



# **Attachment 7 to Item 3.1.1.**

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## **Preliminary Site Investigation Report**

Date of meeting: 21 November 2024  
Location: Audio-visual link  
Time: 10am





# Preliminary Site Investigation

Redbank Communities - North  
Richmond

PREPARED FOR  
Redbank Communities

DATE  
12/07/2024

REFERENCE  
0484202



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# Preliminary Site Investigation

Redbank Communities - North Richmond

0484202



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## ACRONYMS AND ABBREVIATIONS

Acronyms	Description
ACM	asbestos containing materials
AOI	Areas of Interest
AHD	Australian Height Datum
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
CLM Act	Contaminated Land Management Act 1997
CoPCs	contaminants of potential concern
CSM	Conceptual site model
DSI	Detailed site investigation
EPA	Environmental protection authority
EPL	environmental protection licenses
ERM	Environmental Resources Management Australia Pty
OCPs	organochlorine pesticides
OPPs	organophosphorus pesticides
PAHs	Polycyclic aromatic hydrocarbons
PCBs	polychlorinated biphenyls
PFAS	Per- and poly- fluoroalkyl substances
POEO Act	Protection of the Environment Operations Act 1997
SAQP	Sampling and Analysis Quality Plan
SVOCs	Semi-Volatile Organic Compounds
TRH	Total recoverable hydrocarbons
VOCs	Volatile Organic Compounds

## EXECUTIVE SUMMARY

Environmental Resources Management Australia Pty Ltd (ERM) was engaged by Redbank Communities to undertake a preliminary site investigation (PSI) at 322 Grose Vale Road, North Richmond NSW 2754, also known as the Redbank Expansion Area (Kemsley Park) (referred to as the Site).

ERM understands that Redbank Communities Pty Ltd require completion of this PSI for the proposed subdivision and residential redevelopment of the Site.

The objectives of this PSI were to provide a current understanding of potential site contamination as a result of current and historical land use practices undertaken within the Site, in the context of the Site's proposed future residential redevelopment.

### **Preliminary Site Investigation Key Findings:**

The Site is currently a privately owned farmstead. The site appears to currently be used for grazing with no evidence of intensive horticulture. The Site is also used for the storage of multiple types of machinery, most of which did not appear functional, as well as associated work sheds within the northwestern portion. At the time of inspection only a single dwelling was noted to be occupied and an Underground Storage Tank (UST) with associated infrastructure was identified on-site.

Based on information reviewed as part of this PSI, ERM considers there is a potential of contamination at the Site associated with current and historical land use practices. The sources of potential contamination have been identified as potential Areas of Environmental Concern (AECs). The AECs identified for the Site include the following:

- AEC-1 – UST
- AEC-2 – Former Orchardring
- AEC-3 – Farm dams
- AEC-4 – Chicken coop / stable
- AEC-5 – Storage of machinery and pesticides

Based on the results of this PSI it is the opinion of ERM that the proposed subdivision works for 322 Grose Vale Road, North Richmond has the potential for the intended land use consistent with NEPM (NEPC, 2013 *Residential A – Residential with Garden / Accessible soils*), pending a Detailed Site Investigation (DSI) to address the potential for soil contamination to be present within the identified AECs. This additional assessment will require project approval and demolition works prior to being completed.



## 1. INTRODUCTION

ERM Services Pty Ltd (ERM) was engaged by Redbank Communities Pty Ltd (The client) to complete a Preliminary Site Investigation (PSI) for the Redbank Expansion Area (Kemsley Park), 322 Grose Vale Road, North Richmond NSW 2754 (Lot 260 DP 1237271). Refer to **Figure 1** for site location.

ERM understands that Redbank require a PSI for to support the submission of a Gateway Planning Proposal to Hawkesbury City Council for re-zoning of the site for residential land-use.

### 1.1 OBJECTIVES

The objectives of this PSI were to provide a current understanding of potential site contamination as a result of current and historical land use practices undertaken within the Site, in the context of the Site's proposed future residential redevelopment.

### 1.2 SCOPE OF WORK

The scope of works required to complete the PSI are as follows:

- Review of background information related to the Site, including:
  - Information relating to geological, hydrogeological and environmental conditions within the Site and surrounding area;
  - Previous investigations relating to site contamination;
  - The NSW Environmental Protection Authority (EPA) contaminated land database;
  - Historical aerial photographs;
  - Groundwater bore information;
  - Relevant government databases;
  - Published soil, geology and topographic maps;
- A site inspection to ground truth information collected during the desktop assessment, assess current site conditions and site features; and
- Preparation of this PSI report.

## 2. SITE IDENTIFICATION AND SETTING

### 2.1 SITE IDENTIFICATION

Table 2-1 below outlines the details of the site.

**TABLE 2-1 SITE DETAILS**

Item	Description
Site Address and Legal Description	The Site is located at 322 Grose Vale Road, North Richmond NSW 2754 and includes Lot 260 DP 1237271.
Current Zoning	The Site is zoned as RU4 Primary Production, small lot under Hawkesbury Local Environmental Plan 2012.
Site Location and Site Layout	The Site location and layout can be seen in Figure 2 in Appendix A.

### 2.2 SITE SETTING

Table 2-2 below provides summarized site setting information obtained during the preliminary investigation of the Site.

**TABLE 2-2 SITE SETTING DETAILS**

Item	Description
Site area	Approximately 35 ha
Current land use	<p>The Site is currently a privately owned farmstead. The site appears to currently be used for grazing with no evidence of intensive horticulture. The Site is also used for the storage of multiple types of defunct cattle feeders. A former orchard, chicken coop and stables were identified behind the single dwelling at the site.</p> <p>Part of the site is used by the Redbank maintenance team as offices, amenities and storage including storage of pesticides and fuel power machinery (lawn mowers, chain saws etc).</p> <p>A underground storage tank (UST), associated bowser and fuel vent was identified in front of the original brick shed. Information from Redbank indicates the UST hasn't been used within a decade, is 13,000L capacity and used to store unleaded fuel.</p>
Surrounding land use	<p><b>North:</b> Residential properties exist followed by Redbank Creek a tributary riverway which flows into the Hawkesbury River borders the southern boundary of the Site.</p> <p><b>East:</b> Low density residential dwellings.</p> <p><b>South:</b> A new Redbank residential development area is in progress.</p> <p><b>West:</b> Grose Vale road followed by a rural residential development.</p>
Site elevation	The elevation of the Site ranges from approximately 82m - 43m Australian Height Datum (AHD) with the peak elevation in the centre of the site.
Topography	The Site generally slopes from the centre of the site to the north and south. Regional topography is comprised of generally rolling / undulating hills with a general slope to the south.
Hydrology	<p>During the site walkover three farm dams were identified, likely used historically for agriculture (cattle) purposes, the dams are in good condition but appear to be overgrown.</p> <p>The Redbank Creek exists 150m north of the site and flows into the Hawksbury River approximately 2km west of the Site.</p>

Item	Description
Geology, soils and acid sulphate soils	<p>Site soils are dark, red and yellow Podzolic Soils, massive Earthy Clays and Prairie soils in the centre of the site. Soils in the north and south corners of the site consist of hard setting mottled texture soils, brown and yellow podzolic.</p> <p>Site geology consists of both Wianamatta Ashfield Shale and Triassic Hawkesbury Sandstone</p> <p>The Department of Infrastructure, Planning and Natural Resources (DIPNR) Salinity Potential in Western Sydney 2002 risk map classifies area around the Site as having a moderate salinity potential.</p>
Hydrogeology	<p>Three man made farm dams associated with the Yeobarnie Keyline System are located on the Site with the northern two dams flowing north towards Redbank Creek. The three dams were constructed between early 1950's to early 1960's. Hawkesbury River is located approximately 2km to the west of the Site. Water runoff during rainfall is expected to follow the observed man-made keyline drainage lines into the onsite water storage dams or into Redbank creek.</p>

### 3. SITE HISTORY

#### 3.1 HISTORICAL TITLES

Historical titles, provided in Appendix B, were reviewed to assess the potential for potentially contaminating historical land use within the Site. A detailed summary of the historic land use is provided in Table 3-1 below.

**TABLE 3-1 HISTORIC TITLE SUMMARY**

Date	Registered Proprietor and Occupation
1903 – 1947	Philip Charley – Grazier.
1947 – 1967	Percival Alfred Yeomans – Engineer.
1967 – 1971	Leonard Martin Peel – Company Director
1971 – 2007	Kemsley Pastoral Co. Pty Limited
2007 – 2020	BD NSW (MR) Project O007 Pty Ltd
2020 to date	MCPB Investments Pty Ltd

#### 3.2 HISTORICAL IMAGERY

Historical aerial imagery, provided in Appendix C, were reviewed to assess the potential for contaminating historical land use within the Site and surrounding areas.

A detailed summary of the historic land use is provided in Table 3-2 below.

**TABLE 3-2 HISTORIC IMAGERY SUMMARY**

Year	Site	Surrounding area
1949	The area is sparsely vegetated with mature trees. An unpaved road can be seen running along the southwest boundary of the site.	A farm dam exists to the south of the site. Native vegetation sparsely exists across the surrounding area having likely been cleared for cattle grazing.
1955	A large farm dam has been constructed in the centre of the site. The remaining areas appear largely similar to the previous aerial photograph.	Additional clearing of native vegetation has occurred surrounding the site. A farm dam has been constructed to the west of the site.
1961	Two additional farm dams has been constructed. An unsealed road appears to have been constructed running through the centre of the site.	Farm dams have been constructed to the north and west of the site. Orchardling has begun to the north of the site and Redbank Creek.
1970	Some development of the centre of the site has begun, likely for the residential dwelling.	The 1970 aerial photograph is generally consistent with the 1961 aerial photograph.
1982	The residential dwelling has been constructed at the site.	The 1982 aerial photograph is generally consistent with the 1961 aerial photograph.

Year	Site	Surrounding area
1991	The 1991 aerial photograph is generally consistent with the 1982 aerial photograph.	The 1982 aerial photograph is generally consistent with the 1961 aerial photograph.
2002	The 2002 aerial photograph is generally consistent with the 1982 aerial photograph	The 2002 aerial photograph is generally consistent with the 1991 aerial photograph.
2006	The 2006 aerial photograph is generally consistent with the 1982 aerial photograph	The 2006 aerial photograph is generally consistent with the 1991 aerial photograph.
2011	The 2011 aerial photograph is generally consistent with the 1982 aerial photograph. A tin shed appears to have been constructed south of the on-site residential dwelling.	The 2011 aerial photograph is generally consistent with the 1991 aerial photograph.
2015	The 2015 aerial photograph is generally consistent with the 2011 aerial photograph.	Residential dwellings have been constructed to the west of the site.
2021	The 2021 aerial photograph is generally consistent with the 2015 aerial photograph	Low density residential development have begun to the north, east and south of the site.
2024	The 2024 aerial photograph is generally consistent with the 2021 aerial photograph.	Low density residential development continues to the north, east and south of the site.

### 3.3 SECTION 10.7 PLANNING CERTIFICATE

The Section 10.7 planning certificate presented in Appendix D, provided by council was reviewed with reference to potentially contaminating activities or restrictions placed on the property. A summary of the results of the section 10.7 is presented in Table 3-3 below.

**TABLE 3-3 SECTION 10.7 PLANNING CERTIFICATE**

Condition	Description
Is the land in a conservation area?	No
Is an item of environmental heritage located on the land?	No
Is the land affected by any environmental planning instrument, or proposed environmental planning instrument which makes provision for the acquisition of the land by the authority of the State?	No
Is the land affected by road widening or road re-alignment or any environmental planning instruments, or any resolution of Council?	No
Is the land affected by an adopted policy that restricts the development of the land because of the likelihood of: landslip, bushfire risk, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise, any other risk (other than flooding)	Yes – Acid Sulfate Soils
Is the land bush fire prone land?	No
Is the subject land within a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017?	No

Condition	Description
Is the land significantly contaminated land within the meaning of the CLMA 1997?	No
Is the land subject to a management order within the meaning of the CLMA 1997?	No
Is the land subject to an approved voluntary management proposal within the meaning of the CLMA 1997?	No
Is the land subject to an ongoing maintenance order within the meaning of the CLMA 1997?	No
Is the land subject to a site audit statement within the meaning of the CLMA 1997?	No

### 3.4 PUBLIC REGISTER REVIEW

#### 3.4.1 LIST OF NSW CONTAMINATED SITES NOTIFIED TO THE NSW EPA

A search was conducted of the NSW EPA Contaminated Sites Record of Notices (under section 58 of the Contaminated Land Management Act 1997 (CLM Act)) and the list of contaminated sites notified to the NSW EPA (under section 60 of the CLM Act) was completed around a 1km buffer of the Site. No sites within 1km of the site were registered with the NSW EPA as either being regulated or notified.

#### 3.4.2 NSW EPA LICENCED ACTIVITIES UNDER THE POEO ACT 1997

A search of the NSW EPA *Protection of the Environment Operations Act 1997 (POEO Act)* public register (under section 308 of the *POEO Act 1997*) was completed around a 1km buffer of the Site. Whilst no current environmental protection licenses (EPLs) were identified, three former licensed activities were identified at the site, relating to non-scheduled use of herbicides. The licenced activities are summarized in Table 3-4 with no on-going monitoring requirements or legacy contamination issues identified.

TABLE 3-4 LICENCED ACTIVITIES UNDER THE POEO ACT 1997

EPL	Organization	Address	Activity	Distance	Direction	Surrender Date
4653	Luhrmann Environment Management Pty Ltd	Waterways throughout NSW	Other / Non Scheduled Activity – Application of Herbicides	0m	On-site	16/01/2015
4838	Robert Orchard	Various Waterways throughout New South Wales – Sydney NSW 2000	Other / Non Scheduled Activity – Application of Herbicides	0m	On-site	29/06/2012
6630	Sydney Weed & Pest Management Pty Ltd	Waterways throughout NSW – Prospect NSW, 2148	Other / Non Scheduled Activity – Application of Herbicides	0m	On-site	01/09/2012

## 4. SITE INSPECTION

A site inspection was conducted on the 23<sup>rd</sup> of April to ground truth the information gathered during the desktop assessment. Additionally, the site inspection was completed to identify any potential sources of contamination on the Site which would not be within any databases or historical imagery. An internal inspection of the on-site dwelling and associated brick shed / garage was not completed due to access constraints. Whilst, an inspection of the slab condition and below soils is expected to be completed at the demolition stage, the current slab condition and potential for uncontrolled fill below these structures is not known.

The Site layout and Features are presented in Section 4.1, additionally photographs taken during the site inspection have been provided in Appendix C.

Observations and information obtained during the site inspection have been summarised in the below sections.

### 4.1 SITE LAYOUT

The site is accessed from Grose Vale Road and a sealed private road from Contour Way. The private road runs directly through the site in a generally east-west direction.

The Site has large valleys on the northern and southern portions of the site which are vegetated with tall grasses and mature trees. Three dams have been constructed on-site associated with Yobarnie Keyline Farm as part the experimental dam design by P.A Yeomans

The site currently used for cattle grazing and site office / storage facility for Redbank workers on surrounding developments.

A dwelling exists on-site that is still in-use by the caretaker. A disused greenhouse / orchard, chicken coop and stables were located to adjacent to the brick shed / garage. An underground storage tank (UST) with a fill/dip point, fuel dispenser and fuel vent was identified in front of the brick shed / garage.

A tin shed was also identified adjacent to the brick shed / garage and stored diesel / unleaded powered equipment and vehicles. Storage of chemicals used for landscaping (i.e. pesticides) was also identified.

Possible asbestos containing material (ACM) was identified in the form of culverts and drainage infrastructure in all three dams on-site.

### 4.2 INTERVIEWS WITH KEY PERSONNEL

During the site inspection, Redbank caretakers / personnel were interviewed with regards to the site history. The following information was provided to ERM:

- The identified UST was installed in approximately the 80's;
- The identified UST was approximately 18,000L capacity and stored unleaded fuel;
- The identified UST has been disused for over a decade and the condition is not known; and
- Three on-site dams to be retained on-site during the development and reconstructed to adhere to current dam construction guidelines.

## 5. CONCEPTUAL SITE MODEL

Based on the site inspection and site history, the potential sources of contamination and associated contaminants of potential concern (CoPC) identified for the Site are summarised in Table 5-1 below. The conceptual site model has been developed in the context of the proposed redevelopment of the Site to a residential land use. The sources have been identified as potential Areas of Environmental Concern (AECs). The AECs identified for the Site include the following:

- AEC-1 – UST
- AEC-2 – Former Orchardring
- AEC-3 – Farm dams
- AEC-4 – Chicken coop / stable
- AEC-5 – Storage of machinery and pesticides

**TABLE 5-1 AREAS OF ENVIRONMENTAL CONCERN FOR THE SITE**

Potential source	CoPC	Comment
AEC-1 – UST	<ul style="list-style-type: none"> <li>• TRH, BTEX, Heavy Metals</li> </ul>	<ul style="list-style-type: none"> <li>• Potential leaks / spills may have occurred from the tank</li> </ul>
AEC-2 – Former Orchardring	<ul style="list-style-type: none"> <li>• Heavy metals, TRH, BTEX; PAHs, organochlorine and organophosphorus pesticides (OCPs/OPPs), herbicides, polychlorinated biphenyls (PCBs).</li> </ul>	<ul style="list-style-type: none"> <li>• Potential contaminants associated with orcharding i.e. use of pesticides or machinery for maintenance.</li> </ul>
AEC-3 – Farm dams	<ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Biological wastes</li> </ul>	<ul style="list-style-type: none"> <li>• Historically asbestos containing pipes have been used for water infrastructure to support farming practices;</li> <li>• Sediments and water to contain coliforms from run off</li> </ul>
AEC-4 – Chicken coop / stables	<ul style="list-style-type: none"> <li>• Heavy metals, PAHs, organochlorine and organophosphorus pesticides (OCPs/OPPs), herbicides, pathogens (Coliforms).</li> </ul>	<ul style="list-style-type: none"> <li>• Potential contaminants associated with housing farm animals for an unknown period of time</li> </ul>
AEC-5 – Storage of machinery and pesticides	<ul style="list-style-type: none"> <li>• Heavy metals, TRH, BTEX; PAHs, organochlorine and organophosphorus pesticides (OCPs/OPPs), herbicides, polychlorinated biphenyls (PCBs).</li> </ul>	<ul style="list-style-type: none"> <li>• Activities relating to vehicle servicing may have been undertaken at the site</li> <li>• Vehicles and vessels have been stored for a long period, possibility of oil leaks in the area</li> <li>• Tractors stored long term.</li> <li>• Storage of fuel, chemicals and machinery used for maintenance.</li> </ul>

### 5.1.1 POTENTIAL PATHWAYS

The primary potential exposure pathways of concern at the Site are:

- Inhalation of vapour (from soil and/or groundwater) and contaminated dust (from soils)
- Dermal contact and / or incidental ingestion with contaminated surface water and soils / sediments.



### 5.1.2 POTENTIAL RECEPTORS

Key receptors of the Site are as follows:

- Future site users (residential)
- Future Site workers
- Fauna on site
- Adjacent sensitive receptors e.g. adjacent residents and surface water bodies such as the on-site dams that flow into Redbank Creek and into the Hawkesbury River.

## 5.2 CONCEPTUAL SITE MODEL

Table 5-2 below details the conceptual site model.

**TABLE 5-2 CONCEPTUAL SITE MODEL**

AEC ID	Pathways	Potential receptors	Risk	Comments
AEC-1 – UST	Inhalation of vapour (from soil) and contaminated dust (from soils).	<ul style="list-style-type: none"> <li>Future Site workers</li> <li>Future residents</li> </ul>	Moderate	Conditions of the UST and associated infrastructure are unknown
AEC-2 – Former Orchardring	Inhalation of vapour (from soil) and contaminated dust (from soils).	<ul style="list-style-type: none"> <li>Future Site workers</li> <li>Future residents</li> <li>Fauna on-site</li> </ul>	Moderate	Potential for environmentally persistent chemicals and machinery to have been used for orcharding
AEC-3 – Farm dams	Inhalation / dermal contact (from removal of asbestos pipes and contact with surface water).	<ul style="list-style-type: none"> <li>Future Site workers</li> <li>Future residents</li> <li>Fauna</li> <li>Environmentally sensitive receptors</li> </ul>	Moderate	If asbestos pipes are on site this could pose an inhalation risk when removed / excavated.
AEC-4 – Chicken coop / stables	Inhalation / ingestions via dermal contact (from soil) and contaminated dust (from soils).	<ul style="list-style-type: none"> <li>Future Site workers</li> <li>Future residents</li> </ul>	Low	If soils within the chicken coop and stables are contaminated, this could pose an inhalation / ingestion risk when removed / excavated.
AEC-5 – Storage of machinery and pesticides	Inhalation of vapour (from soil) and contaminated dust (from soils).	<ul style="list-style-type: none"> <li>Future Site workers</li> <li>Future residents</li> </ul>	Low	Potential spills of chemicals and liquids associated with machinery, could pose a risk to future site workers and residents if potentially impacted soils remain on-site.

## 6. CONCLUSION AND RECOMMENDATIONS

ERM was engaged by Redbank Communities Pty Ltd to complete a Preliminary Site Investigation at the Site provide a current understanding of potential site contamination as a result of current and historical land use practices undertaken within the Site, in the context of the Site's proposed future residential redevelopment.

To meet the above objectives, ERM undertook a desktop review of public database records, historical aerial photographs, environmental site setting information, published soil, geology and topographic maps, and completed a site inspection.

Based on information reviewed as part of this due diligence assessment, ERM considers there is a potential risk to identified human health and sensitive ecological receptors due to potential contamination at the Site associated with current and historical land use practices.

Based on the scope of work completed, several potential sources of contamination were identified at the Site including:

- AEC-1 – UST
- AEC-2 – Former Orchardring
- AEC-3 – Farm dams
- AEC-4 – Chicken coop / stable
- AEC-5 – Storage of machinery and pesticides

Based on the investigations to date, there is no evidence of widespread contamination that will render the site unsuitable for future residential land-use.

Based on the results of this PSI it is the opinion of ERM that the proposed subdivision works for 322 Grose Vale Road, North Richmond has the potential for the intended land use consistent with NEPM (NEPC, 2013 *Residential A – Residential with Garden / Accessible soils*), pending a Detailed Site Investigation (DSI) to address the potential for soil contamination to be present within the identified AECs. This additional assessment will require project approval and demolition works prior to being completed. While the specific requirements of the DSI will be detailed within the report, ERM considers that the investigation should be undertaken in consideration of the identified contaminants of potential concern (CoPCs) and include an assessment of soil.

- A combination of targeted and grid based sampling approach of soils to assess potential point sources of contamination
- The collection of background samples to ensure collected results are assessed in consideration of naturally occurring conditions.

## 7. LIMITATIONS

1. This report is based solely on the scope of work as described within this report dated 30 April 2024 and performed by ERM Services Australia Pty Ltd (ERM) for Redbank Communities (the Client). The Scope of Work was governed by a contract between ERM and the Client (Contract).
2. No limitation, qualification or caveat set out below is intended to derogate from the rights and obligations of ERM and the Client under the Contract.
3. The findings of this report are solely based on, and the information provided in this report is strictly limited to that required by, the Scope of Work. Except to the extent stated otherwise, in preparing this report ERM has not considered any question, nor provides any information, beyond that required by the Scope of Work.
4. This report was prepared in April-May 2024 based on information collected as part of this assessment, conditions encountered and documentation reviewed at the time of preparation. The report does not, and cannot, take into account changes in law, factual circumstances, applicable regulatory instruments or any other future matter. ERM does not, and will not, provide any on-going advice on the impact of any future matters unless it has agreed with the Client to amend the Scope of Work or has entered into a new engagement to provide a further report.
5. Unless this report expressly states to the contrary, ERM's Scope of Work was limited strictly to identifying typical environmental conditions associated with the subject site(s) and does not evaluate the condition of any structure on the subject site nor any other issues. Although normal standards of professional practice have been applied, the absence of any identified hazardous or toxic materials or any identified impacted soil or groundwater on the Site(s) should not be interpreted as a guarantee that such materials or impacts do not exist.
6. This report is based on one or more site inspections conducted by ERM personnel, the sampling and analyses described in the report, and information provided by the Client or third parties (including regulatory agencies). All conclusions and recommendations made in the report are the professional opinions of the ERM personnel involved. Whilst normal checking of data accuracy was undertaken, except to the extent expressly set out in this report ERM:
  - did not, nor was able to, make further enquiries to assess the reliability of the information or independently verify information provided by;
  - assumes no responsibility or liability for errors in data obtained from, the Client, any third parties or external sources (including regulatory agencies).
7. Although the data that has been used in compiling this report is generally based on actual circumstances, if the report refers to hypothetical examples those examples may, or may not, represent actual existing circumstances.
8. Only the environmental conditions and or potential contaminants specifically referred to in this report have been considered. To the extent permitted by law and except as is specifically stated in this report, ERM makes no warranty or representation about:
  - the suitability of the Site(s) for any purpose or the permissibility of any use;
  - the presence, absence or otherwise of any environmental conditions or contaminants at the Site(s) or elsewhere; or

- the presence, absence or otherwise of asbestos, asbestos containing materials or any hazardous materials on the Site(s).
9. Use of the Site for any purpose may require planning and other approvals and, in some cases, environmental regulator and accredited site auditor approvals. ERM offers no opinion as to the likelihood of obtaining any such approvals, or the conditions and obligations which such approvals may impose, which may include the requirement for additional environment works.
  10. The ongoing use of the Site or use of the Site for a different purpose may require the management of or remediation of site conditions, such as contamination and other conditions, including but not limited to conditions referred to in this report.
  11. This report should be read in full and no excerpts are to be taken as representative of the whole report. To ensure its contextual integrity, the report is not to be copied, distributed or referred to in part only. No responsibility or liability is accepted by ERM for use of any part of this report in any other context.
  12. Except to the extent that ERM has agreed otherwise with the Client in the Scope of Work or the Contract, this report:
    - has been prepared and is intended only for the exclusive use of the Client;
    - must not to be relied upon or used by any other party;
    - has not been prepared nor is intended for the purpose of advertising, sales, promoting or endorsing any Client interests including raising investment capital, recommending investment decisions, or other publicity purposes;
    - does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise in or in relation to the Site(s); and
    - does not purport to provide, nor should be construed as, legal advice

## 8. REFERENCES

Lotsearch Report (2024), 322 Grose Vale Road, North Richmond, NSW 2754, LS055351 EP and LS055352 EP, 22 April 2024 (LotSearch, 2024);

NSW EPA (2017), Guidelines for the NSW Site Auditor Scheme 3rd edition (NSW EPA, 2017);

NSW EPA (2020), Consultants reporting on contaminated land - Contaminated Land Guidelines (NSW EPA, 2020)



APPENDIX A      FIGURES



**Legend**

- Site Boundary
- Parcel

Data Source:  
NSW s5-sds 2024  
Nearmap Imagery March 2024

Coordinate System:  
GDA 1994 MGA Zone 56  
Date: 01/05/2024  
Created By: CS  
Drawing Size: A4

0 50 100 150m



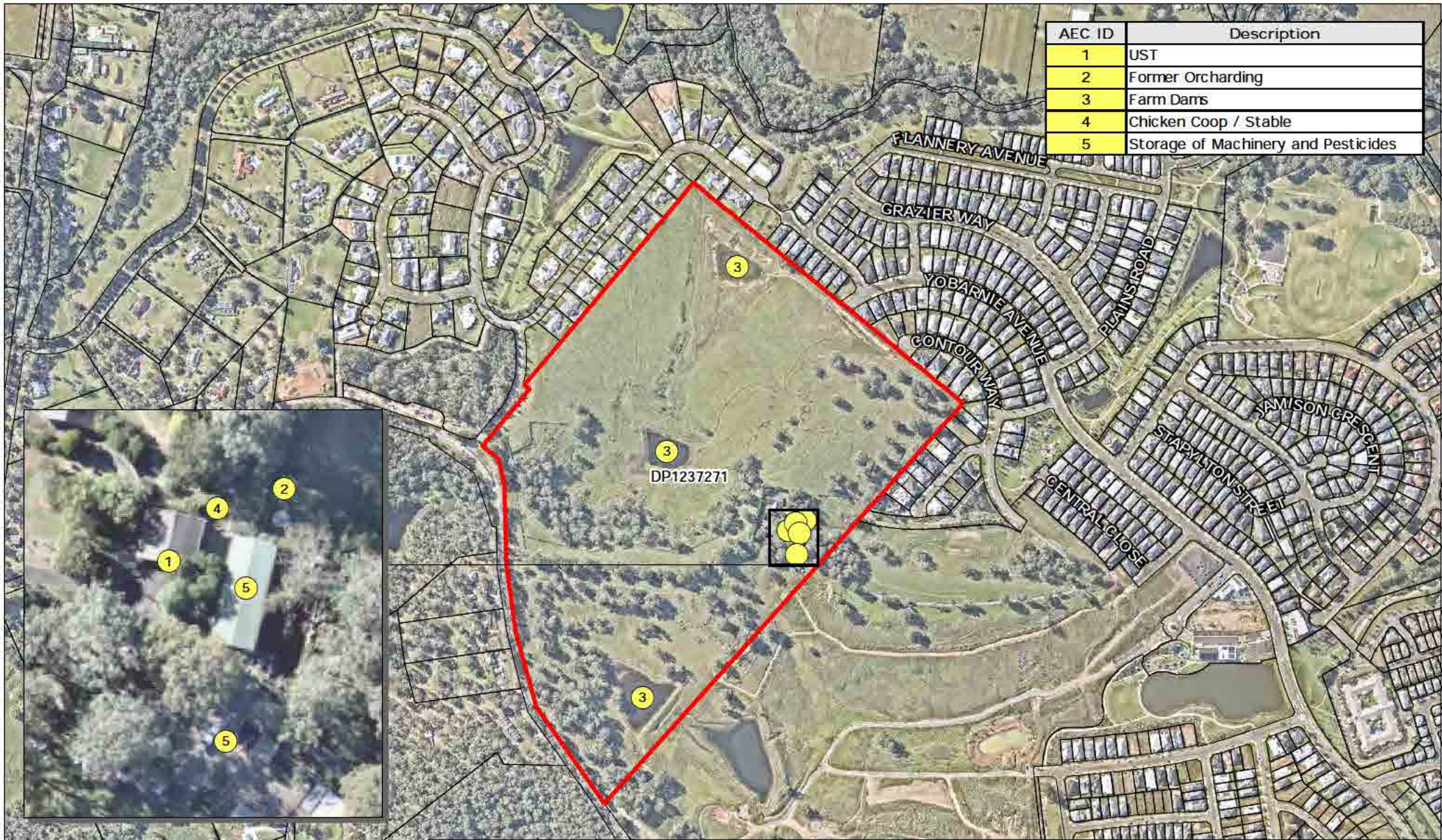
**F1 - Site Locality**

**Preliminary Site Investigation**

Redbank North Richmond







AEC ID	Description
1	UST
2	Former Orcharding
3	Farm Dams
4	Chicken Coop / Stable
5	Storage of Machinery and Pesticides

Legend	
	Site Boundary
	Parcel

Data Source:  
NSW s5-sds 2024  
Nearmap Imagery March 2024

Coordinate System:  
GDA 1994 MGA Zone 56  
Date: 01/05/2024  
Created By: CS  
Drawing Size: A4



1:8,000

## F2 - Areas of Environmental Concern

Preliminary Site Investigation

Redbank North Richmond

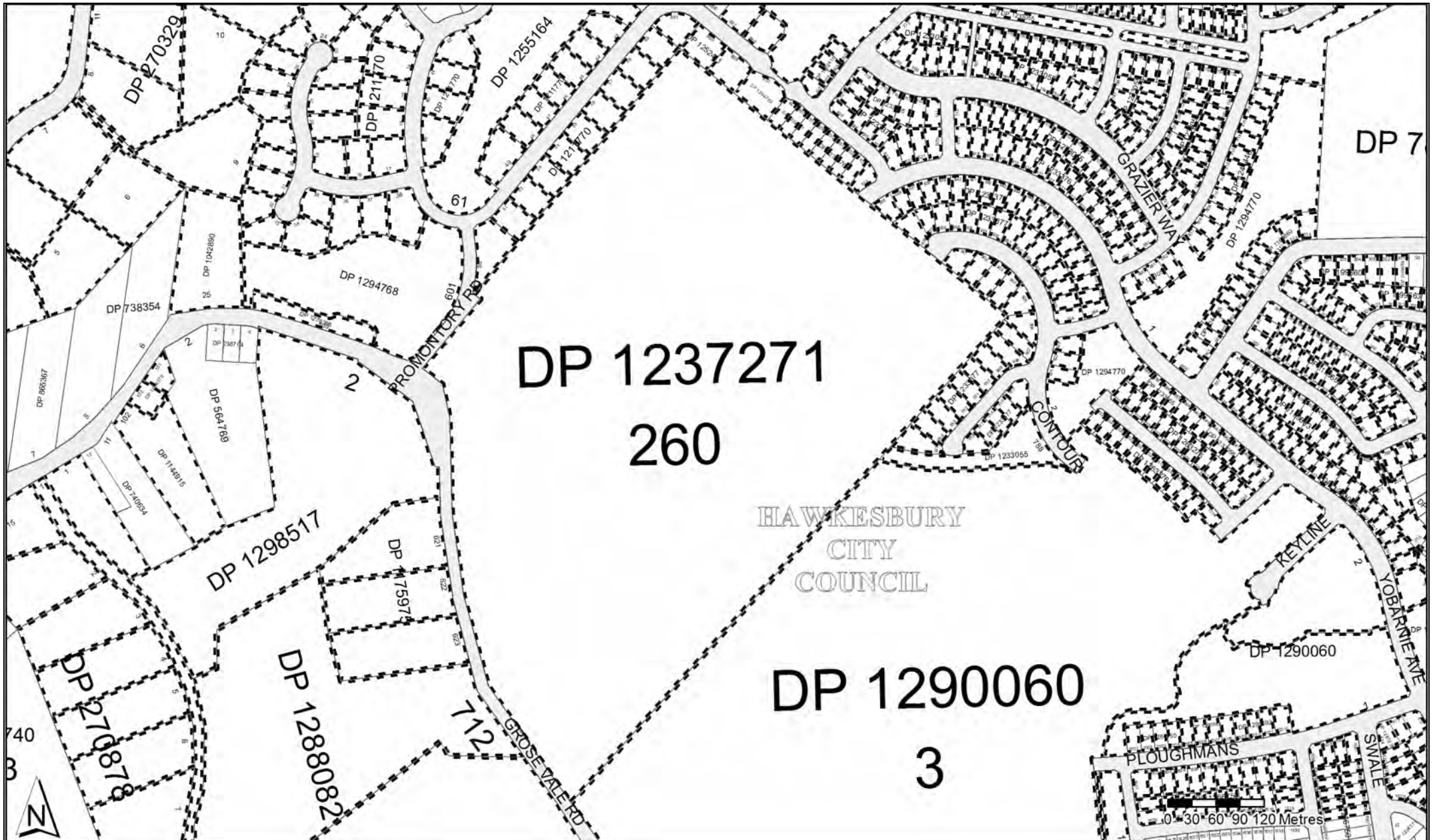




**ERM**

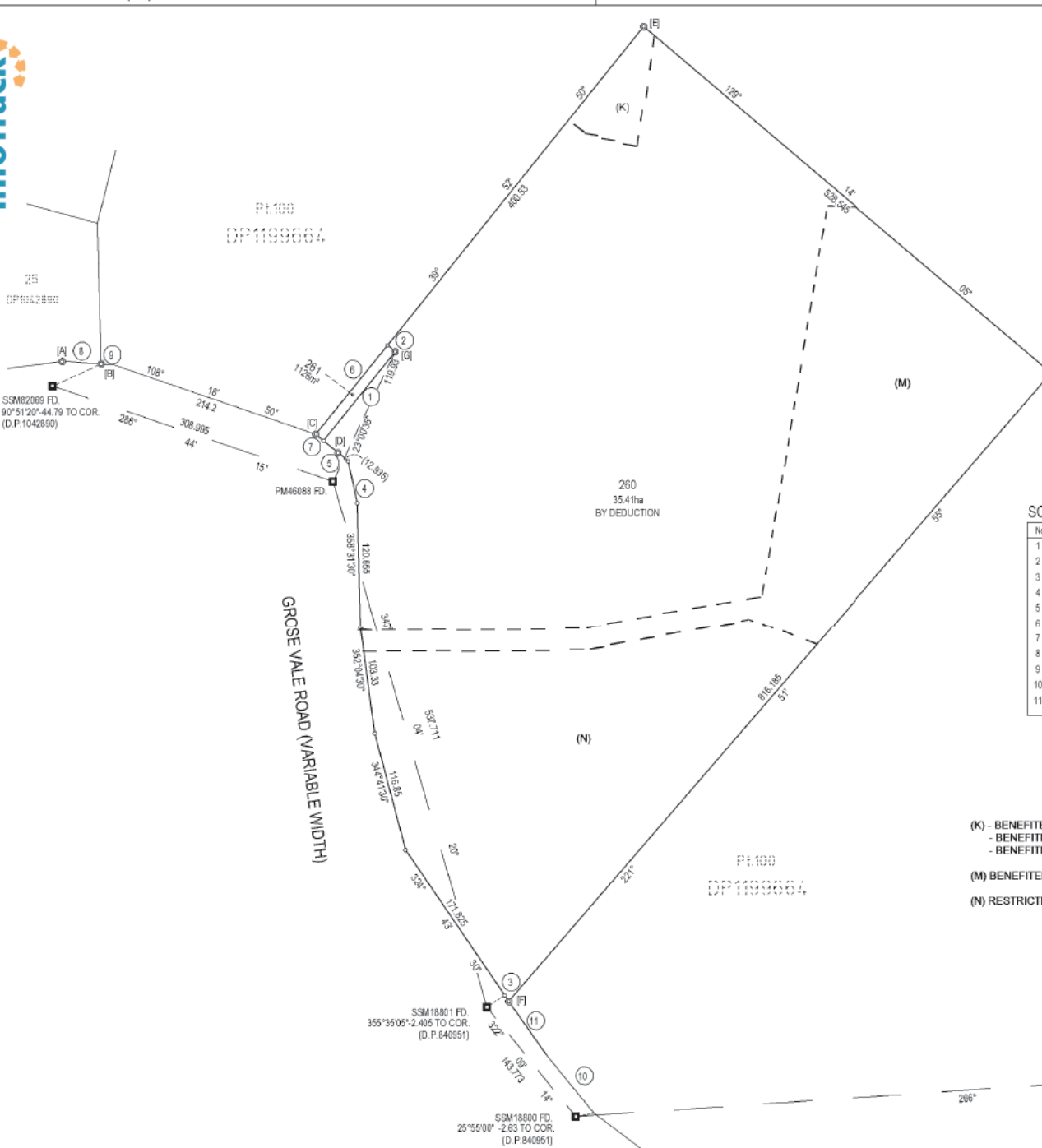
APPENDIX B

CURRENT AND HISTORICAL LAND  
TITLES





Req:R307101 /Doc:DP 1237271 P /Rev:23-Oct-2018 /NSW IRS /Rgs:ALL /Prt:26-Apr-2024 14:20 /Seq:1 of 4  
 © Office of the Registrar-General /Src:InfoTrack /Ref:322 Grose Vale Road? Grose Vale



COORDINATE+HEIGHT SCHEDULE CL70+CL71 Reg 2017

Mark	EASTING	NORTHING	CLASS	ORDER	METHOD	LEVEL	CLASS	ORDER
TS3904 'B'	287593.327	6281302.666	ZA	0	SCIMS	75.880	LC	L3
PM46073 'A'	287539.340	6281388.933	B	2	SCIMS	56.672	LB	L2
SSM18800	285763.510	6281274.080	D	4	SCIMS	80.000	U	U
PM46088	285518.706	6281902.154	C	3	SCIMS	86.551	LB	L2
SSM82069	285226.090	6282001.400	D	4	SCIMS	92.318	B	2
SSM18801	285675.280	6281387.620	D	4	SCIMS	80.000	B	2

Date 2017-11-29 Scale 1:000147 Zone 56

SCHEDULE of PM LINES

Marks	Survey	MG&A-Ground
PM46073 TS3904 'A'-'B'	147°54'40"	147°54'40"
PM46073 SSM18800	266°11'01"	266°11'58"
SSM18800 SSM18801	322°09'14"	143.773 322°08'59"
SSM18801 PM46088	343°04'20"	537.711 343°04'30"
PM46088 SSM82069	288°44'15"	308.995 288°44'01"

SCHEDULE of LINES

No	Bearing	Distance
1	39°52'50"	112.945
2	125°08'20"	10.035
3	324°01'00"	7.37
4	347°04'55"	41.85
5	308°36'45"	31.48
6	39°52'50"	112.335
7	308°36'45"	10
8	93°22'00"	39.39
9	93°22'00"	11.68
10	319°30'45"	73.015
11	324°01'00"	64.35

REFERENCE MARKS

No	Bearing	Distance	Description
A	14°49'25"	0.455	RM.GIP Found (DP17870)
B	256°08'00"	0.16	RM.GIP Found (DP1196659)
C	318°01'00"	14.105	RM.SPIKE Found (DP1196659)
D	8°00'00"	0.455	RM.GIP Found (DP17870)
E	315°46'25"	7.09	RM.GIP Found (DP1042890)
F	323°20'00"	0.02	RM.CIP Found (DP1196659)
G	343°34'05"	10.345	RM.STAR PICKET Placed

- (K) - BENEFITED BY EASEMENT FOR SUPPORT (DP864424)
- BENEFITED BY EASEMENT FOR SERVICES 4 & 9 WIDE (DP285400)
- BENEFITED BY EASEMENT FOR SERVICES 4 WIDE (DP285400)
- (M) BENEFITED BY ELECTRICITY EASEMENT 9 WIDE (DP738354)
- (N) RESTRICTION(S) ON THE USE OF LAND (DP863663)



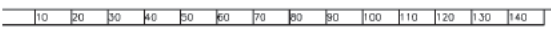
**SURVEYOR**  
 Name: Ian Vincent Myers  
 Date: 30<sup>th</sup> November, 2017.  
 Reference: 10800-C5 Partial Survey 2015M7100(697)


PLAN OF SUBDIVISION OF  
 LOT 26 D.P.1042890.

L.G.A: HAWKESBURY  
 Locality: NORTH RICHMOND  
 Reduction Ratio: 1:3000  
 Lengths are in metres


REGISTERED  
 22.10.2018

**DP1237271**



PLAN FORM 6 (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of <b>13</b> sheet(s)
<p style="text-align: right;">Office Use Only</p> Registered:  22.10.2018 Title System: <b>TORRENS</b>		<p style="text-align: right;">Office Use Only</p> <h1 style="text-align: center;">DP1237271</h1>
<b>PLAN OF SUBDIVISION                  OF LOT 26 D.P.1042890</b>		LGA: HAWKESBURY Locality: GROSE VALE Parish: KURRAJONG County: COOK
<p style="text-align: center;"><b>Survey Certificate</b></p> I, Ian Vincent Myers of Vince Morgan Surveyors Pty. Ltd. a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on *(b) The part of the land shown in the plan (*being/*excluding **Lot 260 ..... ) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , the part surveyed is accurate and the survey was completed on, 30 th November, 2017 the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> . Datum Line: 'A' - 'B' PM46073 TO TS3904 Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. Signature: _____ Dated: 30 th November, 2017. Surveyor Identification No: 1682 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>  *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.		<p style="text-align: center;"><del>Crown Lands NSW/Western Lands Office Approval</del></p> I, _____ (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: _____ Date: _____ File Number: _____ Office: _____
Plans used in the preparation of survey/compilation: DP1042890 DP1199664 DP840951 DP17870 DP1196659		<p style="text-align: center;"><b>Subdivision Certificate</b></p> I, <u>ALAN HASTIE</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: _____ Accreditation number: _____ Consent Authority: <u>Hawkesbury City Council</u> Date of endorsement: <u>03/10/18</u> Subdivision Certificate number: <u>18023</u> File number: <u>DA0467/15</u>  *Strike through if inapplicable.
Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.		Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.
Surveyor's Reference: 16800-C5		Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of <sup>DP</sup>3 sheet(s)

Registered:  22.10.2018 Office Use Only

Office Use Only  
**DP1237271**


PLAN OF SUBDIVISION  
OF LOT 26 D.P.1042890

This sheet is for the provision of the following information as required:  
• A schedule of lots and addresses - See 60(c) SSI Regulation 2017  
• Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919  
• Signatures and seals- see 195D Conveyancing Act 1919  
• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: 18023  
Date of Endorsement: 03/10/18

Executed on behalf of the Corporation named below by the authorised persons whose signatures appear below pursuant to the authority specified.

Corporation: Kemsley Pastoral Co. Pty Limited ACN 000 701 888  
Authority: Section 127 Corporations Act 2001

  
Signature of authorised person:



Name of authorised person:  
Office held: Director / Secretary



Signature of Witness:

ANDREW FLAHERTY  
Name of Witness:

76 ARTHUR PHILLIP DRIVE  
Address of Witness NORTH RICHMOND  
NSW 2754

**STREET ADDRESSES  
NOT AVAILABLE**

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

Office Use Only

Office Use Only

Registered:  22.10.2018

DP1237271

PLAN OF SUBDIVISION  
OF LOT 26 D.P. 1042890

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: 18023

Date of Endorsement: 03/10/18

Signed by Margaret Peel  
as Lessee under Lease AN258498T  
by her duly appointed Attorney/s  
under Power of Attorney Book 4601 No. 38  
who states that he/she has received no notice of  
revocation of the Power of Attorney in the presence of



Signature of Attorney (1)



Name of Attorney (1)

J.E. Beaumont

Signature of Attorney (2)

JAYNE BEAUMONT

Name of Attorney (2)



Signature of witness (1)

ANDREW FLAHERTY

Name of witness (1)

76 ARTHUR PHILIP DRIVE  
Address of witness (1) NORTH RICHMOND  
NSW 2754



Signature of witness (2)

ANDREW FLAHERTY

Name of witness (2)

76 ARTHUR PHILIP DRIVE  
Address of witness (2) NORTH RICHMOND  
NSW 2754

If space is insufficient use additional annexure sheet

Surveyor's Reference: 16800-C5

Shire of Colo

C 423621 (3 sheets) 31.3.36

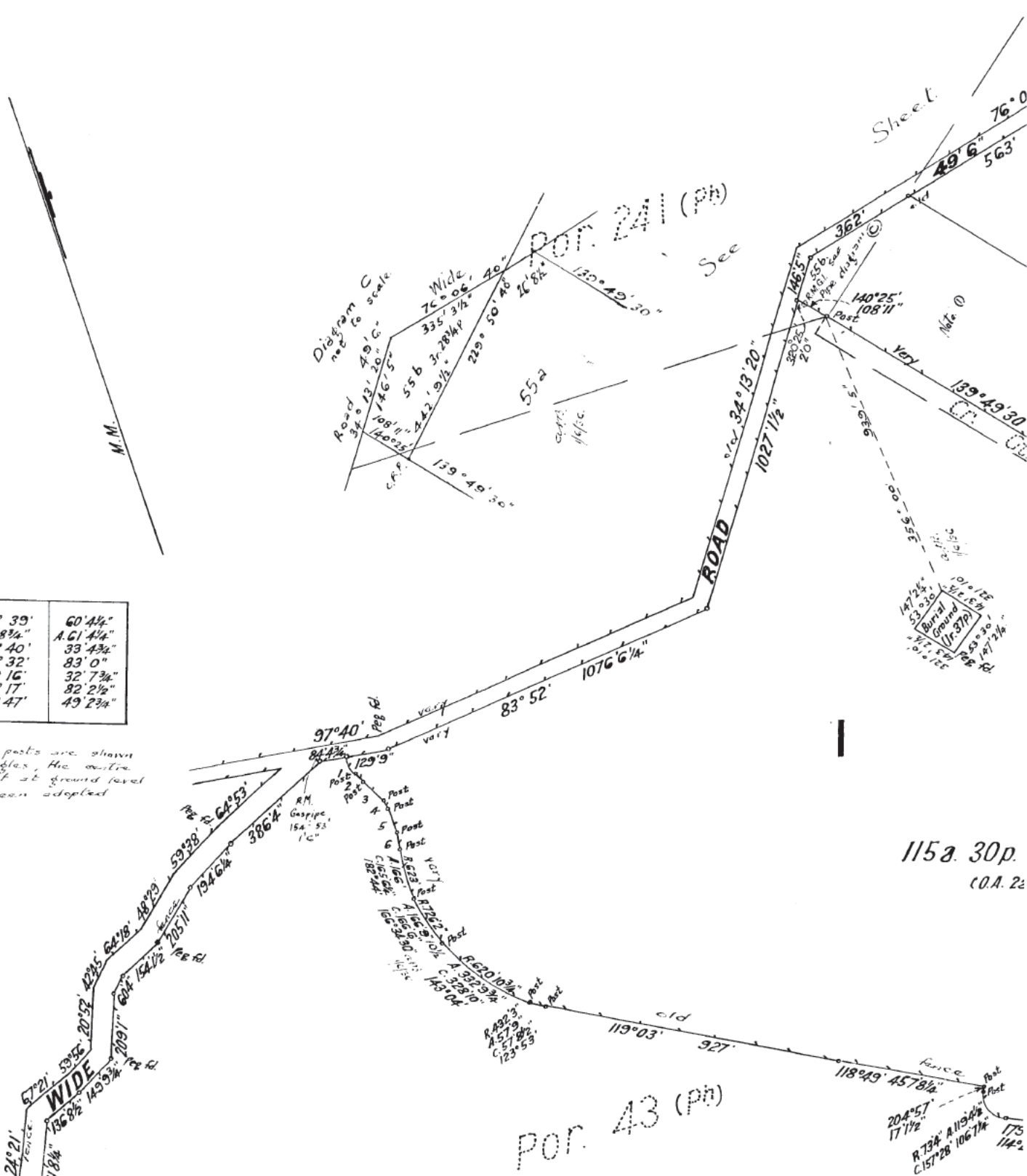
# PLAN

of subdivision of the land in Cert. of Title Vol. 4172 fol. 139, Cr. Gts. Vol.

Parish of Kurrajong - County

Scale 300 feet to an inch.

DP 17870 sh 1/3 (E)



1	6.173° 39'	60' 4 1/4"
2	R. 37° 8 3/4'	A. 61' 4 1/4"
3	157° 40'	33' 4 3/4"
4	153° 32'	83' 0"
5	166° 16'	32' 7 3/4"
6	176° 17'	82' 2 1/2"
6	188° 47'	49' 2 3/4"

Where posts are shown at angles, the centre of post at ground level has been adopted

115a. 30p.  
C.O.A. 22

POB. 43 (ph)

2



# PLAN

Sheet 1/3

pt. of Title Vol. 4172 fol. 139, Cr. Gts. Vol. 1129 fols 55 & 56 & Deed BK. 1287 N<sup>o</sup> 529

Sheet 1 of

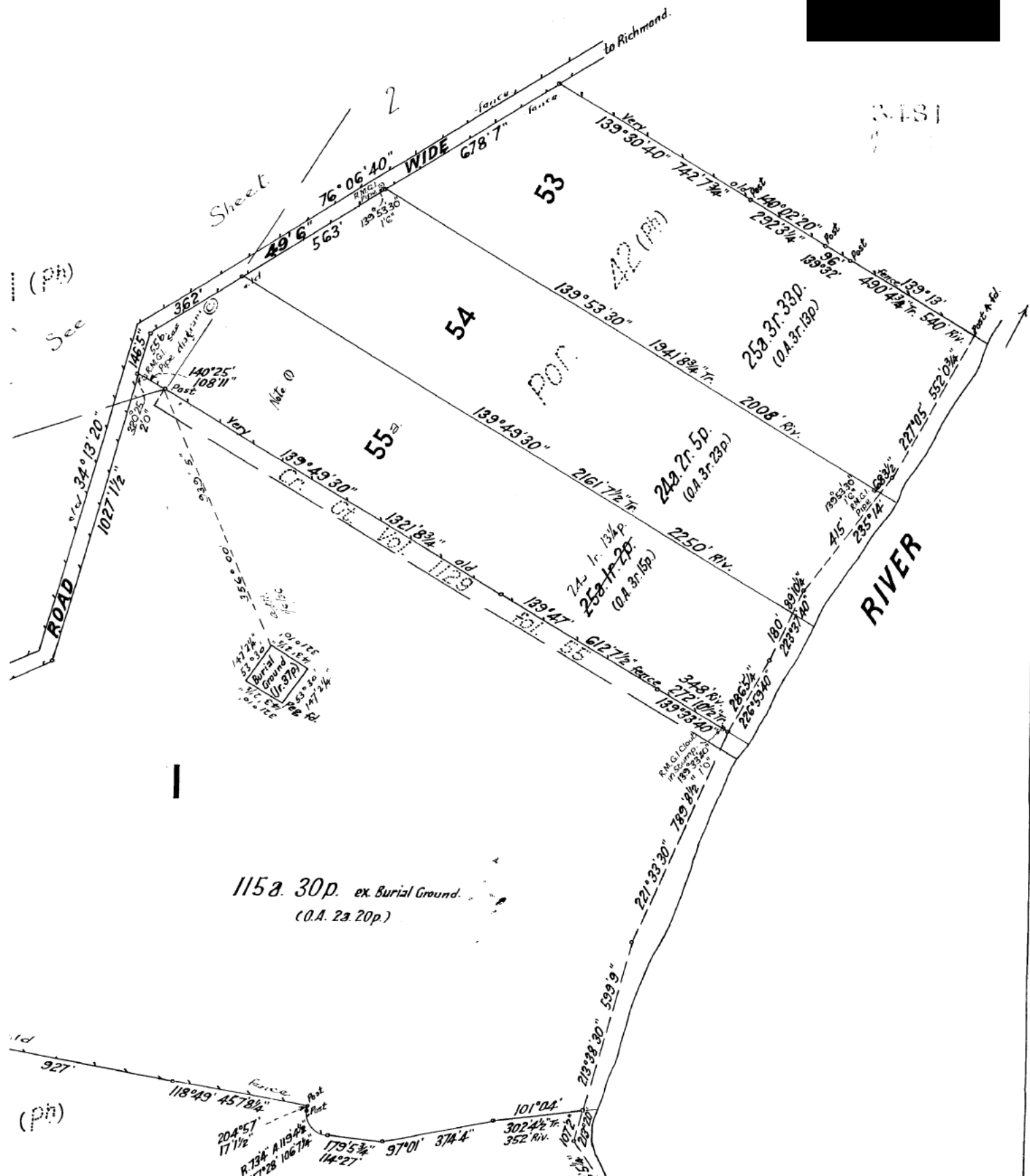
## Kurrajong - County of Cook

D

8th

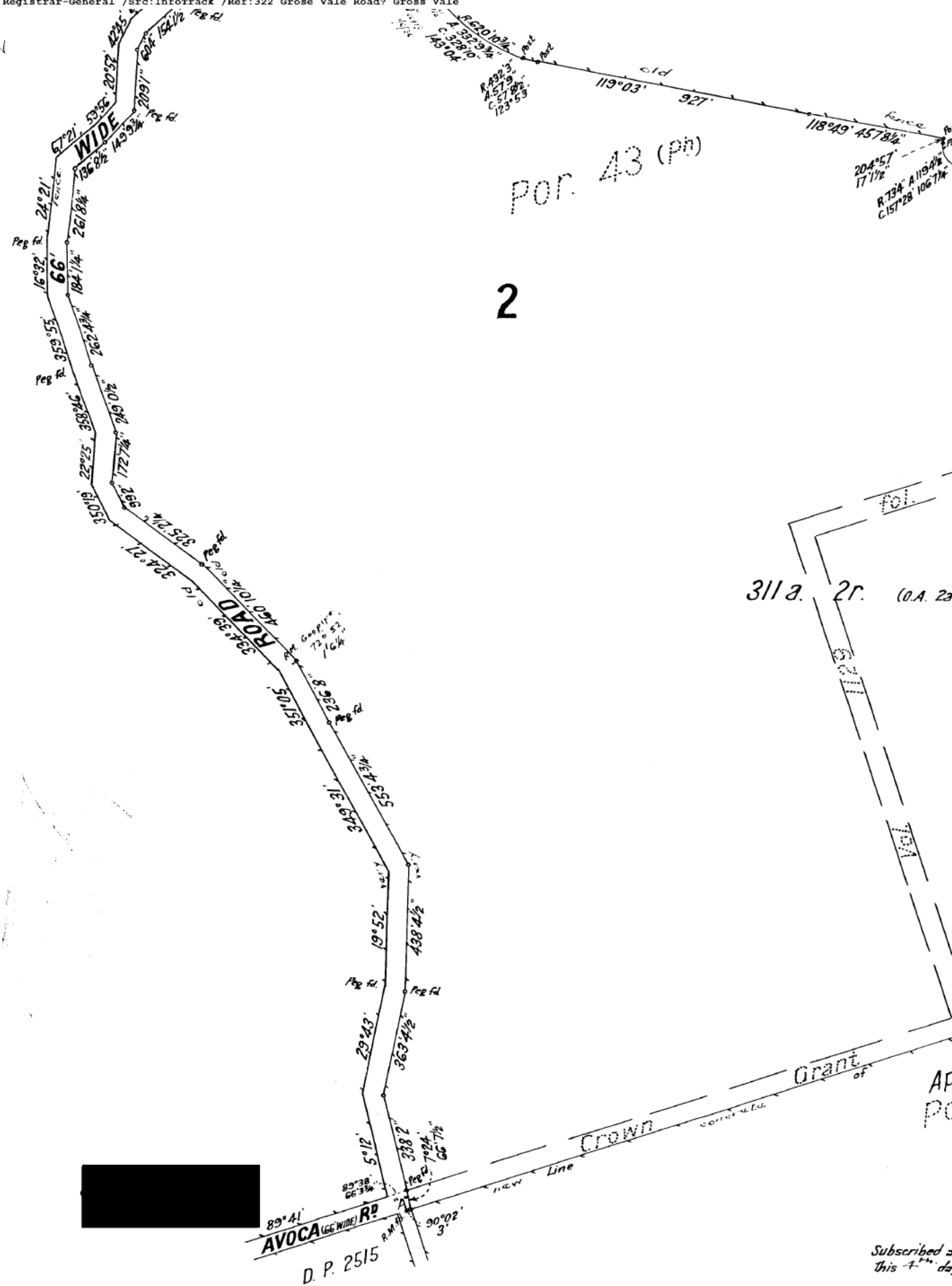
P No 17870 (E)  
September 36

Scale 300 feet to an inch.



2

Sheet  
See



PO. 43 (PH)

2

311 a. 2r. (O.A. 2a.)

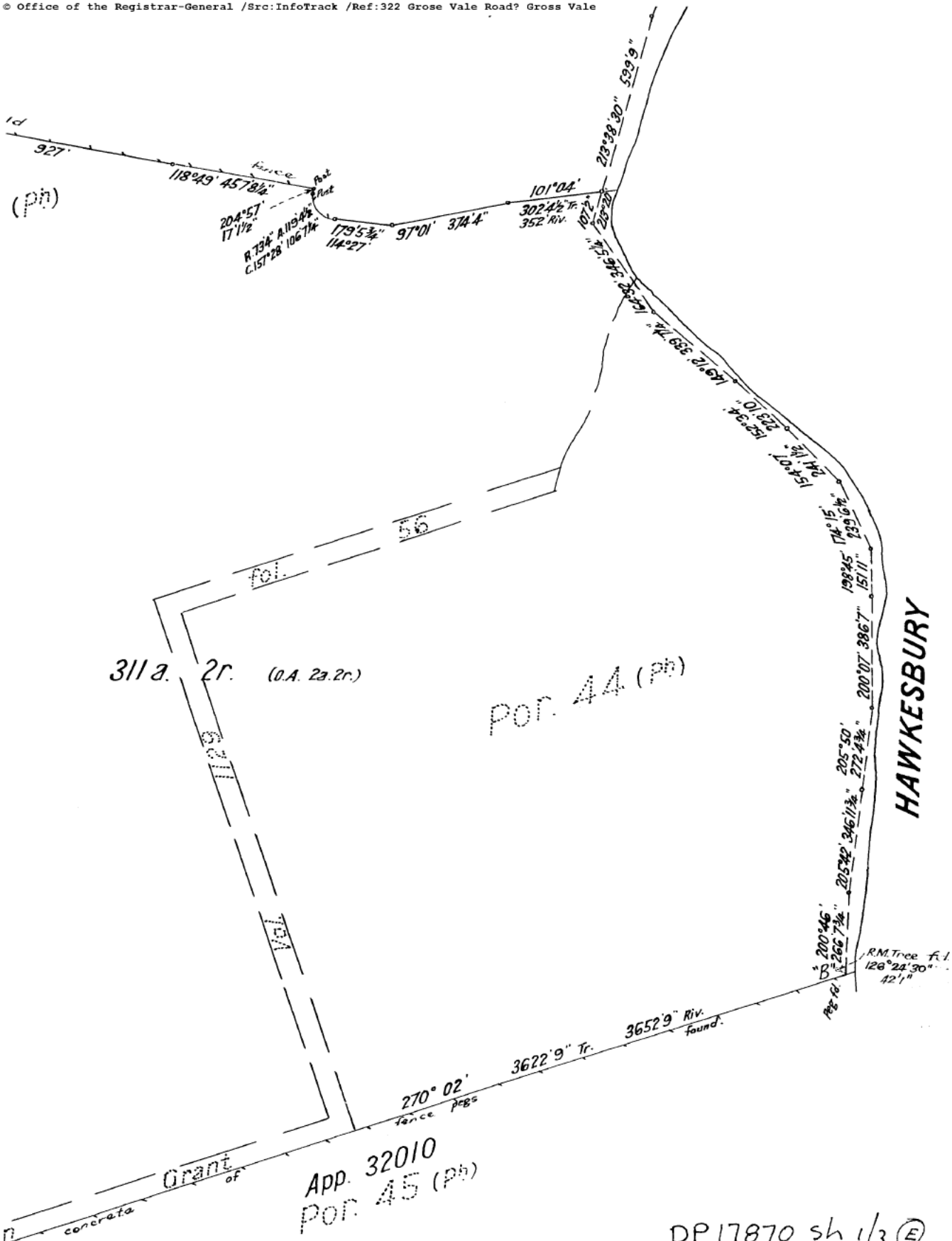


Note 1 Lots 55a & 55b will be sold together  
Datum Line of Azimuth AB.

DP 17870 sh 1/3 ©

20.1 B.D. 17870

Subscribed on  
this 4th day



Subscribed and declared before me at Sydney  
 this 4<sup>th</sup> day of December A.D. 1935

[Redacted Signature]  
 J.P.

I, Alec Lachlan Busby of Sydney, a surveyor registered under the Surveyors Act 1929, do hereby solemnly and sincerely declare, (a) that all boundaries and measurements shown in this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey represented in this plan has been made in accordance with the Survey Practice Regulations 1933 by me, was completed on 2<sup>nd</sup> December 1935, and Reference Marks have been placed as shown hereon, and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900.

Alec L. Busby

Surveyor Registered under the Surveyors Act 1929.

DP17870 sh 1/3 (E)

Shire of Colo

DP 17870 sh 2/3 (E)

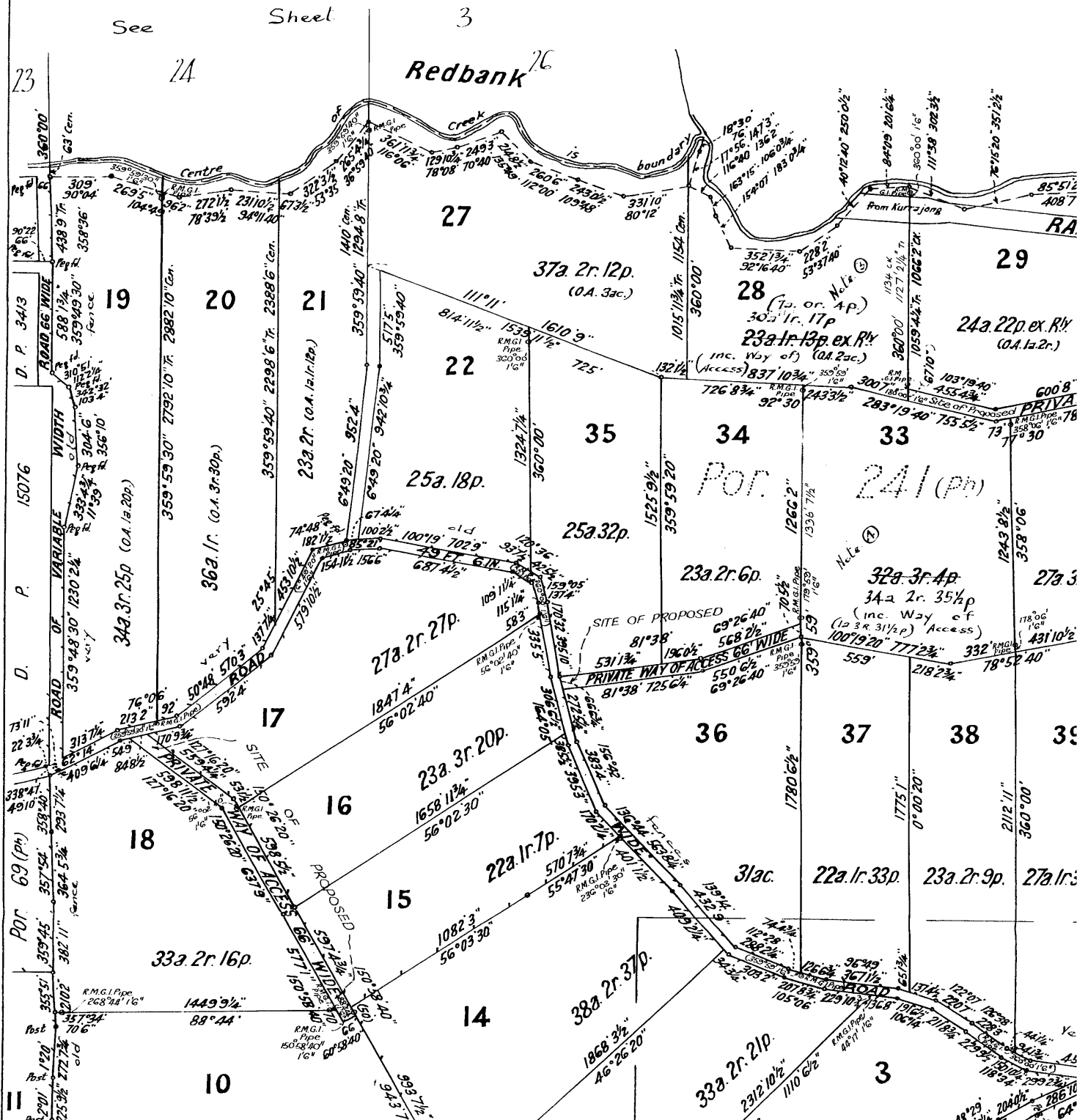
PLAN

C423621 (3 sheets) 31.3.36

of subdivision of the land in Cert. of Title Vol. 4172

Parish of Kurrajong - Court

Scale 500 feet to an inch.



# PLAN

land in Cert. of Title Vol. 4172 fol. 139 and Deed Bk. 1287 N<sup>o</sup> 529

## Kurrajong - County of Cook

Scale 500 feet to an inch.

Sheet 2 of

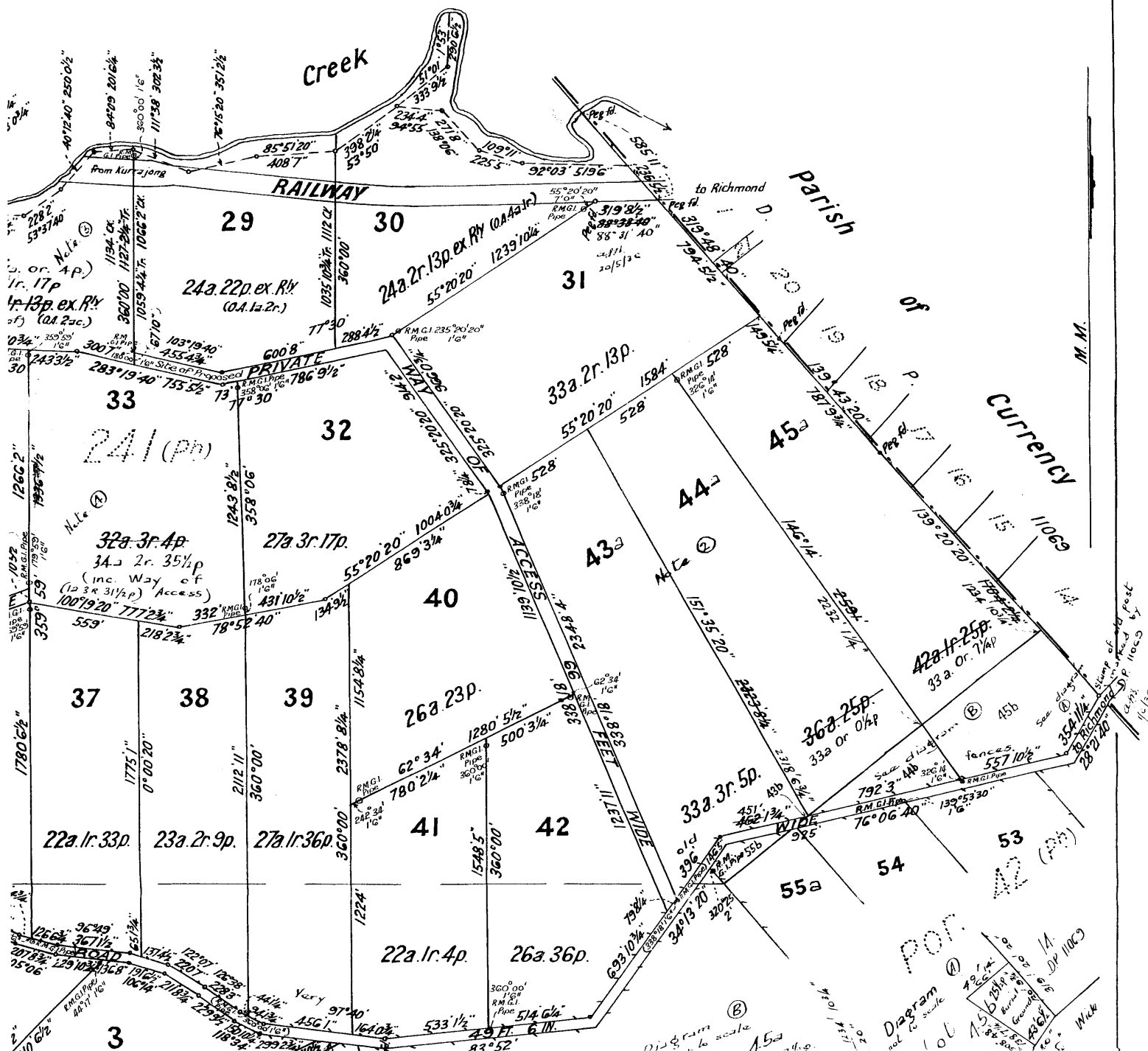
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Stn.

P No 17870 (E)  
September 36

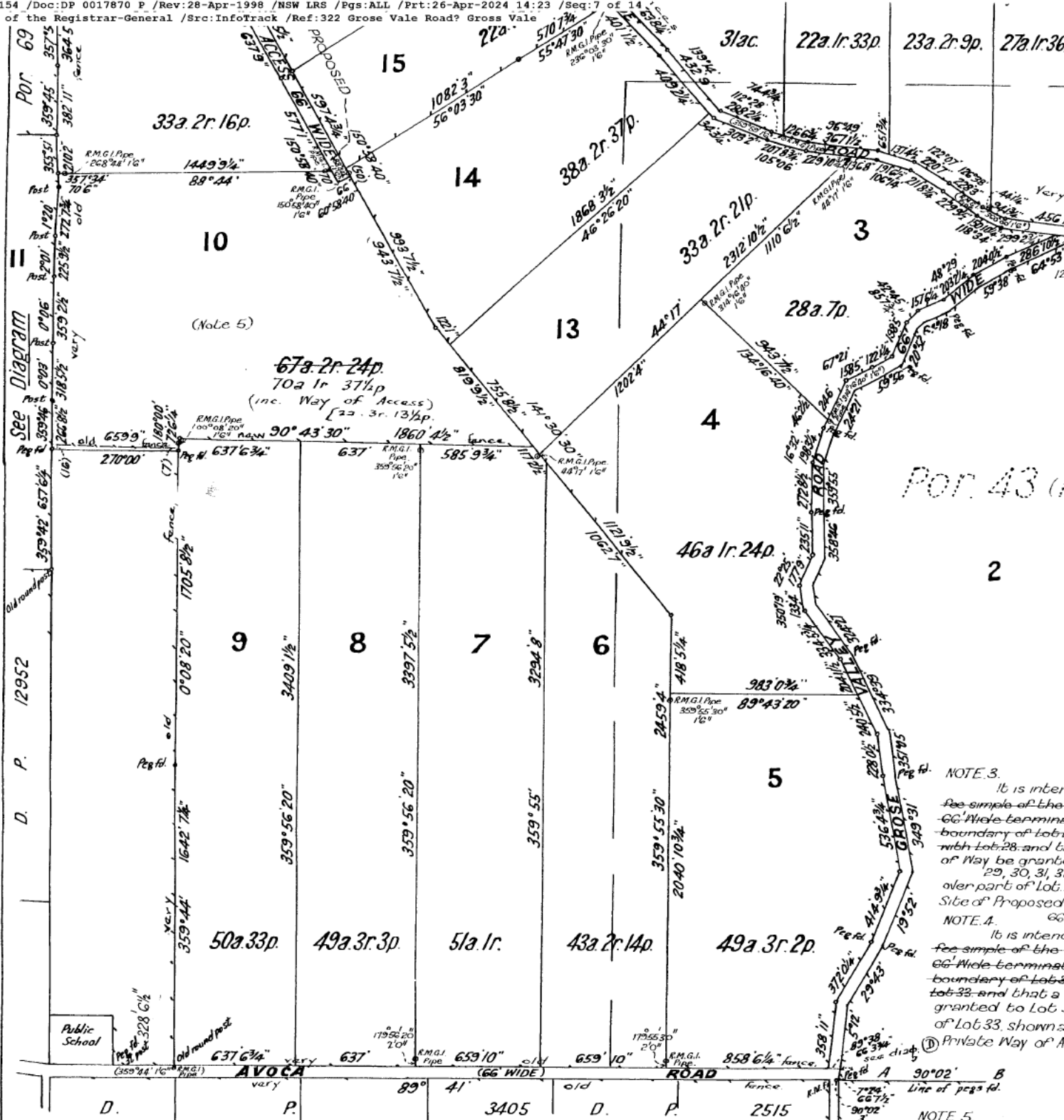
*W. Miller*

3482



Parish of Currency  
M.M.

Diagram not to scale  
Lot 45  
1/4 Dip 11005  
Wick



Por. 43 (1)

NOTE 3.

It is intended to be simple of the 66' Wide terminating boundary of Lot 28, and the Right of Way be granted over part of Lot 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

NOTE 4.

It is intended to be simple of the 66' Wide terminating boundary of Lot 33, and that a Right of Way be granted to Lot 33, shown as a Private Way of Access.

NOTE 5.

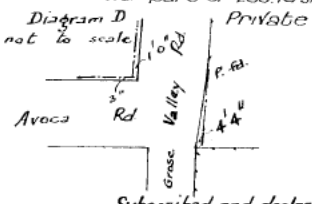
It is intended of the Private Way terminating on the north of Lot 10, shall be sold, a Right of Way be granted over part of Lot 10, shown as a Private Way of Access.

DP 17870 sh 2/3 (E)

The dimensions of the Railway lands shown on this plan are in agreement with those in Transfer B 468266.

Plan approved for and on behalf of the Commissioner for Railways.

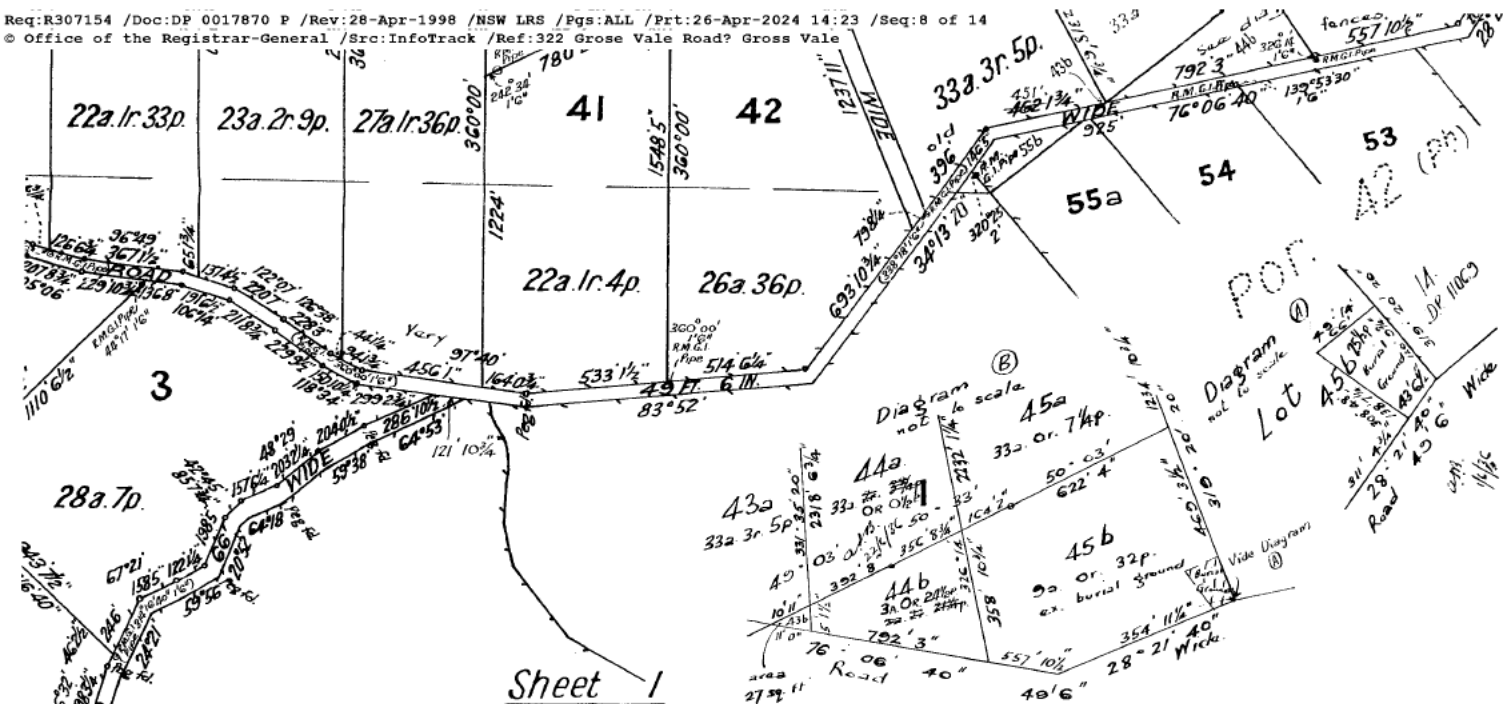
Estate Agent



Subscribed and declared this 1st day of December 1998

Datum Line of Azimuth AB.

Notes: Lots 432 & 433, 442 & 443, 452 & 453 will be sold together

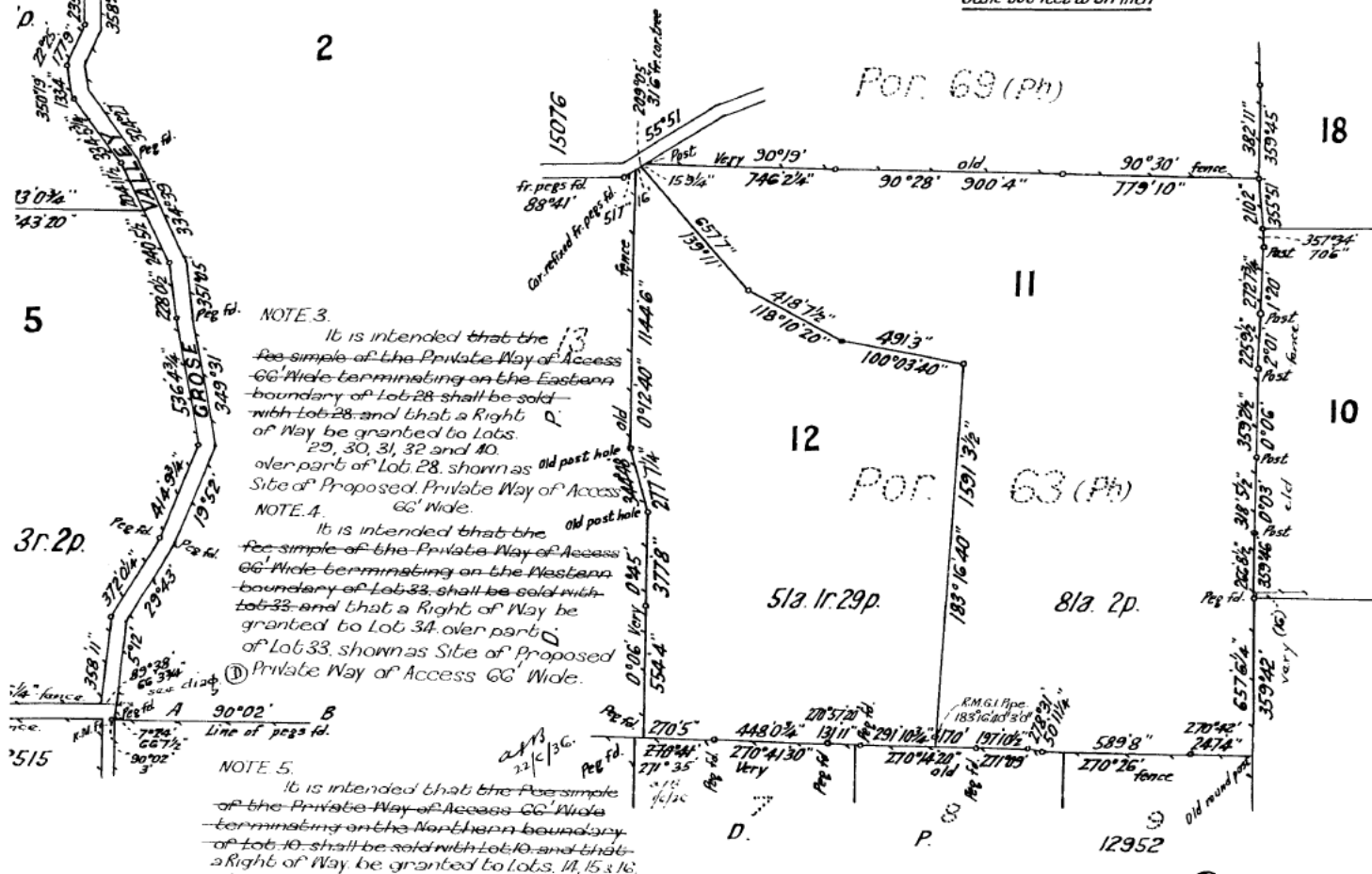


Sheet 1

Por. 43 (Ph)

Diagram

Scale 500 feet to an inch



NOTE 3.  
 It is intended that the fee simple of the Private Way of Access 66' Wide terminating on the Eastern boundary of Lot 28 shall be sold with Lot 28 and that a Right of Way be granted to Lots 22, 30, 31, 32 and 40 over part of Lot 28, shown as Site of Proposed Private Way of Access 66' Wide.

NOTE 4.  
 It is intended that the fee simple of the Private Way of Access 66' Wide terminating on the Western boundary of Lot 33 shall be sold with Lot 33 and that a Right of Way be granted to Lot 34 over part of Lot 33, shown as Site of Proposed Private Way of Access 66' Wide.

NOTE 5.  
 It is intended that the fee simple of the Private Way of Access 66' Wide terminating on the Northern boundary of Lot 10 shall be sold with Lot 10 and that a Right of Way be granted to Lots 11, 15 & 16 over part of Lot 10 shown as Site of Proposed Private Way of Access 66' Wide.

DP 17870 sh 2/3 (E)

I, Alec Lashlan Busby of Sydney, a surveyor registered under the Surveyors Act 1929, do hereby solemnly and sincerely declare, (a) that all boundaries and measurements shown in this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey represented in this plan has been made in accordance with the Survey Practice Regulations 1933 by me, was completed on 2<sup>nd</sup> December 1935, and Reference Marks have been placed as shown Heron, and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900.

Subscribed and declared before me at Sydney this \_\_\_\_\_ day of December A.D. 1935

J.P.

Surveyor registered under the Surveyors Act 1929.

Shire of Colo

C 423621 (3 sheets) 31/3/36

PLAN

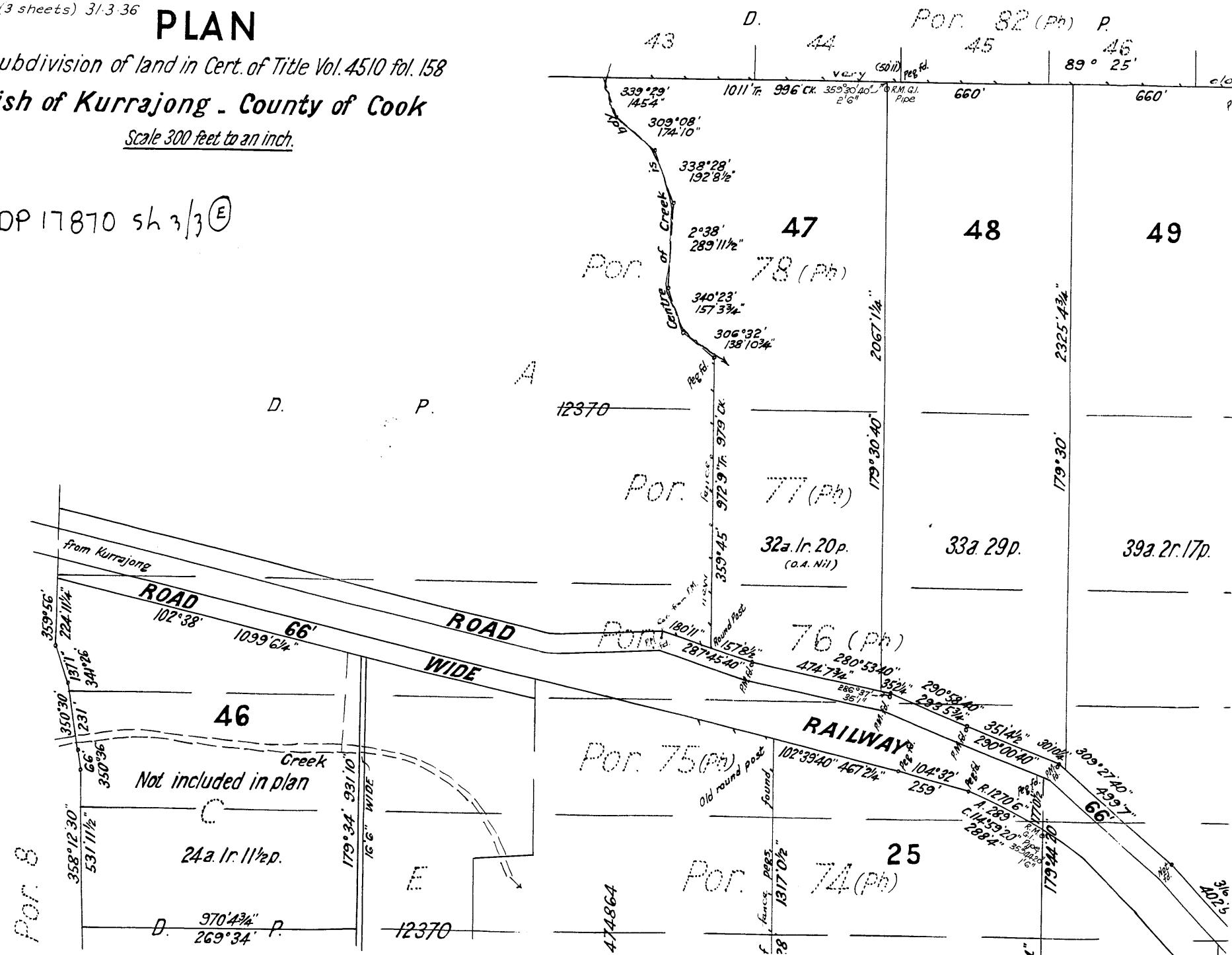
of subdivision of land in Cert. of Title Vol. 4510 fol. 158

Parish of Kurrajong - County of Cook

Scale 300 feet to an inch.

DP 17870 sh 3/3 (E)

Req:R307154 /Doc:DP 0017870 P /Rev:28-Apr-1998 /NSW IRS /Pgs:ALL /Prt:26-Apr-2024 14:23 /Seq:9 of 14  
© Office of the Registrar-General /Src:InfoTrack /Ref:322 Grose Vale Road? Gross Vale



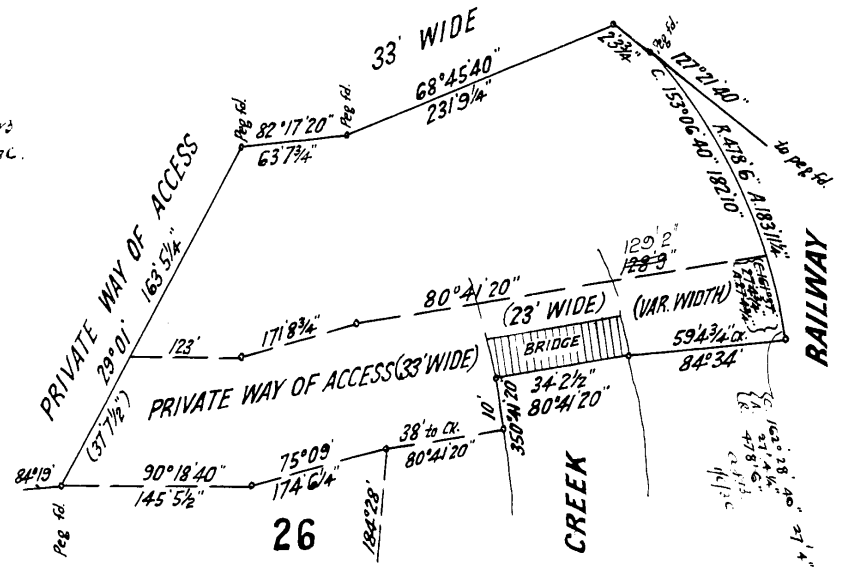
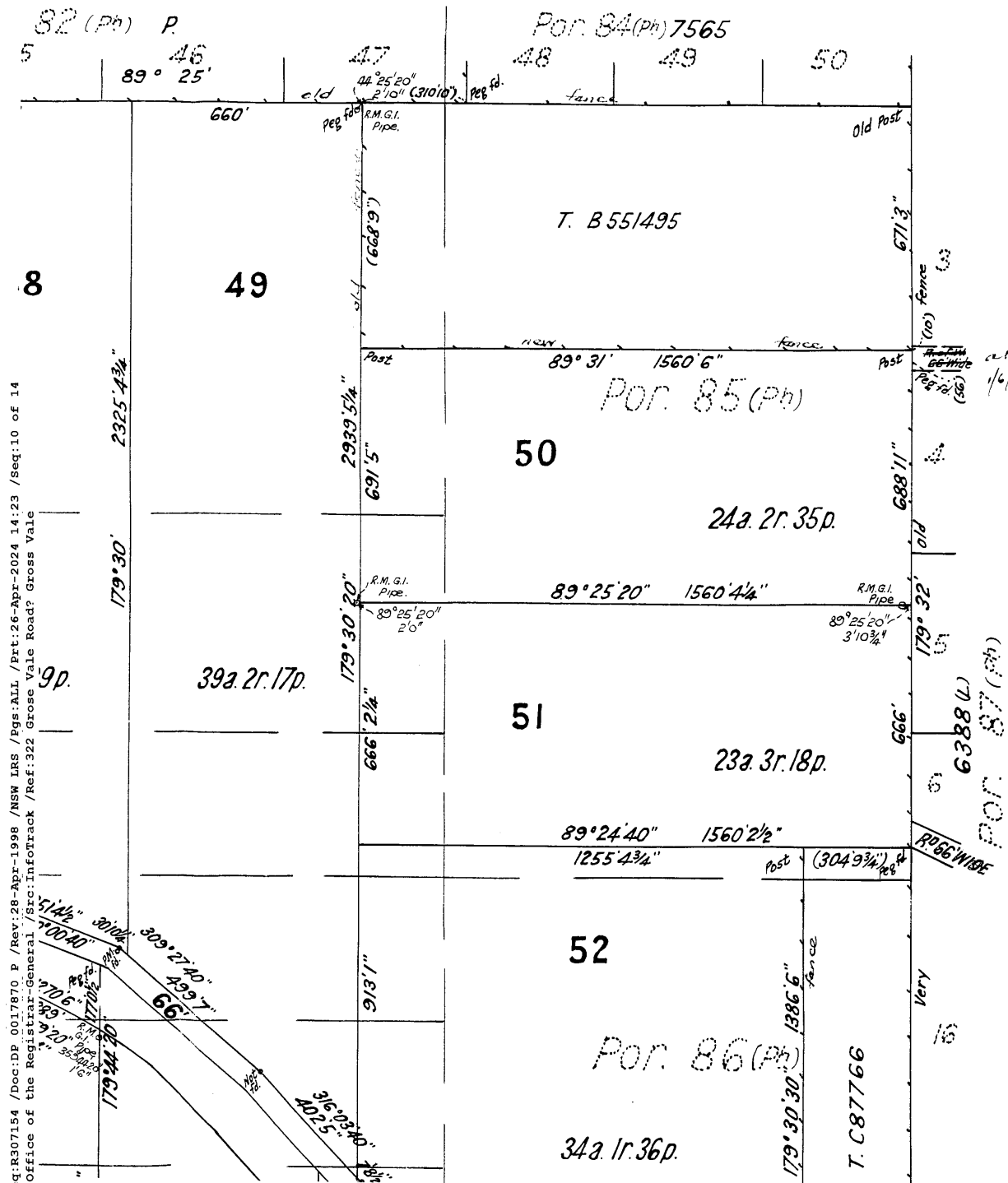
M.



Sheet 3 of

D P 17870 (E)  
8th. September 36

Diagram  
Not to scale

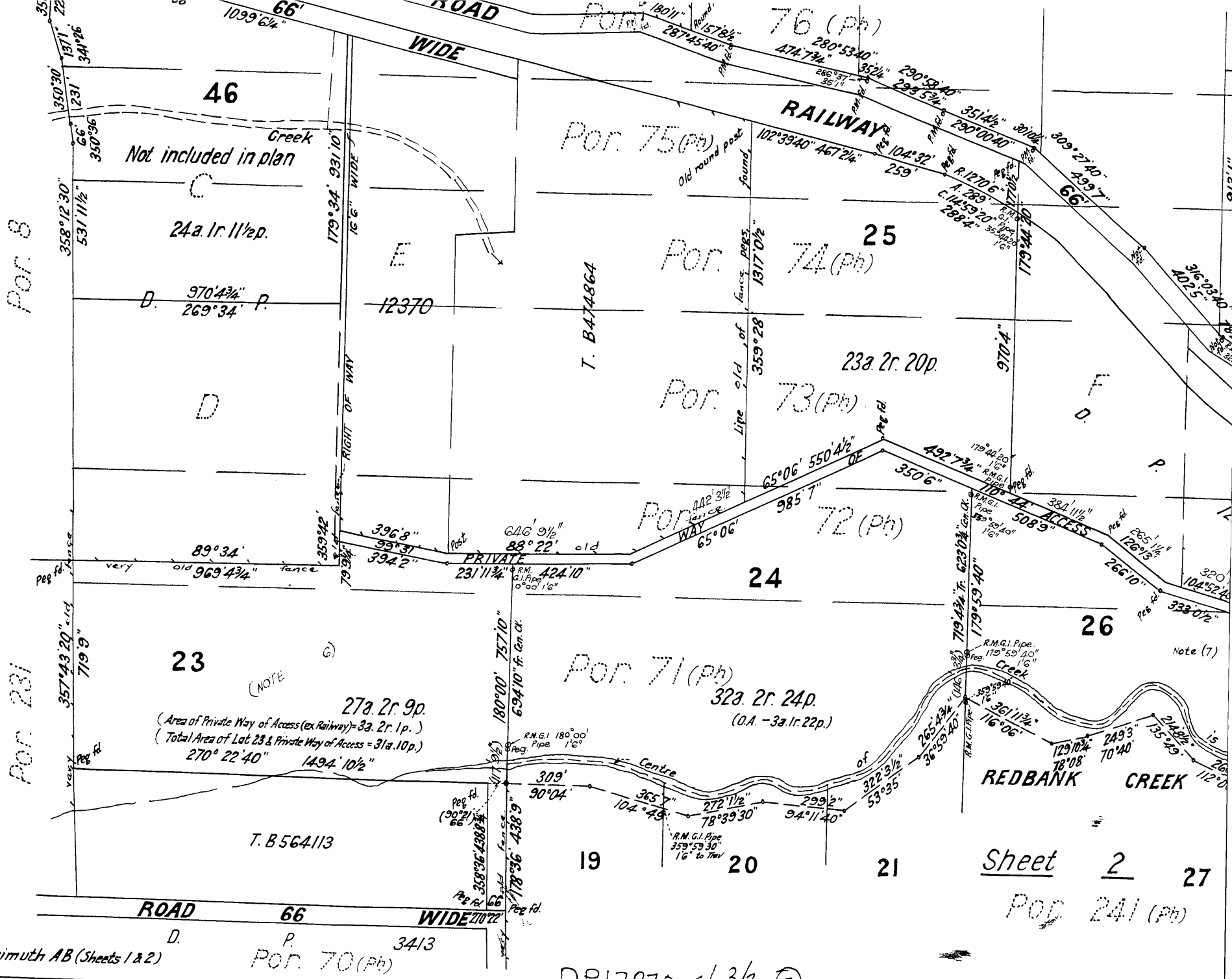


Req: R307154 / Doc: DP 0017870 P / Rev: 28-Apr-1998 / NSW IRS / Pgs: ALL / Pft: 26-Apr-2024 14:23 / Seq: 10 of 14  
© Office of the Registrar-General / Src: InfoTrack / Ref: 322 Grose Vale Road? Gross Vale

NOTE 6.  
It is intended that the fee simple of the Private Way of Access 33' wide terminating at Lot 23 shall be sold with Lot 23, and a Right of Way granted to all lands West of the Railway Line contiguous.

NOTE 7.  
It is intended to grant a Right of Way over the irregular Way of Access within Lot 26 to all lands west.

M.M.



Datum Line of Azimuth AB (Sheets 1 & 2)

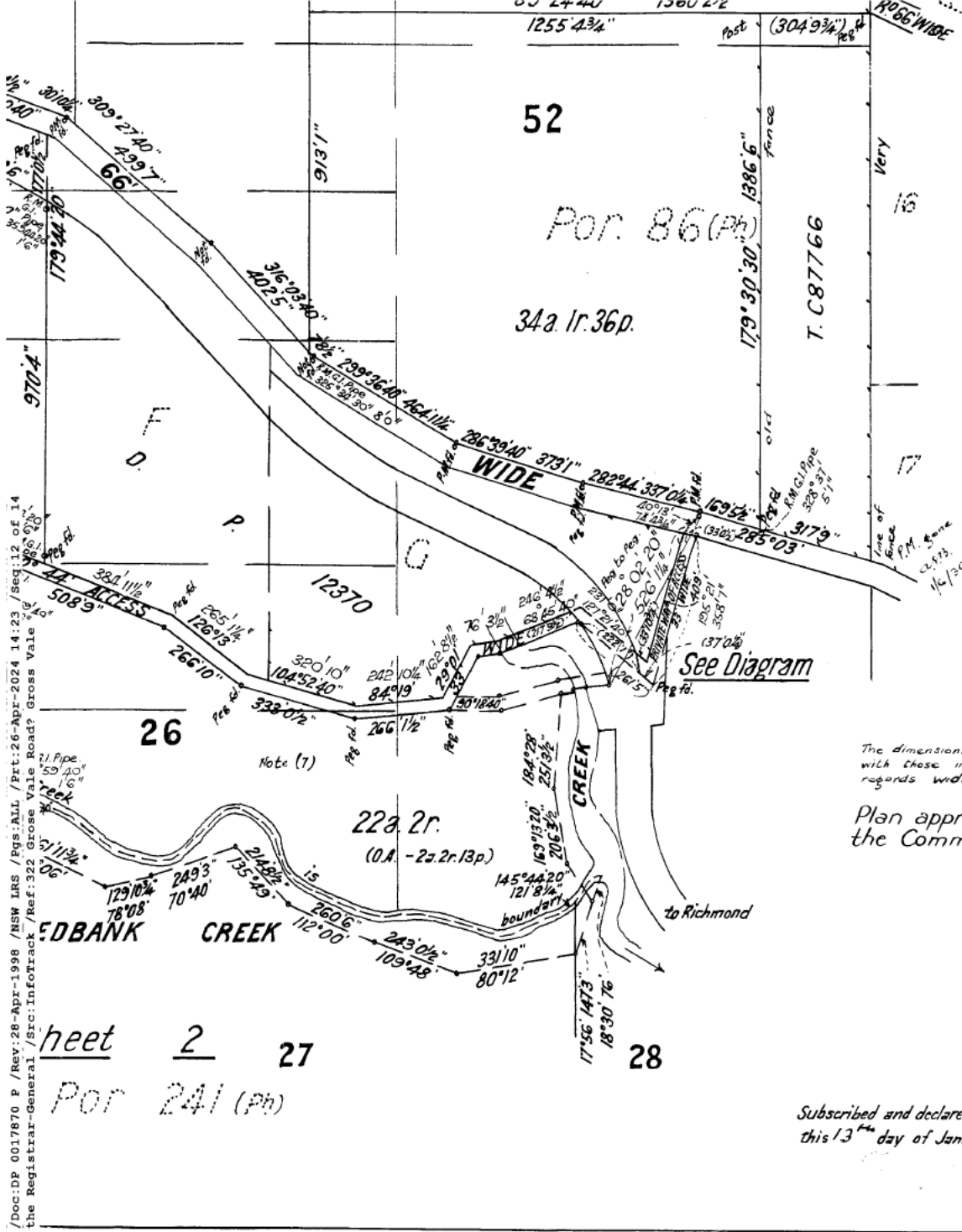
Por. 70 (Ph)

DP17870 sh 3/3 (E)

sh 3 D.P. 17870

Sheet 2  
 Pod 241 (Ph)

Reg: R307154 / Doc: DP 0017870 P / Rev: 28-Apr-1998 / NSW LRS / Pgs: ALL / Ppt: 26-Apr-2024 14:23 / Sec: 12 of 14  
 © Office of the Registrar-General / Src: InfoTrack / Ref: 322 Grose Vale Road? Gross Vale



NOTE G.

It is intended that the fee simple of the Private Way of Access 33' Wide terminating at Lot 23 shall be sold with Lot 23 and a Right of Way granted to all lands West of the Railway Line contiguous.

NOTE 7.

It is intended to grant a Right of Way over the irregular Way of Access within Lot 26 to all lands west.

The dimensions of the Railway lands shown on this plan are in agreement with those in Transfers B 568173, B 444461, B 468266 & B 411673 as regards widths & areas.

Plan approved for and on behalf of the Commissioner for Railways.

Estate Agent. 20.5.36.

DP 17870 sh 3/3

I, Alec Lachlan Busby of Sydney, a surveyor registered under the Surveyors Act 1929, do hereby solemnly and sincerely declare, (a) that all boundaries and measurements shown in this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey represented in this plan has been made in accordance with the Survey Practice Regulations 1933 by me, was completed on the 9th January 1936, and Reference Marks have been placed as shown hereon, and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900.

Subscribed and declared before me at Sydney this 13<sup>th</sup> day of January A.D. 1936.

J.P.

Surveyor registered under the Surveyors Act 1929.

Sheet 2 27  
Por 241 (Ph)



14602131

**TIFICATE OF TITLE** TORRENS TITLE REGISTER

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

Vol. **14602** Fol. **131**  
EDITION ISSUED

23 11 1981

AppIn Nos.7816 and 10181  
Prior Title Vol.5843 Fol. 12



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.

[Redacted] Registrar General.



14602 131 Fol. (Page 1) Vol.

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

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 19 to 22 inclusive, 24,26 to 42 inclusive and Lots 43A,44A and 45A in Deposited Plan 17870 in the Shire of Hawkesbury Parish of Kurrajong and County of Cook being part of Portions 43 and 241 seperately granted to Archibald Bell on 1-1-1810, part of Portion 86 granted to Thomas Blady on 5-4-1821 and part of Portions 71,72 and 73 seperately granted to William Harrington on 29-10-1834. EXCEPTING THEREOUT the railway shown in the plan hereon.

FIRST SCHEDULE

KEMSLEY PASTORAL CO. PTY. LIMITED.

SECOND SCHEDULE

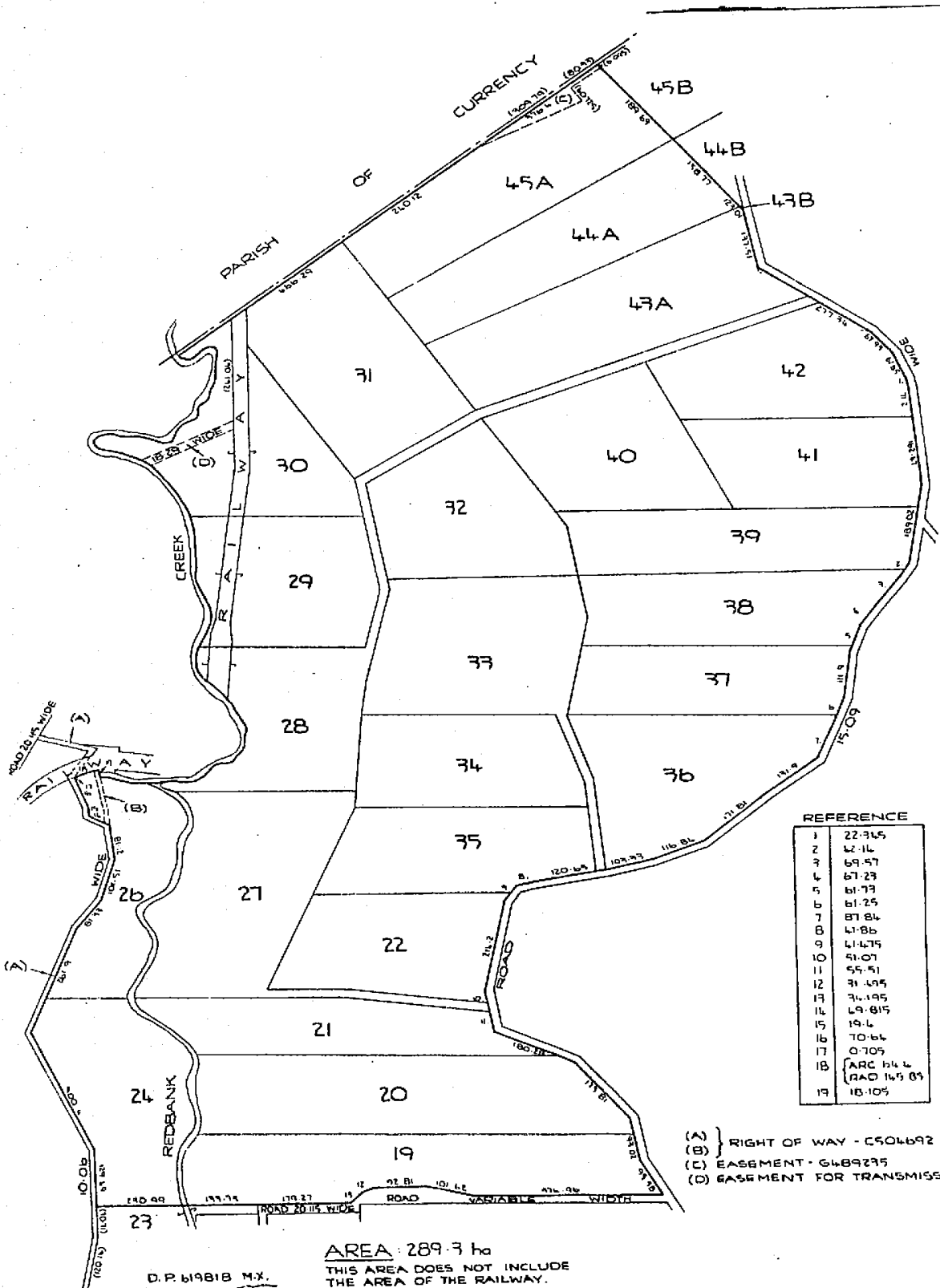
1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. C504692 Right of way appurtenant to Lots 24 and 26 above described affecting the part shown so burdened in the plan hereon and designated (A).
3. C504692 Right of way affecting the land shown so burdened in the plan hereon and designated (B).
4. F452889 Easement affecting the part of the land above described shown on sheet E of plan annexed to F452889.
5. G489235 Easement affecting the land shown so burdened in the plan hereon.
6. N417194 Mortgage to The Commercial Banking Company of Sydney Limited.
7. P286748 Easement for transmission line affecting the land shown so burdened in the plan hereon.

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



REFERENCE

1	22.315
2	42.14
3	69.57
4	67.23
5	61.79
6	61.25
7	87.84
8	41.86
9	41.475
10	51.07
11	55.51
12	31.455
13	34.195
14	49.815
15	19.4
16	70.64
17	0.705
18	ARC 64.4 RAD 145.85
19	18.105

- (A) } RIGHT OF WAY - C504692
- (B) }
- (C) EASEMENT - G489235
- (D) EASEMENT FOR TRANSMISSION LINE - P286748

AREA: 289.3 ha

THIS AREA DOES NOT INCLUDE THE AREA OF THE RAILWAY.

D.P. 619818 M.X.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

~~DP 738354~~ Registered <sup>17/1/1987</sup>  
This folio is cancelled as to ~~part~~ upon creation  
of computer folios for lots 1 to 12 in the  
above-mentioned plan.

The residue of land in this folio comprises  
road in DP 738354 and lots  
22, 24, 26 to 30 inclusive, 32 to  
41 inclusive and the part  
of lot 42 in DP 17870  
shown in the plan  
hereon.



As to ~~residue~~  
this Deed is cancelled and New Certificate of Title issued.  
Vol. 15445 Fol. 179 dated 10.2.1987  
Vide. DP 738354



SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION


NOTATIONS AND UNREGISTERED DEALINGS

DP 224146  
DP 738354 R

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

CANCELLED 

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

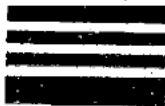
Registrar General

CANCELLATION

DP738354 Electricity easement 9 wide appurtenant to part of the land within described being Lot 33 DP17870. Registered 14-1-1987



NOTATIONS AND UNREGISTERED DEALINGS



# CERTIFICATE OF TITLE



15445179

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

Vol. 15445 Fol. 179

First Title Old System  
 Prior Title Vol. 14602 Fol. 131



**CANCELLED** W  
 EDITION 10 2 1987  
 ISSUED

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

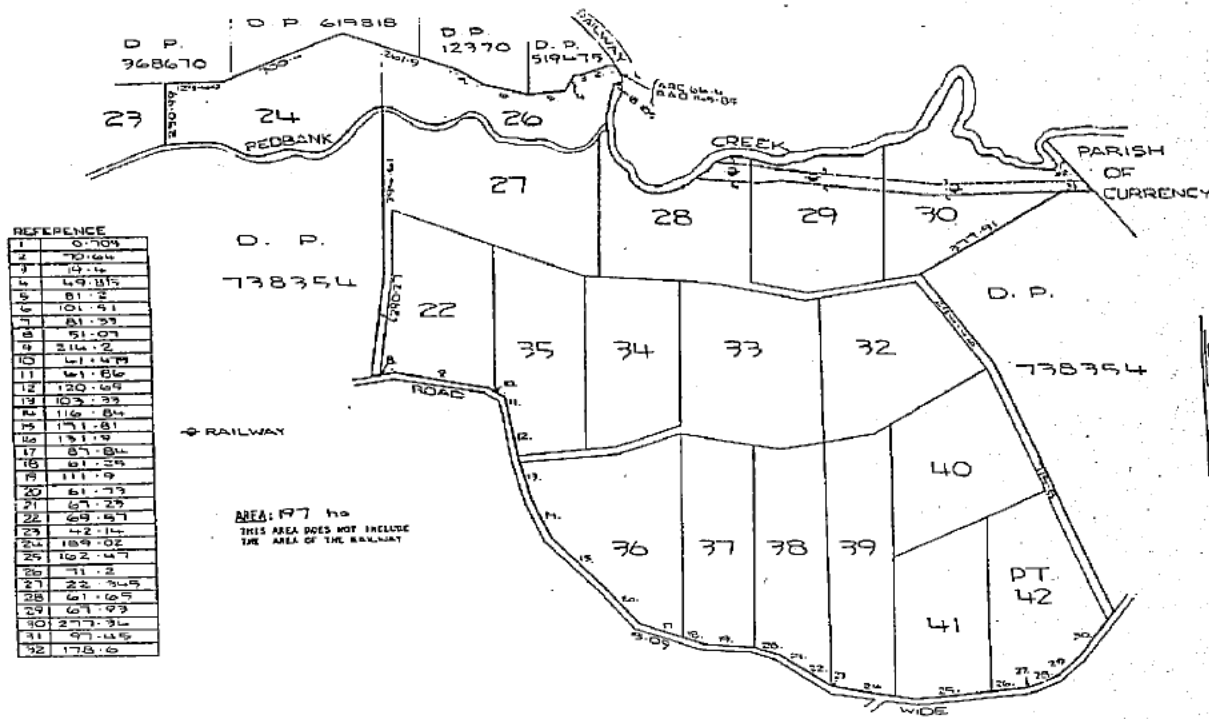


Registrar General.



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



### LAND REFERRED TO

Lots 22, 24, 26 to 30 inclusive 32 to 41 inclusive and the part of Lot 42 in DP17870 shown in the plan hereon at North Richmond in the Shire of Hawkesbury Parish of Kurrajong County of Cook.

### FIRST SCHEDULE

KEMSLEY PASTORAL CO. PTY. LIMITED.

### SECOND SCHEDULE

1. Reservations and conditions in the Crown grant.
2. Excepting the railway shown in the plan hereon.
3. C504692 Right of way appurtenant to Lots 24 and 26 above described affecting the land shown as "private way of access" in DP17870.
4. C504692 Right of way affecting the part of the land above described shown as "private way of access" in DP17870.
5. F452889 Easement for transmission line affecting the part of the land above described shown as "easement 30.48 and variable width" in plan with F452889 (Sheet E).
6. N417194 Mortgage to National Australia Bank Limited.
7. P286748 Easement for transmission line affecting the part of the land above described shown as "18.29 wide" in plan with P286748.

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

15445 Fol. 179 (Page 1) Vol.

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



PRINTED IN AUSTRALIA L.O. 55

FIRST SCHEDULE (continued)  
REGISTERED PROPRIETOR

Registrar General

FOLIO 10 CANCELLED - NEW FOLIO IS  $\frac{2224}{26-30, 32-41} / 781792$   
Dated: 10-10-1988

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

7/11 699024



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

26/4/2024 2:20PM

FOLIO: 26/1042890

First Title(s): OLD SYSTEM  
 Prior Title(s): 22/17870 28/17870  
 33-35/17870 1/863663  
 7/864424

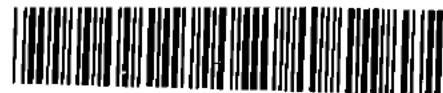
Recorded	Number	Type of Instrument	C.T. Issue
29/7/2002	DP1042890	DEPOSITED PLAN	FOLIO CREATED EDITION 1
8/11/2007	AD412364	TRANSFER	
22/12/2008	DP1134164	DEPOSITED PLAN	
7/9/2012	AH223707	DISCHARGE OF MORTGAGE	EDITION 2
13/4/2016	DP1199659	DEPOSITED PLAN	
19/5/2016	AK442218	DEPARTMENTAL DEALING	EDITION 3
13/4/2018	AN258498	LEASE	EDITION 4
22/10/2018	DP1237271	DEPOSITED PLAN	FOLIO CANCELLED

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

Form: OITE  
 Licence: 04-03-350  
 Licensee: Mallesons Stephen Jaques

*200 KMSL  
 & 13/9/07*

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



**AD412364K**

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

**STAMP DUTY**

Office of State Revenue use only	09-07-2007	0004399911-001
	SECTION 18(2)	
	DUTY	\$ *****2.0

(A) **TORRENS TITLE**

Land Transferred	27/1042890
------------------	------------

(B) **TENEMENTS**

Servient (land burdened)	Dominant (land benefited)
27/1042890	26/1042890 and 25/1042890

(C) **LODGED BY**

Delivery Box	Name, Address or DX and Telephone	CODE
USA	LLPN: 123011G 197 Prospect Highway SEVEN HILLS NSW 2147	TE
Reference (optional): O7IE0306		

(D) **TRANSFEROR**

KEMSLEY PASTORAL CO PTY LTD (ACN 000 701 888)
---

(E) The transferor acknowledges receipt of the consideration of \$ 40,000,000.00 and transfers to the transferee an estate in fee simple; and the transferor ~~grants an easement as set out in Schedule 1 hereto~~ **IMPOSES A RESTRICTIVE COVENANT AS SET OUT IN ANNEXURE C HERETO AND** reserves an easement as set out in Schedule 2 hereto.

(G) Encumbrances (if applicable): 1. 2. 3.

(H) **TRANSFEEEE**

BD NSW (MR) PROJECT 0007 PTY LTD (ACN 123 888 773)
<b>TENANCY:</b>

(I) **DATE** 20 / 7 / 2007  
 dd mm yyyy

*Execution by BD NSW (MR) Project 0007 Pty Ltd  
 ACN 123 888 773 Page 2 of Annexure  
 Execution by JE Beaumont and R. Beaumont  
 rather Page 4 of Annexure*

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

**EXECUTED** by **KEMSLEY PASTORAL CO PTY LTD (ACN 000 701 888)** in accordance with section 127(1) of the Corporations Act 2001 (Cwlth) by authority of its directors:

Signature of director  
 Signature of director  
 Name of director (block letters)

Signature of director/company secretary\*  
 \*delete whichever is not applicable  
 Name of director/company secretary\* (block letters)  
 \*delete whichever is not applicable

**RELODGED**  
 - 7 NOV 2007  
 TIME: 11:15

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised persons whose signatures appear below pursuant to the authority specified.

EXECUTED by **BD NSW (MR) PROJECT 0007 PTY LTD (ACN 123 888 773** in accordance with section 127(1) of the Corporations Act 2001 (Cwlth) by authority of its directors:—

Signature of <sup>PC</sup>director/secretary  
..... **DAVID MURRAY SHARPE** .....

Name of director (block letters)

.....  
Signature of director/company secretary\*

.....  
Name of director/company secretary\* (block letters)

\*delete whichever is not applicable

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

Page ~~1~~ of ~~8~~ **9**  
**2**

(K) SCHEDULE 1  
grant of easement  
*complete the tenements panel on the front*

The transferor grants

NOT APPLICABLE

(K) SCHEDULE 2  
reservation of easement  
complete the tenements panel on the front

The transferor reserves

An easement for electricity over the land marked as "Proposed easement for electricity 9 wide and designated "(A)"" on the plan attached as Annexure A. The terms of the easement are set out in Annexure B.  
DP 1115161

SE  
OK

I CERTIFY THAT THE  
PERSON SIGNING OPPOSITE,  
WITH WHOM I AM PERSONALLY  
ACQUAINTED OR AS TO WHOSE  
IDENTITY I AM OTHERWISE  
SATISFIED SIGNED THIS INSTRUMENT  
IN MY PRESENCE.

CERTIFIED CORRECT FOR THE  
PURPOSES OF THE REAL  
PROPERTY ACT BY  
SAYNE ELIZABETH BEAUMONT.

SIGNATURE OF SAYNE ELIZABETH  
BEAUMONT.

SIGNATURE OF WITNESS [REDACTED]

NAME OF WITNESS CHERYL CLARK JP.

ADDRESS OF WITNESS [REDACTED]

[REDACTED]

[REDACTED]

I CERTIFY THAT THE PERSON SIGNING  
OPPOSITE, WITH WHOM I AM PERSONALLY  
ACQUAINTED OR AS TO WHOSE IDENTITY  
I AM OTHERWISE SATISFIED SIGNED  
THIS INSTRUMENT IN MY PRESENCE.

CERTIFIED CORRECT FOR THE  
PURPOSES OF THE REAL PROPERTY  
ACT BY RICHARD BEAUMONT.

SIGNATURE OF RICHARD BEAUMONT.

SIGNATURE OF WITNESS [REDACTED]

NAME OF WITNESS CHERYL CLARK JP

ADDRESS OF WITNESS [REDACTED]

[REDACTED]

[REDACTED]

ANNEXURE "B" (COMPRISING 4 PAGES) TO TRANSFER INCLUDING  
EASEMENT LODGED ON BEHALF OF KEMSLEY PASTORAL CO PTY  
LIMITED (ACN 000 701 888) DATED THIS      DAY OF

RESERVATION OF EASEMENT

**Terms of easement for electricity**

**Part A**

**Definitions and interpretation**

- 1 (a) The following terms have the following meanings:

**Ancillary Works** means works ancillary to the functions performed by Electricity Works, including structures (whether above, on or below the ground), equipment for signals, signals cables, service cables, connecting cables, and supports (including poles).

**Benefited Land** means Lot 26 in DP 1042890.

**Benefited Landowner** means the owner from time to time of the Benefited Land, and any person from time to time having an estate or interest in the Benefited Land, which as at the date of this instrument is the Transferor.

**Burdened Land** means the servient tenement set out in the cover sheet to this transfer.

**Burdened Landowner** means the owner of the Burdened Land and any person having an estate or interest in the Burdened Land.

**Easement Area** means that part of the Burdened Land shown as the site of "proposed easement for electricity 9 wide and designated "(A)"" on ~~the plan being Annexure A to this instrument.~~  
DP 1115161.

**Electricity Works** means any existing or future electricity power lines or associated equipment or electricity structures (whether above, below or on the ground) and includes mains, wires, cables (including optic fibre cables), pipes or conduits, switches, switchgear, fuses, control equipment, pillars, kiosks, transformers (including pole-mounted and pad-mounted transformers), substations (including pole-mounted and pad-mounted substations) and their contents, pits, ducts and Ancillary Works.

**Person** includes a body corporate.

**Signals** includes data or signals of any kind.

- (b) A reference to a person includes its successors and assigns.

## **Part B**

### **Easement for electricity works**

- 2 The Benefited Landowner and all persons which it authorises may:
- (a) construct, place, alter, extend, repair, inspect, renew, replace, maintain, remove, and use, on, to and from the Easement Area, any Electricity Works for conveying electricity or Signals (or both); and
  - (b) convey, or permit the conveyance of, electricity or Signals (or both) through the Electricity Works.

## **Part C**

### **General provisions of easements**

- 3 For the purpose of exercising its rights under the easement for electricity works, the Benefited Landowner and all persons which it authorises may:
- (a) enter the Land at any time, with or without vehicles, plant and equipment, for any purposes within the terms of the easement; and
  - (b) do anything reasonably necessary to obtain access to the Easement Area; and
  - (c) cut fences and walls in or on the Land and install gates in them; and
  - (d) on any part of the Easement Area, cut, trim or remove any trees, vegetation, undergrowth or anything that may interfere with the exercise of the Benefited Landowner's rights under the easement; and
  - (e) do anything reasonably necessary for the exercise of the Benefited Landowner's rights under the easement.
- 4 The Burdened Landowner acknowledges that ownership of all Electricity Works remains with the Benefited Landowner or the electricity supply authority.
- 5 The Benefited Landowner covenants with the Burdened Landowner that:
- (a) in exercising its rights under the easement, it will do as little damage as practicable to the Burdened Land; and
  - (b) it will repair any damage it causes to the Burdened Land, except that if after this easement is granted the Burdened Landowner installs paving or



other works to the surface of the easement area the Benefited Landowner will not be obliged to restore the paving or those works; and

- (c) subject to its rights under the easement, it will not unreasonably impede the Burdened Landowner's reasonable use of the Burdened Land.

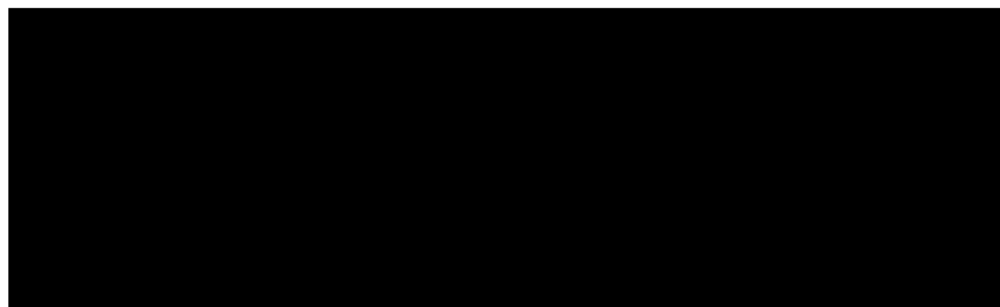
6 The Burdened Landowner covenants with the Benefited Landowner that it will not:

- (a) do or allow anything that may interfere with, damage, or destroy the Electricity Works or interfere with the effective operation of the Electricity Works; or
- (b) obstruct the Benefited Landowner in the exercise of its rights under the easement; or
- (c) alter or permit to be altered the existing ground level within the Easement Area, or place or allow to be placed on the Easement Area any building, structure, driveway, paving, plant or item without the Benefited Landowner's prior written permission, such permission not be unreasonably withheld.

7 The Burdened Landowner may change the location of the Easement Area to another section of the Burdened Land on the following conditions:

- (a) the Burdened Landowner must give at least 4 business days notice of its intention to relocate the easement; and
- (b) the relocation is entirely at the cost of the Burdened Landowner, including without limit:
  - (i) the surveying, legal and registration costs associated with moving the location of the easement as recorded at the Department of Lands, and
  - (ii) the costs of engineering and associated works incurred in moving the Electricity Works to the new location or constructing new Electricity Works in the new location; and
- (c) the Burdened Landowner must re-imburse the Benefited Landowner for any costs which it incurs because of the relocation, including costs in relation to advisers; and
- (d) the Burdened Landowner must have the new location of the easement registered with the NSW Department of Lands within a reasonable time whereupon the Benefited Landowner will surrender the original Easement Area; and
- (e) the Burdened Landowner is to preserve electricity supply to the Benefited Land as far as reasonably possible during the relocation and must keep any interruption to the supply to a minimum (taking into account the process involved) and in no case is the length of time of any interruption in electricity supply to the Benefited Land to exceed 24 hours; and

- (f) the Burdened Landowner is not to reduce the actual or possible electrical performance of the Electricity Works when relocating the Electricity Works; and
- (g) the Benefited Landowner consents to the relocation, which consent is not to be unreasonably withheld if the conditions of this clause 7 are complied with and the electricity supply capacity provided by the relocated Electricity Works is not less than the lesser of:
  - (i) 11 kVa which is capable of being transformed to 415 Volt 3 phase on the Land Benefited; and
  - (ii) the actual electricity supply provided by the Electricity Works at the time the Burdened Landowner gives the notice under clause 7(a).



~~Handwritten signature or scribble~~

ANNEXURE "C" (COMPRISING 1 PAGE) TO TRANSFER  
INCLUDING EASEMENT LODGED ON BEHALF OF KEMSLEY  
PASTORAL CO PTY LIMITED (ACN 000 701 888) DATED THIS  
DAY OF

**TRANSFeree'S / TRANSFEROR'S COVENANT**

**Dated .**

**From ("Transferee") KEMSLEY PASTORAL CO PTY LIMITED (ACN 000 701 888).**

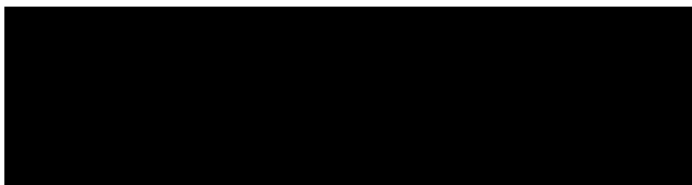
**To ("Transferor") .. BD NSW (MR) PROJECT O007 PTY LTD (ACN 123 888 773).....**

**Land benefited by covenant ("Benefited Land").. 26/1042890 and 25/1042890.....**

**Land burdened by covenant ("Burdened Land").. 27/1042890**

**Terms of the covenant:**

1. While the Transferee or its assigns (which will include Richard Beaumont and Jayne Elizabeth Beaumont) own the Benefited Land (or any part) adjoining the Burdened Land (or any part) no fence or wall may be erected on the Burdened Land (or any part) to divide it from the Benefited Land (or any part) unless that fence or wall is erected without cost to the Transferee or its assigns (which will include Richard Beaumont and Jayne Elizabeth Beaumont).
- 2 This covenant may be released, varied or modified with the written consent of the registered proprietors for the time being of the Benefited Land.





SEARCH DATE

26/4/2024 2:20PM

FOLIO: 260/1237271

First Title(s): OLD SYSTEM

Prior Title(s): 26/1042890

Recorded	Number	Type of Instrument	C.T. Issue
22/10/2018	DP1237271	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/9/2019	AP540228	VARIATION OF LEASE	
19/12/2019	AP696077	REQUEST	EDITION 2
9/7/2020	AQ228284	TRANSFER	EDITION 3

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



FOLIO: 260/1237271

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SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
26/4/2024	2:18 PM	3	9/7/2020

LAND

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LOT 260 IN DEPOSITED PLAN 1237271  
AT GROSE VALE  
LOCAL GOVERNMENT AREA HAWKESBURY  
PARISH OF KURRAJONG COUNTY OF COOK  
TITLE DIAGRAM DP1237271

FIRST SCHEDULE

-----

MCPB INVESTMENTS PTY LTD (T AQ228284)

SECOND SCHEDULE (6 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP285400 EASEMENT FOR SERVICES 4 WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 3 DP285400 EASEMENT FOR SERVICES 4 & 9 WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 4 DP738354 ELECTRICITY EASEMENT 9 METRE(S) WIDE APPURTENANT TO PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
  - Z543869 EASEMENT RELEASED IN SO FAR AS IT AFFECTS LOT 25 IN DP794424
  - E280318 EASEMENT RELEASED IN SO FAR AS IT AFFECTS LOT 71 IN DP802290
  - I795936 EASEMENT RELEASED IN SO FAR AS IT AFFECTS LOT 6 IN DP786671
  - DP1199659 EASEMENT RELEASED IN SO FAR AS IT AFFECTS LOT 74 IN DP1187236
- 5 DP863663 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP864424 EASEMENT FOR SUPPORT APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM

NOTATIONS

-----

DP1134164 NOTE: PLAN OF PROPOSED EASEMENTS FOR ELECTRICITY PURPOSES

UNREGISTERED DEALINGS: NIL

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



**ERM**

APPENDIX C

LOTSEARCH REPORT



# LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

**Date: 22 Apr 2024 12:26:46**

**Reference: LS055351 EP**

**Address: 322 Grose Vale Road, Grose Vale, NSW 2754**

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

## Dataset Listing

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

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	04/01/2024	04/01/2024	Quarterly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	22/08/2022	22/08/2022	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	09/04/2024	14/03/2024	Monthly	1000m	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority	09/04/2024	09/04/2024	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority	24/01/2024	14/07/2021	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority	09/04/2024	09/04/2024	Monthly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	20/09/2023	07/09/2020	Annually	1000m	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	10/04/2024	21/11/2032	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	15/04/2024	29/02/2024	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	15/04/2024	29/02/2024	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	15/04/2024	15/04/2024	Monthly	2000m	0	0	0
Defence Controlled Areas	Department of Defence	15/04/2024	15/04/2024	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	24/01/2024	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Department of Defence	15/04/2024	15/04/2024	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	13/11/2023	15/12/2022	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	10/04/2024	10/04/2024	Monthly	1000m	0	0	0
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	10/04/2024	10/04/2024	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	10/04/2024	10/04/2024	Monthly	1000m	3	3	3
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	5	5
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	0	0
Points of Interest	NSW Department of Customer Service - Spatial Services	16/04/2024	16/04/2024	Quarterly	1000m	0	0	3
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	16/04/2024	16/04/2024	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	16/04/2024	16/04/2024	Quarterly	1000m	0	0	0
Major Easements	NSW Department of Customer Service - Spatial Services	31/01/2024	31/01/2024	Quarterly	1000m	1	1	5
State Forest	Forestry Corporation of NSW	12/12/2023	11/12/2023	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	17/04/2024	19/08/2019	Annually	1000m	1	1	1



Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	09/05/2023	23/02/2018	Annually	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	18/04/2023	13/07/2022	Annually	2000m	0	0	32
NSW Seamless Geology Single Layer: Rock Units	Department of Regional NSW	06/12/2023	31/05/2023	Annually	1000m	2	2	7
NSW Seamless Geology – Single Layer: Trendlines	Department of Regional NSW	06/12/2023	31/05/2023	Annually	1000m	0	0	0
NSW Seamless Geology – Single Layer: Geological Boundaries and Faults	Department of Regional NSW	06/12/2023	31/05/2023	Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	12/01/2024	17/02/2011	Annually	1000m	1	1	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	12/12/2023	27/07/2020	Annually	1000m	2	2	4
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	02/04/2024	01/09/2023	Monthly	500m	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	12/01/2024	21/02/2013	Annually	1000m	1	1	2
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	Annually	1000m	0	0	0
Dryland Salinity Potential of Western Sydney	NSW Department of Planning, Industry and Environment	12/05/2017	01/01/2002	Annually	1000m	1	1	2
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	24/01/2024	24/01/2024	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Industry	15/04/2024	15/04/2024	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Industry	15/04/2024	15/04/2024	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	15/04/2024	15/04/2024	Monthly	1000m	11	11	12
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	02/04/2024	08/09/2023	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	02/04/2024	23/02/2024	Monthly	1000m	1	6	15
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	1000m	0	0	1
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	24/01/2024	24/11/2023	Quarterly	1000m	0	1	1
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2024	Monthly	1000m	0	0	2
Bush Fire Prone Land	NSW Rural Fire Service	09/04/2024	12/03/2024	Monthly	1000m	2	3	3
NSW Native Vegetation Type Map	NSW Department of Planning and Environment	26/05/2023	12/12/2022	Quarterly	1000m	2	3	5
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	09/05/2023	01/11/2022	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Terrestrial	Australian Department of Climate Change, Energy, The Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, The Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	1	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	1	4
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	29/11/2023	29/11/2023	Weekly	10000m	-	-	-

# Site Diagram

322 Grose Vale Road, Gross Vale, NSW 2754



<b>Legend</b> Site Boundary Internal Parcel Boundaries	<b>Total Area:</b> 354065m <sup>2</sup> <b>Total Perimeter:</b> 2.46km	<b>Scale:</b> 
	<b>Disclaimers:</b> Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	<b>Data Source Aerial Imagery:</b> © Aerometrex Pty Ltd
		<b>Date:</b> 19 April 2024

# Contaminated Land

322 Grose Vale Road, Grose Vale, NSW 2754

## List of NSW contaminated sites notified to EPA

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

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
N/A	No records in buffer								

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority  
 © State of New South Wales through the Environment Protection Authority

# Contaminated Land

322 Grose Vale Road, Grose Vale, NSW 2754

## Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

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

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

## Former Gasworks

Former Gasworks within the dataset buffer:

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

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

# Contaminated Land

322 Grose Vale Road, Grose Vale, NSW 2754

## EPA Notices

Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

Number	Type	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
N/A	No records in buffer										

NSW EPA Notice Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

# Waste Management & Liquid Fuel Facilities

322 Grose Vale Road, Grose Vale, NSW 2754

## National Waste Management Site Database

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

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

Waste Management Facilities Data Source: Geoscience Australia  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

## National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
N/A	No records in buffer										

National Liquid Fuel Facilities Data Source: Geoscience Australia  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# PFAS Investigation & Management Programs

322 Grose Vale Road, Grose Vale, NSW 2754

## EPA PFAS Investigation Program

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

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

EPA PFAS Investigation Program: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

## Defence PFAS Investigation Program

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

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

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

## Defence PFAS Management Program

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

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

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

## Airservices Australia National PFAS Management Program

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

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

# Defence Sites and Unexploded Ordnance

322 Grose Vale Road, Grose Vale, NSW 2754

## Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

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

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

## Defence 3 Year Regional Contamination Investigation Program (RCIP)

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

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

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

## National Unexploded Ordnance (UXO)

Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government



# EPA Other Sites with Contamination Issues

322 Grose Vale Road, Grose Vale, NSW 2754

## EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasmenco Lead Abatement Strategy Area

Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

# EPA Activities

322 Grose Vale Road, Grose Vale, NSW 2754

## Licensed Activities under the POEO Act 1997

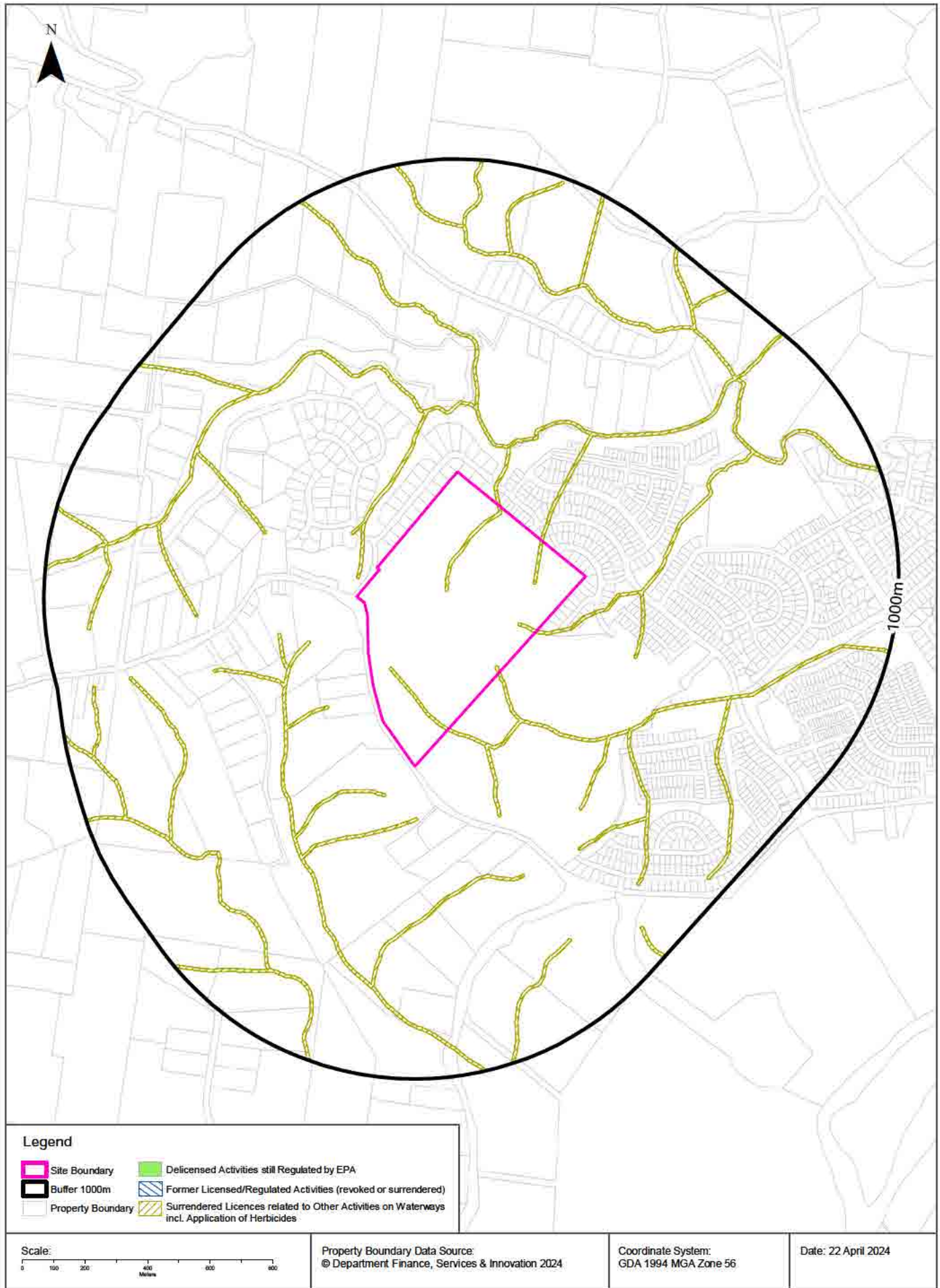
Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

POEO Licence Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

# Delicensed & Former Licensed EPA Activities

322 Grose Vale Road, Grose Vale, NSW 2754



## EPA Activities

322 Grose Vale Road, Grose Vale, NSW 2754

### Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

Delicensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

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

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

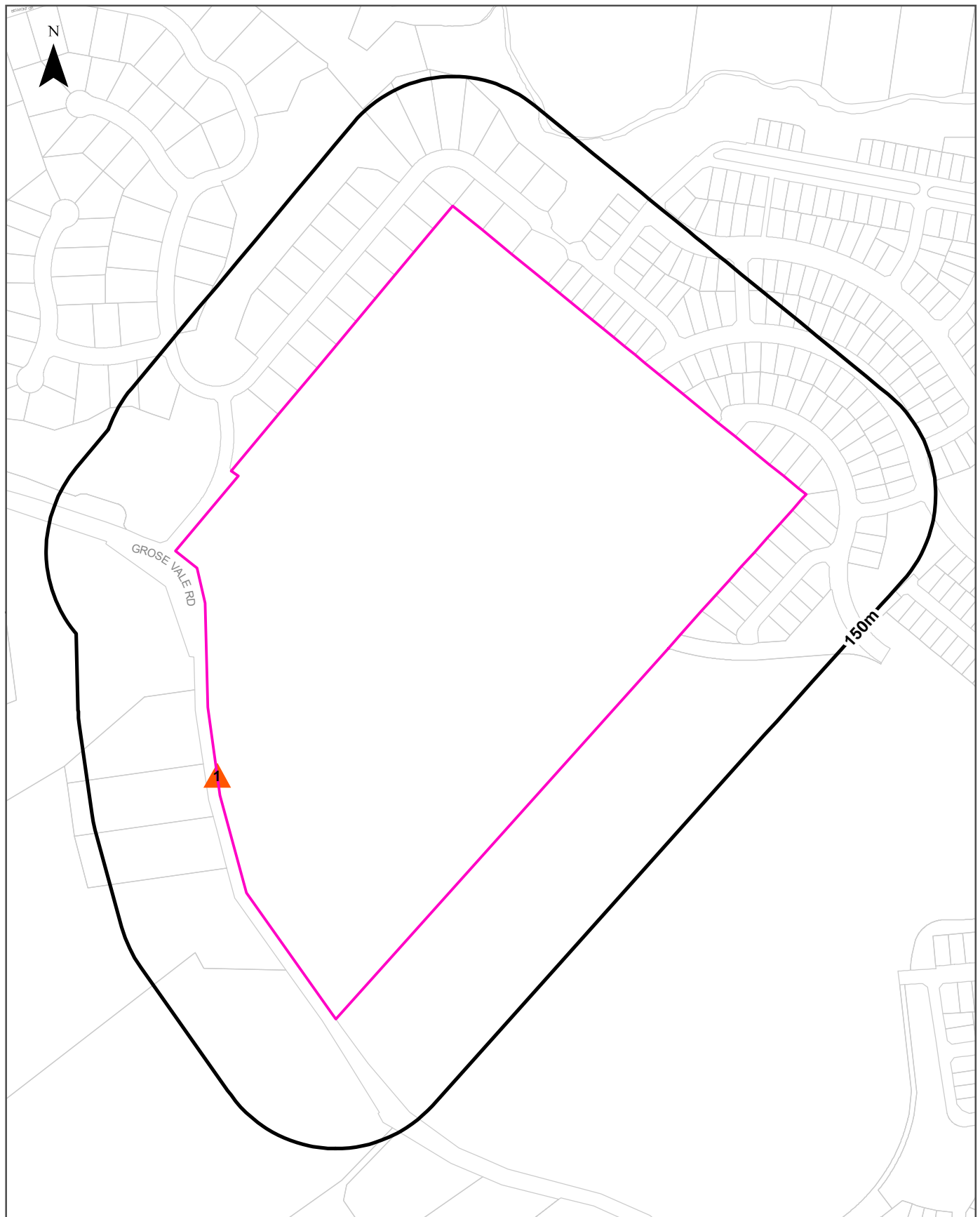
Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site

Former Licensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

# Historical Business Directories

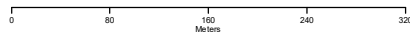
322 Grose Vale Road, Grose Vale, NSW 2754



### Legend

- Site Boundary
- Buffer 150m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale:



Coordinate System:  
GDA 1994 MGA Zone 56

Date: 22 April 2024

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018  
Property Boundaries © NSW Department Finance, Services & Innovation 2024

## Historical Business Directories

322 Grose Vale Road, Grose Vale, NSW 2754

### Business Directory Records 1950-1991 Premise or Road Intersection Matches

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1982, 1970, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

## Business Directory Records 1950-1991 Road or Area Matches

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	PRINTERS-LETTERPRESS	Cedar Grove Printers, Grose Vale Rd. Grose Vale 2753	542136	1970	Road Match	0m
	CARRIERS & CARTAGE CONTRACTORS	Strauss, Eric, Grose Vale	224068	1961	Road Match	0m
	MOTOR OIL & SPIRIT MERCHANTS	Ryan, J. (Agent, Ampol), Grose Vale Rd., Richmond	155721	1950	Road Match	0m
	ROTARY HOE CONTRACTORS	Ryan, J., Grose Vale Rd., Richmond	155743	1950	Road Match	0m
	CARRIERS & CARTAGE CONTRACTORS	Strauss, Eric., Grose Vale Rd., Richmond	155709	1950	Road Match	0m

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## Historical Business Directories

322 Grose Vale Road, Grose Vale, NSW 2754

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

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018



## Dry Cleaners, Motor Garages & Service Stations Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer					

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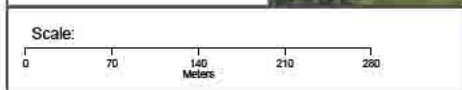
# Aerial Imagery 2024

322 Grose Vale Road, Grose Vale, NSW 2754



**Legend**

-  Site Boundary
-  Buffer 150m



Data Source Aerial Imagery:  
© Aerometrex Pty Ltd

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 19 April 2024

# Aerial Imagery 2021

322 Grose Vale Road, Grose Vale, NSW 2754



### Legend

-  Site Boundary
-  Buffer 150m



Data Source Aerial Imagery:  
© Aerometrex Pty Ltd

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 19 April 2024

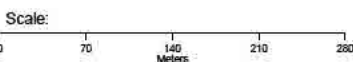
# Aerial Imagery 2015

322 Grose Vale Road, Grose Vale, NSW 2754



### Legend

-  Site Boundary
-  Buffer 150m



Data Source Aerial Imagery:  
© Aerometrex Pty Ltd

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 19 April 2024

# Aerial Imagery 2011

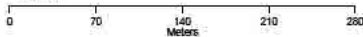
322 Grose Vale Road, Grose Vale, NSW 2754



### Legend

-  Site Boundary
-  Buffer 150m

Scale:



Data Source Aerial Imagery:  
© Aerometrex Pty Ltd

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 19 April 2024

# Aerial Imagery 2006

322 Grose Vale Road, Grose Vale, NSW 2754



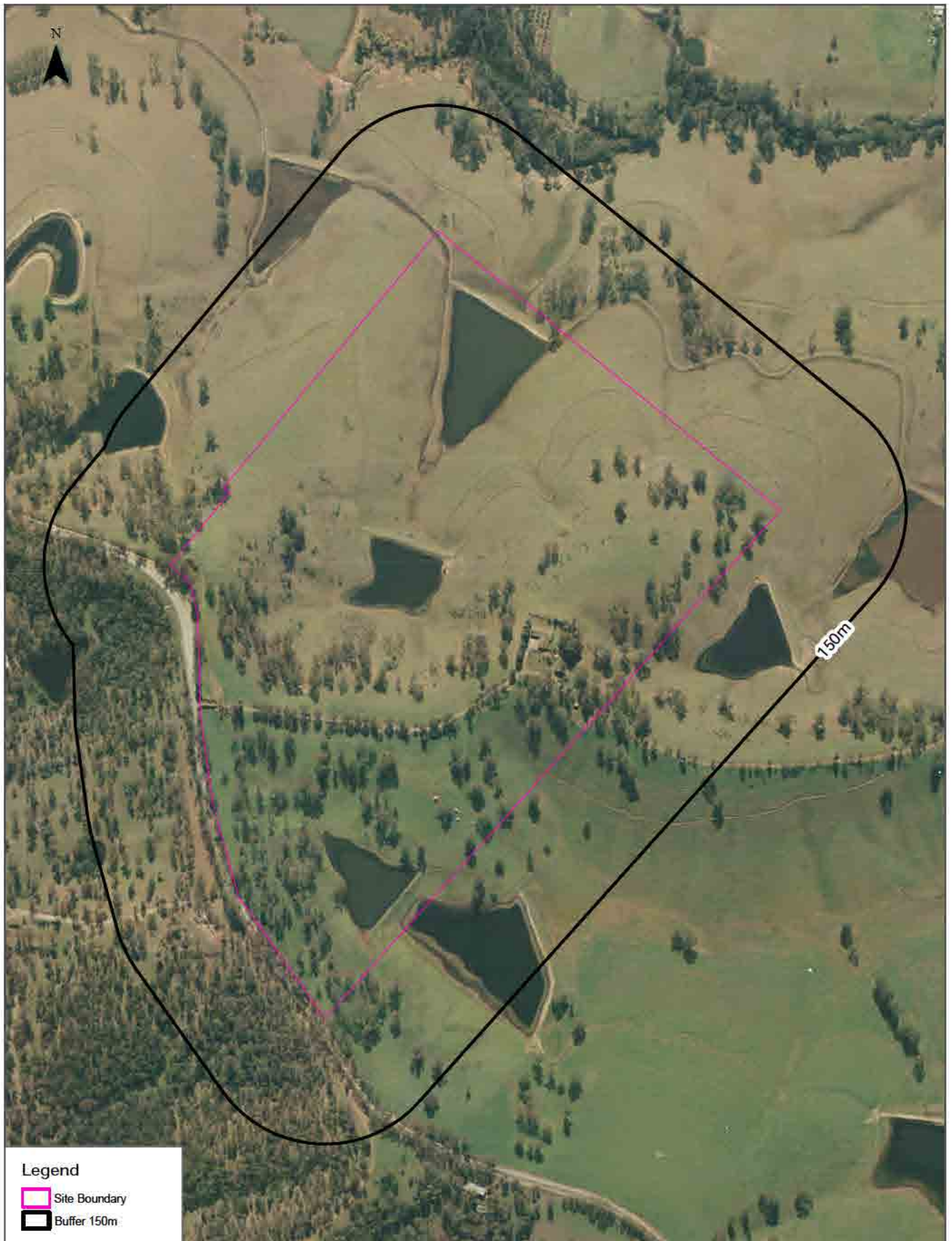
# Aerial Imagery 2002

322 Grose Vale Road, Grose Vale, NSW 2754



# Aerial Imagery 1991

322 Grose Vale Road, Grose Vale, NSW 2754



<p>Scale:</p>	<p>Data Sources: Aerial Imagery: © NSW Department of Customer Service</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 19 April 2024</p>
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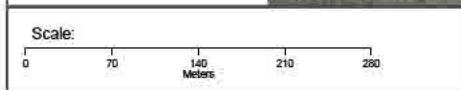
# Aerial Imagery 1982

322 Grose Vale Road, Grose Vale, NSW 2754



**Legend**

-  Site Boundary
-  Buffer 150m



Data Sources: Aerial Imagery:  
© NSW Department of Customer Service

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 19 April 2024

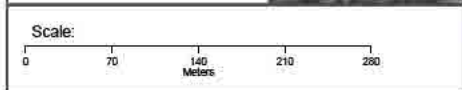
# Aerial Imagery 1970

322 Grose Vale Road, Grose Vale, NSW 2754



**Legend**

-  Site Boundary
-  Buffer 150m



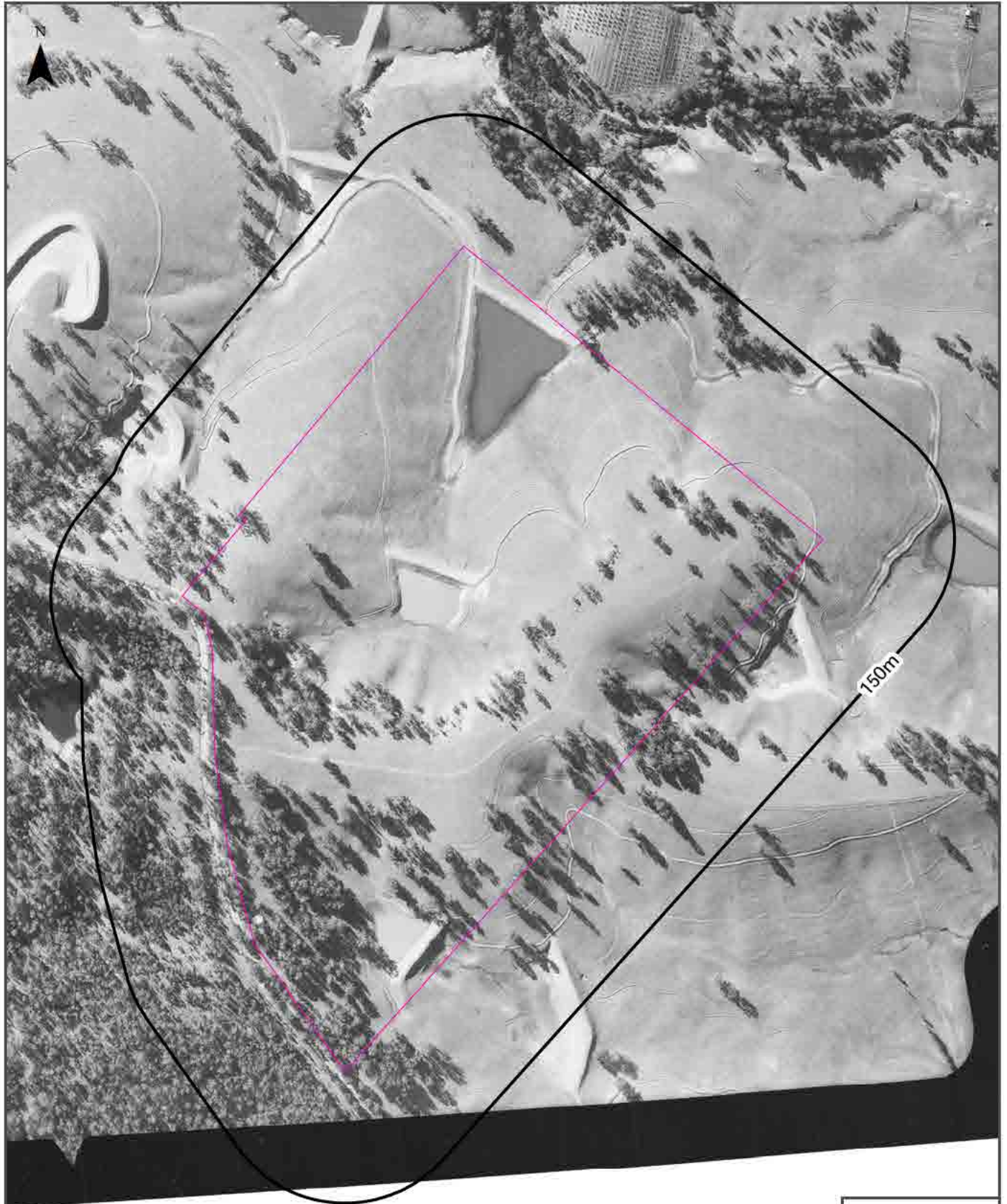
Data Sources: Aerial Imagery:  
© NSW Department of Customer Service

Coordinate System:  
GDA 1994 MGA Zone 56

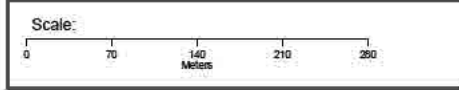
Date: 19 April 2024

# Aerial Imagery 1961

322 Grose Vale Road, Grose Vale, NSW 2754



Legend	
	Site Boundary
	Buffer 150m



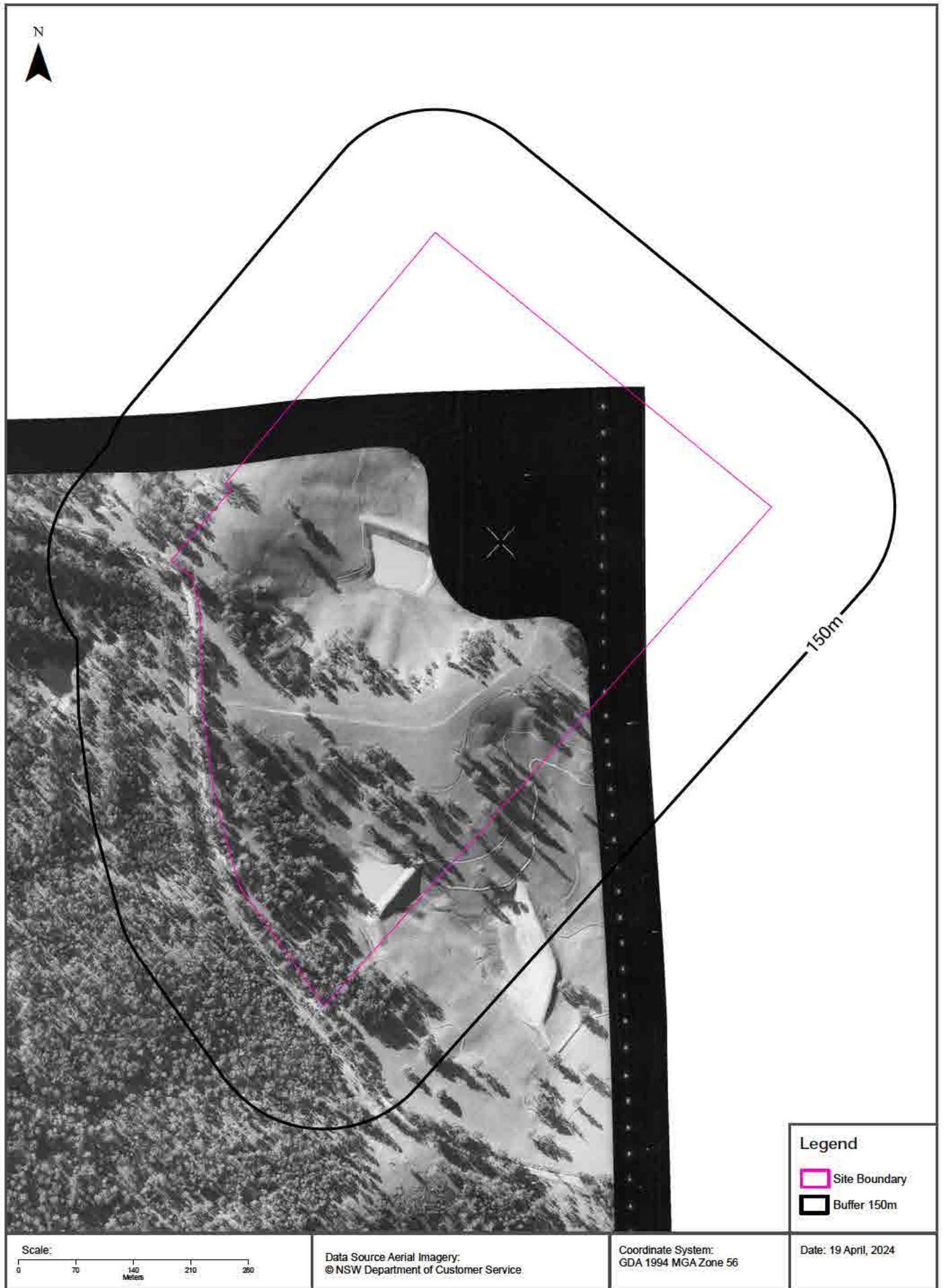
Data Source Aerial Imagery:  
© NSW Department of Customer Service

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 19 April, 2024

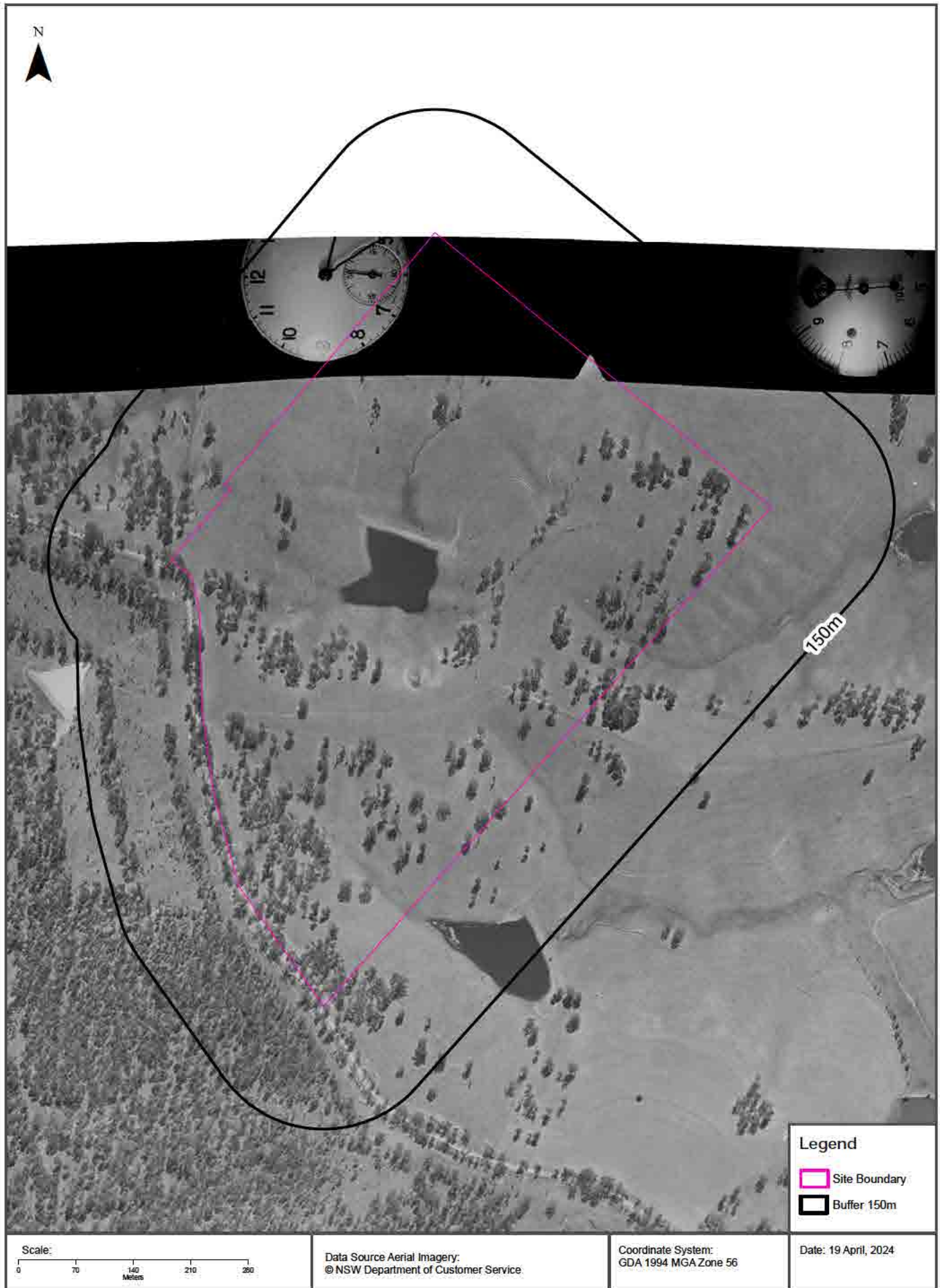
# Aerial Imagery 1961

322 Grose Vale Road, Grose Vale, NSW 2754



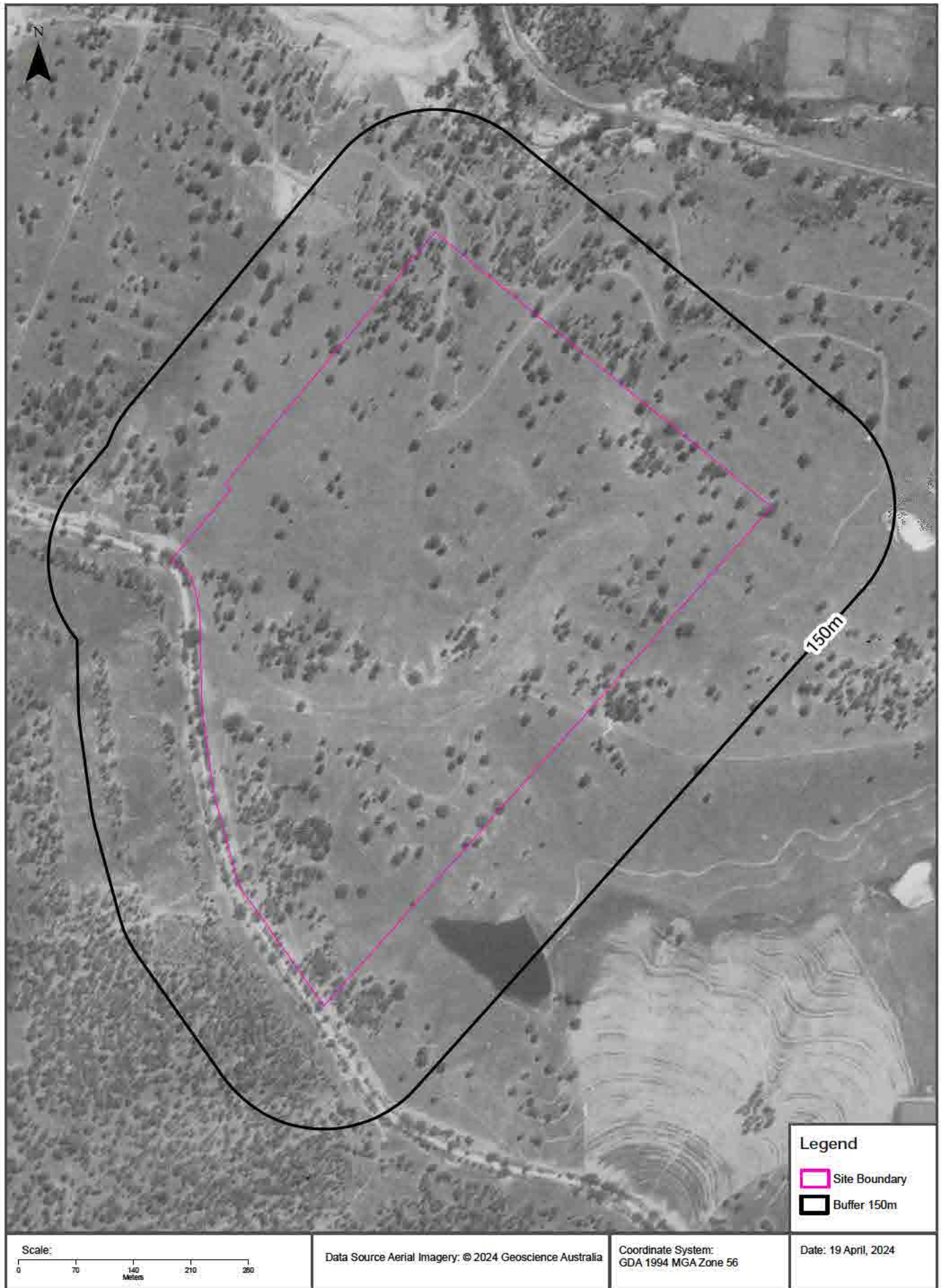
# Aerial Imagery 1955

322 Grose Vale Road, Grose Vale, NSW 2754



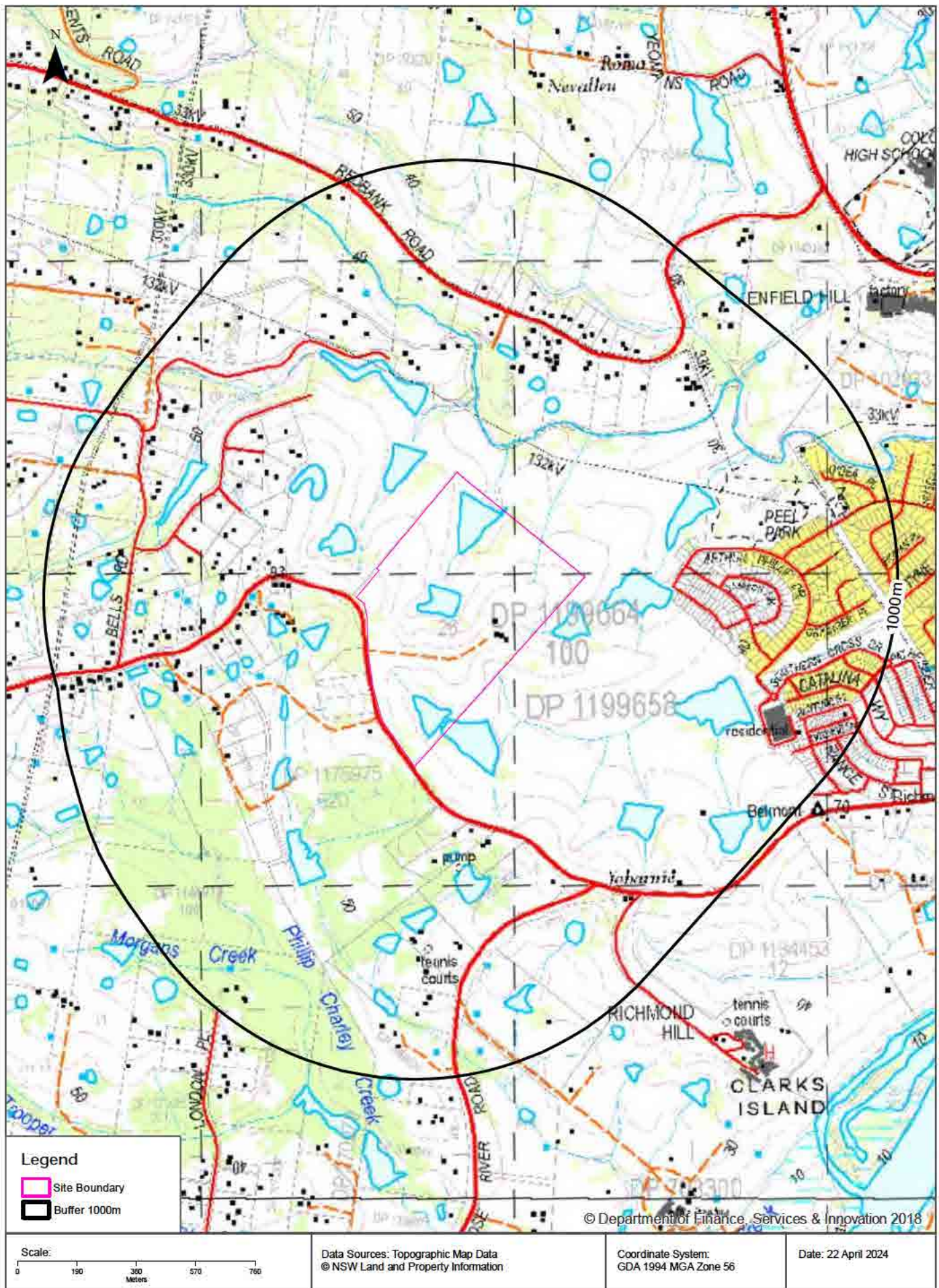
# Aerial Imagery 1949

322 Grose Vale Road, Grose Vale, NSW 2754



# Topographic Map 2015

322 Grose Vale Road, Grose Vale, NSW 2754



# Historical Map 1975

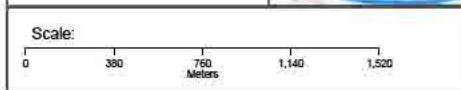
322 Grose Vale Road, Grose Vale, NSW 2754



**Legend**

-  Site Boundary
-  Buffer 1000m

Please note that due to the inaccuracies in the original maps, the site may not align to the map correctly.



Data Sources: NATMAP 1:100,000  
Topographic Maps Geoscience Australia

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 22 April 2024



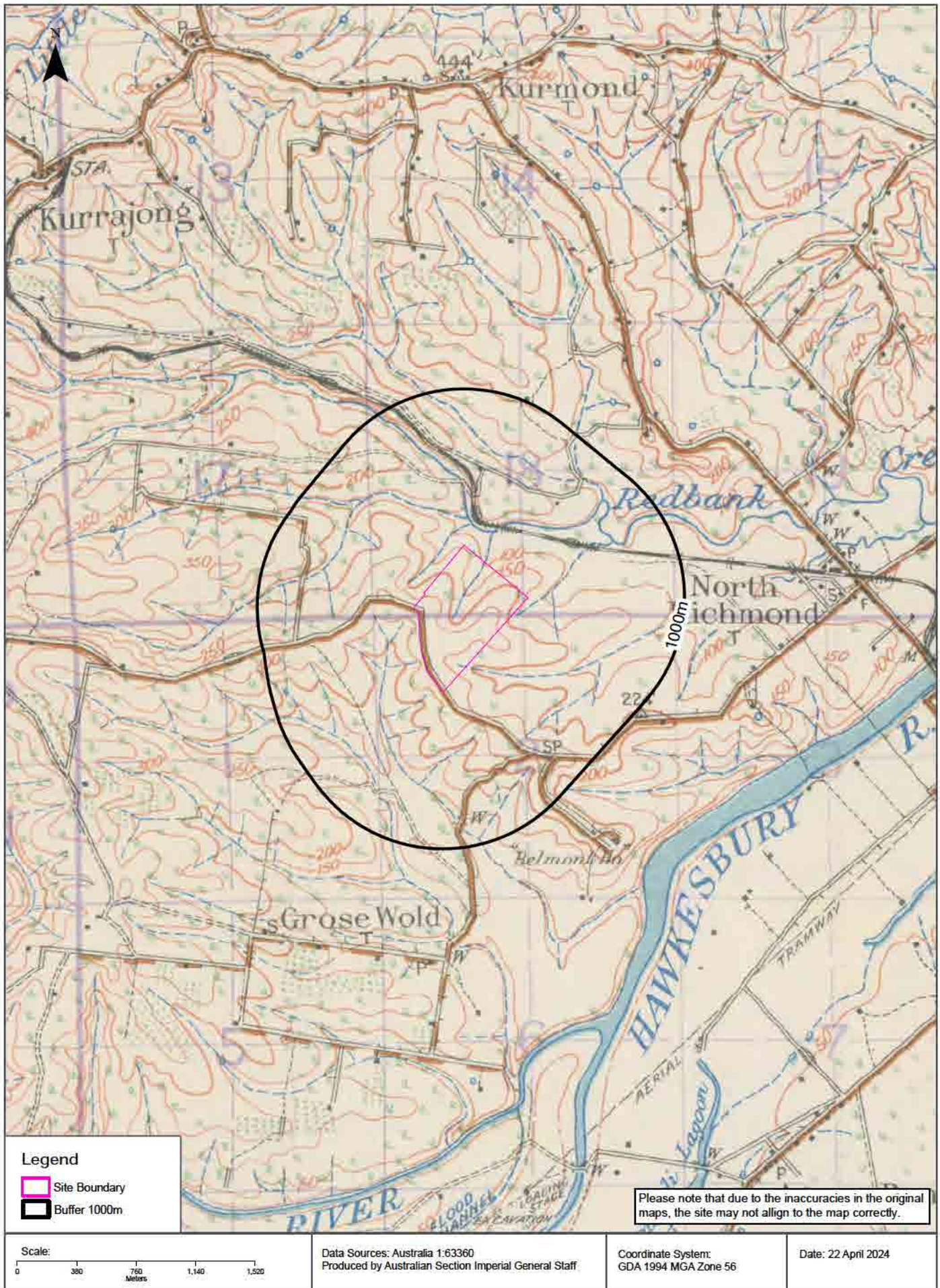
# Historical Map c.1942

322 Grose Vale Road, Grose Vale, NSW 2754



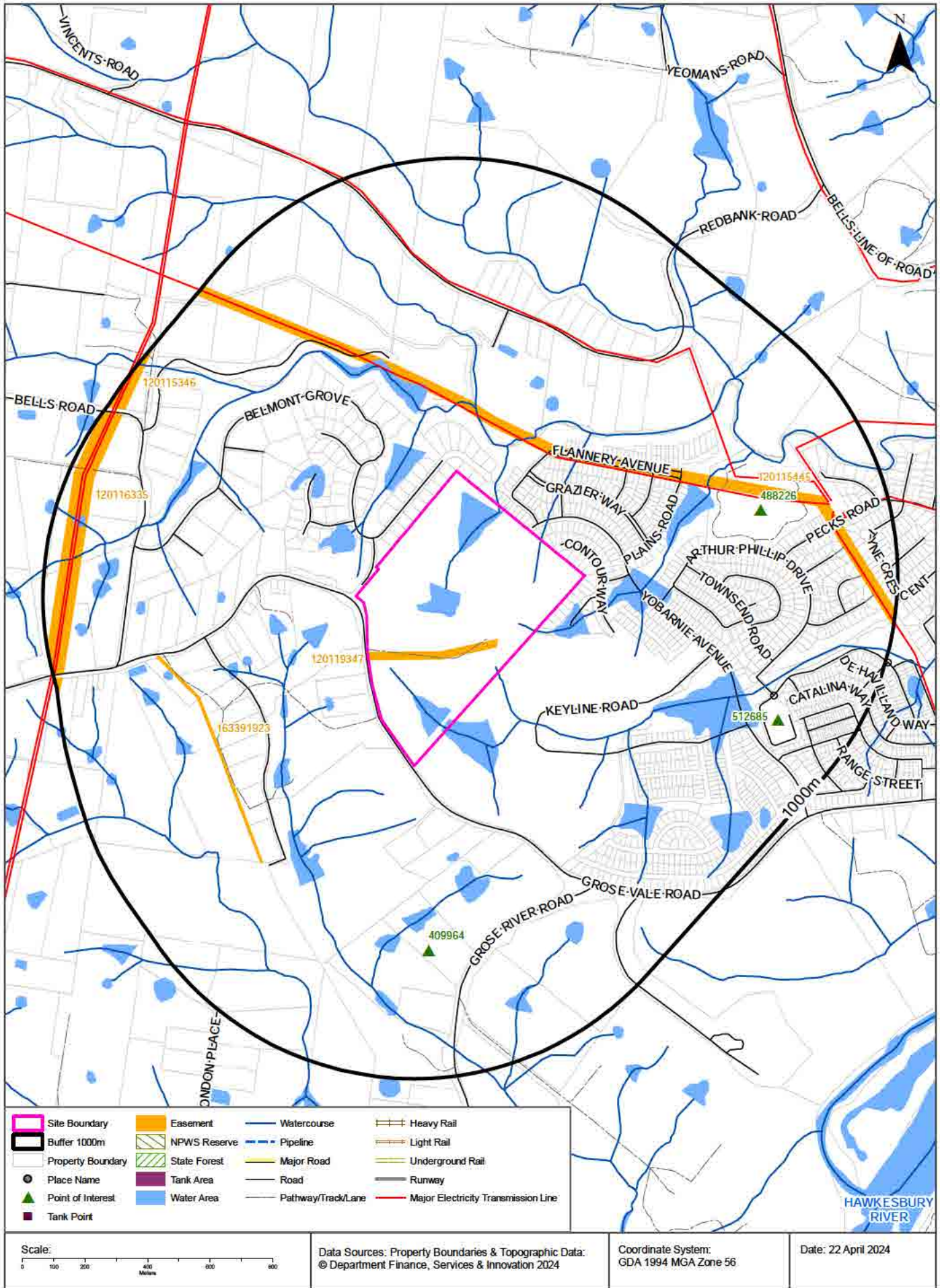
# Historical Map c.1929

322 Grose Vale Road, Grose Vale, NSW 2754



# Topographic Features

322 Grose Vale Road, Grose Vale, NSW 2754



# Topographic Features

322 Grose Vale Road, Grose Vale, NSW 2754

## Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
409964	Sports Court	TENNIS COURTS	590m	South
488226	Park	PEEL PARK	600m	East
512685	Nursing Home	RON MIDDLETON VC GARDENS	770m	East

Topographic Data Source: © Land and Property Information (2015)

Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Topographic Features

322 Grose Vale Road, Grose Vale, NSW 2754

## Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

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

## Tanks (Points)

What are the Tank Points located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

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

Tanks Data Source: © Land and Property Information (2015)

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## Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120119347	Primary	Undefined		0m	On-site
120115445	Primary	Undefined		181m	North East
163391923	Primary	Right of way		518m	South West
120116335	Primary	Undefined		887m	West
120115346	Primary	Undefined		949m	North West

Easements Data Source: © Land and Property Information (2015)

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# Topographic Features

322 Grose Vale Road, Grose Vale, NSW 2754

## State Forest

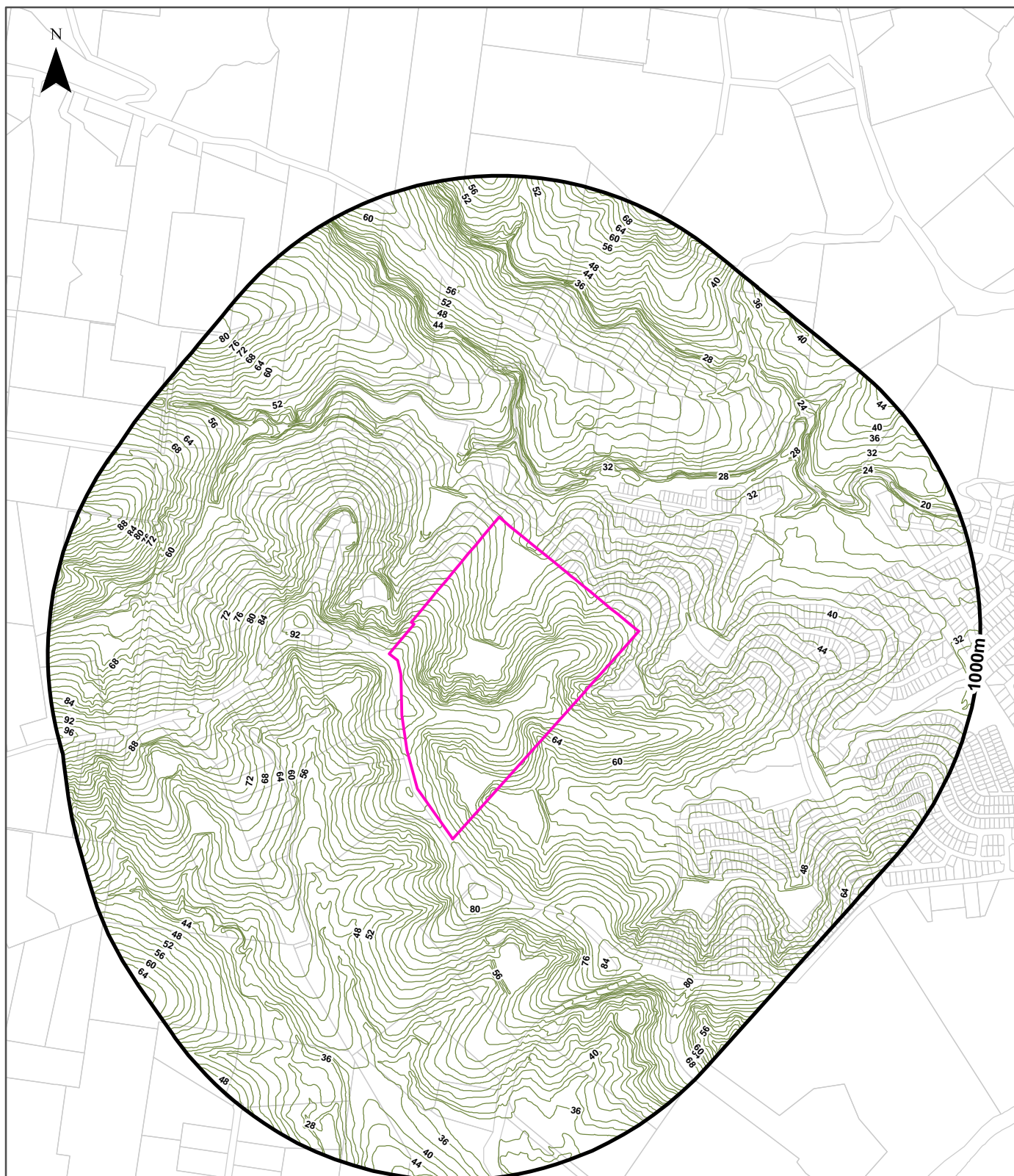
What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Elevation Contours (m AHD)

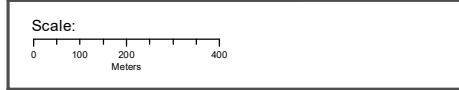
322 Grose Vale Road, Grose Vale, NSW 2754



**Legend**

- Elevation Contour (m AHD)
- Site Boundary
- Buffer 1000m
- Property Boundary

**Accuracy & Currency:** This contour data can be up to 0.4 of the contour interval out in height and must therefore not be used for any design or engineering works, but only as a general guide to topography. Gaps may occur along contour lines due to vertical topography, obscured topography in the source photography such as buildings, dense vegetation or dead ground, or the fact that original buildings have been replaced in the intervening thirty years since the original contour capture.



Data Sources: Property Boundaries & Topographic Data:  
© Department Finance, Services & Innovation 2024

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 22 April 2024

# Hydrogeology & Groundwater

322 Grose Vale Road, Grose Vale, NSW 2754

## Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive aquifers of low to moderate productivity	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

## Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

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

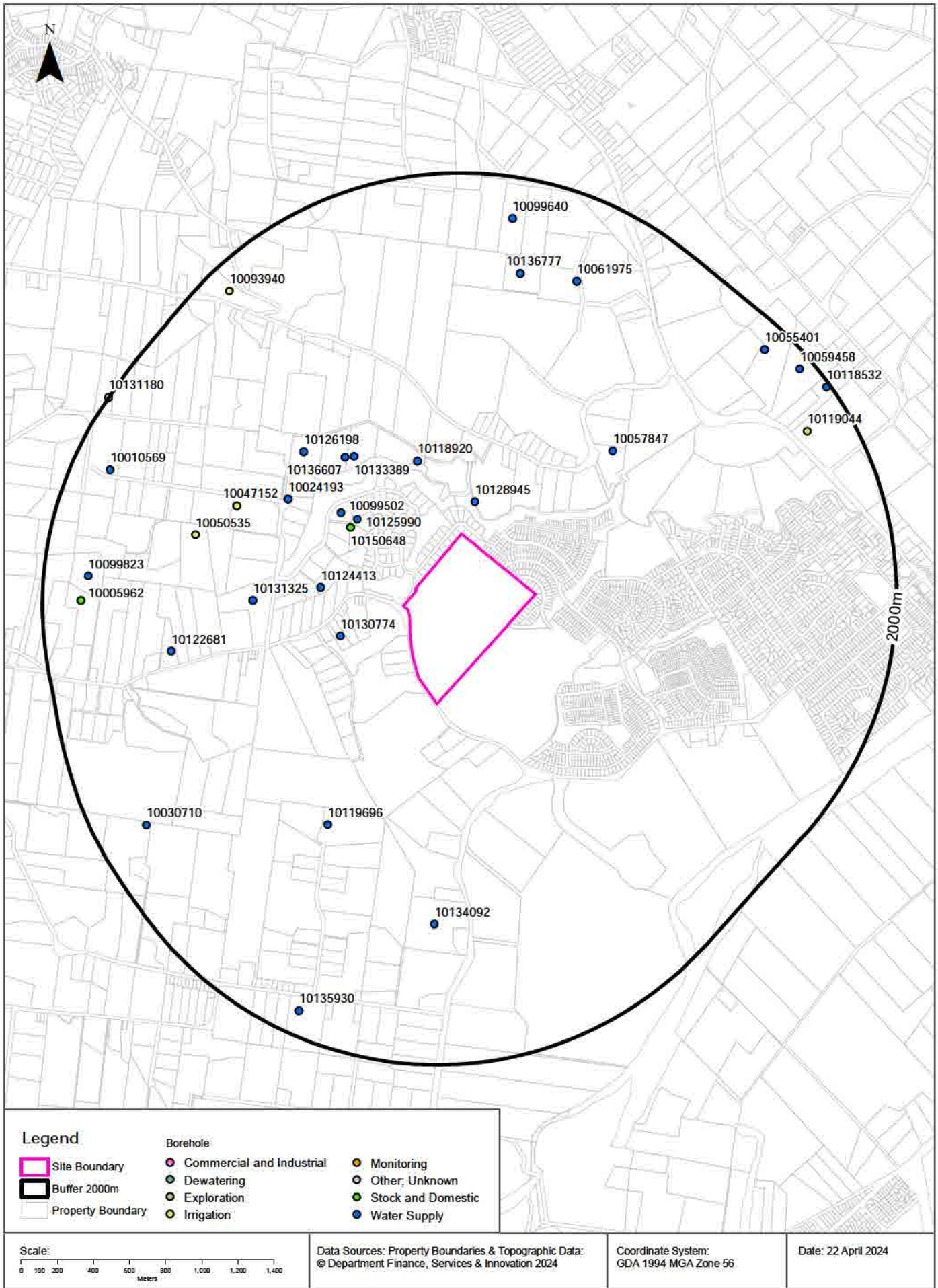
Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

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



# Groundwater Boreholes

322 Grose Vale Road, Grose Vale, NSW 2754



# Hydrogeology & Groundwater

322 Grose Vale Road, Grose Vale, NSW 2754

## Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10128945	GW103825	Water Supply	Unknown	02/06/1995	44.00		AHD	Good			194m	North
10130774	GW100128	Water Supply	Unknown	12/10/1991	46.00		AHD	Fair			386m	West
10118920	GW104462	Water Supply	Functioning	14/09/1991	67.00		AHD	Good	2.200	24.00	468m	North
10124413	GW108130	Water Supply	Functioning	01/07/2006	126.00		AHD		3.600	60.00	468m	West
10125990	GW111945	Water Supply	Functioning	29/10/2012	94.00		AHD	650	6.000	14.00	491m	North West
10150648	GW116262	Stock and Domestic	Functioning	31/05/2019	132.00		AHD				492m	North West
10099502	GW107596	Water Supply	Functioning	26/10/2005	78.30		AHD	696	10.000	24.80	583m	North West
10133389	GW104471	Water Supply	Functioning	30/10/2002	48.00		AHD	653	1.000	23.00	729m	North West
10136607	GW104478	Water Supply	Functioning	30/10/2002	90.50		AHD	255	4.200	34.00	765m	North West
10131325	GW071209	Water Supply	Unknown	23/04/1991	120.00	69.00	AHD	580			833m	West
10024193	GW101185	Water Supply	Functioning	22/10/1997	104.00		AHD	Good	0.850	47.00	861m	North West
10057847	GW106930	Water Supply	Functioning	01/02/2005	126.00		AHD	300	6.500	16.00	887m	North East
10119696	GW108126	Water Supply	Functioning	01/08/2006	72.00		AHD		3.500	18.00	902m	South West
10126198	GW104477	Water Supply	Functioning	29/10/2002	102.00		AHD	168	1.600	33.00	961m	North West
10047152	GW047153	Irrigation	Unknown	01/12/1977	88.00		AHD				1075m	North West
10050535	GW047819	Irrigation	Unknown	01/11/1980	106.00		AHD	Poor			1216m	West
10134092	GW072628	Water Supply	Unknown	16/11/1994	28.10		AHD				1221m	South
10122681	GW108131	Water Supply	Functioning	01/07/2006	120.00		AHD		2.900		1309m	West
10136777	GW101552	Water Supply	Unknown	14/10/1997	73.00		AHD	1500	1.200	32.00	1477m	North
10061975	GW101195	Water Supply	Functioning	22/01/1998	108.00		AHD	655	2.000	14.50	1536m	North
10030710	GW109949	Water Supply	Unknown	23/01/2009	126.00		AHD	670	0.400	31.00	1712m	South West
10099823	GW110891	Water Supply	Unknown	22/03/2010	210.00		AHD	300	3.400	70.00	1752m	West
10119044	GW105626	Irrigation	Unknown	20/08/2003	108.00		AHD				1754m	North East
10099640	GW108100	Water Supply	Functioning	07/10/2004	162.00		AHD		2.750	96.00	1769m	North
10005962	GW116163	Stock and Domestic	Unknown	25/01/2019	156.00		AHD				1785m	West
10010569	GW053210	Water Supply	Functioning	01/03/1982	61.00		AHD	0-500 ppm			1789m	West
10055401	GW102491	Water Supply	Unknown	01/06/1995	38.10		AHD	340			1856m	North East
10093940	GW103028	Irrigation	Unknown	13/05/1999	55.00		AHD	400			1858m	North West
10135930	GW100879	Water Supply	Functioning	13/07/1995	91.50		AHD	1100	1.600	63.00	1864m	South
10059458	GW100057	Water Supply	Functioning	26/05/1995	35.10		AHD	280	0.500	7.00	1924m	North East

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10118532	GW106346	Water Supply	Functioning	06/09/2004	120.00		AHD	210	9.800	11.00	1979m	North East
10131180	GW042826	Irrigation	Unknown	01/07/1976	66.90		AHD	0-500 ppm			1998m	North West

Borehole Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Hydrogeology & Groundwater

322 Grose Vale Road, Grose Vale, NSW 2754

## Driller's Logs

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

NGIS Bore ID	Drillers Log	Distance	Direction
10128945	0.00m-0.60m DIRT/CLAY 0.60m-4.50m SOFT SANDSTONE 4.50m-44.00m SANDSTONE	194m	North
10130774	0.00m-0.30m SOIL 0.30m-27.00m SHALE 27.00m-30.00m SOFT SANDSTONE & SHALE 30.00m-36.40m SHALE 36.40m-42.40m SANDSTONE 42.40m-44.00m SHALE 44.00m-48.80m SHALE & SANDSTONE	386m	West
10118920	0.00m-1.30m SOIL/CLAY 1.30m-4.00m SANDSTONE 4.00m-63.00m SANDSTONE 63.00m-64.00m SHALE 64.00m-67.00m SANDSTONE	468m	North
10124413	0.00m-36.00m shale 36.00m-72.00m sandstone, 72.00m-75.00m mudstone 75.00m-85.00m sandstone, 85.00m-100.00m sandstone, shale 100.00m-108.00m sandstone, 108.00m-126.00m sandstone, quartz	468m	West
10125990	0.00m-5.00m CLAY BROWN SHALE 5.00m-12.00m SHALE 12.00m-82.00m SANDSTONE / SHALE 82.00m-94.00m SANDSTONE / QUARTZ	491m	North West
10099502	0.00m-1.30m clay, brown 1.30m-2.70m sandstone, brown 2.70m-3.70m clay, brown white 3.70m-10.70m sandstone, brown 10.70m-10.80m clay, brown 10.80m-14.50m sandstone, brown 14.50m-14.60m clay, brown 14.60m-22.50m sandstone, grey brown 22.50m-22.70m clay, brown 22.70m-23.80m sandstone, brown 23.80m-24.50m shale, grey 24.50m-25.10m sandstone, grey 25.10m-26.30m shale, grey 26.30m-32.30m sandstone, grey 32.30m-32.40m shale, grey 32.40m-39.80m sandstone, grey 39.80m-42.30m shale, grey brown soft 42.30m-47.30m sandstone, grey 47.30m-47.60m shale, grey 47.60m-57.70m sandstone, grey 57.70m-58.10m sandstone, brown, and quartz, water bearing 58.10m-58.60m sandstone, grey 58.60m-59.60m shale, grey soft 59.60m-71.90m sandstone, grey 71.90m-72.30m sandstone, grey & black jointing, water bearing 72.30m-76.60m sandstone, grey 76.60m-76.90m sandstone, grey, fractured, water bearing 76.90m-78.30m sandstone, grey	583m	North West
10133389	0.00m-1.00m BROWN SHALE 1.00m-27.00m SANDSTONE L/B SOFT 27.00m-44.00m SANDSTONE GREY 44.00m-45.00m SANDSTONE VERY FRACTURED/BIG 45.00m-45.50m SANDSTONE GREY 45.50m-45.80m SANDSTONE FRACTURED 45.80m-48.00m SANDSTONE GREY	729m	North West

NGIS Bore ID	Drillers Log	Distance	Direction
10136607	0.00m-9.00m SHALE 9.00m-34.00m SANDSTONE L/B 34.00m-34.50m SHALE SOFT 34.50m-56.00m SANDSTONE GREY 56.00m-56.50m SANDSTONE FINE QUARTZ 56.50m-65.00m SANDSTONE GREY 65.00m-65.50m SILTSTONE QUARTZ 65.50m-66.00m SHALE 66.00m-68.00m SANDSTONE GREY 68.00m-70.00m SHALE 70.00m-74.00m SANDSTONE GREY 74.00m-75.50m SANDSTONE /W/ FRACTURED 75.50m-81.50m SANDSTONE GREY 81.50m-82.00m SANDSTONE VERY FRACTURED 82.00m-86.00m SANDSTONE 86.00m-86.50m SANDSTONE FRACTURED 86.50m-90.50m SANDSTONE GREY	765m	North West
10131325	0.00m-0.30m soil 0.30m-1.50m Brown Soft Shale 1.50m-3.60m Brown Firm Shale 3.60m-39.40m Blue Shale 39.40m-48.50m sandstone 48.50m-72.70m shale 72.70m-78.80m sandstone 78.80m-103.00m shale 103.00m-122.00m sandstone	833m	West
10024193	0.00m-0.50m soil 0.50m-1.50m clay 1.50m-5.50m shale 5.50m-40.00m shale/sandstone 40.00m-47.00m sandstone 47.00m-52.00m shale 52.00m-104.00m sandstone	861m	North West
10057847	0.00m-2.50m Sand 2.50m-22.00m Sandstone 22.00m-28.00m Shale 28.00m-52.00m Sandstone 52.00m-56.00m Shale 56.00m-95.00m Sandstone/Shale 95.00m-126.00m Sandstone/Quartzite	887m	North East
10119696	0.00m-28.00m sandstone, broken 28.00m-60.00m sandstone, 60.00m-72.00m sandstone, shale	902m	South West
10126198	0.00m-1.00m CLAY 1.00m-7.00m SHALE BROWN 7.00m-27.50m SANDSTONE L/B SOFT 27.50m-31.50m SHALE GREY 31.50m-51.00m SANDSTONE GREY 51.00m-54.00m SANDSTONE WHITE FRACTURED 54.00m-65.50m SANDSTONE L. GREY 65.50m-66.00m SILTSTONE VERY FRACTURED 66.00m-68.00m SHALE 68.00m-70.00m SANDSTONE / FRACTURED 70.00m-81.00m SANDSTONE GREY 81.00m-81.50m SANDSTONE FRACTURED 81.50m-92.00m SANDSTONE GREY 92.00m-93.50m SANDSTONE FRACTURED/QUARTZ 93.50m-102.00m SANDSTONE GREY	961m	North West
10047152	0.00m-10.00m Shale Water Supply 10.00m-11.00m Sandstone Shaley 11.00m-15.00m Sand Grey 15.00m-29.00m Sand 29.00m-33.00m Sand Silty 33.00m-34.00m Sand 34.00m-43.00m Sand 43.00m-58.00m Sand Silty 58.00m-70.00m Sand Shaley Silty 70.00m-75.00m Sand Shale 70.00m-75.00m Clay 75.00m-78.00m Sand Silty 78.00m-88.00m Sand Some Silt	1075m	North West
10050535	0.00m-2.00m Clay 2.00m-5.00m Shale Grey 5.00m-16.00m Shale Black 16.00m-29.00m Sandstone 29.00m-31.00m Sand 31.00m-60.00m Sand Silty Water Supply 60.00m-71.00m Sand Very Silty Water Supply 71.00m-75.00m Sand Shaley Water Supply 75.00m-87.00m Sand Silty Water Supply 87.00m-89.00m Sand Silty Shaley Water Supply 89.00m-106.00m Sand Very Silty Clay Bands Water Supply	1216m	West

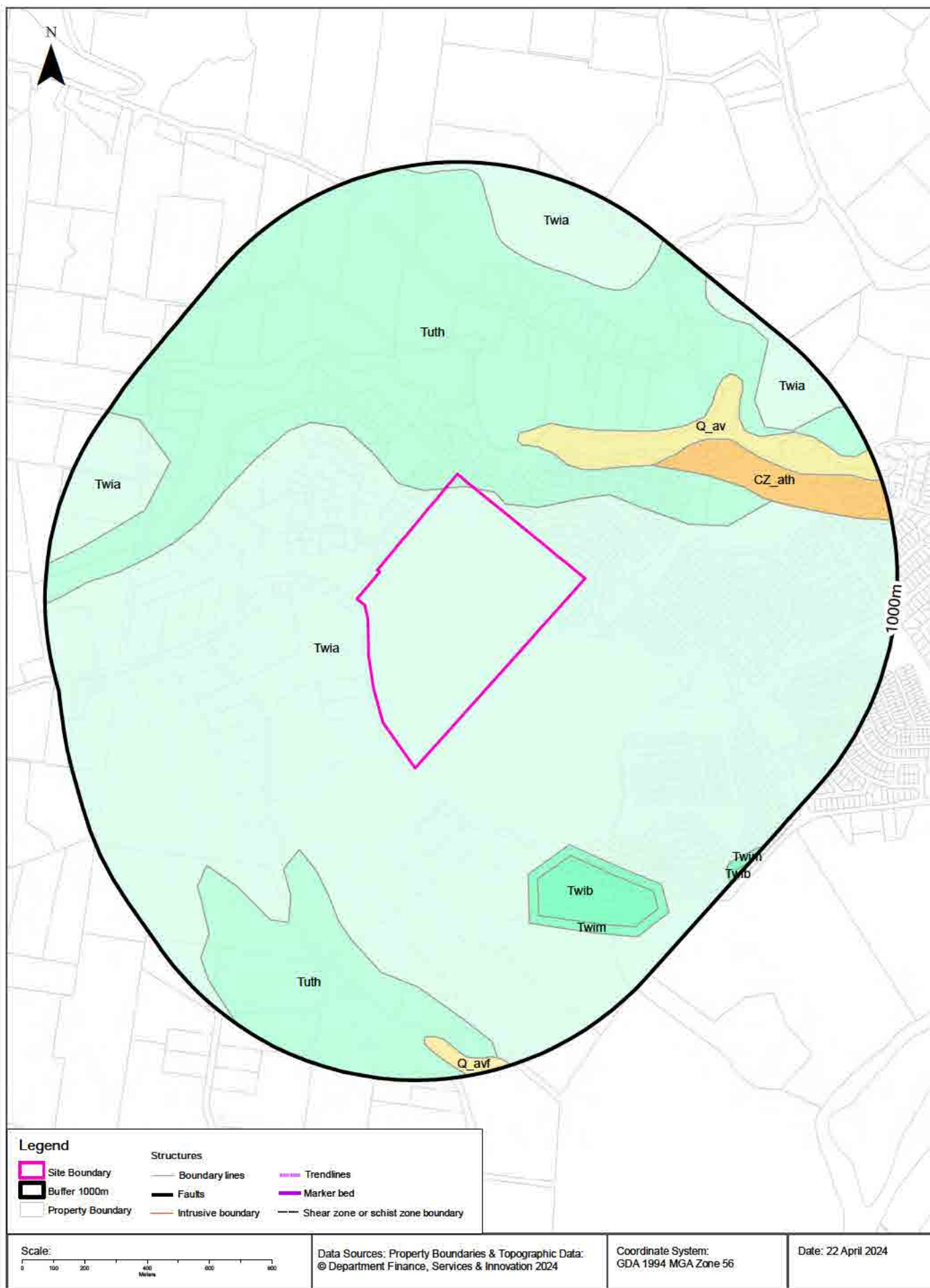
NGIS Bore ID	Drillers Log	Distance	Direction
10134092	0.00m-2.00m CLAY 2.00m-28.10m SANDSTONE	1221m	South
10122681	0.00m-24.00m sandstone, soft 24.00m-66.00m sandstone, 66.00m-96.00m sandstone, shale 96.00m-120.00m sandstone,	1309m	West
10136777	0.00m-0.60m Soil 0.60m-5.00m Soil/Clay 5.00m-18.00m Shale 18.00m-68.00m Sandstone 68.00m-73.00m Soft Sandstone	1477m	North
10061975	0.00m-1.50m clay overburden 1.50m-18.50m sandstone fine grained red 18.50m-19.00m quartz medium grained 19.00m-34.50m sandstone medium grained light grey 34.50m-36.00m sandstone coarse grained grey 36.00m-39.50m quartz (water bearing) 39.50m-45.00m sandstone finegrained dark grey 45.00m-52.00m sandstone medium grain and quartz 52.00m-69.50m sandstone coarse grained brown 69.50m-72.50m sandstone medium grained quartz (water bearing) 72.50m-96.00m sandstone medium grained dark grey 96.00m-97.50m quartz layer (water bearing) 97.50m-108.00m sandstone medium grain white	1536m	North
10030710	0.00m-2.00m CLAY 2.00m-29.00m SANDSTONE YELLOW 29.00m-31.00m SANDSTONE BROWN 31.00m-49.00m SANDSTONE GREY 49.00m-52.00m SANDSTONE QUARTZ 52.00m-57.00m SANDSTONE GREY 57.00m-60.00m SANDSTONE QUARTZ 60.00m-64.00m SANDSTONE GREY 64.00m-71.00m SANDSTONE QUARTZ 71.00m-75.00m SANDSTONE SILTSTONE BANDS 75.00m-79.00m SANDSTONE GREY 79.00m-84.00m SANDSTONE QUARTZ 84.00m-85.50m SILTSTONE 85.50m-87.00m SANDSTONE QUARTZ 87.00m-91.00m SANDSTONE GREY 91.00m-94.00m SANDSTONE QUARTZ 94.00m-104.00m SANDSTONE GREY 104.00m-104.30m CLAY 104.30m-105.00m SANDSTONE GREY 105.00m-108.00m SANDSTONE QUARTZ 108.00m-112.00m SANDSTONE GREY 112.00m-113.50m SANDSTONE QUARTZ 113.50m-118.00m SANDSTONE GREY 118.00m-124.00m SANDSTONE QUARTZ 124.00m-126.00m SANDSTONE GREY	1712m	South West
10099823	0.00m-45.00m SHALE 45.00m-66.00m SANDSTONE 66.00m-90.00m SANDSTONE/ SHALE 90.00m-140.00m SANDSTONE 140.00m-150.00m SHALE 150.00m-165.00m SANDSTONE 165.00m-170.00m SHALE 170.00m-184.00m SANDSTONE/QUARTZ 184.00m-186.00m SHALE 186.00m-210.00m SANDSTONE/QUARTZ	1752m	West
10119044	0.00m-0.30m TOPSOIL 0.30m-3.70m CLAY BROWN 3.70m-16.10m SHALE 16.10m-52.30m SANDSTONE MG GREY LT 52.30m-53.00m SANDSTONE CG GREY LT WB 53.00m-104.10m SANDSTONE MG GREY LT 104.10m-104.90m SANDSTONE CG GREY LT WB 104.90m-108.00m SANDSTONE MG GREY DK	1754m	North East
10099640	0.00m-2.00m clay, brown shale 2.00m-33.00m shale 33.00m-42.00m sandstone, yellow 42.00m-43.00m shale 43.00m-112.00m sandstone, shale seams 112.00m-114.00m shale 114.00m-118.00m sandstone, shale seams 118.00m-121.00m sandstone, quartzite 121.00m-138.00m sandstone, shale 138.00m-141.00m shale 141.00m-162.00m sandstone	1769m	North

NGIS Bore ID	Drillers Log	Distance	Direction
10010569	0.00m-1.00m Topsoil 1.00m-4.00m Shale 4.00m-21.00m Sandstone 21.00m-35.00m Sand Silty Water Bearing 35.00m-44.00m Sand Shaley 44.00m-46.00m Sand Water Bearing 46.00m-49.00m Sand Shaley 49.00m-51.00m Clayshale Sandy 51.00m-53.00m Sand Silty 53.00m-56.00m Sand Water Bearing 56.00m-61.00m Sand Silty	1789m	West
10055401	0.00m-0.60m TOP SOIL 0.60m-6.60m SANDSTONE LOOSE WEATHERED 6.60m-10.80m SANDSTONE SOFT 10.80m-38.10m SANDSTONE MEDIUM	1856m	North East
10093940	0.00m-0.40m SOIL 0.40m-0.80m CLAY 0.80m-1.80m SANDSTONE SOFT 1.80m-4.80m SANDSTONE 4.80m-6.90m SHALE BROWN 6.90m-9.10m SANDSTONE SOFT 9.10m-43.00m SANDSTONE 43.00m-44.00m SHALE 44.00m-55.00m SANDSTONE	1858m	North West
10135930	0.00m-3.00m CLAY/DIRT 3.00m-21.50m SANDSTONE 21.50m-23.00m SHALE 23.00m-66.60m SANDSTONE 66.60m-78.80m SHALE 78.80m-91.50m SANDSTONE	1864m	South
10059458	0.00m-0.60m TOP SOIL 0.60m-10.40m MEDIUM SANDSTONE 10.40m-35.10m HARD SANDSTONE	1924m	North East
10118532	0.00m-5.00m clay 5.00m-42.00m sandstone, broken 42.00m-60.00m shale 60.00m-120.00m sandstone, shale bands	1979m	North East
10131180	0.00m-9.75m Sandstone 9.75m-13.10m Sand Shaley 13.10m-13.70m Sand Water Supply 13.70m-25.00m Sand Silty 25.00m-26.50m Sand Water Supply 26.50m-32.60m Sand Silty 32.60m-39.75m Clay Sand 39.75m-44.30m Sand Shaley 44.30m-51.00m Sand Silty 51.00m-52.25m Sand White Water Supply 52.25m-57.75m Sand Silty 57.75m-64.80m Sand Silty Shaley 64.80m-66.90m Sand Friable Water Supply	1998m	North West

Drill Log Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Geology

322 Grose Vale Road, Grose Vale, NSW 2754





## Geology

322 Grose Vale Road, Grose Vale, NSW 2754

### Geological Units

What are the Geological Units within the dataset buffer?

Unit Code	Unit Name	Description	Unit Stratigraphy	Age	Dominant Lithology	Distance
Twia	Ashfield Shale	Black to light grey shale and laminite.	\Wianamatta Group\ \Ashfield Shale\	Middle Triassic (base) to Middle Triassic (top)	Shale	0m
Tuth	Hawkesbury Sandstone	Medium- to coarse-grained quartz sandstone with minor shale and laminite lenses.	\Ungrouped Triassic units\ \Hawkesbury Sandstone\	Anisian (base) to Anisian (top)	Sandstone	0m
Q_av	Alluvial valley deposits	Silt, clay, (fluvially deposited) lithic to quartz-lithic sand, gravel.	\Alluvium\ \Alluvial valley deposits\	Quaternary (base) to Now (top)	Clastic sediment	203m
CZ_ath	Alluvial terrace deposits - high-stand facies	High-level terrace deposits of sand and gravel.	\Alluvium\ \Alluvial terrace deposits\ \Alluvial terrace deposits - high-stand facies\	Neogene (base) to Now (top)	Sand	417m
Twim	Minchinbury Sandstone	Fine- to medium-grained lithic sandstone.	\Wianamatta Group\ \Minchinbury Sandstone\ \	Middle Triassic (base) to Middle Triassic (top)	Sandstone	497m
Twib	Bringelly Shale	Shale, carbonaceous claystone, laminite, lithic sandstone, rare coal.	\Wianamatta Group\ \Bringelly Shale\	Middle Triassic (base) to Middle Triassic (top)	Shale	530m
Q_avf	Alluvial fan deposits	Fluvially-deposited quartz-lithic sand, silt, gravel, clay.	\Alluvium\ \Alluvial valley deposits\ \Alluvial fan deposits\	Quaternary (base) to Now (top)	Clastic sediment	861m

### Linear Geological Structures

What are the Dyke, Sill, Fracture, Lineament and Vein trendlines within the dataset buffer?

Map ID	Feature Description	Map Sheet Name	Distance
No Features			

What are the Faults, Shear zones or Schist zones, Intrusive boundaries & Marker beds within the dataset buffer?

Map ID	Boundary Type	Description	Map Sheet Name	Distance
No Features				

Geological Data Source: Statewide Seamless Geology v2.1, Department of Regional NSW  
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# Naturally Occurring Asbestos Potential

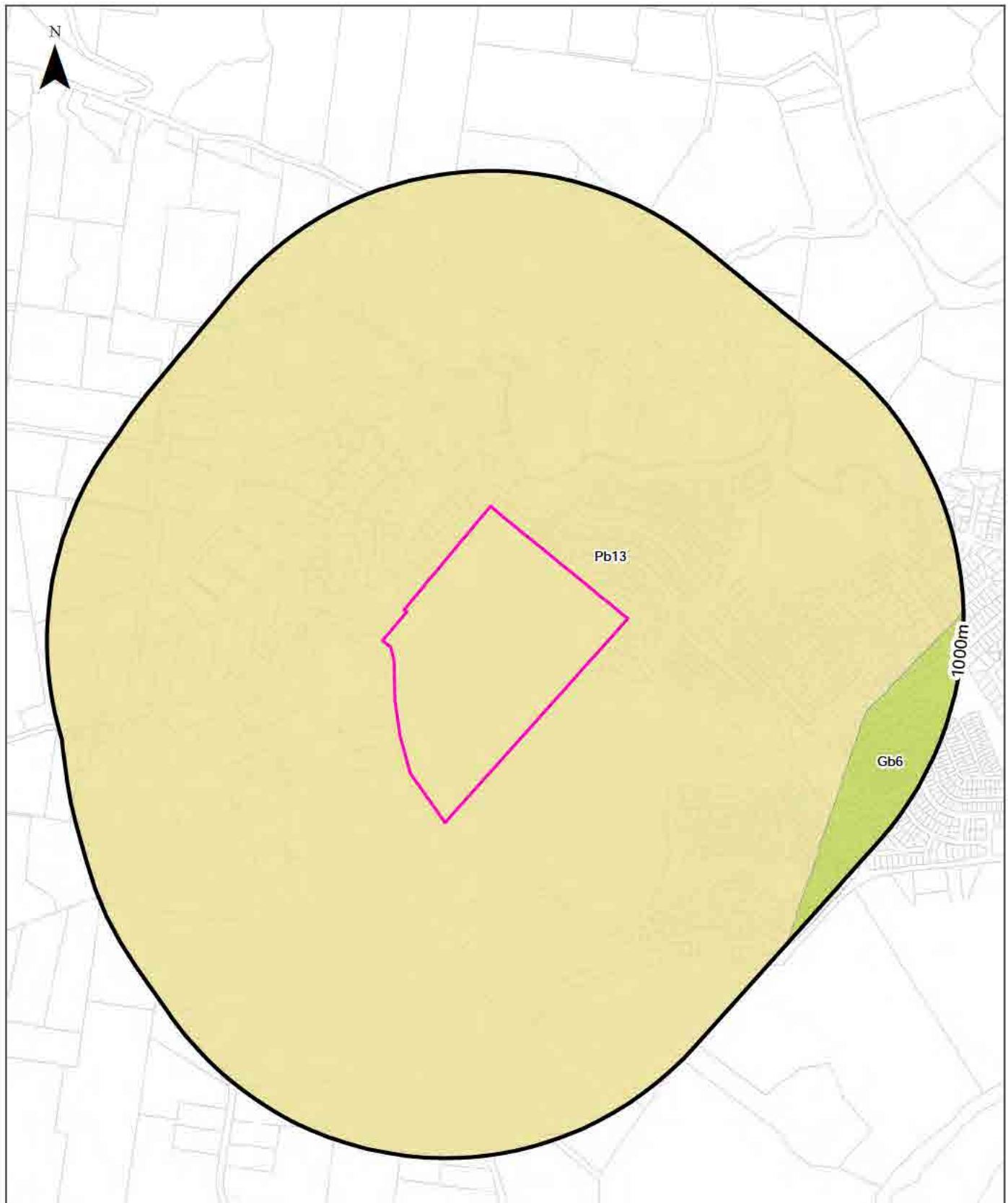
322 Grose Vale Road, Grose Vale, NSW 2754

## Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Naturally Occurring Asbestos Potential Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy



<b>Legend</b>		<b>Australian Soil Classification Orders</b>					
Site Boundary	Anthrosol	Dermosol	Kandosol	Podosol	Tenosol	No Data	
Buffer 1000m	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol		
Property Boundary	Chromosol	Hydrosol	Organosol	Sodosol	Lake		



Data Sources: Property Boundaries & Topographic Data:  
© Department Finance, Services & Innovation 2024

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 22 April 2024

# Soils

322 Grose Vale Road, Grose Vale, NSW 2754

## Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

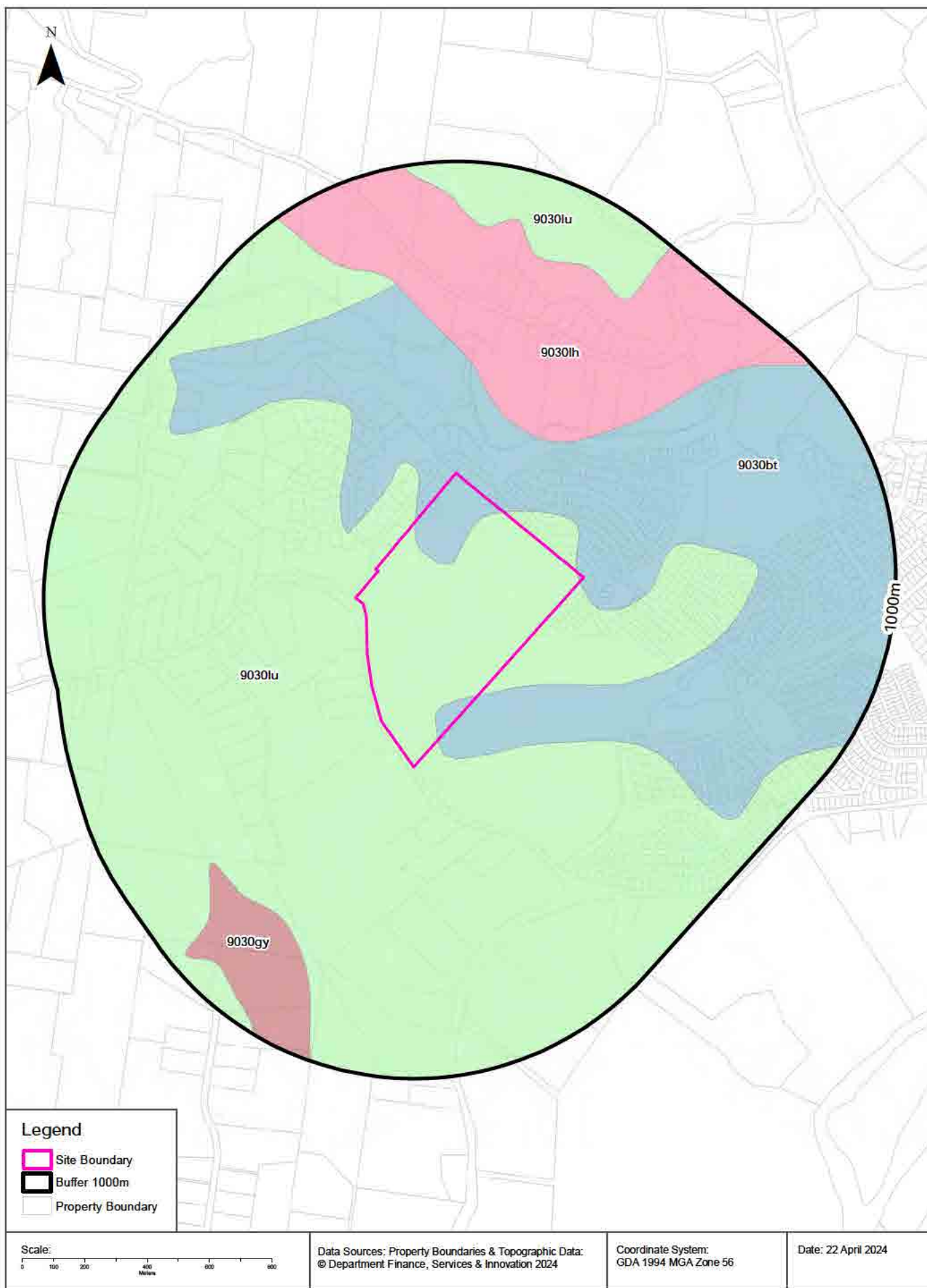
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Pb13	Kurosol	Ridge and valley country of gently undulating ridge tops and steep side slopes often with slumping, also rounded hilly to steep hilly areas and relatively narrow valleys: chief soils are hard acidic red soils (Dr2.21) with hard acidic yellow mottled soils (Dy3.41); in places some ironstone gravels occur in both these soils. Associated are hard neutral and alkaline red soils (Dr2.22 and Dr2.23) in saddles and some mid-slope positions; (Dy3.42 and Dy3.43) soils, usually in depressions; and small areas of undescribed soils in wet soaks and valley areas. Small areas of other soils are likely throughout.	0m	On-site
Gb6	Dermosol	Younger river terraces, present flood-plain, and swamps: chief soils are dark friable loamy soils (Um6.11), possibly with some (Gn2.8) soils on the terraces. Associated are various (Um) and (Uc) soils on the flood-plains and swamps. Area is subject to periodic inundation. As mapped, areas of units X9, Mb2, and Sp1 are included.	761m	East

Atlas of Australian Soils Data Source: CSIRO

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# Soil Landscapes of Central and Eastern NSW

322 Grose Vale Road, Grose Vale, NSW 2754



## Soils

322 Grose Vale Road, Grose Vale, NSW 2754

### Soil Landscapes of Central and Eastern NSW

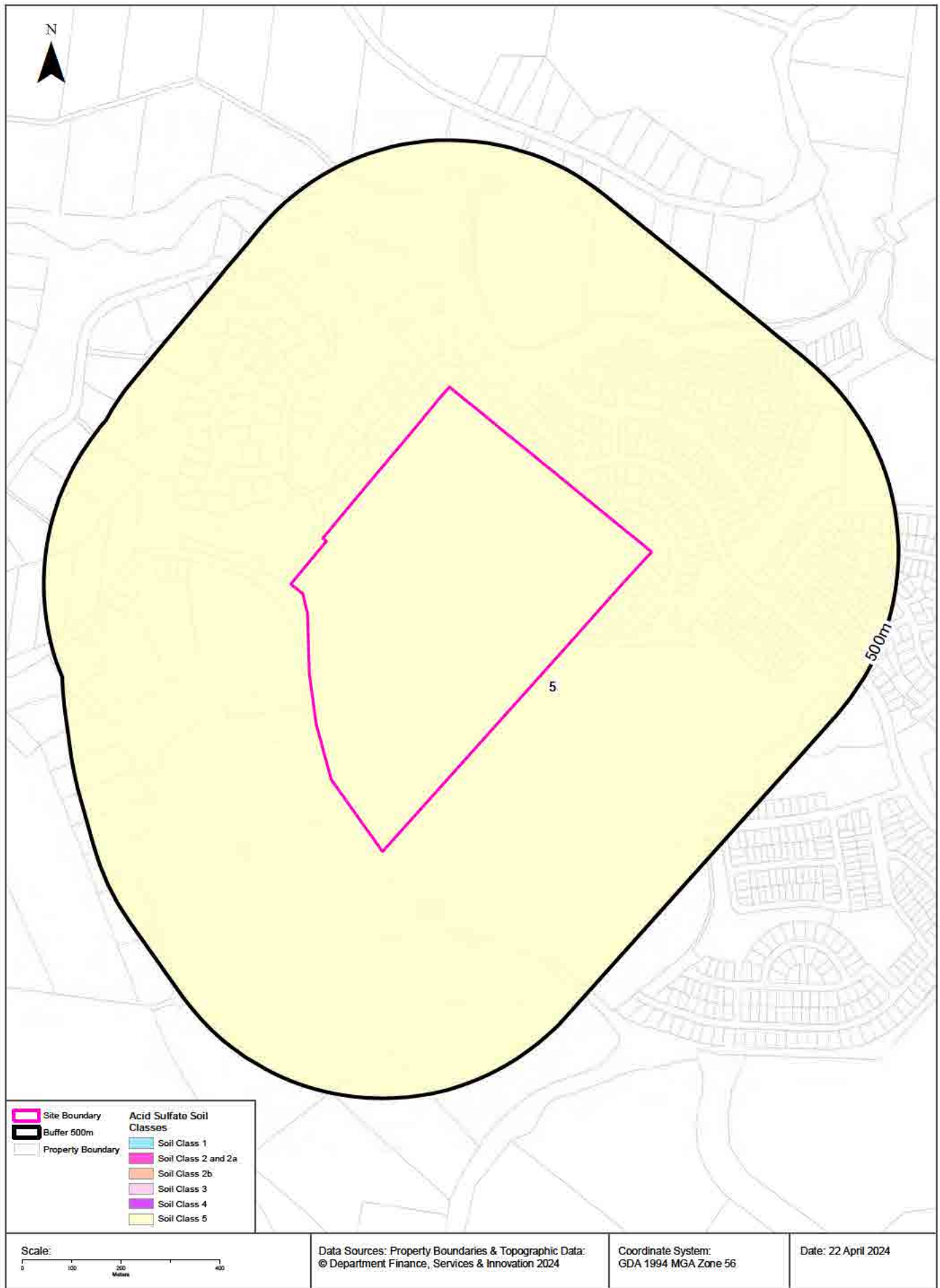
Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
<a href="#">9030lu</a>	Luddenham	0m	On-site
<a href="#">9030bt</a>	Blacktown	0m	On-site
<a href="#">9030lh</a>	Lucas Heights	240m	North
<a href="#">9030gy</a>	Gynea	641m	South West

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment  
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# Acid Sulfate Soils

322 Grose Vale Road, Grose Vale, NSW 2754



# Acid Sulfate Soils

322 Grose Vale Road, Grose Vale, NSW 2754

## Environmental Planning Instrument - Acid Sulfate Soils

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

Soil Class	Description	EPI Name
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	Hawkesbury Local Environmental Plan 2012

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

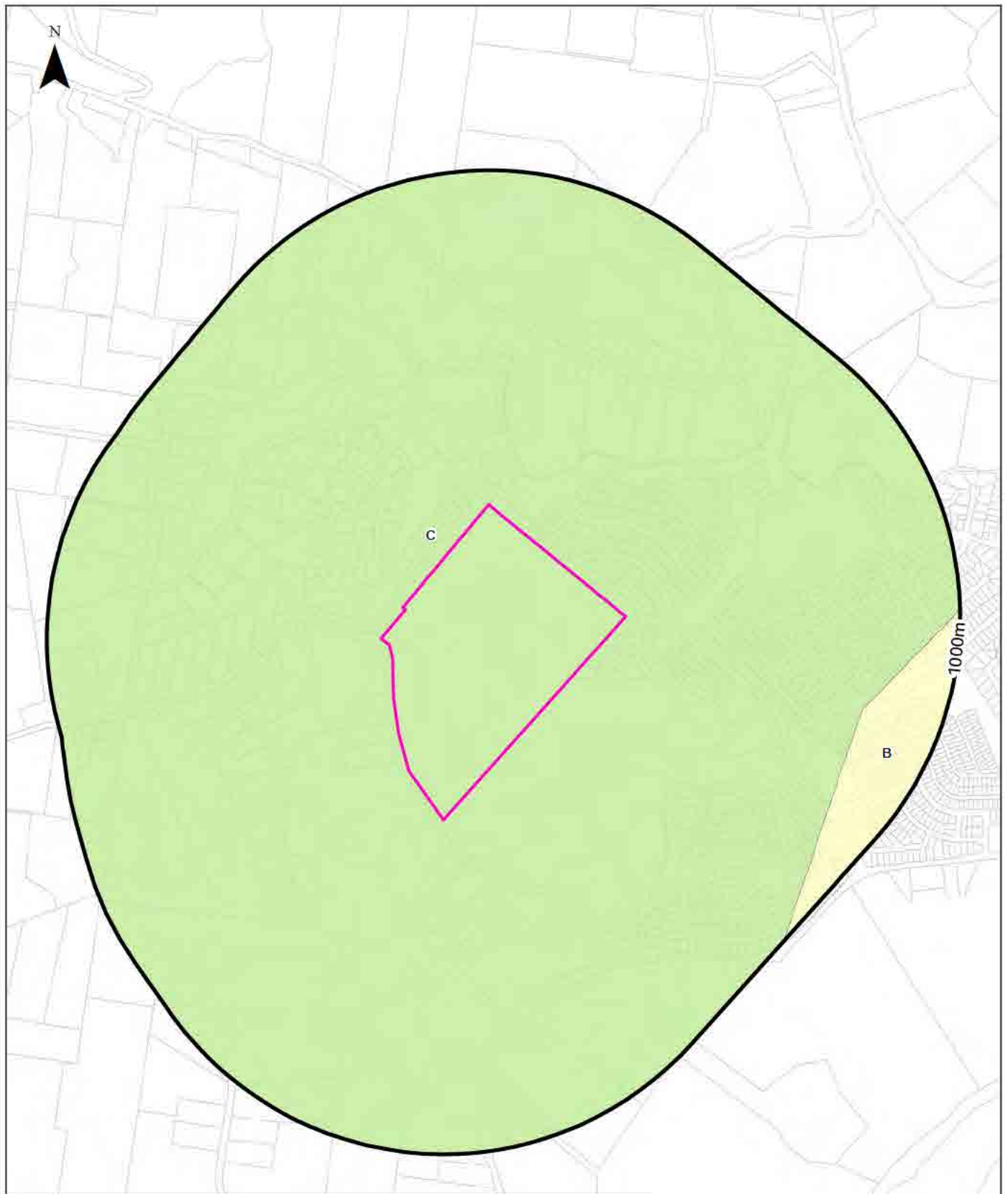
Soil Class	Description	EPI Name	Distance	Direction
None				

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# Atlas of Australian Acid Sulfate Soils

322 Grose Vale Road, Grose Vale, NSW 2754



<b>Legend</b>			
Site Boundary	<b>Probability of occurrence of Acid Sulfate Soils</b>		
Buffer 1000m	A. High (>70%)	C. Extremely Low (1-5%)	No Data
Property Boundary	B. Low (6-70%)	D. No Chance (0%)	
<b>Scale:</b> 0 100 200 400 600 Meters	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2024		Coordinate System: GDA 1994 MGA Zone 56
			Date: 22 April 2024

## Acid Sulfate Soils

322 Grose Vale Road, Grose Vale, NSW 2754

### Atlas of Australian Acid Sulfate Soils

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

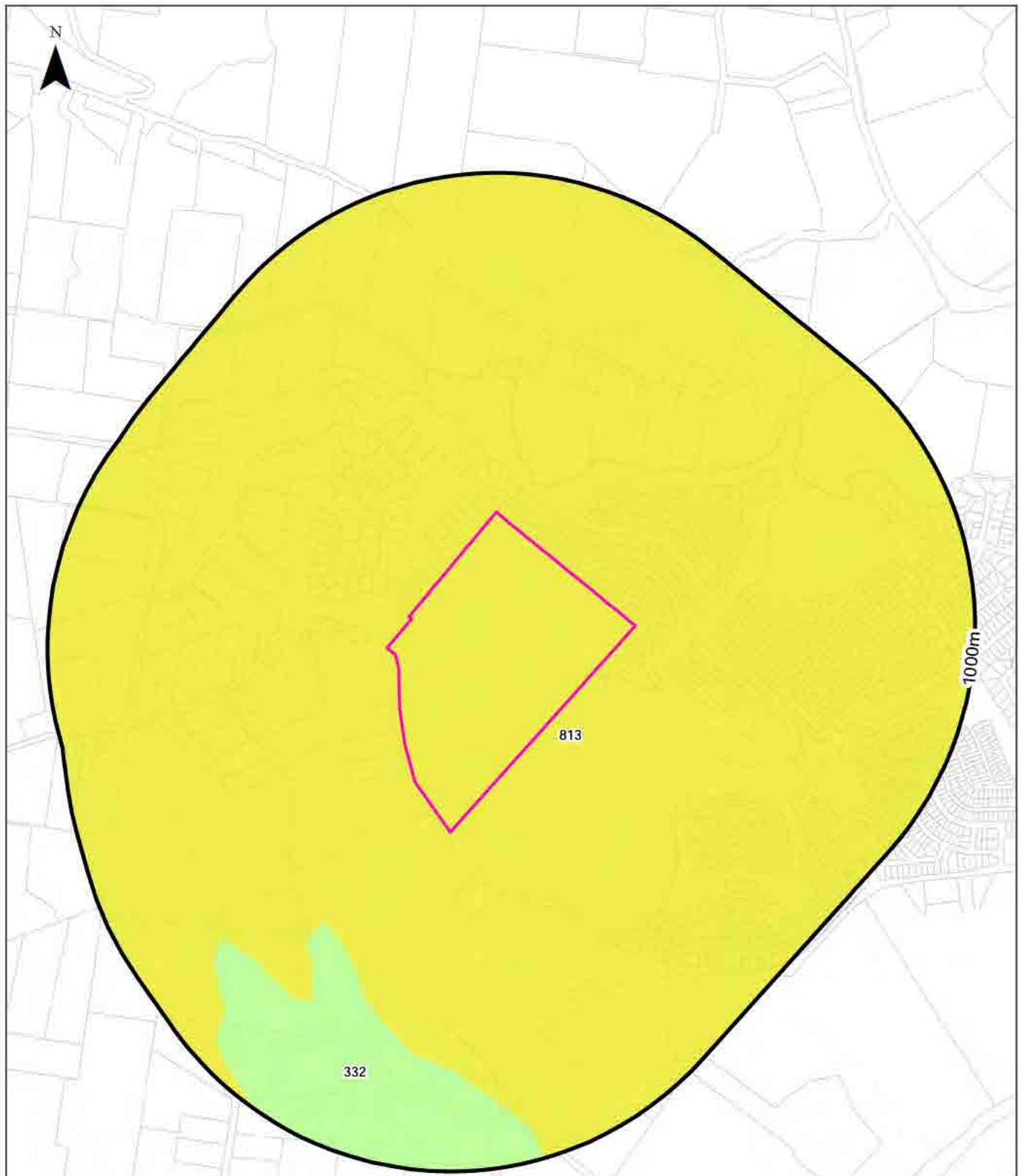
Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site
B	Low Probability of occurrence. 6-70% chance of occurrence.	760m	East

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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# Dryland Salinity

322 Grose Vale Road, Grose Vale, NSW 2754



<ul style="list-style-type: none"> <li>Site Boundary</li> <li>Buffer 1000m</li> <li>Property Boundary</li> </ul>	<p><b>Dryland Salinity - National Assessment</b></p> <ul style="list-style-type: none"> <li>Delineated risk area but no high hazard or risk rating for either 2000, 2020, 2050</li> <li>High hazard or risk in 2050 only</li> <li>High hazard or risk defined for 2050, but no assessment made for 2000 or 2020</li> <li>High hazard or risk in 2020 and 2050</li> <li>High hazard or risk in 2000 and 2050. 2020 not defined as high hazard</li> <li>High hazard or risk defined for all years: 2000, 2020, 2050</li> </ul>	<p><b>Salinity Potential of Western Sydney</b></p> <ul style="list-style-type: none"> <li>Area of Known Salinity</li> <li>Area of High Salinity Potential</li> <li>Area of Moderate Salinity Potential</li> <li>Area of Very Low Salinity Potential</li> <li>Area of Water</li> </ul>
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<p>Scale:</p>	<p>Data Sources: Property Boundaries &amp; Topographic Data: © Department Finance, Services &amp; Innovation 2024</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 22 April 2024</p>
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# Dryland Salinity

322 Grose Vale Road, Grose Vale, NSW 2754

## Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

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

No

What Dryland Salinity assessments are given?

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

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

## Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

Feature Id	Classification	Description	Distance	Direction
813	MODERATE	Area of Moderate Salinity Potential	0m	On-site
332	LOW	Area of Very Low Salinity Potential	452m	South

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

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# Mining

322 Grose Vale Road, Grose Vale, NSW 2754

## Mining Subsidence Districts

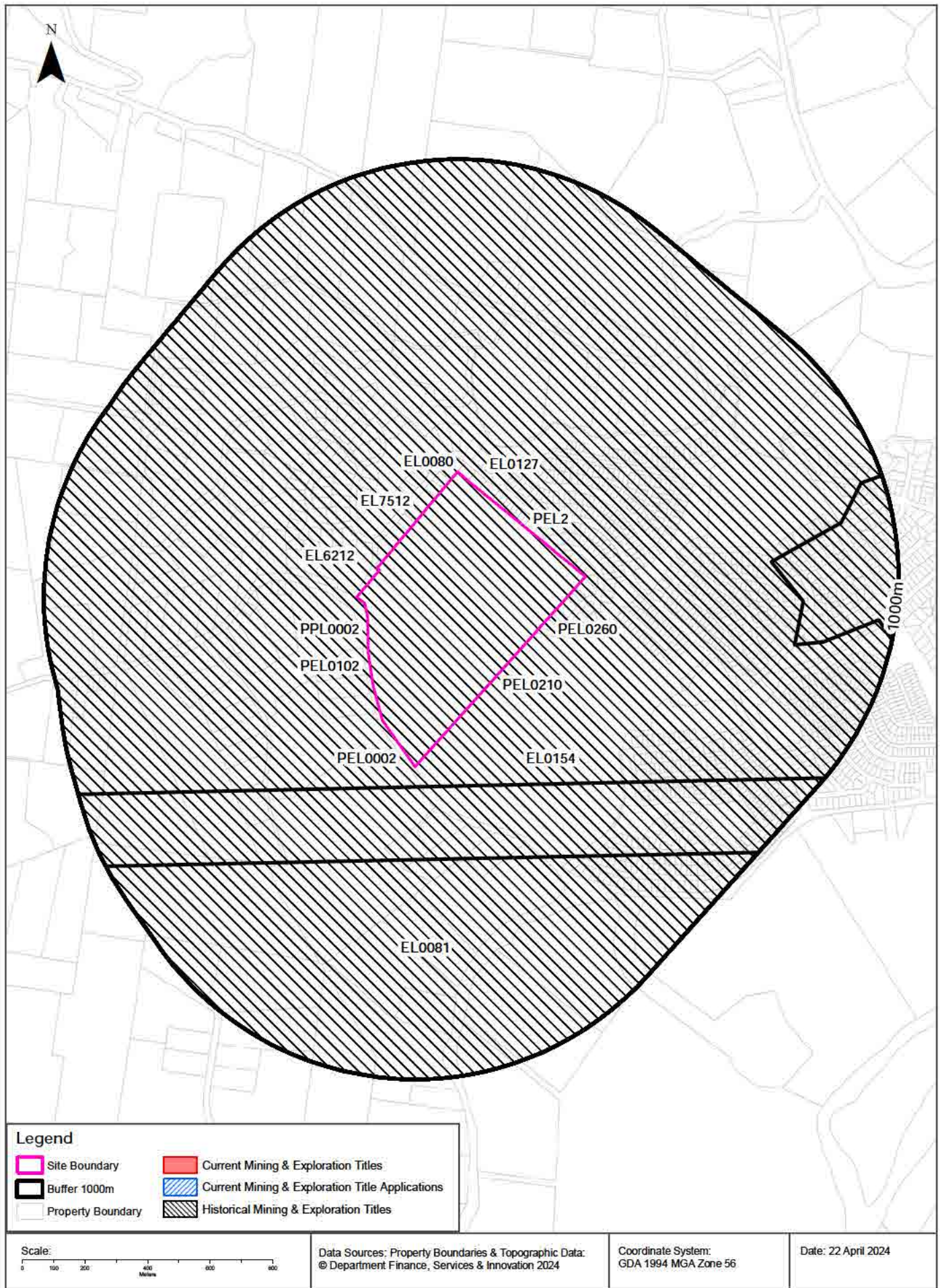
Mining Subsidence Districts within the dataset buffer:

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

Mining Subsidence District Data Source: © Land and Property Information (2016)  
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# Mining & Exploration Titles

322 Grose Vale Road, Grose Vale, NSW 2754



# Mining

322 Grose Vale Road, Grose Vale, NSW 2754

## Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer								

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

## Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

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

## Mining

322 Grose Vale Road, Grose Vale, NSW 2754

### Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
EL7512	GRADIENT ENERGY LIMITED	20100407	20110415	MINERALS	Geothermal	0m	On-site
PEL0210	THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD			PETROLEUM	Petroleum	0m	On-site
PEL0260	NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO.	19810909	19930803	PETROLEUM	Petroleum	0m	On-site
PPL0002	AUSTRALIAN OIL AND GAS CORPORATION, EXON N.L.			PETROLEUM	Petroleum	0m	On-site
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
EL6212	HOT ROCK ENERGY PTY LTD, LONGREACH OIL LIMITED	20040304	20130303	MINERALS	Geothermal	0m	On-site
PEL2	AGL UPSTREAM INVESTMENTS PTY LIMITED	20000120	20001108	MINERALS		0m	On-site
PEL0002	AGL UPSTREAM INVESTMENTS PTY LIMITED	19950503	20150607	PETROLEUM	Petroleum	0m	On-site
EL0127	PATSON PTY LIMITED	19681201	19691201	MINERALS	P	0m	On-site
EL0154	BRICKWORKS LIMITED	19690501	19700501	MINERALS		0m	On-site
EL0080	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		0m	On-site
EL0081	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		298m	South

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



# State Environmental Planning Policy

322 Grose Vale Road, Grose Vale, NSW 2754

## State Significant Precincts

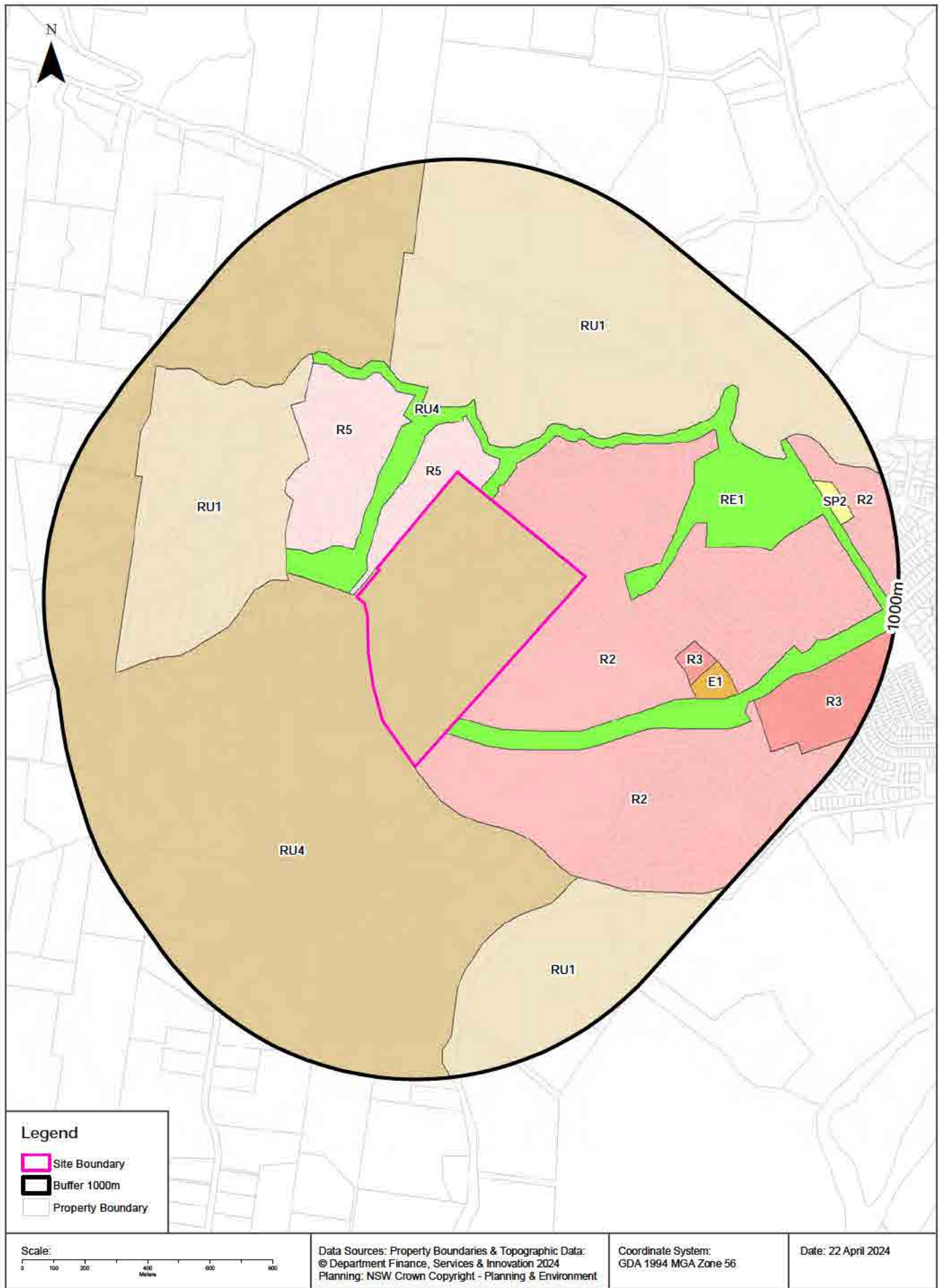
What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
N/A	No records in buffer							

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# EPI Planning Zones

322 Grose Vale Road, Grose Vale, NSW 2754



# Environmental Planning Instrument

322 Grose Vale Road, Grose Vale, NSW 2754

## Land Zoning

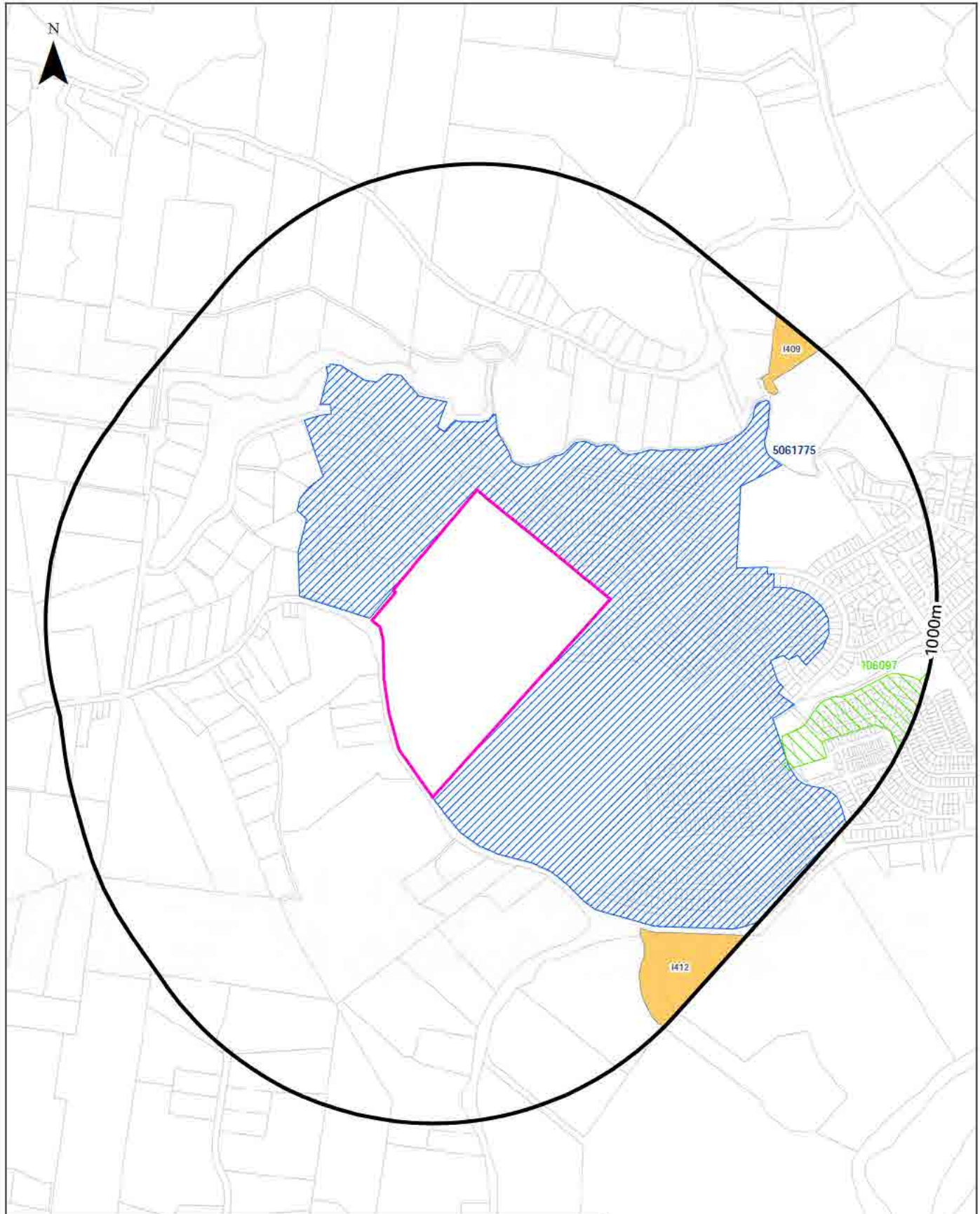
What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RU4	Primary Production Small Lots		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	0m	On-site
RE1	Public Recreation		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	0m	East
R2	Low Density Residential		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	0m	South East
R2	Low Density Residential		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	0m	East
R5	Large Lot Residential		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	0m	North
R5	Large Lot Residential		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	93m	North West
RU1	Primary Production		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	134m	North East
RU4	Primary Production Small Lots		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	206m	North
RU1	Primary Production		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	221m	North West
R3	Medium Density Residential		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	387m	East
E1	Local Centre		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	481m	East
RU1	Primary Production		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	577m	South
R3	Medium Density Residential		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	666m	East
R2	Low Density Residential		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	779m	East
SP2	Infrastructure	Electricity Generating Works	Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	790m	East

Environmental Planning Instrument Data Source: NSW Crown Copyright - Planning & Environment  
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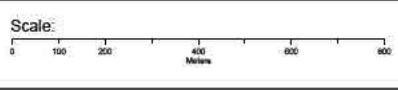
# Heritage Items

322 Grose Vale Road, Grose Vale, NSW 2754



### Legend

- Property Boundary
- Site Boundary
- Commonwealth Heritage List
- National Heritage List
- State Heritage Items
- EPI Heritage Items
- Buffer 1000m



Data Sources: Property Boundaries & Topographic Data:  
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Heritage - NSW Crown Copyright - Planning & Environment

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 22 April 2024

## Heritage

322 Grose Vale Road, Grose Vale, NSW 2754

### Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch  
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### National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
<a href="#">106097</a>	Farming Development Site	108 Grose Vale Rd, North Richmond NSW	1/14/051/0022	Historic	Place rejected for Emergency Listing		675m	East

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch  
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### State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5061775	Yobarnie Keyline Farm	Grose Vale Road, Grose Vale	HAWKESBURY	08/03/2013	01826	2291	0m	East

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage  
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### Environmental Planning Instrument - Heritage

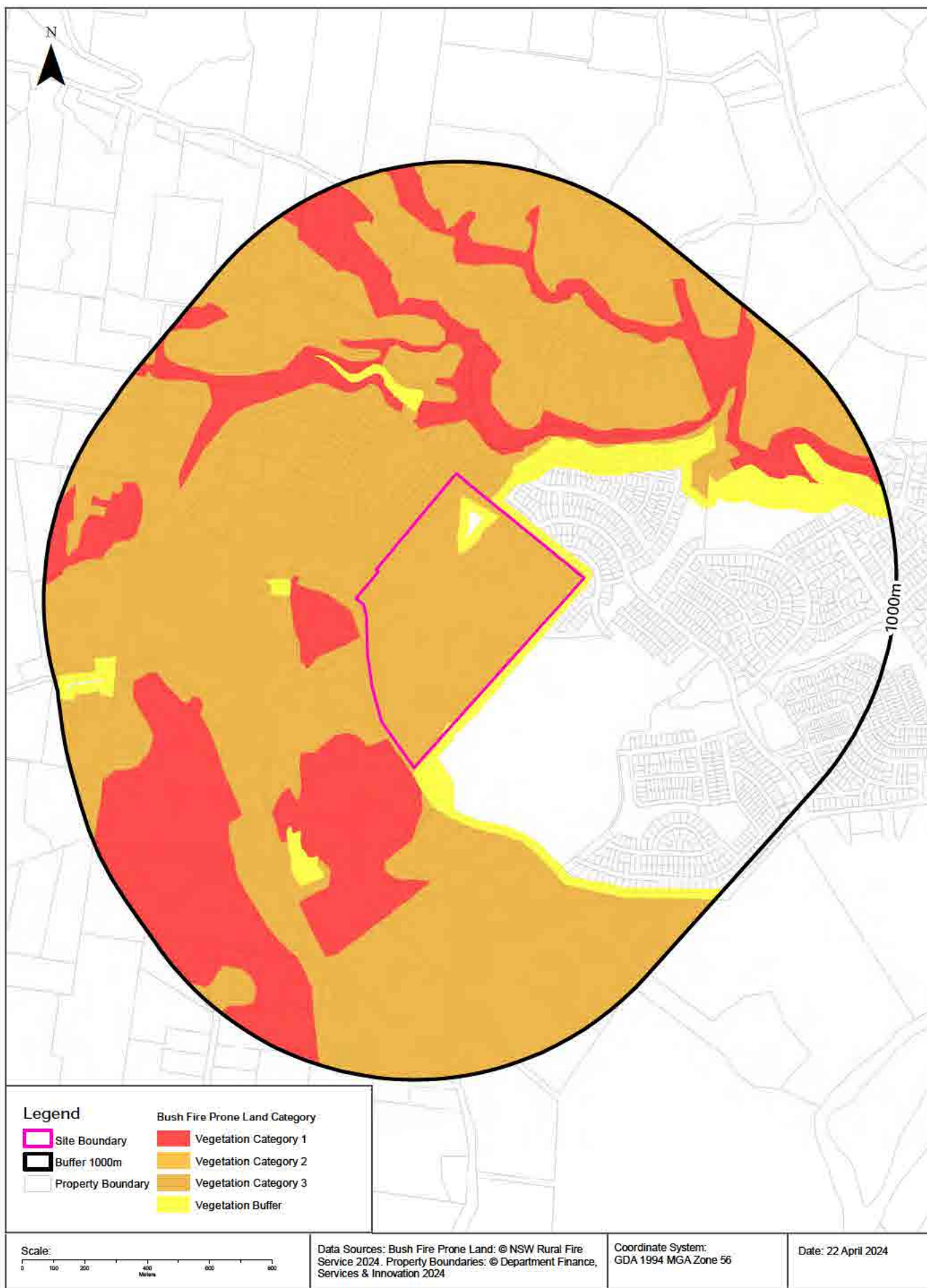
What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I412	St John of God Hospital (former 'Belmont Park', mansion, garden, building, gatehouse and curtilage)	Item - General	Local	Hawkesbury Local Environmental Plan 2012	21/09/2012	21/09/2012	21/07/2023	744m	South East
I409	'Hill Crest'	Item - General	Local	Hawkesbury Local Environmental Plan 2012	21/09/2012	21/09/2012	21/07/2023	800m	North East

Heritage Data Source: NSW Crown Copyright - Planning & Environment  
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# Natural Hazards - Bush Fire Prone Land

322 Grose Vale Road, Grose Vale, NSW 2754



## Natural Hazards

322 Grose Vale Road, Grose Vale, NSW 2754

### Bush Fire Prone Land

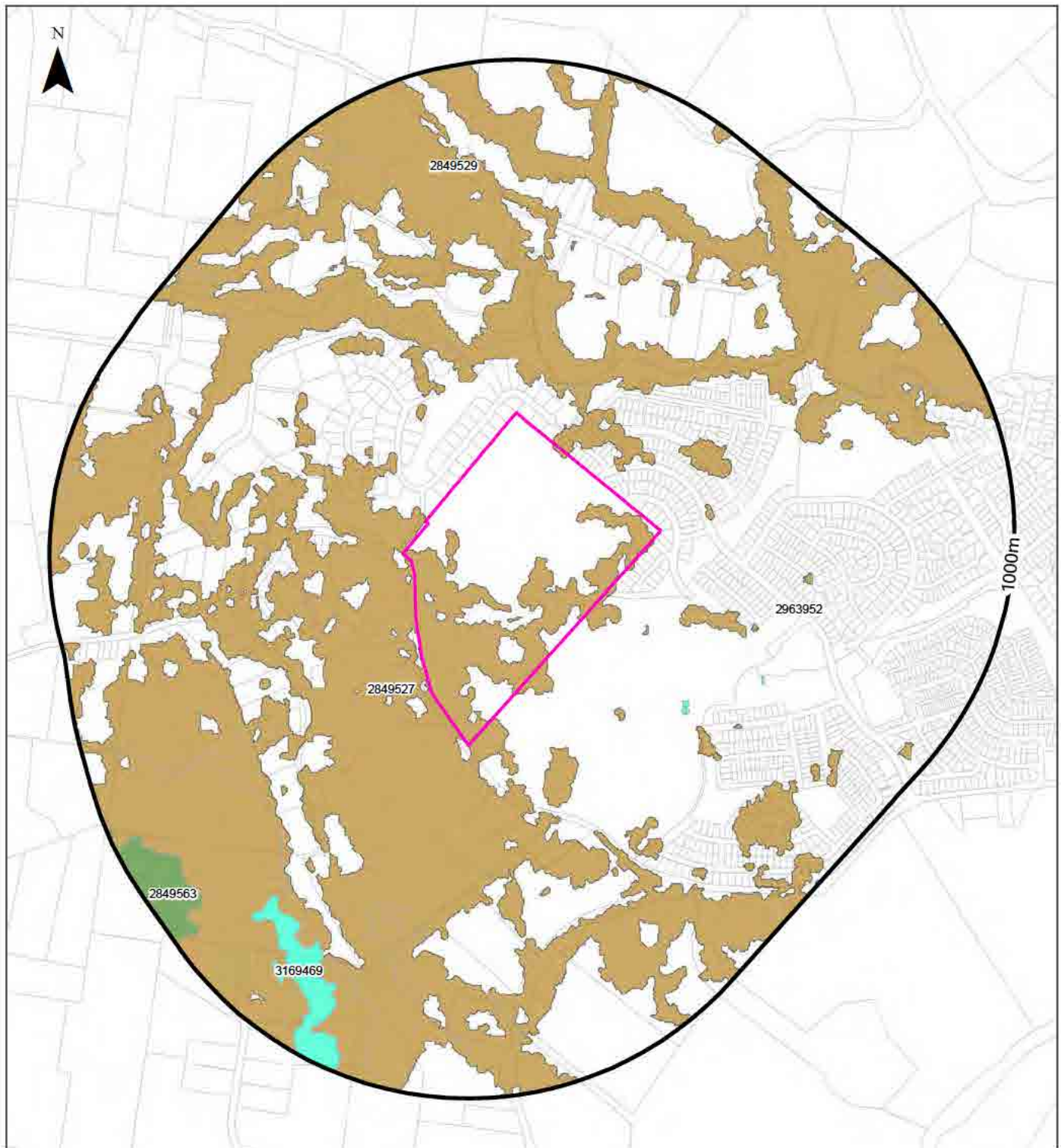
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Category 3	0m	On-site
Vegetation Buffer	0m	On-site
Vegetation Category 1	14m	South West

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence

# Ecological Constraints - Vegetation & Ramsar Wetlands

322 Grose Vale Road, Grose Vale, NSW 2754



Site Boundary	Dry Sclerophyll Forests (Shrub/grass sub-formation)	Semi-arid Woodlands (Grassy sub-formation)
Report Buffer	Dry Sclerophyll Forests (Shrubby sub-formation)	Semi-arid Woodlands (Shrubby sub-formation)
Property Boundary	Forested Wetlands	Wet Sclerophyll Forests (Grassy sub-formation)
Ramsar Wetland	Freshwater Wetlands	Wet Sclerophyll Forests (Shrubby sub-formation)
<b>Native Vegetation</b>	Grasslands	Non vegetated
Alpine Complex	Grassy Woodlands	Unattributed
Arid Shrublands (Acacia sub-formation)	Heathlands	Not classified
Arid Shrublands (Chenopod sub-formation)	Rainforests	Other
	Saline Wetlands	

Scale: 	Data Sources: Property Boundaries & Topographic Data. © Department Finance, Services & Innovation 2024	Coordinate System: GDA 1994 MGA Zone 56	Date: 22 April 2024
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# Ecological Constraints

322 Grose Vale Road, Grose Vale, NSW 2754

## Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
2849527	Grassy Woodlands	(Grassy Woodlands) Cumberland Shale Plains Woodland	Coastal Valley Grassy Woodlands	0m	On-site
2963952	Not classified	(Not classified) Not classified	Not classified	0m	On-site
2849529	Grassy Woodlands	(Grassy Woodlands) Cumberland Shale-Sandstone Ironbark Forest	Coastal Valley Grassy Woodlands	83m	North
3169469	Forested Wetlands	(Forested Wetlands) Sydney Hinterland Red Gum Riverflat Forest	Coastal Floodplain Wetlands	369m	South West
2849563	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Hinterland Grey Gum Transition Forest	Sydney Hinterland Dry Sclerophyll Forests	846m	South West

Native Vegetation Type Map : NSW Department of Planning and Environment 2022

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## Ecological Constraints

322 Grose Vale Road, Grose Vale, NSW 2754

### Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

Map ID	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment

## Ecological Constraints

322 Grose Vale Road, Grose Vale, NSW 2754

### Collaborative Australian Protected Areas Database - Terrestrial

Protected areas in terrestrial environments identified by the CAPAD within the dataset buffer:

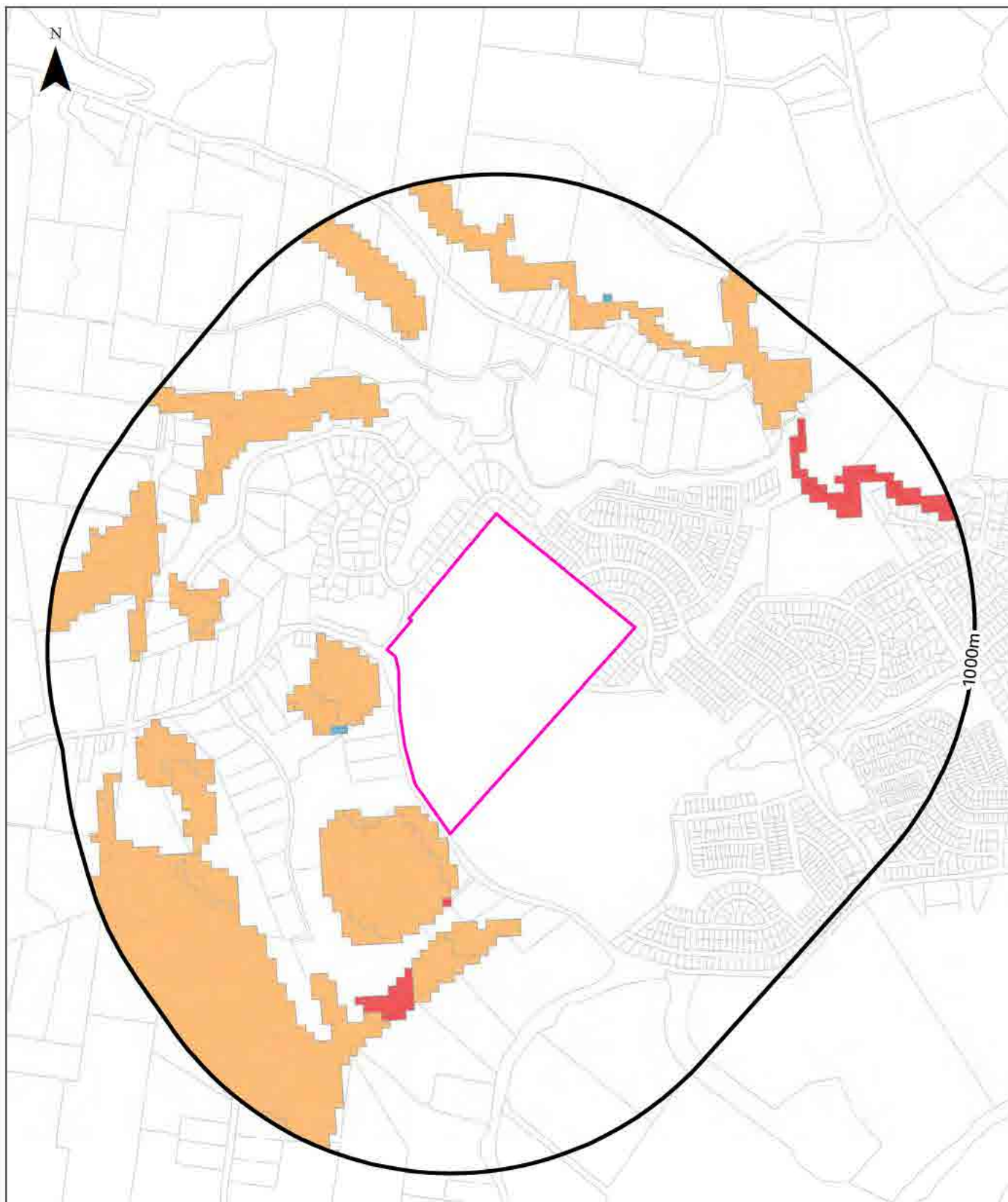
Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

### Collaborative Australian Protected Areas Database - Marine

Protected areas in marine environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Source: Collaborative Australian Protected Areas Database (CAPAD) 2022  
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Legend			
Site Boundary	High potential GDE - from national assessment	Low potential GDE - from national assessment	Low potential GDE - from regional studies
Buffer 1000m	Moderate potential GDE - from national assessment	Known GDE - from regional studies	Unclassified potential GDE - from national assessment
Property Boundaries	Moderate potential GDE - from regional studies	Unclassified potential GDE - from regional studies	

<p>Scale:</p>	<p>Data Sources: Property Boundaries &amp; Topographic Data: © Department Finance, Services &amp; Innovation 2024</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 22 April 2024</p>
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# Ecological Constraints

322 Grose Vale Road, Grose Vale, NSW 2754

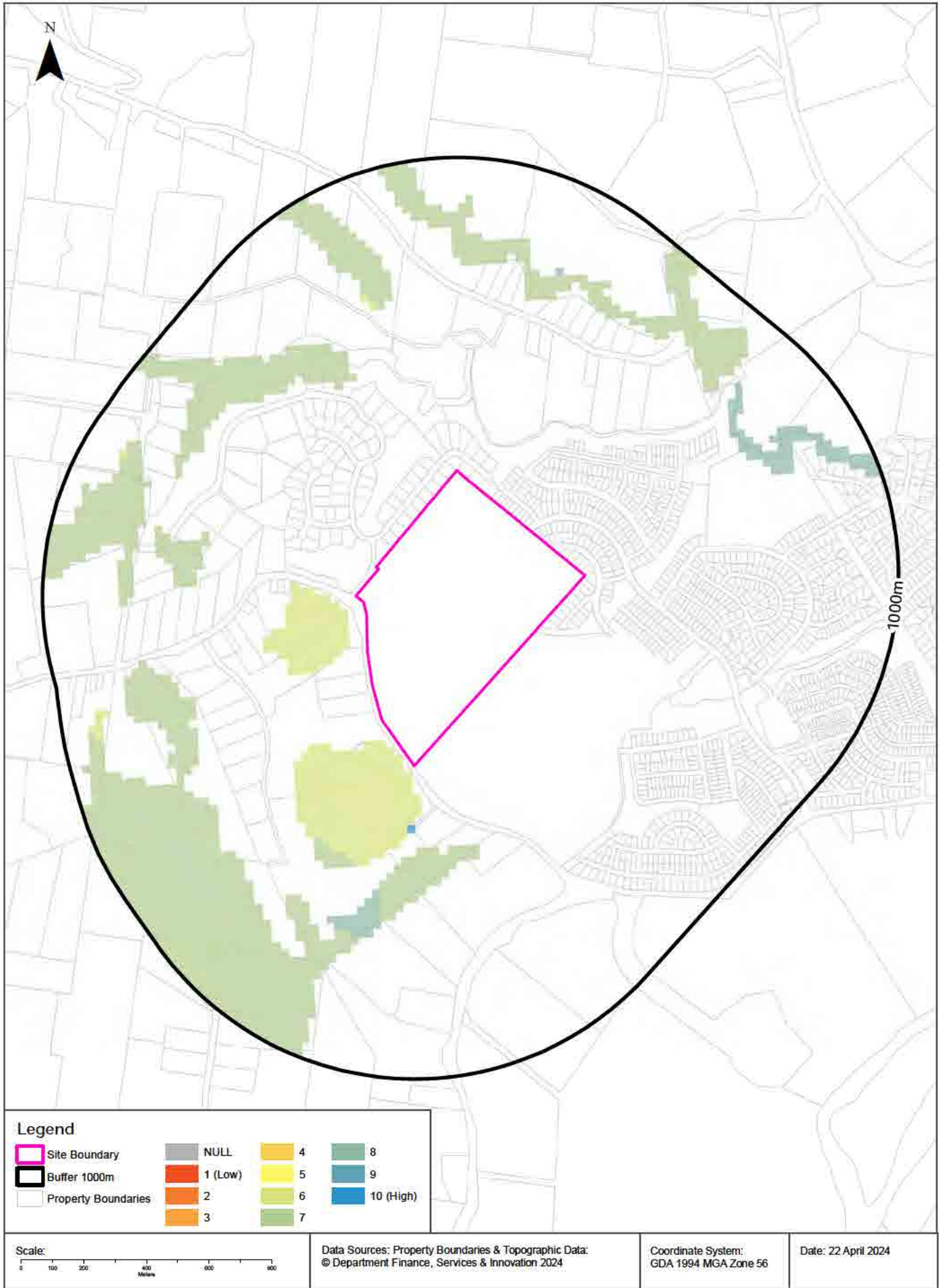
## Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	Moderate potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	7m	South
Terrestrial	Low potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	157m	South West
Terrestrial	High potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	187m	South

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology  
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# Ecological Constraints - Inflow Dependent Ecosystems Likelihood

322 Grose Vale Road, Grose Vale, NSW 2754



# Ecological Constraints

322 Grose Vale Road, Grose Vale, NSW 2754

## Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	6	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	7m	South
Terrestrial	10	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	187m	South
Terrestrial	7	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	261m	South
Terrestrial	8	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	408m	South

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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# Ecological Constraints

322 Grose Vale Road, Grose Vale, NSW 2754

## NSW BioNet Atlas

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

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Heleioporus australiacus	Giant Burrowing Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Acrocephalus orientalis	Oriental Reed-Warbler	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Actitis hypoleucos	Common Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Category 2	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Ardenna carneipes	Flesh-footed Shearwater	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Endangered	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris melanotos	Pectoral Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Endangered	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Vulnerable	Category 2	Vulnerable	
Animalia	Aves	Chlidonias leucopterus	White-winged Black Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Chthonicola sagittata	Speckled Warbler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Circus assimilis	Spotted Harrier	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Epthianura albifrons	White-fronted Chat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Falco subniger	Black Falcon	Vulnerable	Not Sensitive	Not Listed	



Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Gelochelidon nilotica	Gull-billed Tern	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	Glareola maldivarum	Oriental Pratincole	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Grantiella picta	Painted Honeyeater	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Irediparra gallinacea	Comb-crested Jacana	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Limosa limosa	Black-tailed Godwit	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Motacilla flava	Yellow Wagtail	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Neochmia ruficauda	Star Finch	Extinct	Not Sensitive	Endangered	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Numenius minutus	Little Curlew	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Onychoprion fuscata	Sooty Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Oxyura australis	Blue-billed Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pachycephala olivacea	Olive Whistler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica rodinogaster	Pink Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pezoporus wallicus wallicus	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Pluvialis fulva	Pacific Golden Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Vulnerable	Category 3	Vulnerable	
Animalia	Aves	Pomatostomus temporalis temporalis	Grey-crowned Babbler (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	<i>Pycnoptilus floccosus</i>	Pilotbird	Not Listed	Not Sensitive	Vulnerable	
Animalia	Aves	<i>Rostratula australis</i>	Australian Painted Snipe	Endangered	Not Sensitive	Endangered	
Animalia	Aves	<i>Stictonetta naevosa</i>	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Tringa glareola</i>	Wood Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Tringa nebularia</i>	Common Greenshank	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Tringa stagnatilis</i>	Marsh Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Tyto novaehollandiae</i>	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Tyto tenebricosa</i>	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Gastropoda	<i>Meridolum corneovirens</i>	Cumberland Plain Land Snail	Endangered	Not Sensitive	Not Listed	
Animalia	Gastropoda	<i>Pommerhelix duralensis</i>	Dural Land Snail	Endangered	Not Sensitive	Endangered	
Animalia	Insecta	<i>Petalura gigantea</i>	Giant Dragonfly	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Micronomus norfolkensis</i>	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Miniopterus australis</i>	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Myotis macropus</i>	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Petauroides volans</i>	Southern Greater Glider	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Petaurus australis</i>	Yellow-bellied Glider	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Petaurus australis</i>	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Petaurus norfolkensis</i>	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Petrogale penicillata</i>	Brush-tailed Rock-wallaby	Endangered	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Phascolarctos cinereus</i>	Koala	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Vespadelus troughtoni</i>	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	<i>Caretta caretta</i>	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	<i>Chelonia mydas</i>	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	<i>Hoplocephalus bungaroides</i>	Broad-headed Snake	Endangered	Category 2	Vulnerable	
Animalia	Reptilia	<i>Tiliqua occipitalis</i>	Western Blue-tongued Lizard	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Acacia bynoeana</i>	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Acacia flocktoniae	Flockton Wattle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia meiantha		Endangered	Not Sensitive	Endangered	
Plantae	Flora	Acacia pubescens	Downy Wattle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Acrophyllum australe		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Allocasuarina glareicola		Endangered	Not Sensitive	Endangered	
Plantae	Flora	Cymbidium canaliculatum	Tiger Orchid	Not Listed	Category 2	Not Listed	
Plantae	Flora	Cynanchum elegans	White-flowered Wax Plant	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Dillwynia tenuifolia		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Epacris sparsa	Sparse Heath	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus benthamii	Camden White Gum	Critically Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Grammitis stenophylla	Narrow-leaf Finger Fern	Endangered	Category 3	Not Listed	
Plantae	Flora	Grevillea juniperina subsp. juniperina	Juniper-leaved Grevillea	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Grevillea parviflora subsp. parviflora	Small-flower Grevillea	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Hibbertia fumana		Critically Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Hibbertia sp. Bankstown		Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	Isotoma fluviatilis subsp. fluviatilis		Not Listed	Category 3	Extinct	
Plantae	Flora	Leucopogon exolasius	Woronora Beard-heath	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Leucopogon fletcheri subsp. fletcheri		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Marsdenia viridiflora subsp. viridiflora	Native Pear	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	Micromyrtus minutiflora		Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Persoonia nutans	Nodding Geebung	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Pimelea curviflora var. curviflora		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Pimelea spicata	Spiked Rice-flower	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Pterostylis saxicola	Sydney Plains Greenhood	Endangered	Category 2	Endangered	
Plantae	Flora	Pultenaea parviflora		Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Pultenaea villifera		Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	Rhodamnia rubescens	Scrub Turpentine	Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Tetradlea glandulosa		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Tylophora woollsii	Cryptic Forest Twiner	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Zieria involucreta		Endangered	Not Sensitive	Vulnerable	

Data does not include NSW category 1 sensitive species.

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## Location Confidences

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

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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# Planning & Ecological Constraints Report

**Date: 23 Apr 2024 10:39:32**

**Reference: LS055352 PE**

**Address: 322 Grose Vale Road, Grose Vale, NSW 2754**

**Disclaimer:**

The purpose of this report is to provide an overview of some of the planning and ecological information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. Although the data has been produced and processed from sources believed to be reliable, no warranty is made regarding accuracy, completeness, or reliability of any information and is limited to what is publicly available from the relevant authorities.

You should obtain independent advice before you make any decision based on the information within the report. Useful points of contact have been listed at the end of this report.

The detailed terms applicable to use of this report are set out at the end of this report.

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## Planning & Ecological Data Summary Table

Datasets	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
<b>Section 1: Environmental Planning Instrument - Primary Planning Layers</b>				
Land Zoning	250	1	5	8
Floor Space Ratio	0	0	-	-
Maximum Height of Building	0	1	-	-
Minimum Lot Size	0	1	-	-
Land Application	0	1	-	-
Land Reservation Acquisition	0	0	-	-
<b>Section 2: Heritage</b>				
Local Heritage	250	0	0	0
State Heritage Register - Curtilages	250	1	1	1
National Heritage List	250	0	0	0
Commonwealth Heritage List	250	0	0	0
<b>Section 3: Environmental Planning Instrument - Protection Layers</b>				
Acid Sulfate Soils	250	1	-	-
Acid Sulfate Soils Sydney Olympic Park	250	0	0	0
Airport Noise	0	0	-	-
Drinking Water Catchment	0	0	-	-
Environmentally Sensitive Land	250	0	0	0
Flood	250	0	0	0
Groundwater Vulnerability	250	0	0	0
Landslide Risk	250	0	0	0
Mineral and Extractive Resources	250	0	0	0
Obstacle Limitation Surface	0	0	-	-
Riparian Lands Watercourses	250	0	0	0
Salinity	250	0	0	0
Scenic Protection	250	0	0	0
Terrestrial Biodiversity	250	2	2	2
Wetlands	250	0	0	0

<b>Section 4: Environmental Planning Instrument - Development Control Layers</b>				
Dwelling Density	0	0	-	-
Foreshore Building Line	250	0	0	0
Local Provisions	0	0	-	-
<b>Section 5: Environmental Planning Instrument - Land Use Layers</b>				
Active Street Frontages	250	0	0	0
Additional Permitted Uses	250	0	0	0
Key Sites	250	0	0	0
Land Reclassification	250	0	0	0
Urban Release Area	250	1	1	1
<b>Section 6: Environmental Planning Instrument - Strategic Regional Land Use Policy</b>				
Additional Rural Village Land	250	0	0	0
Future Residential Growth Area	250	1	1	1
Strategic Agricultural Land	250	0	0	0
<b>Section 7: State Environmental Planning Policy - Coastal Management</b>				
Coastal Environment Area	250	0	0	0
Coastal Use Area	250	0	0	0
Coastal Wetlands	250	0	0	0
Coastal Wetlands Proximity Area	250	0	0	0
Littoral Rainforest	250	0	0	0
Littoral Rainforest Proximity Area	250	0	0	0
Coastal Land Application	0	0	-	-
<b>Section 8: State Environmental Planning Policy - Land Application</b>				
Land Application	0	18	-	-
<b>Section 9: State Environmental Planning Policy - Additional Layers</b>				
Bulk Water Supply Infrastructure	250	0	0	0
Critical Habitat	250	0	0	0
Coal Seam Gas Exclusion Zones	250	1	3	3
Environmental Conservation Area	250	0	0	0
Geotechnical	250	0	0	0
Growth Centres	250	0	0	0

<b>Section 9: State Environmental Planning Policy - Additional Layers</b>				
Industrial Release Area	250	0	0	0
Lease Area	250	0	0	0
Local Complying Exclusion	250	0	0	0
Local Exempt Exclusion	250	0	0	0
Maximum Gross Floor Area	0	0	-	-
Native Vegetation Protection	250	0	0	0
Precinct Boundaries	250	0	0	0
Reduced Level	250	0	0	0
Referral Area	250	0	0	0
Special Areas	250	0	0	0
Special Provision	250	4	5	5
State Significant Development Sites	250	0	0	0
Strategic Foreshore Sites	250	0	0	0
Transport Arterial Road Infrastructure	250	0	0	0
Water Zoning	250	0	0	0
Wetland Protection Area	250	0	0	0
<b>Section 10: Ecology</b>				
Species of National Environmental Significance	250	63	63	63
NSW BioNet Species Sightings	10000	-	-	-

# Site Diagram

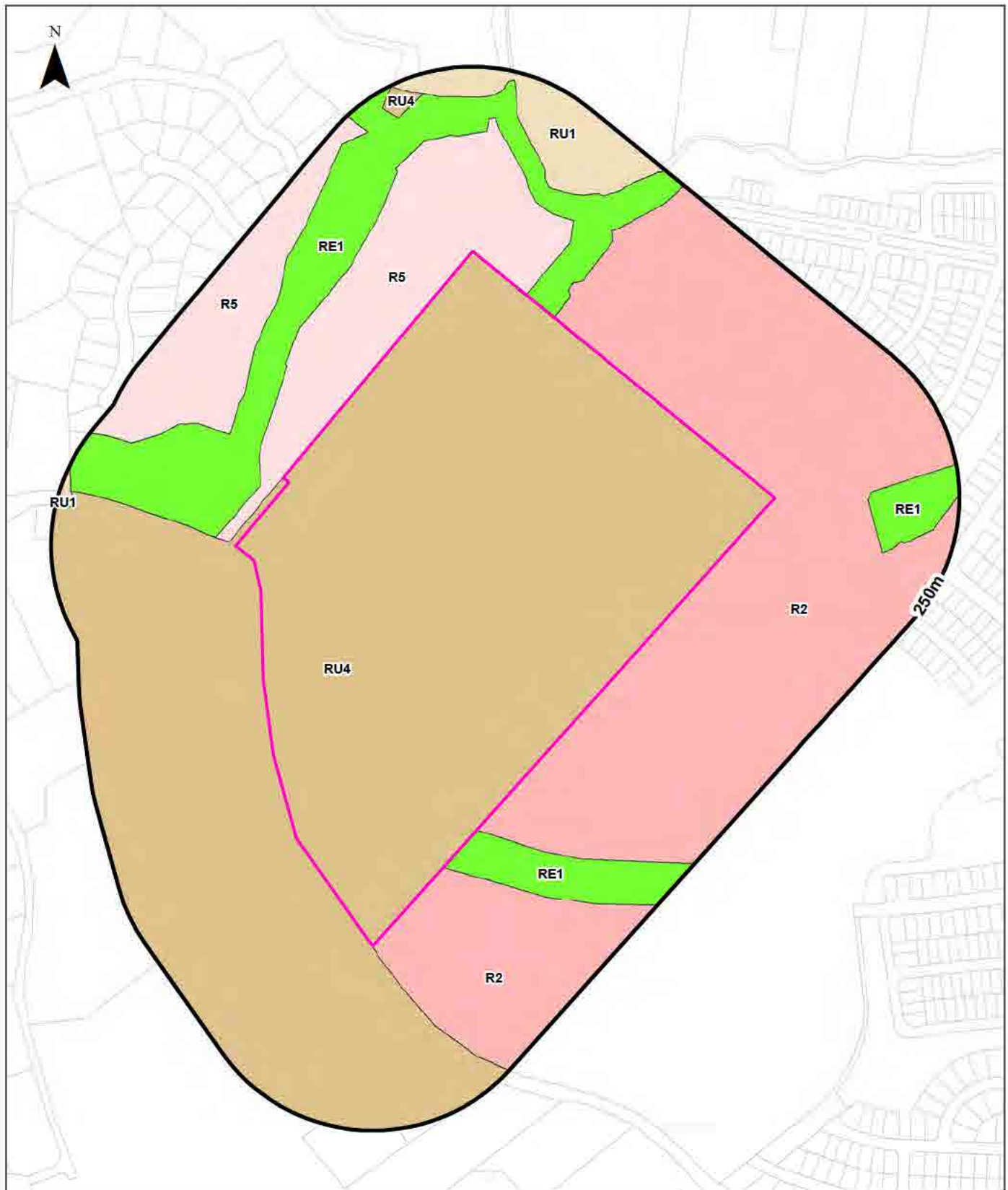
322 Grose Vale Road, Grose Vale, NSW 2754



<b>Legend</b> Site Boundary Internal Parcel Boundaries	<b>Total Area:</b> 354065m <sup>2</sup> <b>Total Perimeter:</b> 2.46km	<b>Scale:</b> 	
	<b>Disclaimers:</b> Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	<b>Data Source Aerial Imagery:</b> © Aerometrex Pty Ltd	<b>Coordinate System:</b> GDA 1994 MGA Zone 56

# Section 1 - Environmental Planning Instrument (EPI) - Land Zoning

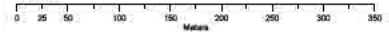
322 Grose Vale Road, Grose Vale, NSW 2754



## Legend

- Site Boundary
- Dataset Buffer
- Plan Boundaries

## Scale:



Data Sources: Property Boundaries & Topographic Data:  
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Planning: NSW Crown Copyright - Planning & Environment

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 23 April 2024

## Section 1 - EPI Primary Planning Layers

322 Grose Vale Road, Grose Vale, NSW 2754

### Land Zoning

What EPI Land Zones exist within the dataset buffer?

Symbol	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Dist	Dir
RU4	Primary Production Small Lots		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	0m	Onsite
R2	Low Density Residential		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	0m	East
R5	Large Lot Residential		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	0m	North
RE1	Public Recreation		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	0m	East
R5	Large Lot Residential		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	93m	North West
RU1	Primary Production		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	134m	North
RU4	Primary Production Small Lots		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	206m	North
RU1	Primary Production		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	221m	North West

### Maximum Height of Buildings

What are the on-site EPI Maximum Height of Buildings?

Symbol	Maximum Height of Building	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
11	10m	Hawkesbury Local Environmental Plan 2012	01/04/2021	01/04/2021	12/01/2024	Amendment No 28	100

### Minimum Lot Size

What are the on-site EPI Minimum Lot Sizes?

Symbol	Minimum Lot Size	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
AE	200 ha	Hawkesbury Local Environmental Plan 2012	21/09/2012	21/09/2012	30/06/2022		100

### Land Application

What are the on-site EPI Land Applications?

Application Type	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
Included	Hawkesbury Local Environmental Plan 2012	28/02/2019	28/02/2019	28/02/2019	State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Miscellaneous) 2019	100

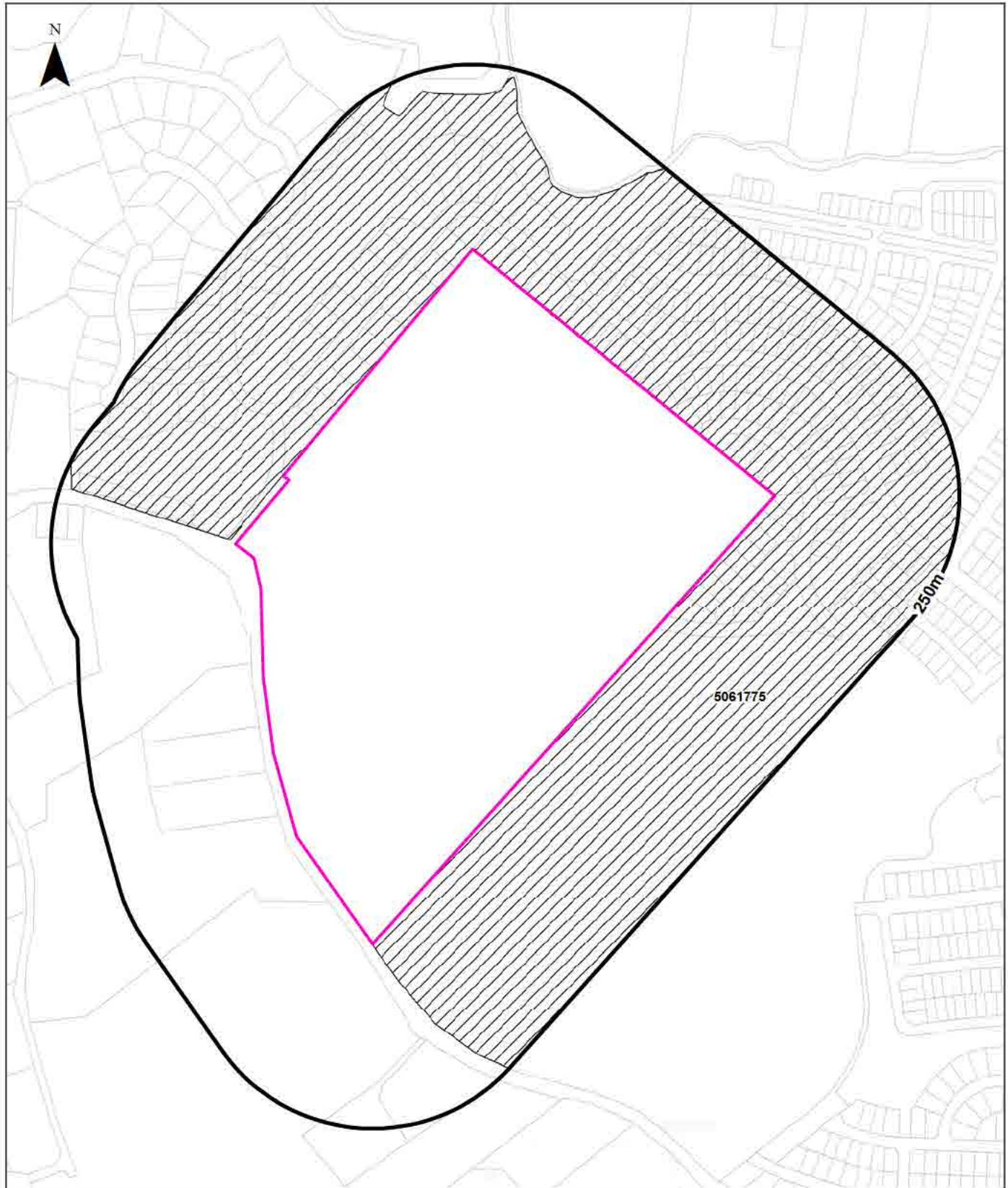
The following datasets have no features within their respective dataset buffer:

- Floor Space Ratio
- Land Reservation Acquisition

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# Section 2 - Heritage

322 Grose Vale Road, Grose Vale, NSW 2754



<b>Legend</b>	
Site Boundary	EPI Heritage
Dataset Buffer	State Heritage - Curtiages
Plan Boundaries	National Heritage
	Commonwealth Heritage

Scale: 0 25 50 100 150 200 250 300 350 Metres	
Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2024 Planning: NSW Crown Copyright - Planning & Environment	
Coordinate System: GDA 1994 MGA Zone 56	Date: 23 April 2024



## Section 2 - Heritage

322 Grose Vale Road, Grose Vale, NSW 2754

### State Heritage Register - Curtilages

What State Heritage Register exist within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5061775	Yobarnie Keyline Farm	Grose Vale Road, Grose Vale	HAWKESBURY	08/03/2013	01826	2291	0m	Onsite

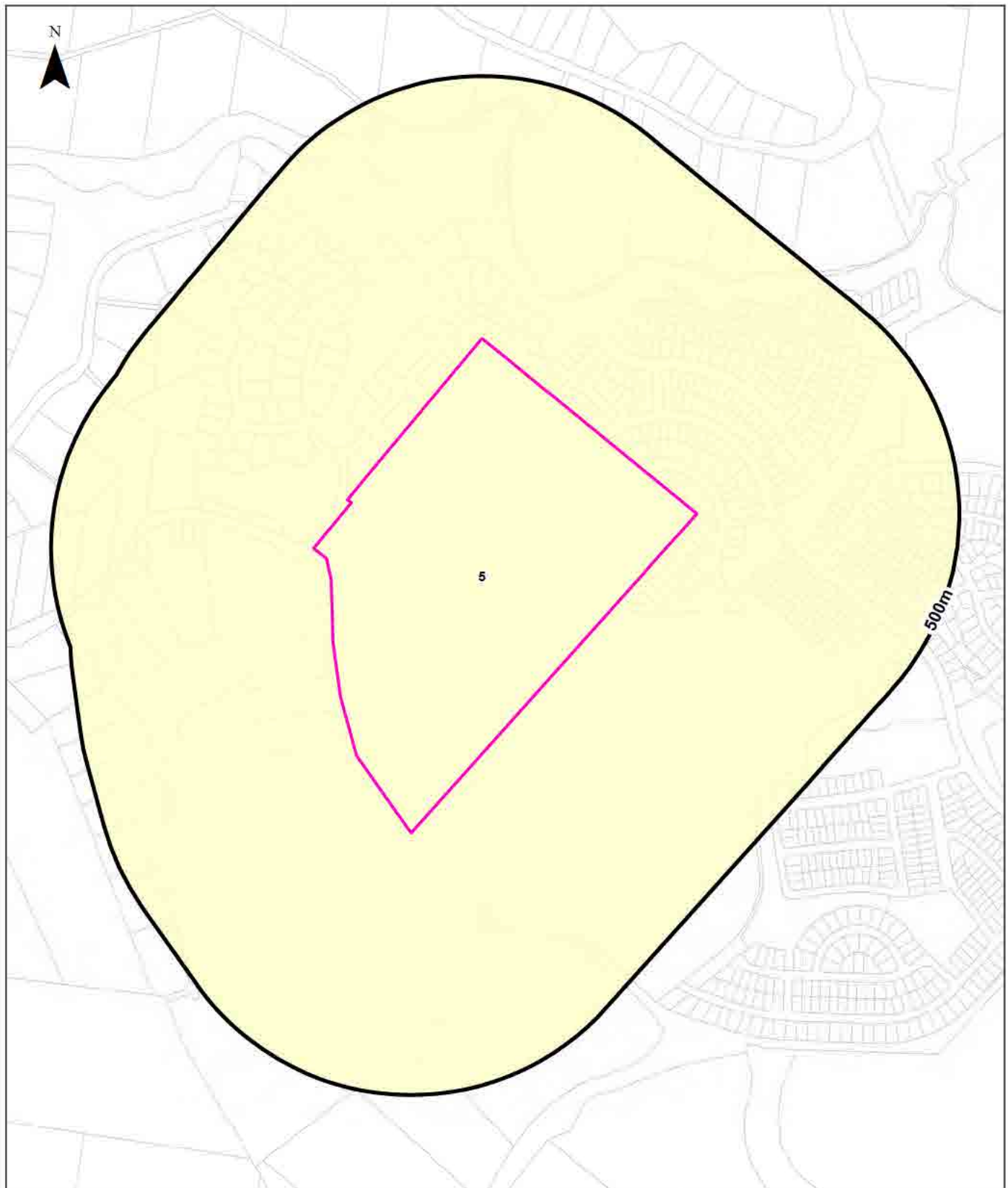
EPI Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage  
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The following datasets have no features within their respective dataset buffer:

- EPI Heritage
- National Heritage List
- Commonwealth Heritage List

# Section 3 - EPI Protection Layers - Acid Sulfate Soils

322 Grose Vale Road, Grose Vale, NSW 2754



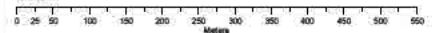
### Legend

- Site Boundary
- Dataset Buffer
- Plan Boundaries

### Acid Sulfate Soil Class

- Soil Class 1
- Soil Class 2 and 2a
- Soil Class 2b
- Soil Class 3
- Soil Class 4
- Soil Class 5

### Scale:



Data Sources: Property Boundaries & Topographic Data:  
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Coordinate System:  
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Date: 23 April 2024

## Section 3 - EPI Protection Layers

322 Grose Vale Road, Grose Vale, NSW 2754

### Acid Sulfate Soils

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

Soil Class	Description	EPI Name
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	Hawkesbury Local Environmental Plan 2012

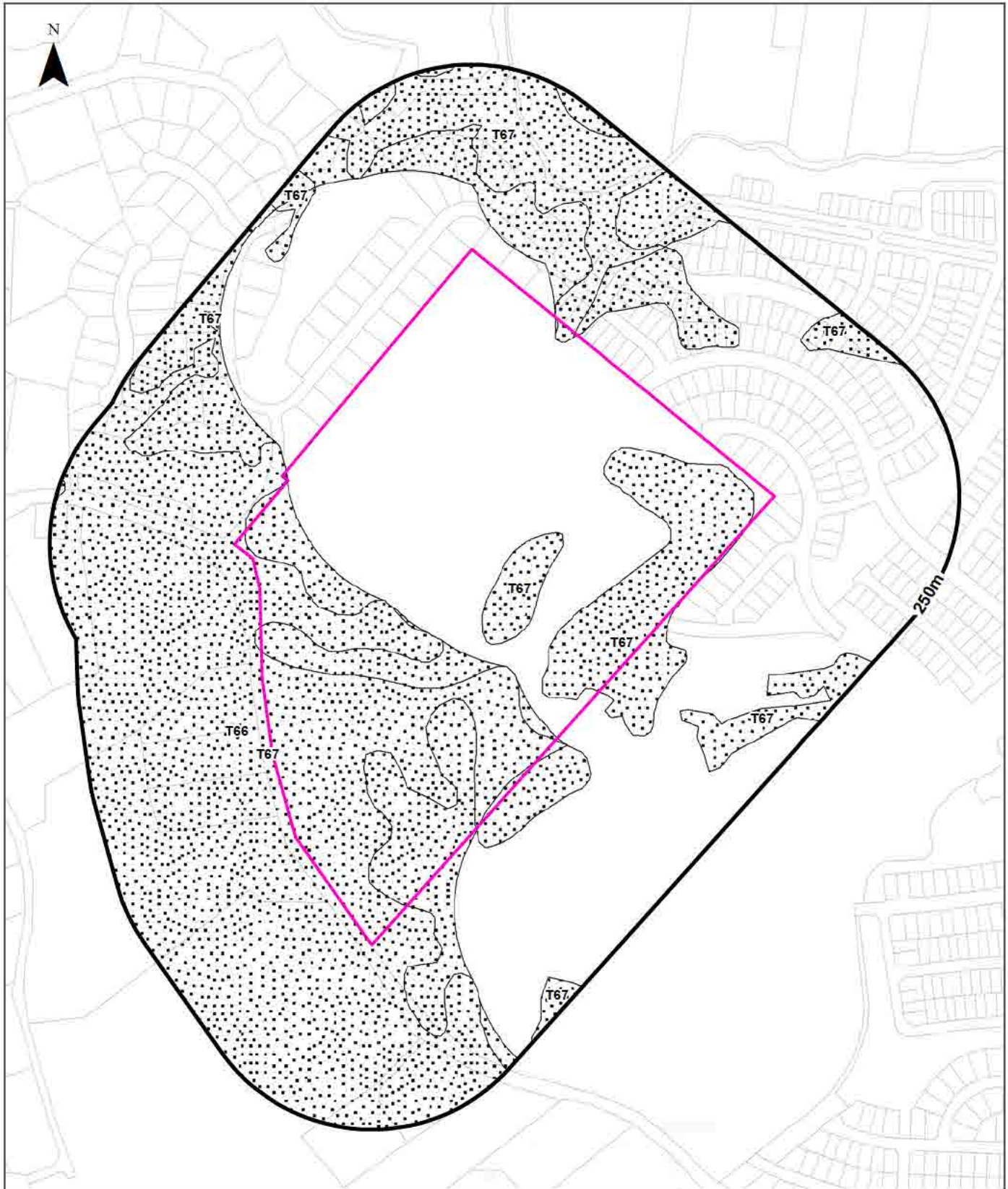
If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
None				

Acid Sulfate Data Source Accessed 23/10/2018: NSW Crown Copyright - Planning and Environment  
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# Section 3 - EPI Protection Layers

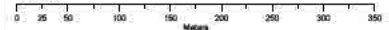
322 Grose Vale Road, Grose Vale, NSW 2754



## Legend

- |                           |                   |                                  |
|---------------------------|-------------------|----------------------------------|
| Site Boundary             | Salinity          | Riparian Lands Watercourses      |
| Dataset Buffer            | Scenic Protection | Mineral and Extractive Resources |
| Plan Boundaries           | Landslide Risk    | Environmentally Sensitive Land   |
| Terrestrial Biodiversity  | Wetlands          | Flood                            |
| Groundwater Vulnerability |                   |                                  |

Scale:



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Coordinate System:  
 GDA 1994 MGA Zone 56

Date: 23 April 2024

## Section 3 - EPI Protection Layers

322 Grose Vale Road, Grose Vale, NSW 2754

### Terrestrial Biodiversity

What EPI Terrestrial Biodiversity exist within the dataset buffer?

Map Id	Classification	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
T66	Connectivity	Hawkesbury Local Environmental Plan 2012	21/09/2012	21/09/2012	28/02/2019		0m	Onsite
T67	Significant Vegetation	Hawkesbury Local Environmental Plan 2012	21/09/2012	21/09/2012	28/02/2019		0m	Onsite
T67	Significant Vegetation	Hawkesbury Local Environmental Plan 2012	21/09/2012	21/09/2012	28/02/2019		0m	Onsite

The following datasets have no features within their respective dataset buffer:

- Acid Sulfate Soils SOP
- Airport Noise
- Drinking Water Catchment
- Environmentally Sensitive Land
- Flood
- Groundwater Vulnerability
- Landslide Risk
- Mineral and Extractive Resources
- Obstacle Limitation Surface
- Riparian Lands Watercourses
- Salinity
- Scenic Protection
- Wetlands

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## Section 4 - EPI Development Control Layers

**322 Grose Vale Road, Grose Vale, NSW 2754**

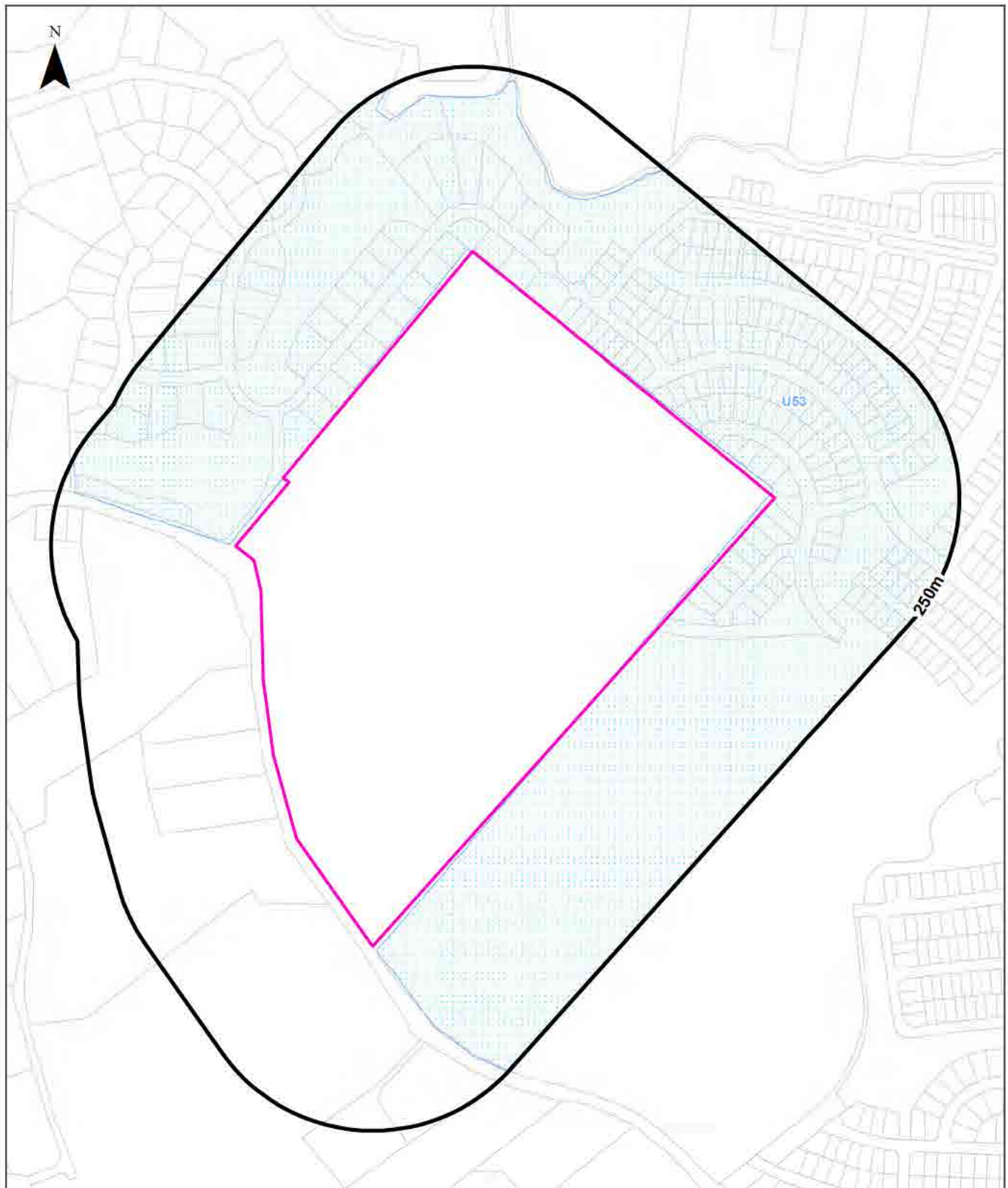
The following datasets have no features within their respective dataset buffer:

- Dwelling Density
- Foreshore Building Lines
- Local Provisions

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# Section 5 - EPI Land Use Layers

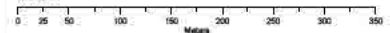
322 Grose Vale Road, Grose Vale, NSW 2754



## Legend

- Site Boundary
- Dataset Buffer
- Plan Boundaries
- Active Street Frontages
- Land Reclassification
- Additional Permitted Uses
- Urban Release Area
- Key Sites

## Scale:



Data Sources: Property Boundaries & Topographic Data:  
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Coordinate System:  
GDA 1994 MGA Zone 56

Date: 23 April 2024

## Section 5 - EPI Land Use Layers

322 Grose Vale Road, Grose Vale, NSW 2754

### Urban Release Area

What EPI Urban Release Areas exist within the dataset buffer?

Map Id	Classification	Comments	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
U53	Urban Release Area		Hawkesbury Local Environmental Plan 2012	11/04/2014	11/04/2014	19/12/2014	Amendment No 6	0m	Onsite

The following datasets have no features within their respective dataset buffer:

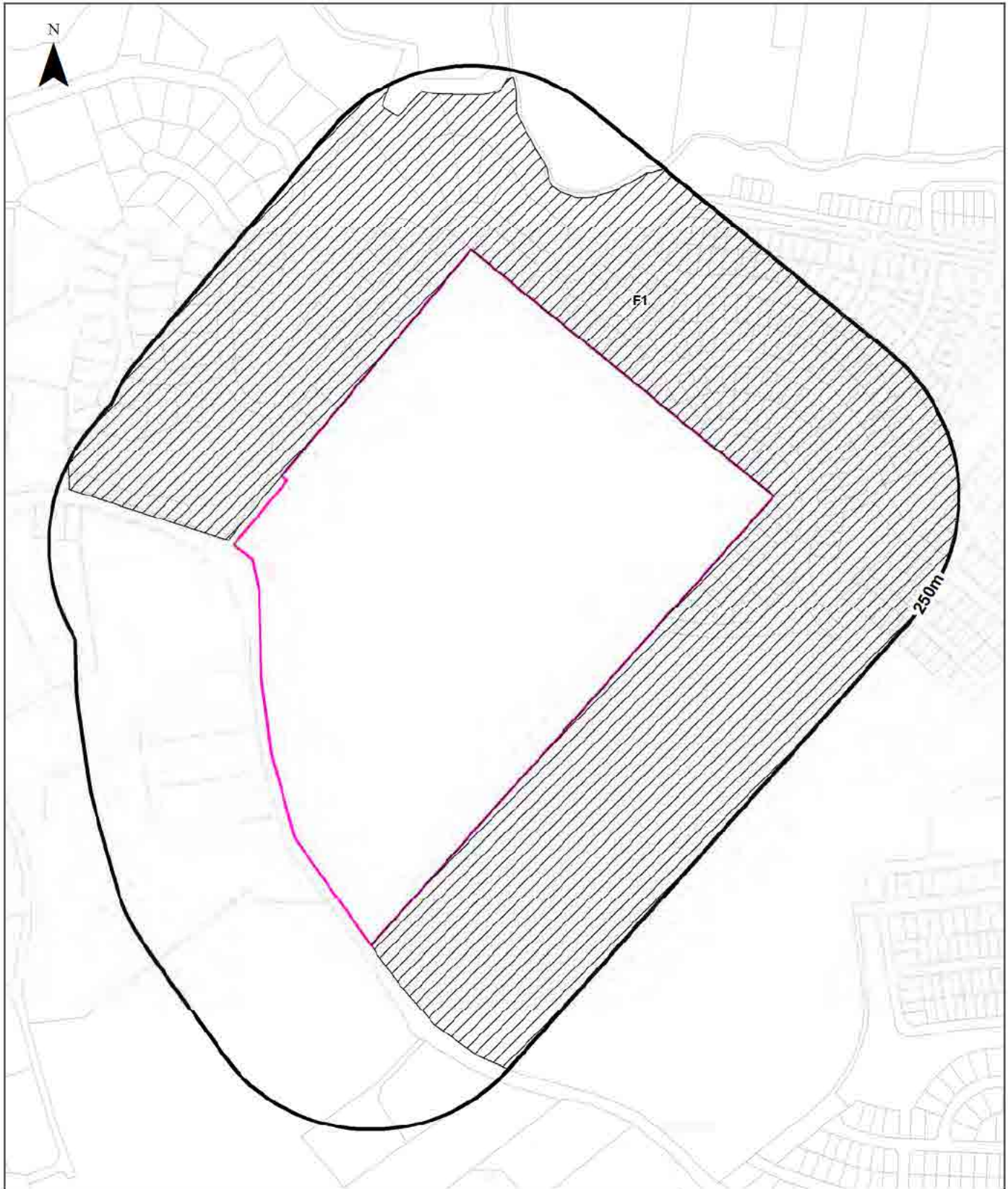
- Active Street Frontages
- Additional Permitted Uses
- Key Sites
- Land Reclassification

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# Section 6 - EPI Strategic Regional Land Use Policy

322 Grose Vale Road, Grose Vale, NSW 2754



<b>Legend</b>		<b>Scale:</b> 0 25 50 100 150 200 250 300 350 Metres	
Site Boundary	Additional Rural Village Land	<b>Data Sources:</b> Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2024 Planning: NSW Crown Copyright - Planning & Environment	
Dataset Buffer	Future Residential Growth Area		
Plan Boundaries	Strategic Agricultural Land		
		<b>Coordinate System:</b> GDA 1994 MGA Zone 56	<b>Date:</b> 23 April 2024

## Section 6 - EPI Strategic Regional Land Use Policy

322 Grose Vale Road, Grose Vale, NSW 2754

### Future Residential Growth Area

What EPI Future Residential Growth Area exist within the dataset buffer?

Map Id	Classification	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
F1	Future Residential Growth Area	State Environmental Planning Policy (Resources and Energy) 2021	02/12/2021	01/03/2022	01/03/2022		0m	Onsite

The following datasets have no features within their respective dataset buffer:

- Additional Rural Village Land
- Strategic Agricultural Land

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## Section 7 - SEPP Coastal Management

322 Grose Vale Road, Grose Vale, NSW 2754

The following datasets have no features within their respective dataset buffer:

- Coastal Environment Area
- Coastal Use Area
- Coastal Wetlands
- Coastal Wetlands Proximity Area
- Littoral Rainforest
- Littoral Rainforest Proximity Area
- Coastal Land Application

State Environmental Planning Policy Data Source: NSW Crown Copyright - Planning & Environment  
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## Section 8 - SEPP Land Application

322 Grose Vale Road, Grose Vale, NSW 2754

### SEPP Land Application

What are the on-site SEPP Land Applications?

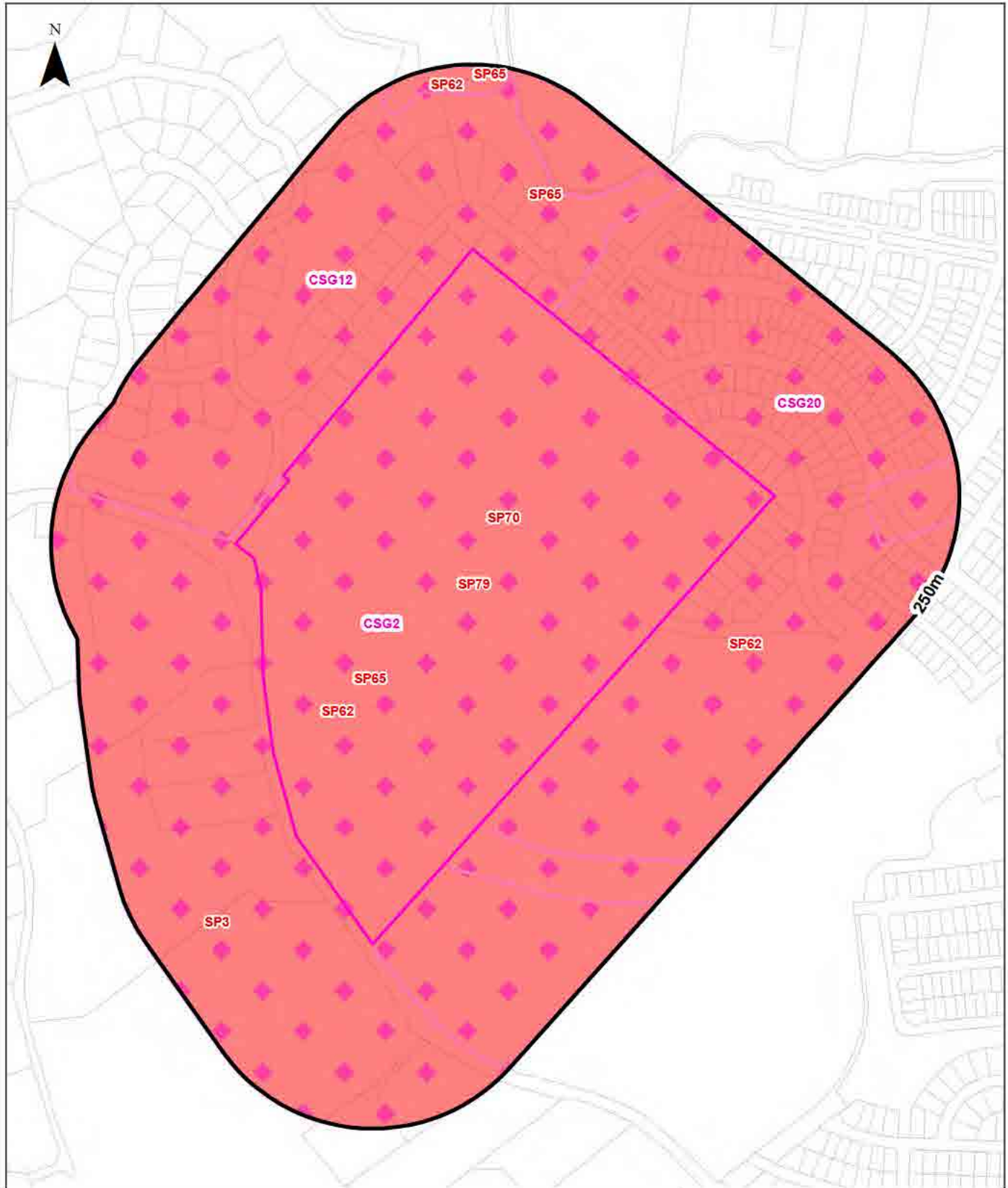
EPI Name	Name	Classification	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
State Environmental Planning Policy (Biodiversity and Conservation) 2021		Land Application	02/12/2021	01/03/2022	01/03/2022		100
State Environmental Planning Policy (Resilience and Hazards) 2021		Land Application	02/12/2021	01/03/2022	01/03/2022		100
State Environmental Planning Policy (Resources and Energy) 2021		Land Application	02/12/2021	01/03/2022	01/03/2022		100
State Environmental Planning Policy (Sustainable Buildings) 2022		Land Application	29/08/2022	01/10/2023	01/10/2023		100
State Environmental Planning Policy (Transport and Infrastructure) 2021		Land Application	02/12/2021	01/03/2022	01/03/2022		100
State Environmental Planning Policy (Transport and Infrastructure) 2021		Land Application	02/12/2021	01/03/2022	13/10/2023		100
State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development		Land Application	26/07/2002	26/07/2002	17/07/2015		100
State Environmental Planning Policy (Biodiversity and Conservation) 2021		Strategic Conservation Planning Area	09/12/2022	09/12/2022	09/12/2022	State Environmental Planning Policy (Biodiversity and Conservation) Amendment (Cumberland Plain Biodiversity Certification) 2022	100
State Environmental Planning Policy (Biodiversity and Conservation) 2021		Subject Land	02/12/2021	01/03/2022	01/03/2022		100
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008		Land Application	12/12/2008	27/02/2009	27/11/2015		100
State Environmental Planning Policy (Housing) 2021		Land Application	26/11/2021	26/11/2021	26/11/2021		100
State Environmental Planning Policy (Industry and Employment) 2021		Land Application	02/12/2021	01/03/2022	01/03/2022		100
State Environmental Planning Policy (Planning Systems) 2021		Land Application	02/12/2021	01/03/2022	01/03/2022		100
State Environmental Planning Policy (Primary Production) 2021		Land Application	02/12/2021	01/03/2022	01/03/2022		100
State Environmental Planning Policy (Biodiversity and Conservation) 2021		Excluded	21/10/2022	21/11/2022	21/11/2022	State Environmental Planning Policy Amendment (Water Catchments) 2022	100
State Environmental Planning Policy (Biodiversity and Conservation) 2021		Hawkesbury Nepean Catchment	21/10/2022	21/11/2022	21/11/2022	State Environmental Planning Policy Amendment (Water Catchments) 2022	100

EPI Name	Name	Classification	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Webbs Creek	Hawkesbury-Nepean Sub-Catchments	21/10/2022	21/11/2022	21/11/2022	State Environmental Planning Policy Amendment (Water Catchments) 2022	93.92
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Grose River	Hawkesbury-Nepean Sub-Catchments	21/10/2022	21/11/2022	21/11/2022	State Environmental Planning Policy Amendment (Water Catchments) 2022	6.08

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# Section 9 - SEPP Additional Layers

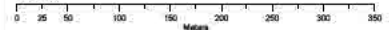
322 Grose Vale Road, Grose Vale, NSW 2754



## Legend

- Site Boundary
- Dataset Buffer
- Coal Seam Gas Exclusion Zones
- Plan Boundaries
- Special Provision

Scale:



Data Sources: Property Boundaries & Topographic Data:  
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Coordinate System:  
GDA 1994 MGA Zone 56

Date: 23 April 2024

## Section 9 - SEPP Additional Layers

322 Grose Vale Road, Grose Vale, NSW 2754

### Coal Seam Gas Exclusion Zones

What SEPP Coal Seam Gas Exclusion Zones exist within the dataset buffer?

Map Id	Classification	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
CSG2	Buffer Area	State Environmental Planning Policy (Resources and Energy) 2021	02/12/2021	01/03/2022	01/03/2022		0m	Onsite
CSG20	Land Within a Residential Zone, Future Residential Growth Area	State Environmental Planning Policy (Resources and Energy) 2021	02/12/2021	01/03/2022	01/03/2022		0m	East
CSG12	Future Residential Growth Area	State Environmental Planning Policy (Resources and Energy) 2021	02/12/2021	01/03/2022	01/03/2022		0m	North

### Special Provision

What SEPP Special Provisions exist within the dataset buffer?

Map Id	Classification	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
SP62	Climate Zone: 28	State Environmental Planning Policy (Sustainable Buildings) 2022	29/08/2022	01/10/2023	01/10/2023		0m	Onsite
SP65	Minimum Water Use Standard (40%)	State Environmental Planning Policy (Sustainable Buildings) 2022	29/08/2022	01/10/2023	01/10/2023		0m	Onsite
SP70	Climate Zone: 6	State Environmental Planning Policy (Sustainable Buildings) 2022	29/08/2022	01/10/2023	01/10/2023		0m	Onsite
SP79	Thermal Energy from Waste Prohibition	State Environmental Planning Policy (Transport and Infrastructure) 2021	16/12/2022	16/12/2022	16/12/2022	State Environmental Planning Policy (Transport and Infrastructure) Amendment (Thermal Energy from Waste) 2022	0m	Onsite
SP3	Strategic Conservation Area	State Environmental Planning Policy (Biodiversity and Conservation) 2021	09/12/2022	09/12/2022	09/12/2022	State Environmental Planning Policy (Biodiversity and Conservation) Amendment (Cumberland Plain Biodiversity Certification) 2022	14m	South West

The following datasets have no features within their respective dataset buffer:

- Bulk Water Supply Infrastructure
- Critical Habitat
- Environmental Conservation Area
- Geotechnical
- Growth Centres
- Industrial Release Area
- Lease Area
- Local Complying Exclusions
- Local Exempt Exclusions
- Maximum Gross Floor Area
- Native Vegetation Protection
- Precinct Boundaries
- Reduced Level
- Referral Area
- Special Areas
- State Significant Development Sites
- Strategic Foreshore Sites
- Transport Arterial Road Infrastructure
- Water Zoning
- Wetland Protection Area

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## Section 10 - Ecology

322 Grose Vale Road, Grose Vale, NSW 2754

### Species of National Environmental Significance

What Species of National Environmental Significance as listed in the Environment Protection and Biodiversity Conservation (EPBC) Act 1999 exist within the dataset buffer?

Id	Scientific	Common	Group	Threatened Status	Migratory Status	Prescence Category	Grid Size	Distance	Direction
612	Myiagra cyanoleuca	Satin Flycatcher	birds		Migratory	Species or species habitat likely to occur	1km	0m	Onsite
644	Motacilla flava	Yellow Wagtail	birds		Migratory	Species or species habitat likely to occur	1km	0m	Onsite
670	Merops ornatus	Rainbow Bee-eater	birds			Species or species habitat may occur	1km	0m	Onsite
678	Apus pacificus	Fork-tailed Swift	birds		Migratory	Species or species habitat likely to occur	1km	0m	Onsite
705	Chrysococcyx osculans	Black-eared Cuckoo	birds			Species or species habitat likely to occur	1km	0m	Onsite
726	Neophema chrysostoma	Blue-winged Parrot	birds			Species or species habitat may occur	1km	0m	Onsite
592	Rhipidura rufifrons	Rufous Fantail	birds		Migratory	Species or species habitat likely to occur	1km	0m	Onsite
609	Monarcha melanopsis	Black-faced Monarch	birds		Migratory	Species or species habitat likely to occur	1km	0m	Onsite
858	Calidris melanotos	Pectoral Sandpiper	birds		Migratory	Species or species habitat may occur	1km	0m	Onsite
863	Gallinago hardwickii	Latham's Snipe, Japanese Snipe	birds		Migratory	Species or species habitat likely to occur	1km	0m	Onsite
874	Calidris acuminata	Sharp-tailed Sandpiper	birds		Migratory	Species or species habitat may occur	1km	0m	Onsite
889	Rostratula benghalensis (sensu lato)	Painted Snipe	birds			Species or species habitat likely to occur	1km	0m	Onsite
943	Haliaeetus leucogaster	White-bellied Sea-Eagle	birds			Species or species habitat likely to occur	10km	0m	Onsite
952	Pandion haliaetus	Osprey	birds		Migratory	Species or species habitat likely to occur	10km	0m	Onsite
59309	Actitis hypoleucos	Common Sandpiper	birds		Migratory	Species or species habitat may occur	1km	0m	Onsite
59542	Ardea ibis	Cattle Egret	birds			Species or species habitat may occur	1km	0m	Onsite
86651	Cuculus optatus	Oriental Cuckoo, Horsfield's Cuckoo	birds		Migratory	Species or species habitat may occur	1km	0m	Onsite
82338	Anthochaera phrygia	Regent Honeyeater	birds	Critically Endangered		Species or species habitat likely to occur	10km	0m	Onsite
847	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew	birds	Critically Endangered	Migratory	Species or species habitat may occur	1km	0m	Onsite
856	Calidris ferruginea	Curlew Sandpiper	birds	Critically Endangered	Migratory	Species or species habitat may occur	1km	0m	Onsite
744	Lathamus discolor	Swift Parrot	birds	Critically Endangered		Species or species habitat likely to occur	1km	0m	Onsite
768	Callocephalon fimbriatum	Gang-gang Cockatoo	birds	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
1001	Botaurus poiciloptilus	Australasian Bittern	birds	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
77037	Rostratula australis	Australian Painted Snipe	birds	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
67036	Calyptorhynchus lathamii lathamii	South-eastern Glossy Black-Cockatoo	birds	Vulnerable		Species or species habitat likely to occur	10km	0m	Onsite
929	Falco hypoleucos	Grey Falcon	birds	Vulnerable		Species or species habitat likely to occur	10km	0m	Onsite

Id	Scientific	Common	Group	Threatened Status	Migratory Status	Prescence Category	Grid Size	Distance	Direction
942	<i>Erythroriorchis radiatus</i>	Red Goshawk	birds	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
682	<i>Hirundapus caudacutus</i>	White-throated Needletail	birds	Vulnerable	Migratory	Species or species habitat likely to occur	1km	0m	Onsite
470	<i>Grantiella picta</i>	Painted Honeyeater	birds	Vulnerable		Species or species habitat likely to occur	1km	0m	Onsite
66632	<i>Macquaria australasica</i>	Macquarie Perch	fishes	Endangered		Species or species habitat may occur	1km	0m	Onsite
26179	<i>Prototroctes maraena</i>	Australian Grayling	fishes	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
15763	<i>Rhodamnia rubescens</i>	Scrub Turpentine, Brown Malletwood	flora	Critically Endangered		Species or species habitat likely to occur	1km	0m	Onsite
81861	<i>Thelymitra kangaloonica</i>	Kangaloon Sun Orchid	flora	Critically Endangered		Species or species habitat may occur	10km	0m	Onsite
11768	<i>Rhizanthella slateri</i>	Eastern Underground Orchid	flora	Endangered		Species or species habitat may occur	10km	0m	Onsite
12533	<i>Cynanchum elegans</i>	White-flowered Wax Plant	flora	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
19006	<i>Persoonia hirsuta</i>	Hairy Geebung, Hairy Persoonia	flora	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
64537	<i>Pterostylis saxicola</i>	Sydney Plains Greenhood	flora	Endangered		Species or species habitat may occur	10km	0m	Onsite
20834	<i>Pimelea spicata</i>	Spiked Rice-flower	flora	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
21932	<i>Allocasuarina glareicola</i>		flora	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
4562	<i>Pterostylis gibbosa</i>	Illawarra Greenhood, Rufa Greenhood, Pouched Greenhood	flora	Endangered		Species or species habitat may occur	10km	0m	Onsite
5818	<i>Melaleuca deanei</i>	Deane's Melaleuca	flora	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
5831	<i>Persicaria elatior</i>	Knotweed, Tall Knotweed	flora	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
8575	<i>Acacia bynoeana</i>	Bynoe's Wattle, Tiny Wattle	flora	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
24636	<i>Haloragis exalata</i> subsp. <i>exalata</i>	Wingless Raspwort, Square Raspwort	flora	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
19533	<i>Cryptostylis hunteriana</i>	Leafless Tongue-orchid	flora	Vulnerable		Species or species habitat may occur	10km	0m	Onsite
20307	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly, Magenta Cherry, Daguba, Scrub Cherry, Creek Lilly Pilly, Brush Cherry	flora	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
15202	<i>Thesium australe</i>	Austral Toadflax, Toadflax	flora	Vulnerable		Species or species habitat likely to occur	1km	0m	Onsite
16845	<i>Pomaderris brunnea</i>	Rufous Pomaderris, Brown Pomaderris	flora	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
1870	<i>Litoria aurea</i>	Green and Golden Bell Frog	frogs	Vulnerable		Species or species habitat likely to occur	1km	0m	Onsite
1973	<i>Heleioporus australiacus</i>	Giant Burrowing Frog	frogs	Vulnerable		Species or species habitat likely to occur	10km	0m	Onsite
254	<i>Petauroides volans</i>	Greater Glider (southern and central)	mammals	Endangered		Species or species habitat may occur	1km	0m	Onsite
75184	<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)	mammals	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
85104	<i>Phascolarctos cinereus</i> (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)	mammals	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
87600	<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)	mammals	Vulnerable		Species or species habitat likely to occur	1km	0m	Onsite

Id	Scientific	Common	Group	Threatened Status	Migratory Status	Prescence Category	Grid Size	Distance	Direction
96	<i>Pseudomys novaehollandiae</i>	New Holland Mouse, Pookila	mammals	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
183	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat, Large Pied Bat	mammals	Vulnerable		Species or species habitat likely to occur	1km	0m	Onsite
186	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	mammals	Vulnerable		Species or species habitat likely to occur	1km	0m	Onsite
225	<i>Petrogale penicillata</i>	Brush-tailed Rock-wallaby	mammals	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
18119	<i>Persoonia nutans</i>	Nodding Geebung	flora	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
525	<i>Pycnoptilus floccosus</i>	Pilotbird	birds	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
525	<i>Pycnoptilus floccosus</i>	Pilotbird	birds	Vulnerable		Species or species habitat likely to occur	1km	0m	Onsite
18119	<i>Persoonia nutans</i>	Nodding Geebung	flora	Endangered		Species or species habitat may occur	1km	0m	Onsite
610	<i>Monarcha trivirgatus</i>	Spectacled Monarch	birds		Migratory	Species or species habitat may occur	1km	0m	Onsite

EPBC Data Source: Commonwealth of Australia (Department of the Environment and Energy)

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## NSW BioNet Atlas

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

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Heleioporus australiacus	Giant Burrowing Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Acrocephalus orientalis	Oriental Reed-Warbler	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Actitis hypoleucos	Common Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Category 2	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Ardenna carneipes	Flesh-footed Shearwater	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Endangered	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris melanotos	Pectoral Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Endangered	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Vulnerable	Category 2	Vulnerable	
Animalia	Aves	Chlidonias leucopterus	White-winged Black Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Chthonicola sagittata	Speckled Warbler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Circus assimilis	Spotted Harrier	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Ephianura albifrons	White-fronted Chat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Falco subniger	Black Falcon	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Gelochelidon nilotica	Gull-billed Tern	Not Listed	Not Sensitive	Not Listed	CAMBA

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Glareola maldivarum	Oriental Pratincole	Not Listed	Not Sensitive	Not Listed	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Grantiella picta	Painted Honeyeater	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Irediparra gallinacea	Comb-crested Jacana	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Limosa limosa	Black-tailed Godwit	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Motacilla flava	Yellow Wagtail	Not Listed	Not Sensitive	Not Listed	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Neochmia ruficauda	Star Finch	Extinct	Not Sensitive	Endangered	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Numenius minutus	Little Curlew	Not Listed	Not Sensitive	Not Listed	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Onychoprion fuscata	Sooty Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Oxyura australis	Blue-billed Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pachycephala olivacea	Olive Whistler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica rodinogaster	Pink Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pezoporus wallicus wallicus	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Pluvialis fulva	Pacific Golden Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Vulnerable	Category 3	Vulnerable	
Animalia	Aves	Pomatostomus temporalis temporalis	Grey-crowned Babbler (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pycnoptilus floccosus	Pilotbird	Not Listed	Not Sensitive	Vulnerable	
Animalia	Aves	Rostratula australis	Australian Painted Snipe	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Tringa glareola	Wood Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Tringa nebularia	Common Greenshank	Not Listed	Not Sensitive	Not Listed	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Tringa stagnatilis	Marsh Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Gastropoda	Meridolum corneovirens	Cumberland Plain Land Snail	Endangered	Not Sensitive	Not Listed	
Animalia	Gastropoda	Pommerhelix duralensis	Dural Land Snail	Endangered	Not Sensitive	Endangered	
Animalia	Insecta	Petalura gigantea	Giant Dragonfly	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	Cercartetus nanus	Eastern Pygmy-possum	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petauroides volans	Southern Greater Glider	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petrogale penicillata	Brush-tailed Rock-wallaby	Endangered	Not Sensitive	Vulnerable	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Vespadelus troungtoni	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Hoplocephalus bungaroides	Broad-headed Snake	Endangered	Category 2	Vulnerable	
Animalia	Reptilia	Tiliqua occipitalis	Western Blue-tongued Lizard	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia flocktoniae	Flockton Wattle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia meiantha		Endangered	Not Sensitive	Endangered	
Plantae	Flora	Acacia pubescens	Downy Wattle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Acrophyllum australe		Vulnerable	Not Sensitive	Vulnerable	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	<i>Allocasuarina glareicola</i>		Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Cymbidium canaliculatum</i>	Tiger Orchid	Not Listed	Category 2	Not Listed	
Plantae	Flora	<i>Cynanchum elegans</i>	White-flowered Wax Plant	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Dillwynia tenuifolia</i>		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Epacris sparsa</i>	Sparse Heath	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus benthamii</i>	Camden White Gum	Critically Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Grammitis stenophylla</i>	Narrow-leaf Finger Fern	Endangered	Category 3	Not Listed	
Plantae	Flora	<i>Grevillea juniperina</i> subsp. <i>juniperina</i>	Juniper-leaved Grevillea	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Grevillea parviflora</i> subsp. <i>parviflora</i>	Small-flower Grevillea	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Hibbertia fumana</i>		Critically Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Hibbertia</i> sp. Bankstown		Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	<i>Isotoma fluviatilis</i> subsp. <i>fluviatilis</i>		Not Listed	Category 3	Extinct	
Plantae	Flora	<i>Leucopogon exolasius</i>	Woronora Beard-heath	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Leucopogon fletcheri</i> subsp. <i>fletcheri</i>		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Marsdenia viridiflora</i> subsp. <i>viridiflora</i>	Native Pear	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	<i>Micromyrtus minutiflora</i>		Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Persoonia nutans</i>	Nodding Geebung	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Pimelea curviflora</i> var. <i>curviflora</i>		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Pimelea spicata</i>	Spiked Rice-flower	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Pterostylis saxicola</i>	Sydney Plains Greenhood	Endangered	Category 2	Endangered	
Plantae	Flora	<i>Pultenaea parviflora</i>		Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Pultenaea villifera</i>		Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	<i>Rhodamnia rubescens</i>	Scrub Turpentine	Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Tetratheca glandulosa</i>		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Tylophora woollsii</i>	Cryptic Forest Twiner	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Zieria involucrata</i>		Endangered	Not Sensitive	Vulnerable	

Data does not include NSW category 1 sensitive species.

NSW BioNet: © State of NSW and Office of Environment and Heritage

## Dataset Listing Table

322 Grose Vale Road, Grose Vale, NSW 2754

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

Datasets	Custodian	Supply Date	Currency Date	Update Frequency
<b>Section 1: Environmental Planning Instrument - Primary Planning Layers</b>				
Land Zoning	NSW Department of Planning, Industry and Environment	02/04/2024	23/02/2024	Monthly
Floor Space Ratio	NSW Department of Planning, Industry and Environment	02/04/2024	25/01/2024	Monthly
Maximum Height of Building	NSW Department of Planning, Industry and Environment	02/04/2024	02/02/2024	Monthly
Minimum Lot Size	NSW Department of Planning, Industry and Environment	02/04/2024	09/02/2024	Monthly
Land Application	NSW Department of Planning, Industry and Environment	02/04/2024	19/01/2024	Monthly
Land Reservation Acquisition	NSW Department of Planning, Industry and Environment	02/04/2024	19/01/2024	Monthly
<b>Section 2: Heritage</b>				
Local Heritage	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2024	Monthly
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	24/01/2024	24/11/2023	Quarterly
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually
<b>Section 3: Environmental Planning Instrument - Protection Layers</b>				
Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	02/04/2024	01/09/2023	Monthly
Acid Sulfate Soils Sydney Olympic Park	NSW Department of Planning, Industry and Environment	02/04/2024	01/09/2023	Monthly
Airport Noise	NSW Department of Planning, Industry and Environment	02/04/2024	25/03/2022	Monthly
Drinking Water Catchment	NSW Department of Planning, Industry and Environment	02/04/2024	12/05/2023	Monthly
Environmentally Sensitive Land	NSW Department of Planning, Industry and Environment	02/04/2024	01/02/2023	Monthly
Flood	NSW Department of Planning, Industry and Environment	02/04/2024	06/10/2023	Monthly
Groundwater Vulnerability	NSW Department of Planning, Industry and Environment	02/04/2024	06/10/2023	Monthly
Landslide Risk	NSW Department of Planning, Industry and Environment	02/04/2024	06/12/2019	Monthly
Mineral and Extractive Resources	NSW Department of Planning, Industry and Environment	02/04/2024	15/12/2023	Monthly
Obstacle Limitation Surface	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly
Riparian Lands Watercourses	NSW Department of Planning, Industry and Environment	02/04/2024	15/12/2023	Monthly
Salinity	NSW Department of Planning, Industry and Environment	02/04/2024	01/02/2023	Monthly



Section 3: Environmental Planning Instrument - Protection Layers					
Scenic Protection	NSW Department of Planning, Industry and Environment	02/04/2024	15/12/2023	Monthly	
Terrestrial Biodiversity	NSW Department of Planning, Industry and Environment	02/04/2024	19/05/2025	Monthly	
Wetlands	NSW Department of Planning, Industry and Environment	02/04/2024	20/10/2023	Monthly	
Section 4: Environmental Planning Instrument - Development Control Layers					
Dwelling Density	NSW Department of Planning, Industry and Environment	02/04/2024	23/06/2023	Monthly	
Foreshore Building Line	NSW Department of Planning, Industry and Environment	02/04/2024	08/09/2023	Monthly	
Local Provisions	NSW Department of Planning, Industry and Environment	02/04/2024	02/02/2024	Monthly	
Section 5: Environmental Planning Instrument - Land Use Layers					
Active Street Frontages	NSW Department of Planning, Industry and Environment	02/04/2024	15/12/2023	Monthly	
Additional Permitted Uses	NSW Department of Planning, Industry and Environment	02/04/2024	23/02/2024	Monthly	
Key Sites	NSW Department of Planning, Industry and Environment	02/04/2024	15/12/2023	Monthly	
Land Reclassification	NSW Department of Planning, Industry and Environment	02/04/2024	09/02/2024	Monthly	
Urban Release Area	NSW Department of Planning, Industry and Environment	02/04/2024	15/12/2023	Monthly	
Section 6: Environmental Planning Instrument - Strategic Regional Land Use Policy					
Additional Rural Village Land	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly	
Future Residential Growth Area	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly	
Strategic Agricultural Land	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly	
Section 7: State Environmental Planning Policy - Coastal Management					
Coastal Environment Area	NSW Department of Planning, Industry and Environment	02/04/2024	03/10/2022	Monthly	
Coastal Use Area	NSW Department of Planning, Industry and Environment	02/04/2024	03/10/2022	Monthly	
Coastal Wetlands	NSW Department of Planning, Industry and Environment	02/04/2024	03/10/2022	Monthly	
Coastal Wetlands Proximity Area	NSW Department of Planning, Industry and Environment	02/04/2024	03/10/2022	Monthly	
Littoral Rainforest	NSW Department of Planning, Industry and Environment	02/04/2024	03/10/2022	Monthly	
Littoral Rainforest Proximity Area	NSW Department of Planning, Industry and Environment	02/04/2024	03/10/2022	Monthly	
Coastal Land Application	NSW Department of Planning, Industry and Environment	02/04/2024	03/10/2022	Monthly	
Section 8: State Environmental Planning Policy - Land Application					
Land Application	NSW Department of Planning, Industry and Environment	02/04/2024	15/12/2023	Monthly	
Section 9: State Environmental Planning Policy - Additional Layers					
Bulk Water Supply Infrastructure	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly	
Critical Habitat	NSW Department of Planning, Industry and Environment	09/11/2022	28/09/2005	Monthly	

## Section 9: State Environmental Planning Policy - Additional Layers

Coal Seam Gas Exclusion Zones	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly
Environmental Conservation Area	NSW Department of Planning, Industry and Environment	02/04/2024	08/07/2022	Monthly
Geotechnical	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly
Growth Centres	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly
Industrial Release Area	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly
Lease Area	NSW Department of Planning, Industry and Environment	02/04/2024	08/07/2022	Monthly
Local Complying Exclusion	NSW Department of Planning, Industry and Environment	02/04/2024	02/07/2021	Monthly
Local Exempt Exclusion	NSW Department of Planning, Industry and Environment	02/04/2024	02/07/2021	Monthly
Maximum Gross Floor Area	NSW Department of Planning, Industry and Environment	02/04/2024	09/06/2023	Monthly
Native Vegetation Protection	NSW Department of Planning, Industry and Environment	02/04/2024	16/12/2022	Monthly
Precinct Boundaries	NSW Department of Planning, Industry and Environment	02/04/2024	01/06/2022	Monthly
Reduced Level	NSW Department of Planning, Industry and Environment	02/04/2024	08/07/2022	Monthly
Referral Area	NSW Department of Planning, Industry and Environment	02/04/2024	08/07/2022	Monthly
Special Areas	NSW Department of Planning, Industry and Environment	02/04/2024	30/06/2023	Monthly
Special Provision	NSW Department of Planning, Industry and Environment	02/04/2024	15/12/2023	Monthly
State Significant Development Sites	NSW Department of Planning, Industry and Environment	02/04/2024	08/09/2023	Monthly
Strategic Foreshore Sites	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly
Transport Arterial Road Infrastructure	NSW Department of Planning, Industry and Environment	02/04/2024	25/03/2022	Monthly
Water Zoning	NSW Department of Planning, Industry and Environment	02/04/2024	08/09/2023	Monthly
Wetland Protection Area	NSW Department of Planning, Industry and Environment	09/11/2022	28/06/2016	Monthly

## Section 10: Ecology

Species of National Environmental Significance	Australian Government Department of Agriculture, Water and the Environment	19/01/2023	05/10/2022	Annually
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	29/11/2023	29/11/2023	Weekly

## Other

Property Boundaries & Roads	NSW Department of Customer Service - Spatial Services	03/01/2024	03/01/2024	Quarterly
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## Useful Contacts

### Lotsearch Pty Ltd

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 (02) 8287 0680

### NSW Department of Planning and Environment

www.planning.nsw.gov.au/Contact-Us  
[information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au)  
 1300 305 695

### Hawkesbury City Council

www.hawkesbury.nsw.gov.au  
[council@hawkesbury.nsw.gov.au](mailto:council@hawkesbury.nsw.gov.au)  
 (02) 4560 4444

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APPENDIX D

SECTION 10.7 PLANNING CERTIFICATE

# Planning Certificate

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

Lotsearch Pty Ltd  
Level 3 68 Alfred Street  
MILSONS POINT NSW 2061

[support@lotsearch.com.au](mailto:support@lotsearch.com.au)

**Certificate Number** PC2178/24  
**Date of Endorsement** 22 April 2024  
**Your Reference** LS055351

## Location

**Land Description** Lot 260 DP 1237271, 322 Grose Vale Road GROSE VALE 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 Section 290 and Schedule 2 of the *Environmental Planning and Assessment Regulation 2021*.

## 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 and development control plans:

#### ***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 (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.

### **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 (Sustainable Buildings) 2022**

*State Environmental Planning Policy (Sustainable Buildings) 2022:*

- to encourage the design and delivery of sustainable buildings,
- to ensure consistent assessment of the sustainability of buildings,
- to record accurate data about the sustainability of buildings, to enable improvements to be monitored,
- to monitor the embodied emissions of materials used in construction of buildings,
- to minimise the consumption of energy,
- to reduce greenhouse gas emissions,
- to minimise the consumption of mains-supplied potable water,
- to ensure good thermal performance of buildings

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

### **Hawkesbury Development Control Plan 2023**

- 1.2 The land is affected by the following proposed environmental planning instruments and draft development control plans that are or have been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979* (excludes proposed environmental planning instruments and draft development control plans where it has been more than 3 years since exhibition of such instruments or plans and proposed environmental planning instruments where Council has been notified that the making of the proposed instrument has been deferred indefinitely or has not been approved):

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

#### **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 (Infrastructure) 2007 - Telecommunications and other communications facilities**

**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**

Note: In this section a proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

## **2 Zoning and land use under relevant planning instruments**

Note: The following matters are provided only in relation to environmental planning instruments or draft environmental planning instruments that zone land.

### 2.1 The land is zoned:

RU4 Primary Production Small Lots 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 Do any additional permitted uses apply to the land?

No.

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

No.

2.7 Is the land in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*?

No.

2.8 Is the land in a conservation area?

No.

2.9 Is an item of environmental heritage located on the land?

No.

### 3 Contributions plans

3.1 The following contributions plans and/or draft contributions plans under Division 7.1 of the *Environmental Planning and Assessment Act, 1979* apply to the land:

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

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

3.2 The land within the following region within the meaning of Division 7.1, Subdivision 4 of the *Environmental Planning and Assessment Act, 1979*:

Greater Sydney Region identified under the *Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023*.

3.3 Is the land within a special contributions area to which a continued 7.23 determination applies?

No.

In this section:

**continued 7.23 determination** means a 7.23 determination that:

- a. has been continued in force by the Act, Schedule 4, Part 1, and
- b. has not been repealed as provided by that part.

Note: The Act, Schedule 4, Part 1 contains other definitions that affect the interpretation of this section



## 4 Complying development

**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*.**

### 4.1 Housing Code.

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

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*.

### 4.2 Housing Alterations Code.

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

Yes.

### 4.3 Commercial and Industrial Alterations Code.

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

Yes.

### 4.4 Subdivisions Code.

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

Yes.

### 4.5 Rural Housing Code.

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

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*.

### 4.6 General Development Code.

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

Yes.

### 4.7 Demolition Code.

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

Yes.

### 4.8 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?



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*.

4.9 Container Recycling Facilities Code.

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

Yes.

4.10 Fire Safety Code.

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

Yes.

4.11 Greenfield Housing Code.

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

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*.

4.12 Low Rise Housing Diversity Code

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

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*.

4.13 Inland Code

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

The Inland Code does not apply to the Hawkesbury Local Government Area.

4.14 Agritourism and Farm Stay Accommodation Code

Can complying development under the Agritourism and Farm Stay Accommodation Code be carried out on the subject land?

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*.

## 5 Exempt development

**Exempt Development under each of the codes for exempt development because of the provisions of clauses 1.16(1)(b1) to (d) and 1.16A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.**

Can exempt development be carried out on the land?

Yes.



## 6 Affected building notices and building product rectification orders

6.1 Is the land subject to an in force affected building notice of which Council is aware?

No.

6.2 Is the land subject to an in force building product rectification order that has not been fully complied with, of which Council is aware?

No.

6.3 Is the land subject to a notice of intention to make a building product rectification order, of which Council is aware has been given, and that is outstanding?

No.

In this section:

**affected building notice** has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

**building product rectification order** has the same meaning as in the *Building Products (Safety) Act 2017*.

## 7 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 an authority of the State, as referred to in Section 3.15 of the *Environmental Planning and Assessment Act 1979*?

No.

## 8. 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.

## 9 Flood Related Development Controls

9.1 Is the land or part of the land within the flood planning area and subject to flood related development controls?

The land is not within the Flood Planning Area, and therefore is not subject to the flood related development controls that apply to the Flood Planning Area.

9.2 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?

None of the land is located between the Flood Planning Area and the Probable Maximum Flood.

In this section:

**Flood planning area** has the same meaning as in the Flood Risk Management Manual.

**Flood Risk Management Manual** means the Flood Risk Management Manual, ISBN 978-1-923076-17-4, published by the NSW Government in June 2023.



**Probable maximum flood** has the same meaning as in the Flood Risk Management 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 2017* 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*.

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

Is the land affected by an adopted policy that restricts the development of the land because of the likelihood of:

- (a) Landslip  
No.
- (b) Bushfire risk  
No.
- (c) Tidal inundation  
No.
- (d) Subsidence  
No.
- (e) Acid sulfate soils  
Yes.
- (f) Contamination  
No.
- (g) Aircraft noise  
No.
- (h) Salinity  
No.
- (i) Coastal hazards  
No.
- (j) Sea level rise  
No.



(k) Any other risk (other than flooding)?

No.

In this section:

**adopted policy** means a policy adopted -

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

## 11 Bush fire prone land

Is the land bush fire prone land (as designated by the Commissioner of the NSW Rural Fire Service under Section 10.3 of the *Environmental Planning and Assessment Act 1979*)?

Some of the land is bush fire prone.

## 12 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.

## 13 Mine Subsidence

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

No.

## 14 Paper subdivision information

14.1 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.

14.2 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 10 of the *Environmental Planning and Assessment Regulation 2000* and Schedule 7 of the *Environmental Planning and Assessment Act 1979*.

## 15 Property Vegetation Plans

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

No.



## 16 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*.

## 17 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*.

## 18 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.

## 19 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*.

## 20 Western Sydney Aerotropolis

Does Chapter 4 of *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Aerotropolis Chapter) apply to the land?

No.

## 21 Development consent 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.





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

22.1 Is Council aware of a current site compatibility certificate under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, in relation to proposed development on the land?

No.

22.2 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.

22.3 Has Council granted a development consent in respect of the land which includes any conditions of consent of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009*?

No.

Note: **former site compatibility certificate** means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

## 23 Water or sewerage services

Have water or sewerage services been provided to the land, or are water or sewerage services to be provided to the land, under the *Water Industry Competition Act 2006*?

No.

Note: A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.



### 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 the number below.

#### Lachlan Mackenzie

Authorised Officer | Hawkesbury City Council

☎ (02) 4560 4444

# 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 E1 Local Centre

### 1. Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities



and economic growth.

- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure the scale and type of development is compatible with the character and amenity of the area.

## 2. Permitted without consent

Environmental protection works; Home occupations.

## 3. Permitted with consent

Amusement centres; Artisan food and drink industries; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

## 4. Prohibited

Airports; Airstrips; 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; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; Sewerage systems; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures.

## Zone E2 Commercial Centre

### 1. Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.

### 2. Permitted without consent

Environmental protection works; Home occupations.

### 3. Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Any other development not specified in item 2 or 4.





#### 4. Prohibited

Airports; Airstrips; 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; Sewerage systems; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures Zone.

### Zone E3 Productivity Support

#### 1. Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.

#### 2. Permitted without consent

Environmental protection works; Home occupations.

#### 3. Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4.

#### 4. Prohibited

Airports; Airstrips; Amusement centres; Boat sheds; Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Exhibition homes; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Intensive livestock agriculture; Intensive plant agriculture; Jetties; Kiosks; Marinas; Moorings; Open cut mining; Residential accommodation; Resource recovery facilities; Restricted premises; Roadside stalls; Rural industries; Sewerage systems; Sex services premises; Shops; Tourist and visitor accommodation; Transport depots; Waste disposal facilities; Water recreation structures; Water storage facilities; Water treatment facilities.

### Zone E4 General Industrial



## 1. Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

## 2. Permitted without consent

Environmental protection works; Home occupations.

## 3. Permitted with consent

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution 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; 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; 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.

## 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, 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, 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* or that is acquired under Part 11 of that Act.
- To enable uses authorised under the *National Parks and Wildlife Act 1974*.
- To identify land that is to be reserved under the *National Parks and Wildlife Act 1974* and to protect the environmental significance of that land.

#### 2 Permitted without consent

Uses authorised under the *National Parks and Wildlife Act 1974*.

#### 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.



**Note:** See Part 2.4 of this certificate for special provisions that may apply to the subject land.



# Land Use Table Annexure Continued

## Hawkesbury Local Environment Plan 2012

### Additional Permitted Uses

#### Clause 2.5 Additional permitted uses for particular land

1. Development on particular land that is described or referred to in Schedule 1 may be carried out -
  - (a) with development consent, or
  - (b) if the Schedule so provides - without development consent,in accordance with the conditions (if any) specified in that Schedule in relation to that development.
2. This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.

#### Schedule 1 Additional permitted uses

##### 1 Use of certain land at 15B Racecourse Road, Clarendon

- (1) This clause applies to land at 15B Racecourse Road, Clarendon, being Lot 2, DP 1110480.
- (2) Development for the purposes of tourist and visitor accommodation is permitted with consent.

##### 2. Use of certain land at 3351 Singleton Road, Colo Heights

- (1) This clause applies to land at 3351 Singleton Road, Colo Heights, being Lot 69, DP 753774.
- (2) Development for the purposes of a service station is permitted with consent.

##### 3. Use of certain land at 23 Coromandel Road, Ebenezer

- (1) This clause applies to land at 23 Coromandel Road, Ebenezer, being Lot 1, DP 824014.
- (2) Development for the purposes of a dwelling house is permitted with consent.

##### 4. Use of certain land at part of Hawkesbury River as shown on the Additional Permitted Uses Map

- (1) This clause applies to land at part of Hawkesbury River identified as "1" on the Additional Permitted Uses Map.
- (2) Development for the purposes of extractive industry is permitted with consent.

##### 5. Repealed 26 April 2023

##### 6. Use of certain land at 8 Groves Avenue, Mulgrave

- (1) This clause applies to land at 8 Groves Avenue, Mulgrave, being Lot 1, DP 1038365.
- (2) Development for the purposes of shops is permitted with consent.

##### 7. Use of certain land at 60 Bells Line of Road, North Richmond

- (1) This clause applies to land at 60 Bells Line of Road, North Richmond, being Lot 1, DP 783403 (formally known as Lot B, DP 158512).





(2) Development for the purposes of office premises is permitted with consent.

**8. Use of certain land at 81-87 Bells Line Of Road, North Richmond**

(1) This clause applies to land at 81-87 Bells Line Of Road, North Richmond, being Lot 1, DP 834702.

(2) Development for the purposes of a service station is permitted with consent.

**9. Use of certain land at Pitt Town as shown on the Additional Permitted Uses Map**

(1) This clause applies to land at Pitt Town identified as “2” on the Additional Permitted Uses Map

(2) Development for the purposes of community facilities is permitted with consent.

**10. Use of certain land at 87 Windsor Street, Richmond**

(1) This clause applies to land at 87 Windsor Street, Richmond, being Lot 4, DP 507956.

(2) Development for the purposes of office premises is permitted with consent.

**11. Use of certain land at 739 George Street, South Windsor**

(1) This clause applies to land at 739-741 George Street, South Windsor, being Lots 11 and 12, DP 1184975.

(2) Development for the purposes of a service station is permitted with consent.

**12. Use of certain land at 5A Curtis Road, Vineyard**

(1) This clause applies to land at 5A Curtis Road, Vineyard, being Lot 6, DP 270412.

(2) Development for the purposes of shops is permitted with consent.

**13. Use of certain land at 5B Curtis Road, Vineyard**

(1) This clause applies to land at 5B Curtis Road, Vineyard, being SP 73477.

(2) Development for the purposes of shops is permitted with consent.

**14. Use of certain land at 535 Wilberforce Road, Wilberforce**

(1) This clause applies to land at 535 Wilberforce Road, Wilberforce, being Lot 1, DP 846501.

(2) Development for the purposes of a service station is permitted with consent.

**15. Use of certain land at 122-130 Macquarie Street, Windsor**

(1) This clause applies to land at 122-130 Macquarie Street, Windsor, being Lot 381, DP 595952, Lot 380, DP 818974, Lot 1, DP 797152 and Lot 1, DP 613929.

(2) Development for the purposes of office premises and a medical centre is permitted with consent.

**16. Use of certain land at Windsor Downs as shown on the Additional Permitted Uses Map**

(1) This clause applies to land at Windsor Downs identified as “3” on the Additional Permitted Uses Map

(2) Development for the purposes of a dual occupancy (attached) is permitted with consent.

**17. Use of certain land at 389 Old Hawkesbury Road, Vineyard**



- (1) This clause applies to land at 389 Old Hawkesbury Road, Vineyard, being part of Lot 53, DP 593354, identified as "4" on the Additional Permitted Uses Map
- (2) Development for the purposes of sawmill or log processing works, timber yards and associated car parking is permitted with consent if the total area of the land on which that development is carried out is not greater than 10,000m<sup>2</sup>.
- (3) Subclause (2) does not apply to a development application lodged more than 2 years after the commencement of the Hawkesbury Local Environmental Plan 2012 (Amendment No 3)

#### **18. Use of certain land at 541 Windsor Road, Vineyard**

- (1) This clause applies to land at 541 Windsor Road, Vineyard, being part of Lot 5, DP 536674, identified as "5" on the Additional Permitted Uses Map
- (2) Development for the purposes of light industries that relate to saw manufacturing and repairs, industrial retail outlets and associated car parking is permitted with consent if the total area of the land on which that development is carried out is not greater than 3,000m<sup>2</sup>.
- (3) Development consent under subclause (2) must not be granted for the purposes of industrial retail outlets if the total gross floor area of the development is greater than 150m<sup>2</sup>.
- (4) Subclause (2) does not apply to a development application lodged more than 2 years after the commencement of the Hawkesbury Local Environmental Plan 2012 (Amendment No 3)

#### **19. Use of certain land at 541-547 Windsor Road, Vineyard**

- (1) This clause applies to land at 541-547 Windsor Road, Vineyard, being part of Lot 5, DP 536674 and Lots 10 and 11, DP 1080426, identified as "6" on the Additional Permitted Uses Map
- (2) Development for the purposes of hardware and building supplies, vehicle sales or hire premises (but only in relation to the hire of trailers) and associated car parking is permitted with consent if the total area of the land on which that development is carried out is not greater than 5,000m<sup>2</sup>.
- (2) Development consent under subclause (2) must not be granted -
  - (a) for the purposes of hardware and building supplies if the total gross floor area of the development is greater than 250m<sup>2</sup>, or
  - (b) for the purposes of vehicle sales or hire premises if the total gross floor area of the development is greater than 325m<sup>2</sup>.
- (2) Subclause (2) does not apply to a development application lodged more than 2 years after the commencement of the Hawkesbury Local Environmental Plan 2012 (Amendment No 3)

#### **20. Use of certain land at Glossodia**

- (1) This clause applies to the part of the land at Glossodia identified as "7" on the Additional Permitted Uses Map that is in Zone R2 Low Density Residential or Zone R5 Large Lot Residential.
- (2) Development for the purposes of a single food and drink premises and associated car parking facilities is permitted with development consent.
- (3) Development consent must not be granted under this clause unless -
  - (a) the development is for the purposes of -
    - (i) a restaurant or cafe, or



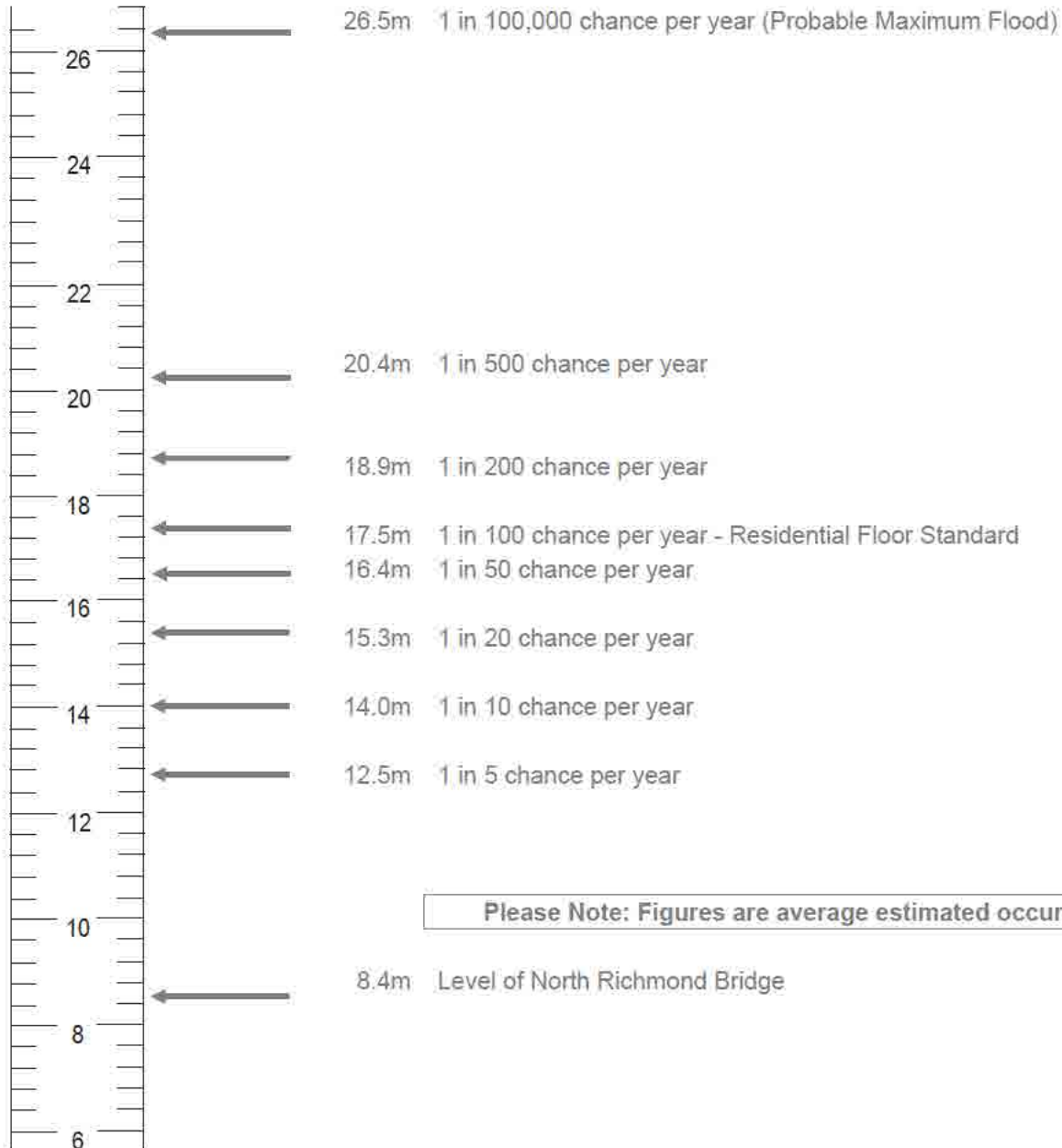
- (ii) a take away food and drink premises, and
- (b) the gross floor area of the food and drink premises will not be more than 200 square metres.

# 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**



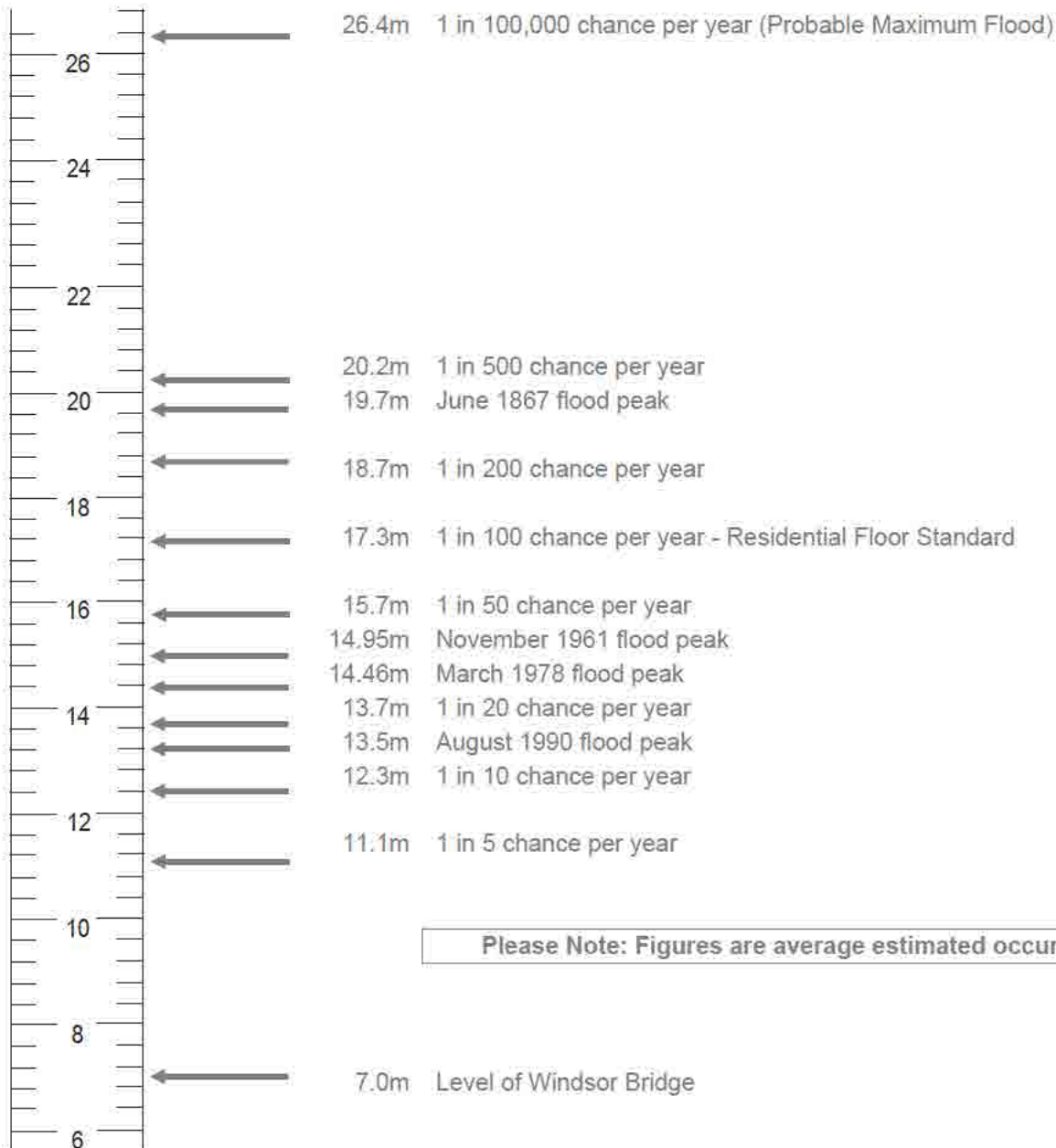
Flood heights obtained from *Engineering Studies to Modify Flood Behaviour*, September 1997, prepared by Webb, McKeown & Associates Pty Ltd for the Hawkesbury-Nepean Floodplain Management Strategy Steering Committee. Flood heights reproduced in Table: 2.3 Design Flood Levels of the Hawkesbury Floodplain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



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.



**ERM**

APPENDIX E

PHOTOGRAPHS



**PHOTO 1**  
View of the dam at the southern boundary.



**PHOTO 2**  
Redundant cattle grazing infrastructure

CLIENT: Redbank Communities

SITE LOCATION: 322 Grose Vale Road, North Richmond

PROJECT NO.: 0484202



**PHOTO 3**  
View north-west of the central dam.



**PHOTO 4**  
View east of the private driveway on-site



CLIENT: Redbank Communities

SITE LOCATION: 322 Grose Vale Road, North Richmond

PROJECT NO.: 0484202



**PHOTO 5**  
On-site residential dwelling.



**PHOTO 6**  
Former Orchard and Chicken Coop behind the tine shed.



**PHOTO 7**  
View inside the former chicken coop.

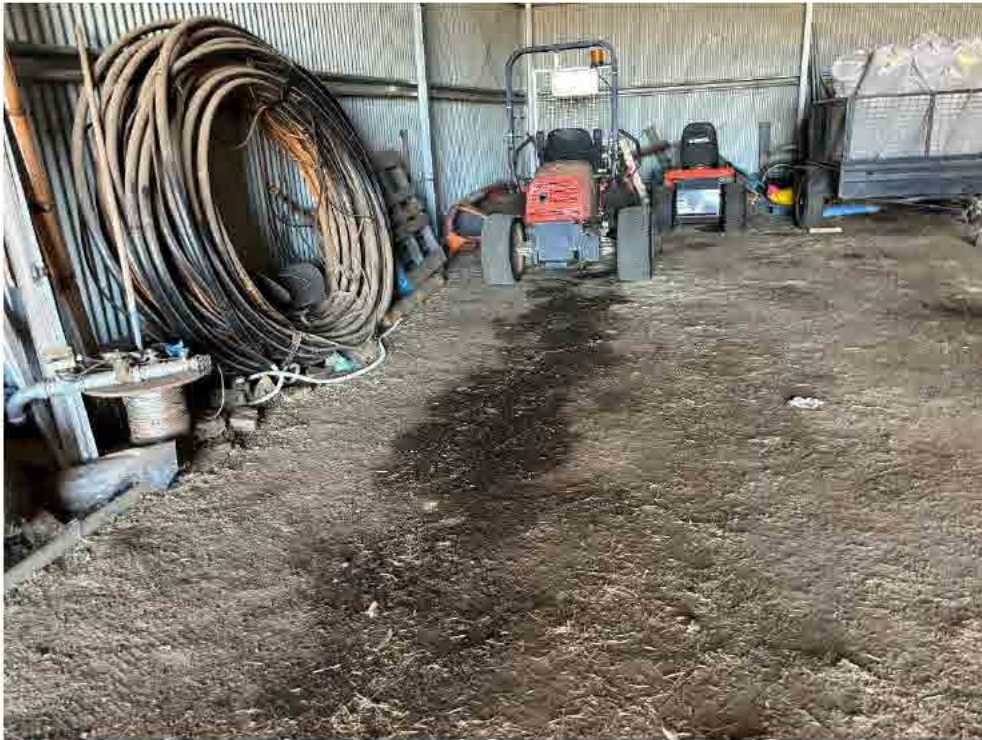


**PHOTO 8**  
View inside the tin shed including ride-on machinery, defunct car,  
storage of chemicals, fuels and equipment.

CLIENT: Redbank Communities

SITE LOCATION: 322 Grose Vale Road, North Richmond

PROJECT NO.: 0484202



**PHOTO 9**  
Observed staining on the inside of the tin shed.



**PHOTO 10**  
Storage of maintenance equipment.

CLIENT: Redbank Communities

SITE LOCATION: 322 Grose Vale Road, North Richmond

PROJECT NO.: 0484202



**PHOTO 11**

Site office and maintenance lay down area for Redbank workers.



**PHOTO 12**

Stables identified next to the brick shed / garage.

CLIENT: Redbank Communities

SITE LOCATION: 322 Grose Vale Road, North Richmond

PROJECT NO.: 0484202



**PHOTO 13**  
Observed fuel dispenser and vent for the UST



**PHOTO 14**  
Fill / dip point in front of the fuel dispenser

CLIENT: Redbank Communities

SITE LOCATION: 322 Grose Vale Road, North Richmond

PROJECT NO.: 0484202



**PHOTO 15**

View north of the northern most dam showing the site sloping to the north.



**PHOTO 16**

Storage of equipment outside of the tin shed.



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