing were identified nearing the centre of site, where small stables with troughs were situated bound by electrical fencing (**Photograph 2**). The most northern portion of the site appeared relatively undisturbed, vegetated with grass and used for cattle grazing. Dense vegetation was also observed, predominately in the easternmost area.

The site entrance is located in the north-western corner, bordered by a large mechanical gate with remote control access and boundary fencing. A sealed bitumen driveway in good condition was observed leading from the main entrance south-east toward the centre of the site (**Photograph 3**). Stormwater drainage pits were also observed to run in parallel with the driveway. Four residential dwellings with driveways branching north-east from the main driveway, with the westernmost dwelling having been constructed from brick and appeared the oldest of the three. The eastern property appeared to be newly constructed from brick and sandstone. The third residential dwelling was neighbouring a paddock and located south-west off the main driveway. The dwellings appeared to be in fair condition, with minor evidence of rust and/or rain damage observed on the roof (**Photograph 4**). Gardening maintenance equipment and machinery was noted within a shed adjacent to the dwelling to the south of the driveway, however, access into and surrounding the dwelling was limited.

Multiple septic tanks and signage stating “reclaimed effluent” were noted, typically situated adjacent to site structures and dwellings (**Photograph 5**). A number of surface water dams were observed to be situated on site, predominately within the northern portion. Dam walls appeared to be constructed from spoil generated from the dam excavation (**Photograph 6**). Large cylindrical concrete rainwater tanks were situated adjacent and upgradient from a number of dams on site, observed to be in fair condition with little to no structural and/or weather-related damage (**Photograph 7**). A pump housing and related dewatering equipment was observed along the

southern edge of the northern dam. It is expected that dam water is likely used for livestock (cattle) drinking water and/or irrigation.

### Central Portion – Figure 5

The central portion of the site was observed to contain multiple historical structures, typically constructed from sandstone blocks, brick and large timber pylons. Structures were near the south-east end of the main driveway (**Photograph 8**). The structures were vacant and poorly maintained. A grassed area appeared to separate the structures, where partially buried demolition and building waste was observed, including a concrete slab (**Photograph 9**). The area also appeared to have undergone historical cut and fill activities, with non-contiguous site levels being observed within the surrounding area. At the time of the site inspection, cattle were observed to be roaming within this area.

Adjacent to the south of the historical structures were poorly maintained animal stables, cow carousel, and sheds, predominately constructed from steel and timber. An old stable and shed in an 'H' shape was located in the centre of the site. The shed was poorly maintained with rust and peeling paint observed on the walls and roof (**Photograph 10**).

Stockpiling and storage of demolition and construction materials was identified surrounding the central area of the site, including metal, timber, tires, and brick/concrete blocks. General farming and gardening equipment and machinery was observed within stables. Based on observations, it appeared that the stables were not being used to house animals/livestock.

Minor storage of fuels and chemicals also appeared evident within and adjacent to stables (**Photograph 11**) including jerry cans, oil drums and plastic containers. A number of silos were observed within the area, predominately adjacent to stables and structures and appeared empty (**Photograph 12**).

Further south, two additional sheds/stables were observed, however, access within the structures was not available at the time of the inspection. A pump and hose housing were observed adjacent to the southern shed (**Photograph 13**). An unsealed gravel road connected the central structures to the main driveway and southern portions of the site. An unsealed gravel track with evidence of anthropogenic materials including tiles and brick (**Photograph 14**) was observed to branch east from the central area, leading toward Steading Creek, a tributary of the Hawkesbury River.

### Southern Portion – Figure 4

Parting from the main driveway, an unsealed gravel track was observed to lead from the central portion of the site toward the western paddocks. Large sheds and storage areas were between the western paddocks and central structures, including a hazardous chemical storage shed (**Photograph 15**), a diesel aboveground storage tank (AST) and an Aqueous Film Forming Foam (AFFF) fire extinguisher, as indicated by signage upon the shed wall (**Photograph 16**). The diesel AST was mounted on a stand approximately 2 m above a concrete-lined cinder block bund and appeared to be heavily dilapidated, indicated by surface rust (**Photograph 17**). The diesel AST was estimated to have an approximate volume of 480 L but was empty at the time of the investigation. Access into the sheds was not available at the time of the inspection.

Adjacent to the sheds in the southern portion of the site was:

- General storage of hay and farming equipment was observed (**Photograph 19**);
- A number of small sand and mulch stockpiles (**Photograph 18**);
- Burn pits (predominately timber);
- Timber and metal storage;
- An underground service easement (**Photograph 20**);



- A septic tank; and
- Farm machinery and minor fuel storage.

To the south of the southern sheds was a large surface water dam surrounded by grazing paddocks to the west, and a historical equestrian track to the east (**Photograph 21**). A number of unused chicken coups were also observed in the general vicinity (**Photograph 22**). Overgrown grass and poorly maintained fencing was identified throughout the southern portion, as well as a small surface water dam that appeared to be constructed via excavation and the excavated material uses for the dam walls.

### General Contamination Indicators

During the site inspection, no obvious indications of gross contamination was observed. JBS&G personnel did not identify any asbestos containing materials (ACM) on visible ground surfaces within the site. Detailed assessment of the abovementioned areas indicated the potential for ACM drainage pipes to be present (**Photograph 23**). No usage of the sprinklers or irrigation system was noted during the inspection.

### Anecdotal Evidence

Indication was given during the site inspection of imported or locally sourced fill in some areas of the site, mostly attributed to the historical establishment of site structures.

## 2.3 Surrounding Land-use

Surrounding land-uses at the time of the site inspection are described following:

- North: St. John of God Richmond Hospital adjacently north, along with the Redbank North Richmond residential development construction site. Residential housing and parklands are located further north;
- East: Hawkesbury River with agricultural and farming land beyond;
- South: Dense vegetation along with the Hawkesbury and Grose rivers. Residential and agricultural land located beyond; and
- West: Grose River Road, with residential and agricultural land beyond.

## 2.4 Topography

Review of topographic information obtained from Google Earth Pro (Google Earth, 2018<sup>3</sup>) indicated that the south-eastern portion of the site is situated close to sea level (0 m AHD). Elevation across the site ranged between:

- 20 m to 66 m AHD throughout the northern portion;
- 12 m to 30 m AHD throughout the central portion; and
- 4 m to 20 m AHD throughout the southern portion.

The majority of the site slopes south-west toward Steading Creek which cuts through the site from southwest flowing to the northeast. Inferred groundwater flow likely to follow site gradients. Surface water and run-off is anticipated to follow local topography, falling away from peaks and toward the lowest elevation point (creek). Surface water and run-off collected within Steading Creek is expected to then flow northeast toward the Hawkesbury River.

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<sup>3</sup> Google Earth Pro, accessed 6 October 2022, (Google Earth, 2018)

## 2.5 Geology and Soils

A review of the Penrith 1:100 000 Geological Series Sheet<sup>4</sup> and reference to the online ESPADE 2.2 tool hosted by the NSW Office of Environment and Heritage (OEH 2022<sup>5</sup>) indicated that the site is underlain by Luddenham Erosional and Freemans Reach Alluvial geological systems.

Luddenham erosional, generally found in the northern portion of site, is underlain by Wianamatta Group Ashfield Shale and Bringelly Shale formations. The Ashfield Shale consists of laminite and dark grey shale, while Bringelly Shale consists of shale, calcareous claystone, and laminite. Between these two shale members is the Minchinbury Sandstone consisting of fine to medium-grained lithic quartz sandstone. The southern portion of site is comprised of Freemans Reach Alluvial, a combination of alluvium derived from the Narrabeen Group, Hawkesbury Sandstone, and Wianamatta Group materials. The eastern portion of the site close to the Hawkesbury River is underlain by the fluvial Lowlands Formation comprising gravel, sand, silt and clay.

Geological information regarding the landscape, soil composition, and limitations for the identified soil landscape groups has been summarised below.

The northern portions of site were generally underlain by the Luddenham Erosional Landscape Group which was characterised by:

- **Landscape:** Undulating to rolling low hill on Wianamatta Group shales, often associated with Minchinbury Sandstone. Local relief 50-80 m, slopes 5-20%. Narrow ridges, hillcrests, and valleys. Extensively cleared tall open forest (wet sclerophyll forest).
- **Soils:** Shallow (<100 cm) dark Podzolic Soils or massive Earthy Clays on crests; moderately deep (70-150 cm) Red Podzolic Soils on upper slopes; moderately deep (<150 cm) Yellow Podzolic Soils and Prairie Soils on lower slopes and drainage lines.
- **Limitations:** Water erosion hazard, localised steep slopes, localised mass movement hazard, localised shallow soils, localised surface movement potential; localised impermeable highly plastic subsoil, moderately reactive.

The southern portions of site were generally underlain by the Freemans Reach Alluvial Landscape Group which was characterized by:

- **Landscape:** Present active floodplain of the Nepean River. Level with minor (<10 cm) relief to meander scrolls, levees, and back swamps.
- **Soils:** Deep brown sands and loams, apedal (single-grained) to moderately structured, usually friable. Alluvial Soils, Solods and dark Podzolic Soils.
- **Limitations:** High streambank erosion hazard, flood hazard, permanently high watertables, seasonal waterlogging, localised wave erosion hazard, and localised non-cohesive soils.

## 2.6 Hydrology

The site adjoins the western side of Hawkesbury River. Steading Creek passes through the southern portion of the site and flows northeast to join the Hawkesbury River. The creek originates approximately 1.3 km northwest of the site boundary and flows through a number of dams before reaching the site. Multiple smaller creeks including Morgan's Creek, Phillip Charley Creek, and Trooper Creek, were identified located between 500 m and 800 m west of the site boundary. Approximately 500 m south of the site is the Grose River, a larger easterly-flowing tributary of the

<sup>4</sup> Penrith 1:100,000 Geological Map, Map Sheet Code: 9030, NSW Government's DiGS service <https://search.geoscience.nsw.gov.au/product/131>, accessed 6 October 2022.

<sup>5</sup> ESPADE 2.2. NSW Office of Environment and Heritage, accessed 6 October 2022 (OEH 2022)

Hawkesbury River. A number of surface water dams were also identified within the neighbouring lots and general surrounding area, predominately to the north and west of the site.

The site was predominately identified as agricultural and residential farmland, with most of the site comprising unsealed soil and aggregate surfaces. Stormwater falling onto the site is expected to infiltrate surface soils where exposed at a rate reflective of the permeability of the underlying soils. Excess water, especially during periods of heavy or prolonged rainfall, is expected to follow the general topographic gradient south-west toward site dams and Steading Creek, before joining the Hawkesbury River.

## 2.7 Hydrogeology

A search for registered groundwater bore information was undertaken on the Water NSW<sup>6</sup> website and results are included as **Appendix B**. No record of groundwater bores was identified within the site; however, three registered bores were located within 1.5 km of the site's centre with relevant information summarised below in **Table 2.2**.

Groundwater bores in close proximity to the site vary greatly in terms of depth, with the deepest extending 28.1 m below ground level (bgl). The bores were registered for domestic, stock and farming use. It is anticipated that groundwater will locally flow southwest toward Steading Creek, with regional groundwater flow to east towards the Hawkesbury River. In more undulating areas, groundwater flow will follow local topography away from peaks into low lying areas. Shallow or perched groundwater is anticipated to be encountered in the vicinity of Steading Creek/Hawkesbury River, with deeper groundwater anticipated in permeable zones within bedrock.

**Table 2.2: Registered Groundwater Bore Search Summary**

Bore ID	Use	SWL <sup>1</sup> (m bgs)	WBZ <sup>2</sup> (m bgs)	Final Drilled Depth (m)	Approximate Distance/Direction from Site Centre (m)	Lithology and Depth (m)
GW072628	Domestic/Stock	-	25.00 – 25.10	28.10	900 m North-West	0-2.0: Clay 2.0-28.1: Sandstone
GW104332	Domestic/Stock/Farming	12.00	14.00 – 17.00	18.30	1180 m / South-West	0-13.5: Black Sand 13.5-17.5: Gravel 17.5-18.3: Shale
GW105918	Domestic/Stock	-	-	-	1080 m / South-West	-

1. SWL: Standing Water Level; 2. WBZ: Water Bearing Zones.

## 2.8 Meteorology

A review of average climatic data for the nearest Bureau of Meteorology monitoring location (Richmond RAAF Base – AWS<sup>7</sup>), located approximately 6 km to the east, indicates the site is located approximately within the following meteorological setting:

- Mean minimum temperatures vary from 3.7°C in July to 17.9°C in February;
- Mean maximum temperatures vary from 17.8°C in July to 30.4°C in January;
- The mean annual rainfall is approximately 741 mm, with rainfall greater than 1 mm occurring on an average of 75 days per year; and
- Monthly average rainfall varies from 32.1 mm in August to 116.4 mm in February with the wettest periods occurring on average in December through to April.

<sup>6</sup> Water NSW website, <https://realtimedata.watarnsw.com.au/>, accessed 6 October 2022

<sup>7</sup> [http://www.bom.gov.au/climate/averages/tables/cw\\_067105.shtml](http://www.bom.gov.au/climate/averages/tables/cw_067105.shtml), Bureau of Meteorology, prepared and accessed 12 October 2022.

## **2.9 Acid Sulfate Soils**

The site is located within a Class 5 Acid Sulfate Soil area and is directly adjacent to a Class 1 Acid Sulfate Soil area comprising the Hawkesbury River and the eastern portion of the site. From a planning perspective, development consent is required for the carrying out of works (in Class 5 ASS land) within 500 m of adjacent Class 1, 2, 3 or 4 land that is below 5 m AHD and by which the watertable is likely to be lowered below 1 m AHD on adjacent Class 1, 2, 3 or 4 land. Development consent is required for any works within Class 1 ASS land.

The ASS risk mapping indicated that the Hawkesbury River bottom sediments have a high probability of ASS. This area overlaps very eastern portion of the site that is adjacent to the river. The remainder of the site is not located within an ASS risk area.

It is considered that areas adjacent to the Hawkesbury River have a moderate risk of containing acid sulfate soils.

## **2.10 Naturally Occurring Asbestos**

A review of the NSW Government Sharing and Enabling Environmental Data (SEED) in NSW mapping indicated that the site or its immediate surroundings is not situated in an area of naturally occurring asbestos.

## **2.11 Salinity and Erosion**

A review of the NSW Planning Portal ePlanning Spatial Viewer did not indicate the site as being in an area impacted by salinity.

### 3. Assessment of Background Records and Site History

#### 3.1 EPA Records

A search of the NSW EPA database was undertaken for the site and immediate surrounding properties. EPA records are provided in **Appendix C**. The search was done through the following public registers:

- NSW EPA *Protection of the Environment Operations Act 1997* (POEO Act) public register of licences, applications, and notices (maintained under Section 308 of the POEO Act).
  - No records under the POEO Act pertain to the site or immediate surrounding properties; and
  - No POEO licences, licence variations, and compliance audits were issued to properties within the suburb of Grose Wold.
- A search of the NSW EPA contaminated land public register of record of notices (under Section 58 of the *Contaminated Land Management Act 1997* (CLM Act)) did not identify any sites within Grose Wold.
- A search of the NSW contaminated sites notified to the EPA (under Section 60 of the CLM Act) did not identify any sites within Grose Wold.
- Per- and polyfluoroalkyl substances (PFAS) Investigation Program.
  - The site and properties within Grose Wold were not listed by the EPA on the NSW Government PFAS Investigation program.

A geographical search for service stations and laundry/dry-cleaning businesses within the adjacent areas was undertaken. None were identified within 1.5 km of the site.

#### 3.2 Australian and NSW Heritage Registers

A search of the Australian Heritage did not identify any heritage items.

A search of the NSW heritage database did not identify any heritage items in the suburb of Grose Wold.

The results of the Australian Heritage Trust search is included in **Appendix D**.

#### 3.3 Section 10.7 Planning Certificate

Section 10.7 (2) and (5) Planning certificates were obtained from Hawkesbury City Council for Lots 6, 7, 8 and 14 DP 7033004 and are provided in **Appendix E**. The planning certificates for these lots included the following pertinent information which has been summarised in **Table 3.1** below.

**Table 3.1: Section 10.7 Planning Certificate Summary**

Landslip, Tidal Inundation, Subsidence, ASS	Bushfire Prone Land	Flood Prone Land	Critical Habitat or Conservation Area	General Matters	Significantly and/or Potentially Contaminated Land or Site Audited	Local Heritage (Hawkesbury LEP 2012)
Yes, tidal inundation and acid sulfate soils.	All Land Affected	Yes	No	None	No	No items identified

### 3.4 Aerial Photographs

Historical aerial photographs provided by the Land and Property Information Division of the Department of Finances, Services, and Innovation or Near-Map Imagery were reviewed for this assessment (**Appendix F**). The aerial photograph review identified the following features in relation to historical use of the site:

<b>1955</b>	<p>The northern portion of the site mainly comprises cleared potentially used for grazing purposes. The southern and eastern portion of the site between Steading Creek and the Hawkesbury River appears to be used for crop production.</p> <p>Five structures are visible in the central portion of the site, three of which appear in areas of present day (2022) structures.</p> <p>The main entrance road is visible which appears in its present layout and appears to comprise a dirt track.</p> <p>Two of the residences in the northern portion of the site have been constructed with some associated sheds.</p> <p>A surface water dam is visible in the northern extent of the site.</p> <p>In the surrounding area, the St John of God Richmond Hospital is observed to the north of the site. Land to the east of the Hawkesbury River appears to be mainly used as orchards. To the south is further cropping activities and the Hawkesbury River. To the west is Grose River Road followed by areas of cleared land with some cropping activities and some areas of bushland.</p>
<b>1966</b>	<p>The central and southern portions of the site remain relatively unchanged. Steading Creek which cuts through the southern portion of the site from the southwest flowing to the northeast is clearly visible. In the northern portion of the site, several additional surface water dams had been constructed. A part of the eastern portion of the site appeared to have been developed as an orchard.</p> <p>Further development of the hospital to the north has occurred. Either sedimentation has occurred in the Hawkesbury River to the east or the picture was taken at low tide as soil is more exposed in this image. Rural residential development has occurred to the south and west of the site.</p>
<b>1975</b>	<p>The central and southern portions of the site remain relatively unchanged. Some reduction in the cropping in the southern portion of the site has occurred. The northern portion of the site remains relatively unchanged. Farm dams appear to have water in them.</p> <p>In the surrounding area some vegetation clearing has occurred to the west and southwest and farm dams have been constructed. To the far northeast, residential development of North Richmond is observed.</p> <p>The Hawkesbury River appears to be at greater capacity than the previous image which could be indicative of high tide or increased rainfall.</p>
<b>1986</b>	<p>The 'H' shaped stable has been constructed in the central portion of the site within the footprint of a former building. A structure has been demolished that had been located to the south of the 'H' shaped stable.</p> <p>The livestock (horse) pens to the north and west of the central portion of the site have been constructed.</p> <p>Cropping activities appear to have ceased and a horse training track has been constructed in the southern portion of the site.</p> <p>The northern portion of the site appears relatively unchanged.</p> <p>In the surrounding area some pasture improvement/market garden activities have occurred to the southwest and further residential development of North Richmond has occurred to the northeast.</p>
<b>1998</b>	<p>The large dam in the southwestern portion of the site has been constructed. Additional livestock, likely horse pens have been constructed surrounding the central stables. An additional shed has been constructed in the central portion of the site. All structures within the central portion of the site now appear generally consistent with the current (2022) layout.</p> <p>A new residential dwelling has been constructed in the northern portion of the site.</p> <p>A third residential dwelling has been constructed in the northern portion of the site.</p>

	Some further rural residential dwellings have been constructed to the southwest of the site. The remaining surrounding areas appear relatively unchanged from the 1986 aerial photograph.
<b>2004</b>	<p>The central portion of the site appears relatively unchanged. Some earthworks have occurred to the south of the stables area.</p> <p>Excavation of a dam to the south of the large dam in the western portion of the site has occurred. The remainder of the site appears relatively unchanged.</p> <p>Further rural residential development has occurred to the west and southwest.</p> <p>The remainder of the surrounding land appears relatively unchanged.</p>
<b>2015</b>	<p>The cow carousel in the central portion of the site has been constructed and the dwelling within this area appears to have undergone renovations.</p> <p>The remainder of the site is relatively unchanged.</p> <p>Some further rural residential development has occurred to the west.</p> <p>Extensive land clearing has occurred to the north to facilitate residential development within North Richmond.</p> <p>Across the Hawkesbury River to the east, large structures have been build likely associated with the agricultural activities occurring within that area.</p>
<b>2022</b>	<p>The central portion of the site is relatively unchanged. The fencing around the livestock pens appears to have been removed.</p> <p>The eastern most dwelling has been constructed in the northern portion of the site.</p> <p>The remainder of the site appears relatively unchanged.</p> <p>The cropping activities have varied to the east south and southwest of the site. To the north further clearing of land and construction of residential dwellings has occurred within North Richmond.</p>

### 3.5 Historical Title Review

A copy of the historical title's documentation obtained for Lots 6, 7, 8 an 14 on DP 703300 and is provided in **Appendix G**. A summary of the search findings is provided below.

**Table 3.2: Historical Land Title Record Summary**

Lot on DP 703300	Date of Acquisition and Term Held	Registered Proprietor	Likely Use	Easements
6	31.07.1984 (1984 to 1986)	Kuvari Pty. Limited	Livestock/Agriculture/ Residential	5 June 1984 Easement to drain water.
	17.10.1986 (1986 to 1988)	Commonwealth Mining Investments (Australia) Limited	Livestock/Agriculture/ Residential	
	13.10.1988 (1988 to 2008)	Inghams Enterprises Pty Limited	Livestock/Agriculture/ Residential	
	03.06.2008 (2008 to 2015)	Darley Australia Pty. Limited	Livestock/Agriculture/ Residential	
	27.10.2015 (2015 to Date)	# E & D Kavanagh Nominees Pty Limited	Livestock/Agriculture/ Residential	
7	02.08.1984 (1984 to 1986)	Parlby Investments Pty. Limited	Livestock/Agriculture/ Residential	5 June 1984 Easement to drain water.
	15.10.1986 (1986 to 1988)	Commonwealth Mining Investments (Australia) Limited	Livestock/Agriculture/ Residential	
	13.10.1988 (1988 to 2008)	Inghams Enterprises Pty Limited	Livestock/Agriculture/ Residential	



Lot on DP 703300	Date of Acquisition and Term Held	Registered Proprietor	Likely Use	Easements
	03.06.2008 (2008 to 2015)	Darley Australia Pty. Limited	Livestock/Agriculture/ Residential	
	27.10.2015 (2015 to Date)	Debra Ann Kavanagh	Livestock/Agriculture/ Residential	
8	24.09.1985 (1985 to 1986)	Parlby Investments Pty. Limited Kuvvari Pty. Limited	Livestock/Agriculture/ Residential	22 December 1971 Easement for transmission line. 16 July 1985 Easement for services.
	15.10.1986 (1986 to 1988)	Commonwealth Mining Investments (Australia) Limited	Livestock/Agriculture/ Residential	
	13.10.1988 (1988 to 2008)	Inghams Enterprises Pty Limited	Livestock/Agriculture/ Residential	
	03.06.2008 (2008 to 2015)	Darley Australia Pty. Limited	Livestock/Agriculture/ Residential	
	27.10.2015 (2015 to Date)	Aidan Kavanagh Properties Pty. Limited	Livestock/Agriculture/ Residential	
14	31.07.1984 (1984 to 1986)	Parlby Investments Pty. Limited Kuvvari Pty. Limited	Livestock/Agriculture/ Residential	22 December 1971 Easement for transmission line. 18 October 1984 Right of carriageway. 16 July 1985 Easement for services.
	17.10.1986 (1986 to 1988)	Segenhoe Limited	Livestock/Agriculture/ Residential	
	13.10.1988 (1988 to 2008)	Inghams Enterprises Pty Limited	Livestock/Agriculture/ Residential	
	03.06.2008 (2008 to 2015)	Darley Australia Pty. Limited	Livestock/Agriculture/ Residential	
	27.10.2015 (2015 to Date)	Data not provided.	Livestock/Agriculture/ Residential	

### 3.6 Loose-Asbestos Fill Register

A search of the Fair-Trading NSW Loose-fill Asbestos Insulation Register (LFAI register<sup>8</sup>) for the site addresses has indicated that structures situated within the site are not currently registered as being affected by the presence of LFAI.

### 3.7 Dangerous Goods

A Dangerous Goods Search (DGS) for 'Schedule 11 Hazardous Chemicals' on for the site was unavailable at the time of reporting. Details from the site inspection indicated that dangerous goods storage was limited to the aboveground diesel storage tank of approximately 480 L and the dangerous goods storage shed. The dangerous

### 3.8 Integrity Assessment and Summary of Site History

Based on the information reviewed, the site has been used as a rural residential property used for livestock (cattle and horses) grazing since at least 1955 and likely earlier as well as other agricultural activities, including market gardening, crop production and an orchard, predominately in the southern and eastern portions of the site.

<sup>8</sup> <https://www.fairtrading.nsw.gov.au/loose-fill-asbestos-insulation-register> accessed 12 October 2022



Overtime, the livestock operations expanded with the construction of animal pens and stables and expansion of stables. The site includes six residential dwellings. There are several farm dams that have been constructed over time and a horse track in the southern portion of the site.

Based on the range of sources and consistency of the information, it is considered that the historical assessment has an acceptable level of accuracy with respect to the potentially contaminating activities historically occurring at the site.

## 4. Preliminary Conceptual Site Model (CSM)

A Conceptual Site Model (CSM) is a representation of the site and how contaminants move from the source through the environment to potential human or environmental receptors. A preliminary CSM was produced based off the desktop assessment and site inspection. It presents a preliminary understanding of potential contamination sources, pathways, and receptors, consistent with NEPC (2013) ASC NEPM.

### 4.1 Potential Contamination Sources

Based on the history review and observations made during the JBS&G inspection of the site, potential contamination sources or AECs and associated COPC are presented in **Table 4.1** below. It is noted the AECs at the site are considered to be isolated in nature, with most of the site having a low risk for contamination.

**Table 4.1: Areas of Environmental Concern and Associated Contaminants of Potential Concern**

Area of Environmental Concern (AEC)	Source	Primary Contaminants of Potential Concern (COPC)
AEC 1: Imported fill materials (soils, gravels, recycled aggregates, etc.) associated around former and current structures	Imported materials for the construction of road, paths, levelling site areas for construction.	Heavy metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, and xylene (BTEX), polycyclic aromatic hydrocarbons (PAHs), organochlorine pesticides (OCPs), polychlorinated biphenyl (PCBs) and asbestos
AEC 2: Sheds and chemical storage areas	Chemicals such as fuels, solvents, pesticides and herbicides.	Heavy metals, TRH/BTEX, PAHs, phenols, OCPs and Per and polyfluoroalkyl substances PFAS (fire extinguisher)
AEC 3: Farm Dams and Steading Creek sediment and surface water	Livestock and fuel powered machinery use on-site.	heavy metals, TRH/BTEX, and PAHs
AEC 4: Current/former structures and related infrastructure	Historic lead-based paint flaking onto the site surface and possible asbestos containing materials.	Asbestos, heavy metals, OCPs
AEC 5: Areas of cropping activities.	Use of herbicides and pesticides, fuel powered farm equipment use resulting in minor spills.	OCPs, heavy metals, TRH/BTEX
AEC 6: Waste storage/stockpile locations	Waste anthropogenic materials stockpiled on-site.	TRH/BTEX, heavy metals, PAHs, OCPs, PCBs and asbestos

### 4.2 Potentially Contaminated Media

Potentially contaminated media present at the site includes:

- Fill material and surface topsoil;
- Natural soil/sediment;
- Water bodies; and
- Groundwater.

Fill material and surface topsoils are considered to be potentially impacted media. Topsoil and underlying fill material may be impacted by activities associated with historic agricultural land-uses such as the application of pesticides/herbicides, demolition of former structures, material stockpiling, chemical and fuel storage, machinery and equipment usage, and importation of materials to create current site levels. As such, the topsoil and underlying soil and possible fill material at the site have been identified as a potentially contaminated medium. Areas of particular concern are localised to current and former structures particularly the former animal pens to the west of the central portion of the site.

Based on the historical use of the site, observations made during the site inspection, and soil landscapes present, it is considered there is a potential for vertical migration of contamination into the underlying natural soils. As such, the natural site soils are considered to be a potentially contaminated medium. Areas of the site where surface and subsurface material comprise a coarse-grained and/or low-density matrix are more prone to the migration of contaminants from these layers into underlying natural soils. This is evident in areas where historic ground disturbance activities have occurred and/or the use of imported medium has been used to create current site levels, predominately surrounding surface water dams, and beneath building footprints.

Given the nature and positioning of the site, it is considered that where present, contaminants could migrate via surface water runoff from areas where impact exists. With reference to the local topography of the site, there is a potential for contaminants to migrate south-west across the site, and into low lying areas. Contaminants have the potential to migrate on-site from an off-site source, given the undulating nature of the site and upgradient direction of neighbouring properties. Consideration is also given to the potential for surface water and sediments to be impacted by current and historical agriculture related activities

With the exception of asbestos, each of the COPCs identified in **Table 4.1** for the site have the potential to migrate from shallow soils into groundwater. Contaminants including TRH also have the potential to result in soil vapour impacts. In the event that soil impacts are identified, further consideration of the potential for groundwater and soil vapour impacts may be necessary.

### **4.3 Potential for Migration**

Contaminants generally migrate from source areas via a combination of windblown dusts, rainwater infiltration, groundwater migration, and surface water runoff. The potential for contaminants to migrate is a combination of:

- The nature of the contaminants (solid/liquid and mobility characteristics);
- The extent of the contaminants (isolated or widespread);
- The location of the contaminants (surface soils or at depth); and
- The environmental characteristics of the site (topography, geology, hydrology etc).

The COPC identified as part of the site history review and site inspection are potentially present in solid form (e.g. heavy metals, asbestos etc.) or liquid form (e.g. pesticides, fuels).

Given the observations of ground surfaces, there is limited potential for wind-blown dust migration across most of the site due to good vegetation cover. Unsealed areas could result in contaminant migration from surface soils via wind-blown dust.

There is also potential for infiltration of surface water and subsequent migration through the soil/fill profile as most of the site is unsealed over sandy-clay soils. With reference to the upgradient location of the site relative to the Hawkesbury River, it is considered that where present, contaminants could migrate both on and offsite via surface water runoff.

Noting the potential for infiltration of surface water into underlying soils, it is possible that infiltration of water soluble contaminants into the groundwater is a potential offsite migration pathway.

#### **4.4 Exposure Pathways and Receptors**

Exposure pathways and receptors of environmental impact to the abovementioned contamination sources (AECs) within the site with respect to potential risks to current and/or future receptors, include:

- Current and future site users and workers who may potentially be exposed to COPC through direct contact with or ingestion of impacted soils and water and/or inhalation of dusts / fibres associated with impacted soils if disturbed;
- Excavation/construction/maintenance workers conducting activities at the site, who may potentially be exposed to COPC through direct contact with impacted soils and water present within excavations and/or inhalation of dusts/fibres associated with impacted soils;
- Ecological receptors on site such as vegetation, surface water and/or groundwater where receptors may be exposed to potential contaminants in surface soils (flora), surface runoff (Hawkesbury River and Steading Creek) and/or fuel storage (groundwater); and
- Existing and/or future users/occupants of adjoining properties should contamination migrate from or to the site. This is anticipated to be limited to potential contaminant migration via windblown dusts/airborne fibres/surface water run off where surface cover is removed and/or permeable.

Based on the surficial nature of the site, locations of AECs, and the potential of exposure, it is considered the potential for exposure of COPCs to human and ecological receptors across most of the site is relatively low.

#### **4.5 Preferential Pathways**

For the purpose of this assessment, preferential pathways have been defined as natural and/or man-made pathways that result in the preferential migration of COPC as either solid (sediments, dust, etc) or liquid (surface water, fuels, etc).

Man-made preferential pathways are likely present in localised areas throughout the site, generally associated with areas of previously disturbed natural ground present beneath the existing ground surface and unconsolidated fill materials. Identification of subsurface service trenches as mentioned in **Section 2.2** also provide potential preferential contamination pathways. Fill materials and disturbed natural soil are anticipated to have a higher permeability than the underlying natural soils and/or bedrock.

## 5. Conclusions and Recommendations

Based on the findings of the PSI undertaken at the site, and subject to the limitations stated in **Section 6**, the following conclusions are made:

- evidence of typically isolated contamination of the site based on past and current site uses was identified; and
- the remainder of the site is considered to have a low potential for gross or widespread contamination from historical activities.

## 5.1 Recommendations

The following recommendations are made with respect to aspects identified as having a potential contamination risk:

- A targeted site investigation (TSI) should be completed to support a planning proposal for site rezoning to assess the level and extent of potential contamination associated with identified AECs that are expected to be encountered across the site, including:
  - Areas around structures;
  - Chemical storage and outdoor stockpiling of materials/wastes;
  - Farm dam sediments and surface water; and
  - Areas where material may have been imported and placed at the site, typically around structures including animal pens, the horse track in the southern portion of the site and internal access roads; and
  - Areas of former cropping activities.
- Potential for ASS and saline soils be assessed to confirm potential management requirements for future development proposals.

## 6. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquiries.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history, and which may not be expected at the site.


Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

## Figures





**Legend:**  
 Approximate Site Boundary



Job No: 63698

Client: Seed Projects Pty Ltd

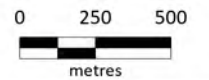
Version: R01 Rev A

Date 13/10/2022

Drawn By: EP

Checked By: MC

Scale 1:25,000



Coord. Sys. GDA 1994 MGA Zone 56



**Grose River Road  
 Grose Wold, NSW**

**SITE LOCATION**

**FIGURE 1**





**Legend:**  
 Approximate Site Boundary  
 NSW Cadastre (2022)



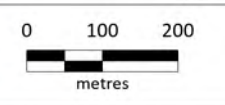
Job No: 63698

Client: Seed Projects Pty Ltd

Version: R01 Rev A      Date 13/10/2022

Drawn By: EP      Checked By: MC

Scale 1:10,000      



Coord. Sys. GDA 1994 MGA Zone 56

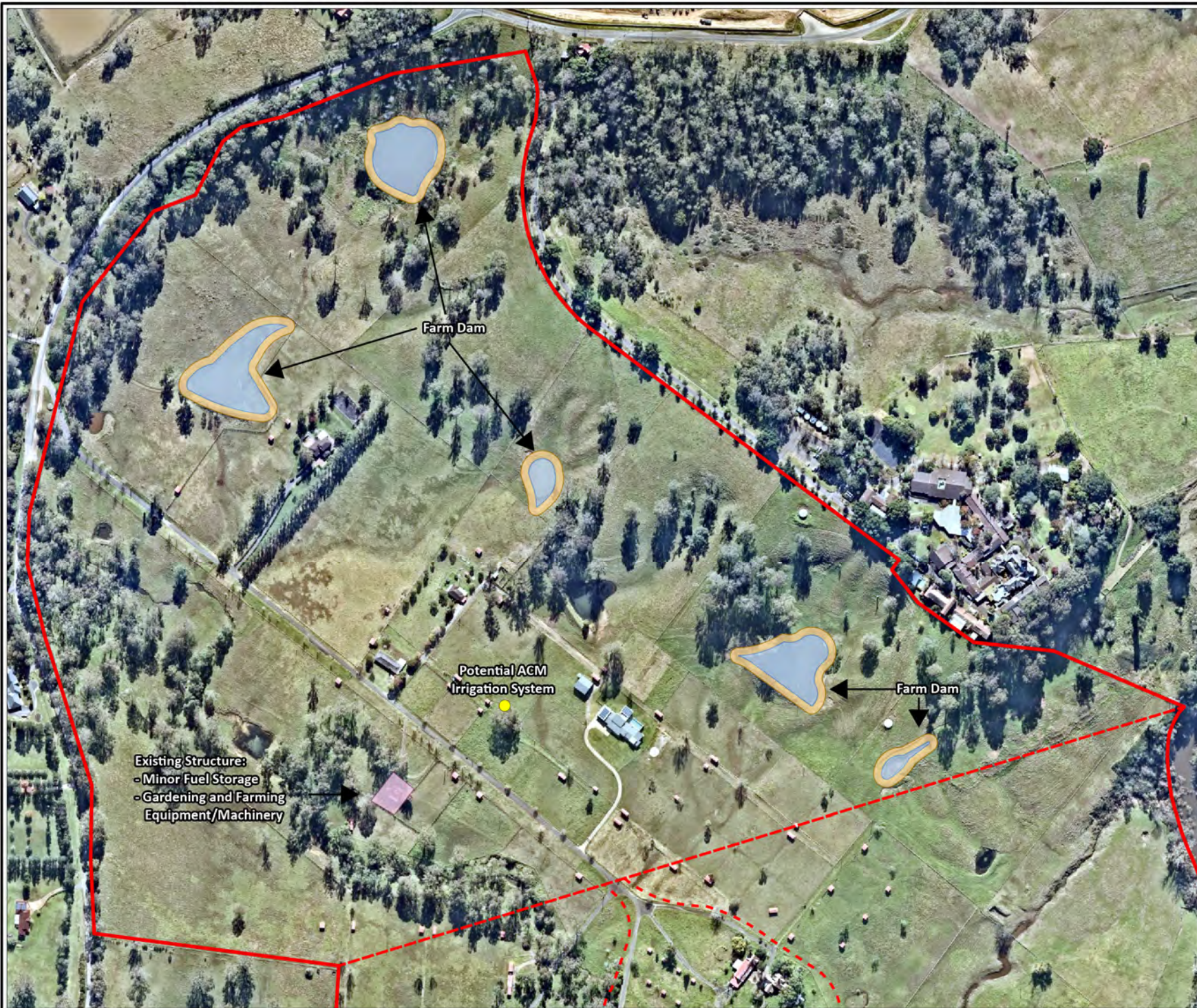
**Grose River Road  
 Grose Wold, NSW**

**SITE LAYOUT**

**FIGURE 2**

File Name: N:\Projects\Seed Projects Pty Ltd\63698 PSI Grose River Rd Grose Wold\GIS\02\_MapProjects\63698\_GroseWoldPSI\_R01\_Rev0.aprx  
 Reference: Nearmap www.nearmap.com 20221007





- Legend:**
- Site Boundaries**
- Approximate Site Boundary
  - Site Division
- Site Features**
- Dam
  - Structure
  - Stockpile/Mound
  - Potential ACM Impact



Job No: 63698

Client: Seed Projects Pty Ltd

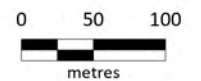
Version: R01 Rev A

Date 13/10/2022

Drawn By: EP

Checked By: MC

Scale 1:5,250



Coord. Sys. GDA 1994 MGA Zone 56

Grose River Road  
Grose Wold, NSW

**SITE LAYOUT**  
**NORTHERN PORTION**

**FIGURE 3**





- Legend:**
- Site Boundaries**
- Approximate Site Boundary
  - Site Division
- Site Features**
- Dam
  - Structure
  - Stockpile/Mound
  - Potential ACM Impacted
  - Septic Tank
  - Potential ACM Impact
  - Equestrian Riding Track



Job No: 63698

Client: Seed Projects Pty Ltd

Version: R01 Rev A	Date 13/10/2022
Drawn By: EP	Checked By: MC

Scale 1:5,000

Coord. Sys. GDA 1994 MGA Zone 56

**Grose River Road  
Grose Wold, NSW**

**SITE LAYOUT  
SOUTHERN PORTION**

**FIGURE 4**





- Legend:**
- Site Boundaries
  - - - Approximate Site Boundary
  - - - Site Division
  - Site Features**
  - Septic Tank



Job No: 63698

Client: Seed Projects Pty Ltd

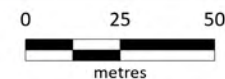
Version: R01 Rev A

Date 13/10/2022

Drawn By: EP/LJ

Checked By: MC

Scale 1:2,000



Coord. Sys. GDA 1994 MGA Zone 56

Grose River Road  
Grose Wold, NSW

**SITE LAYOUT**  
**CENTRAL PORTION**

**FIGURE 5**



## Appendix A Photographic Log



**PHOTO 1: GENERAL PADDOCK IN THE NORTH OF SITE, FACING SOUTH-WEST.**



**PHOTO 2: SMALL PADDOCK WITH STABLES, FACING SOUTH-EAST.**



**PHOTO 3: BITUMEN DRIVEWAY TOWARD CENTRE OF SITE, FACING SOUTH-EAST.**



**PHOTO 4: RESIDENCE IN NORTHERN PORTION OF SITE, FACING SOUTH-WEST.**



Job No: 63698

Client: Seed Projects Pty Ltd

Version: R01 Rev A Date: 05/10/2022

Drawn By: M.C Checked By: J.B

Not to Scale

Coord. Sys n/a

**35 Grose River Road, Grose Wold  
NSW**

**APPENDIX A**



**PHOTO 5: SEPTIC TANK WITH 'RECLAIMED EFFLUENT' SIGNAGE.**



**PHOTO 6: DAM WITH EVIDENCE OF HISTORICAL CUT AND FILL ACTIVITIES, FACING NORTH.**



**PHOTO 7: RAINWATER TANK IN FAIR CONDITION, FACING SOUTH.**



**PHOTO 8: HISTORICAL AND AGED STRUCTURES WITHIN CENTRE OF SITE, FACING NORTH-EAST.**



Job No: 63698

Client: Seed Projects Pty Ltd

Version: R01 Rev A Date: 05/10/2022

Drawn By: M.C Checked By: J.B

Not to Scale

Coord. Sys n/a

35 Grose River Road, Grose Wold  
NSW

APPENDIX A



**PHOTO 9: PARTIALLY BURIED DEMOLITION WASTE AND CONCRETE SLAB NEAR CENTRAL STRUCTURES.**



**PHOTO 10: CENTRAL SHEDS AND STABLES, FACING NORTH-EAST.**



**PHOTO 11: MACHINERY/FUEL STORAGE WITHIN CENTRAL SHEDS AND STABLES, FACING SOUTH-EAST.**



**PHOTO 12: LARGE SILO ADJACENT TO CENTRAL SHEDS AND STABLES, FACING NORTH-EAST.**



Job No: 63698

Client: Seed Projects Pty Ltd

Version: R01 Rev A      Date: 05/10/2022

Drawn By: M.C      Checked By: J.B

Not to Scale

Coord. Sys n/a

**35 Grose River Road, Grose Wold  
NSW**

**APPENDIX A**



**PHOTO 13: PUMP HOUSING AND HOSE FOR ANIMAL WASHING, FACING NORTH-EAST.**



**PHOTO 14: BRICK AND TILE FRAGMENTS ALONG GRAVEL TRACK, FACING SOUTH-WEST.**



**PHOTO 15: HAZARDOUS CHEMICAL STORAGE SHED (LOCKED), FACING SOUTH-WEST.**



**PHOTO 16: AFFF (PFAS) FIRE EXTINGUISHER.**



Job No: 63698

Client: Seed Projects Pty Ltd

Version: R01 Rev A      Date: 05/10/2022

Drawn By: M.C      Checked By: J.B

Not to Scale

Coord. Sys n/a

**35 Grose River Road, Grose Wold  
NSW**

**APPENDIX A**



**PHOTO 17: DIESEL AST, FACING NORTH-WEST.**



**PHOTO 18: SAND STOCKPILE PARTIALLY VEGETATED, FACING NORTH.**



**PHOTO 19: HAY AND FARMING EQUIPMENT STORAGE, FACING SOUTH-WEST.**



**PHOTO 20: UNDERGROUND SERVICE EASEMENT, FACING SOUTH-WEST.**



Job No: 63698

Client: Seed Projects Pty Ltd

Version: R01 Rev A      Date: 05/10/2022

Drawn By: M.C      Checked By: J.B

Not to Scale

Coord. Sys n/a

**35 Grose River Road, Grose Wold  
NSW**



**PHOTO 21: HISTORICAL EQUESTRIAN TRACK IN SOUTHERN PORTION OF SITE, FACING SOUTH-EAST.**



**PHOTO 22: UNUSED CHICKEN COUPS, FACING NORTH.**



**PHOTO 23: GENERAL PADDOCK WITH ELECTRICAL FENCING AND IMPACT SPRINKLERS, FACING NORTH.**



Job No: 63698

Client: Seed Projects Pty Ltd

Version: R01 Rev A

Date: 05/10/2022

Drawn By: M.C

Checked By: J.B

Not to Scale

Coord. Sys n/a

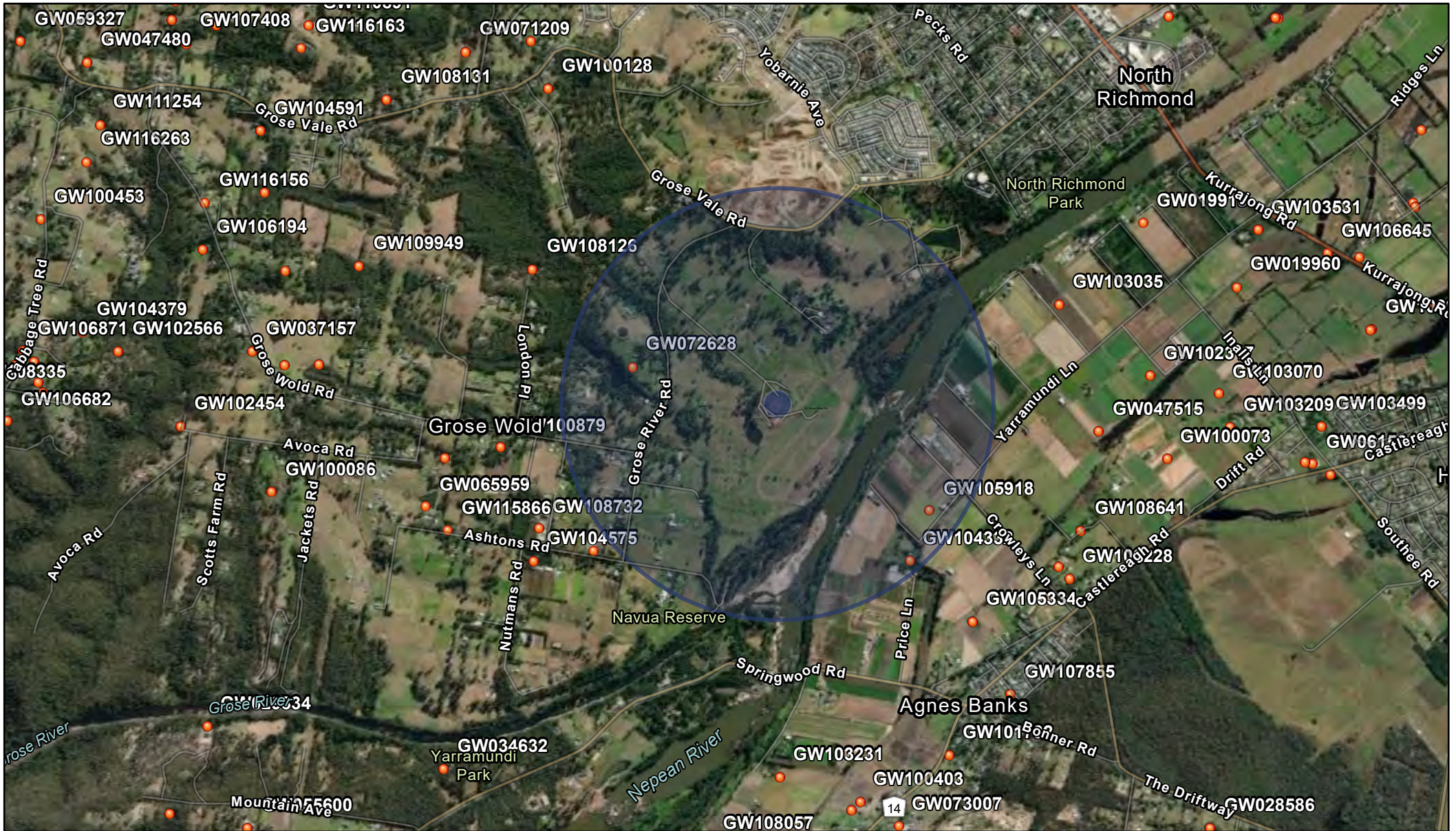
**35 Grose River Road, Grose Wold  
NSW**

**APPENDIX A**

## Appendix B Hydrogeology

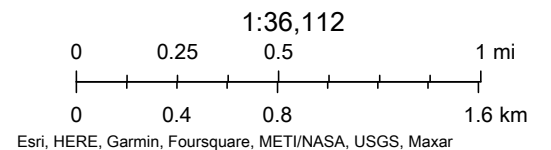


# Groundwater Bores 1.5km



06/10/2022, 2:34:13 pm

● Groundwater Bores (WaterNSW, 2021)\*



# WaterNSW

## Work Summary

**GW105918**

**Licence:** 10WA112687

**Licence Status:** CURRENT

**Authorised Purpose(s):** STOCK,DOMESTIC  
**Intended Purpose(s):**

**Work Type:** Bore

**Work Status:**

**Construct.Method:**

**Owner Type:**

**Commenced Date:**  
**Completion Date:** 13/05/2005

**Final Depth:**  
**Drilled Depth:**

**Contractor Name:** (None)

**Driller:**

**Assistant Driller:**

**Property:** N/A NSW

**Standing Water Level**  
(m):

**GWMA:** -  
**GW Zone:** -

**Salinity Description:**  
**Yield (L/s):**

### Site Details

**Site Chosen By:**

County	Parish	Cadastre
<b>Form A:</b> CUMBERLAND	HAM COMMO	23 575351
<b>Licensed:</b> CUMBERLAND	HAM COMMON	Whole Lot 23//575351

**Region:** 10 - Sydney South Coast

**CMA Map:** 9030-4N

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

**Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** (Unknown)

**Northing:** 6279375.000  
**Easting:** 287401.000

**Latitude:** 33°36'15.1"S  
**Longitude:** 150°42'31.2"E

**GS Map:** -

**MGA Zone:** 56

**Coordinate Source:** Unknown

\*\*\* End of GW105918 \*\*\*

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



# WaterNSW

## Work Summary

**GW104332**

**Licence:** 10WA112654

**Licence Status:** CURRENT

**Authorised Purpose(s):** DOMESTIC, STOCK  
**Intended Purpose(s):** STOCK, DOMESTIC, FARMING

**Work Type:** Bore

**Work Status:** Supply Obtained

**Construct.Method:** Rotary

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 14/05/1996

**Final Depth:** 18.30 m  
**Drilled Depth:** 18.30 m

**Contractor Name:** Ultra Drilling  
**Driller:** Bradley Alan Dodd  
**Assistant Driller:**

**Property:** BLUE GARDENS 254 Yarramundi  
 Lane AGNES BANKS 2753 NSW  
**GWMA:** -  
**GW Zone:** -

**Standing Water Level:** 12.000  
 (m):  
**Salinity Description:**  
**Yield (L/s):** 0.730

### Site Details

**Site Chosen By:**

<b>County</b>	<b>Parish</b>	<b>Cadastre</b>
<b>Form A:</b> CUMBERLAND	HAM COMMO	LT 220 DP 808633
<b>Licensed:</b> CUMBERLAND	HAM COMMON	Whole Lot 220//808633

**Region:** 10 - Sydney South Coast

**CMA Map:**

**River Basin:** - Unknown  
**Area/District:**

**Grid Zone:**

**Scale:**

**Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** Unknown

**Northing:** 6279083.000  
**Easting:** 287293.000

**Latitude:** 33°36'24.5"S  
**Longitude:** 150°42'26.7"E

**GS Map:** -

**MGA Zone:** 56

**Coordinate Source:** Map Interpre

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	18.30	190			Rotary Air
1	1	Casing	Steel	0.20	17.00	168	158		Seated on Bottom, Welded
1	1	Opening	Slots - Vertical	14.00	16.00	168		0	Steel, SL: 0.5mm, A: 4.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
14.00	17.00	3.00	Unknown	12.00	18.00	0.73	18.00	02:00:00	500.00

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	13.50	13.50	BLACK SAND(COARSE)	Sand	
13.50	17.50	4.00	ROUNDED RIVER GRAVEL	Gravel	
17.50	18.30	0.80	SHALE	Shale	



## Remarks

---

14/05/1996: Form A Remarks:

The bore was developed for 3 hrs. and no sign of sand, therefor the screen was omitted.

**\*\*\* End of GW104332 \*\*\***

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

# WaterNSW Work Summary

**GW072628**

**Licence:** 10WA106904

**Licence Status:** CURRENT

**Authorised Purpose(s):** DOMESTIC, STOCK  
**Intended Purpose(s):** STOCK, DOMESTIC

**Work Type:** Bore

**Work Status:**

**Construct.Method:** Rotary

**Owner Type:**

**Commenced Date:**  
**Completion Date:** 16/11/1994

**Final Depth:** 28.10 m  
**Drilled Depth:** 28.10 m

**Contractor Name:** Mountain Water Drilling

**Driller:** Neil John Mason

**Assistant Driller:**

**Property:** BUZAS 92 Grose River Rd GROSE  
VALE 2753 NSW

**Standing Water Level**  
(m):

**GWMA:** -  
**GW Zone:** -

**Salinity Description:**  
Yield (L/s):

## Site Details

**Site Chosen By:**

<b>County</b>	<b>Parish</b>	<b>Cadastre</b>
<b>Form A:</b> COOK	KURRAJONG	401//1028966
<b>Licensed:</b> COOK	KURRAJONG	Whole Lot
		401//1028966

**Region:** 10 - Sydney South Coast

**CMA Map:**

**River Basin:** - Unknown  
**Area/District:**

**Grid Zone:**

**Scale:**

**Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** Unknown

**Northing:** 6280163.000  
**Easting:** 285667.000

**Latitude:** 33°35'48.3"S  
**Longitude:** 150°41'24.6"E

**GS Map:** -

**MGA Zone:** 56

**Coordinate Source:** Unknown

## Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	28.10	165			Rotary
1	1	Casing	Pvc Class 9	0.00	28.10	100			Seated on Bottom, Glued
1	1	Opening	Slots - Vertical	25.00	28.10	100		0	Sawn, PVC, A: 3.10mm

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
25.00	25.10	0.10	Unknown			1.50	28.10	01:00:00	

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.00	2.00	CLAY	Unknown	
2.00	28.10	26.10	SANDSTONE	Unknown	

**\*\*\* End of GW072628 \*\*\***

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

## Appendix C EPA Records



## Public registers

### - POEO Public Register

[Licences, applications and notices search](#)

[Penalty notices search](#)

[Enforceable undertakings search](#)

[Enforceable undertakings media releases](#)

[Exemptions and approvals search](#)

[Prosecutions or civil proceedings search](#)

[Terms of use: POEO public register](#)

[Licensing FAQs](#)

[List of licences](#)

[Unlicensed premises regulated by the EPA](#)

### + Contaminated land record of notices

[Dangerous goods licences](#)

[Pesticide licences](#)

[Radiation licences](#)

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

## Search results

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

**Suburb - Grose Wold**

returned 0 result

Search A

## Public registers

[+ POEO Public Register](#)
[- Contaminated land record of notices](#)
[About the record of notices](#)
[List of notified sites](#)
[Tips for searching](#)
[Disclaimer](#)
[Dangerous goods licences](#)
[Pesticide licences](#)
[Radiation licences](#)
[Home](#) [Public registers](#) [Contaminated land record of notices](#)

## Search results

Your search for: Suburb: GROSE WOLD

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

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

More information about particular sites may be available from:

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

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed. This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register. [POEO public register](#)

[Search Again](#)
[Refine Search](#)

### Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

[... more search tips](#)



Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
GRIFFITH	Former Landmark Fertiliser Storage Facility	2-8 Jensen ROAD	Chemical Industry	Regulation under CLM Act not required	-34.29365599	146.0536413
GRIFFITH	Former Murrumbidgee Irrigation Depot	55-77 Banna AVENUE	Other Industry	Regulation under CLM Act not required	-34.28858242	146.0567509
GRIFFITH	Liberty Depot (former Shell CVRO) Griffith	6-10 Mackay AVENUE	Other Petroleum	Regulation under CLM Act not required	-34.2910045	146.063824
GRIFFITH	Mobil Depot - Griffith Airport	Off Remembrance DRIVE	Other Petroleum	Regulation under CLM Act not required	-34.25618872	146.0620449
GUILDFORD	7-Eleven Service Station Guildford West	176 Fowler ROAD	Service Station	Regulation under CLM Act not required	-33.85149493	150.9722491
GULGONG	Lowes Petroleum (former BP) Depot Gulgong	6 Railway STREET	Other Petroleum	Regulation under CLM Act not required	-32.35950625	149.5461499
GULGONG	The Oval Site	Queen STREET	Unclassified	Regulation under CLM Act not required	-32.36169815	149.531075
GULMARRAD	BP Service Station Maclean	3976 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-29.48537407	153.2004311
GUMLY GUMLY	Brick Kiln Reserve	Eunony Bridge ROAD	Landfill	Regulation under CLM Act not required	-35.12098411	147.4196309
GUMLY GUMLY	Caltex Service Station	3723 Sturt HIGHWAY	Service Station	Regulation under CLM Act not required	-35.13590309	147.4424551
GUNDAGAI	Former Mobil Depot	98 Mount STREET	Other Petroleum	Regulation under CLM Act not required	-35.08206783	148.096221
GUNNEDAH	Adjacent to Service Station	Intersection of Henry Street and Conadilly STREET	Service Station	Contamination formerly regulated under the CLM Act	-30.98072588	150.2582802
GUNNEDAH	Ampol Australia Petroleum Pty Ltd (previously Caltex Australia)	21 Abbott STREET	Service Station	Regulation under CLM Act not required	-30.98021001	150.2561856
GUNNEDAH	BP Depot Gunnedah	103 Mathias ROAD	Other Petroleum	Contamination currently regulated under CLM Act	-30.96665001	150.2326526
GUNNEDAH	BP Service Station	Corner Conadilly Street & Henry STREET	Service Station	Contamination formerly regulated under the CLM Act	-30.98116266	150.2583066

## Appendix D Australian Heritage Trust Records



# Search Results

No results found.

Enter at least one search criterion.

[Search Hints](#)

<input type="text"/>		<input type="button" value="Search"/>	<input type="button" value="Reset form"/>
Place name	<input type="text" value="1"/>		
Street name	<input type="text" value="Grose River Road"/>		
Town or suburb	<input type="text" value="Grose Wold"/>	State	<input type="text" value="New South Wales"/>
Country	<input type="text" value="Australia"/>		

## Advanced search options

List	<input type="text" value="All Lists"/>		
<i>Different lists will provide different status and class options</i>			
Local Government Area	<input type="text"/>	Place ID number	<input type="text"/>
<a href="#">Legal status</a>	<input type="text" value="--All--"/>	Class	<input type="text" value="--All--"/>
Keyword Search			
<input type="text"/>			
<input checked="" type="checkbox"/> Description	<input checked="" type="checkbox"/> Statement of Significance	<input checked="" type="checkbox"/> Place history	
<a href="#">Latitude/Longitude</a>			
N			
Latitude 1			
Longitude 1	<input type="text"/>	S	Longitude 2
W	<input type="text"/>	E	Latitude 2
	<input type="text"/>	S	<input type="text"/>
		S	E
E			
<input type="radio"/> Wholly within region			
<input checked="" type="radio"/> Wholly or partially within region			
<i>Longitude coordinates should be entered as ddd.mm.ss</i>			
<i>Latitude coordinates should be entered as dd.mm.ss</i>			
Map Ref No			
<input type="text"/>			
<i>1:100,000 eg 2357</i>			
<i>1:250,000 eg SF-50-01</i>			

### Search Hints

- Not all fields need to be filled in. The fewer you fill in the more results you will get.
- If you cannot find a place, check spelling and try alternative names. Reduce the number of words that you include and use fewer fields.
- The Local Government field used on its own will provide a comprehensive list of places in an area.

Report Produced: Fri Sep 23 12:38:17 2022

# Search Results

No results found.

Enter at least one search criterion.

[Search Hints](#)

<input type="button" value="Search"/> <input type="button" value="Reset form"/>	
Place name <input type="text" value="35"/>	
Street name <input type="text" value="Grose River Road"/>	
Town or suburb <input type="text" value="Grose Wold"/>	State <input style="border: none; background-color: #f0f0f0; padding: 2px; border-bottom: 1px solid #ccc;" type="text" value="New South Wales"/>
Country <input type="text" value="Australia"/>	

## Advanced search options

List <input style="border: none; background-color: #f0f0f0; padding: 2px; border-bottom: 1px solid #ccc;" type="text" value="All Lists"/>	
<i>Different lists will provide different status and class options</i>	
Local Government Area <input type="text"/>	Place ID number <input type="text"/>
<a href="#">Legal status</a> <input style="border: none; background-color: #f0f0f0; padding: 2px; border-bottom: 1px solid #ccc;" type="text" value="--All--"/>	Class <input style="border: none; background-color: #f0f0f0; padding: 2px; border-bottom: 1px solid #ccc;" type="text" value="--All--"/>

Keyword Search <input type="text"/>		
<input checked="" type="checkbox"/> Description	<input checked="" type="checkbox"/> Statement of Significance	<input checked="" type="checkbox"/> Place history

<a href="#">Latitude/Longitude</a>					
N					
Latitude 1					
Longitude 1		<input type="text"/>	S	Longitude 2	
W	<input type="text"/>	E	Latitude 2	<input type="text"/>	E
<input type="text"/>		S			
S					
<input type="radio"/> Wholly within region					
<input checked="" type="radio"/> Wholly or partially within region					
<i>Longitude coordinates should be entered as ddd.mm.ss</i>					
<i>Latitude coordinates should be entered as dd.mm.ss</i>					

Map Ref No <input type="text"/>
<i>1:100,000 eg 2357</i>
<i>1:250,000 eg SF-50-01</i>

### Search Hints

- Not all fields need to be filled in. The fewer you fill in the more results you will get.
- If you cannot find a place, check spelling and try alternative names. Reduce the number of words that you include and use fewer fields.
- The Local Government field used on its own will provide a comprehensive list of places in an area.

Report Produced: Fri Sep 23 12:41:26 2022

# Search Results

No results found.

Enter at least one search criterion.

[Search Hints](#)

		<input type="button" value="Search"/>	<input type="button" value="Reset form"/>
Place name	<input type="text" value="61"/>		
Street name	<input type="text" value="Grose River Road"/>		
Town or suburb	<input type="text" value="Grose Wold"/>	State	<input type="text" value="New South Wales"/>
Country	<input type="text" value="Australia"/>		

## Advanced search options

List	<input type="text" value="All Lists"/>		
<i>Different lists will provide different status and class options</i>			
Local Government Area	<input type="text"/>	Place ID number	<input type="text"/>
<a href="#">Legal status</a>	<input type="text" value="--All--"/>	Class	<input type="text" value="--All--"/>
Keyword Search			
<input type="text"/>			
<input checked="" type="checkbox"/> Description	<input checked="" type="checkbox"/> Statement of Significance	<input checked="" type="checkbox"/> Place history	
<a href="#">Latitude/Longitude</a>			
N			
Latitude 1			
Longitude 1	<input type="text"/>	S	Longitude 2
W	<input type="text"/>	E	Latitude 2
	<input type="text"/>	S	<input type="text"/>
		S	E
<input type="radio"/> Wholly within region			
<input checked="" type="radio"/> Wholly or partially within region			
<i>Longitude coordinates should be entered as ddd.mm.ss</i>			
<i>Latitude coordinates should be entered as dd.mm.ss</i>			
Map Ref No			
<input type="text"/>			
<i>1:100,000 eg 2357</i>			
<i>1:250,000 eg SF-50-01</i>			

### Search Hints

- Not all fields need to be filled in. The fewer you fill in the more results you will get.
- If you cannot find a place, check spelling and try alternative names. Reduce the number of words that you include and use fewer fields.
- The Local Government field used on its own will provide a comprehensive list of places in an area.

Report Produced: Fri Sep 23 12:42:29 2022

# Search Results

No results found.

Enter at least one search criterion.

[Search Hints](#)

		<input type="button" value="Search"/>	<input type="button" value="Reset form"/>
Place name	<input type="text" value="63"/>		
Street name	<input type="text" value="Grose River Road"/>		
Town or suburb	<input type="text" value="Grose Wold"/>	State	<input type="text" value="New South Wales"/>
Country	<input type="text" value="Australia"/>		

## Advanced search options

List	<input type="text" value="All Lists"/>			
<i>Different lists will provide different status and class options</i>				
Local Government Area	<input type="text"/>		Place ID number	<input type="text"/>
<a href="#">Legal status</a>	<input type="text" value="--All--"/>		Class	<input type="text" value="--All--"/>
Keyword Search				
<input type="text"/>				
<input checked="" type="checkbox"/> Description	<input checked="" type="checkbox"/> Statement of Significance	<input checked="" type="checkbox"/> Place history		
<a href="#">Latitude/Longitude</a>				
N				
Latitude 1				
Longitude 1	<input type="text"/>	S	Longitude 2	
W	<input type="text"/>	E	Latitude 2	
	<input type="text"/>	S	<input type="text"/>	
		E	E	
S				
<input type="radio"/> Wholly within region				
<input checked="" type="radio"/> Wholly or partially within region				
<i>Longitude coordinates should be entered as ddd.mm.ss</i>				
<i>Latitude coordinates should be entered as dd.mm.ss</i>				
Map Ref No				
<input type="text"/>				
<i>1:100,000 eg 2357</i>				
<i>1:250,000 eg SF-50-01</i>				

### Search Hints

- Not all fields need to be filled in. The fewer you fill in the more results you will get.
- If you cannot find a place, check spelling and try alternative names. Reduce the number of words that you include and use fewer fields.
- The Local Government field used on its own will provide a comprehensive list of places in an area.

Report Produced: Fri Sep 23 12:43:19 2022

## **Appendix E Section 10.7 (2 & 5) Planning Certificates**



## Planning Certificate

Issued under Section 10.7 of the *Environmental Planning and Assessment Act, 1979*

JBS & G Pty Ltd  
Level 1  
50 Margaret Street  
SYDNEY NSW 2000

[vjee@jbsg.com.au](mailto:vjee@jbsg.com.au)

<b>Certificate Number</b>	PC0625/23
<b>Date of Endorsement</b>	29 September 2022
<b>Your Reference</b>	63698

### Location

<b>Land Description</b>	Lots 6,7 8 and 14 DP 7033004, 1, 35, 61 and 63 Grose River Road GROSE WOLD NSW 2753
-------------------------	--

The following information is only applicable as of the date of this certificate and is provided pursuant to Section 10.7 of the *Environmental Planning and Assessment Act 1979*, as prescribed by Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*.

### Information pursuant to Section 10.7(2) of the Act

#### 1 Names of relevant planning instruments and Development Control Plans

1.1 The land is affected by the following environmental planning instruments:

##### ***Hawkesbury Local Environmental Plan 2012***

##### ***State Environmental Planning Policy (Precincts - Central River City) 2021***

*State Environmental Planning Policy (Precincts - Central River City) 2021* contains planning provisions for precinct planning, which is a form of strategic planning applied to a specified geographic area. The precincts in this policy are located in the Central River City. This city is based the strategic planning vision of the 'three cities' regions identified in the Greater Sydney Region Plan - A Metropolis of Three Cities.

##### ***State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development***

Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

##### ***State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004***

This SEPP operates in conjunction with *Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004* to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.





## ***State Environmental Planning Policy (Exempt and Complying Development Codes) 2008***

Aims to provide streamlined assessment processes for development that complies with specified development standards.

## ***State Environmental Planning Policy (Housing) 2021***

This Policy enables the development of diverse housing types, including purpose-built rental housing, encourages the development of housing that will meet the needs of more vulnerable members of the community, ensures that new housing development provides a reasonable level of amenity and are in locations where it will make good use of existing and planned infrastructure and services, and seeks to mitigate the loss of existing affordable rental housing. The Policy also supports short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impact of this use.

## ***State Environmental Planning Policy (Planning Systems) 2021***

*State Environmental Planning Policy (Planning Systems) 2021:*

- identifies State or regionally significant development, State significant Infrastructure, and critical State significant infrastructure.
- provides for consideration of development delivery plans by local Aboriginal land councils in planning assessment.
- allows the Planning Secretary to elect to be the concurrence authority for certain development that requires concurrence under nominated State environmental planning policies.

## ***State Environmental Planning Policy (Biodiversity and Conservation) 2021***

*State Environmental Planning Policy (Biodiversity and Conservation) 2021* contains:

- planning rules and controls for the clearing of native vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development application.
- the land use planning and assessment framework for koala habitat.
- provisions which establish a consistent and co-ordinated approach to environmental planning and assessment along the River Murray.
- provisions seeking to protect and preserve bushland within public open space zones and reservations.
- provisions which aim to prohibit canal estate development.
- provisions to support the water quality objectives for the Sydney drinking water catchment.
- provisions to protect the environment of the Hawkesbury-Nepean River system.
- provisions to manage and improve environmental outcomes for Sydney Harbour and its tributaries.
- provisions to manage and promote integrated catchment management policies along the Georges River and its tributaries.
- provisions which seek to protect, conserve and manage the World Heritage listed Willandra Lakes property.

## ***State Environmental Planning Policy (Resilience and Hazards) 2021***

*State Environmental Planning Policy (Resilience and Hazards) 2021* contains planning provisions:

- for land use planning within the coastal zone, in a manner consistent with the objects of the Coastal Management Act 2016.
- to manage hazardous and offensive development.
- which provides a state-wide planning framework for the remediation of contaminated land and to minimise the risk of harm.

## ***State Environmental Planning Policy (Transport and Infrastructure) 2021***

*State Environmental Planning Policy (Transport and Infrastructure) 2021* contains planning provisions:

- for infrastructure in NSW, such as hospitals, roads, railways, emergency services, water supply and electricity delivery.
- for child-care centres, schools, TAFEs and Universities.
- planning controls and reserves land for the protection of three corridors (North South Rail Line, South



- West Rail Link extension and Western Sydney Freight Line).
- the land use planning and assessment framework for appropriate development at Port Kembla, Port Botany and Port of Newcastle.

## ***State Environmental Planning Policy (Industry and Employment) 2021***

*State Environmental Planning Policy (Industry and Employment) 2021* contains planning provisions:

- applying to employment land in western Sydney.
- for advertising and signage in NSW.

## ***State Environmental Planning Policy (Resources and Energy) 2021***

*State Environmental Planning Policy (Resources and Energy) 2021* contains planning provisions:

- for the assessment and development of mining, petroleum production and extractive material resource proposals in NSW.
- which aim to facilitate the development of extractive resources in proximity to the population of the Sydney Metropolitan Area by identifying land which contains extractive material of regional significance.

## ***State Environmental Planning Policy (Primary Production) 2021***

*State Environmental Planning Policy (Primary Production) 2021* contains planning provisions:

- to manage primary production and rural development including supporting sustainable agriculture.
- for the protection of prime agricultural land of state and regional significance as well as regionally significant mining and extractive resources.

- 1.2 The land is affected by the following proposed environmental planning instruments that are or have been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979* (excludes instruments where Council has been notified that the making of the proposed instrument has been deferred indefinitely or has not been approved):

### ***Draft State Environmental Planning Policy (Environment) 2017***

### ***Amendment to State Environmental Planning Policy No. 55 – Remediation of Land***

### ***Amendment to State Environmental Planning Policy (State and Regional Development) 2011 - Water Treatment Facilities***

### ***Draft State Environmental Planning Policy – Cumberland Plain Conservation Plan***

### ***Draft State Environmental Planning Policy – Design and Place***

### ***Amendment to State Environmental Planning Policy (Infrastructure) 2007 - Health Services Facilities***

### ***Amendment to State Environmental Planning Policy (Primary Production and Rural Development) 2019 – Agritourism and small-scale agriculture development***

### ***Amendment to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 – Agritourism and small-scale agriculture development***

### ***Amendment to State Environmental Planning Policy (Infrastructure) 2007 - Telecommunications and other communications facilities***

### ***Amendment to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 - Hospitality, Events and Arts Industries***

### ***Amendment to State Environmental Planning Policy (Infrastructure) 2007 - Landscape Rehydration Infrastructure***





## **Amendment to State Environmental Planning Policy (Infrastructure) 2007 - Definitions and Assessment**

## **Amendment to State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 - Assessment**

On 1 December 2022, Business and Industrial zones will be replaced by the new Employment zones under the Standard Instrument (Local Environmental Plans) Order 2006. Between 31 May 2022 to 12 July 2022, the Department of Planning and Environment is exhibiting details of how each Local Environmental Plan that includes a current Business or Industrial zone will be amended to use the new Employment zones. The Explanation of Intended Effect (EIE) and a searchable web tool that displays the current and proposed zone for land covered in this public exhibition is available on the [Planning Portal](#).

1.3 The land is affected by the following Development Control Plans:

### **Hawkesbury Development Control Plan 2002**

Note: In this section a proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

## **2 Zoning and land use under relevant Local Environmental Plans**

2.1 The land is zoned:

RU1 Primary Production under *Hawkesbury Local Environmental Plan 2012*.

2.2 Development permitted without development consent:

Under the provisions of *Hawkesbury Local Environmental Plan 2012* the purposes for which development may be carried out within the zone without development consent are referred to in the Land Use Table Annexure.

2.3 Development requiring development consent:

Under the provisions of *Hawkesbury Local Environmental Plan 2012* the purposes for which development may be carried out within the zone without development consent are referred to in the Land Use Table Annexure.

2.4 Development that is prohibited:

Under the provisions of *Hawkesbury Local Environmental Plan 2012* the purposes for which the carrying out of development is prohibited within the zone are referred to in the Land Use Table Annexure.

The following special provisions of *Hawkesbury Local Environmental Plan 2012* may apply to the subject land:

- Clause 2.5 Additional permitted uses for particular land.
- Clause 2.6 Subdivision - consent requirements.
- Clause 2.7 Demolition requires development consent.
- Clause 2.8 Temporary use of land.
- Part 3 Exempt and complying development.
- Clause 4.2 Rural subdivision.
- Clause 4.2A Residential development and subdivision prohibited on certain land.
- Clause 5.1 Relevant acquisition authority.
- Clause 5.1A Development on land intended to be acquired for public purposes.
- Clause 5.3 Development near zone boundaries.
- Clause 5.7 Development below mean high water mark.
- Clause 5.8 Conversion of fire alarms.
- Clause 5.10 Heritage conservation.
- Clause 5.11 Bush fire hazard reduction.



- Clause 5.12 Infrastructure development and use of existing buildings of the Crown.
- Clause 6.1 Acid sulfate soils.
- Clause 6.2 Earthworks.
- Clause 6.11 Residential accommodation at Johnston and New Streets, Windsor.
- Clause 6.12 Certain development at Richmond Lowlands.

These special provisions may alter the development shown in the Land Use Table which may be carried out with or without development consent and prohibited land uses. Please refer to the above mentioned provisions of *Hawkesbury Local Environmental Plan 2012* to determine applicability.

2.5 Has Council adopted any development standards providing fixed minimum land dimensions for the erection of a dwelling house on the land?

No.

2.6 Does the land include or comprise critical habitat?

No.

2.7 Is the land in a conservation area under *Hawkesbury Local Environmental Plan 2012* or a proposed instrument referred to in section 1 of this certificate (other than a SEPP or proposed SEPP)?

No.

2.8 Is an item of environmental heritage under *Hawkesbury Local Environmental Plan 2012* or a proposed instrument referred to in section 1 of this certificate (other than a SEPP or proposed SEPP) situated on the land?

No.

Note: The land may also be subject to a proposed environmental planning instrument (see section 1.2 of this certificate) that may change the information given in this section of the certificate.

## **2A Zoning and land use under *State Environmental Planning Policy (Precincts - Central River City) 2021* *Hawkesbury Growth Centres Precinct Plan 2017***

2A.1 The land is zoned:

Not Applicable - See Question 2.1.

2A.2 Development permitted without development consent:

Not Applicable - See Question 2.2.

2A.3 Development requiring development consent:

Not Applicable - See Question 2.3.

2A.4 Development that is prohibited:

Not Applicable - See Question 2.4.

2A.5 Does the *State Environmental Planning Policy (Precincts - Central River City) 2021* contain any development standards providing fixed minimum land dimensions for the erection of a dwelling house on the land?

Not Applicable - See Question 2.5.



2A.6 Does the land include or comprise critical habitat?

Not Applicable - See Question 2.6.

2A.7 Is the land in a conservation area under the *State Environmental Planning Policy (Precincts - Central River City) 2021*?

Not Applicable - See Question 2.7.

2A.8 Is an item of environmental heritage under the *State Environmental Planning Policy (Precincts - Central River City) 2021*?

Not Applicable - See Question 2.8.

Note: The land may also be subject to a proposed environmental planning instrument (see section 1.2 of this certificate) that may change the information given in this section of the certificate.

**3 Complying Development under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3), and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.**

3.1 Housing Code.

Can complying development under the Housing Code be carried out on the subject land?

In part. Complying development cannot be carried out on that part of the land that:

- Is identified on an acid sulfate soils map as being Class 1 or Class 2.

Council does not have sufficient information to ascertain whether or not complying development can be carried out on the land in relation to the land being identified, or not, as 'environmentally sensitive land' as defined by Schedule 3 - *Environmentally sensitive land* of *State Environmental Planning Policy (Housing) 2021*.

3.2 Housing Alterations Code.

Can complying development under the Housing Alterations Code be carried out on the subject land?

Yes.

3.3 Commercial and Industrial Alterations Code.

Can complying development under the Commercial and Industrial Alterations Code be carried out on the subject land?

Yes.

3.4 Subdivisions Code.

Can complying development under the Subdivisions Code be carried out on the subject land?

Yes.

3.5 Rural Housing Code.

Can complying development under the Rural Housing Code be carried out on the subject land?

In part. Complying development cannot be carried out on that part of the land that:

- Is identified on an acid sulfate soils map as being Class 1 or Class 2.



Council does not have sufficient information to ascertain whether or not complying development can be carried out on the land in relation to the land being identified, or not, as 'environmentally sensitive land' as defined by Schedule 3 - *Environmentally sensitive land* of *State Environmental Planning Policy (Housing) 2021*.

## 3.6 General Development Code.

Can complying development under the General Development Code be carried out on the subject land?

Yes.

## 3.7 Demolition Code.

Can complying development under the Demolition Code be carried out on the subject land?

Yes.

## 3.8 Commercial and Industrial (New Buildings and Additions) Code.

Can complying development under the Commercial and Industrial (New Buildings and Additions) Code be carried out on the subject land?

In part. Complying development cannot be carried out on that part of the land that:

- Is identified on an acid sulfate soils map as being Class 1 or Class 2.

Council does not have sufficient information to ascertain whether or not complying development can be carried out on the land in relation to the land being identified, or not, as 'environmentally sensitive land' as defined by Schedule 3 - *Environmentally sensitive land* of *State Environmental Planning Policy (Housing) 2021*.

## 3.9 Container Recycling Facilities Code

Can complying development under the Container Recycling Facilities Code be carried out on the subject land?

Yes.

## 3.10 Fire Safety Code

Can complying development under the Fire Safety Code be carried out on the subject land?

Yes.

## 3.11 Greenfield Housing Code

Can complying development under the Greenfield Housing Code be carried out on the subject land?

In part. Complying development cannot be carried out on that part of the land that:

- Is identified on an acid sulfate soils map as being Class 1 or Class 2.

Council does not have sufficient information to ascertain whether or not complying development can be carried out on the land in relation to the land being identified, or not, as 'environmentally sensitive land' as defined by Schedule 3 - *Environmentally sensitive land* of *State Environmental Planning Policy (Housing) 2021*.



## 3.12 Low Rise Housing Diversity Code

Can complying development under the Low Rise Housing Diversity Code be carried out on the subject land?

In part. Complying development cannot be carried out on that part of the land that:

- Is identified on an acid sulfate soils map as being Class 1 or Class 2.

Council does not have sufficient information to ascertain whether or not complying development can be carried out on the land in relation to the land being identified, or not, as 'environmentally sensitive land' as defined by Schedule 3 - *Environmentally sensitive land of State Environmental Planning Policy (Housing) 2021*.

## 4 Repealed

### 4A Repealed

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

Has the owner (or any previous owner) of the land consented in writing to the land being subject to annual charges under Section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of Section 553B of that *Local Government Act 1993*)?

No.

Note: 'Existing coastal protection works' are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of Section 553B of the *Local Government Act 1993*.

## 5 Mine Subsidence

Is the subject land within a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*?

No.

## 6 Road widening and road realignment

Is the land affected by road widening or road re-alignment under Division 2 of Part 3 of the *Roads Act 1993*, or any environmental planning instruments, or any resolution of Council?

No.

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

Has Council adopted a policy or has any other public authority notified Council for the purpose of planning certificates of a policy that restricts the development of the land because of the likelihood of:

- a) Landslip.

No.

- b) Bushfire risk.

No.

- c) Tidal inundation.

Yes.



- d) Subsidence.  
No.
- e) Acid sulfate soils.  
Yes.
- f) Any other risk (other than flooding)?  
No.

## 7A Flood Related Development Controls Information

- (1) Is the land or part of the land within the flood planning area and subject to flood related development controls?

The land or part of the land is within the Flood Planning Area, and therefore subject to the flood related development controls that apply to the Flood Planning Area.

- (2) Is the land or part of the land between the flood planning area and the probable maximum flood and subject to flood related development controls?

The land or part of the land is between the Flood Planning Area and the Probable Maximum Flood, however is not subject to flood related development controls that apply to land located between the Flood Planning Area and the Probable Maximum Flood.

- (3) In this clause:

**Flood planning area** has the same meaning as in the Floodplain Development Manual.

**Floodplain Development Manual** means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

**Probable maximum flood** has the same meaning as in the Floodplain Development Manual.

Note: The above responses are provided in relation to the flood related development controls of *Hawkesbury Local Environmental Plan 2012* or *State Environmental Planning Policy (Precincts - Central River City) 2021 – Appendix 12 Hawkesbury Growth Centres Precinct Plan 2012* as applicable. Some State or Regional planning instruments may contain flood related development controls which affect the land. These include, but are not necessarily restricted to, *State Environmental Planning Policy (Exempt and Complying Development Code) 2008*, *State Environmental Planning Policy (Transport and Infrastructure) 2021*, *State Environmental Planning Policy (Precincts - Central River City) 2021*, *State Environmental Planning Policy (Primary Production) 2021*, *State Environmental Planning Policy (Resources and Energy) 2021*, and *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

## 8. Land Reserved for Acquisition

Is the land affected by any environmental planning instrument, or proposed environmental planning instrument referred to in section 1 of this certificate, which makes provision for the acquisition of the land by a public authority, as referred to in Section 3.15 of the *Environmental Planning and Assessment Act 1979*?

No.

## 9 Contributions Plans

The *Hawkesbury Section 94 Contributions Plan 2015* applies to the subject land.

The *Hawkesbury Section 94A Contributions Plan 2015* applies to the subject land.



## 9A Biodiversity certified land

Is the land biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*?

No.

Note: Biodiversity certified land includes land certified under Part 7AA of the *Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016*.

## 10 Biodiversity stewardship sites

Has Council been notified that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*?

No.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the *Threatened Species Conservation Act 1995* that are taken to be biodiversity stewardship agreements under Part 5 of the *Biodiversity Conservation Act 2016*.

## 10A Native vegetation clearing set asides

Does the land contain a set aside area under section 60ZC of the *Local Land Services Act 2013*?

No.

## 11 Bush fire prone land

Is the land bush fire prone land (as defined by the *Environmental Planning and Assessment Act 1979*)?

All of the land is bush fire prone.

## 12 Property Vegetation Plans

Has Council been notified that the land is land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies?

No.

## 13 Orders under *Trees (Disputes Between Neighbours) Act 2006*

Has Council been notified whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land?

No.

## 14 Directions under Part 3A

Is the land subject to an in force direction under Section 75P(2)(c1) of the *Environmental Planning and Assessment Act 1979*?

No.

## 15 Conditions for seniors housing

Has Council granted a development consent after 11 October 2007 in respect of the land setting out any terms of a kind referred to in Chapter 3, Part 5, clause 88(2) of *State Environmental Planning Policy (Housing) 2021*?

No.



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

Is the land subject to a valid site compatibility certificate (infrastructure), or site compatibility certificate (schools or TAFE establishments), of which Council is aware?

No.

## 17 Site compatibility certificates and conditions for affordable rental housing

17.1 Is the land subject to a current site compatibility certificate (affordable rental housing), of which Council is aware?

No.

17.2 Has Council granted a development consent in respect of the land which includes a condition of consent that sets out any terms of a kind referred to in Chapter 2, Part 2, Division 1 or 5, clause 21(1) or 40(1) of *State Environmental Planning Policy (Housing) 2021*?

No.

## 18 Paper subdivision information

18.1 Is the land subject to a development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot?

No.

18.2 Is the land subject to a subdivision order?

No.

Note: Words and expressions used in this section have the same meaning as they have in Part 16C of the *Environmental Planning and Assessment Regulation 2000*.

## 19 Site verification certificates

Is the land subject to a current site verification certificate of which Council is aware?

No.

Note: A site verification certificate sets out the Planning Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

## 20 Loose-fill asbestos insulation

Does the land contain any residential premises that is listed on the register required to be maintained under Division 1A of Part 8 of the *Home Building Act 1989*?

No.

## 21 Affected building notices and building product rectification orders

21.1 Is the land subject to an in force affected building notice (within the meaning of Part 4 of the *Building Products (Safety) Act 2017*), of which Council is aware?

No.





21.2 (a) Is the land subject to an in force affected building product rectification order (within the meaning of the *Building Products (Safety) Act 2017*) that has not been fully complied with?

No.

(b) Is the land subject to a notice of intention to make a building product rectification order (within the meaning of the *Building Products (Safety) Act 2017*), of which Council is aware has been given, and that is outstanding?

No.

## 22 State Environmental Planning Policy (Western Sydney Aerotropolis) 2020

Not Applicable

### Additional Matters

Certain prescribed matters under Section 59(2) of the *Contaminated Land Management Act 1997 (CLMA 1997)*.

a) Is the land significantly contaminated land within the meaning of the CLMA 1997?

No.

b) Is the land subject to a management order within the meaning of the CLMA 1997?

No.

c) Is the land subject to an approved voluntary management proposal within the meaning of the CLMA 1997?

No.

d) Is the land subject to an ongoing maintenance order within the meaning of the CLMA 1997?

No.

e) Is the land subject to a site audit statement within the meaning of the CLMA 1997?

No.



## Information pursuant to Section 10.7(5) of the Act

Applicants are advised that Council does not accept any liability in respect of any advice provided under the heading 'Development Consent'.

### Preservation of trees and vegetation

The *Hawkesbury Local Environmental Plan 2012*, *State Environmental Planning Policy (Precincts - Central River City) 2021*, *State Environmental Planning Policy (Biodiversity and Conservation) 2021* and the *Hawkesbury Development Control Plan 2002* contain provisions which relate to the preservation of trees and vegetation throughout the local government area.

### Development Consent

Has a development consent which applies to the subject land been issued within the past five years? If a development consent has been issued within the past five years, reference should be made to Section 4.53 of the *Environmental Planning and Assessment Act 1979* to determine whether or not the consent has lapsed.

No.

## Enquiries

For any enquiries please contact Customer Service on (02) 4560 4444.

**Chris Carloss** | Authorised Officer | Hawkesbury City Council

[www.hawkesbury.nsw.gov.au](http://www.hawkesbury.nsw.gov.au)



## Land Use Table Annexure

### Hawkesbury Local Environment Plan 2012

#### Land Use Table

**Note:** A type of development referred to in the Land Use Table is a reference to that type of development only to the extent it is not regulated by an applicable State Environmental Planning Policy. Please refer to the State Environmental Planning Policies (SEPPs) listed in Question 1.1 of the Planning Certificate to determine if additional permissibility's or prohibitions apply to development under these Policies.

### Zone RU1 Primary Production

#### 1. Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage agricultural activities that do not rely on highly fertile land.
- To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.
- To promote the conservation and enhancement of local native vegetation including the habitat of threatened species, populations and ecological communities by encouraging development to occur in areas already cleared of vegetation.
- To ensure that development retains or enhances existing landscape values including a distinctive agricultural component.
- To ensure that development does not detract from the existing rural character or create unreasonable demands for the provision or extension of public amenities and services.

#### 2. Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations.

#### 3. Permitted with consent

Animal boarding or training establishments; Aquaculture; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Extractive industries; Farm buildings; Flood mitigation works; Food and drink premises; Forestry; Funeral homes; Health consulting rooms; Helipads; Heliports; Home-based child care; Home industries; Hospitals; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Moorings; Open cut mining; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Tourist and visitor accommodation; Truck depots; Veterinary hospitals; Water recreation structures; Water storage facilities.

#### 4. Prohibited

Any development not specified in item 2 or 3.

### Zone RU2 Rural Landscape

#### 1. Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural



resource base.

- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses in the zone and land uses in adjoining zones.
- To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.
- To ensure that development retains or enhances existing landscape values including a distinctive agricultural component.
- To preserve the river valley systems, scenic corridors, wooded ridges, escarpments, environmentally sensitive areas and other features of scenic quality.
- To ensure that development does not detract from the existing rural character or create unreasonable demands for the provision or extension of public amenities and services.

## 2. Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations.

## 3. Permitted with consent

Agriculture; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Cemeteries; Charter and tourism boating facilities; Crematoria; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Funeral homes; Helipads; Home-based child care; Home industries; Jetties; Landscaping material supplies; Moorings; Places of public worship; Plant nurseries; Recreation areas; Restaurants or cafes; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Veterinary hospitals; Water recreation structures; Water storage facilities.

## 4. Prohibited

Any development not specified in item 2 or 3.

## Zone RU4 Primary Production Small Lots

### 1. Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.

### 2. Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations.

### 3. Permitted with consent

Animal boarding or training establishments; Aquaculture; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Farm buildings; Flood mitigation works; Food and drink premises; Home-based child care; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Moorings; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural supplies; Rural workers' dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water storage facilities.



#### 4. Prohibited

Any development not specified in item 2 or 3.

### Zone RU5 Village

#### 1. Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To maintain the rural character of the village and ensure buildings and works are designed to be in sympathy with the character of the village.
- To protect hilltops, ridge lines, river valleys, rural landscape and other local features of scenic significance.
- To ensure that development does not detract from the existing rural character or create unreasonable demands for the provision or extension of public amenities and services.

#### 2. Permitted without consent

Environmental protection works; Home occupations.

#### 3. Permitted with consent

Boarding houses; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Flood mitigation works; Food and drink premises; Home-based child care; Home industries; Jetties; Landscaping material supplies; Moorings; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural supplies; Schools; Tank-based aquaculture; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water storage facilities.

#### 4. Prohibited

Any development not specified in item 2 or 3.

### Zone R1 General Residential

#### 1. Objectives of zone

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

#### 2. Permitted without consent

Environmental protection works; Home occupations.

#### 3. Permitted with consent

Animal boarding or training establishments; Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Centre-based child care facilities; Community facilities; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Exhibition homes; Flood mitigation works; Group homes; Home-based child care; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Veterinary hospitals; Water storage facilities.



## 4. Prohibited

Rural workers' dwellings; Any other development not specified in item 2 or 3.

## Zone R2 Low Density Residential

### 1. Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To protect the character of traditional residential development and streetscapes.
- To ensure that new development retains and enhances that character.
- To ensure that development is sympathetic to the natural environment and ecological processes of the area.
- To enable development for purposes other than residential only if it is compatible with the character of the living area and has a domestic scale.
- To ensure that water supply and sewage disposal on each resultant lot of a subdivision is provided to the satisfaction of the Council.
- To ensure that development does not create unreasonable demands for the provision or extension of public amenities or services.

### 2. Permitted without consent

Environmental protection works; Home occupations.

### 3. Permitted with consent

Animal boarding or training establishments; Boarding houses; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Centre-based child care facilities; Community facilities; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Farm buildings; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home industries; Hospitals; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Tank-based aquaculture; Tourist and visitor accommodation; Veterinary hospitals; Water storage facilities.

### 4. Prohibited

Any development not specified in item 2 or 3.

## Zone R3 Medium Density Residential

### 1. Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide a wide range of housing choices in close proximity to commercial centres and railway stations.
- To ensure that development is sympathetic to the natural amenity and ecological processes of the area.
- To ensure that development does not create unreasonable demands for the provision or extension of public amenities or services.

### 2. Permitted without consent

Environmental protection works; Home occupations.

### 3. Permitted with consent



Animal boarding or training establishments; Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Tank-based aquaculture; Tourist and visitor accommodation; Veterinary hospitals; Water storage facilities.

#### 4 Prohibited

Any development not specified in item 2 or 3.

### Zone R5 Large Lot Residential

#### 1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To provide primarily for low density residential housing and associated facilities.

#### 2 Permitted without consent

Environmental protection works; Home occupations.

#### 3 Permitted with consent

Animal boarding or training establishments; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Centre-based child care facilities; Community facilities; Dwelling houses; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Farm buildings; Flood mitigation works; Home-based child care; Home industries; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Tank-based aquaculture; Tourist and visitor accommodation; Veterinary hospitals; Water storage facilities.

#### 4 Prohibited

Any development not specified in item 2 or 3.

### Zone B1 Neighbourhood Centre

#### 1 Objectives of zone

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To promote the development and expansion of business activities to meet the optimum employment and social needs of Hawkesbury.

#### 2 Permitted without consent

Environmental protection works; Home occupations.

#### 3 Permitted with consent





Bed and breakfast accommodation; Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Home industries; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Respite day care centres; Roads; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4.

## 4 Prohibited

Airports; Airstrips; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Extensive agriculture; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Hostels; Industrial retail outlets; Industries; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Marinas; Moorings; Open cut mining; Pond-based aquaculture Recreation facilities (major); Research stations; Resource recovery facilities; Restricted premises; Rural industries; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities.

## Zone B2 Local Centre

### 1. Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To promote the development and expansion of business activities to meet the optimum employment and social needs of Hawkesbury.

### 2. Permitted without consent

Environmental protection works; Home occupations.

### 3. Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4.

### 4. Prohibited

Airports; Airstrips; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Extensive agriculture; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home occupations (sex services); Hostels; Industrial retail outlets; Industries; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Marinas; Moorings; Open cut mining; Pond-based aquaculture Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities.

## Zone B5 Business Development

### 1. Objectives of zone

- To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.





## 2. Permitted without consent

Environmental protection works; Home occupations.

## 3. Permitted with consent

Centre-based child care facilities; Funeral homes; Garden centres; Hardware and building supplies; Landscaping material supplies; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

## 4. Prohibited

Airports; Airstrips; Amusement centres; Biosolids treatment facilities; Boat sheds; Business premises; Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; General industries; Hazardous storage establishments; Heavy industries; Highway service centres; Home businesses; Home-based child care; Home industries; Home occupations (sex services); Intensive livestock agriculture; Intensive plant agriculture; Jetties; Kiosks; Marinas; Markets; Moorings; Offensive storage establishments; Office premises; Pond-based aquaculture Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Roadside stalls; Sawmill or log processing works; Sewage treatment plants; Sex services premises; Shops; Tourist and visitor accommodation; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water storage facilities; Water treatment facilities; Wholesale supplies; Water recycling facilities.

## Zone B6 Enterprise Corridor

### 1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.

### 2 Permitted without consent

Environmental protection works; Home occupations.

### 3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

### 4 Prohibited

Airports; Airstrips; Backpackers' accommodation; Bed and breakfast accommodation; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Extensive agriculture; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Highway service centres; Home-based child care; Home occupations (sex services); Intensive livestock agriculture; Intensive plant agriculture; Jetties; Marinas; Markets; Moorings; Open cut mining; Pond-based aquaculture Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Roadside stalls; Rural industries; Sewage treatment plants; Sex services premises; Shops; Storage premises; Transport depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water storage facilities; Water treatment facilities.

## Zone IN1 General Industrial

### 1 Objectives of zone



- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To allow commercial development for:
  - (a) uses ancillary to the main use of land in the zone, and
  - (b) the day-to-day needs of the occupants and employees of the surrounding industrial area.
- To ensure that industrial development creates areas that are pleasant to work in and safe and efficient in terms of transportation, land utilisation and services distribution.

## 2 Permitted without consent

Environmental protection works; Home occupations.

## 3 Permitted with consent

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Health consulting rooms; Hospitals; Industrial training facilities; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Roads; Tank-based aquaculture; Warehouse or distributions centres; Any other development not specified in item 2 or 4.

## 4 Prohibited

Airports; Airstrips; Amusement centres; Boat sheds; Business premises; Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Educational establishments; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Hazardous storage establishments; Health services facilities; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Intensive livestock agriculture; Intensive plant agriculture; Jetties; Kiosks; Marinas; Markets; Moorings; Offensive storage establishments; Office premises; Pond-based aquaculture Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Roadside stalls; Sex services premises; Shops; Specialised retail premises; Tourist and visitor accommodation; Water recreation structures; Wholesale supplies.

## Zone IN2 Light Industrial

### 1 Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.
- To ensure that industrial development creates areas that are pleasant to work in and safe and efficient in terms of transportation, land utilisation and services distribution

### 2 Permitted without consent

Environmental protection works; Home occupations.

### 3 Permitted with consent

Depots; Funeral homes; Garden centres; Hardware and building supplies; Health consulting rooms; Hospitals; Industrial training facilities; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Roads; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

### 4 Prohibited

Airports; Airstrips; Amusement centres; Biosolids treatment facilities; Boat sheds; Business premises; Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Educational establishments; Exhibition homes; Exhibition villages; Farm buildings;



Forestry; General industries; Hazardous storage establishments; Health services facilities; Heavy industries; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Intensive livestock agriculture; Intensive plant agriculture; Jetties; Kiosks; Marinas; Markets; Moorings; Offensive storage establishments; Office premises; Pond-based aquaculture Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Roadside stalls; Sawmill or log processing works; Sewage treatment plants; Sex services premises; Shops; Specialised retail premises; Tourist and visitor accommodation; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wholesale supplies.

## Zone SP1 Special Activities

### 1 Objectives of zone

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

### 2 Permitted without consent

Environmental protection works; Home occupations.

### 3 Permitted with consent

Aquaculture; Roads; The purpose shown on the Land Zoning Map ([www.legislation.nsw.gov.au/#/view/EPI/2012/470/maps](http://www.legislation.nsw.gov.au/#/view/EPI/2012/470/maps)), including any development that is ordinarily incidental or ancillary to development for that purpose.

### 4 Prohibited

Any development not specified in item 2 or 3.

## Zone SP2 Infrastructure

### 1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

### 2 Permitted without consent

Environmental protection works; Home occupations.

### 3 Permitted with consent

Aquaculture; Community facilities; Public administration buildings; Roads; The purpose shown on the Land Zoning Map ([www.legislation.nsw.gov.au/#/view/EPI/2012/470/partlanduseta/include16](http://www.legislation.nsw.gov.au/#/view/EPI/2012/470/partlanduseta/include16)), including any development that is ordinarily incidental or ancillary to development for that purpose.

### 4 Prohibited

Any development not specified in item 2 or 3.

## Zone RE1 Public Recreation

### 1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.





- To protect and enhance the natural environment for environmental purposes.
- To restrict development on land required for future open space purposes.

## 2 Permitted without consent

Environmental protection works.

## 3 Permitted with consent

Aquaculture; Boat sheds; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Environmental facilities; Extensive agriculture; Farm buildings; Flood mitigation works; Food and drink premises; Forestry; Helipads; Information and education facilities; Jetties; Kiosks; Markets; Moorings; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Roads; Signage; Water recreation structures; Water storage facilities.

## 4 Prohibited

Any development not specified in item 2 or 3.

## Zone RE2 Private Recreation

### 1 Objectives of zone

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

### 2 Permitted without consent

Environmental protection works.

### 3 Permitted with consent

Aquaculture; Boat sheds; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Environmental facilities; Extensive agriculture; Farm buildings; Flood mitigation works; Food and drink premises; Helipads; Information and education facilities; Jetties; Kiosks; Markets; Moorings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Signage; Water recreation structures; Water storage facilities.

### 4 Prohibited

Any development not specified in item 2 or 3.

## Zone C1 National Parks and Nature Reserves

### 1 Objectives of zone

- To enable the management and appropriate use of land that is reserved under the *National Parks and Wildlife Act 1974* ([www.legislation.nsw.gov.au/#/view/act/1974/80](http://www.legislation.nsw.gov.au/#/view/act/1974/80)) or that is acquired under Part 11 of that Act.
- To enable uses authorised under the *National Parks and Wildlife Act 1974* ([www.legislation.nsw.gov.au/#/view/act/1974/80](http://www.legislation.nsw.gov.au/#/view/act/1974/80)).
- To identify land that is to be reserved under the *National Parks and Wildlife Act 1974* ([www.legislation.nsw.gov.au/#/view/act/1974/80](http://www.legislation.nsw.gov.au/#/view/act/1974/80)) and to protect the environmental significance of that land.

### 2 Permitted without consent

Uses authorised under the *National Parks and Wildlife Act 1974* ([www.legislation.nsw.gov.au/#/view/act/1974/80](http://www.legislation.nsw.gov.au/#/view/act/1974/80)).



### 3 Permitted with consent

Nil.

### 4 Prohibited

Any development not specified in item 2 or 3.

## Zone C2 Environmental Conservation

### 1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
- To protect wetland areas from development that could adversely affect their preservation and conservation.
- To preserve wetland areas as habitats for indigenous and migratory wildlife.

### 2 Permitted without consent

Nil.

### 3 Permitted with consent

Environmental facilities; Environmental protection works; Flood mitigation works; Oyster aquaculture  
Recreation areas; Roads; Water storage facilities.

### 4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

## Zone C3 Environmental Management

### 1 Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To protect varieties of wildlife and their associated habitats and corridors.
- To retain the visual and scenic qualities of the escarpment ridges and foot slopes.
- To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.

### 2 Permitted without consent

Environmental protection works; Home occupations.

### 3 Permitted with consent

Building identification signs; Business identification signs; Camping grounds; Caravan parks; Centre-based child care facilities; Community facilities; Correctional centres; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Extensive agriculture; Farm buildings; Flood mitigation works; Health consulting rooms; Helipads; Home-based child care; Home industries; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Tank-based aquaculture; Tourist and visitor accommodation; Veterinary hospitals; Water storage facilities.



## 4 Prohibited

Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

## Zone C4 Environmental Living

### 1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To restrict development on land that is inappropriate for development because of its physical characteristics or bushfire risk.
- To ensure that land uses are compatible with existing infrastructure, services and facilities and with the environmental capabilities of the land.
- To encourage existing sustainable agricultural activities.
- To ensure that development does not create or contribute to rural land use conflicts.
- To promote the conservation and enhancement of local native vegetation, including the habitat of threatened species, populations and ecological communities by encouraging development to occur in areas already cleared of vegetation.
- To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.

### 2 Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations.

### 3 Permitted with consent

Animal boarding or training establishments; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Farm buildings; Flood mitigation works; Food and drink premises; Forestry; Health consulting rooms; Helipads; Heliports; Home-based child care; Home industries; Hospitals; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Moorings; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Pond-based aquaculture; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural supplies; Rural workers' dwellings; Sawmill or log processing works; Stock and sale yards; Tank-based aquaculture; Tourist and visitor accommodation; Transport depots; Truck depots; Veterinary hospitals; Water recreation structures; Water storage facilities.

### 4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

## Zone W1 Natural Waterways

### 1 Objectives of zone

- To protect the ecological and scenic values of natural waterways.
- To prevent development that would have an adverse effect on the natural values of waterways in this zone.
- To provide for sustainable fishing industries and recreational fishing.

### 2 Permitted without consent

Nil.



### 3 Permitted with consent

Aquaculture; Environmental facilities; Environmental protection works; Flood mitigation works; Jetties; Moorings; Water recreation structures.

### 4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

## Zone W2 Recreational Waterways

### 1 Objectives of zone

- To protect the ecological, scenic and recreation values of recreational waterways.
- To allow for water-based recreation and related uses.
- To provide for sustainable fishing industries and recreational fishing.

### 2 Permitted without consent

Nil.

### 3 Permitted with consent

Aquaculture; Boat sheds; Building identification signs; Business identification signs; Charter and tourism boating facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Jetties; Kiosks; Marinas; Moorings; Mooring pens; Recreation areas; Recreation facilities (outdoor); Water recreation structures.

### 4 Prohibited

Industries; Multi dwelling housing; Residential flat buildings; Seniors housing; Warehouse or distribution centres; Any other development not specified in item 2 or 3.



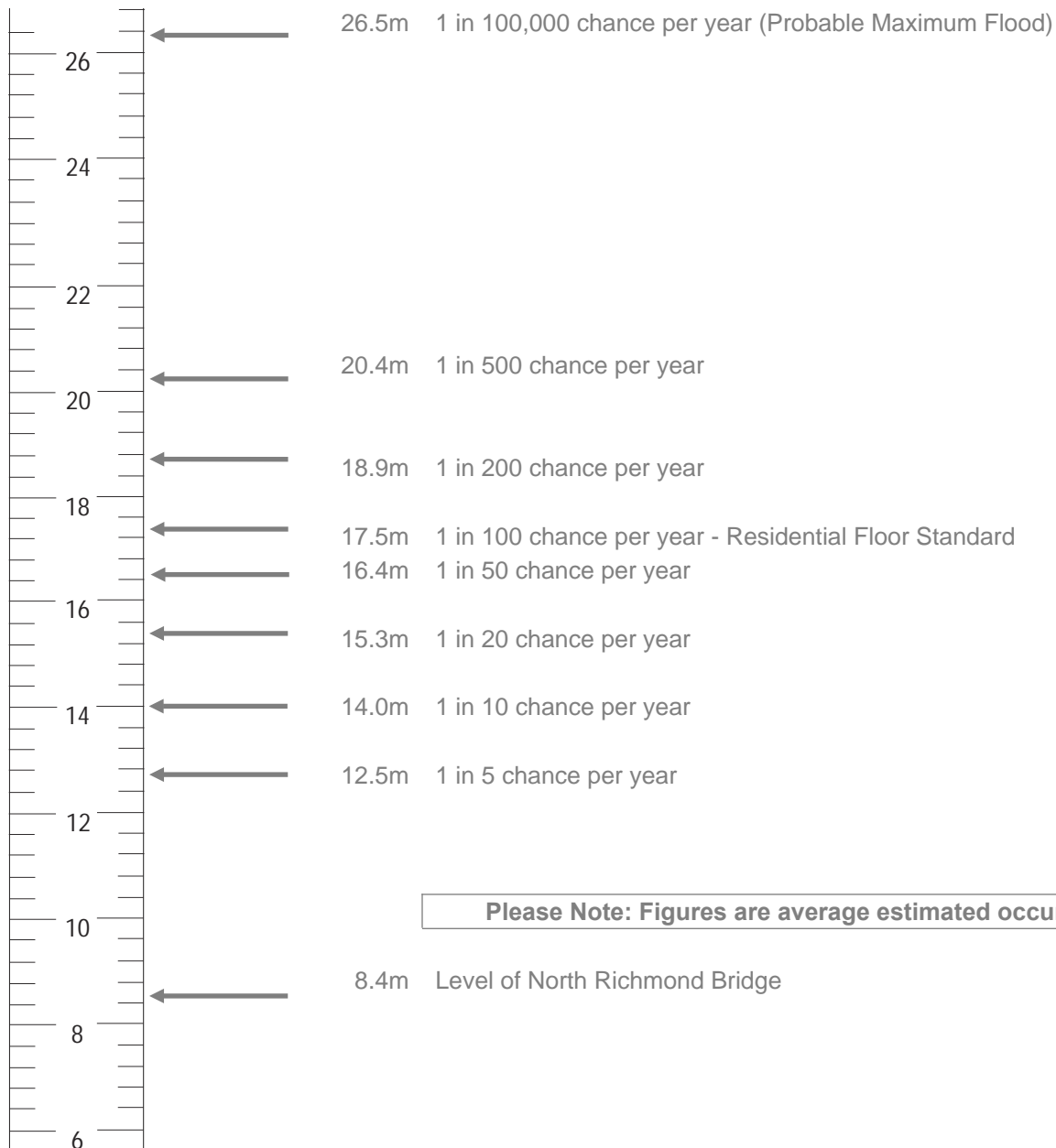


## Flood Awareness - City of Hawkesbury

### North Richmond

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

**Flood chance of occurrence per year and historical floods**



Flood heights obtained from *Engineering Studies to Modify Flood Behaviour*, September 1997, prepared by Webb, McKeown & Associates Pty Ltd for the Hawkesbury-Nepean Floodplain Management Strategy Steering Committee. Flood heights reproduced in Table: 2.3 Design Flood Levels of the Hawkesbury Floodplain Risk Management Study and Plan, December 2012, prepared by Bewsher Consulting Pty Ltd for Hawkesbury City Council.

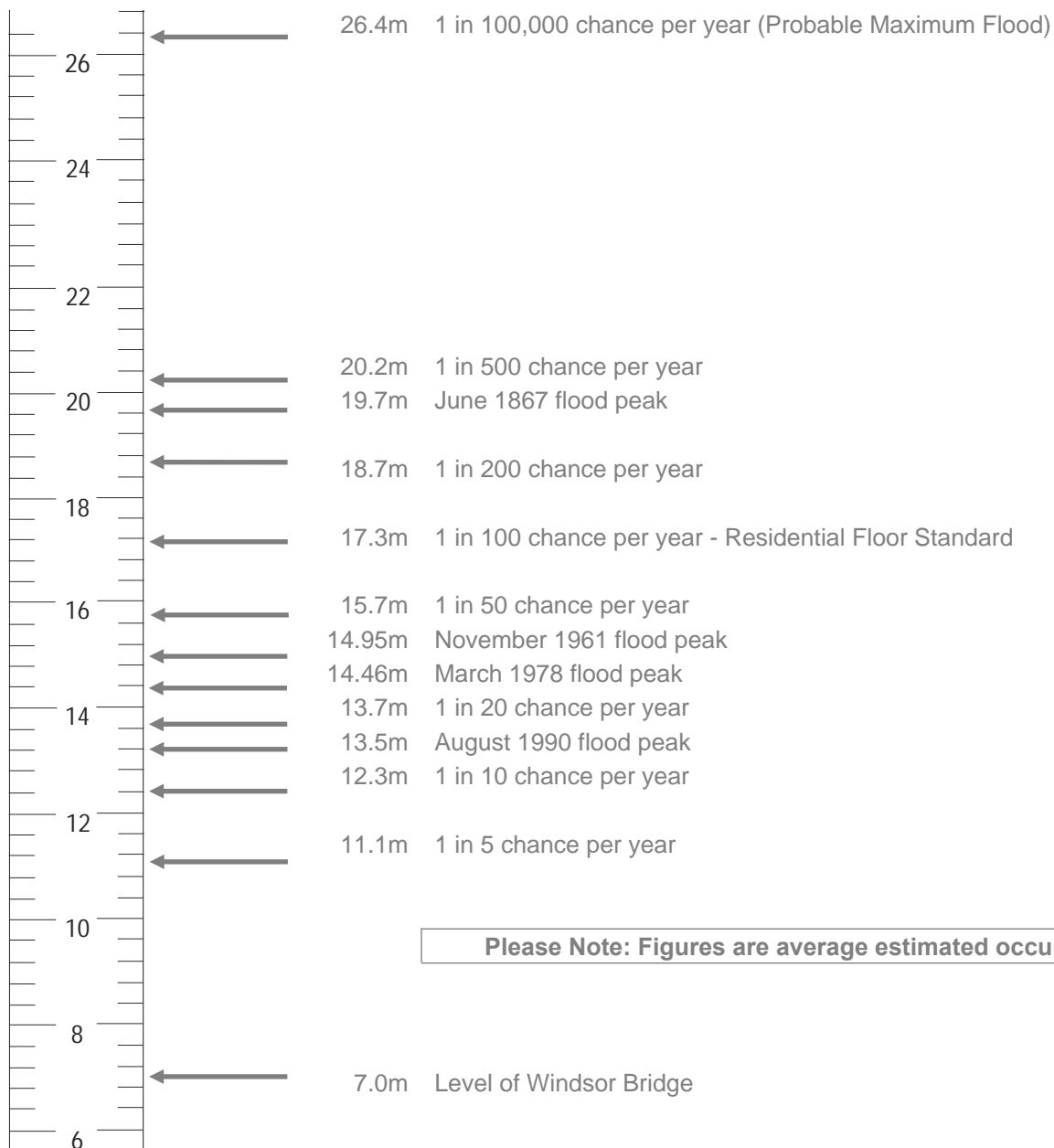


## Flood Awareness - City of Hawkesbury

### Windsor

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

**Flood chance of occurrence per year and historical floods**



**Please Note: Figures are average estimated occurrences**


Flood heights obtained from *Engineering Studies to Modify Flood Behaviour*, September 1997, prepared by Webb, McKeown & Associates Pty Ltd for the Hawkesbury-Nepean Floodplain Management Strategy Steering Committee. Flood heights reproduced in Table: 2.3 Design Flood Levels of the Hawkesbury Floodplain Risk Management Study and Plan, December 2012, prepared by Bewsher Consulting Pty Ltd for Hawkesbury City Council.

## Appendix F Historical Aerial Imagery





**Legend**

 Approximate Site Boundary



Job No: 63698

Client: Seed Project Pty Ltd

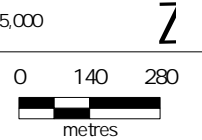
Version: Aerials

Date 14/09/2022

Drawn By: YY

Checked By: JDM

Scale 1:15,000



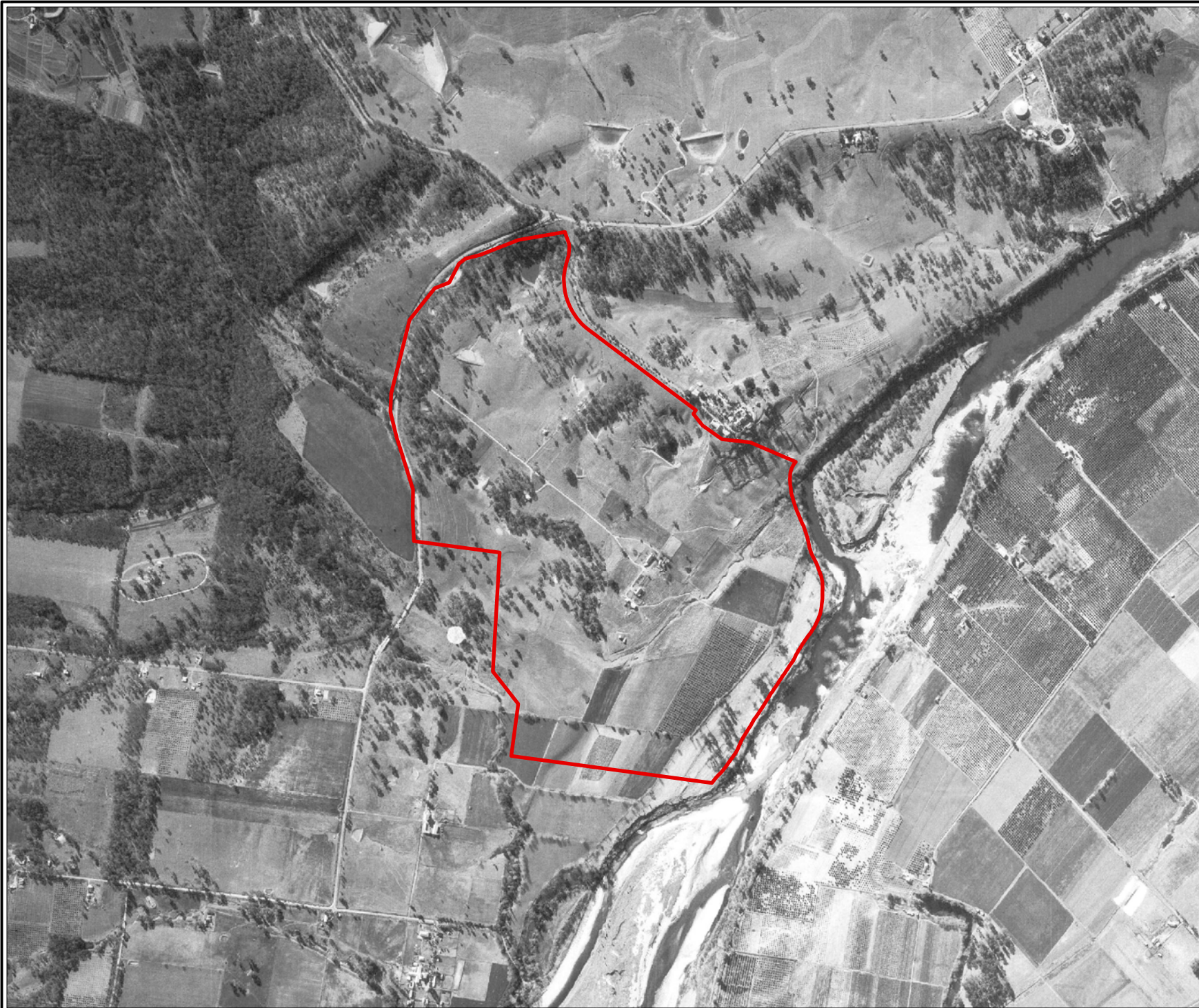
Coord. Sys. GDA 1994 MGA Zone 56

35 Grose River Rd  
Grose Wold, NSW


HISTORICAL AERIAL PHOTOGRAPH  
- 1955

AERIAL 1955





**Legend**

 Approximate Site Boundary



Job No: 63698

Client: Seed Project Pty Ltd

Version: Aerials

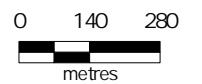
Date 14/09/2022

Drawn By: YY

Checked By: JDM

Scale 1:15,000

**Z**



Coord. Sys. GDA 1994 MGA Zone 56

35 Grose River Rd  
Grose Wold, NSW

HISTORICAL AERIAL PHOTOGRAPH  
- 1966

AERIAL 1966





**Legend**

 Approximate Site Boundary



Job No: 63698

Client: Seed Project Pty Ltd

Version: Aerials

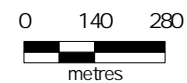
Date 14/09/2022

Drawn By: YY

Checked By: JDM

Scale 1:15,000

**Z**



Coord. Sys. GDA 1994 MGA Zone 56

35 Grose River Rd  
Grose Wold, NSW


HISTORICAL AERIAL PHOTOGRAPH  
- 1975

AERIAL 1975





### Legend

 Approximate Site Boundary



Job No: 63698

Client: Seed Project Pty Ltd

Version: Aerials

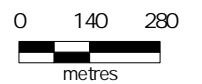
Date 14/09/2022

Drawn By: YY

Checked By: JDM

Scale 1:15,000

Z



Coord. Sys. GDA 1994 MGA Zone 56

35 Grose River Rd  
Grose Wold, NSW

HISTORICAL AERIAL PHOTOGRAPH  
- 1986

AERIAL 1986





### Legend

 Approximate Site Boundary



Job No: 63698

Client: Seed Project Pty Ltd

Version: Aerials

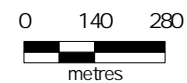
Date 14/09/2022

Drawn By: YY

Checked By: JDM

Scale 1:15,000

Z



Coord. Sys. GDA 1994 MGA Zone 56

35 Grose River Rd  
Grose Wold, NSW

HISTORICAL AERIAL PHOTOGRAPH  
- 1998

AERIAL 1998





**Legend**

 Approximate Site Boundary



Job No: 63698

Client: Seed Project Pty Ltd

Version: Aerials

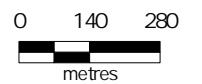
Date 14/09/2022

Drawn By: YY

Checked By: JDM

Scale 1:15,000

**Z**



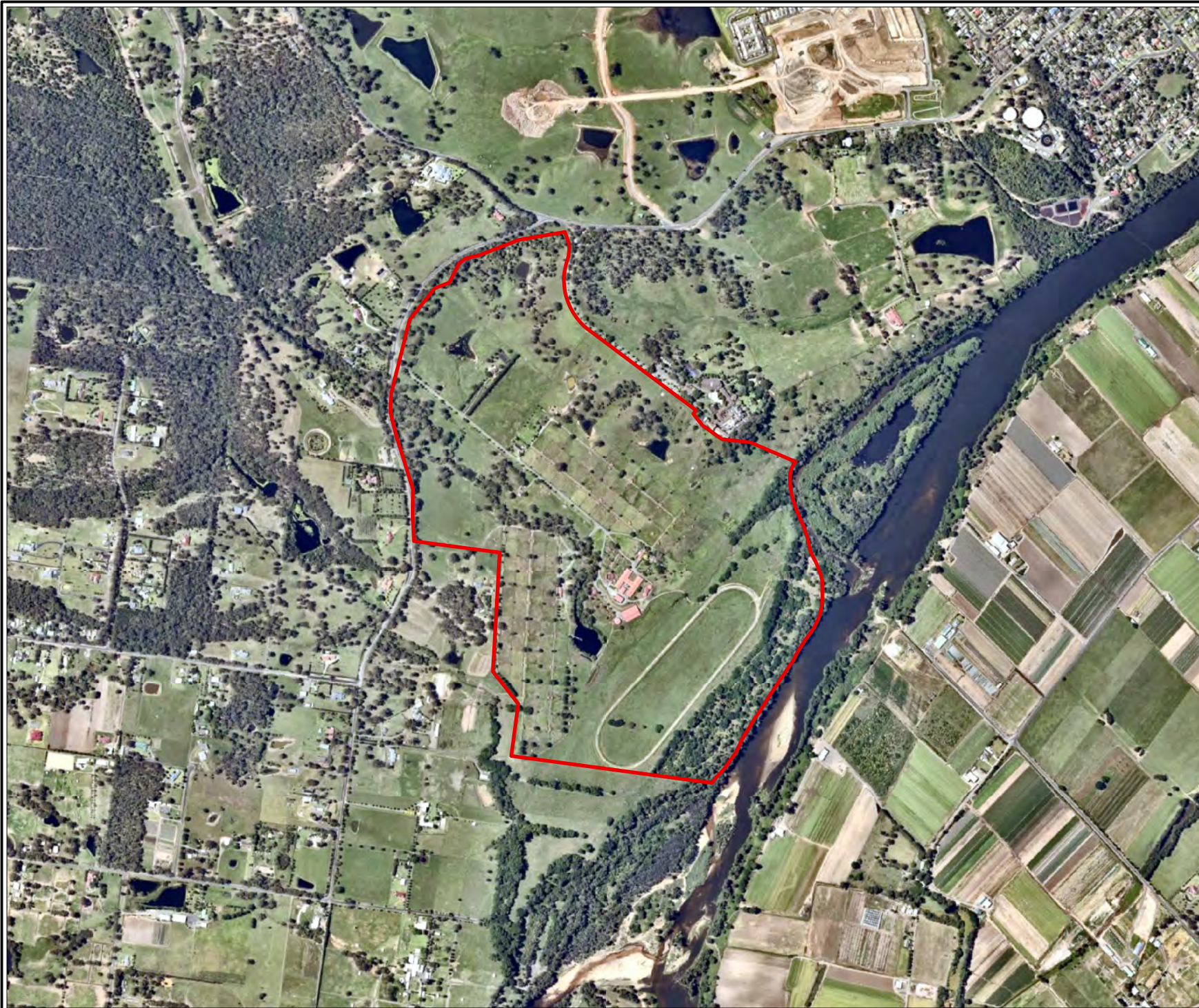
Coord. Sys. GDA 1994 MGA Zone 56

35 Grose River Rd  
Grose Wold, NSW


HISTORICAL AERIAL PHOTOGRAPH  
- 2004

AERIAL 2004





**Legend**

 Approximate Site Boundary



Job No: 63698

Client: Seed Project Pty Ltd

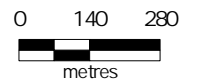
Version: Aerials

Date 14/09/2022

Drawn By: YY

Checked By: JDM

Scale 1:15,000



Coord. Sys. GDA 1994 MGA Zone 56

35 Grose River Rd  
Grose Wold, NSW

HISTORICAL AERIAL PHOTOGRAPH  
- 2015

AERIAL 2015





**Legend**

 Approximate Site Boundary



Job No: 63698

Client: Seed Project Pty Ltd

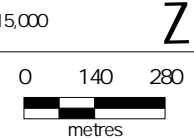
Version: Aerials

Date 14/09/2022

Drawn By: YY

Checked By: JDM

Scale 1:15,000



Coord. Sys. GDA 1994 MGA Zone 56

35 Grose River Rd  
Grose Wold, NSW

HISTORICAL AERIAL PHOTOGRAPH  
- 2022

AERIAL 2022



## Appendix G Land Title Records







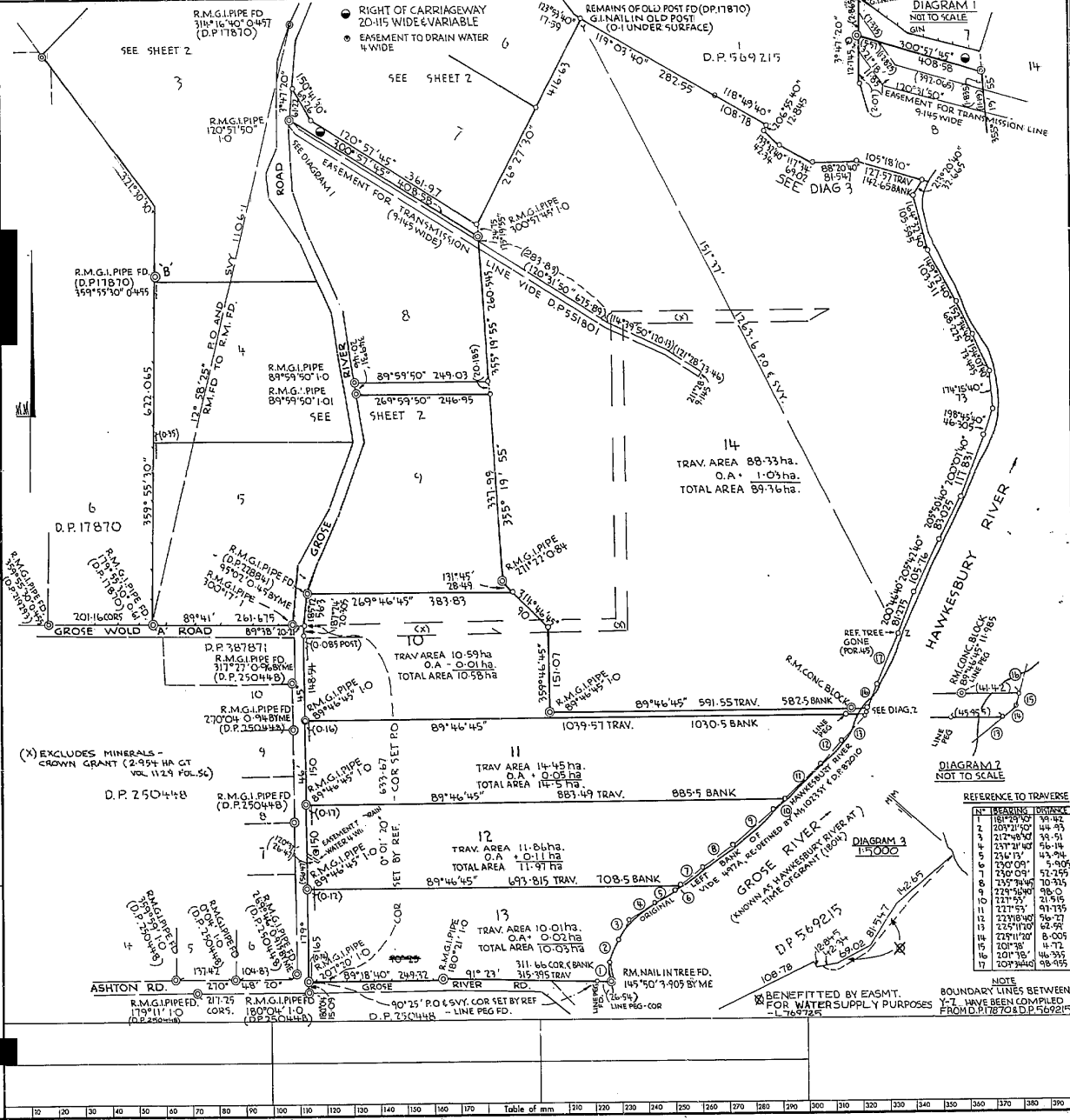
Signatures and seals only.

**THE COMMON SEAL OF THE STANDING PIPE LIMITED**  
 I HEREBY CERTIFY THAT THE ABOVE NAMED PARTY HAS BEEN AFFIDAVITED TO BE THE PROPRIETOR OF THE LAND SHOWN ON THIS PLAN AND IN THIS POSITION.  
 G. Davies  
 Secretary

1. I hereby certify that -  
 (a) the requirements of the Local Government Act, 1915 (other than the requirements for the registration of a plan), and  
 (b) the requirements of section 24B of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended, Hunter District Water, Sewerage, and Drainage Act, 1928, as amended  
 have been complied with by the applicant in relation to the SUBDIVISION  
 Insert "new road", "subdivision" or "consolidated lot" set out herein  
 Subdivision No. **583/87**  
 Date **29 March 1984**

(Signature) \_\_\_\_\_

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



**D.P. 703300**

Registered: 4.6.1984  
 CA: N°583/87 OF 29.3.1984  
 Title System: TORRENS  
 Purpose: SUBDIVISION  
 Ref. Map: U6475-3 & 6  
 Last Plan: D.P.17870, D.P.82010, D.P.569215

PLAN OF SUBDIVISION OF LOTS 3, 4, 5 D.P.17870, LOT 2 D.P.569215 AND PART POR.45 (BEING LAND IN D.P.82010)

Reduction Ratio: 1:5000  
 Lengths are in metres.

Mem./Shire: HAWKESBURY  
 Locality: GROSE VALE  
 Parish: KURRAJONG  
 County: COOK

This is sheet 1 of my plan in 2 sheets.  
 (Delete if inapplicable).

CHRISTOPHER KERRY NEWTON  
 of TEBBAN NEWTON PTY LTD  
 of P.O. BOX 1148, NORTH SYDNEY 2060,  
 a surveyor registered under the Surveyors Act, 1922, as amended, hereby certifies that the survey represented in this plan was made by him or under his supervision and that it is accurate and has been made (1) by me (2) under my supervision in accordance with the Survey Practice Regulations, 1925, and was completed on 11/12/83  
 22ND DECEMBER, 1983

Signature: \_\_\_\_\_  
 Surveyor registered under Surveyors Act, 1922, as amended.  
 Datum Line of Meridians: A=15  
 \*Strike out either (1) or (2). \*Insert date of survey.

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

PURSUANT TO SEC 88B CONVEYANCING ACT, IT IS INTENDED TO CREATE:  
 1. RIGHT OF CARRIAGEWAY 20.115 AND VARIABLE.  
 2. EASEMENT TO DRAIN WATER 4 WIDE

LINE	BEARING	DISTANCE
1	181° 50' 00"	14.45
2	209° 11' 40"	44.93
3	212° 48' 00"	51.51
4	237° 21' 00"	56.14
5	24° 13' 00"	47.94
6	130° 09' 00"	5.40
7	230° 09' 00"	52.25
8	235° 34' 00"	10.75
9	224° 50' 00"	78.0
10	227° 53' 00"	21.515
11	221° 53' 00"	41.755
12	220° 00' 00"	56.27
13	225° 11' 00"	62.02
14	229° 11' 00"	8.005
15	203° 18' 00"	44.72
16	201° 15' 00"	46.355
17	209° 34' 00"	38.455

NOTE  
 BENEFITTED BY EASMT. BOUNDARY LINES BETWEEN LOTS 17 & 18 HAVE BEEN COMPILED FOR WATER SUPPLY PURPOSES FROM D.P.17870 & D.P.569215

Table of mm: 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390

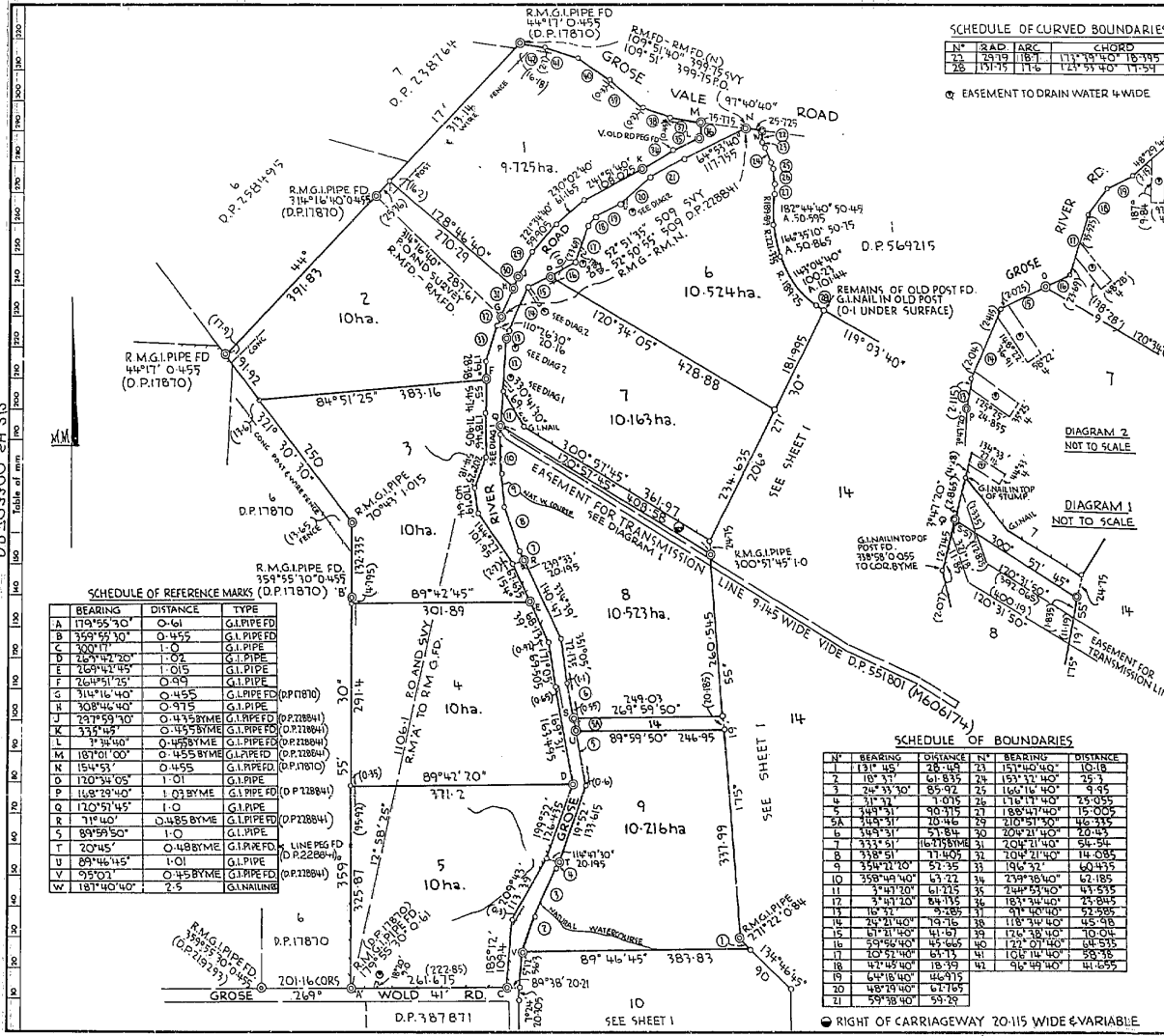
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Surveyor's Reference: 3538-83

Y01412A

I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.

7th June, 1984



**D.P. 703300**

Registered: 4-6-1984

This is sheet 2 of my plan in 2 sheets dated 22-11-1983

Surveyor registered under the Surveyors Act 1929.

This is sheet 2 of the plan of 2 Sheets covered by my Certificate No. 583/87 of 29 MARCH, 1984.

Council Clerk

Signatures and seals only.

**THE COMMON SEAL OF THE STEERING AND TRADING PVT. LTD.** LIMITED was hereunto affixed pursuant to the resolution of the Board of Directors and I, Bruce Richard Davies, Secretary.

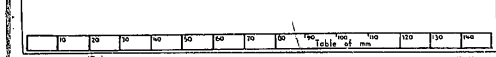
Signed as Secretary this 20th day of June 1984 at the office of the Attorney General of New South Wales, Sydney, New South Wales.

Reduction Ratio 1:5000  
Lengths are in metres

7th June, 1984

M.P.D. Plan Drawing only to appear in this space

I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.



12974250



# CERTIFICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

Appln. No.7816 (part)

Vol. 12974 Fol. 250

Prior Titles Vol.4830 Fol. 49  
Vol.4872 Fol. 44



**CANCELLED**

EDITION ISSUED

23 1 1976

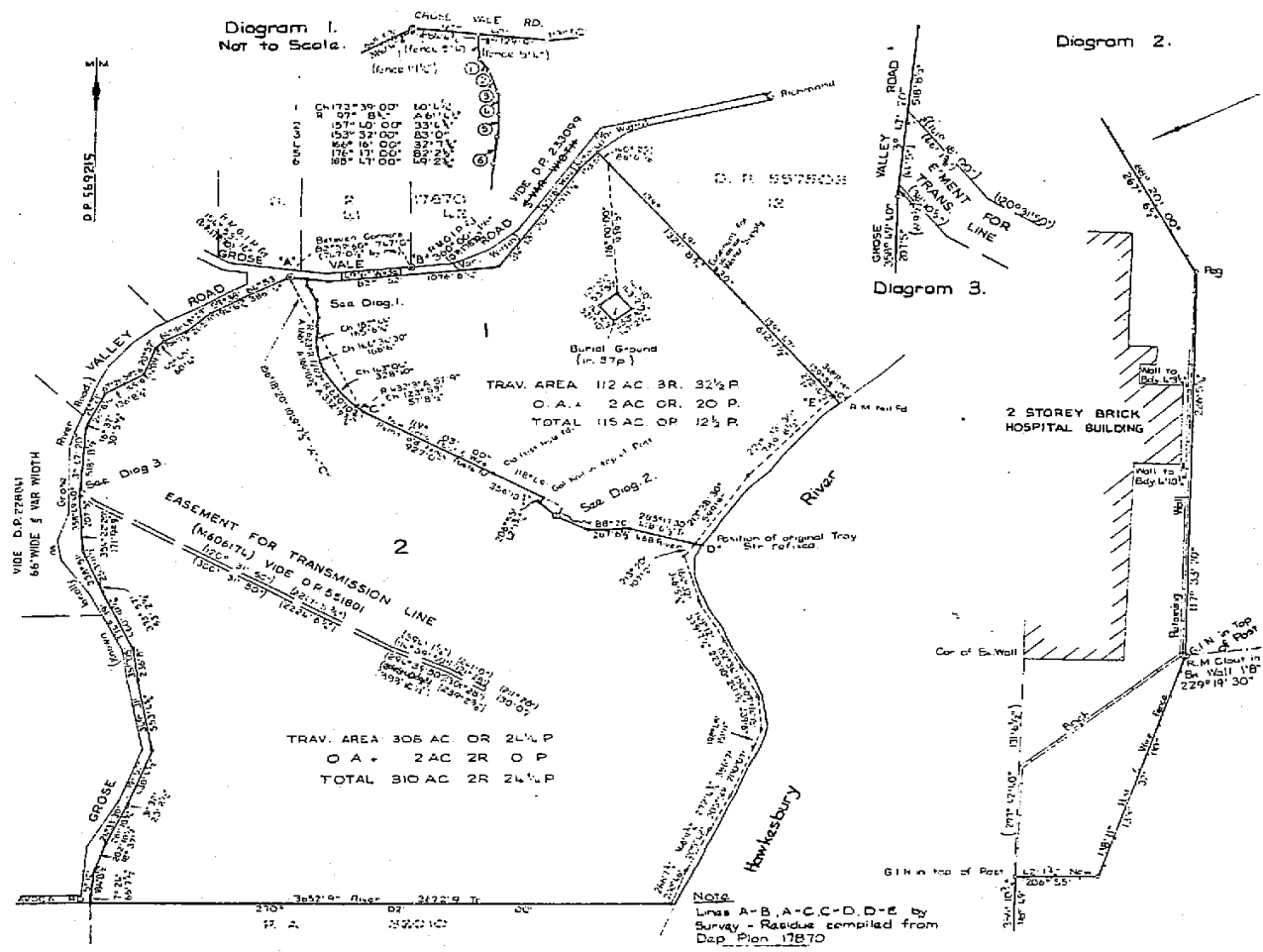
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.



Registrar General.



## PLAN SHOWING LOCATION OF LAND



### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 569215 at North Richmond in the Shire of Colo Parish of Kurrajong and County of Cook being part of Portion 44 granted to Susannah Fawkes on 8-10-1799, part of Portion 43 granted to Archibald Bell on 1-1-1810 and part of 2.954 hectares granted by Crown Grant Volume 1129 Folio 56. EXCEPTING THEREOUT the minerals reserved by Crown Grant Volume 1129 Folio 56.

### FIRST SCHEDULE

THE STEADING PTY. LIMITED.

### SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement for Water Supply Purposes created by Transfer No.L769725 appurtenant to the part of the land above described formerly comprised in Certificate of Title Volume 4872 Folio 44 affecting the piece of land shown as "Site of Proposed Easement for Water Supply Purposes 6 feet wide" in plan lodged with Transfer No.L769725.
3. Easement for Transmission Line created by Transfer No.M606174 affecting the part of the land above described shown as "Easement for Transmission Line" in the plan hereon.

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

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

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

12974 250

(Page 1) Vol.





12974 Fol. 250

Vol.

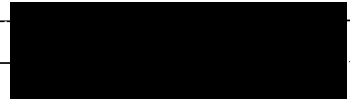

(Page 2 of 2 pages)

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED.	Signature of Registrar General
	NATURE	NUMBER	DATE		
DP/703300 Registered 4-6-1984 This folio is cancelled as to whole/part upon creation of computer folios for lots 1-14 in the above-mentioned plan.					
  Registrar General.					

P387230  
 T826862661  
 T 842346  
 CT 30/4/84  
 DP 703300  
 Regd 4-6-84  
 W166529X

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
	NUMBER	DATE				
T826862	Caveat by Revelo Pty. Limited.	Registered 11-11-1983				
T842346	Caveat by Neville Gruzman.	Registered 16-11-1983.				
			interest created pursuant to Section 88B Conveyancing Act, 1919 by the registration of Deposited Plan 703300	4.6.1984		
			The interest of the Council of the Shire of Hawkesbury in the addition to existing road shown on D.P. 636312	4.6.1984		
			The residue of land in this folio comprises Road in DP 636312   REGISTRAR GENERAL			

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

Reg:R40106 /Doc:CT 2974-250 CT /Rev:10-Jan-2011 /NSW IRS /Pgs:All /Prt:30-Sep-2022 18:29 /Seq:2 of 2  
 © Office of the Registrar-General /Src:InfoTrack /Ref:Grose River Road, Grose Wold



SEARCH DATE

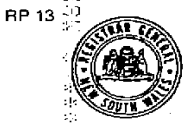
14/10/2022 9:44AM

FOLIO: 6/703300

First Title(s): OLD SYSTEM  
Prior Title(s): VOL 12974 FOL 250

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1984	DP703300	DEPOSITED PLAN	FOLIO CREATED EDITION 1
31/7/1984	V271869	WITHDRAWAL OF CAVEAT	
31/7/1984	V271870	WITHDRAWAL OF CAVEAT	
31/7/1984	V271871	TRANSFER	
31/7/1984	V271872	MORTGAGE	EDITION 2
14/3/1985	V631266	CAVEAT	
3/1/1986	W45692	VARIATION OF MORTGAGE	EDITION 3
3/1/1986	W78366	REQUEST	
3/6/1986	W356937	CAVEAT	
17/10/1986	W564653	WITHDRAWAL OF CAVEAT	
17/10/1986	W564654	WITHDRAWAL OF CAVEAT	
17/10/1986	W564655	DISCHARGE OF MORTGAGE	
17/10/1986	W564656	TRANSFER	EDITION 4
20/2/1987	W721447	MORTGAGE	EDITION 5
13/10/1988	X903088	DISCHARGE OF MORTGAGE	
13/10/1988	X903089	TRANSFER	EDITION 6
22/10/1991	E6347	MORTGAGE	EDITION 7
5/7/1993	I456819	TRANSFER OF MORTGAGE	EDITION 8
6/8/1993		AMENDMENT: LOCAL GOVT AREA	
1/5/2008	AD922324	CAVEAT	
3/6/2008	AD983617	DISCHARGE OF MORTGAGE	
3/6/2008	AD983621	TRANSFER	EDITION 9
11/6/2013	AH789260	DEPARTMENTAL DEALING	
27/10/2015	AJ929472	TRANSFER	EDITION 10

\*\*\* END OF SEARCH \*\*\*



STAMP DUTY

\$1.00



**TRANSFER**  
 REAL PROPERTY ACT, 1900

T

3	4 of 4	X
\$35.00		

R4/4

DESCRIPTION OF LAND Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
FOLIO IDENTIFIER 6/703300  (Lot 6 in D.P. 703300)	WHOLE	AT GROSE VALE

TRANSFEROR Note (b)

KUVARI PTY. LIMITED

ESTATE Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 170,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE Note (d)

COMMONWEALTH MINING INVESTMENTS (AUSTRALIA) LIMITED  
 Of Level 22, MLC Centre, Martin Place, Sydney.

OFFICE USE ONLY  
 S

TENANCY Note (e)

~~as joint tenants/tenants in common~~

PRIOR ENCUMBRANCES Note (f)

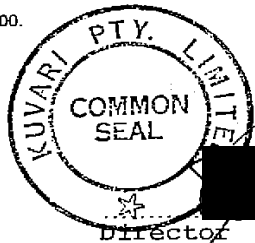
subject to the following PRIOR ENCUMBRANCES 1. ....  
 2. ....  
 3. ....

DATE [REDACTED] 1986

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION Note (g)

Signed in my presence by the transferor who is personally known to me  
 THE COMMON SEAL OF KUVARI PTY. LIMITED  
 [REDACTED] authority of  
 [REDACTED] presence of:-



Director [REDACTED] Signature of Transferor  
 3.10.86

Note (g)

Signed in my presence by the transferee who is personally known to me  
 THE COMMON SEAL OF COMMONWEALTH MINING INVESTMENTS (AUSTRALIA)  
 [REDACTED] Signature of Witness

LIMITED was hereunto affixed by authority of the Board of Directors in the presence of:-  
 [REDACTED] Name of Witness (BLOCK LETTERS)

[REDACTED] Signature of Transferee  
 Director Solicitor for Transferee (M.B. Raymond)

TO BE COMPLETED BY LODGING PARTY Notes (h) and (i)

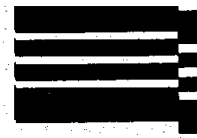
LODGED BY <u>SLY &amp; RUSSELL</u>	LOCATION OF DOCUMENTS	
	CT	OTHER
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Delivery Box Number <u>7950</u>	Herewith.	
	In C.T.O. with	
	Produced by	
Checked <input checked="" type="checkbox"/> 6/10	Passed	REGISTERED - -19
Signed	Extra Fee	Secondary Directions
		Delivery Directions <u>CT LP</u>

OFFICE USE ONLY

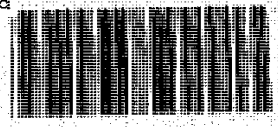
112 OCT 1986



RP 19 1985 STAMP DUTY



4



X903089

OFFICE OF STATE REVENUE  
 (N.S.W. TREASURY)  
 1988/89 P20  
 DULY STAMPED

TRANSFER  
 REAL PROPERTY ACT, 1900

3	2 of 2	X
\$ 42		

r2/2

DESCRIPTION OF LAND  
 Note (a)

Torrens Title Reference  
 IDENTIFIERS 6/703300  
 7/703300  
 8/703300  
 14/703300

If Part Only, Delete Whole and Give Details  
 WHOLE

Location  
 NORTH RICHMOND

TRANSFEROR  
 Note (b)

SEGENHOE LIMITED

ESTATE  
 Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 7,000,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE  
 Note (d)

INGHAMS ENTERPRISES PTY LIMITED of 203-209 Northumberland Street, Liverpool.  
 as joint tenants/tenants in common

OFFICE USE ONLY  
 S

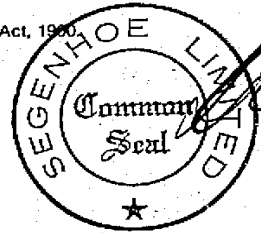
PRIOR ENCUMBRANCES  
 Note (f)

subject to the following PRIOR ENCUMBRANCES 1. ....  
 2. .... 3. ....

DATE 30th September 1988

EXECUTION  
 Note (g)

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900. Signed in my presence by the transferor who is personally known to me (The COMMON SEAL of SEGENHOE LIMITED was) hereunto affixed by authority of the Directors in the presence of:



Name of Witness (BLOCK LETTERS) Secretary

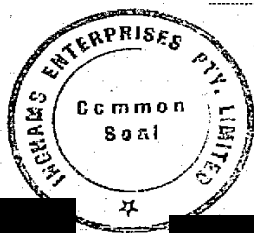
Director

Address and occupation of Witness

Signature of Transferor

Note (g)

Signed in my presence by the transferee who is personally known to me THE COMMON SEAL OF INGHAMS ENTERPRISES PTY LIMITED was hereunto affixed by authority of



Name of Witness (BLOCK LETTERS) Secretary

Address and occupation of Witness

TO BE COMPLETED BY LODGING PARTY  
 Notes (h) and (i)

LODGED BY STOREY & COUGH	LOCATION OF DOCUMENTS	
	CT	OTHER
		Herewith.
Delivery Box Number 7645		In L.T.O. with
		Produced by
Checked 624	Passed	REGISTERED -19
Signed	Extra Fee	13 OCT 1988
		Secondary Directions
		Delivery Directions CT 7845

Form: 01T  
Release: 6-1

**TRANSFER**  
New South Wales  
Real Property Act 1900



**AJ929472Y**

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar to use the information provided on this form for the establishment and maintenance of the Real Property Act Register. Section 95B of the RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**STAMP DUTY**

Office of State Revenue use only	Office of State Revenue (NSW)
	Client No: 1411506 3706
	Duty \$10 Tax 8381332
	Asst details _____

(A) **TORRENS TITLE** Folio Identifier: 6/703300

(B) **LODGED BY**

Document Collection Box <i>W</i>	Name, Address or DX, Telephone, and Customer Account Number if any Rolf J. Wiedemann, Lawyer PO Box 2150 TAREN POINT NSW 2229 Telephone: 0413 702 704 Reference: RJW/Kavanagh - Lot 6	<b>CODES</b> <b>T</b> <b>TW</b>
-------------------------------------	---	---------------------------------------

(C) **TRANSFEROR** DARLEY AUSTRALIA PTY. LIMITED (ACN 093 921 021)

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 807,970.88 and as regards

(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED** whole

(G) **Encumbrances (if applicable):**

(H) **TRANSFeree** E & D KAVANAGH NOMINEES PTY. LIMITED (ACN 129 874 148)

(I) **TENANCY:**

**DATE** 26 October 2015

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

Company: DARLEY AUSTRALIA PTY. LIMITED (ACN 093 921 021)  
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: \_\_\_\_\_  
Name of authorised person: \_\_\_\_\_  
Office held: Director

*HENRY BRIDGES PLUMPTRE.*

Signature of authorised person: \_\_\_\_\_  
Name of authorised person: R \_\_\_\_\_  
Office held: Director

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature: \_\_\_\_\_

Signatory's name: Rolf Juergen WIEDEMANN  
Signatory's capacity: solicitor

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 932842 Full name: Rolf Juergen Wiedemann Signature: \_\_\_\_\_



FOLIO: 6/703300

-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
14/10/2022	9:42 AM	10	27/10/2015

LAND

-----

LOT 6 IN DEPOSITED PLAN 703300  
AT GROSE VALE  
LOCAL GOVERNMENT AREA HAWKESBURY  
PARISH OF KURRAJONG COUNTY OF COOK  
TITLE DIAGRAM DP703300

FIRST SCHEDULE

-----

E & D KAVANAGH NOMINEES PTY LIMITED (T AJ929472)

SECOND SCHEDULE (3 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP703300 EASEMENT TO DRAIN WATER AFFECTING THE PART OF THE  
LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE  
DIAGRAM
- 3 THE INTEREST(S) OF THE COUNCIL OF THE SHIRE OF HAWKESBURY IN THE  
ADDITION TO EXISTING ROAD SHOWN IN DP636312

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*





SEARCH DATE

4/10/2022 3:26PM

FOLIO: 7/703300

First Title(s): OLD SYSTEM  
Prior Title(s): VOL 12974 FOL 250

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1984	DP703300	DEPOSITED PLAN	FOLIO CREATED EDITION 1
2/8/1984	V279345	WITHDRAWAL OF CAVEAT	
2/8/1984	V279346	WITHDRAWAL OF CAVEAT	
2/8/1984	V279347	TRANSFER	
2/8/1984	V279348	MORTGAGE	EDITION 2
17/9/1984	V348276	CAVEAT	
18/7/1985	DP637664	DEPOSITED PLAN	
17/9/1985	V950069	DEPARTMENTAL DEALING	
17/9/1985	V913661	DISCHARGE OF MORTGAGE	EDITION 3
6/2/1986	W187094	MORTGAGE	EDITION 4
15/10/1986	W564661	WITHDRAWAL OF CAVEAT	
15/10/1986	W564662	DISCHARGE OF MORTGAGE	
15/10/1986	W564663	TRANSFER	EDITION 5
20/2/1987	W721447	MORTGAGE	EDITION 6
13/10/1988	X903088	DISCHARGE OF MORTGAGE	
13/10/1988	X903089	TRANSFER	EDITION 7
22/10/1991	E6347	MORTGAGE	EDITION 8
5/7/1993	I456819	TRANSFER OF MORTGAGE	EDITION 9
6/8/1993		AMENDMENT: LOCAL GOVT AREA	
1/5/2008	AD922324	CAVEAT	
3/6/2008	AD983617	DISCHARGE OF MORTGAGE	
3/6/2008	AD983621	TRANSFER	EDITION 10
11/6/2013	AH789260	DEPARTMENTAL DEALING	
27/10/2015	AJ929483	TRANSFER	EDITION 11

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

4/10/2022 3:26PM

FOLIO: 7/703300

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
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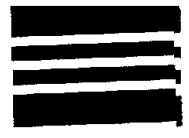
\*\*\* END OF SEARCH \*\*\*

Grose River Road, Grose Wold

PRINTED ON 4/10/2022

RP 13  
 STAMP DUTY  
 \$100  
 DESCRIPTION OF LAND Note (a)  
 TRANSFEROR Note (b)  
 ESTATE Note (c)  
 TRANSFEREE Note (d)  
 TENANCY Note (e)  
 PRIOR ENCUMBRANCES Note (f)  
 EXECUTION Note (g)  
 Note (g)  
 TO BE COMPLETED BY LODGING PARTY Notes (h) and (i)  
 OFFICE USE ONLY

STAMP DUTY



**TRANSFER**  
 REAL PROPERTY ACT, 1900

3	3 of 3	X
\$ 35.0		

A3/3

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
FOLIO IDENTIFIER 7/703300  (Lot 7 in D.P. 703300)	WHOLE	AT GROSE VALE
PARLBY INVESTMENTS PTY. LIMITED of		

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 319,235.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

COMMONWEALTH MINING INVESTMENTS (AUSTRALIA) LIMITED of Level 22, MLC Centre, Martin Place, Sydney.	OFFICE USE ONLY  S
---	--------------------------

subject to the following PRIOR ENCUMBRANCES 1. .... 3. ....

DATE 5 September 1986

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

Signed in my presence by the transferor who is personally known to me  
 THE COMMON SEAL of PARLBY INVESTMENTS PTY. LIMITED was hereunto affixed by  
Signature of Witness  
 authority of the Directors in the presence of:-  
Name of Witness (BLOCK LETTERS)



.....  
Address and occupation of Witness  
 Secretary

Signed in my presence by the transferee who is personally known to me  
 THE COMMON SEAL of COMMONWEALTH MINING INVESTMENTS (AUSTRALIA) LIMITED was hereunto affixed by  
Signature of Witness  
 authority of the Board of Directors in the presence of:-  
Name of Witness (BLOCK LETTERS)  
 .....  
Address and occupation of Witness

.....  
Signature of Transferee  
 Director Solicitor for Transferee  
 (M.B. Raymond)

LODGED BY <u>SUT &amp; RUSSELL</u>	LOCATION OF DOCUMENTS	
	CT	OTHER
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Delivery Box Number <u>795D</u>		Herewith.
		In L.F.O. with
		Produced by
Checked <u>EC13</u> <u>NAL</u>	Passed	REGISTERED -19
Signed	Extra Fee	Secondary Directions
		Delivery Directions
		CT LP



Form: 01T  
Release: 61

①

# TRANSFER

New South Wales  
Real Property Act 1900



## AJ929483T

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar-General to use the information provided in this form for the establishment and maintenance of the Real Property Act Register. The Register is made available to any person for search upon payment of a fee, if any.

Office of State Revenue  
(NSW)

### STAMP DUTY

Office of State Revenue use only	Client No: 1411500 3706
	Duty: \$10 8381532 001
	Asst details: _____

(A) **TORRENS TITLE** Folio Identifier: 7/703300

(B) **LODGED BY**

Document Collection Box <i>W</i>	Name, Address or DX, Telephone, and Customer Account Number if any Rolf J. Wiedemann, Lawyer PO Box 2150 TAREN POINT NSW 2229 Telephone: 0413 702 704 Reference: RJW/Kavanagh - Lot 7	CODES <b>T</b> <b>TW</b>
-------------------------------------	---	--------------------------------

(C) **TRANSFEROR** DARLEY AUSTRALIA PTY. LIMITED (ACN 093 921 021)

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 1,307,970.88 and as regards  
(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED** whole

(G) Encumbrances (if applicable):

(H) **TRANSFeree** DEBRA ANN KAVANAGH  
(I) **TENANCY:**

DATE *26 October 2015*

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

Company: DARLEY AUSTRALIA PTY. LIMITED (ACN 093 921 021)  
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: \_\_\_\_\_  
Name of authorised person: \_\_\_\_\_  
Office held: \_\_\_\_\_  
*Director*  
**HENRY BRIGGS PLUMPTRE**

Signature of authorised person: \_\_\_\_\_  
Name of authorised person: *Rolf Juergen Wiedemann*  
Office held: \_\_\_\_\_  
*Director*

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature: \_\_\_\_\_  
Signatory's name: Rolf Juergen WIEDEMANN  
Signatory's capacity: solicitor

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 932884 Full name: Rolf Juergen Wiedemann Signature: \_\_\_\_\_

\* s117 RP Act requires that you must have known the signatory for more than 12 months or have signed  
ALL HANDWRITING MUST BE IN BLOCK CAPITALS



FOLIO: 7/703300

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SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
14/10/2022	9:42 AM	11	27/10/2015

LAND

-----

LOT 7 IN DEPOSITED PLAN 703300  
AT GROSE VALE  
LOCAL GOVERNMENT AREA HAWKESBURY  
PARISH OF KURRAJONG COUNTY OF COOK  
TITLE DIAGRAM DP703300

FIRST SCHEDULE

-----

DEBRA ANN KAVANAGH (T AJ929483)

SECOND SCHEDULE (5 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP703300 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- 3 DP703300 EASEMENT TO DRAIN WATER AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 THE INTEREST(S) OF THE COUNCIL OF THE SHIRE OF HAWKESBURY IN THE ADDITION TO EXISTING ROAD SHOWN IN DP636312
- 5 DP637664 EASEMENT FOR SERVICES APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



SEARCH DATE

14/10/2022 9:44AM

FOLIO: 8/703300

First Title(s): OLD SYSTEM  
Prior Title(s): VOL 12974 FOL 250

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1984	DP703300	DEPOSITED PLAN	FOLIO CREATED EDITION 1
18/7/1985	DP637664	DEPOSITED PLAN	
30/8/1985	V918048	DEPARTMENTAL DEALING	EDITION 2
24/9/1985	V962592	WITHDRAWAL OF CAVEAT	
24/9/1985	V962593	WITHDRAWAL OF CAVEAT	
24/9/1985	V962594	TRANSFER	
24/9/1985	V962595	MORTGAGE	EDITION 3
15/10/1986	W564664	DISCHARGE OF MORTGAGE	
15/10/1986	W564665	TRANSFER	EDITION 4
20/2/1987	W721447	MORTGAGE	EDITION 5
13/10/1988	X903088	DISCHARGE OF MORTGAGE	
13/10/1988	X903089	TRANSFER	EDITION 6
22/10/1991	E6347	MORTGAGE	EDITION 7
5/7/1993	I456819	TRANSFER OF MORTGAGE	EDITION 8
6/8/1993		AMENDMENT: LOCAL GOVT AREA	
1/5/2008	AD922324	CAVEAT	
3/6/2008	AD983617	DISCHARGE OF MORTGAGE	
3/6/2008	AD983621	TRANSFER	EDITION 9
11/6/2013	AH789260	DEPARTMENTAL DEALING	
27/10/2015	AJ929489	TRANSFER	EDITION 10

\*\*\* END OF SEARCH \*\*\*





RP 13

STAMP DUTY



\$1.00

**TRANSFER**

REAL PROPERTY ACT, 1900

T

3	2 of 2	X
\$ 35.40		

R2/2

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
FOLIO IDENTIFIER 8/703300  (Lot 8 in D.P. 703300)	WHOLE	AT GROSE VALE
TRANSFEROR Note (b) <u>PARLBY INVESTMENTS PTY. LIMITED</u> of and <u>KUVARI PTY. LIMITED</u> of		

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 180,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE Note (d) <u>COMMONWEALTH MINING INVESTMENTS (AUSTRALIA) LIMITED</u> of Level 22, MLC Centre, Martin Place, Sydney.  as joint tenants/tenants in common.	OFFICE USE ONLY  S
--	--------------------------

PRIOR ENCUMBRANCES Note (f)  
 subject to the following PRIOR ENCUMBRANCES 1. ....  
 2. .... 3. ....

DATE 5 September 1986

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION Note (g)  
 Signed in my presence by the transferor who is personally known to me  
 THE COMMON SEAL OF PARLBY INVESTMENTS PTY. LIMITED was hereunto affixed by authority of the Directors in the presence of [redacted]  
 [redacted] Director  
 THE COMMON SEAL OF KUVARI PTY. LIMITED was hereunto affixed by authority of the [redacted] Director  
 [redacted] Director

Note (g)  
 Signed in my presence by the transferee who is personally known to me  
 THE COMMON SEAL OF COMMONWEALTH MINING INVESTMENTS (AUSTRALIA) LIMITED was hereunto affixed by authority of the Board of Directors in the presence of:-  
 [redacted] Director  
 [redacted] Solicitor for Transferee (M.B. Raymond)

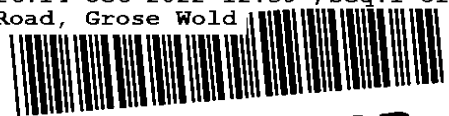
TO BE COMPLETED BY LODGING PARTY Notes (h) and (i)	LODGED BY <u>SCY + RUSSELL</u>	LOCATION OF DOCUMENTS	
	Delivery Box Number <u>7957</u>	CT <input checked="" type="checkbox"/> OTHER <input type="checkbox"/>	Herewith. <input type="checkbox"/> To L.T.O. with <input checked="" type="checkbox"/> Produced by <input type="checkbox"/>
OFFICE USE ONLY	Checked <u>EC13</u> Passed <input type="checkbox"/>	REGISTERED -19	Secondary Directions
	Signed <input type="checkbox"/> Extra Fee <input type="checkbox"/>	15 OCT 1986	Delivery Directions <u>CT LP</u>

Form: 01T  
Release: 6-1



# TRANSFER

New South Wales  
Real Property Act 1900



## AJ929489F

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

**STAMP DUTY**

Office of State Revenue use only	Client No: 1411508 Duty: \$10 Asst details:	Office of State Revenue (NSW) 3706 838133200
----------------------------------	---	--

- (A) **TORRENS TITLE** Folio Identifier: 8/703300
- (B) **LODGED BY**

Document Collection Box <i>W</i>	Name, Address or DX, Telephone, and Customer Account Number if any Rolf J. Wiedemann, Lawyer PO Box 2150 TAREN POINT NSW 2229 Telephone: 0413 702 704 Reference: RJW/Kavanagh - Lot 8	CODES <b>T</b> <b>TW</b>
-------------------------------------	---	--------------------------------
- (C) **TRANSFEROR** DARLEY AUSTRALIA PTY. LIMITED (ACN 093 921 021)
- (D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 1,157,970.88 and as regards
- (E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple
- (F) **SHARE TRANSFERRED** whole
- (G) **ENCUMBRANCES** Encumbrances (if applicable):
- (H) **TRANSFeree** AIDAN KAVANAGH PROPERTIES PTY. LIMITED (ACN 164 303 280)
- (I) **TENANCY:**

DATE 26 October 2015

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

Company: DARLEY AUSTRALIA PTY. LIMITED (ACN 093 921 021)  
 Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Name of authorised person:

Office held: Director

**HENRY BRIDGES PLUMPTRE**

Signature of authorised person:

Name of authorised person:

Office held: Director

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature:

Signatory's name: Rolf Juergen WIEDEMANN  
 Signatory's capacity: solicitor

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 932899 Full name: Rolf Juergen Wiedemann Signature:

\* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted



FOLIO: 8/703300

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SEARCH DATE	TIME	EDITION NO	DATE
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14/10/2022	9:42 AM	10	27/10/2015

LAND

-----

LOT 8 IN DEPOSITED PLAN 703300  
AT GROSE VALE  
LOCAL GOVERNMENT AREA HAWKESBURY  
PARISH OF KURRAJONG COUNTY OF COOK  
TITLE DIAGRAM DP703300

FIRST SCHEDULE

-----

AIDAN KAVANAGH PROPERTIES PTY LIMITED (T AJ929489)

SECOND SCHEDULE (6 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 M606174 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART  
OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE  
TITLE DIAGRAM
- 3 DP703300 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE  
DESCRIBED
- 4 THE INTEREST(S) OF THE COUNCIL OF THE SHIRE OF HAWKESBURY IN THE  
ADDITION TO EXISTING ROAD SHOWN IN DP636312
- 5 DP637664 REGISTERED.
- 6 DP637664 DP637664 EASEMENT FOR SERVICES AFFECTING THE PART OF  
THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP637664

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*





SEARCH DATE

4/10/2022 3:24PM

FOLIO: 14/703300

First Title(s): VOL 1129 FOL 56 OLD SYSTEM  
Prior Title(s): VOL 10132 FOL 21 VOL 12974 FOL 250

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1984	DP703300	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/8/1984	V287287	WITHDRAWAL OF CAVEAT	
17/8/1984	V287288	WITHDRAWAL OF CAVEAT	
17/8/1984	V287289	TRANSFER	EDITION 2
17/8/1984	V287290	CAVEAT	
5/9/1984	V327334	MORTGAGE	EDITION 3
17/9/1984	V348275	CAVEAT	
19/10/1984	DP636803	DEPOSITED PLAN	EDITION 4
10/1/1985	V456389	VARIATION OF MORTGAGE	
10/1/1985	V456390	DISCHARGE OF MORTGAGE	
10/1/1985	V456391	MORTGAGE	EDITION 5
7/3/1985	V621803	WITHDRAWAL OF CAVEAT	
18/7/1985	DP637664	DEPOSITED PLAN	
29/8/1985	V918047	DEPARTMENTAL DEALING	EDITION 6
19/11/1985	W63387	CAVEAT	
19/11/1985	W63388	CAVEAT	
31/1/1986	W162317	MORTGAGE	
31/1/1986	W162318	MORTGAGE	EDITION 7
15/10/1986	W564657	DISCHARGE OF MORTGAGE	
15/10/1986	W564658	DISCHARGE OF MORTGAGE	
15/10/1986	W564659	DISCHARGE OF MORTGAGE	
15/10/1986	W564660	TRANSFER	EDITION 8
20/2/1987	W721447	MORTGAGE	EDITION 9
13/10/1988	X903088	DISCHARGE OF MORTGAGE	
13/10/1988	X903089	TRANSFER	EDITION 10

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

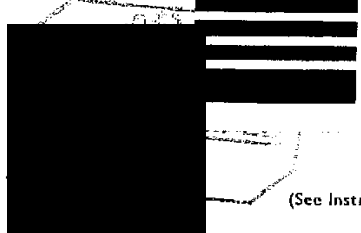
4/10/2022 3:24PM

FOLIO: 14/703300

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
22/10/1991	E6347	MORTGAGE	EDITION 11
5/7/1993	I456819	TRANSFER OF MORTGAGE	EDITION 12
6/8/1993		AMENDMENT: LOCAL GOVT AREA	
1/5/2008	AD922324	CAVEAT	
3/6/2008	AD983617	DISCHARGE OF MORTGAGE	
3/6/2008	AD983621	TRANSFER	EDITION 13
13/3/2013	AH606664	DEPARTMENTAL DEALING	
24/10/2013	AI111130	DEPARTMENTAL DEALING	
27/10/2015	AJ929493	TRANSFER	EDITION 14
14/12/2015	AK64848	MORTGAGE	EDITION 15
15/9/2018	AN713161	DEPARTMENTAL DEALING	EDITION 16 CORD ISSUED

\*\*\* END OF SEARCH \*\*\*



**TRANSFER**

REAL PROPERTY ACT, 1900

(See Instructions for Completion on back of form)

T <sup>23</sup> 3 of 4 X R3/4  
 \$ 30

DESCRIPTION OF LAND  
 Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
FOL. IDENT. 14/703300	WHOLE	AT RICHMOND

TRANSFEROR  
 Note (b)

THE STEADING PTY. LIMITED	OFFICE USE ONLY N
---------------------------	----------------------

ESTATE  
 Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 1,684,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE  
 Note (b)

PARLBY INVESTMENTS PTY. LIMITED and KUVARI PTY. LIMITED	OFFICE USE ONLY TC2.
---	-------------------------

TENANCY  
 Note (d)

~~as joint tenants~~ tenants in common in equal shares

PRIOR ENCUMBRANCES  
 Note (e)

subject to the following PRIOR ENCUMBRANCES 1. \_\_\_\_\_  
 2. \_\_\_\_\_ 3. \_\_\_\_\_

DATE OF TRANSFER 30.7.1984

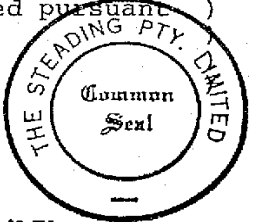
We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION  
 Note (f)

Signed in my presence by the transferor who is personally known to me  
 THE COMMON SEAL OF THE STEADING PTY. LIMITED was hereunto affixed pursuant to a resolution of the Board in the presence of:



\_\_\_\_\_  
 Secretary



Signature of Transferor

Note (f)

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

\_\_\_\_\_  
 Signature of Witness

\_\_\_\_\_  
 Name of Witness (BLOCK LETTERS)

\_\_\_\_\_  
 Address and occupation of Witness



TO BE COMPLETED BY LODGING PARTY  
 Notes (g) and (h)

LODGED BY CALDWELL & ASSOC 2022	LOCATION OF DOCUMENTS	
	CT 1/	OTHER
Delivery Box Number	Herewith. In R.G.O. with _____ Produced by _____	
Extra Fee	Checked	REGISTERED - -19 17 AUG 1984
		Registrar General
		CT LP.

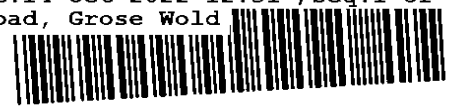
OFFICE USE ONLY





Form: 01T  
Release: 6-1

**TRANSFER**  
New South Wales  
Real Property Act 1900



**AJ929493Q**

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

**STAMP DUTY**

Office of State Revenue use only	Client No: 1411509 3796
	Duty: \$10 Term: 8381532
	Asst details:

(A) **TORRENS TITLE** Folio Identifier: 14/703300

(B) **LODGED BY**

Document Collection Box <i>W</i>	Name, Address or DX, Telephone, and Customer Account Number if any Rolf J. Wiedemann, Lawyer PO Box 2150 TAREN POINT NSW 2229 Telephone: 0413 702 704 Reference: RJW/Kavanagh - Lot 14	<b>CODES</b> <b>T</b> <b>TW</b>
-------------------------------------	--	---------------------------------------

(C) **TRANSFEROR** DARLEY AUSTRALIA PTY. LIMITED (ACN 093 921 021)

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 9,006,970.88 and as regards  
(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED** whole

(G) Encumbrances (if applicable):

(H) **TRANSFeree** DENNIS EUGENE KAVANAGH and AIDAN KAVANAGH  
(I) **TENANCY:** Tenants in Common in Equal Shares

DATE 26 October 2015

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.  
Company: DARLEY AUSTRALIA PTY. LIMITED (ACN 093 921 021)  
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: [Redacted]

Name of authorised person: [Redacted]  
Office held: Director  
**HENRY BRIDGES PLUMPTRE**

Signature of authorised person: [Redacted]

Name of authorised person: Rolf Juergen Wiedemann  
Office held: Director

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature: [Redacted]

Signatory's capacity: Rolf Juergen WIEDEMANN solicitor

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 932926 Full name: Rolf Juergen Wiedemann Signature [Redacted]



FOLIO: 14/703300

-----

SEARCH DATE	TIME	EDITION NO	DATE
14/10/2022	9:42 AM	16	15/9/2018

LAND

-----

LOT 14 IN DEPOSITED PLAN 703300  
AT GROSE VALE  
LOCAL GOVERNMENT AREA HAWKESBURY  
PARISH OF KURRAJONG COUNTY OF COOK  
TITLE DIAGRAM DP703300

FIRST SCHEDULE

-----

DENNIS EUGENE KAVANAGH  
AIDAN KAVANAGH  
AS TENANTS IN COMMON IN EQUAL SHARES (T AJ929493)

SECOND SCHEDULE (10 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS AS REGARDS THE PART SO INDICATED IN THE TITLE DIAGRAM - SEE CROWN GRANT (2.954 HECTARE GRANT)
- 3 L769725 EASEMENT FOR WATER SUPPLY PURPOSES APPURTERANT TO PART OF THE LAND ABOVE DESCRIBED SHOWN SO BENEFITED IN TITLE DIAGRAM AFFECTING THE LAND SHOWN SO BURDENED IN DP557503
- 4 M606174 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP703300 RIGHT OF CARRIAGEWAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 THE INTEREST(S) OF THE COUNCIL OF THE SHIRE OF HAWKESBURY IN THE ADDITION TO EXISTING ROAD SHOWN IN DP636312
- 7 DP636803 EASEMENT TO PUMP WATER AND RIGHT OF CARRIAGEWAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP636803
- 8 DP637664 REGISTERED.
- 9 DP637664 DP637664 EASEMENT FOR SERVICES AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP637664
- 10 AK64848 MORTGAGE TO BENDIGO AND ADELAIDE BANK LIMITED

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

Grose River Road, Grose Wold

PRINTED ON 14/10/2022

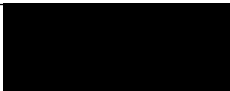
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#### Document Status

Rev No.	Author	Reviewer	Approved for Issue		
		Name	Name	Signature	Date
A	Jack Braithwaite	John De Martin	<i>Draft for client review</i>		
B	Jack Braithwaite	John De Martin	John De Martin		08/08/2023