



Preliminary Site Investigation

416 Berrima Road, New Berrima, Moss Vale NSW

Prepared for:
Brickworks Land & Development Ltd
738 – 780 Wallgrove Road,
Horsley Park, NSW 2175

6 November 2019





Distribution

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Senversa Pty Ltd

ABN: 89 132 231 380

Level 5, The Grafton Bond Building, 201 Kent St, Sydney NSW 2000

tel: + 61 3 9606 0070; fax: + 61 3 9606 0074

www.senversa.com.au

Primary
Author

Michelle Damasio
Environmental Engineer

Project
Manager

Michelle Damasio
Environmental Engineer

Technical
Peer
Review

Jason Clay
Senior Principal

Project
Director

Jason Clay
Senior Principal



Executive Summary

Senversa Pty Ltd (Senversa) was engaged by Brickworks Land & Development Ltd (Brickworks) to undertake a Preliminary Site Investigation (PSI) at the property located at 416 Berrima Road, New Berrima, Moss Vale NSW (the site). The site is legally defined as part of Lot 1 in Deposited Plan – DP 785111 and comprises an area of 14.8 hectares (ha) of predominantly undeveloped pastoral land.

Senversa understands that Austral Bricks proposes to lodge a Development Application for the site to construct and operate a brick plant facility to produce 50 million bricks per annum. An assessment of potential contamination is required to understand the liability associated with contamination resulting from current and historical land use practices and any constraints to the proposed development.

Objectives and Scope of Investigation

The main objective of this PSI was to develop an understanding of the potential for significant contamination to be present at the site due to current and historical land uses, that may pose a risk to human health or ecological receptors. Senversa undertook a PSI including a review of the NSW Environment Protection Authority contaminated land register, historical aerial photographs, groundwater bore information, published soil, geology and topographic maps and a site inspection.

Results of PSI

The results of the PSI are summarised as follows:

- The site is underlain to the west by Hawkesbury Sandstone and the Wianamatta Group within its central east portion.
- Groundwater is likely to be present within fractured bedrock at depths ranging between 20 metres below ground level (m bgl) to 40 m bgl. An artificial dam was present in the south-eastern portion of the site.
- The closest off-site surface water bodies are Stony Creek, approximately 100 m west of the site, which is a tributary of Wingecarribee River located approximately 1,170 m north of the property.
- Available records indicate that the site has been a rural property since the 1940s.
- The surrounding land use appears to have comprised a mixture of rural properties and vacant / bushland. More recently, commercial / industrial properties can be observed.
- A farmhouse, present onsite since 1940s, was demolished around three years ago, according to anecdotal evidence from a site representative. A septic tank is present.
- General waste such as tyres, plastic, metal scraps and potential asbestos-containing materials (PACM) were observed where the farmhouse used to be located as well as in the south-east portion of the site, where stockpiles of dumped material including PACM were present.
- The site generally slopes towards to the west and north-west and at the time of the site inspection limited evidence of anthropogenic modifications was observed within its topography.
- The site appeared to be free from visual or olfactory indications of contamination, such as staining and/or odours etc.

Conclusions and Recommendations

Senversa developed a Conceptual Site Model that outlined potential source, pathway receptor linkages, and potentially complete pollutant linkages resulting from:

- Historical asbestos building structures.

Senversa considers that a Remedial Action Plan is required to manage asbestos-containing materials present on-site to mitigate potential risks to current and future on-site and off-site receptors.



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List of Acronyms

Acronym	Definition
ACM	Asbestos Containing Material
AHD	Australian Height Datum
ARTC	Australian Rail Track Corporation
ASS	Acid Sulphate Soil
BTEX	Benzene, Toluene, Ethylbenzene and Xylenes
CoPC	Contaminant of Potential Concern
CSM	Conceptual Site Model
DA	Development Application
DP	Deposited Plan
DPI	NSW Department of Primary Industries
EMP	Environmental Management Plan
EPA	Environment Protection Authority (New South Wales)
ha	Hectare
m	Metre
m AHD	Metres Australian Height Datum
m bgl	Metres Below Ground Level
MAH	Monocyclic Aromatic Hydrocarbon
MCPA	2-Methyl-4-chlorophenoxyacetic Acid
NEPM	National Environment Protection Measure
NHMRC	National Health And Medical Research Council
OCP	Organochlorine Pesticides
OPP	Organophosphate Pesticides
pa	Per Annum
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyl
PCE	Tetrachloroethene
PFAS	Per and polyfluoroalkyl Substances
RAP	Remedial Action Plan
SVOC	Semi-Volatile Organic Compound



Acronym	Definition
SWL	Standing Water Level
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
VOC	Volatile Organic Compound



1.0 Introduction and Objectives

1.1 Introduction and Background

Senversa Pty Ltd was engaged by Brickworks Land & Development Ltd (Brickworks) to undertake a Preliminary Site Investigation (PSI) at the property located at 416 Berrima Road, New Berrima, Moss Vale NSW (the site). The site location and its current layout are shown in **Figure 1**.

The site is legally defined as part of Lot 1 in Deposited Plan – DP 785111 and comprises an area of 14.8 hectares (ha) of predominantly undeveloped land.

Senversa understands that Bowral Bricks proposes to lodge a Development Application (DA) for the site to construct and operate a brick plant facility to produce 50 million bricks per annum (pa). An assessment of potential contamination is required to understand the liability associated with contamination resulting from current and historical land use practices and any constraints to the proposed development.

1.2 Objectives

The primary objective of this PSI was to develop an initial understanding of the potential for significant contamination to be present at the site as a result of current and historical land uses.

The specific objectives of this PSI were to assess:

- Current and historical land uses on- and off-site to identify the potential presence contaminating activities.
- The potential for the contamination to pose an unacceptable risk to human health or ecological receptors.
- The potential for the contamination to affect the suitability of the site for the proposed development works.
- Whether additional assessment, management or remediation of contamination (if present) is necessary.

1.3 Scope of Works

The PSI was performed in accordance with the National Environment Protection Council (Assessment of Site Contamination) Measure 1999 (as amended May 2013) (NEPM) (2013) and comprised a desktop review of available information and a site inspection. The scope of the PSI is summarised below:

- A review of background information relating to the site, including:
 - Local and regional topography, geology and hydrogeology.
 - The NSW Environment Protection Authority (EPA) contamination records.
 - Historical aerial photography to assess previous land uses and the potential for areas of uncontrolled filling within the site that may contain hazardous materials.
 - The current site zoning and surrounding properties that may affect the potential contamination status of the site and/or any proposed development works.
 - Search of the groundwater bore records held by NSW Office of Water to establish the potential depth and characteristics of groundwater within the vicinity of the site.
 - Registered title searches to identify relevant information on historical site occupancy and associated potential land uses.



- SafeWork NSW Hazardous Chemicals records (Schedule 11).
- A visual inspection of accessible portions of the site to assess the current uses and condition as well as to identify evidence of contamination sources (if present).
- The preparation of this report.

To support the PSI, Senversa engaged LotSearch Enviro Professional to undertake a search of publicly available information relating to environment, land use activities and various government records and historical aerial images for the site (**Appendix A**).



2.0 Site Identification

The following table summarises the relevant details that describe the site.

Item	Relevant Site Information
Property Address	416 Berrima Road, New Berrima, Moss Vale NSW
Legal Description	Lot 1 DP 785111
Site Area	Approximately 14.8 ha
Local Government Area	Wingecarribee Shire Council
Current Zoning	IN1 – General Industrial
Geographical Coordinates	34° 30' 35" S 150° 21' 00" E
Site Elevation	Ranging approximately between 660 and 670 m Australian Height Datum (AHD)



3.0 Site Background Review

3.1 Site Setting

The following sections summarise the information obtained during the site background and history review. A copy of database search results is provided in **Appendix A**.

Item	Detail
Current Land Use	Vacant land and livestock.
Surrounding Land Use	The majority of the site's surroundings comprise vacant land and rural properties. Light industrial properties were observed, including Boral Cement Works to the immediate west and Ingham Enterprise to the site's south-east.
Topography	<p>Site elevation ranges from approximately 660 to 670 m AHD. The site and the surrounding area gradually slope to the west to north-west.</p> <p>No evidence of anthropogenic modifications was observed within the site's topography, with the exception of an artificial dam present to the south-east.</p>
Hydrology	<p>An artificial dam was observed within the south-eastern portion of the site.</p> <p>The closest off-site surface water bodies are Stony Creek, located approximately 100 m west of the site, which is a tributary of Wingecarribee River, located approximately 1,170 m north of the property.</p> <p>As the site is unsealed, during rainfall surface waters are likely to infiltrate the ground surface or follow the local topography towards lower areas on the north-west portion of the site and/or towards Stony Creek.</p>
Geology, Soils, Acid Sulphate Soils and Naturally Occurring Asbestos	<p>A review of a Geological Survey of NSW 1:250,000 state-wide geological map sheet, indicates the site is underlain to the west by Hawkesbury Sandstone, comprising quartzose sandstone with minor interbeds of shale, and by undifferentiated mudrocks and interbedded lithic sandstone from Wianamatta Group within its central east portion. Based on drillers' logs for surrounding monitoring bores, bedrock is shallow as outcropping.</p> <p>The Atlas of Australian Soils indicates the site is comprised of sodosols characterised as hard acidic yellow mottled soils with largely regular occurrences of red earths. Geomorphologically, these soils present flat to undulating and low rises forms as well as swampy depressions and valleys.</p> <p>A review of the Atlas of Acid Sulphate Soil (ASS) maps suggests that the site and area within the buffer (500 m) is classified and identified as class B (low probability of occurrence – 6-70% chance of occurrence).</p> <p>The site is not located within an area reported to have naturally occurring asbestos.</p>
Hydrogeology	<p>A search of the NSW Department of Primary Industries (DPI) database of registered groundwater bores within a 2 km radius of the site identified 12 registered groundwater bores identified for irrigation/domestic stock (9), industrial (1) and unknown (2) purposes. There is one registered groundwater bore within the site for irrigation (57.9 m). The bores range from depths of 53 metres (m) below ground level (bgl) to 220 m bgl.</p> <p>Based on drillers' logs for surrounding monitoring bores, groundwater is likely to be present within shallow fractured bedrock at depths ranging between 20 m bgl to 40 m bgl. Deeper aquifers are likely to be present within fractured bedrock. Aquifers within the local and regional lithology are described as porous, extensive and highly productive.</p> <p>Groundwater flow direction is likely to be north-west towards Stony Creek and/or north towards Wingecarribee River.</p>



4.0 Site History

4.1 Aerial Photography

Aerial photographs (**Appendix A**) were reviewed as part of the assessment of site history. The following information was obtained for the site and its surrounds:

Photograph details	Description
1949 – Black and White	<ul style="list-style-type: none"> • Site – The site was a cleared rural property and appeared to be mostly used for farming / agriculture. A few small dwellings can be seen in the south-west portion of the site with a dirt road leading to the buildings. There appears to be a small dam in the south-east corner . • Surrounds – The surrounding area was predominately cleared agricultural land, with scattered bushland and a small creek are observed in the north-west. A train line is present to the south-west.
1963 – Black and White	<ul style="list-style-type: none"> • Site – No significant changes observed from 1949 aerial photography. • Surrounds – Clearing of bushland in the north-west. Addition of a dirt road to the north, spanning from east to west.
1969 – Black and White	<ul style="list-style-type: none"> • Site – No significant changes observed from 1963 aerial photography, except for the construction of a small dam in the centre of the site. • Surrounds – No significant changes observed from 1963 aerial photography, except for what appear to be construction of two small dams to the west and north-east.
1979 – Black and White	<ul style="list-style-type: none"> • Site – No significant changes observed from 1969 aerial photography. • Surrounds – No significant changes observed from 1969 aerial photography, except for the development of a dirt road to the south-west.
1989 – Black and White	<ul style="list-style-type: none"> • Site – No significant changes observed from 1979 aerial photography. • Surrounds – No significant changes observed from 1979 aerial photography.
1997 - Colour	<ul style="list-style-type: none"> • Site – No significant changes observed from 1989 aerial photography, except for minor development of the dwellings. • Surrounds – No significant changes observed from 1989 aerial photography.
2006 - Colour	<ul style="list-style-type: none"> • Site – No significant changes observed from 1997 aerial photography, except for minor development of the dwellings. • Surrounds – No significant changes observed from 1997 aerial photography.
2009 – Colour	<ul style="list-style-type: none"> • Site – No significant changes observed from 2006 aerial photography, except for minor development of the dwellings. • Surrounds – No significant changes observed from 2006 aerial photography.



4.2 Historical Business Records

A search of historical business records for the site and surrounding area (200 m buffer) was undertaken from the 1950s to the 1980s. The results of the search area are summarised below and provided in **Appendix A**.

Year of records	Listed Business Types
1950 trade directory	<ul style="list-style-type: none"> No available records
1961 trade directory	<ul style="list-style-type: none"> No available records
1970 trade directory	<ul style="list-style-type: none"> Motor Garages and Engineers (441 m west)
1982 trade directory	<ul style="list-style-type: none"> No available records

4.3 Certificate of Title

A search of NSW land titles records was undertaken to determine historical site ownership. A summary of records is presented below, and records are presented in **Appendix B**.

Year	Site Owner
Lot 1 DP785111	
2015 – present	The Austral Brick Co Pty Ltd
2015 – 2015	Michael Stanley Siddle
2004 – 2015	Paul Joseph Ramsay
2004 – 2004	Wyndlorn Pastoral Company Pty Limited
1999 – 2004	Robert James Paul Laurie (formerly Robert James Laurie) Pauline Laurie
1989 – 1999	Robert James Laurie Pauline Laurie
1988 – 1989	Southern Portland Cement Pty Ltd
Lot 11 DP600863	
1988 – 1988	Southern Portland Cement Pty. Limited
Lot 11 DP 600863 – CTVol 13830 Fol 88	
1988 – 1988	Southern Portland Cement Pty. Limited
1982 – 1988	South Creek Dairy Pty. Limited



Year	Site Owner
1979 – 1982	Brian Leslie Reid, university lecturer Agnes Jean Reid, his wife
1979 – 1979	William Jonathan Pedley Smith, grazier
Lot 1 DP 211672 – CTVol 9243 Fol 42	
1966 – 1979	William Jonathan Pedley Smith, grazier
1964 – 1966	Ada Wheeler, widow Lesley Dawn Wheeler, spinster
1962 - 1964	Dudley Charles Howard Eliot, solicitor
1962 – 962	Alley Pastoral Co. Pty. Limited
(Part Lots 8 & 9 DP 4441 – Area 348 Acres 3 Roods 33 Perches – CTVol 8354 Fol 183)	
1962 – 1962	Alley Pastoral Co. Pty. Limited
(Part Lots 7, 8 & 9 DP 4441 – Area 348 Acres 3 Roods 33 Perches – CTVol 7920 Fol 230)	
1960 – 1962	Alley Pastoral Co. Pty. Limited
(Lots 7, 8 & 9 DP 4441 – Area 687 Acres 3 Roods 10 Perches – CTVol 1760 Fol 85)	
1957 – 1960	Alley Pastoral Co. Pty. Limited
1955 – 1957	Arthur Thomas Joseph Blackmore, grazier
1951 – 1955	Arthur Blackmore, company director
1947 – 1951	Thomas Lyndon Furness, veterinary surgeon Phyllis Freida Furness, his wife
1937 – 1947	Walter James Flower Phipps, veterinary surgeon
1919 - 1937	Isabella Margareta Kyle Phipps, wife of Walter Vollitt Phipps, merchant
1917 – 1919	Daniel Parker, grazier
1908 – 1917	Leslie Crawford, grazier
1907 – 1908	Norman Leslie Clough, grazier

4.4 NSW EPA Contaminated Land Search

A NSW EPA contaminated land database search conducted for the site and a 1 km buffer area provided in **Appendix A**, indicated that no records of contaminated land were held for the site and its surroundings.



4.5 NSW EPA Contaminated Land Records of Notice

A NSW EPA contaminated land database search conducted for the site and a 1 km buffer area provided in **Appendix A**, indicated that no records of contaminated land were held for the site and its surroundings.

4.6 NSW EPA Licenced Activities Search

A search of the NSW EPA record of licenced activities under the *Protection of the Environment Operations Act 1997* conducted for the site and a 500 m buffer area provided in **Appendix A**, indicated the following records of licenced activities were encountered for the site and its surroundings.

EPL #	Organisation	Address	Activity	Distance from Site
20377	The Austral Brick Co Pty Ltd	524 Berrima Road, New Berrima, NSW 2577	Land-based extractive activity	0 m north-east
1698	Boral Cement Limited	Taylor Avenue	Cement or lime production. Energy recovery from general waste. Land-based extractive activity. Waste storage – other types of waste.	53 m west
3142	Australian Rail Track Corporation Limited	Australian Rail Track Corporation (ARTC) network as defined by the ARTC Network Deeds within NSW, Sydney, NSW 2001	Railway systems activities	86 m south-west
11261	Inghams Enterprises Pty Limited	Douglas Road	General agricultural processing	145 m south



4.7 Former Licenced Activities

A search of the NSW EPA record of former licensed activities under the *Protection of the Environment Operations Act 1997* conducted for the site and a 500 m buffer area provided in **Appendix A**, indicated the following records of former activities now revoked or surrendered were encountered for the site and its surroundings.

EPL #	Organisation	Address	Activity	Status	Distance from Site
4653	Luhrmann Environment Management Pty Ltd	Waterways throughout NSW	Other Activities / Non-Scheduled Activity – Application of Herbicides	Surrendered	On-site
4838	Robert Orchard	Various waterways throughout New South Wales – Sydney NSW 2000	Other Activities / Non-Scheduled Activity – Application of Herbicides	Surrendered	On-site
6630	Sydney Weed & Pest Management Pty Ltd	Waterways throughout NSW – Prospect, NSW 2148	Other Activities / Non-Scheduled Activity – Application of Herbicides	Surrendered	On-site

4.8 Delicensed Activities (still regulated by the EPA)

A search of the NSW EPA record of delicensed activities under the *Protection of the Environment Operations Act 1997* conducted for the site and a 500 m buffer area provided in **Appendix A**, indicated that no records of delicensed activities were encountered for the site and its surroundings.

4.9 Former Gasworks

A search of the former gasworks data source provided by the EPA and conducted for the site and a 1 km buffer area provided in **Appendix A**, indicated no record of historical gasworks operations at the site or its surroundings.

4.10 Waste Management Database

A search of the waste management facilities data source provided by Geosciences Australia and conducted for the site and a 1 km buffer area provided in **Appendix A**, indicated that no record of waste management facilities was encountered within buffer area.

4.11 NSW EPA Per and Polyfluoroalkyl Substances (PFAS) Investigation Program

A NSW EPA PFAS Investigation Program database search conducted for the site using a 1 km buffer area provided in **Appendix A**, indicated that no records of investigations were being undertaken as part of the program.

4.12 Dangerous Goods Search

A SafeWork NSW Storage of Hazardous Chemicals search conducted at the time of this report provided in **Appendix C** had not located any dangerous goods pertaining to the site.



4.13 Wingecarribee Shire Council Planning Certificate

According to the Wingecarribee Shire Council Planning Certificate under Section 10.7 (2) (*Environmental Planning & Assessment Act 1979*), the site is affected by policies that might restrict the development for some land uses, which can either be approved by Council consent or prohibited. No developments can be undertaken without Council consent.

The current approved zoning for the site is IN1 – General Industrial.

Currently, Wingecarribee Local Environmental Plan 2010 is applied to the development of the land. Additional contributions plans applying to the land are:

- Moss Vale Enterprise Corridor DCP; and
- Moss Vale Enterprise Corridor 2013 to 2050.

According to the Certificate, there are flood-related development controls on the land or part of the land that need to be in place in case of any sort of development.

The site (some of the land) is identified as bush fire-prone land in Council's records.

No matters pertaining to the *Contaminated Land Management Act 1997* were included on the Planning Certificate.

A copy of the Planning Certificate for the site (S10.7-2020/0582) is included in **Appendix D**.



5.0 Site Inspection

A site inspection was undertaken on 29th October 2019 by Jason Clay and Michelle Damasio, Senversa environmental scientists. Selected photographs from the site inspection are included in **Appendix E**.

The site comprises vacant land with scattered trees and few livestock and is bounded mostly by vacant land. Boral Cement Works is present to the west of the site. Stony Creek and Wingecarribee River are located to the west and north, respectively. The site is fenced and was accessed from Berrima Road. Apart from the livestock present, the site is currently inactive with no commercial and / or industrial activities.

According to anecdotal evidence from a site representative, a farmhouse located within the western boundary of the site, present since the 1940s, was demolished around three years ago. A septic tank still is present. Livestock housing can also be observed within this portion of the site as well as an abandoned maintenance building.

General waste such as tyres, plastic, metal scraps and potential asbestos containing materials (PACM) were observed where the farmhouse used to be located as well as in the south-east portion of the site, where small stockpiles of dumped material, some containing (PACM) were observed.

The site generally slopes towards to the west and north-west and during inspection there was limited evidence of anthropogenic modifications within its topography. There was a limited amount of what appear to be cutting and filling around the farm buildings to create two level areas, one built up using concrete blocks. There was also some tipping of waste including PCM as mentioned above.

As the site is generally unsealed, surface waters are likely to flow towards lower portions of the site, potentially accumulating during heavy rain. At the time of the site inspection, one artificial dam was observed in the site's south-east.

The site appeared to be free from visual or olfactory indications of contamination, such as staining and/or odours etc.



6.0 Conceptual Site Model

6.1 Sources of Contamination

Based on the site history, background data reviewed and Senversa's professional experience, the Contaminants of Potential Concern (CoPC) associated with current and historical land uses undertaken in the general area are considered to include the following:

	Potential Source	Contaminants of Potential Concern	Comments
On site	Potential Source 1 – historical asbestos in building structures.	Asbestos containing materials (ACM).	Farmhouse and / or farm structures present on-site since the 1940s.
	Potential Source 2 – presence of septic tanks	Coliforms (total and faecal), nutrients, nitrates, heavy metals and phosphates.	Potential for leakage due to the presence of the old structure.
	Potential Source 3 – historical application of herbicides/ pesticides	Ammonium thiocyanate, 2,4,5-T and 2,4-D, herbicides (triazine, atrazine, 2-methyl-4-chlorophenoxyacetic Acid (MCPA), bipyridyls, sulfonyl ureas, chlorophenoxy and heavy metals (copper, chromium, arsenic, mercury), organochlorine and organophosphate pesticides (OCP/OPPs).	Potential for pesticides/herbicides being sprayed on-site to avoid vegetation growth.
Off-site	Potential Source 4 – historical surrounding commercial/agricultural land uses	Asbestos containing material (ACM), total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene and xylenes (BTEX), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), OCP/OPP, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and heavy metals.	The surrounding area has historically been used for light industry and agriculture.

6.2 Potential receptors

Key receptors have been identified as:

- Future site workers.
- Future site users, including workers carrying out installation or maintenance works within the site.
- Future potential site users of groundwater.
- Adjacent sensitive receptors e.g. Stony Creek and Wingecarribee River.

6.3 Potential Pathways

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

- Inhalation of contaminated dust (from soils).
- Dermal contact with, and/or incidental ingestion of, contaminated soils.
- Transport of contamination through surface water flows.
- Transport of contamination to underlying groundwater aquifers.
- Transport of contamination through mechanical transport.



6.4 Qualitative Evaluation of Environmental Risk

As outlined within the CSM (Section 6), Senversa considers there to be potentially complete pollutant linkages at the site resulting from:

- Historical asbestos building structures.

Based on information reviewed as part of this PSI, Senversa considers that a Remedial Action Plan (RAP) is required to manage asbestos-containing materials present on-site, to mitigate the potential risks to current and future on-site and off-site receptors.



7.0 Conclusions

Senversa was engaged by Brickworks to undertake a PSI at the property located at 416 Berrima Road, New Berrima, Moss Vale, NSW. The site is legally defined as part of Lot 1 in Deposited Plan – DP 785111 and comprises an area of 14.8 ha of predominantly undeveloped land.

Senversa understands that Austral Bricks proposes to lodge a DA for the site to construct and operate a brick plant facility to produce 50 million bricks pa. An assessment of potential contamination is required to understand the liability associated with contamination resulting from current and historical land use practices and any constraints to the proposed development.

Objectives and Scope of Investigation

The main objective was to develop an understanding of the potential presence of significant contamination at the site resulting from current and historical land uses, that may pose a risk to human health or ecological receptors. Senversa undertook a PSI including a review of the NSW EPA contaminated land register, historical aerial photographs, groundwater bore information, relevant government databases, published soil, geology and topographic maps and a site inspection.

Results of PSI

The results of the PSI can be summarised as follows:

- The site is underlain to the west by Hawkesbury Sandstone and interbedded lithic sandstone from Wianamatta Group within its central east portion. Based on drillers' logs for surrounding monitoring bores.
- Groundwater is likely to be present within fractured bedrock at depths ranging between 20 m bgl to 40 m bgl. At the time of the site inspection, an artificial dam was observed within the south-eastern portion of the site.
- The closest off-site surface water bodies are Stony Creek, located approximately 100 m west of the site, which is tributary of Wingecarribee River located approximately 1,170 m north of the property.
- Available records indicate that the site has been a rural property with mostly vacant land since the 1940s.
- The surrounding land use appears to have comprised a mixture of rural properties and vacant / bushland. More recently, light commercial / industrial properties can be observed.
- A farmhouse was present on-site since the 1940s and, according to anecdotal evidence from a site representative, was demolished around three years ago. A septic tank still is present.
- General waste such as tyres, plastic, metal scraps and potential asbestos-containing materials were observed where the farmhouse used to be located as well as in the south-east portion of the site, where a number of stockpiles of dumped material including PACM were present.
- The site generally slopes towards to the west and north-west and at the time of the site inspection limited evidence of anthropogenic modifications was observed within its topography.
- The site appeared to be free from visual or olfactory indications of contamination, such as staining and/or odours etc.

Conclusions and Recommendations

Based on the results of the PSI, Senversa developed a CSM that outlined potential source and pathway receptor linkages, with potentially complete pollutant linkages resulting from:

- Historical asbestos building structures.

Senversa considers that an RAP is required to manage ACM present on-site, to mitigate the potential risks to current and future on-site and off-site receptors.



8.0 Technical Limitations and Uncertainty

Elimination of Uncertainty

Some uncertainty is inherent in all site investigations. Professional judgment and interpretation are inherent in the process, and even when exercised in accordance with objective scientific principles, uncertainty is inevitable. Additional assessment beyond that which was reasonably undertaken may reduce the uncertainty.

Limitations of Information

The effectiveness of any site investigation may be compromised by limitations or defects in the information used to define the objectives and scope of the investigation, including inability to obtain information concerning historic site uses or prior site assessment activities despite the efforts of the user and assessor to obtain such information.

Level of Assessment

The investigation herein should not be considered an exhaustive assessment of environmental conditions on a property as no samples of soil, groundwater or air have been collected. There is a point at which the effort of information obtained, and the time required to obtain it, outweigh the benefit of the information gained and, in the context of private transactions and contractual responsibilities, may become a material detriment to the orderly conduct of business.

If the presence of target analytes is confirmed on a property, the extent of further assessment is a function of the degree of confidence required and the degree of uncertainty acceptable in relation to the objectives of the assessment.

Comparison with Subsequent Inquiry

The justification and adequacy of the investigation findings in the light of findings of a subsequent inquiry should be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made.

Data Gaps and Limitations

Temporal: the PSI is limited to data available at the time of the desktop searches in June 2019.

Horizontal Spatial: the PSI is limited to data available within 1 km of the site boundary for the desktop searches.

Vertical Spatial: whilst the PSI desktop search covered published information on geology, hydrogeology and land quality matters, the inspection did not visually observe the subsurface environment.

CoPC Identification: the CoPC list is not exhaustive and is based on visual site observations, information interpreted from database searches and Senversa professional experience.



Figures

Figure 1: Site Location and Current Layout



Appendix A: Background Searches



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 03 Oct 2019 16:40:46

Reference: LS008786 EP

Address: 416 Berrima Road, Moss Vale, NSW 2577

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.

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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
General area or suburb match	Georeferenced with the confidence of the general/approximate area
Road match	Georeferenced to the road or rail
Road intersection	Georeferenced to the road intersection
Feature is a buffered point	Feature is a buffered point
Land adjacent to geocoded site	Land adjacent to Georeferenced Site
Network of features	Georeferenced to a network of features

Dataset Listing

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

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Finance, Services & Innovation	03/10/2019	03/10/2019	Daily	-	-	-	-
Topographic Data	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	18/09/2019	17/09/2019	Monthly	1000	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority	12/09/2019	12/09/2019	Monthly	1000	0	0	0
Former Gasworks	Environment Protection Authority	02/10/2019	11/10/2017	Monthly	1000	0	0	0
National Waste Management Facilities Database	Geoscience Australia	06/08/2019	07/03/2017	Quarterly	1000	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	02/10/2019	02/10/2019	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program	Department of Defence	02/10/2019	02/10/2019	Monthly	2000	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	02/10/2019	02/10/2019	Monthly	2000	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	02/10/2019	02/10/2019	Monthly	2000	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	13/12/2018	13/12/2018	Annually	1000	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	26/09/2019	26/09/2019	Monthly	1000	0	7	8
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	26/09/2019	26/09/2019	Monthly	1000	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	26/09/2019	26/09/2019	Monthly	1000	3	3	3
UPSS Environmentally Sensitive Zones	Environment Protection Authority	14/04/2015	12/01/2010	As required	1000	1	1	1
UBD Business Directory 1982 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1982 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory 1970 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1970 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory 1961 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1961 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory 1950 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1950 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory Drycleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500	0	0	0
UBD Business Directory Drycleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500	-	0	1
Points of Interest	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	Quarterly	1000	1	1	5
Tanks (Areas)	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	Quarterly	1000	0	0	0
Tanks (Points)	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	Quarterly	1000	0	0	0
Major Easements	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	Quarterly	1000	0	0	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
State Forest	NSW Department of Finance, Services & Innovation	18/01/2018	18/01/2018	As required	1000	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	16/01/2019	14/11/2018	Annually	1000	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000	1	1	1
Botany Groundwater Management Zones	NSW Department of Primary Industries	15/03/2018	01/10/2005	As required	1000	0	0	0
Groundwater Boreholes	NSW Dept. of Primary Industries - Water NSW; Commonwealth of Australia (Bureau of Meteorology)	24/07/2018	23/07/2018	Annually	2000	1	1	12
Geological Units 1:250,000	NSW Dept. of Industry, Resources & Energy	20/08/2014		None planned	1000	2	-	3
Geological Structures 1:250,000	NSW Dept. of Industry, Resources & Energy	20/08/2014		None planned	1000	0	-	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000	0	0	0
Atlas of Australian Soils	ABARES	19/05/2017	17/02/2011	As required	1000	1	1	1
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning and Environment	27/09/2019	09/08/2019	Weekly	500	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000	1	1	1
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000	0	0	0
Dryland Salinity Potential of Western Sydney	NSW Office of Environment & Heritage	12/05/2017	01/01/2002	None planned	1000	-	-	-
Mining Subsidence Districts	NSW Department of Finance, Services & Innovation	11/04/2019	11/04/2019	Quarterly	1000	0	0	0
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning and Environment	27/09/2019	07/12/2018	Weekly	1000	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning and Environment	27/09/2019	13/09/2019	Weekly	1000	1	3	13
Commonwealth Heritage List	Australian Government Department of the Environment and Energy - Heritage Branch	16/01/2019	31/07/2018	Unknown	1000	0	0	0
National Heritage List	Australian Government Department of the Environment and Energy - Heritage Branch	16/01/2019	28/09/2018	Unknown	1000	0	0	0
State Heritage Register - Curtilages	NSW Office of Environment & Heritage	15/07/2019	09/11/2018	Quarterly	1000	0	0	0
Environmental Planning Instrument Heritage	NSW Department of Planning and Environment	27/09/2019	13/09/2019	Weekly	1000	0	0	2
Bush Fire Prone Land	NSW Rural Fire Service	28/08/2019	03/06/2019	Quarterly	1000	1	2	2
Vegetation Mapping Wingecarribee	NSW Office of Environment & Heritage	06/09/2016	04/08/2011	Unknown	1000	0	2	10
Ramsar Wetlands of Australia	Commonwealth of Australia Department of the Environment	08/10/2014	24/06/2011	As required	1000	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	0	1	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	0	1	5
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	03/10/2019	03/10/2019	Weekly	10000	-	-	-

Aerial Imagery 2018

416 Berrima Road, Moss Vale, NSW 2577



Contaminated Land & Waste Management Facilities

416 Berrima Road, Moss Vale, NSW 2577

List of NSW contaminated sites notified to EPA

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

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist (m)	Direction
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 & Waste Management Facilities

416 Berrima Road, Moss Vale, NSW 2577

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

National Waste Management Site Database

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

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

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

PFAS Investigation Sites

416 Berrima Road, Moss Vale, NSW 2577

EPA PFAS Investigation Program

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

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

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

Defence PFAS Investigation & Management Program

Sites being investigated or 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 Investigation & 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

416 Berrima Road, Moss Vale, NSW 2577

Defence 3 Year Regional Contamination Investigation Program

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

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

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

EPA Other Sites with Contamination Issues

416 Berrima Road, Moss Vale, NSW 2577

EPA Other Sites with Contamination Issues

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

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

Sites within the dataset buffer:

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

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



EPA Activities

416 Berrima Road, Moss Vale, NSW 2577

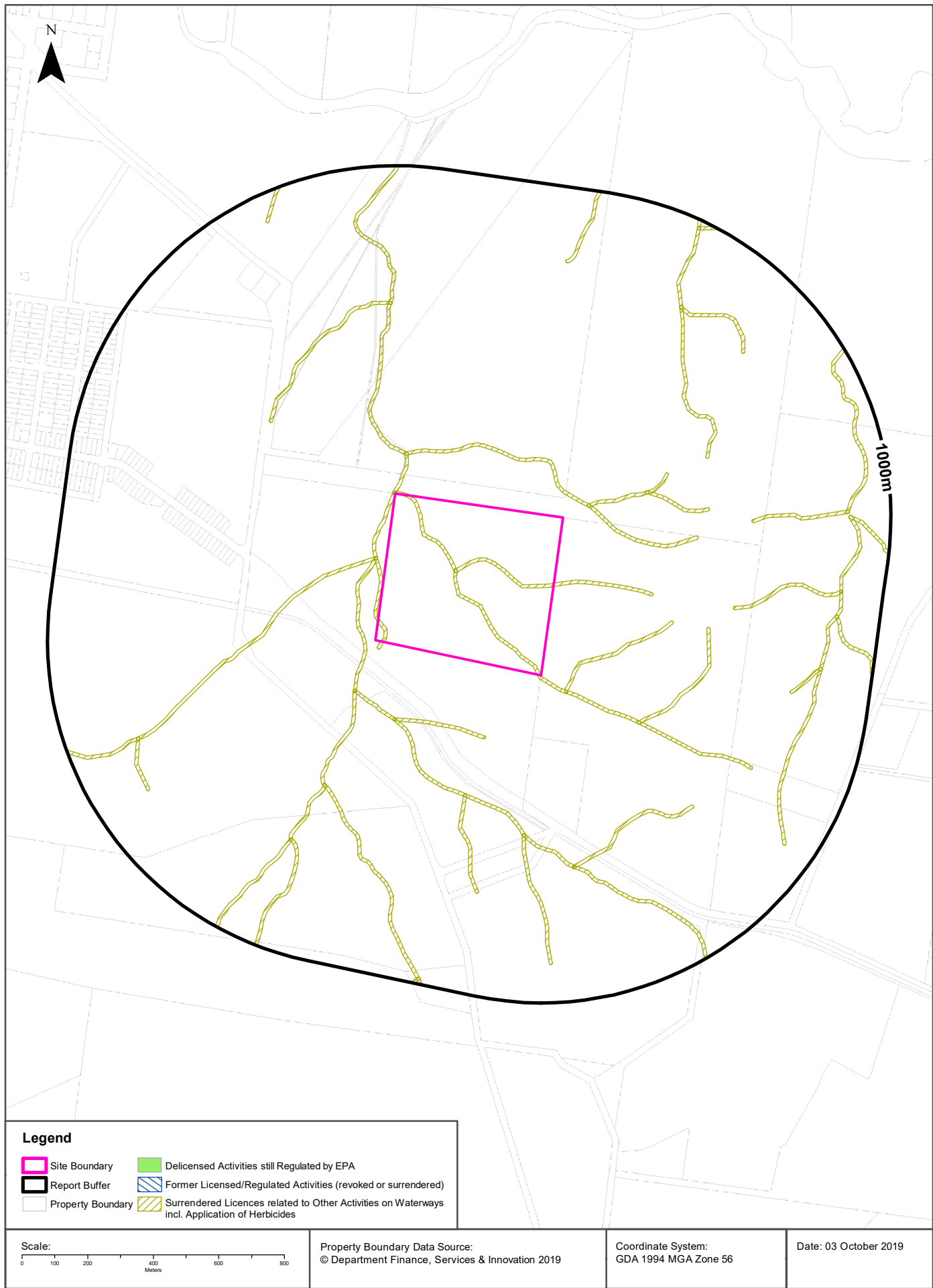
Licensed Activities under the POEO Act 1997

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
20377	THE AUSTRAL BRICK CO PTY LTD		524 BERRIMA ROAD, NEW BERRIMA, NSW 2577		Land-based extractive activity	Premise Match	0m	North East
1698	BORAL CEMENT LIMITED	BERRIMA CEMENT WORKS	TAYLOR AVENUE	NEW BERRIMA	Cement or lime production	Premise Match	53m	West
1698	BORAL CEMENT LIMITED	BERRIMA CEMENT WORKS	TAYLOR AVENUE	NEW BERRIMA	Energy recovery from general waste	Premise Match	53m	West
1698	BORAL CEMENT LIMITED	BERRIMA CEMENT WORKS	TAYLOR AVENUE	NEW BERRIMA	Land-based extractive activity	Premise Match	53m	West
1698	BORAL CEMENT LIMITED	BERRIMA CEMENT WORKS	TAYLOR AVENUE	NEW BERRIMA	Recovery of general waste	Premise Match	53m	West
1698	BORAL CEMENT LIMITED	BERRIMA CEMENT WORKS	TAYLOR AVENUE	NEW BERRIMA	Waste storage - other types of waste	Premise Match	53m	West
3142	AUSTRALIAN RAIL TRACK CORPORATION LIMITED		Australian Rail Track Corporation (ARTC) network as defined by the ARTC Network Deeds within NSW., SYDNEY, NSW 2001		Railway systems activities	Network of Features	86m	South West
11261	INGHAMS ENTERPRISES PTY. LIMITED	BERRIMA FEEDMILL	Douglas Road	NEW BERRIMA	General agricultural processing	Premise Match	145m	South

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority



EPA Activities

416 Berrima Road, Moss Vale, NSW 2577

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							

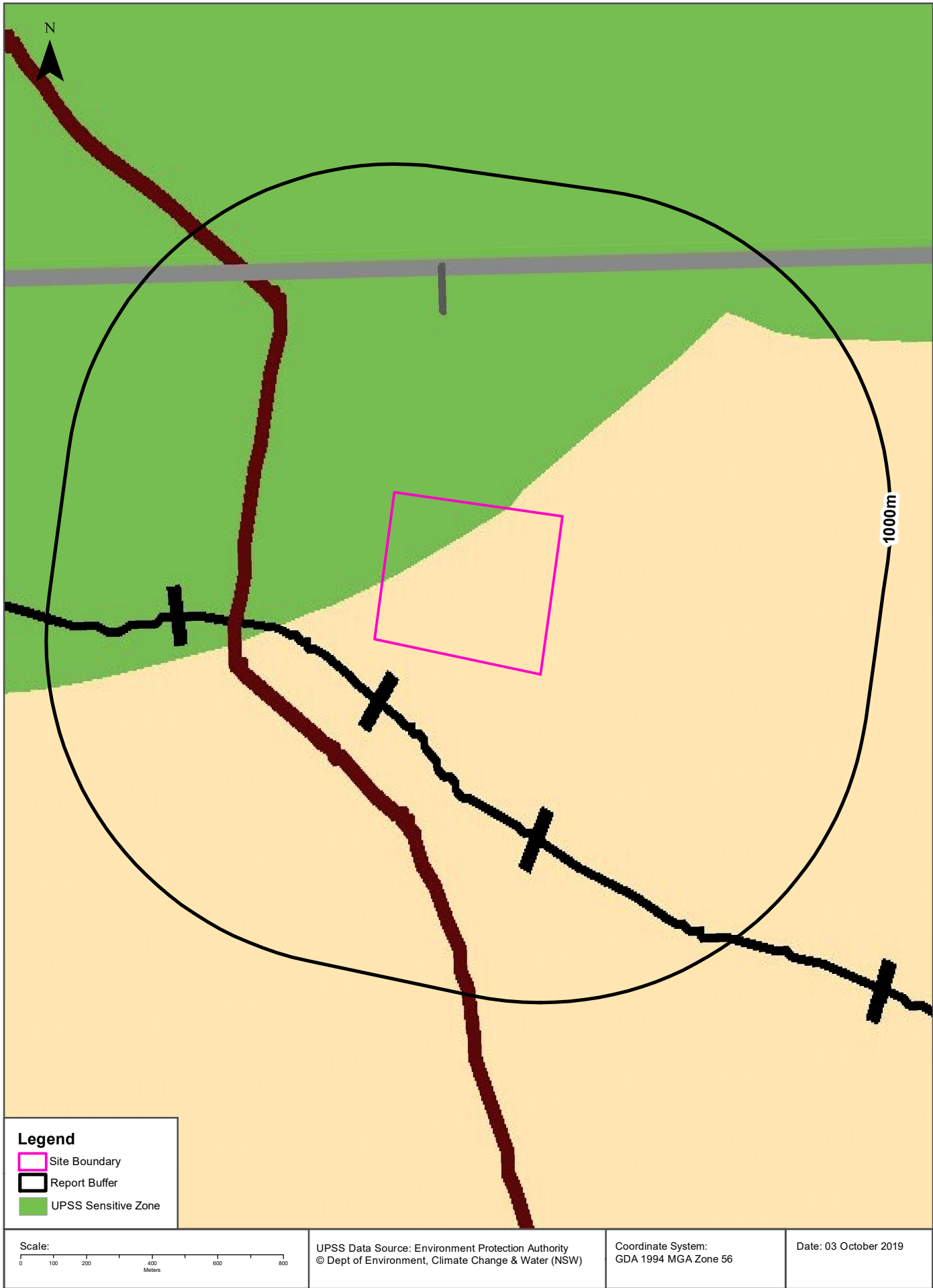
Delicensed Activities Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

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	Onsite
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	Onsite
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	Onsite

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



Historical Business Directories

416 Berrima Road, Moss Vale, NSW 2577

1982 Business Directory Records Premise or Road Intersection Matches

Records from the 1982 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

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

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

1982 Business Directory Records Road or Area Matches

Records from the 1982 UBD Business Directory, 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.	Location Confidence	Distance to Road Corridor or Area
	No records in buffer				

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Historical Business Directories

416 Berrima Road, Moss Vale, NSW 2577

1970 Business Directory Records Premise or Road Intersection Matches

Records from the 1970 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

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

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

1970 Business Directory Records Road or Area Matches

Records from the 1970 UBD Business Directory, 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.	Location Confidence	Distance to Road Corridor or Area
	No records in buffer				

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Historical Business Directories

416 Berrima Road, Moss Vale, NSW 2577

1961 Business Directory Records Premise or Road Intersection Matches

Records from the 1961 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

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

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1961 Business Directory Records Road or Area Matches

Records from the 1961 UBD Business Directory, 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.	Location Confidence	Distance to Road Corridor or Area
	No records in buffer				

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Historical Business Directories

416 Berrima Road, Moss Vale, NSW 2577

1950 Business Directory Records Premise or Road Intersection Matches

Records from the 1950 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

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

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1950 Business Directory Records Road or Area Matches

Records from the 1950 UBD Business Directory, 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.	Location Confidence	Distance to Road Corridor or Area
	No records in buffer				

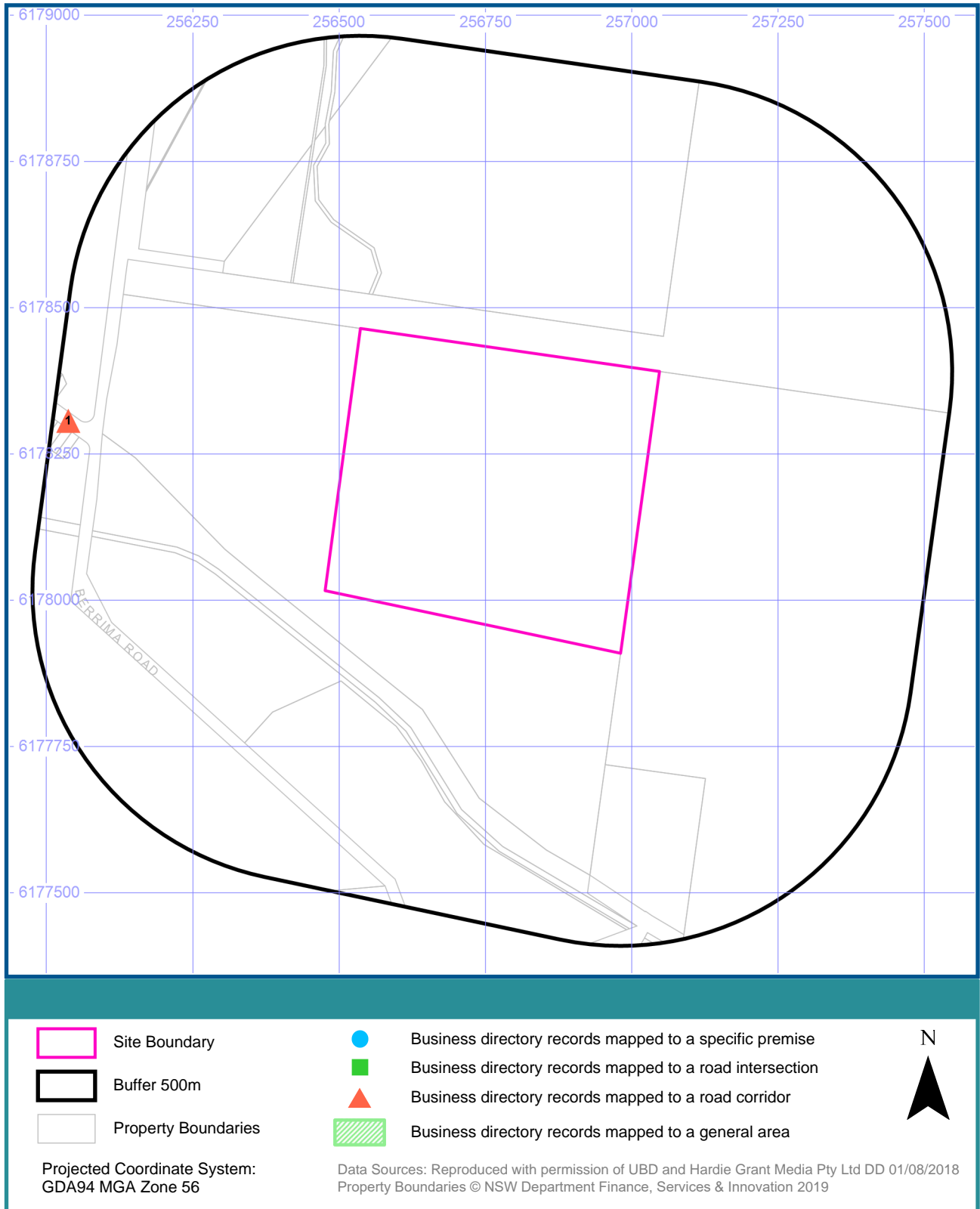
Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

Historical Business Directories

416 Berrima Road, Moss Vale, NSW 2577



Dry Cleaners, Motor Garages & Service Stations



Historical Business Directories

416 Berrima Road, Moss Vale, NSW 2577

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
	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

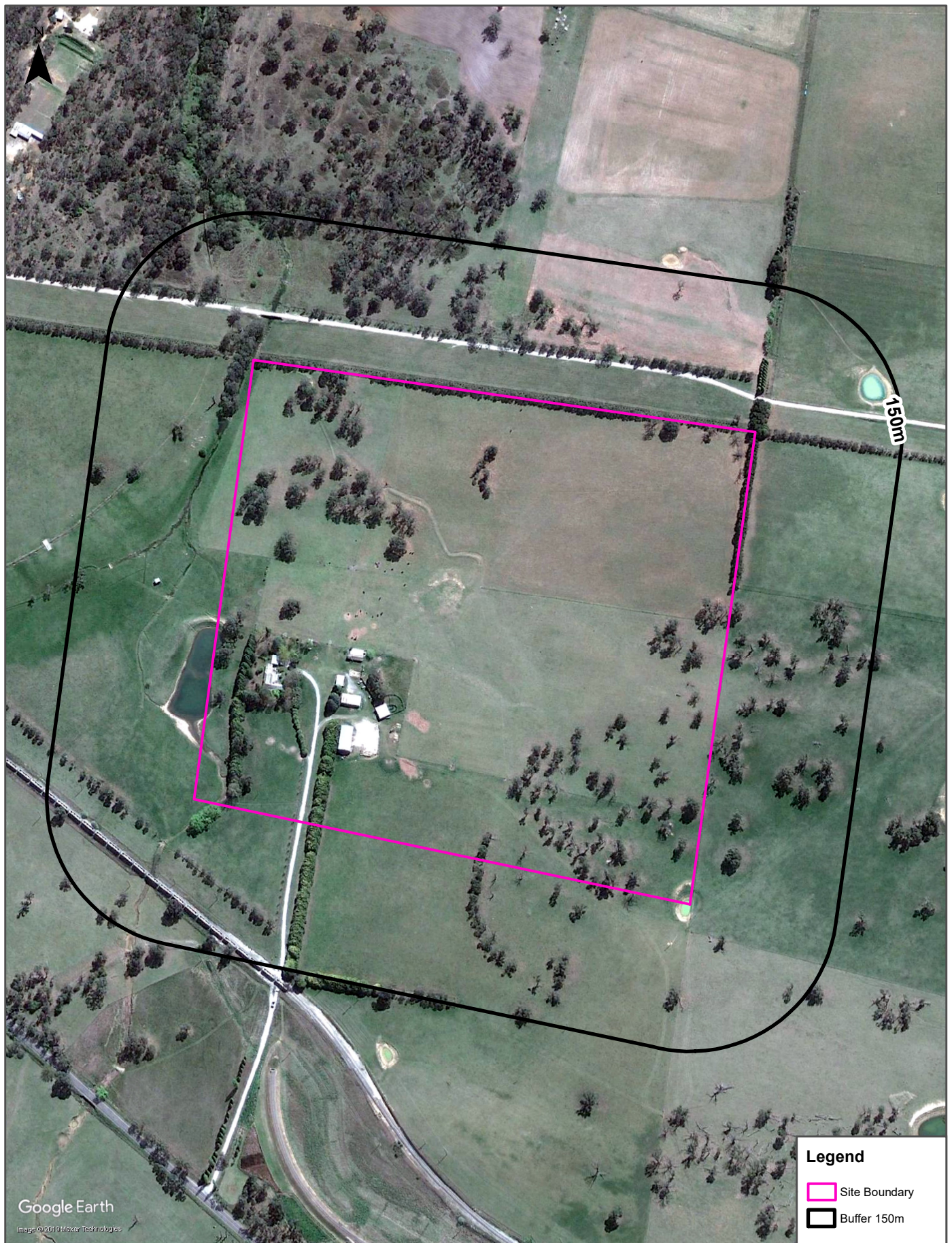
Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	MOTOR GARAGES & ENGINEERS	Shaweld Engineering, Taylors Ave. Berrima	572523	1970	Road Match	441m

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

Aerial Imagery 2009

416 Berrima Road, Moss Vale, NSW 2577



Legend

- Site Boundary
- Buffer 150m

Scale:
0 50 100 200
Meters

Data Source Aerial Imagery: © 2019 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

Coordinate System:
GDA 1994 MGA Zone 56

Date: 01 October 2019

Aerial Imagery 2006

416 Berrima Road, Moss Vale, NSW 2577









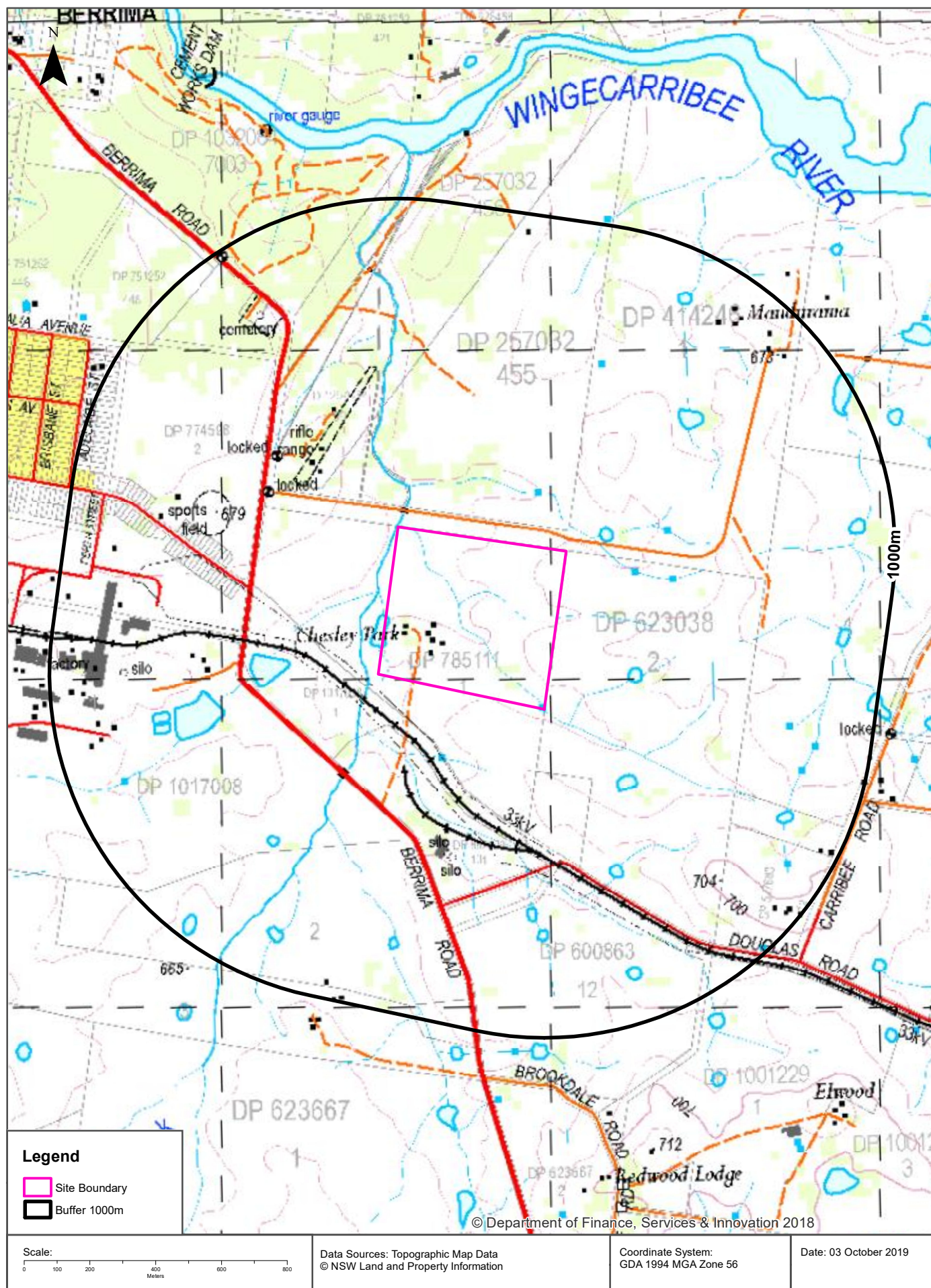






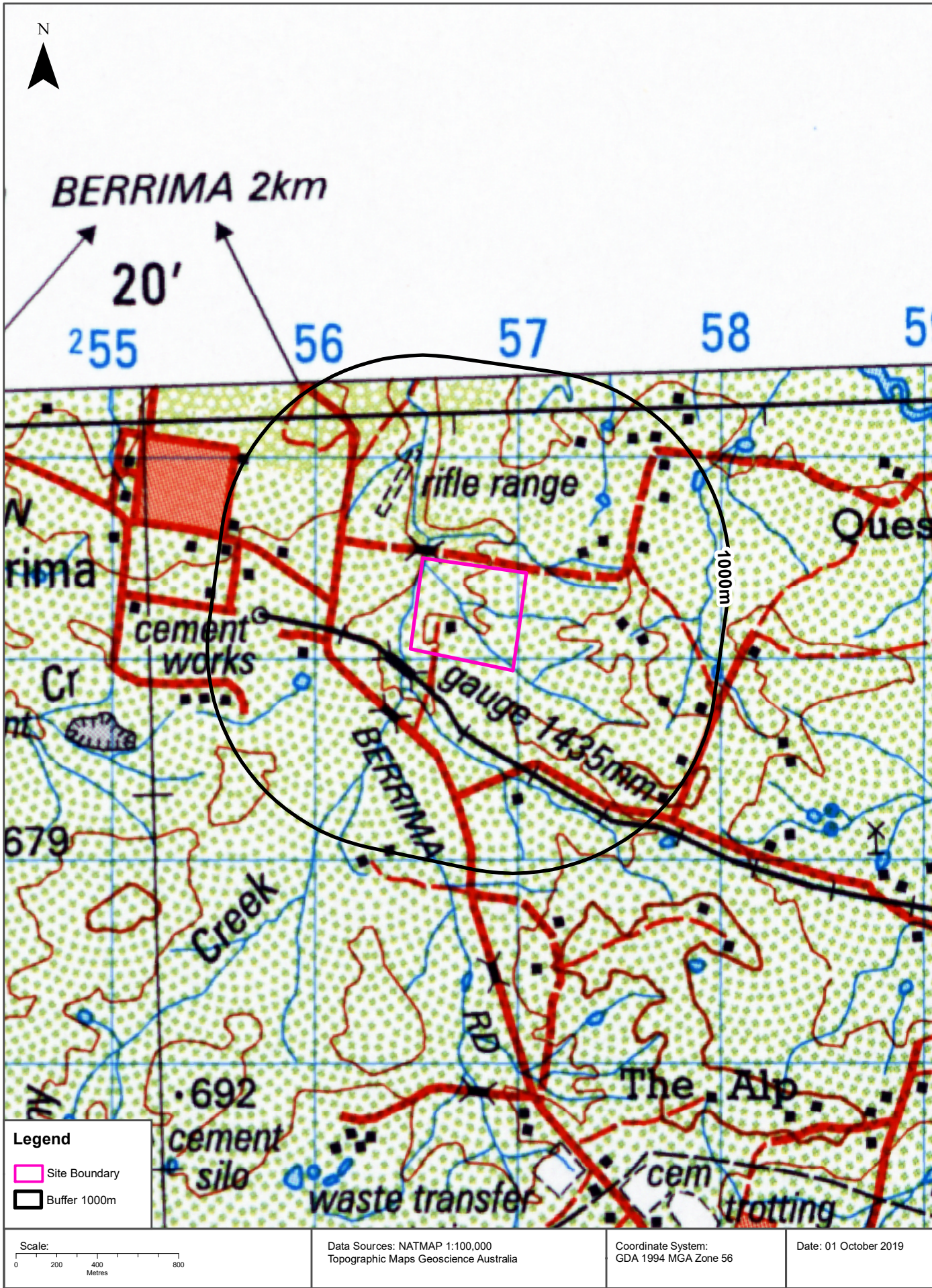
Topographic Map 2015

416 Berrima Road, Moss Vale, NSW 2577



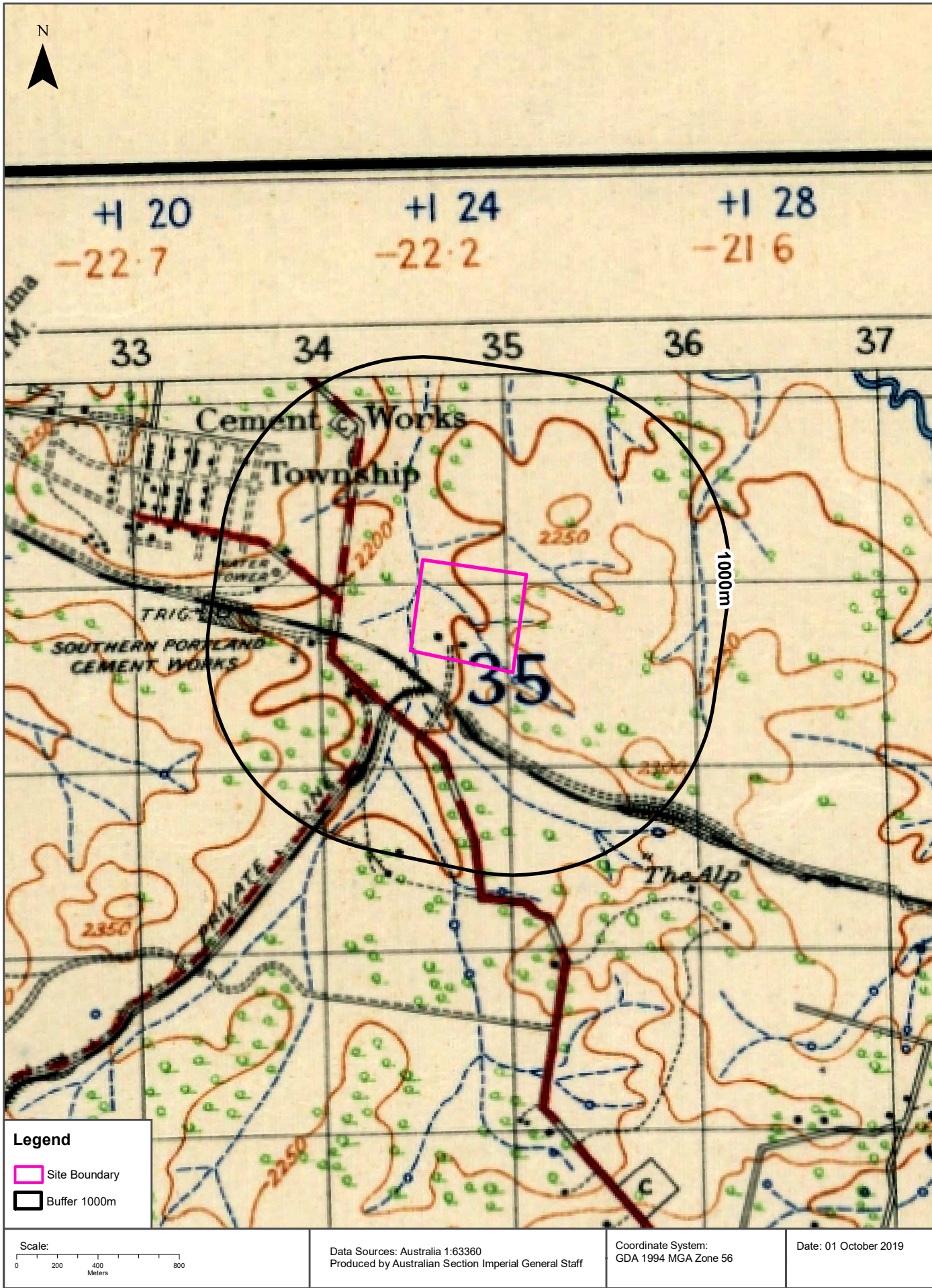
Historical Map 1998

416 Berrima Road, Moss Vale, NSW 2577



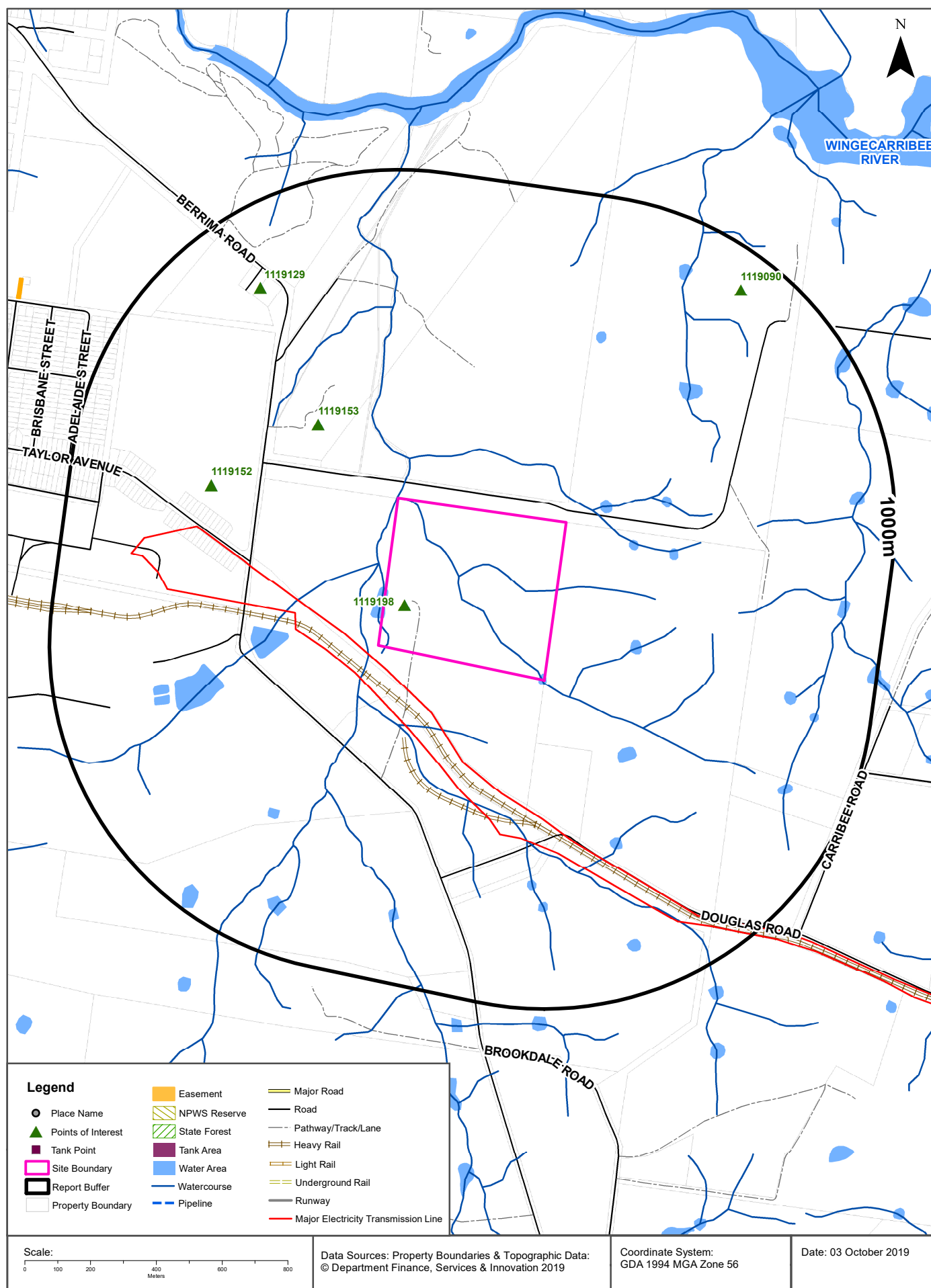
Historical Map c.1933

416 Berrima Road, Moss Vale, NSW 2577



Topographic Features

416 Berrima Road, Moss Vale, NSW 2577



Topographic Features

416 Berrima Road, Moss Vale, NSW 2577

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
1119198	Homestead	CHESLEY PARK	0m	Onsite
1119153	Target Range	RIFLE RANGE	331m	North West
1119152	Sports Field	Sports Field	568m	West
1119129	Cemetery	BERRIMA CEMETERY	766m	North West
1119090	Homestead	MANDURAMA	884m	North East

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

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Topographic Features

416 Berrima Road, Moss Vale, NSW 2577

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

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

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

Tanks (Points)

What are the Tank Points located within the dataset buffer?

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

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

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

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Topographic Features

416 Berrima Road, Moss Vale, NSW 2577

State Forest

What State Forest exist within the dataset buffer?

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

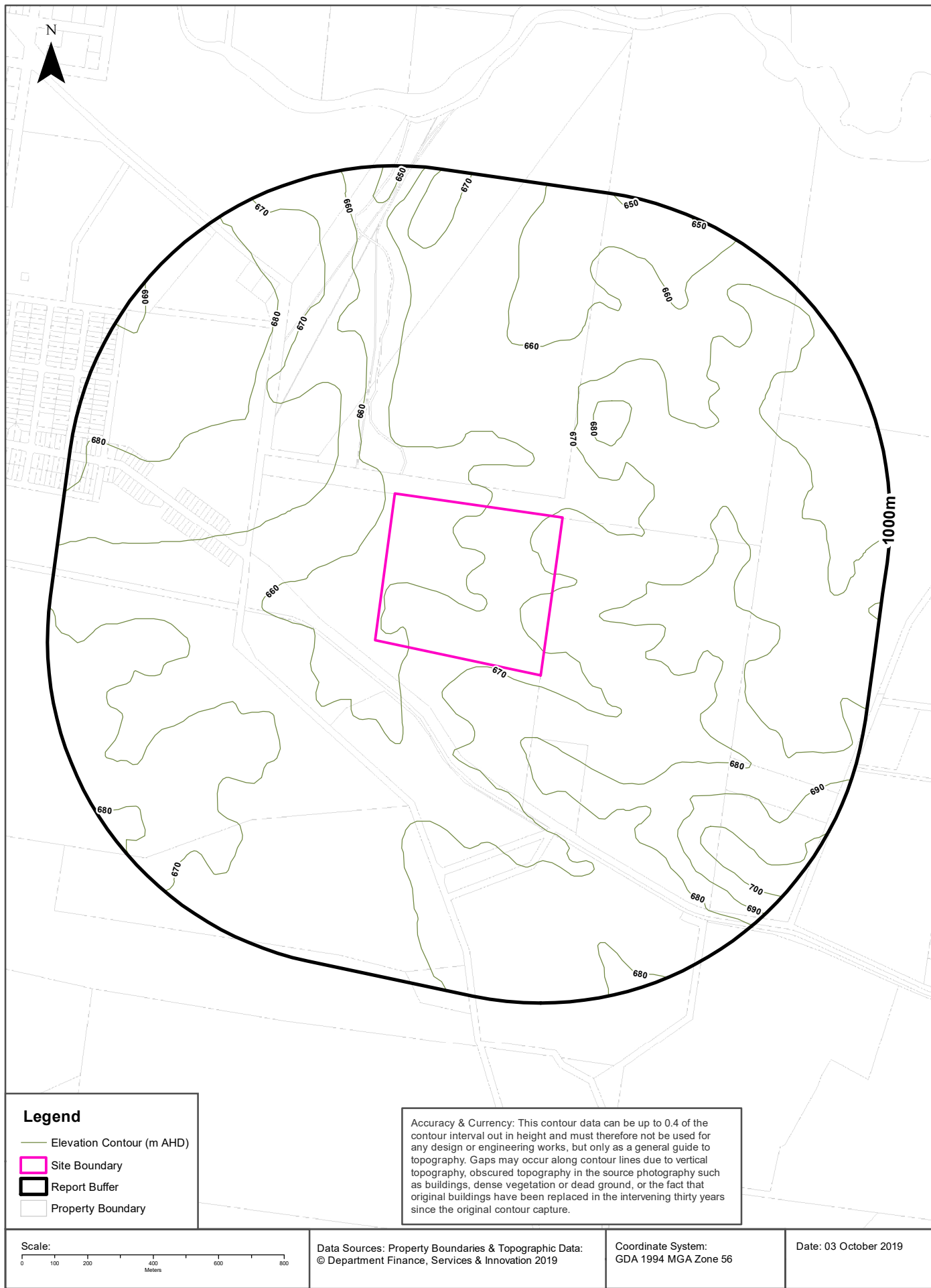
State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

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

NPWS Data Source: © NSW Department of Finance, Services & Innovation (2018)
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Hydrogeology & Groundwater

416 Berrima Road, Moss Vale, NSW 2577

Hydrogeology

Description of aquifers on-site:

Description
Porous, extensive highly productive aquifers

Description of aquifers within the dataset buffer:

Description
Porous, extensive highly productive aquifers

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

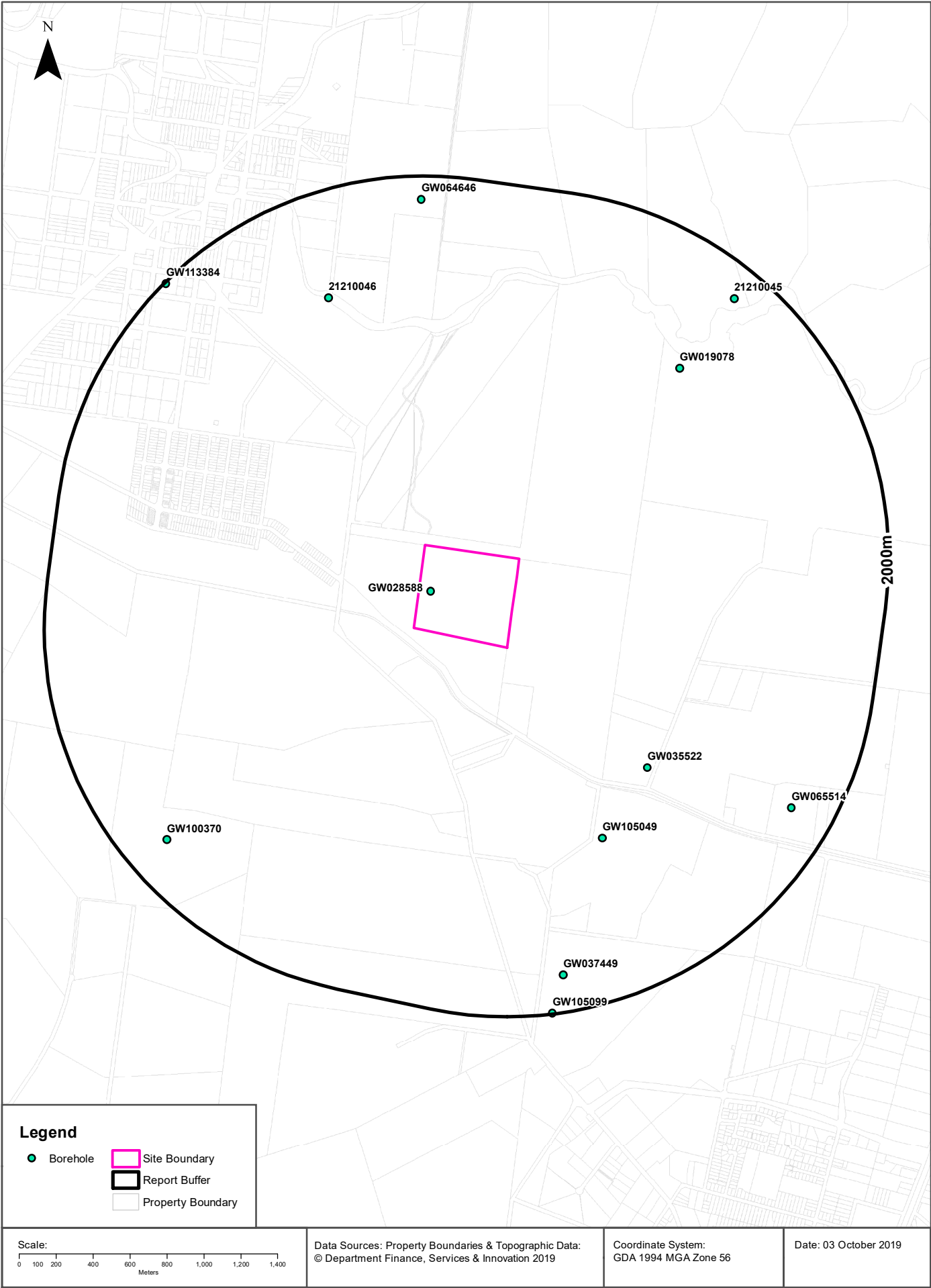
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Botany Groundwater Management Zones

Groundwater management zones relating to the Botany Sand Beds aquifer within the dataset buffer:

Management Zone No.	Restriction	Distance	Direction
N/A	No records in buffer		

Botany Groundwater Management Zones Data Source : NSW Department of Primary Industries



Hydrogeology & Groundwater

416 Berrima Road, Moss Vale, NSW 2577

Groundwater Boreholes

Boreholes within the dataset buffer:

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW028588	10BL023439, 10CA112088	Bore open thru rock	Private	Irrigation	Irrigation		01/11/1968	57.90	57.90					0m	Onsite
GW035522	10BL028610, 10WA109727	Bore open thru rock	Private	Domestic, Stock	Domestic, Stock		01/07/1973	112.70	112.80					1003m	South East
GW105049	10BL160077, 10BL160551, 10CA111968	Bore		Domestic, Irrigation, Stock, Test Bore	Irrigation		05/06/2001	184.00	184.00	100	38.00	0.650		1157m	South East
GW019078	10BL011650, 10WA109634	Bore open thru rock	Private	Domestic	General Use			96.30	96.30					1347m	North East
21210046					UNK								654.78	1435m	North West
GW100370	10BL157664, 10WA110392	Bore	Private	Domestic	Domestic		12/06/1996	169.00	169.00		30.00	9.090		1760m	South West
GW065514	10BL143686, 10BL604326, 10BL604739, 10WA117337, 10WA117986	Bore	Private	Industrial, Test Bore	Industrial		30/07/2012	220.00	220.00	0-500 ppm	37.00	9.100		1768m	South East
GW037449	10BL030825, 10BL138612, 10WA110019	Bore open thru rock	Private	Domestic, Irrigation, Stock	Irrigation		01/02/1973	108.20	108.20					1800m	South
21210045					UNK								652.57	1827m	North East
GW064646	10BL136994, 10BL163369, 10CA112066	Bore	Private	Domestic, Irrigation	Irrigation		01/01/1989	0.00	89.00					1872m	North
GW113384	10BL604341, 10WA111621	Bore	Private	Domestic, Stock	Domestic, Stock	'Oldbury House'	11/01/2012	53.00	53.00	10	20.00	1.660		1990m	North West
GW105099	10BL159830, 10CA111968	Bore		Domestic, Irrigation, Stock	Domestic, Irrigation, Stock		01/01/2002				85.00	22.000		1995m	South

Borehole Data Source : NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation for all bores prefixed with GW. All other bores © Commonwealth of Australia (Bureau of Meteorology) 2015. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Hydrogeology & Groundwater

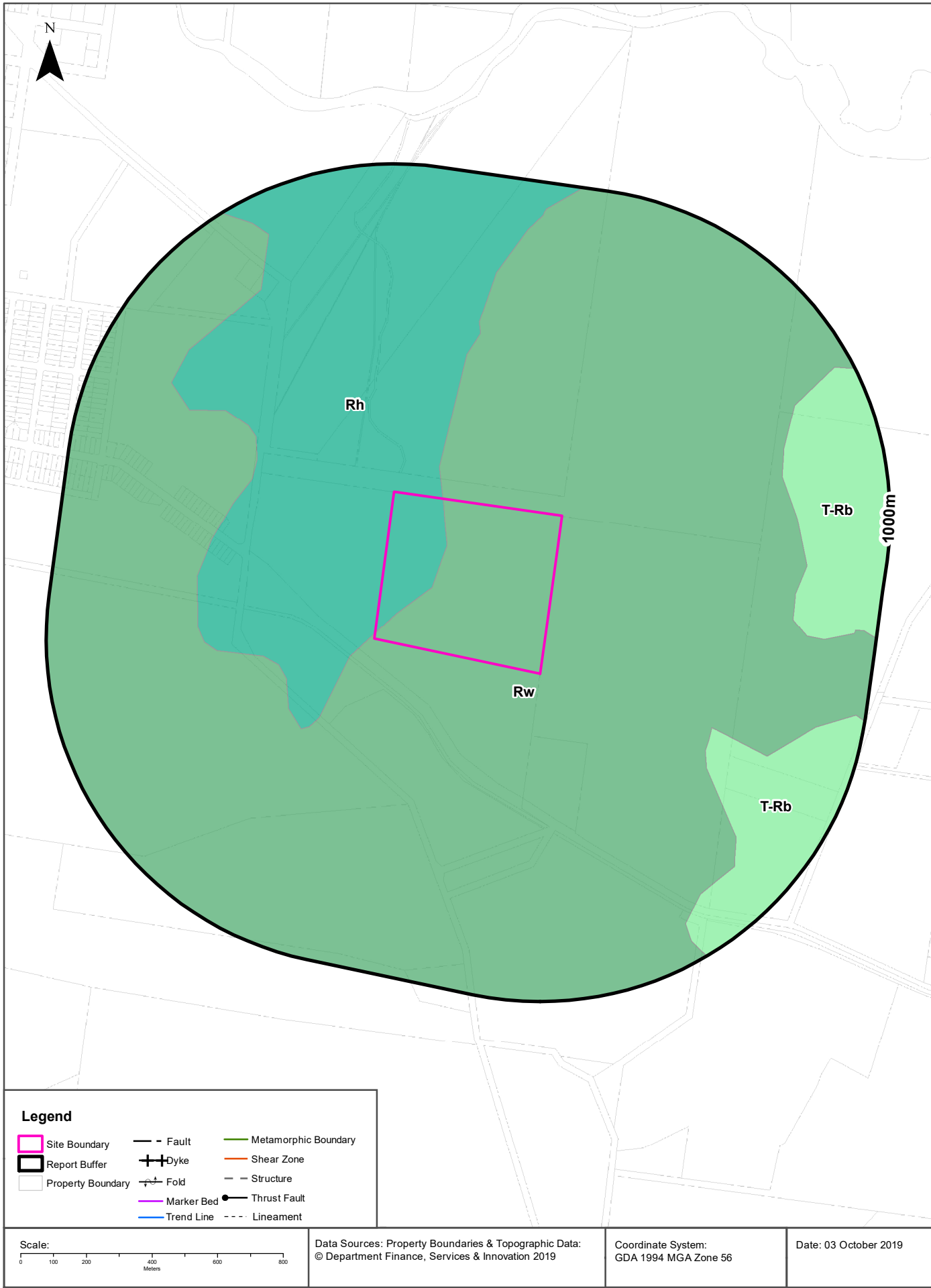
416 Berrima Road, Moss Vale, NSW 2577

Driller's Logs

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

Groundwater No	Drillers Log	Distance	Direction
GW028588	0.00m-1.67m Clay Topsoil 1.67m-12.49m Shale White Burnt Sandy 12.49m-14.93m Sandstone Yellow Shale Water Supply 14.93m-15.54m Fractured 15.54m-16.76m Shale Dark Grey 16.76m-25.60m Sandstone White 25.60m-29.87m Sandstone Yellow Water Supply 29.87m-38.10m Sandstone White 38.10m-42.36m Sandstone 42.36m-55.47m Sandstone White Yellow Water Supply 55.47m-57.91m Sandstone White	0m	Onsite
GW035522	0.00m-0.45m Soil 0.45m-1.52m Clay Red Gravel 1.52m-6.09m Clay Red White 6.09m-7.01m Clay Soft 7.01m-10.66m Shale Grey 10.66m-80.77m Shale Dark Grey Water Supply 80.77m-85.95m Sandstone Grey White 85.95m-91.44m Sandstone Grey White Coarse Water Supply 91.44m-93.57m Shale Sandstone Bands 93.57m-112.16m Sandstone White Sugary Coarse Water Supply 112.16m-112.77m Shale Grey Sandy	1003m	South East
GW105049	0.00m-5.00m CLAY 5.00m-70.00m SHALE 70.00m-78.00m SHALE/SANDSTONE BANDS 78.00m-184.00m SANDSTONE	1157m	South East
GW019078	0.00m-3.96m Clay Shale 3.96m-9.75m Shale Soft Water Supply 9.75m-23.77m Shale Hard Water Supply 23.77m-63.09m Shale Sticky Water Supply 63.09m-96.32m Sandstone Water Supply	1347m	North East
GW100370	0.00m-4.00m ORANGE CLAY 4.00m-76.00m GREY SHALE 76.00m-93.00m SHALE, SANDSTONE BANDS 93.00m-102.00m SHALE 102.00m-169.00m WHITE SANDSTONE	1760m	South West
GW065514	0.00m-85.00m SHALE 85.00m-130.00m SANDSTONE 130.00m-148.00m SHALE, SANDSTONE 148.00m-151.00m SHALE 151.00m-200.00m SANDSTONE/SHALE 200.00m-220.00m COAL	1768m	South East
GW037449	0.00m-0.30m Topsoil 0.30m-1.22m Clay 1.22m-1.83m Clay White Sandy 1.83m-3.66m Shale Grey Soft 3.66m-18.29m Shale Grey 18.29m-60.96m Shale Dark Water Supply 60.96m-82.30m Sandstone Fine 82.30m-97.54m Sandstone White Sugary Coarse Water Supply 97.54m-108.20m Sandstone Fine	1800m	South
GW064646	0.00m-0.61m Topsoil 0.61m-2.13m Clay 2.13m-73.15m Sandstone Soft 73.15m-89.00m Sandstone Hard	1872m	North
GW113384	0.00m-0.50m TOPSOIL 0.50m-30.00m SANDSTONE FINE YELLOW 30.00m-53.00m SANDSTONE COARSE YELLOW/ORANGE	1990m	North West

Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp
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Geology

416 Berrima Road, Moss Vale, NSW 2577

Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Rh	Quartzose sandstone with minor interbeds of shale; conglomeratic horizons at base	Hawkesbury Sandstone			Mesozoic			1:250,000
Rw	Mid grey and dark grey mudrocks and interbedded lithic sandstone	undifferentiated	Wianamatta Group		Mesozoic			1:250,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Rh	Quartzose sandstone with minor interbeds of shale; conglomeratic horizons at base	Hawkesbury Sandstone			Mesozoic			1:250,000
Rw	Mid grey and dark grey mudrocks and interbedded lithic sandstone	undifferentiated	Wianamatta Group		Mesozoic			1:250,000
T-Rb	Alkaline olivine basalt and basanite	Robertson Basalt			Cainozoic			1:250,000

Geological Structures

What are the Geological Structures onsite?

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

What are the Geological Structures within the dataset buffer?

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

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

© State of New South Wales through the NSW Department of Industry, Resources & Energy

Naturally Occurring Asbestos Potential

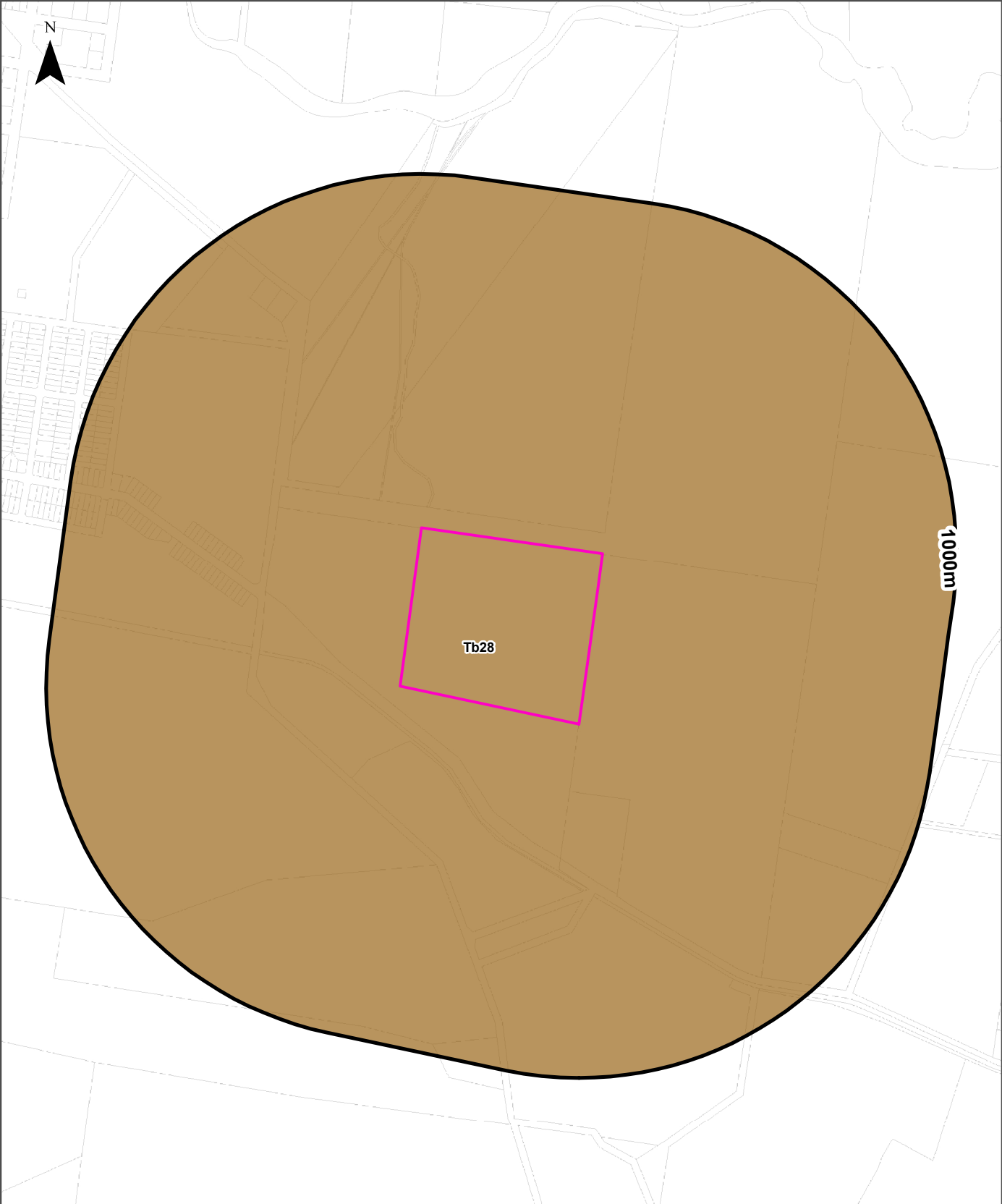
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Naturally Occurring Asbestos Potential

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												

Mining Subsidence District Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy



Legend		Australian Soil Classification Orders					
Site Boundary	Anthrosol	Dermosol	Kandosol	Podosol	Tenosol	No Data	
Report Buffer	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol		
Property Boundary	Chromosol	Hydrosol	Organosol	Sodosol	Lake		

Scale: 0 100 200 400 600 800 Meters	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2019	Coordinate System: GDA 1994 MGA Zone 56	Date: 03 October 2019
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Soils

416 Berrima Road, Moss Vale, NSW 2577

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
Tb28	Sodosol	Flat to undulating with low rises, knolls and ridges, swampy depressions, and valleys: chief soils are hard acidic yellow mottled soils (Dy3.41) with more or less regular occurrences of red earths (Gn2.14) on low rises, and various undescribed soils probably occurring in specific topographic situations. As mapped, islands of the soils of unit Gd3 and some areas of soils, especially the yellow earths, of unit Mb2 are included. Compare units Tb29 and Mu5.	0m

Atlas of Australian Soils Data Source: CSIRO

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Acid Sulfate Soils

416 Berrima Road, Moss Vale, NSW 2577

Environmental Planning Instrument - Acid Sulfate Soils

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

Soil Class	Description	EPI Name
N/A		

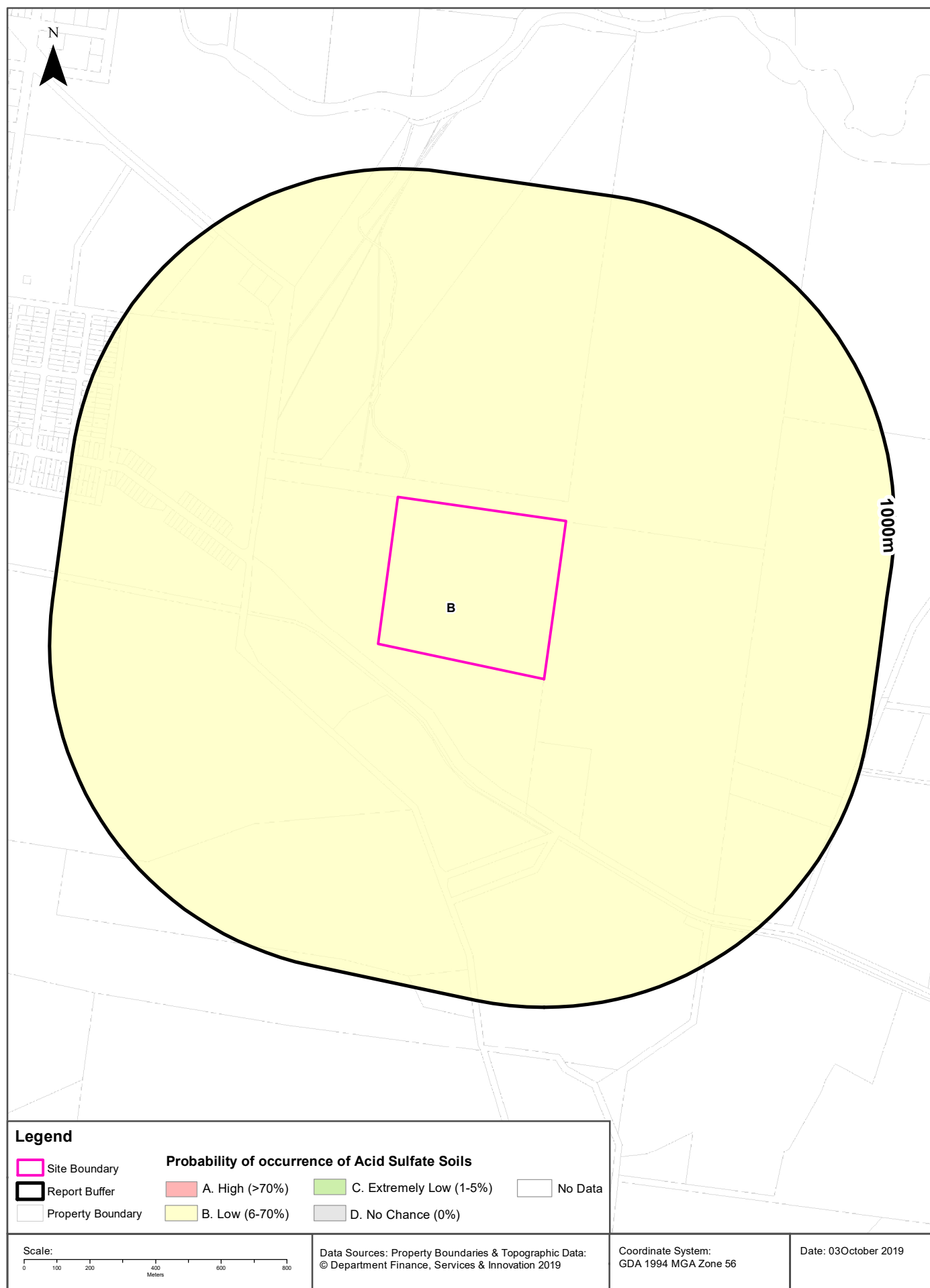
If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
N/A				

Acid Sulfate Data Source Accessed 23/10/2018: NSW Crown Copyright - Planning and Environment
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Atlas of Australian Acid Sulfate Soils

416 Berrima Road, Moss Vale, NSW 2577



Acid Sulfate Soils

416 Berrima Road, Moss Vale, NSW 2577

Atlas of Australian Acid Sulfate Soils

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

Class	Description	Distance
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

416 Berrima Road, Moss Vale, NSW 2577

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

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

No

What Dryland Salinity assessments are given?

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

Dryland Salinity Data Source : National Land and Water Resources Audit

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

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

Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

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

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

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Mining Subsidence Districts

416 Berrima Road, Moss Vale, NSW 2577

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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State Environmental Planning Policy

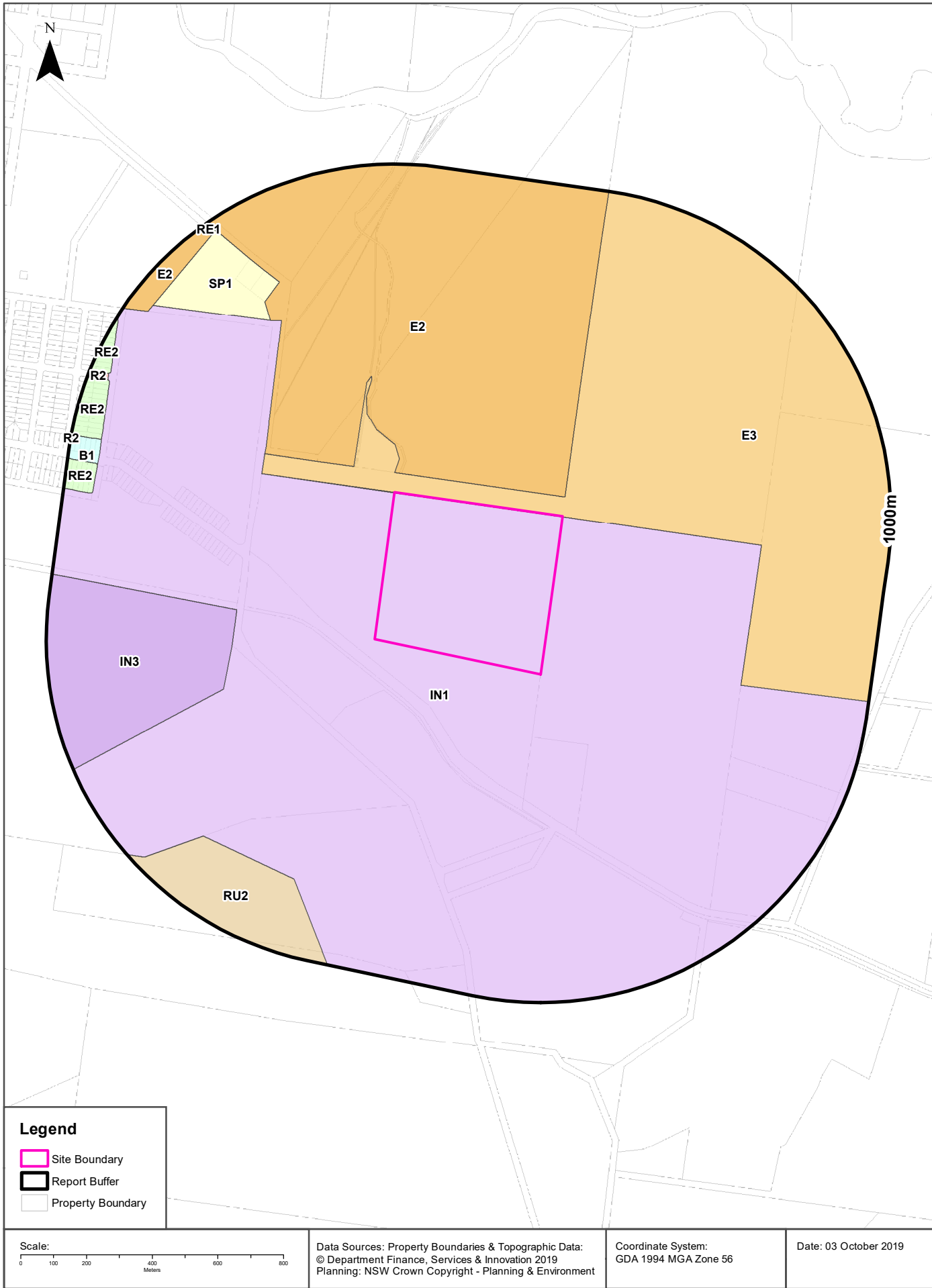
416 Berrima Road, Moss Vale, NSW 2577

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							

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment
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Environmental Planning Instrument

416 Berrima Road, Moss Vale, NSW 2577

Land Zoning

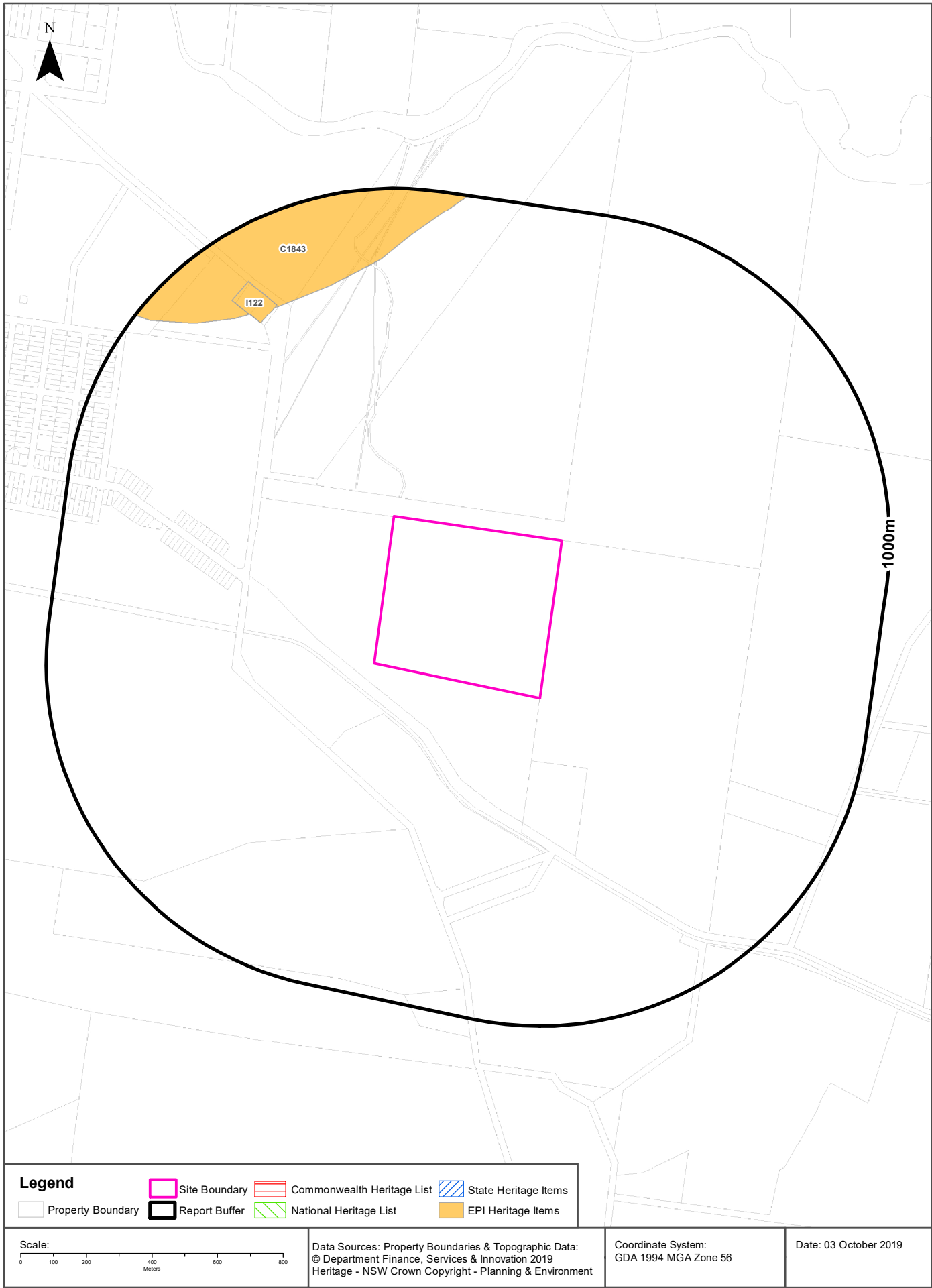
What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
IN1	General Industrial		Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	06/09/2019		0m	Onsite
E3	Environmental Management		Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	06/09/2019		0m	East
E2	Environmental Conservation		Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	06/09/2019		60m	North
IN3	Heavy Industrial		Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	06/09/2019		429m	West
SP1	Special Activities	Cemetery	Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	06/09/2019		647m	North West
RU2	Rural Landscape		Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	06/09/2019		765m	South
B1	Neighbourhood Centre		Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	06/09/2019		906m	West
RE2	Private Recreation		Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	06/09/2019		907m	North West
RE2	Private Recreation		Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	06/09/2019		908m	West
E2	Environmental Conservation		Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	06/09/2019		931m	North West
R2	Low Density Residential		Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	06/09/2019		939m	North West
RE2	Private Recreation		Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	06/09/2019		939m	North West
RE1	Public Recreation		Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	06/09/2019		961m	North West

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Heritage Items

416 Berrima Road, Moss Vale, NSW 2577



Heritage

416 Berrima Road, Moss Vale, NSW 2577

Commonwealth Heritage List

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

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

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

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

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

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

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

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

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
N/A	No records in buffer							

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
I122	Berrima Cemetery	Item - General	State	Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	15/06/2018	716m	North West
C1843	Berrima Landscape Conservation Area	Conservation Area - Landscape	Local	Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	15/06/2018	727m	North West

Heritage Data Source: NSW Crown Copyright - Planning & Environment
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Natural Hazards

416 Berrima Road, Moss Vale, NSW 2577

Bush Fire Prone Land

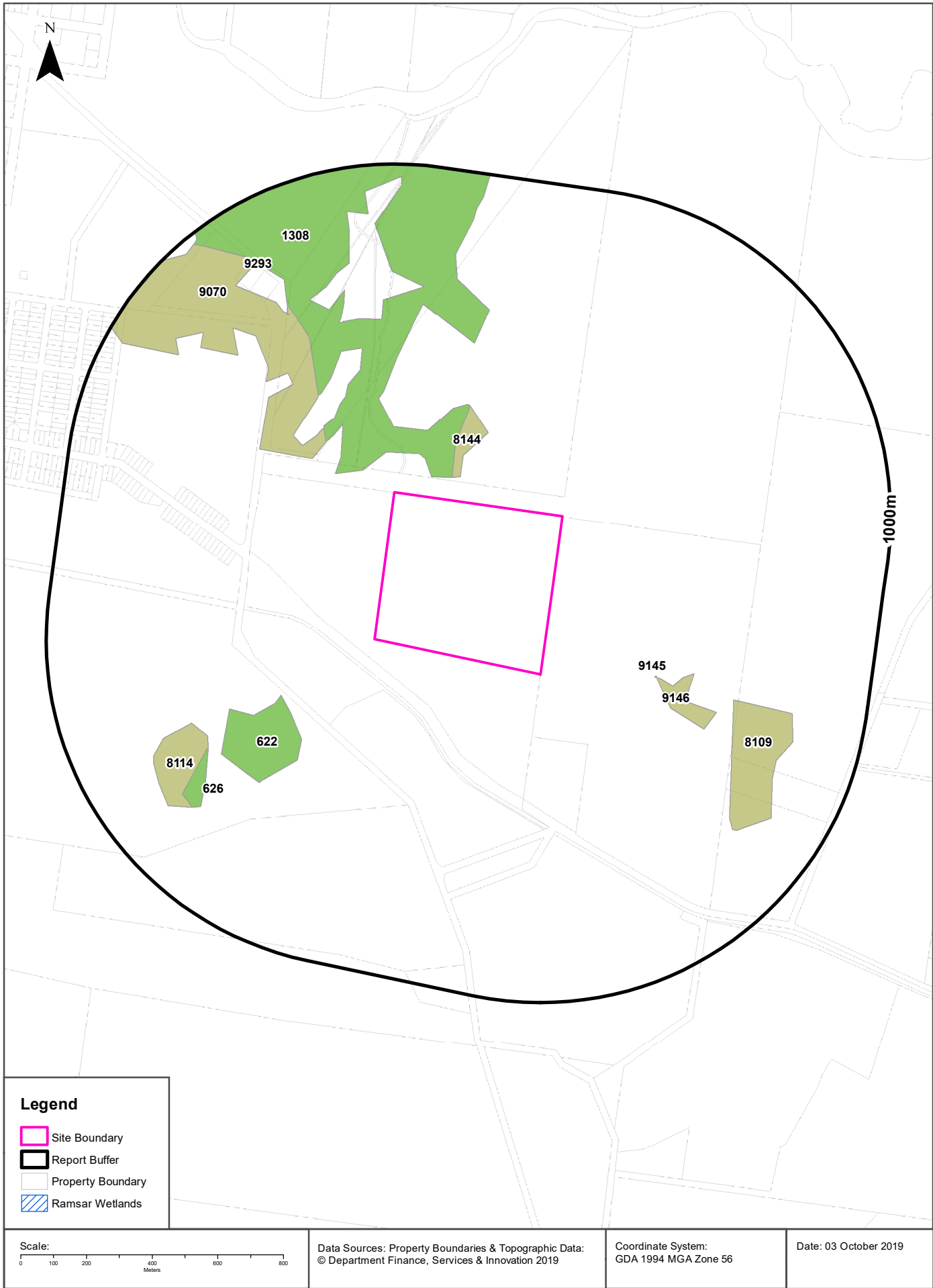
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	0m	Onsite
Vegetation Category 1	74m	North West

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

Ecological Constraints - Vegetation & Ramsar Wetlands

416 Berrima Road, Moss Vale, NSW 2577



Ecological Constraints

416 Berrima Road, Moss Vale, NSW 2577

Vegetation Mapping- Wingecarribee

What Vegetation exists within the dataset buffer?

Id	Map Unit	SEPP44 Tree	Distance	Direction
1308	Mittagong Sandstone Woodland	Recorded	63m	North West
8144	Southern Highlands Shale Woodland	Not Recorded	69m	North
9070	Southern Highlands Shale Woodland	Not Recorded	258m	North West
622	Mittagong Sandstone Woodland	Recorded	331m	South West
9145	Southern Highlands Shale Woodland	Not Recorded	344m	South East
9146	Southern Highlands Shale Woodland	Not Recorded	351m	South East
8114	Southern Highlands Shale Woodland	Not Recorded	587m	South West
8109	Southern Highlands Shale Woodland	Not Recorded	591m	South East
626	Mittagong Sandstone Woodland	Recorded	604m	South West
9293	Southern Highlands Shale Woodland	Not Recorded	807m	North West

Vegetation Data Source: NSW Office of Environment and Heritage

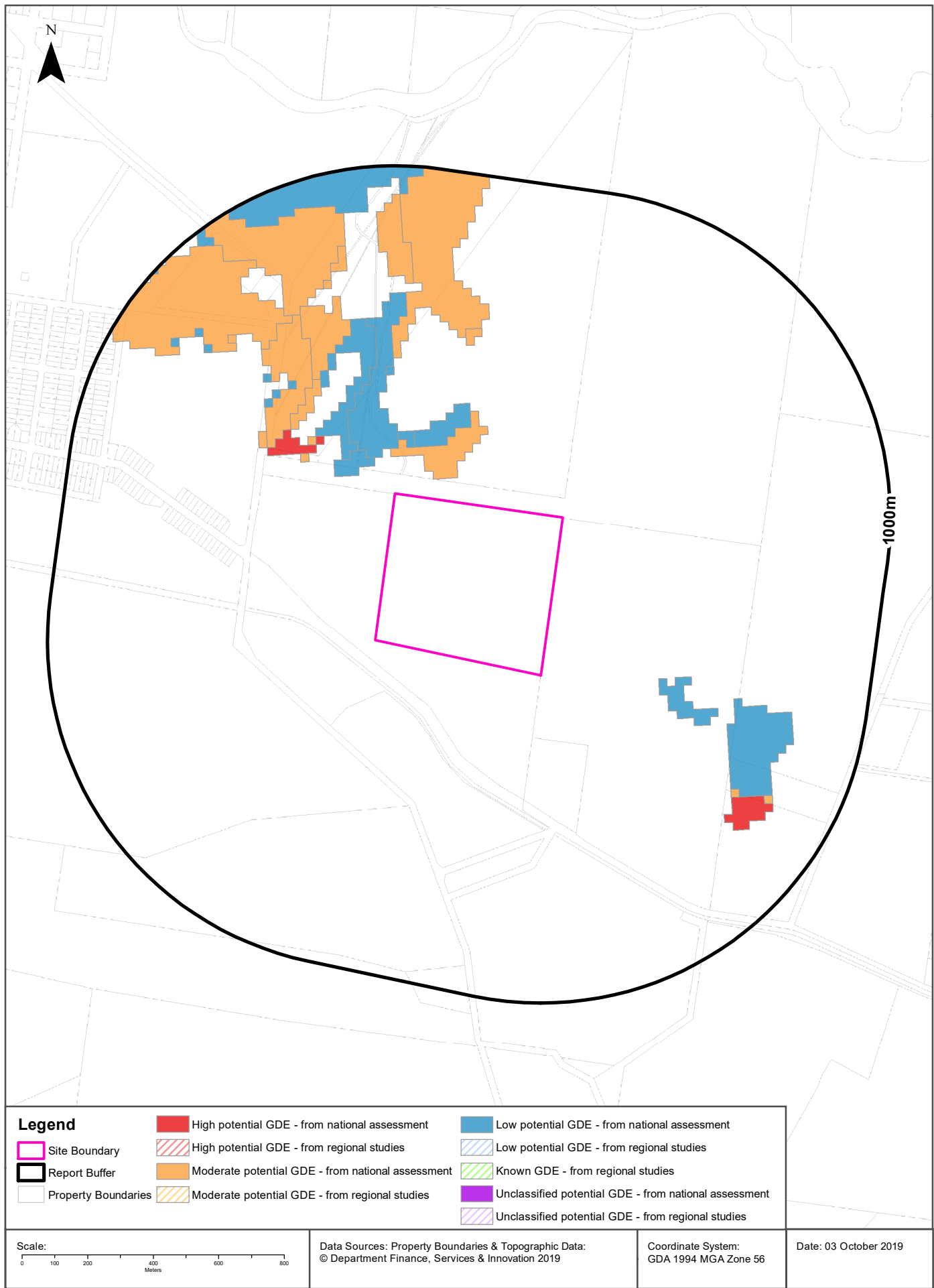
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Ramsar Wetlands

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 Environment



Ecological Constraints

416 Berrima Road, Moss Vale, NSW 2577

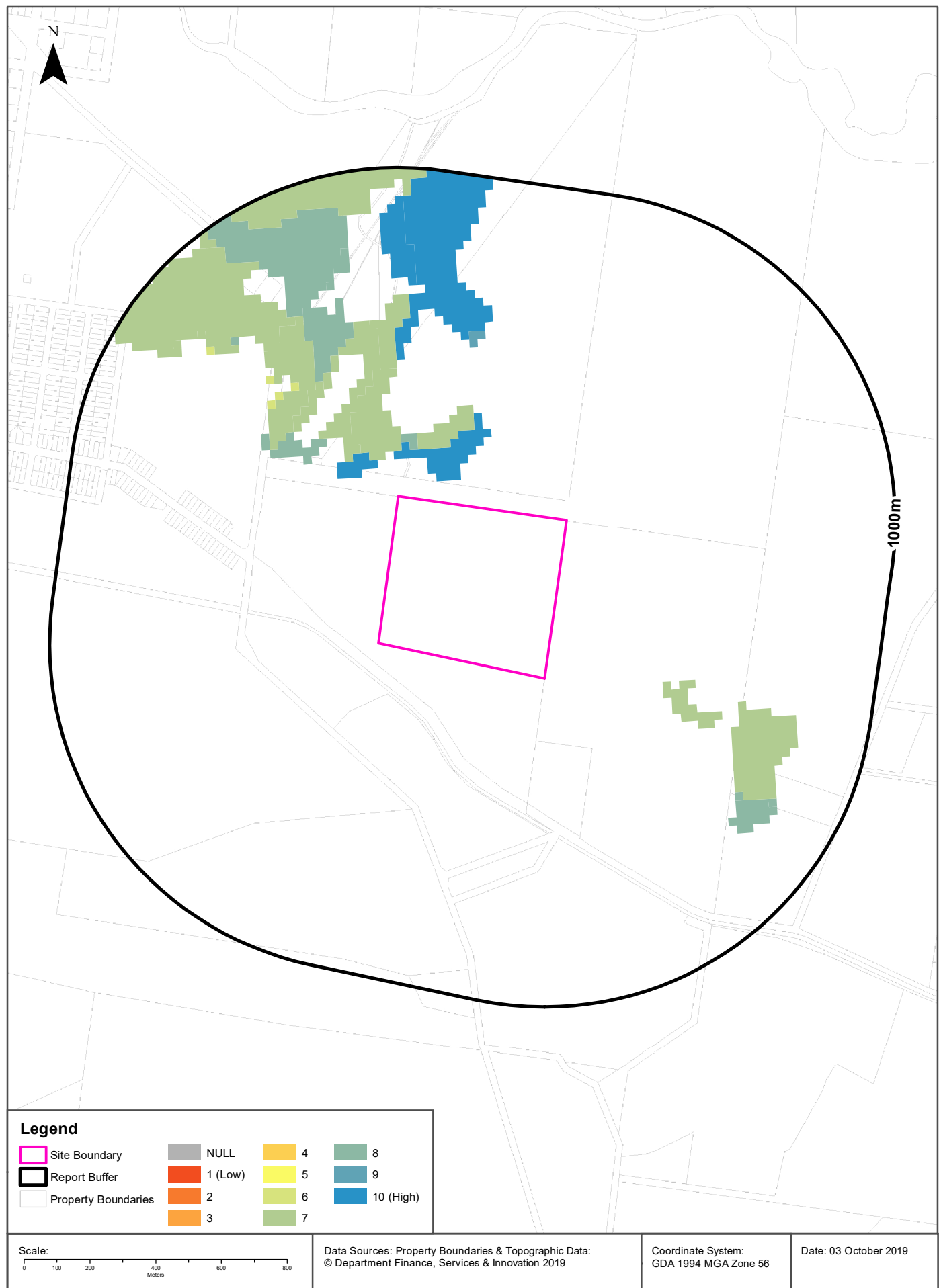
Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	Moderate potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	60m
Terrestrial	Low potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	104m
Terrestrial	High potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	262m

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

416 Berrima Road, Moss Vale, NSW 2577



Ecological Constraints

416 Berrima Road, Moss Vale, NSW 2577

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	10	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	60m
Terrestrial	7	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	117m
Terrestrial	8	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	143m
Terrestrial	6	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	439m
Terrestrial	9	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	477m

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology
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Ecological Constraints

416 Berrima Road, Moss Vale, NSW 2577

NSW BioNet Atlas

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

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Ardea ibis	Cattle Egret	Not Listed	Not Sensitive	Not Listed	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	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptorhynchus lathami	Glossy Black-Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Menura alberti	Albert's Lyrebird	Vulnerable	Not Sensitive	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	Oxyura australis	Blue-billed Duck	Vulnerable	Not Sensitive	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	Plegadis falcinellus	Glossy Ibis	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Vulnerable	Category 3	Vulnerable	
Animalia	Aves	Rostratula australis	Australian Painted Snipe	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
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	Greater Glider	Endangered Population	Not Sensitive	Vulnerable	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Petauroides volans	Greater Glider	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Diuris aequalis	Buttercup Doubletail	Endangered	Category 2	Vulnerable	
Plantae	Flora	Eucalyptus aggregata	Black Gum	Endangered Population, Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus macarthurii	Paddys River Box, Camden Woollybutt	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Grevillea raybrownii		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Helichrysum calvertianum		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Kunzea cabbagei	Cabbage Kunzea	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Leucochrysum albicans var. tricolor	Hoary Sunray	Not Listed	Not Sensitive	Endangered	
Plantae	Flora	Persoonia glaucescens	Mittagong Geebung	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Persoonia mollis subsp. revoluta		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Phyllota humifusa	Dwarf Phyllota	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Pomaderris sericea	Silky Pomaderris	Endangered	Not Sensitive	Vulnerable	

Data does not include NSW category 1 sensitive species.

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

Data obtained 02/10/2019

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 12. These Terms are subject to New South Wales law.



Appendix B: Title Search

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

18/36 Osborne Road,
Manly NSW 2095

Telephone: +612 9977 6713
Mobile: 0412 169 809
Email: search@alsearchers.com.au

02nd October, 2019

LOTSEARCH PTY LTD
Level 3, 68 Alfred Street,
MILSONS POINT, NSW 2061

Attention: Suzanne van Gastel

RE: **416 Berrima Road,**
Moss Vale
Reference LS008786_EP

Current Search

Folio Identifier 1/785111 (title attached)
DP 785111 (plan attached)
Dated 01st October 2019
Registered Proprietor:
THE AUSTRAL BRICK CO PTY LTD

Title Tree Lot 1 DP 785111

Folio Identifier 1/785111

Folio Identifier 11/600863

Certificate of Title Volume 13830 Folio 88

Certificate of Title Volume 9243 Folio 42

Certificate of Title Volume 8354 Folio 183

Certificate of Title Volume 7920 Folio 230

Certificate of Title Volume 1760 Folio 85

Part Portion 9 Parish Bong Bong
Granted to William Hutchinson dated 18th July 1837

Summary of proprietor(s) Lot 1 DP 785111

Year	Proprietor(s)
	(Lot 1 DP 785111)
2015 – todate	The Austral Brick Co Pty Ltd
2015 – 2015	Michael Stanley Siddle
2004 – 2015	Paul Joseph Ramsay
2004 – 2004	Wyndlorn Pastoral Company Pty Limited
1999 – 2004	Robert James Paul Laurie <i>(formerly Robert James Laurie)</i> Pauline Laurie
1989 – 1999	Robert James Laurie Pauline Laurie
1988 – 1989	Southern Portland Cement Pty. Limited

Cont.

Cont.

	(Lot 11 DP 600863)
1988 – 1988	Southern Portland Cement Pty. Limited
	(Lot 11 DP 600863 – CTVol 13830 Fol 88)
1988 – 1988	Southern Portland Cement Pty. Limited
1982 – 1988	South Creek Dairy Pty. Limited
1979 – 1982	Brian Leslie Reid, university lecturer Agnes Jean Reid, his wife
1979 – 1979	William Jonathan Pedley Smith, grazier
	(Lot 1 DP 211672 – CTVol 9243 Fol 42)
1966 – 1979	William Jonathan Pedley Smith, grazier
1964 – 1966	Ada Wheeler, widow Lesley Dawn Wheeler, spinster
1962 – 1964	Dudley Charles Howard Elliot, solicitor
1962 – 1962	Alley Pastoral Co. Pty. Limited
	(Part Lots 8 & 9 DP 4441 – Area 348 Acres 3 Roods 33 Perches – CTVol 8354 Fol 183)
1962 – 1962	Alley Pastoral Co. Pty. Limited
	(Part Lots 7, 8 & 9 DP 4441 – Area 348 Acres 3 Roods 33 Perches – CTVol 7920 Fol 230)
1960 – 1962	Alley Pastoral Co. Pty. Limited
	(Lots 7, 8 & 9 DP 4441 – Area 687 Acres 3 Roods 10 Perches – CTVol 1760 Fol 85)
1957 – 1960	Alley Pastoral Co. Pty. Limited
1955 – 1957	Arthur Thomas Joseph Blackmore, grazier
1951 – 1955	Arthur Blackmore, company director
1947 – 1951	Thomas Lyndon Furness, veterinary surgeon Phyllis Freida Furness, his wife
1937 – 1947	Walter James Flower Phipps, veterinary surgeon
1919 – 1937	Isabella Margaretta Kyle Phipps, wife of Walter Vollitt Phipps, merchant
1917 – 1919	Daniel Parker, grazier
1908 – 1917	Leslie Crawford, grazier
1907 – 1908	Norman Leslie Clough, grazier



Appendix C: SafeWork NSW Hazardous Search



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D19/200383

10 October 2019

Michelle Damasio
Senversa Pty Ltd
Level 5 The Grafton Bond Building
201 Kent St
Sydney NSW 2000

Dear Ms Damasio

RE SITE: 416 Berrima Road Moss Vale NSW

I refer to your site search request received by SafeWork NSW on 4 October 2019 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely

Customer Service Officer
Customer Experience - Operations
SafeWork NSW



Appendix D: Wingecarribee Shire Council Planning Certificate

Planning Certificate

Pursuant to section 10.7 of the *Environmental Planning and Assessment Act 1979*.

To:	LOTSEARCH PTY LTD LEVEL 3, 68 ALFRED STREET MILSONS POINT NSW 2061	Your Ref:	support@lotsearch.com.au
		Fees Paid:	\$ 133.00
		Receipt Number:	721942
		Date of Issue:	08 October 2019

Certificate Number:	S10.7-2020/0582
This certificate relates to:	416 BERRIMA ROAD MOSS VALE NSW 2577
Legal Description:	Lot 1 DP 785111
Property No:	162700
Advice on this certificate:	Advice is provided under section 10.7(2): See Items 1-21 Additional Advice is provided under section 10.7(5): See item 1

IMPORTANT: Please read this certificate carefully.

This certificate contains important information regarding the land as listed above. The information provided in this certificate is in accordance with data held by Council in its Geospatial Information System (GIS) and also Property and Rating Operating System.

Please check for any items which could be inconsistent with the proposed use or development of the land and notify Council immediately should this be the case. If there is anything in this certificate that you do not understand please contact Council's Customer Service Centre on (02) 48680888 or alternatively by email at mail@wsc.nsw.gov.au.

The information provided in this certificate relates only to the land described above. If you require information regarding adjacent or nearby land or further information regarding Council's Planning and Development Policies for the general area, please contact Council's Customer Service Centre.

All information is considered to be correct as at 08 October 2019. However, it is possible that changes may have occurred since this certificate was issued. If in doubt it is suggested that you apply for another certificate.

Part 1:

ADVICE PROVIDED UNDER SECTION 10.7(2)

Attention: The explanatory notes appearing in italic print within Part 1 are provided to assist in understanding, but do not form part of the advice provided under section 10.7(2).

1. Names of relevant planning instruments and development control plans:

- a) The name of each environmental planning instrument that applies to the carrying out of development on the land;

State Environmental Planning Policies

- State Environmental Planning Policy No. 21 Caravan Parks
- State Environmental Planning Policy No. 33 Hazardous and Offensive Development
- State Environmental Planning Policy No. 36 Manufactured Home Estates
- State Environmental Planning Policy No. 44 Koala Habitat Protection
- State Environmental Planning Policy No. 50 Canal Estate Development
- State Environmental Planning Policy No. 55 Remediation of Land
- State Environmental Planning Policy No. 64 Advertising and Signage
- State Environmental Planning Policy No. 65 Design Quality of Residential Apartment Development
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Concurrences) 2018
- State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing for Seniors or People with Disability) 2004
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
- State Environmental Planning Policy (Primary Production and Rural Development) 2019
- State Environmental Planning Policy (Rural Lands) 2008
- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

Local Environmental Plans

Wingecarribee Local Environmental Plan 2010

- b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved)

Draft State Environmental Planning Policies

Draft SEPP 44 Koala Habitat Protection

Draft SEPP (Environment)

Draft SEPP (Mining, Petroleum Production and Extractive Industries)

Draft Local Environmental Plans

Shire wide Draft Local Environmental Plan to amend certain clauses in WLEP 2010

Nil

- c) The name of each development control plan that applies to the carrying out of development on the land

Moss Vale Enterprise Corridor DCP

2. Zoning and land use under relevant LEPs.

The *Wingecarribee Local Environmental Plan 2010* identifies the land as being within the following zone(s):

Zone IN1 General Industrial

Advice: Refer to www.wsc.nsw.gov.au or www.legislation.nsw.gov.au website for the LEP Instrument and zoning maps.

Advice: Schedule 1 of the Wingecarribee Local Environmental Plan 2010 may contain additional permitted uses that apply to the site.

- **Objectives of zone**

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To allow a range of non-industrial land uses, including selected commercial activities, that provide direct services to the industrial activities and their workforce or that, due to their type, nature or scale, are appropriately located in the zone without impacting on the viability of business and commercial centres in Wingecarribee.
- To ensure that new development and land uses incorporate measures that take account of their spatial context and mitigate any potential impacts on neighbourhood amenity and character, or the efficient operation of the local or regional road system.

- **Permitted without consent**

Environmental protection works; Home-based child care; Home occupations

- **Permitted with consent**

Aquaculture; Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Places of public worship; Plant nurseries; Roads; Rural supplies; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in 'permitted without consent' or 'prohibited'

- **Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Business premises; Camping grounds; Cemeteries; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Health services facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industries; Open cut mining; Residential accommodation; Restricted premises; Retail premises; Schools; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities.

Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed: NO there is no Minimum Lot Size to the lot

Critical Habitat: The land DOES NOT include or comprise critical habitat.

Conservation Area: The land IS NOT within a Conservation Area (however described).

Heritage Items: An item of environmental heritage (however described) IS NOT situated on the land.

2A. Zoning and land use under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

The land is considered NOT to be within a zone which is prescribed under Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* and therefore the State Environmental Planning Policy as prescribed is not applicable to the land.

3. Complying Development

Note: The advice below for all Complying Development Codes, is limited to identifying whether or not the land, the subject of the certificate, is land on which complying development may be carried out because of clauses 1.1(c) to (e), 2,3 and 4, 1.18(1)(c3) and 1.19 of the Codes SEPP identify the general requirements to be classified as complying development.

Housing Code:

Complying development under the General Housing Code MAY NOT be carried out on the land.

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

Rural Housing Code:

Complying development under the Rural Housing Code MAY NOT be carried out on the land.

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

Housing Alterations Code:

Complying development under the Housing Alterations Code MAY NOT be carried out on the land.

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

Low Rise Medium Density Housing Code:

Complying development under the Low Rise Medium Density Housing Code MAY NOT be carried out on the land.

Note: The Low Rise Medium Density Housing Code does not currently apply to land within the Wingecarribee Shire.

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

Greenfield Housing Code:

Complying development under the Greenfield Housing Code MAY NOT be carried out on the land.

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

General Development Code:

Complying development under the General Development Code MAY NOT be carried out on the land.

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

General Commercial and Industrial Alterations Code

Complying development under the General Commercial and Industrial Alterations Code MAY be carried out on the land.

General Commercial and Industrial (New Buildings and Additions) Code:

Complying development under the General Commercial and Industrial (New Buildings and Additions) Code MAY NOT be carried out on the land.

Subdivision Code:

Complying development under the Subdivision Code MAY be carried out on the land.

Demolition Code

Complying development under the Demolition Code MAY be carried out on the land.

Fire Safety Code

Complying development under the Fire Safety Code MAY be carried out on the land.

Container Recycling Facilities Code:

Complying development under the Container Recycling Facilities Code MAY be carried out on the land.

The reasons why Complying Development may not be carried out are as follows:

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies.

4B. Annual Charges under the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

The land IS NOT subject to an agreement for annual charges under section 496B of the *Local Government Act 1993* for coastal protection services (within the meaning of section 553B of that Act).

5. Mine Subsidence District

The land IS NOT WITHIN a declared Mine Subsidence District under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

6. Road Widening or re-alignment

The land IS NOT AFFECTED by any road widening or road re-alignment under Division 2 of Part 3 of the *Roads Act 1993*.

The land IS NOT AFFECTED by any road widening or road re-alignment under an environmental planning instrument.

The land IS NOT AFFECTED by any road widening or road realignment under a resolution of the Council.

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

Except as stated below, the land is not affected by a policy referred to in Item 7 of Schedule 4 of the *Environmental Planning and Assessment Regulation 2000* that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

Note: The absence of a policy to restrict development of the land because of the likelihood of a particular risk does not imply that the land is free from that risk. The Council considers the likelihood of natural and man-made risks when determining development applications under section 4.15 of the Environmental Planning and Assessment Act 1979. Detailed investigations carried out in conjunction with the preparation or assessment of a development application may result in the Council either refusing development consent or imposing conditions of consent on the basis of risks that are identified above.

7A. Flood related development controls information

There ARE flood related development controls on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing).

There are flood related development controls on the land or part of the land for any other purpose.

Note: Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land Reserved for acquisition

The land IS NOT identified for acquisition by a public authority (as referred to in section 3.15 of the Act) by any environmental planning instrument or proposed environmental planning instrument applying to the land.

9. Contributions plans

The following contributions plan/s apply to the land:

Moss Vale Enterprise Corridor 2013 to 2050

Note: There are also Developer Servicing Plans that may apply to the land that include water, sewer and stormwater contributions.

9A Biodiversity Certified Land

The land IS NOT biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*.

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

10. Biodiversity stewardship sites

Council HAS NOT been notified by the Chief Executive Office of Environment and Heritage that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

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

10A. Native vegetation clearing set asides

Council HAS NOT been notified by the Local Land Services (or it is registered in the public register under that section 60ZC) that the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*.

11. Bushfire prone land

SOME of the land is bushfire prone land for the purposes of the *Environmental Planning and Assessment Act 1979*.

12. Property vegetation plans

Council HAS NOT been notified of a property vegetation plan relating to the land.

13. Orders under the Trees (Disputes Between Neighbours) Act 2006

Council HAS NOT been notified of an order that has been made under the *Trees (Disputes between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

14. Directions under Part 3A

The land IS NOT affected by a direction by the Minister in force under section 75P (2) (C1) of the Act. That a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

15. Site compatibility certificates and conditions for seniors housing

- (a) The land IS NOT affected by a current site compatibility certificate (of which Council is aware) issued under the *State Environmental Planning Policy (Housing for Seniors and People with Disability) 2004*.
- (b) The land IS NOT affected by any terms of kind referred to in clause 18(2) of the *State Environmental Planning Policy (Housing for Seniors or People with Disability) 2004*, that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

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

The land IS NOT affected by a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), in respect of proposed development on the land.

17. Site compatibility certificates and conditions for affordable rental housing

The land IS NOT affected by a current site compatibility certificate (affordable rental housing), of which Council is aware, in respect of proposed development on the land.

18. Paper Subdivision Information

The land IS NOT affected by any development plan that applies to the land or that is proposed to be subject to a consent ballot.

19. Site Verification Certificates

The site IS NOT subject of a current site verification certificate (of which the Council is aware) in respect of the land.

20. Loose-fill asbestos insulation

The land DOES NOT include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division.

21. Affected building notices and building product rectification orders

There IS NOT any affected building notice of which Council is aware that is in force in respect of the land.

There IS NOT any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with.

There IS NOT any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding

Note:

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

Contaminated Land Management Act 1997

Note: The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997

- (a) *that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,*

Council HAS NO record that the the land is significantly contaminated land at the date or the issue of this certificate.

- (b) *that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,*

Council HAS NO record that the land is subject to a management order within the meaning of that Act at the date of the issue of this certificate.

- (c) *that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,*


Council HAS NO record that the land is the subject of an approved voluntary management proposal within the meaning of that Act at the date of the issue of this certificate.

- (d) *that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,*

Council HAS NO record that the land is the subject of an ongoing maintenance order within the meaning of that Act at the date of the issue of this certificate.

- (e) *that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.*

Council HAS NO record that the land is the subject of a site audit statement within the meaning of that Act at the date of the issue of this certificate.


For
Ann Prendergast – General Manager

Part 2:

ADVICE PROVIDED UNDER SECTION 10.7(5)

Note: Section 10.7(6) of the Act states that a Council shall not incur any liability in respect of advice provided in good faith pursuant to subsection 10.7(5).

1. Development Consents

The land HAS NOT been subject to a development consent under the *Environmental Planning and Assessment Act 1979* within the last 2 years.



Appendix E: Site Photographs



416 New Berrima Road, New Berrima, Moss Vale, NSW – Site Photographs



Photo 1. Looking north. Unsealed nature of the site can be observed. Livestock observed at the back.



Photo 2. Old farmhouse location.



Photo 3. Old farmhouse location where a septic tank can be observed.



Photo 4. General waste encountered onsite.



Photo 5. Potential asbestos containing material present within old farmhouse location.



Photo 6. Potential asbestos containing material encountered within south east boundary.



Photo 7. Livestock housing.



Photo 8. Old maintenance building present onsite.



tel: + 61 3 9606 0070

fax: + 61 3 9606 0074

enquiries@senversa.com.au

www.senversa.com.au

Level 5, The Grafton Bond Building, 201 Kent St, Sydney NSW 2000

Senversa Pty Ltd ABN 89 132 231 380

