

KINGSWOOD BATTERY ENERGY STORAGE SYSTEM

Appendix K
Preliminary Site Investigation

June 2024
SSD-63207219

Kingswood Battery Energy Storage System

Preliminary Site Investigation

15 May 2024

Our Ref:

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Acronyms and Abbreviations

Acronym	Definition
Arcadis	Arcadis Australia Pacific Pty Ltd
AST	Aboveground Storage Tank
BESS	Battery Energy Storage System
CLM Act	Contaminated Land Management Act 1997
CoPC	Contaminant of potential concern
CSM	Conceptual Site Model
DP	Deposited Plan
EPA	Environment Protection Authority
EPL	Environmental Protection License
ESL	Ecological screening level
HVAC	Heating, Ventilation, and Air Conditioning
HEPA	Heads of the EPA
HIL	Health investigation level
HSL	Health screening level
Km	Kilometre
KV	Kilovolts
m	Metres
mAHD	metres Australian Height Datum
mbgl	metres below ground level
MW	Megawatt
MWh	Megawatt hours
NEPM	National Environment Protection (Assessment of Site Contamination) Measure
NEPC	National Environmental Protection Council
NSW	New South Wales
PCBs	Polychlorinated biphenyls
PFAS	Per and poly-fluoroalkyl substances
PSI	Preliminary Site Investigation
Pty Ltd	Proprietary Limited
SEF	Smithfield Energy Facility
SPR	Source – Pathway - Receptor
SSD	State Significant Development

1 Introduction

1.1 Project Overview

Iberdrola Australia Limited (Iberdrola) (the Proponent) is seeking development consent for the construction, operation and maintenance of a large-scale Battery Energy Storage System (BESS) at 744 Burgmanns Lane, Kingswood, New South Wales (NSW) 2340 (Lot 43 Deposited Plan (DP) 1064582) (the Project Site). The BESS will have a capacity of up to 270 Megawatts (MW) and up to 1080 Megawatt-hours (MWh) of battery storage capacity (the Project).

The Project is considered to meet the definition of State Significant Development (SSD) under Clause 2.6 of the *State Environmental Planning Policy (Planning Systems) 2021*. The Project would be for electricity generating works on land that is permitted with development consent under Clause 2.35 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* and will have a capital investment value greater than \$30 million.

The Proponent is seeking SSD approval for the Project under Part 4, Division 4.7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Project Site is within the Tamworth Regional Local Government Area (LGA), around six kilometres southeast of Tamworth and two kilometres west-south-west of Calala town centre and borders the suburb of Calala.

The Project will involve construction and operation of the following:

- BESS including battery enclosures, inverters, transformers, switch gear and control building
- Onsite 33/330 kV substation to convert electricity between the high voltage transmission network and medium voltage BESS
- High voltage transmission connection (above ground and/or below ground) between the BESS and the Tamworth substation
- Ancillary infrastructure and mitigative features including:
 - Site access to the BESS from Ascot-Calala Road
 - Internal site access road and parking
 - Permanent office and staff amenities
 - Operations and maintenance building
 - Stormwater management infrastructure
 - Services and utilities
 - Lighting, fencing and security devices
 - Noise acoustic barriers
 - Asset protection zone
 - Landscaping and screening vegetation.

The BESS would operate 24 hours a day, seven days a week and be monitored remotely, with infrastructure maintenance undertaken onsite.

1.2 Objective

The PSI has been prepared to support the Kingswood BESS development application in accordance with the requirements under the Secretary Environmental Assessment Requirements (SEAR's).

The objective of this Preliminary Site Investigation (PSI) is to:

- Provide a preliminary assessment of contamination as a result of historical or current land uses
- Assess potential risks to human health or the environment posed by contamination (if any)
- Determine the suitability of the Project for the proposed land use (commercial land use)
- Identify whether further assessment, management and / or remediation is required for the Project.

1.3 Scope of Work

The scope of work to address the project objectives included:

- A desktop review of the following:
 - LotSearch Pty Ltd (2023), *Lotsearch Enviro Professional*, [LS045045_E] (LotSearch 2023), provided in *Appendix A*, which included a search conducted on 20 September 2023 of:
 - Site environmental setting
 - Heritage and cultural sensitivity items, local historical business directories
 - Landfills, gasworks and waste facilities
 - PFAS investigation sites
 - Online searches of relevant NSW EPA and Office of Water databases.
 - Historical land title ownership records for the Project Site
 - A selection of historical aerial imagery for the Project Site
 - Section 10.7 (2) and (5) council planning certificates for the Project Site
 - A search of the SafeWork NSW Schedule 11 hazardous chemicals database.
- A site walkover
- Preparation of this PSI report.

The scope of work was undertaken in accordance with:

- National Environment Protection Council (NEPC) 2013, *National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999*, as amended in May 2013 ('NEPM'; NEPC, 2013)
- NSW Environmental Protection Authority (EPA) (2020), *Contaminated Land Guidelines: Consultants reporting on contaminated land*
- Heads of the EPA (HEPA) 2020, *PFAS National Environmental Management Plan (NEMP) 2.0* (NEMP, 2.0)
- *State Environmental Planning Policy (Resilience and Hazards) 2021*.

This report is subject to the limitations provided in Chapter 9.

2 Site Setting

2.1 Site Identification

Table 2-1 provides an overview of the relevant identification details for the Project. The Study Area for the Project is shown on Figure 1.

Table 2-1 Site identification summary

Item	Details
Address	744 Burgmanns Lane, Kingswood, NSW, 2340
Title Information	Lot 43 DP1064582 (Project Site) Part Lot 3 DP244399, Lot 4 DP244399 and Lot 6 DP21993 (transmission line)
Study Area	Approximately 95.30 Ha, which includes the BESS (Project Site) and the transmission line.
Local Government Authority	Tamworth Regional Council
Owner	Lot 43 DP 1064582 – Freehold Lot 3 DP244399, Lot 4 DP244399 and Lot 6 DP21993 – Electricity Transmission Ministerial Holding Corporation.
Zoning	The Section 10.7 (2) planning certificates indicate the Study Area is zoned RU4 - Primary Production Small Lots.
Current Land Use	The Project Site is a rural residential property (Agriculture)
Proposed Land Use	Commercial/industrial
Surrounding Land Use	The land uses immediately surrounding the Study Area include: • North – rural residential properties • South – rural agricultural land • East – Ascot-Calala Road, with rural agricultural land to further east • West – rural residential properties and agricultural land.

2.2 Environmental Setting

The environmental setting of the Study Area is presented in Table 2-2.

Table 2-2 Environmental Setting

Item	Description
Topography and elevation	The Study Area has a surface elevation of approximately 440 m Australian Height Datum (mAHD). The topography of the Study Area has undulating slopes reaching a maximum height of approximately 460 mAHD near the southwest corner of the Project Site. The topography surrounding the Study Area slopes to the northeast and southwest from the southern corner of the Project Site.
Geology and Soils	The Department of Regional NSW (2023) indicates the Study Area is likely to be predominantly underlain by Noumea beds sandstone in the western portion of the Study Area, with interbedded massive- and andesitic-lithic wacke, pebbly wacke, laminated siltstone and mudstone. Boulder to pebble Keepit Conglomerate may be present in the southwestern corner of the Study Area. Nandewar Regional Assessment Area map (2003) indicates a fault line runs north to south through the middle of the Study Area, dividing the lithology of the Study Area. The eastern portion of the Study Area is likely to be underlain by grey, thin-bedded, laminated and massive Mandowa mudstone with subordinate, thin siltstone and fine sandstone. The Study Area lies within the Dermosol soil group. This soil group typically comprises hard alkaline red soils. Associated with this soil group are relatively small occurrences of many soils, including dark cracking clays, usually on slopes and in valleys and shallow loams, usually on ridges.
Hydrology and Hydrogeology	There are total of 41 groundwater bores located within a 1 km radius of the Study Area, used predominantly for water supply and irrigation purposes (Lotsearch, 2023). Standing water level, provided for five of the groundwater bores, ranged from 4.0 mAHD to 27.6 mAHD. No details of soil logging data were available for groundwater bores. The aquifer underlying the Study Area is considered to be porous, extensive and of high productivity. One surface water body (a Dam) was identified in the Study Area, located within Lot 6 DP21993, approximately 70 m west of Tamworth substation (Figure 2). A dry dam was identified south-east of Tamworth substation. Calala Creek flows through the northeast corner of the Study Area. Based on the location Calala Creek and Study Area topography, the inferred direction of groundwater flow at the Study Area is towards the northeast. Based on the Study Area topography, surface water flow is inferred to be in a northeasterly direction.
Acid Sulfate Soils	A review of the CSIRO Atlas of Australian Acid Sulfate Soils Data Source (Fitzpatrick, Powell & Marvanek, 2013) indicated that the Site is located in an area of 'low (6-70%) probability' of acid sulfate soils occurring.

2.2.1 Local Meteorology

The 2022 and 2023 mean annual rainfall and mean annual maximum temperature for the Study Area was obtained from the Bureau of Meteorology (BOM) website (<http://www.bom.gov.au/climate/data>) and is presented in Table 2-3. The nearest BOM monitoring station is located 12 km from the Study Area at Tamworth Airport.

Table 2-3 Local Meteorology Information

Station Location and Number	Mean Annual Maximum Temperature (°C)	Total Annual Rainfall (mm)
Tamworth Airport AWS (055325)	23.9 (2022)	286.6 (2022)
Tamworth Airport AWS (055325)	26.4 9 (2023)	684.4 (2023)

A copy of the search record is presented in Appendix B.

3 Regulatory Records

A summary of the regulatory records pertaining to the Study Area, collated from the LotSearch 2023 (Appendix A) and other publicly available information sources is provided in the following sections.

3.1 Council, State and Defence Records

A summary of the Council, State and Defence records reviewed within the buffer radius¹ detailed below from the centre of the Study Area (unless noted otherwise) is provided in Table 3-1.

The results of the Council, State and Defence records summarised below did not identify potential land contaminating activities on the Study Area.

Table 3-1 Summary of Council Records

Item	Description
Defence Sites	None identified onsite or within 2 km of the Study Area.
Waste Management Facilities	None identified onsite or within 1 km of the Study Area.
Liquid Fuel Facilities	None identified onsite or within 1 km of the Study Area.
Air Services	None identified onsite or within 2 km of the Study Area.
Dry Cleaners and Motor Garages/Service Stations	None identified onsite or within 500 m of the Study Area.
PFAS Investigation and Management Sites	None identified onsite or within 2 km of the Study Area.
Naturally occurring Asbestos Potential	None identified onsite or within 1 km of the Study Area.
Mining Subsidence Districts	None identified onsite or within 1 km of the Study Area.
Mining and Exploration Titles and Applications	No current mining and exploration titles and applications were identified in or within 1 km of the Study Area. One historic mining and exploration title was identified in the Study Area. The holder of the title is unknown, PEL0084, petroleum. One historic mining and exploration title was identified within 1 km of the Study Area. The holder of the title is Shell Minerals Exploration Australia PTY Limited, EL1701, minerals – W Mo.
Major Easements ¹	Nine major electricity Transgrid easements are located within the Study Area (including undefined and defined easements)..
Wetlands	No Ramsar Wetland areas were identified onsite or within 1 km of the Study Area. Forested wetlands were identified within 1 km of the Study Area, located between approximately 915 m and 920 m west of the Study Area.

¹ They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water and significant subterranean pipelines (gas, water etc.).

Item	Description
Groundwater Dependent Ecosystems	None identified in the Study Area. As noted in Section 8.6 of the Biodiversity Development Assessment Report, two high potential terrestrial GDEs are located over 500m east and west of the Project Site respectively. The nearest potential aquatic GDEs include Calala Creek and Goonoo Goonoo Creek, which are located around 2.4 kilometres east and 1.4 kilometres west of the Project Site respectively.

3.2 Planning Certificates

Section 10.7(2) and Section 10.7(5) planning certificates were obtained from Tamworth Regional Council and are provided in Appendix C. A summary of the planning certificates relevant to the Site are presented below in Table 3-2. Based on the results of the desktop review of the planning certificate, potential land contaminating activities were not identified on the Study Area.

Table 3-2 Summary of Planning Certificates

Item	Description
Development Control Plan	Tamworth Regional Development Control Plan 2010
Local Environmental Plan	Tamworth Regional Local Environmental Plan 2010
State Environmental Planning Policies	The plan relevant to this PSI is the State Environment Planning Policy (Resilience and Hazards) 2021.
Outstanding Biodiversity Value	No
Environmental Heritage	No
Conservation Area	No
Policies on Hazard Risk Restrictions ²	No
Loose Fill Asbestos	Some residential homes located in the Tamworth Regional Council LGA have been identified as containing loose fill asbestos insulation, for example in the roof space. If a building was constructed prior to 1980, Tamworth Regional Council strongly recommends that advice from a licensed asbestos assessor be obtained to determine whether loose-fill asbestos is present in buildings on the land and, if so, the health risks (if any) this may pose for the building's occupants. Residential homes located on Lot 43 were observed in aerial imagery to be constructed post 1980, and are not likely to pose a risk for loose fill asbestos. The Tamworth substation was partially constructed prior to 1980, there is the potential therefore that asbestos may be present.
Coastal Protection	Not applicable to the Study Area.
Mine Subsidence	No
Flood Planning Area and Related Development Controls	Unknown - Tamworth Regional Council is unable to confirm whether the land is within the flood planning area and subject to flood related development controls set out in the provisions of the Tamworth Regional Local Environmental Plan 2010

² Land slip, bushfire, tidal inundation, subsidence, acid sulphate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding

Item	Description
	(Clause 5.21) and the Tamworth Regional Development Control Plan 2010 (Development on Flood Affected Land). The flood planning area of the Study Area is not known to Tamworth Regional Council. Consequently, further investigations should be conducted for determining flood levels in relation to the Study Area. At this time, Tamworth Regional Council adopts 1:100 + 0.5m freeboard as the Flood Planning Level.
Biodiversity Certified Land	No
Biodiversity Stewardship sites	No
Bushfire Prone Land	Yes – The Study Area is identified as “bushfire prone land” on the Bushfire Prone Land Map, certified by the NSW Rural Fire Service on 28 July 2022. Tamworth Regional Council has not, by resolution, adopted a policy to restrict development on the land in respect to bushfire for that reason.
Contaminated Land Matters ³	The Study Area was not identified as: - Significantly contaminated land - Subject to a management order - Subject of an approved voluntary management proposal - Subject to an ongoing maintenance order - Subject of a site audit statement.
Development Consent within the last 5 years	No

Based on the results of the desktop search of the Planning Certificates, potential land contaminating activities were identified on or surrounding the Study Area. These include the current Tamworth substation use as an energy facility. Further investigation of the following contaminants is considered warranted:

- Asbestos - Aerial photographs indicate the Tamworth substation was built before 1980 (Lot 6 DP21993).

3.3 NSW EPA Records

A summary of the results of a search of various NSW EPA public registers relevant to the Study Area, is provided in Table 3-3.

Table 3-3 Summary of NSW EPA Records

Item	Description
Gasworks Sites	None identified on-site or within the report buffer.
Register of Notices	None identified on-site or within 1 km of the Study Area.
Register of Notified Sites	None identified on-site or within 1 km of the Study Area.
PFAS Investigation	None identified on-site or within 2 km of the Study Area.
Environmental Protection License (EPL)	None identified on-site or within 1 km of the Study Area.

³ Prescribed under Section 290 of the Environmental Planning & Assessment Regulation 2021 by section 59(2) of the *Contaminated Land Management (CLM) Act 1997*

Item	Description
Delicensed & Former Licensed EPA Activities	No delicensed activities still regulated by the EPA were identified onsite or within 1 km of the Study Area. Three former licensed EPA activity sites were identified within the Study Area: • Luhrmann Environment Management Pty Ltd (4653), located in waterways throughout NSW, surrendered, 06/09/2000, other activities/non-scheduled activity – application of herbicides • Rober Orchard (4838), various waterways throughout NSW – Sydney NSW 2000, surrendered, 07/09/2000, other activities/non-scheduled activity – application of herbicides • Sydney Weed & Pest Management Pty Ltd (6630), located in waterways throughout NSW – Prospect NSW 2148, surrendered, 06/09/2000, other activities/non-scheduled activity – application of herbicides. No former licensed EPA activity sites were identified within 1 km of the Study Area.

Based on the results of the desktop search of the NSW EPA Records, potential land contaminating activities were identified on or surrounding the Study Area. These include the current Tamworth substation. It is noted that the licensed application of pesticides and herbicides throughout waterways has been identified, however it is unlikely that these activities have significantly impacted the Study Area due to the nature of the applications and licensed activities being undertaken in a manner consistent with the requirements of the applied license.

3.4 Schedule 11 Hazardous Chemicals

A search of the SafeWork NSW for Schedule 11 hazardous chemicals (dangerous goods) was requested on Lot 6 (707 Burgmanns Lane, Calala, NSW 2340) as it was identified to be the property most likely to contain the storage of dangerous goods due to past and current land use activities. The dangerous goods search results are provided in Appendix G.

The results found no records of dangerous goods attributed to Lot 6, and the existing Tamworth substation.

Based on the result and unlikely nature of bulk dangerous goods storage on the remaining lots, it is unlikely that bulk storage has taken place.

4 Site History

4.1 Previous Contamination Assessments

At the time of completion, no previous assessments for the Study Area have been provided for review.

4.2 Aerial Photography

Aerial photographs, including approximately two images per decade, were sourced from the LotSearch 2023 report, for the period from 1953 to 2023. These photos were reviewed to assess the historical use of the Study Area and any potential land contaminating activities on the Study Area or immediately surrounding the Study Area. A review of the aerial photography is summarised in Table 4-1.

Copies of the aerial photographs are provided in the LotSearch 2023 report in Appendix A.

It is noted that conclusions drawn from the aerial photographs must be treated with caution as the interpretation is subjective and is often limited by the quality of the photo.

Table 4-1 Summary of Aerial Photographs

Date	Description of the Survey Area	Description of Surrounding Land
1953	Only northern portion of the Study Area visible in aerial image, above the current Burgmanns Lane, the Project Site is not visible. Appears to be vacant agricultural land. Road (or fence) runs through the north western portion of the Study Area, along the current boundaries of Lot 4 DP244399 and Lot 6 DP21993	Surrounding land north of the Study Area is agricultural land.
1971	Image shows full extent of the Study Area. Tamworth substation appears to be established on present day Lot 6 DP21993 – footprint is the same as today. Numerous buildings, structures and roadways present. Burgmanns Lane appears to be established and sealed. Project Site is vacant agricultural land. The black and white image of Lot 43 DP 1064582 includes an area that is whiter running through the centre of Lot 43 DP 1064582, possibly cleared unvegetated land. In the middle of the white area, is a line which appears to be a drainage line, more possible drainage lines are visible in the Study Area. In the eastern part of the Lot 43 DP 1064582 there appears to be a dirt road or a fence that divides the eastern portion of the Lot into north and south.	In general, surrounding land remains agricultural land. Possible drainage lines are visible. To the northwest of the Study Area, several structures/buildings are present, possibly residential buildings. Three rectangular shed type structures are visible north of Lot 6 DP21993, connecting off a dirt road. No details are viable for further delineation. Two small surface water bodies are visible adjacent to the east boundary. Ascot-Calala Road has been established as well as Burgmanns Lane and Bures Lane.

Date	Description of the Survey Area	Description of Surrounding Land
1976	Tamworth substation appears to be more developed. Lot 3 DP244399 and Lot 4 DP244399 have above ground HV power lines and posts across the lots. Lot 43 DP1064582 remains unchanged.	North of Lot 6 DP21993 five structures, possibly sheds of varying sizes have been constructed. And at the western side of Lot 6 DP21993, a larger building appears on the area. Four building possibly residential structures are present further to the northwest of the Study Area. South and west of the Study Area appears to be unchanged.
1989	Aerial image is in colour. Study Area remains unchanged from previous imagery. The likely dirt road or fence, identified in previous images, runs through the middle of the Study Area dividing it into north and south. Three sets of transmission lines are visible in the northern portion of the Study Area (Lot 4), one set transect through the southern portion of the Study Area (Lot 43 DP1064582) A new HV transmission line has been constructed, extending north of the Study Area (Lot 3 DP244399, Lot 4 DP244399 and Lot 6 DP21993)	Surrounding land was predominantly unchanged Additional residential properties have been constructed to the northwest and north-northeast of the Study Area. A larger tank, assumed water tank (according to Lotsearch report) has been constructed to the northwest of the Study Area.
1998	Two dams have been construction in Lot 6 DP21993 and Lot 4 DP244399.	Off-Study Area remains relatively unchanged, with the exception that approximately five new structures, possibly residential, have been constructed immediately adjacent to the northeastern corner of the Study Area, near the intersection of Burgmanns Lane and Ascot-Calala Road.
2004	Tamworth substation appears to be have been sealed. The Study Area on the whole remains predominantly unchanged.	Surrounding area was predominantly unchanged with the exception of additional residential buildings to the southwest of Tamworth substation.
2013	Grass is brown/red in Lot 43 DP1064582, Lot 4 DP244399 and Lot 3 DP244399. Building development, possible shed, appear at the northwest side of Lot 43 DP1064582. Study Area is otherwise unchanged.	New residential buildings to the western side of Lot 43 DP1064582, and northwest side of Lot 6 DP21993, comprised of two residential buildings. Additionally, a new water tank has been constructed to the north and the properties to the northeast of the Study Area have been compere established with established vegetation along. Additionally, Whipbird St appears to be unsealed. It is located north offsite north of Lot 6 DP21993.
2015	Building has been constructed on Lot 43 DP1064582, possibly a shed, along the western Study Area boundary. Study Area is otherwise unchanged.	Surrounding area was predominantly unchanged with the exception of approx. six new residential buildings to the north of the Lot 6 DP21993, and Whipbird St appears to be have been sealed.
2017	No change.	Surrounding area was predominantly unchanged with the exception of additional residential buildings, and the new Pinstripe Road which appears to have been sealed and connects with the Burgess Ln to the north side of Lot 6 DP21993.

Date	Description of the Survey Area	Description of Surrounding Land
2020	Residential building has been established on Lot 43 DP1064582 along the eastern Study Area boundary. Approximately two additional structures, possibly sheds have also been constructed in the residential building.	Surrounding area was predominantly unchanged except for a large subdivision which appear to the north side of Lot 6 DP21993, including new residential buildings close the Pinstripe Road.
2023	No change.	Surrounding area was predominantly unchanged except to the north of Lot 6 DP21993 where the large subdivision appear to be have been well stablished.

The review of historical aerial photography indicated a potential for land contaminating activities to have been undertaken on the Study Area, specifically:

- Operation of the Tamworth substation in the Lot 6 DP21993 - Noting the Department of the Environment Industry Profile on Power stations (Excluding nuclear power stations) (1995), and the Australian regulations for Asbestos, PFAS and PCBs, below are listed potential contaminants identified:
 - Fuel oil (heavy oils, diesel) oils (e.g. lubricating oil), degreasing solvents (e.g. trichloroethylene, 1,1,1-trichloroethane)
 - Metals
 - Polychlorinated biphenyls (PCBs) – Aerial photographs indicate a portion of the Tamworth substation was constructed prior to 1975 when PCB's were banned in Australia. There is the potential therefore that PCBs may have been used in oils, coolants and/or lubricants in the substation and associated transformers
 - Asbestos- Aerial Photographs indicate the Tamworth substation was constructed prior to 1980 when asbestos was banned in Australia
 - PFAS - Potential use of PFAS in fire systems.
- Agricultural activities onsite potential for the use of herbicides and pesticides.

4.3 Historical Land Titles

The historical land title ownership records of the Study Area is summarised below in Table 4-2.

Table 4-2 Summary of Land Title Ownership

Date of Acquisition & Term Held	Registered Proprietor(s)	Reference to Title at Acquisition & Sale
Lot 3, DP 244399		
02/05/1921 (1921 to 1925)	Herbert Frederick Ward (Farmer)	Book 1221 No. 160
25/09/1925 (1925 to 1946)	George William Goodchild (Farmer)	Book 1415 No. 946
01/07/1946 (1946 to 1977)	Alan James Wright (Farmer)	Book 1991 No. 849 Now Volume 12121 Folio 26
04/05/1977 (1977 to date)	The Electricity Commission of New South Wales Intervening name changes, now Electricity Transmission Ministerial Holding Corporation	Volume 12121 Folio 26 Now 3/244399
Lot 4, DP 244399		
13/01/1916 (1916 to 1946)	George William Goodchild (Farmer)	Book 1076 No. 852 (as regards the part tinted green on the attached Cadastral Records Enquiry Report)
25/09/1925 (1925 to 1946)	George William Goodchild	Book 1415 No. 946 (as regards the part tinted yellow on the attached Cadastral Records Enquiry Report)
01/07/1946 (1946 to 1974)	Alan James Wright (Farmer)	Book 1991 No. 849 (As regards the whole) Now Volume 12121 Folio 27
25/03/1974 (1974 to date)	The Electricity Commission of New South Wales Intervening name changes, now Electricity Transmission Ministerial Holding Corporation	Volume 12121 Folio 27 Now 3/244399
Lot 6, DP 219993		
01/07/1929 (1929 to 1956)	Geroge Henry Dunn	Book 1566 No. 72
09/11/1956 (1956 to 1957)	Alan Hayes Ives (Farmer)	Book 2389 No. 266

Date of Acquisition & Term Held	Registered Proprietor(s)	Reference to Title at Acquisition & Sale
26/11/1957 (1957 to 1963)	Geo. Fielder & Co Limited	Book 2427 No. 605
13/12/1963 (1963 to date)	The Electricity Commission of New South Wales Intervening name changes, now Electricity Transmission Ministerial Holding Corporation	Book 2693 No. 732 Now 6/219993
Lot 43, DP 1064582		
01/09/1919 (1919 to 1944)	George Henry Dunn (Farmer) (& his deceased estate)	Book 1161 No. 918
10/11/1944 (1944 to 1955)	George Henry Dunn (Farmer)	Book 1953 No. 949
13/07/1955 (1955 to 1973)	Augustine Michael O'Sullivan (Farmer) and Fergus Joseph O'Sullivan (Farmer)	Book 2338 No. 940
28/02/1973 (1973 to 2004)	Raheny (Tamworth) Pty Limited	Book 3185 No. 373 Then: 1/578185 Now: 43/1064582
05/05/2004 (2004 to 2015)	Gregory John Swab	43/1064582
31/01/2015 (2015 to date)	Darren Adam Hammond and Alexandra Victoria Hammond	43/1064582

The results indicated the Study Area was privately owned from as early as 1916 until the late 1970s. The Study Area was associated with agricultural land use.

Two leases were reported for the Study Area:

- 24/12/2015 (AK 74917) to NSW Electricity Networks Assets Pty Limited – expires 15/12/2114, also 99 year renewal
- 24/12/2015 (AK 74918) to NSW Electricity Networks Operations Pty Limited – expires 15/12/2035, also 20 year renewal.

One easement was reported for the Study Area:

- 17/12/1978 (Book 3383 No. 389) Easement for Transmission Line.

A copy of the historical land title search record is presented in Appendix D.

4.4 Complaints and Incident Reports

There was no information provided to Arcadis during the PSI regarding historical complaints or incidents in the Survey Area.

4.5 Chemical Control Orders

Chemical control orders are created under Part 3, Division 5 of the *Environmentally Hazardous Chemicals Act 1985*, and are used to selectively and specifically control particular chemicals or chemical wastes to limit their potential or actual impact on the environment. Arcadis has used the decision matrix presented in Table 4-3 (based on the NSW EPA chemical control orders⁴, available at the time of this PSI), to facilitate an assessment of the potential for those control chemicals to be present on the Study Area.

Table 4-3 Chemical Control Orders Decision Matrix

Preliminary Screening Question	Decision
Were aluminium smelter wastes used or stored on the Study Area?	No
Were dioxin contaminated wastes generated or stored on the Study Area?	No
Were organotin wastes generated or stored on the Study Area?	No
Were polychlorinated biphenyls (PCB) used or stored on the Study Area?	Potentially
Were scheduled chemicals used, or wastes stored, on the Study Area?	No
Were mercury and/or mercury compounds used on the Study Area?	No

Based on the desktop review, potential sources of chemical control orders on the Study Area are considered unlikely. Although, in the case of PCBs, data is currently insufficient to conclusively reach to rule out their potential use in the past, considering PCBs were commonly used in various industries, including electrical equipment and transformer oils (i.e. the Transgrid substation on Lot 6 DP21993).

5 Study Area Condition at Walkover

5.1 Observations

A site walkover was undertaken on 24 October 2023. During the walkover, observations were made of land use activities being undertaken within the Survey Area, as well as on the properties located immediately adjacent to the Study Area, where practicable. The Tamworth substation was not inspected as part of the Study Area walkover.

A summary of these observations is provided in Table 5-1.

A photographic log of the images collected during the Study Area walkover is provided in Appendix E.

⁴ SPCC 1986, *Chemical Control Order in Relation to Aluminium Smelter Wastes Containing Fluoride and/or Cyanide*
 NSW EPA 1986, *Chemical Control Order in Relation to Dioxin-Contaminated Waste Materials*
 NSW EPA 1989, *Chemical Control Order in Relation to Organotin Wastes*
 NSW EPA 1997, *Polychlorinated Biphenyl Chemical Control Order*
 NSW EPA 2004, *Chemical Control Order in Relation to Scheduled Chemical Wastes*
 NSW EPA 2022, *Chemical Control Order to implement articles 5(6) and 7(2) of the minamata convention on mercury*
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 30180771-R00_Iberdrola_Tamworth-BESS_PSI

Table 5-1 Site Walkover Observations

Item	Description
Current Land Use	The Project Site is a rural residential property (Agriculture) Lot 3 DP244399, Lot 4 DP244399 and Lot 6 DP21993 contain electrical assets, including the Tamworth substation.
Buildings and Infrastructure	The Tamworth substation is located in the north-west of the Study Area (Lot 6 DP21993) and within Lot 43 DP1064582 a residential building was identified to the northwest (refer to Appendix E, Photo 6 and 10).
Drainage	A concrete and PVC water tank and a pump, presumably used for extracting water from a bore, was observed in the south-east of Lot 43 DP1064582. No signs of contamination were observed in the surrounding area (refer to Appendix E, Photo 11). A drainage line and a rock filled drain was observed at southeast side of Lot 6 DP21993, surrounding the Tamworth substation, and a dry dam was observed at the west side of Lot 4 DP244399 (refer to Appendix E, Photo 1 and 3 respectively).
Staining and Odours	No staining or odour observed during the Study Area walkover.
Chemical Handling and Storage	A storage area was observed in the north-west of the Lot 43 DP1064582, the stored items identified included numerous air conditioners units, two IBC, what appears to be a water storage tank approximately 3 kL, wooden pallets, an 8 gallon drum, gates, numerous miscellaneous items, and an above ground fuel tank (refer to Appendix E, Photos 6, 7 and 8). No signs of contamination or leaking were observed on the soil surface at the time of the walkover. Two shipping containers were observed (refer to Appendix E, Photo 9).
Aboveground and Underground Storage Tanks	A water storage aboveground tank was identified in the southeast of the Lot 43 DP1064582 along with an above ground fuel storage tank and oil drum in the area of the scrap metal storage.
Onsite Septic	None observed, however, a septic tank is assumed to be present, associated with the residential building on Lot 43 DP1064582. Appropriate decommissioning should be undertaken if demolition is to occur.
Wastes	A predominantly gravel stockpile was observed near the western boundary of Lot 43 DP1064582 (Refer to Figure 2). A vegetated (mainly exotic species) soil mound was observed at southeast side of Tamworth substation in the Lot 6 DP21993. It was unclear at the time of the walkover if the material is clean fill or not (refer to Appendix E, Photo 2). On the north-west side of Lot 43 DP1064582 a storage area was identified, where metal containers and air conditioners were stored (refer to Appendix E, Photo 6 and 7). Other potential wastes were not identified on the Study Area.
Hazardous Materials	Hazardous materials were not observed on the Study Area.
Fill Material	No obvious signs of filling observed, except for a ridge and a soil mound covert with vegetation identified in the eastern side of Lot 6 DP21993 (refer to Appendix E, Photo 5).

Item	Description
Phytotoxicity and animals	It was identified the vegetation below: agave, white cypress pine, shrubs, chinaberry and African boxthorn, a line of trees grevillea robusta, and box gum, a mowed area, and another planted tree line. Additionally, degraded grassland was identified near the residential properties in the east of Lot 43 DP1064582. No evidence of excessive vegetation stress or dieback was observed. A deceased sheep was observed in the Lot 4 DP244399, however no other animal carcasses or burial areas were observed during the Study Area inspection.
Activities on Adjacent Land	The surrounding land use is predominantly agricultural with some residential buildings observed to the north of the Study Area. This is consistent with surrounding land use identified in Section 2.1 and visible in the 2023 aerial photographs (Table 4-1)

6 Conceptual Site Model

A conceptual site model (CSM) assesses potential sources, pathways and receptors at a site and the connections between these. For a potential risk to exist to human health and/or ecological receptor there must be a clear or suspected source – pathway - receptor (SPR) linkage between the known or potential source(s) and receptor(s). The CSM is focused on the Project Site, Lot 43 DP1064582 within the Study Area as this is where the BESS would be located and the majority of construction works would occur.

The following sections provide a summary of the identified (or potential) sources, pathways and receptors at the Project Site, based on the available site information at the time of writing.

The definition of the scenario of exposure was identified according to the scenarios established in the Schedule B7 section 3 of NEPC (2013):

- *HIL A: Residential scenario with garden/accessible soil (home-grown produce <10% fruit and vegetable intake and no poultry; includes childcare centres, preschools, primary schools.*
- *HIL B: Residential with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as units, high-rise buildings and apartments.*
- *HIL C: Public open space scenario, including parks and playgrounds, playing fields (e.g. ovals), secondary schools and footpaths.*
- *HIL D: Commercial/industrial scenario, including shops, offices, factories and industrial sites. I think the most appropriate scenario would be Commercial/Industrial.*

6.1 Adopted Land Use Scenario and Receptors

Land use scenarios

The BESS is proposed to be constructed in the south-east of Lot 43 DP1064582; while the transmission line would traverse through portions of Lot 3 DP244399 and Lot 4 DP244399, up to the Tamworth substation in Lot 6 DP21993.

The area where the BESS would be constructed would be predominantly covered in gravel hardstand (assumed more than 80% coverage) and include ancillary infrastructure with no direct access to soil, and no basements. Based on the characteristics of the proposed development, and the scenarios defined by the Schedule B7 section 3 of NEPC (2013), the land use considered for this CSM, within the area where the BESS is proposed to be constructed (Lot 43 DP1064582), would be commercial/industrial.

The transmission line, on the other hand is likely to not constitute a commercial/industrial land use based on the nature of the final constructed works, i.e. cables either overland on elevated transmission towers or underground cabling would not significantly change the land use other than during construction works, for the lots were the lines pass through. On that basis, no change to the proposed land use, or significant impact on these lands is considered to be likely.

Similarly, where cabling extends into the existing Tamworth Substation, the land would already be considered commercial/industrial land use, and as such, no impact on the existing land is considered to be present by the addition of the new works.

No further assessment of land for the CSM within the Study Area outside the proposed footprint of the BESS (the Project Site), in regards to the BESS development is considered warranted at this time.

Receptors

No significant natural surface water bodies were identified in the Project Site, however, Calala creek was observed to 900 m to the north east of the Project Site.

Based on the information obtained as part of this PSI, including desktop investigation and site walkover the following potential receptors have been identified for the Project:

- Future users associated with the BESS
- Construction/Intrusive maintenance workers associated with the Project
- Calala Creek, which discharges into the Peel River north of the Project Site
- Constructed dams off-site (closest 36 m south of the Project Site)

Opportunities for direct access to soil by users associated with the BESS are likely to be minimal, as well for other people who lease/live/ work in Lot 43 DP1064582.

6.2 Sources of Contamination

Based on the site history review, regulatory records and site walkover, only minor observations of potential land contaminating activities have been identified for the Project, which include:

- General household and electrical good waste stockpile (air conditioners in north west of the Project Site)
- Small scale above ground fuel storage tank and oil drum
- Pest control management onsite involving use of herbicides.

Potential sources of contamination associated potential affected media and contaminants of potential concern (CoPC) are listed in Table 6-1. Considering the available information at the moment of preparing this report, the data is insufficient to rule out any of the potential substances listed in Table 6-1, and as a conservative measure all of them are included in the analysis.

Table 6-1 Sources of Contamination and CoPC

Source	Matrix	Evidence	CoPC
Storage of household waste, scrap metal and air conditioner units	Soils	Walkover of the Area of Study	Metals (e.g. cadmium, lead, and mercury), PCBs.
Above ground fuel storage	Soil	Presence of tank onsite	Hydrocarbons

Source	Matrix	Evidence	CoPC
Pest control management on site	Soils	Former licenses onsite involving application of herbicides	Pesticides and Herbicides

6.3 Exposure Pathways

Exposure pathways are expected to be limited to surface and soil related interactions. Impact on groundwater is not considered to be an issue at this time due to the relatively minor scale of potential contamination onsite and the nature of the sources being non industrial. This is generally supported by the lack of visual indications of contamination associated with long term pollution.

6.3.1 Human Health

Considering, the characteristics of the Project and the assumptions in the Section 6.1 about the adopted land use scenario and receptors, as well the sources of contamination and potential contaminants identified in the section 6.2, this CSM identifies as exposure pathways:

- Incidental ingestion of surface soil;
- Indirect inhalation of dust; and
- Dermal contact with surface soil and dust particles.

The above pathways are suitable for all receptors (Future site users, other people and intrusive maintenance workers). However, it is expected that maintenance workers onsite wear Protective Personal Equipment (e.g. gloves, long sleeve shirt, long pants, and mask) which reduce the exposure to potential contaminants adhered to surface soil or dust. On that basis, Arcadis considers the potential for human health exposure risk, under a commercial/industrial land use to be low.

6.3.2 Ecological (Terrestrial)

The proposed BESS will be located on gravel hardstand, with minimal soil access, hence, may have limited environmental values requiring consideration while in operational use. Additionally, terrestrial ecological receptors were not identified on-site. On that basis, Arcadis considers the potential for terrestrial ecological exposure risks, under a commercial/industrial land use to be low.

6.3.3 Ecological (Aquatic)

No groundwater dependent ecosystems or sensitive ecological receptors were identified on-site. One high potential groundwater dependent ecosystem was located, approximately 915 m west of the Lot 43 DP1064582, upgradient of the Project Site and is therefore not likely to be affected by the Site.

Additional ecological receptors were not identified on-site. The closest portion of Calala creek is located to 800m in the north off-site and it is considered unlikely that overland flow would lead to impacts to the creek from the Project Site.

The Project Site and surrounding area is underlain by mudstone with subordinate thin siltstone and sandstone therefore making migration of potential contaminants through groundwater limited. Considering the characteristics of the Project Site, and not identification of Ecological (aquatic) receptors, Arcadis considers the potential for aquatic ecological exposure risks, under a commercial/ industrial land use to be low.

6.3.4 Aesthetics

Arcadis has used the guidance outlined in Section 3.6–2 – 3.6.3 of the NEPM (2013) to facilitate an assessment of field observations in the context of aesthetic risk. An assessment of Site aesthetics is presented in Table 6-2.

Table 6-2 Aesthetic Risk Screening

Aesthetic Risk Screening Questions	Decision
Are highly malodorous soils present onsite?	No
Are hydrocarbon sheens present on surface waters onsite?	No
Are discoloured chemical deposits or soil staining with chemical waste (other than of a very minor nature) present in soils onsite?	No
Are large monolithic deposits of otherwise low risk material (e.g. gypsum as powder or plasterboard or cement kiln dust) present in soils onsite?	No
Are materials including putrescible refuse (that may generate hazardous levels of methane, such as a deep fill profile of green waste or large quantities of timber waste) present in soils onsite?	No
Are soils containing residue from animal burials (e.g., former abattoir sites) present onsite?	Not identified but a sheep was found dead. No evidence of mass burial.
Are large quantities of non-hazardous inert material (e.g. foreign material) likely to be present in soils onsite?	No
Are high odour residue materials present in soils onsite?	No
Are large quantities of various fill types and demolition rubble likely to be present in soils onsite?	No

The site history review, previous works review and visual observations during the site walkover did not identify potential aesthetic risks, except the storage area in the north-west of Lot 43 DP1064582, where stored items, mainly air conditioners were identified without visible leaking, and the soil stockpile. Section 3.6.3 of the NEPM (NEPC, 2013) advises that:

- Small quantities of non-hazardous inert material should not be a cause of concern or limit the use of the site in most circumstances.
- Sites with large quantities of well-covered known inert materials that present no health hazard such as brick fragments and concrete wastes (for example, broken cement blocks) are usually of low concern for both non-sensitive and sensitive land uses.

On this basis, the observations made on site are considered to not present circumstances which would trigger further assessment of aesthetics.

6.3.5 Summary of Potential Exposure Pathways

The identified or potential pathways (P) for contaminants identified in Section 6.2 to move from the identified sources to the identified receptors at the Site are considered to be:

- Incidental Ingestion of dust

- Indirect Inhalation of dust
Dermal Contact with surface soil and dust particles.

6.4 Potential Source, Pathway and Receptor Linkages

The desktop review and site walkover observations were assessed in the context of the project objectives, in order to develop a preliminary CSM for the Project.

The linkages consider whether there may be risks to the receptor, either now or in the future. Arcadis adopted the following qualitative rationale for assessing whether a complete Potential Source, Pathway and Receptor (SPR) linkage was present:

- Complete: a complete linkage was able to be demonstrated through empirical data indicating concentrations exceeding the Site Assessment Criteria or site observations indicating an unacceptable exposure risk to future receptors
- Possible: a complete linkage is considered possible based on the current understanding of site conditions and empirical data indicating concentrations above the Site Assessment Criteria, however, in consideration of the assumptions of the proposed land use scenario the risk can be managed appropriately
- Unlikely: a complete linkage is considered unlikely based on the current understanding of site conditions, however there are insufficient data or site observations, and further assessment may be required to confirm this
- Incomplete: empirical data or site observations demonstrate that the SPR linkage is incomplete.

The potential sources of contamination and associated media affected potential exposure pathways to future receptors under a commercial/industrial land use is provided in Table 6-3.

Table 6-3 Summary of Potentially Complete SPR Linkage Assessment

Source / Media	CoPC	Exposure Pathway	Receptor	SPR Linkage Assessment	Risk
- Storage of household waste, scrap metal and air conditioner units. - Above ground fuel storage - Pest management activities	- Heavy Metals - PCBs - TRH - Herbicides	- Incidental ingestion of surface soil; - Indirect inhalation of dust; and - Dermal contact with surface soil and dust particles	- Future Site users associated with the proposed BESS area. - Construction/Intrusive maintenance workers – proposed BESS area	Unlikely: Given the localised potential for contaminants in soils, the expected exposure conditions in the future commercial/industrial land use for workers is considered low. Additional post construction, limited soil access due to widespread hardstand would not provide a ready exposure pathway for land users.	Low
- Storage of household waste, scrap metal and air conditioner units. - Above ground fuel storage - Pest management activities	- Heavy Metals - PCBs - TRH - Herbicides	Direct Uptake	No Sensitive Ecological (Terrestrial) receptor identified	Possible: Considering generally low contamination potential for the Project Site, the lack of visual indication of contamination during the walkover and the proposed future commercial / industrial land use dominated by hardstand, future hardstand will limit soil exposure to terrestrial receptors.	Low

Source / Media	CoPC	Exposure Pathway	Receptor	SPR Linkage Assessment	Risk
- Storage of household waste, scrap metal and air conditioner units. - Above ground fuel storage - Pest management activities	- Heavy Metals - PCBs - TRH - Herbicides	Direct Uptake	No Sensitive Ecological (Aquatic) receptor identified.	Unlikely: Low potential contamination activities with localised potential impact, small scale contaminating activities, coupled with generally impervious soils would likely result in limited migration of potential contaminated to aquatic ecosystems.	Low

7 Conclusion

Based on the completion of the desktop review, and considering the limitations based on availability of public available information and site walkover without intrusive investigation, Arcadis has drawn the following conclusions:

- Three sources of contamination were identified in Lot 43 DP1064582, which could release potential contaminants as heavy metals, polychlorinated biphenyls, hydrocarbons and herbicides/pesticides
- Contamination, if present, would be limited to localised soil impacts, and is not considered likely to pose a groundwater risk
- SPR linkage assessment of the CSM concluded a low risk for all receptors in the scenarios evaluated. However, should any unexpected finds or new information become available, reassessment of the identified issues should be undertaken by a contaminated land professional
- The Project Site is considered suitable for the future commercial/industrial land use scenario, based on the assumptions provided within this report.

The following mitigation measure is recommended:

- The Environmental Management Strategy should include an unexpected finds procedure, to manage any disturbance of material that is odorous, stained or containing anthropogenic materials, in the event these are encountered during construction/civil activities

8 References

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9 Limitations

The findings of this report are based on the Scope of Work described in this report. Arcadis performed the services in a manner consistent with the level of care and expertise exercised by members of the environmental profession. That standard of care may change, and new methods and practices of exploration, testing and analysis may develop in the future, which might produce different results.

No warranties, express or implied, are made. Subject to the Scope of Work, Arcadis' assessment is limited strictly to identifying typical environmental conditions associated with the subject property.

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

Arcadis prepared this report for the sole and exclusive benefit and use of the client. Notwithstanding delivery of this report by Arcadis or the client to any third party, any copy of this report provided to a third party is provided for informational purposes only, without the right to rely. Arcadis cannot accept any responsibility for any use of or reliance on the contents of prepared reports by any third party except where expressly agreed via an agreed and properly executed reliance letter. Subject to the terms of the reliance letter, Arcadis would disclaim all and any liability to any third person in respect of anything or in consequence of anything done or omitted to be done by that person in reliance, whether whole or partial.

Information from samples collected by Arcadis or historical data reviewed relating to soil, groundwater, waste, air or other matrix conditions in this document is considered to be accurate at the date of issue. Surface, subsurface and atmospheric conditions can vary across a particular site or region, which cannot be wholly defined by investigation. As a result, it is unlikely that the results and estimations presented in this report will represent the extremes of conditions within the site that may exist. Subsurface conditions including contaminant concentrations can change in a limited period of time and typically have a high level of spatial heterogeneity. Previous contamination assessments and information related to Schedule 11 hazardous chemicals were not available to examine in this report (Refers to Appendix A).

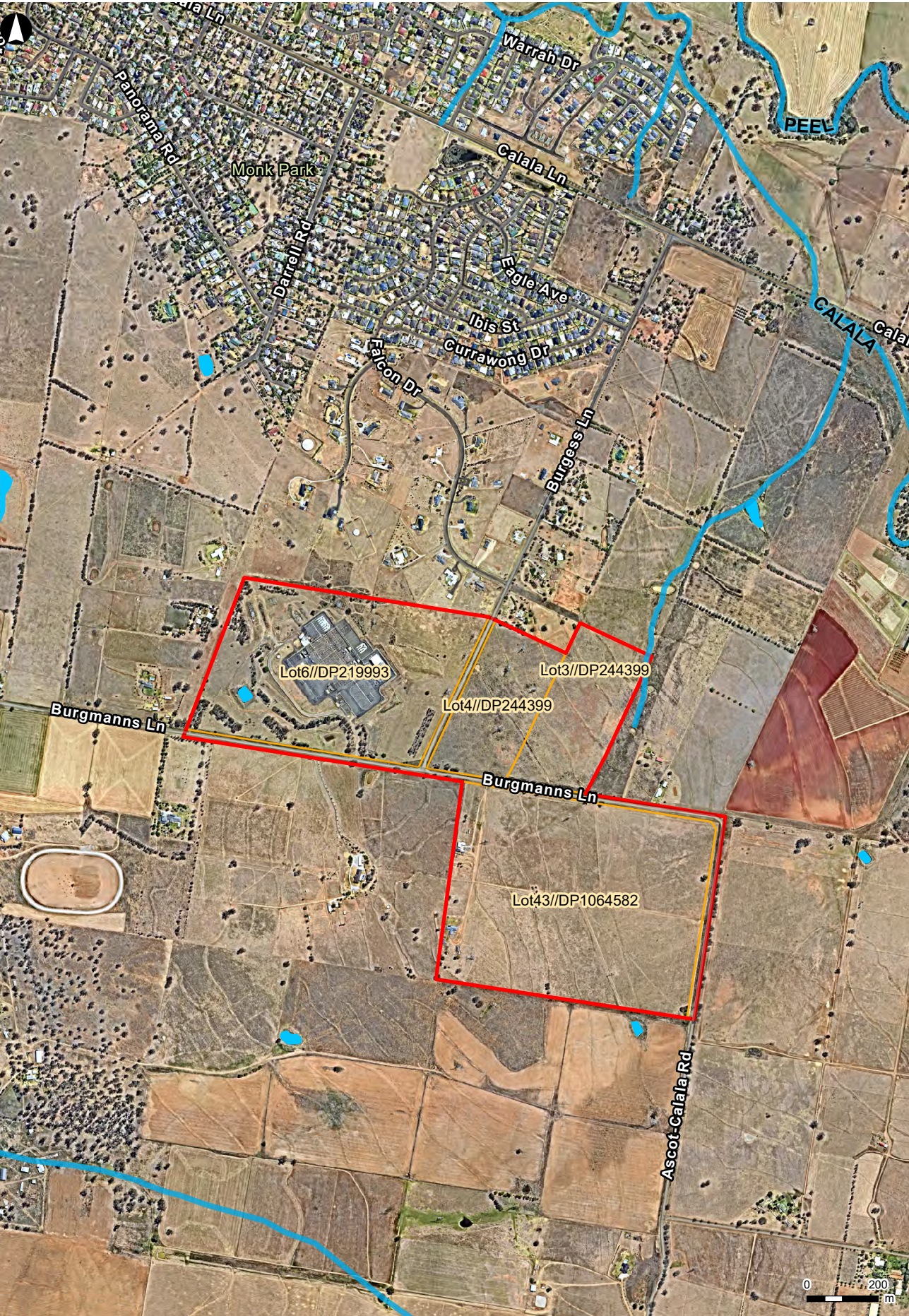
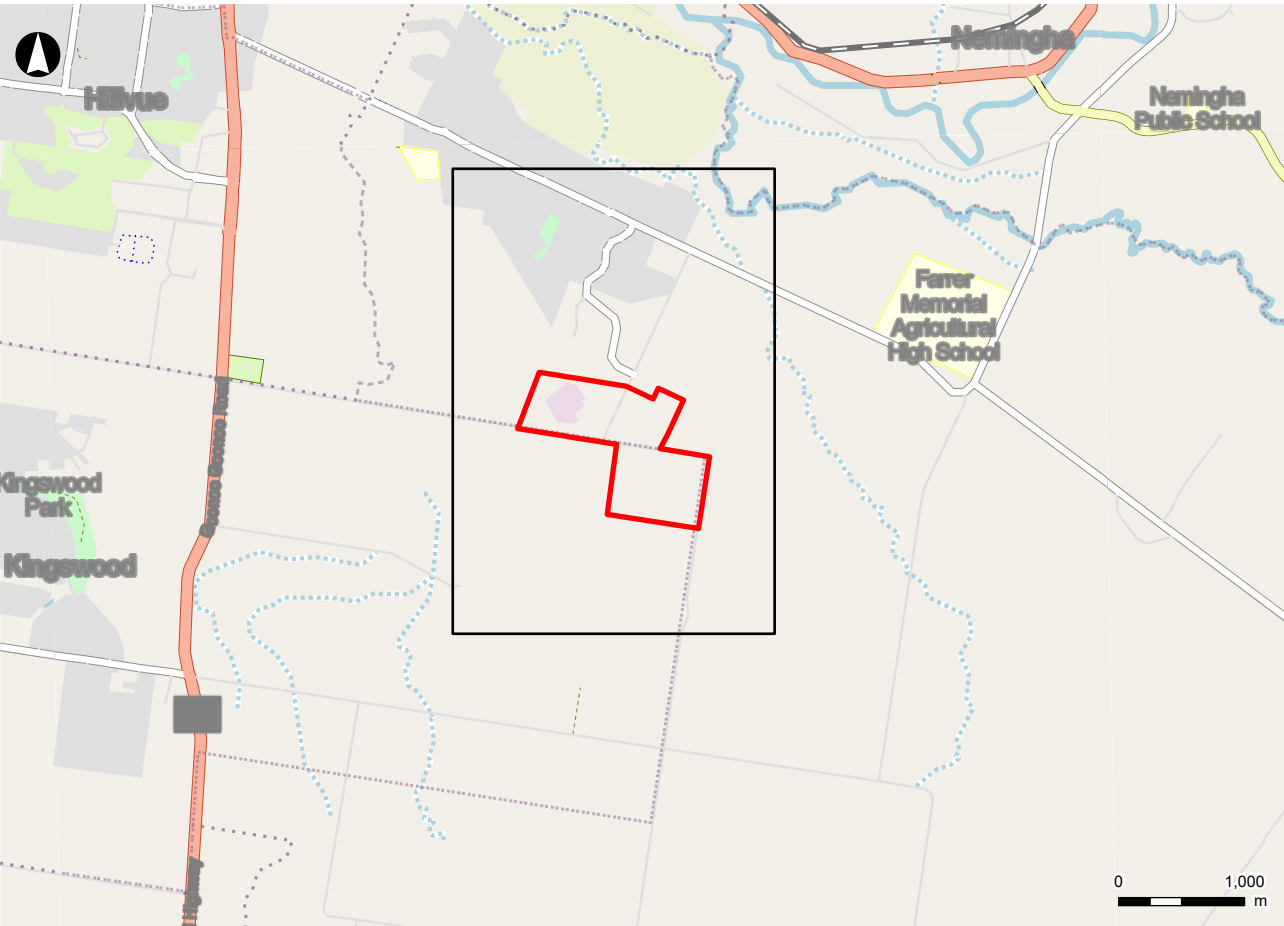
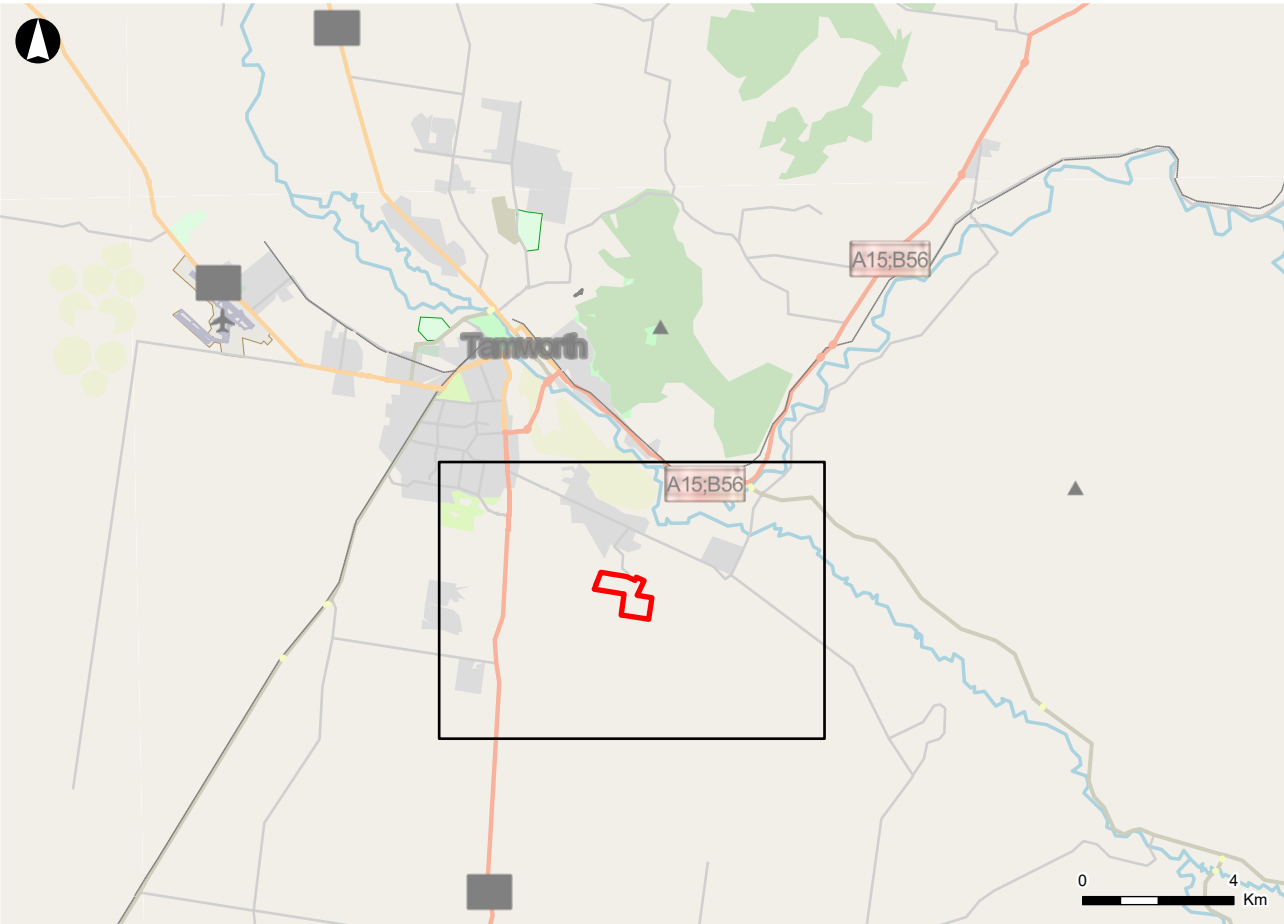
From a technical perspective, there is a high degree of uncertainty associated with the assessment of subsurface, aquatic and atmospheric environments. They are prone to be heterogeneous, complex environments, in which small subsurface features or changes in geologic conditions or other environmental anomalies can have substantial impact on water, air and chemical movement.

Arcadis' professional opinions are based upon its professional judgment, experience, and training. These opinions are also based upon data derived from the limited testing and analysis described in this report. It is possible that additional testing and analysis might produce different results and/or different opinions. Arcadis has limited its investigation(s) to the scope agreed upon with its client.

Figures

Figure 1 – Site Location

Figure 2 – Site Layout and Key Features from Site Walkover



LEGEND

- Approximate Study Area
- Lot
- Watercourses

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Coordinate System: GDA2020 MGA Zone 56
Date issued: December 18, 2023
Topographic Service Layer Credits: OpenStreetMap
Imagery: Nemap, captured on 30/10/2023

Figure 1 - Site Location

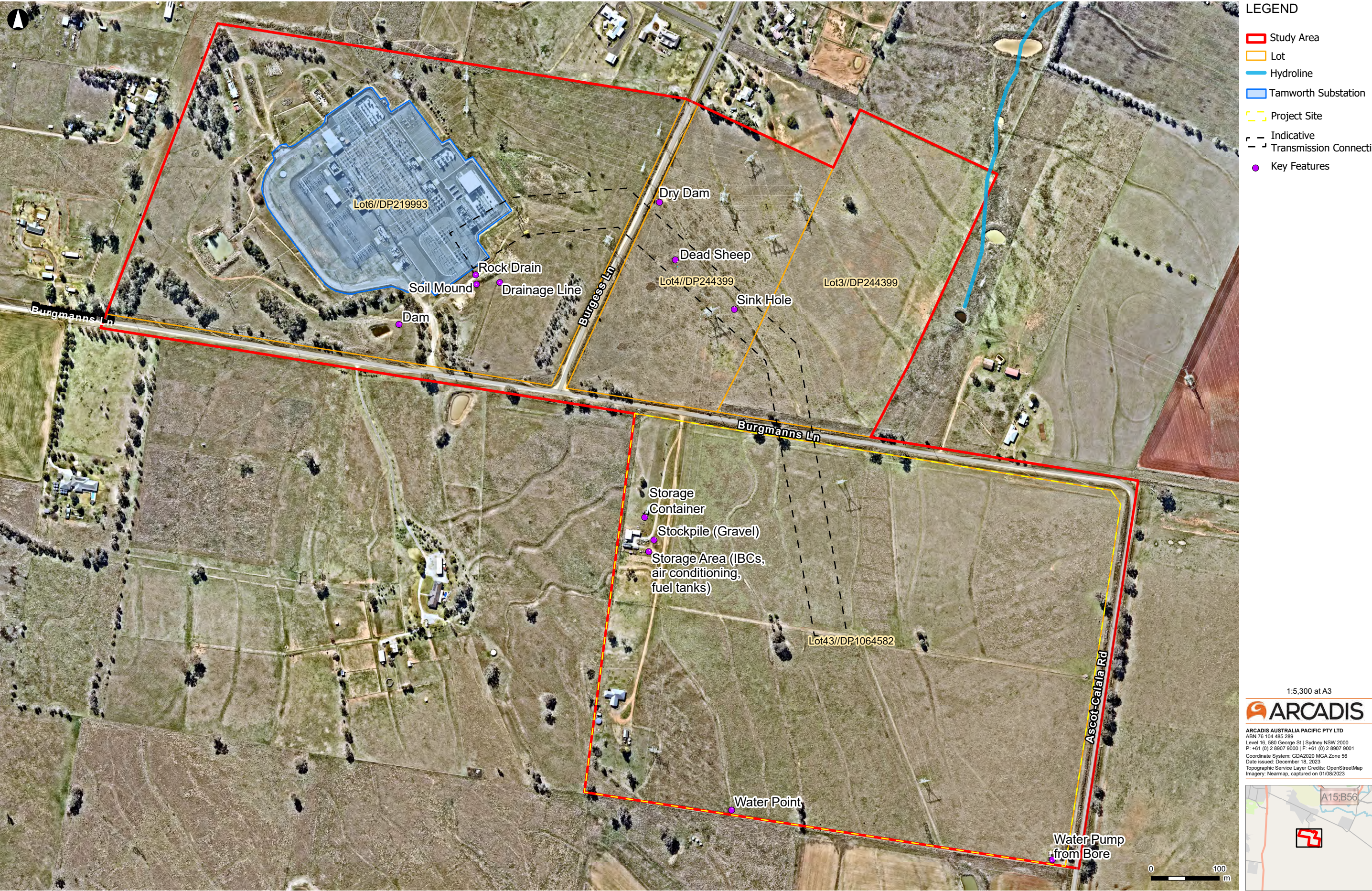


Figure 2 - Site Layout and Key Features from Site Walkover

Appendix A

Appendix A - Lotsearch



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 22 Sep 2023 15:37:46

Reference: LS048417 EP

Address: 744 Burgmanns Lane, Kingswood, NSW 2340

Disclaimer:

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

Dataset Listing

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

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	14/09/2023	14/09/2023	Quarterly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	22/08/2022	22/08/2022	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	11/09/2023	08/09/2023	Monthly	1000m	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority	28/06/2023	28/06/2023	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority	10/05/2023	14/07/2021	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority	26/07/2023	26/07/2023	Monthly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	20/09/2023	07/09/2020	Annually	1000m	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	16/08/2023	23/09/2022	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	16/08/2023	16/08/2023	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	16/08/2023	16/08/2023	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	18/08/2023	18/08/2023	Monthly	2000m	0	0	0
Defence Controlled Areas	Department of Defence	08/06/2023	08/06/2023	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	16/06/2023	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Department of Defence	08/06/2023	08/06/2023	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	16/02/2022	13/12/2018	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	20/09/2023	20/09/2023	Monthly	1000m	0	0	0
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	20/09/2023	20/09/2023	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	20/09/2023	20/09/2023	Monthly	1000m	0	3	3
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	0	0
Points of Interest	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	0	2	6
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	0	0	2
Tanks (Points)	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	0	1	8
Major Easements	NSW Department of Customer Service - Spatial Services	23/05/2023	23/05/2023	Quarterly	1000m	2	7	15
State Forest	Forestry Corporation of NSW	16/08/2022	14/08/2022	Annually	1000m	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	16/02/2023	31/12/2022	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	29/08/2022	19/08/2019	As required	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	09/05/2023	23/02/2018	Annually	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	18/04/2023	13/07/2022	Annually	2000m	1	4	121
NSW Seamless Geology Single Layer: Rock Units	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	3	3	4
NSW Seamless Geology – Single Layer: Trendlines	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	0	0	0
NSW Seamless Geology – Single Layer: Geological Boundaries and Faults	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	2	2	3
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000m	1	1	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	18/08/2022	27/07/2020	Annually	1000m	2	2	4
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	31/08/2023	30/06/2023	Monthly	500m	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	1	1	1
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000m	0	0	0
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	15/05/2023	15/05/2023	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Industry	25/08/2023	25/08/2023	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Industry	25/08/2023	25/08/2023	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	25/08/2023	25/08/2023	Monthly	1000m	1	1	2
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	31/08/2023		Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	31/08/2023	25/08/2023	Monthly	1000m	1	2	6
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	06/09/2023	03/03/2023	Quarterly	1000m	0	0	0
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	31/08/2023	25/08/2023	Monthly	1000m	0	0	0
Bush Fire Prone Land	NSW Rural Fire Service	18/08/2023	31/05/2023	Monthly	1000m	1	2	3
NSW Native Vegetation Type Map	NSW Department of Planning and Environment	26/05/2023	12/12/2022	Quarterly	1000m	10	12	57
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	09/05/2023	01/11/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	0	2
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	0	8
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	13/09/2023	13/09/2023	Weekly	10000m	-	-	-

Site Diagram

744 Burgmanns Lane, Kingswood, NSW 2340



Legend

-  Site Boundary
-  Internal Parcel Boundaries

Total Area: 941565m²

Total Perimeter: 5.18km

Disclaimers:

Measurements are approximate only and may have been simplified or smaller lengths removed for readability.

Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.

Scale:

0 25 50 100 150 200 250
Meters

Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 22 September 2023

Contaminated Land

744 Burgmanns Lane, Kingswood, NSW 2340

List of NSW contaminated sites notified to EPA

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

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

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

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

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

Contaminated Land

744 Burgmanns Lane, Kingswood, NSW 2340

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

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

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

Former Gasworks

Former Gasworks within the dataset buffer:

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

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

Contaminated Land

744 Burgmanns Lane, Kingswood, NSW 2340

EPA Notices

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

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

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

Waste Management & Liquid Fuel Facilities

744 Burgmanns Lane, Kingswood, NSW 2340

National Waste Management Site Database

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

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

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

National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

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

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

PFAS Investigation & Management Programs

744 Burgmanns Lane, Kingswood, NSW 2340

EPA PFAS Investigation Program

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

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

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

Defence PFAS Investigation Program

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

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

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

Defence PFAS Management Program

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

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

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

Airservices Australia National PFAS Management Program

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

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

744 Burgmanns Lane, Kingswood, NSW 2340

Defence Controlled Areas (DCA)

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

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

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

Defence 3 Year Regional Contamination Investigation Program (RCIP)

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

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

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

National Unexploded Ordnance (UXO)

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

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

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

EPA Other Sites with Contamination Issues

744 Burgmanns Lane, Kingswood, NSW 2340

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

744 Burgmanns Lane, Kingswood, NSW 2340

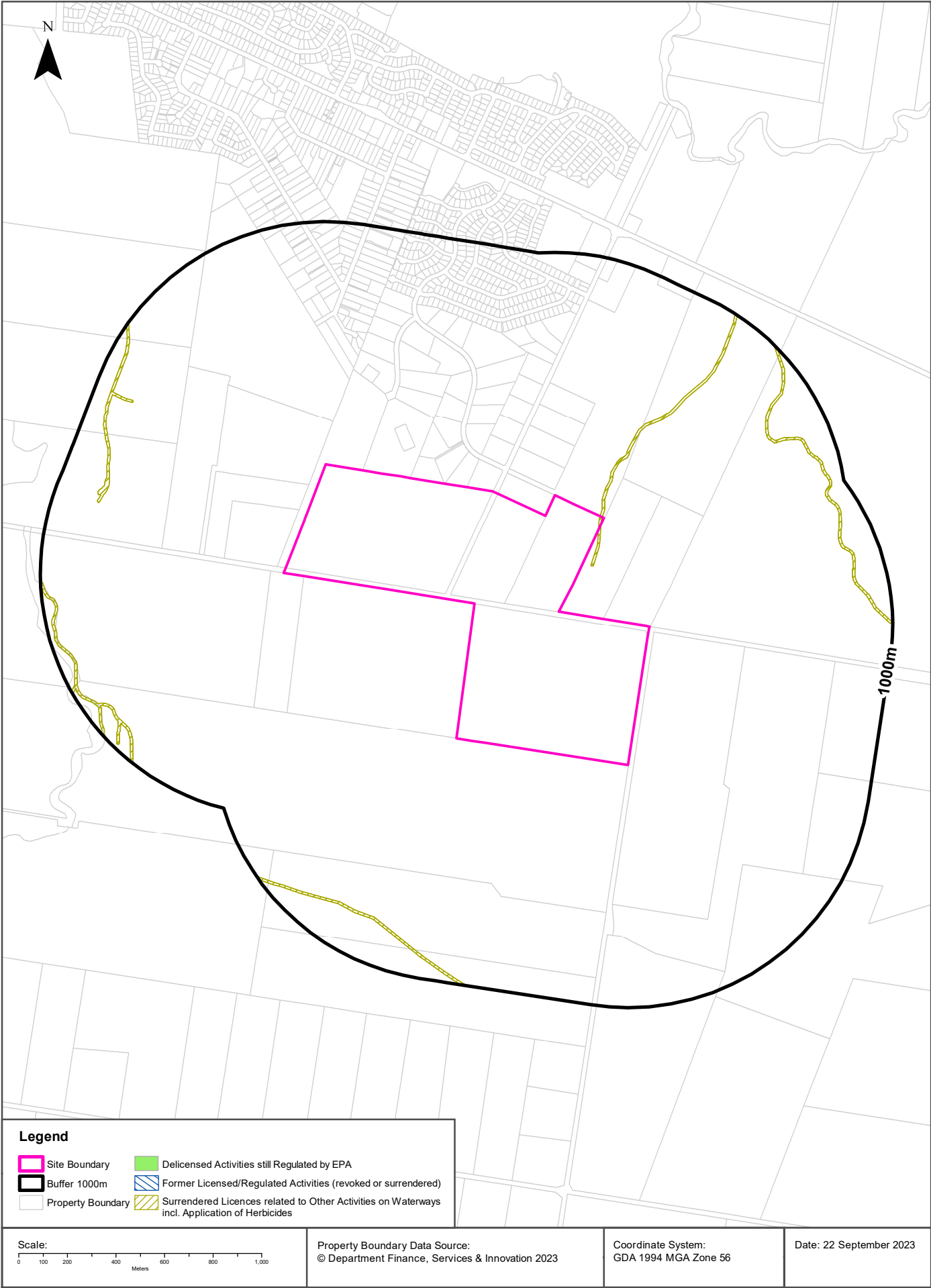
Licensed Activities under the POEO Act 1997

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

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

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority



EPA Activities

744 Burgmanns Lane, Kingswood, NSW 2340

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	East
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	East
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	East

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

Historical Business Directories

744 Burgmanns Lane, Kingswood, NSW 2340

Business Directory Records 1950-1991 Premise or Road Intersection Matches

Universal Business Directory records from years 1991, 1982, 1970, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

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

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Business Directory Records 1950-1991 Road or Area Matches

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

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

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

Historical Business Directories

744 Burgmanns Lane, Kingswood, NSW 2340

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

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

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

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

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

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

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

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

Aerial Imagery 2023

744 Burgmanns Lane, Kingswood, NSW 2340



Scale: 0 125 250 375 500 Meters	Data Source Aerial Imagery: © Aerometrex Pty Ltd	Coordinate System: GDA 1994 MGA Zone 56	Date: 22 September 2023
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Aerial Imagery 2020

744 Burgmanns Lane, Kingswood, NSW 2340



Scale: 0 125 250 375 500 Meters	Data Source Aerial Imagery: © Aerometrex Pty Ltd	Coordinate System: GDA 1994 MGA Zone 56	Date: 22 September 2023
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Aerial Imagery 2017

744 Burgmanns Lane, Kingswood, NSW 2340



Aerial Imagery 2015

744 Burgmanns Lane, Kingswood, NSW 2340



Legend

- Site Boundary
- Buffer 150m

Scale:
0 125 250 375 500
Meters

Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 22 September 2023

Aerial Imagery 2013

744 Burgmanns Lane, Kingswood, NSW 2340



Scale: 0 125 250 375 500 Meters	Data Source Aerial Imagery: © 2023 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 56	Date: 22 September 2023
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Aerial Imagery 2004

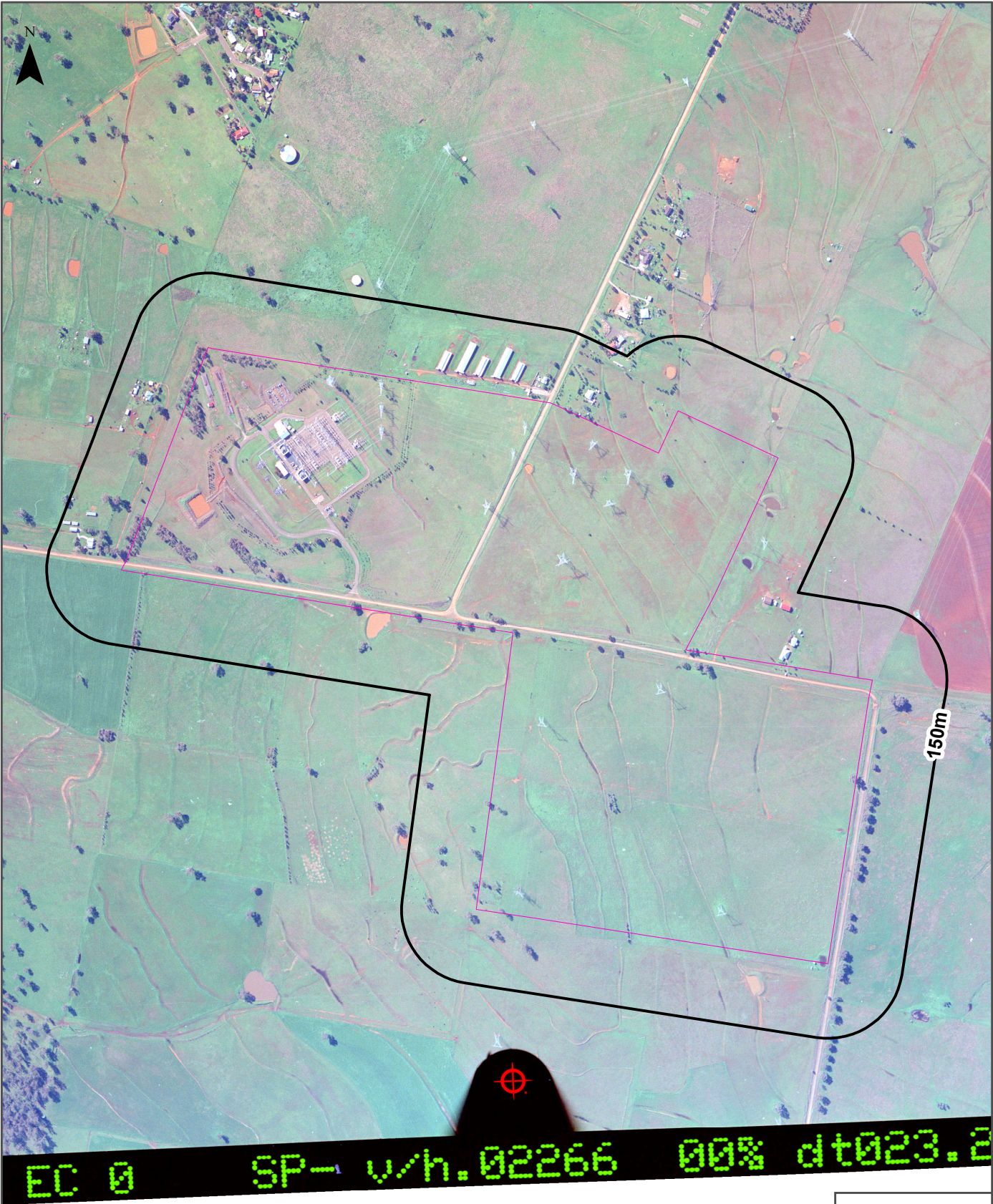
744 Burgmanns Lane, Kingswood, NSW 2340



Scale: 0 125 250 375 500 Meters	Data Source Aerial Imagery: © 2023 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 56	Date: 22 September 2023
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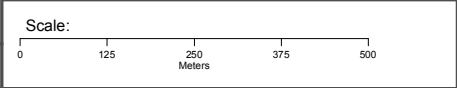
Aerial Imagery 1998

744 Burgmanns Lane, Kingswood, NSW 2340



Legend

- Site Boundary
- Buffer 150m



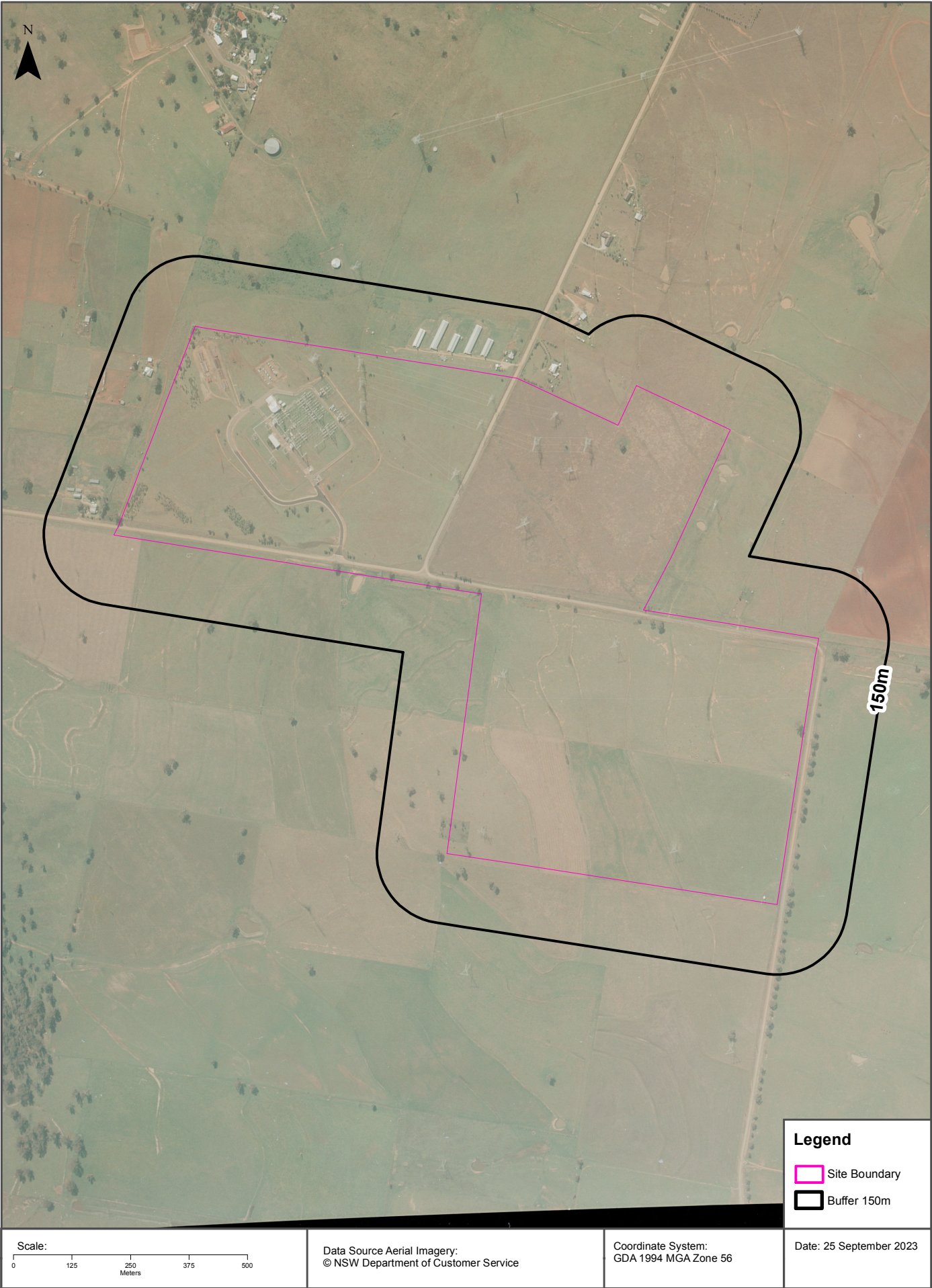
Data Source Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 56

Date: 25 September 2023

Aerial Imagery 1989

744 Burgmanns Lane, Kingswood, NSW 2340



Aerial Imagery 1976

744 Burgmanns Lane, Kingswood, NSW 2340



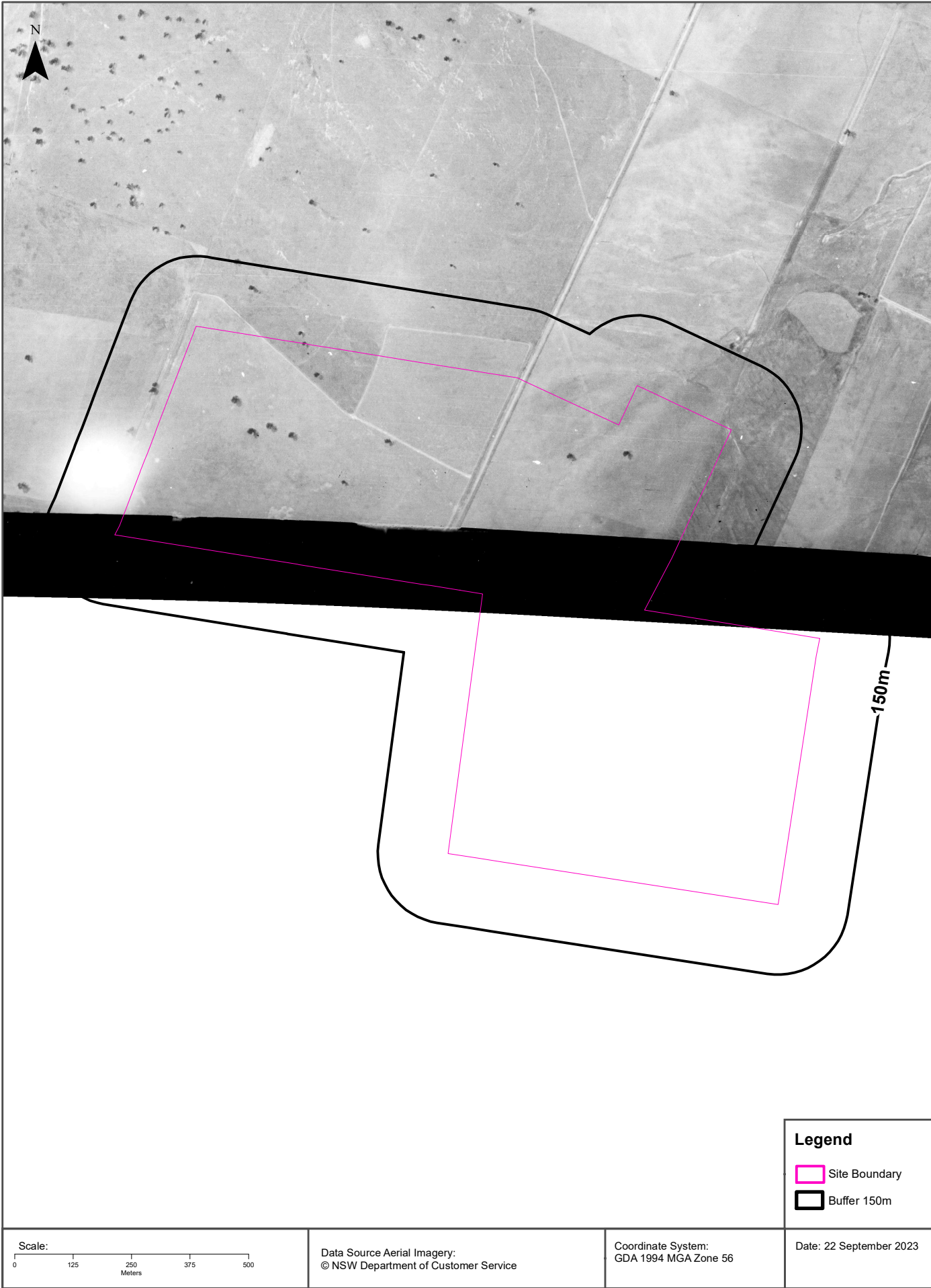
Aerial Imagery 1971

744 Burgmanns Lane, Kingswood, NSW 2340



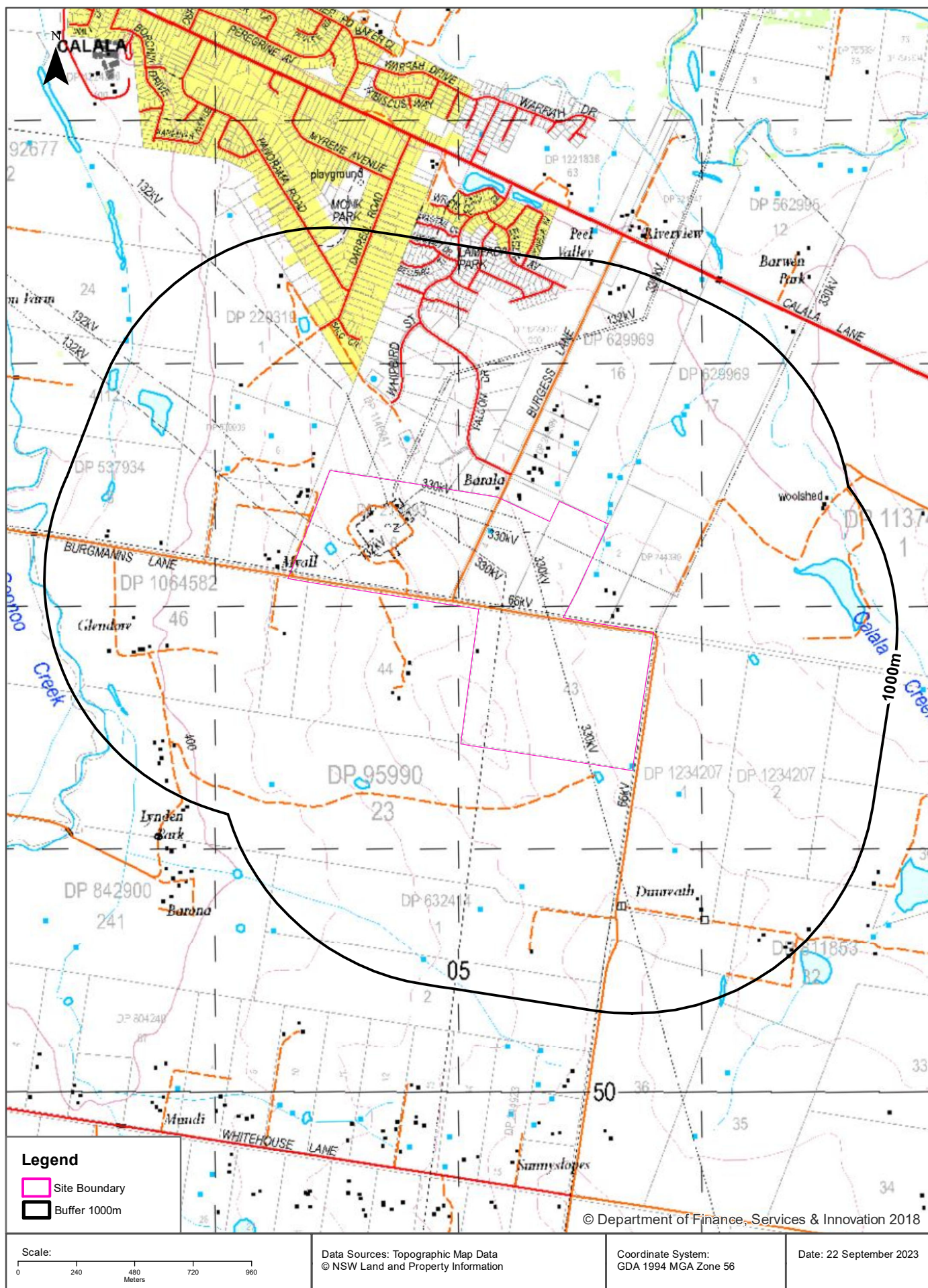
Aerial Imagery 1953

744 Burgmanns Lane, Kingswood, NSW 2340



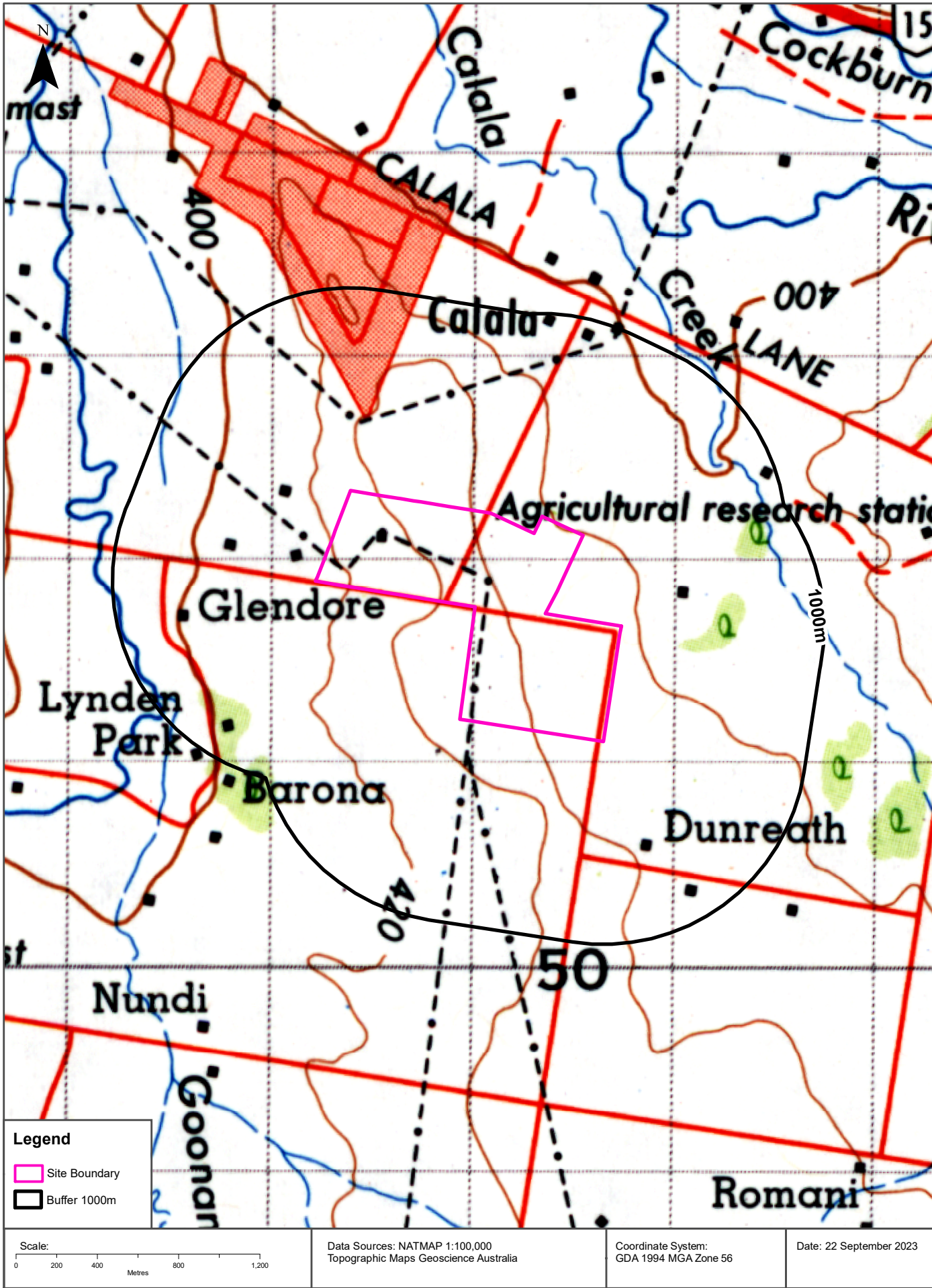
Topographic Map 2015

744 Burgmanns Lane, Kingswood, NSW 2340

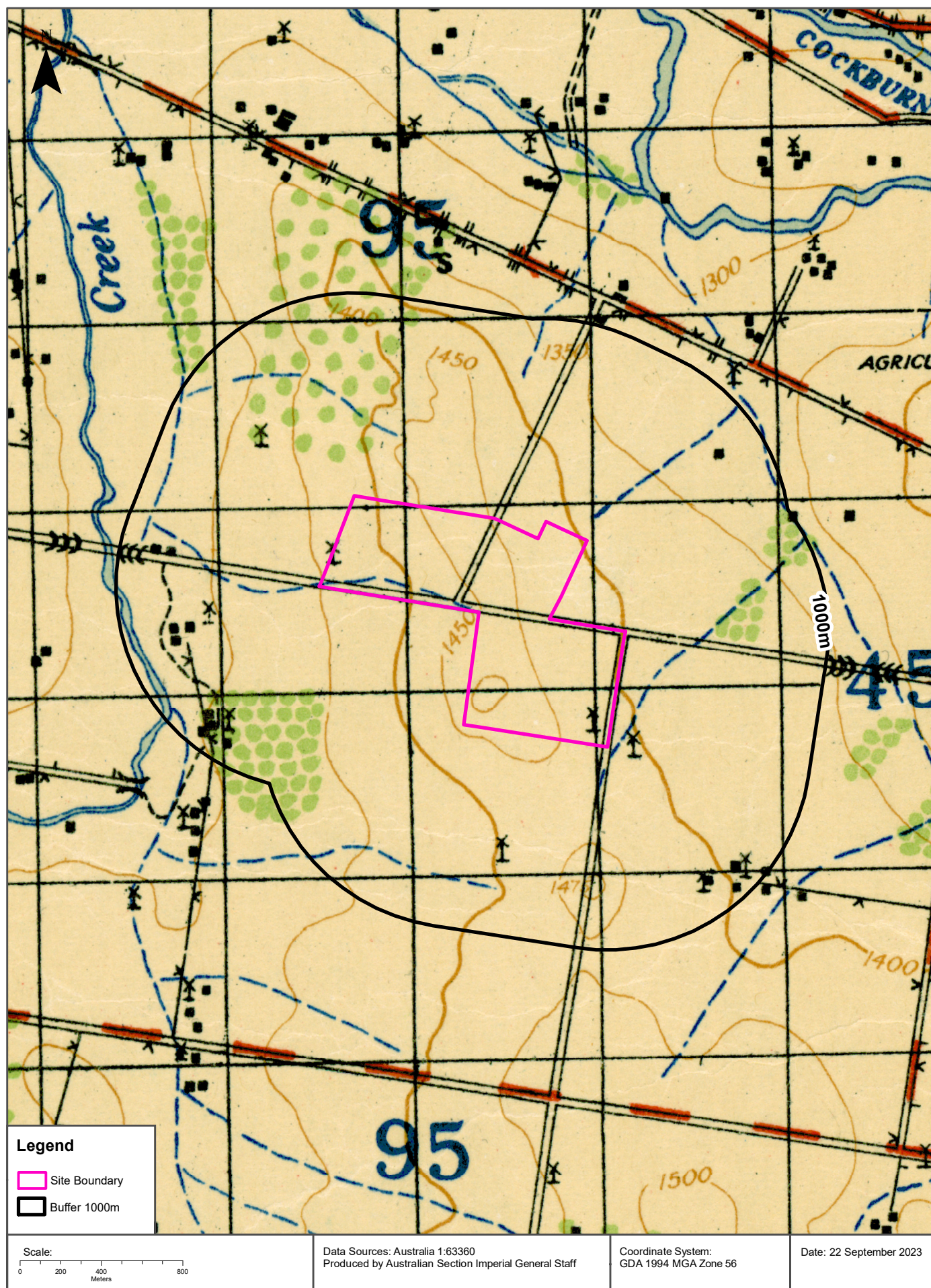


Historical Map 1975

744 Burgmanns Lane, Kingswood, NSW 2340

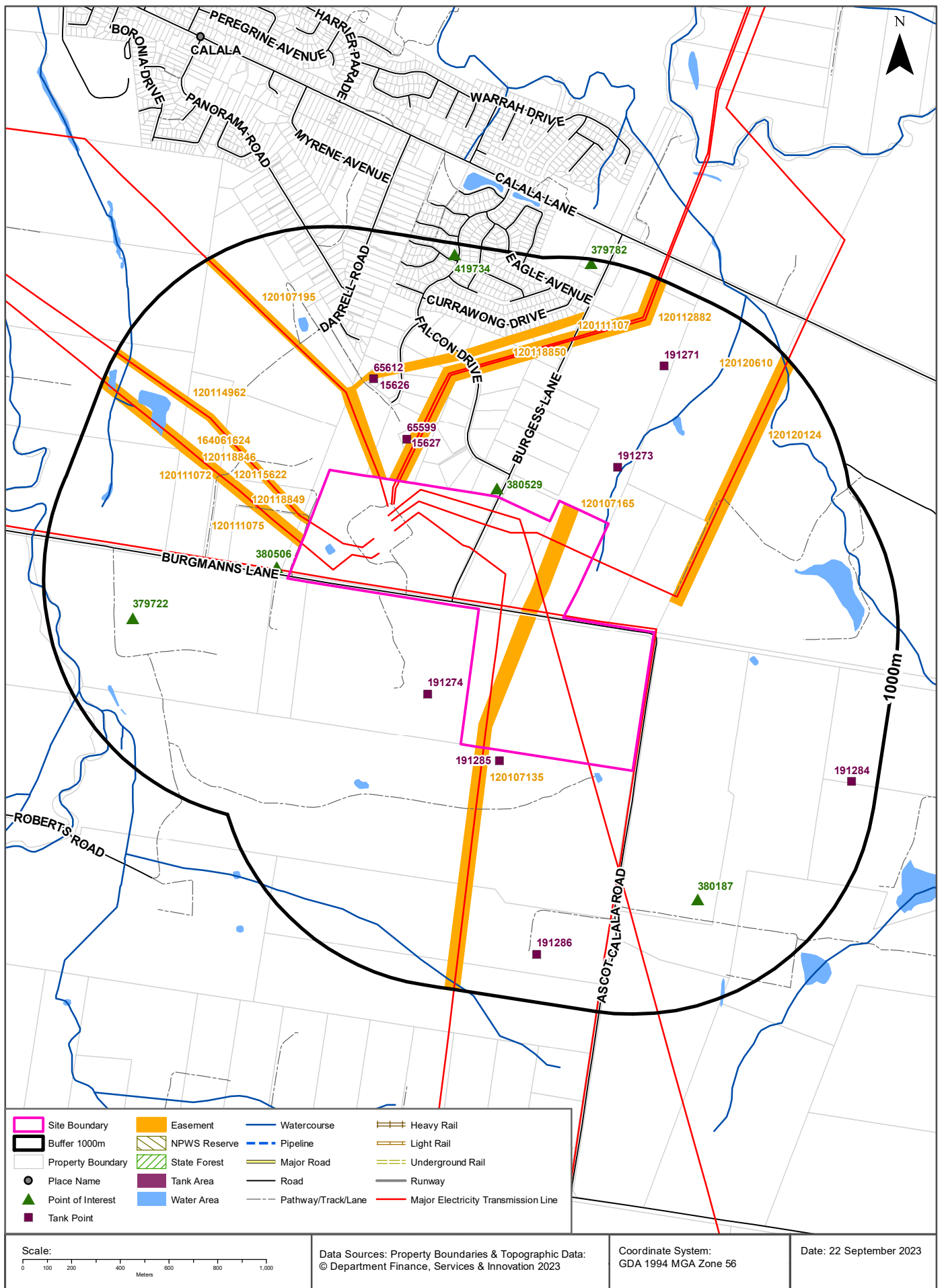


744 Burgmanns Lane, Kingswood, NSW 2340



Topographic Features

744 Burgmanns Lane, Kingswood, NSW 2340



Topographic Features

744 Burgmanns Lane, Kingswood, NSW 2340

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
380529	Homestead	BARALA	34m	North
380506	Homestead	MYALL	59m	West
380187	Homestead	DUNREATH	593m	South East
379722	Homestead	GLENDORE	655m	West
419734	Park	LAMPADA PARK	957m	North
379782	Homestead	PEEL VALLEY	984m	North

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

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Topographic Features

744 Burgmanns Lane, Kingswood, NSW 2340

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
15627	Water	Operational		28/06/2017	168m	North West
15626	Water	Operational		28/06/2017	383m	North West

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
191285	Water	Operational		28/06/2017	43m	South
191274	Water	Operational		28/06/2017	162m	South West
65599	Water	Feature on Previous LPI Tank Area Supply		19/10/2011	175m	North West
191273	Water	Operational		28/06/2017	226m	North East
65612	Water	Feature on Previous LPI Tank Area Supply		19/10/2011	397m	North West
191271	Water	Operational		28/06/2017	684m	North East
191286	Water	Operational		28/06/2017	806m	South
191284	Water	Operational		28/06/2017	896m	South East

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
120107135	Primary	Undefined		0m	On-site
120107165	Primary	Undefined		0m	On-site
120118849	Primary	Undefined		0m	West
120111075	Primary	Undefined		0m	West
120111107	Primary	Undefined		0m	North

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
164061624	Primary	Electricity	45 & var	0m	North West
120115622	Primary	Undefined		37m	North West
120120124	Primary	Undefined		145m	North East
120114962	Primary	Undefined		181m	North West
120107195	Primary	Undefined		310m	North West
120118850	Primary	Undefined		314m	North
120111072	Primary	Undefined		385m	North West
120120610	Primary	Undefined		397m	North East
120118846	Primary	Undefined		409m	North West
120112882	Primary	Undefined		636m	North East

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

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Topographic Features

744 Burgmanns Lane, Kingswood, NSW 2340

State Forest

What State Forest exist within the dataset buffer?

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

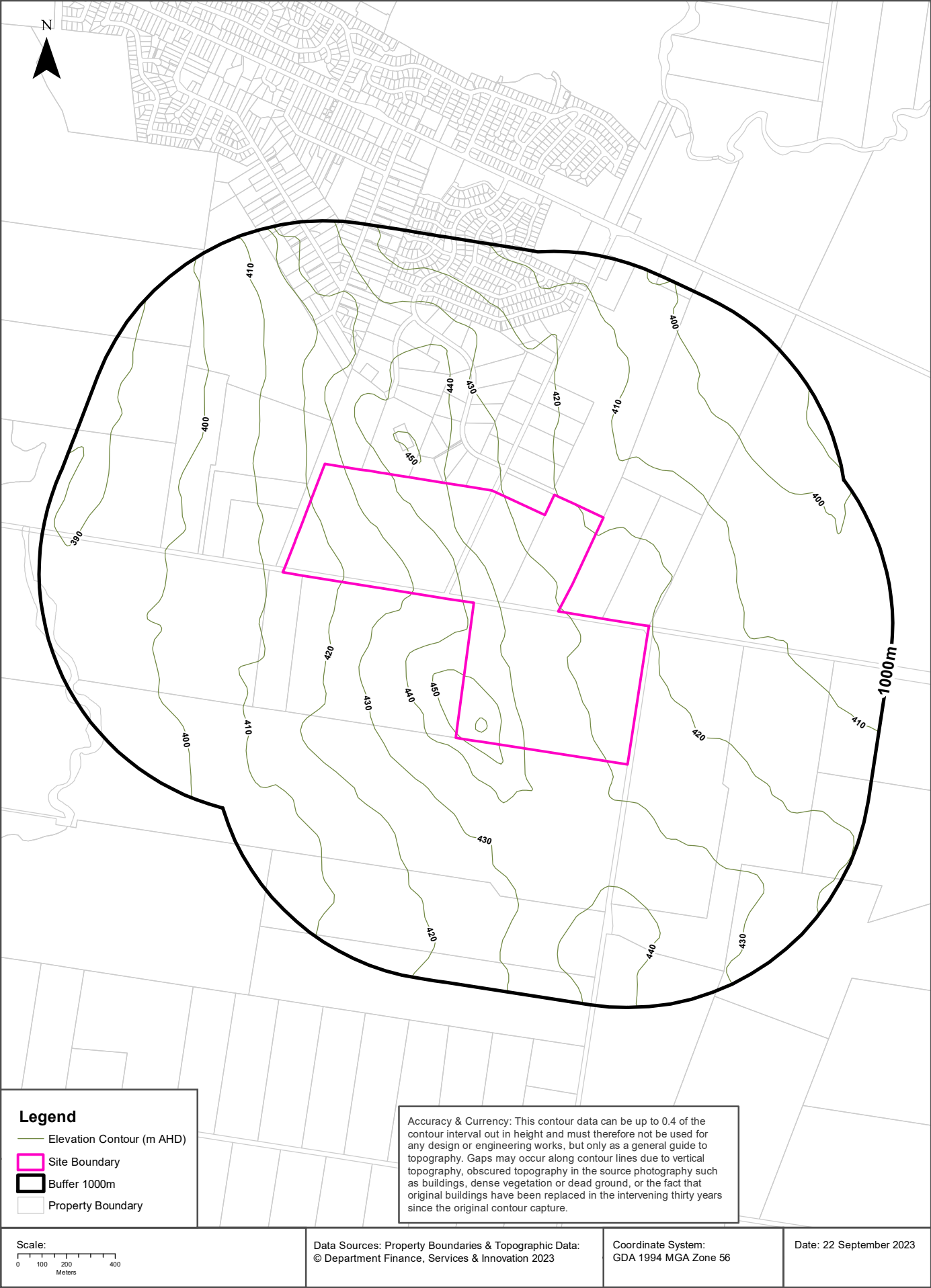
State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

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

744 Burgmanns Lane, Kingswood, NSW 2340

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive highly productive aquifers	0m	On-site

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

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

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

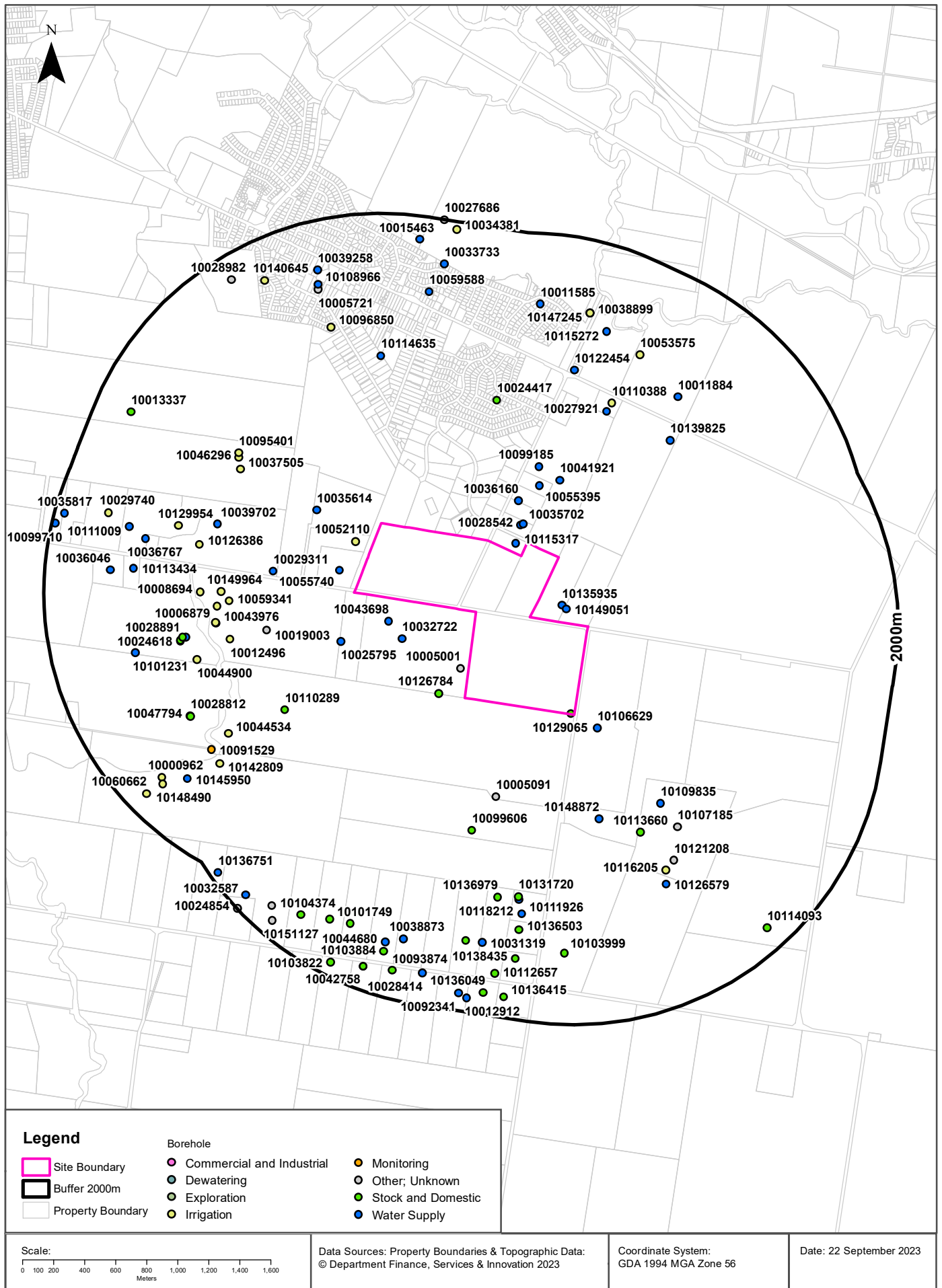
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

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

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

Groundwater Boreholes

744 Burgmanns Lane, Kingswood, NSW 2340



Hydrogeology & Groundwater

744 Burgmanns Lane, Kingswood, NSW 2340

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10129065	GW055998	Stock and Domestic	Unknown	01/01/1982	23.70		AHD				0m	On-site
10005001	GW021947	Unknown	Functioning	01/09/1964	12.80		AHD	Hard			49m	South West
10115317	GW056999	Water Supply	Unknown	01/11/1982	21.30		AHD				59m	North East
10149051	GW046759	Water Supply	Unknown	01/02/1977	28.30		AHD				88m	East
10135935	GW070762	Water Supply	Unknown	26/05/1993	31.70		AHD				107m	East
10052110	GW032129	Irrigation	Unknown	01/07/1969	30.50		AHD				109m	North West
10028542	GW966711	Water Supply	Unknown	01/01/1985	45.00		AHD				120m	North
10035702	GW966710	Water Supply	Unknown	01/01/1985	45.00		AHD				123m	North East
10055740	GW015486	Water Supply	Unknown	01/03/1959	27.40		AHD				138m	West
10043698	GW967868	Water Supply	Unknown	30/11/2004	54.00		AHD			25.00	150m	West
10126784	GW055999	Stock and Domestic	Unknown	01/01/1982	35.90		AHD				168m	South West
10106629	GW019323	Water Supply	Functioning	01/01/1962			AHD				174m	South East
10032722	GW966908	Water Supply	Unknown				AHD				247m	West
10036160	GW969650	Water Supply	Functioning	01/01/1980	41.00		AHD		9.000		277m	North
10025795	GW969538	Water Supply	Functioning	18/06/2010	36.00		AHD		1.500	10.40	328m	West
10055395	GW059641	Water Supply	Functioning		30.00		AHD	1001-3000 ppm			377m	North East
10035614	GW969356	Water Supply	Functioning	30/09/2006	36.50		AHD		1.260	27.60	415m	North West
10041921	GW901433	Water Supply	Unknown	28/09/1994	25.90		AHD				453m	North East
10099185	GW049224	Water Supply	Functioning	01/09/1978	37.80		AHD				497m	North
10029311	GW969334	Water Supply	Functioning	08/12/2009	24.40		AHD		0.760		536m	West
10005091	GW012678	Unknown	Unknown	01/12/1925	15.80		AHD				600m	South
10019003	GW021946	Unknown	Functioning	01/01/1964	15.20		AHD	Hard			615m	West
10148872	GW064332	Water Supply	Unknown	01/10/1987	22.80		AHD				691m	South East
10109835	GW019322	Water Supply	Functioning	01/01/1962			AHD				799m	South East
10059341	GW013541	Irrigation	Unknown	01/09/1957	7.90		AHD				806m	West
10099606	GW046846	Stock and Domestic	Functioning		18.00		AHD				840m	South
10012496	GW021950	Irrigation	Unknown	01/06/1964	9.80		AHD				855m	West
10149964	GW024519	Irrigation	Unknown	01/01/1965	7.90		AHD	Hard			857m	West
10113660	GW019320	Stock and Domestic	Functioning	01/01/1962			AHD				872m	South East
10110289	GW003401	Stock and Domestic	Unknown	01/03/1936	12.10		AHD	Good			881m	South West

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10008895	GW024532	Irrigation	Unknown	01/01/1965	8.20		AHD	Hard			887m	West
10024417	GW015484	Stock and Domestic	Unknown	01/04/1960	24.40		AHD	Stock			899m	North
10043976	GW900314	Stock and Domestic	Unknown	04/04/1995	10.00		AHD				911m	West
10006879	GW021949	Irrigation	Unknown	01/06/1964	9.80		AHD				913m	West
10037505	GW901303	Irrigation	Unknown	30/05/1995	25.00		AHD		25.200	7.10	968m	North West
10039702	GW900591	Water Supply	Unknown	01/01/1960	8.50		AHD		10.000	4.00	981m	West
10027921	GW070380	Water Supply	Unknown	05/01/1993	48.70		AHD				984m	North East
10107185	GW019321	Unknown	Unknown	01/01/1962	7.60		AHD				984m	South East
10008694	GW021948	Irrigation	Functioning	01/06/1964	9.80		AHD				990m	West
10046296	GW042586	Irrigation	Unknown	01/08/1972	9.10		AHD	1001-3000 ppm			1007m	North West
10095401	GW037935	Irrigation	Unknown	01/01/1966	10.00		AHD				1021m	North West
10126386	GW037936	Irrigation	Unknown	01/01/1966	10.00		AHD				1042m	West
10139825	GW064001	Water Supply	Unknown	01/02/1987	18.20		AHD				1044m	North East
10110388	GW022427	Irrigation	Unknown	01/01/1964	15.80		AHD				1047m	North East
10114635	GW971473	Water Supply	Functioning	22/08/2015	120.00		AHD				1078m	North
10044900	GW900983	Irrigation	Functioning	01/01/1980	8.50		AHD	Good	18.750	4.50	1102m	West
10028891	GW969901	Water Supply	Functioning	03/05/2011	11.30		AHD		2.520	2.90	1123m	West
10121208	GW019319	Unknown	Functioning	01/01/1962	7.90		AHD				1139m	South East
10035138	GW965910	Stock and Domestic	Functioning		7.60		AHD			4.20	1142m	West
10122454	GW071205	Water Supply	Unknown	30/11/1993		400.00	AHD				1152m	North
10024618	GW902525	Stock and Domestic	Unknown	01/06/1980	8.50		AHD	Good	18.950	4.50	1159m	West
10047795	GW900590	Water Supply	Unknown	01/01/1980	8.50		AHD	Good	18.750	4.50	1161m	West
10116205	GW019316	Irrigation	Functioning	01/06/1962	11.40		AHD	Salty			1164m	South East
10129954	GW037777	Irrigation	Unknown	01/10/1974	12.80		AHD				1209m	West
10131720	GW045733	Stock and Domestic	Unknown	01/12/1975	18.90		AHD	Good			1215m	South
10044534	GW900595	Irrigation	Unknown		8.50		AHD		7.000	8.00	1220m	South West
10118212	GW971591	Water Supply	Functioning	18/04/2016	58.80		AHD				1235m	South
10136979	GW045728	Stock and Domestic	Unknown	01/10/1976	17.78		AHD	Good			1237m	South
10126579	GW044339	Water Supply	Unknown		8.20		AHD				1245m	South East
10011884	GW022342	Water Supply	Unknown	01/01/1965	9.80		AHD				1288m	North East
10096850	GW014136	Irrigation	Unknown		30.40		AHD	Good			1304m	North West
10111926	GW971590	Water Supply	Functioning	16/04/2016	46.00		AHD				1323m	South
10028812	GW902526	Stock and Domestic	Unknown	01/06/1980	8.50		AHD	Good	18.950	4.50	1325m	West
10047794	GW900589	Water Supply	Unknown	01/01/1980	8.50		AHD	Good	18.750	4.50	1325m	West
10091529	GW093016	Monitoring	Unknown	13/10/1999	12.00	392.92	AHD		1.000		1369m	South West

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10036767	GW902006	Water Supply	Unknown	02/02/1999	48.78		AHD				1385m	West
10142809	GW037988	Irrigation	Unknown		8.50		AHD				1403m	South West
10053575	GW037719	Irrigation	Functioning		7.60		AHD				1405m	North East
10113434	GW055458	Water Supply	Unknown	01/07/1981	32.00		AHD				1427m	West
10136503	GW045734	Stock and Domestic	Unknown	01/12/1975	21.30		AHD	Good			1427m	South
10115272	GW035898	Water Supply	Unknown	01/09/1973	9.40		AHD				1455m	North East
10101231	GW064887	Water Supply	Unknown	15/09/1987	27.30		AHD				1463m	West
10111009	GW003392	Water Supply	Unknown	01/02/1936	23.50		AHD	Good			1509m	West
10059588	GW015499	Water Supply	Unknown	01/03/1961	17.40		AHD				1522m	North
10038899	GW061304	Water Supply	Unknown	01/09/1985	10.60		AHD				1537m	North
10147245	GW024507	Irrigation	Unknown	01/11/1965	8.80		AHD				1537m	North
10103999	GW046683	Stock and Domestic	Unknown	01/01/1977	30.00		AHD				1539m	South
10011585	GW034983	Water Supply	Unknown	01/04/1971	30.40		AHD	Stock			1541m	North
10031319	GW966268	Water Supply	Unknown	20/04/2004	88.40		AHD			61.00	1541m	South
10132344	GW045731	Stock and Domestic	Unknown	01/10/1976	28.70		AHD				1547m	South
10005721	GW018003	Unknown	Unknown	01/01/1952	38.10		AHD				1562m	North West
10036046	GW969501	Water Supply	Functioning	02/10/2008	67.00		AHD		0.300	12.80	1576m	West
10108966	GW015520	Water Supply	Unknown	01/10/1959	50.30		AHD	Good Stock			1592m	North West
10038873	GW966331	Water Supply	Unknown	24/01/2004	91.40		AHD		0.020	19.50	1605m	South
10145950	GW037990	Water Supply	Unknown		8.20		AHD				1612m	South West
10138435	GW045735	Stock and Domestic	Unknown	01/12/1975	23.80		AHD	Good			1614m	South
10102765	GW046681	Stock and Domestic	Unknown	01/01/1977	31.00		AHD				1632m	South West
10044680	GW969440	Water Supply	Functioning	28/04/2010	49.00		AHD		0.180	22.50	1657m	South
10029740	GW965005	Irrigation	Unknown	01/01/1975			AHD				1664m	West
10101749	GW046680	Stock and Domestic	Unknown	01/01/1977	26.00		AHD				1672m	South West
10039258	GW902663	Water Supply	Unknown	07/03/1995	97.50		AHD				1682m	North West
10033733	GW969594	Water Supply	Functioning	22/04/2007	11.80		AHD		0.006	1.70	1716m	North
10103884	GW046682	Stock and Domestic	Unknown	01/01/1977	33.00		AHD				1718m	South
10000962	GW037989	Irrigation	Functioning		9.10		AHD				1721m	South West
10112657	GW902863	Stock and Domestic	Unknown	14/11/2015	77.00		AHD			0.00	1727m	South
10140645	GW019151	Irrigation	Unknown	01/05/1961	20.70		AHD				1735m	North West
10148490	GW037992	Irrigation	Unknown		6.70		AHD				1745m	South West
10104374	GW046679	Stock and Domestic	Unknown	01/01/1977	23.00		AHD				1753m	South West
10013337	GW043745	Stock and Domestic	Unknown	01/06/1974	24.00		AHD				1762m	North West
10028414	GW969489	Water Supply	Functioning	18/03/2007	103.60		AHD		0.150	24.00	1796m	South

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10093874	GW046685	Stock and Domestic	Unknown	01/01/1977	23.00		AHD				1820m	South
10149310	GW048781	Unknown	Functioning		21.30		AHD	Good Stock			1828m	South West
10028982	GW966859	Other	Unknown	03/01/1992			AHD				1840m	North West
10015463	GW015483	Water Supply	Unknown	01/01/1960	7.90		AHD				1846m	North
10042758	GW902469	Water Supply	Unknown	07/03/1995	35.00		AHD		1.500	21.30	1851m	South
10102728	GW046686	Stock and Domestic	Unknown	01/01/1977	35.00		AHD				1851m	South
10114093	GW971661	Stock and Domestic	Functioning	08/03/2018	24.00		AHD			0.00	1855m	South East
10136049	GW045729	Stock and Domestic	Unknown	01/10/1976	21.30		AHD				1862m	South
10060662	GW011357	Irrigation	Unknown	01/06/1955	6.40		AHD				1865m	South West
10136415	GW045725	Stock and Domestic	Unknown	01/12/1975	21.30		AHD	Good			1870m	South
10092341	GW065653	Water Supply	Unknown				AHD				1889m	South
10151127	GW048782	Unknown	Unknown		21.30		AHD	Good Stock			1896m	South West
10032587	GW901957	Water Supply	Unknown		20.00		AHD				1899m	South West
10012912	GW060610	Water Supply	Unknown	01/11/1984	30.40		AHD				1911m	South
10103822	GW046687	Stock and Domestic	Unknown	01/01/1977	24.00		AHD				1912m	South West
10035817	GW901777	Water Supply	Unknown	02/05/1999	128.66		AHD				1932m	West
10136751	GW070763	Water Supply	Unknown	08/06/1993	19.50		AHD				1947m	South West
10034381	GW900585	Irrigation	Unknown		9.00		AHD	1.12		5.00	1949m	North
10099710	GW057322	Water Supply	Unknown	01/11/1982	54.80		AHD				1976m	West
10027686	GW015482	Unknown	Unknown	01/01/1951	8.50		AHD				1995m	North
10024854	GW067562	Unknown	Unknown	04/04/1990	18.20		AHD		1.260	5.20	1997m	South West

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

Hydrogeology & Groundwater

744 Burgmanns Lane, Kingswood, NSW 2340

Driller's Logs

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

NGIS Bore ID	Drillers Log	Distance	Direction
10129065	0.00m-1.00m Topsoil 1.00m-13.00m Clay Yellow 13.00m-23.70m Shale Water Supply	0m	On-site
10005001	0.00m-12.80m Shale Water Bearing	49m	South West
10115317	0.00m-0.60m Topsoil 0.60m-2.70m Clay Ridge 2.70m-4.80m Shale Yellow 4.80m-18.20m Shale 18.20m-21.30m Shale	59m	North East
10149051	0.00m-0.30m Soil 0.30m-3.00m Shale Yellow 3.00m-23.00m Shale Hard 23.00m-23.30m Shale Water Supply 23.30m-28.30m Shale Hard	88m	East
10135935	0.00m-0.30m SOIL 0.30m-8.30m BROWN SHALE 8.30m-13.80m BLUE SHALE 13.80m-19.80m BLUE BASALT 19.80m-20.10m W.B. BASALT 20.10m-27.40m BLUE BASALT 27.40m-27.70m W.B. BASALT 27.70m-31.70m BLUE BASALT	107m	East
10052110	0.00m-4.57m Soil 4.57m-28.65m Shale Soak 28.65m-30.48m Rock Solid	109m	North West
10055740	0.00m-1.83m Clay 1.83m-23.16m Shale Yellow 23.16m-27.43m Shale Water Supply	138m	West
10043698	0.00m-0.30m topsoil 0.30m-3.00m clay 3.00m-6.00m basalt 6.00m-12.00m basalt 12.00m-18.00m basalt 18.00m-24.00m basalt 24.00m-30.00m basalt 30.00m-36.00m basalt 36.00m-42.00m basalt 42.00m-48.00m basalt 48.00m-54.00m basalt	150m	West
10126784	0.00m-3.00m Topsoil 3.00m-35.90m Shale Water Supply	168m	South West
10025795	0.00m-0.60m Topsoil, brown 0.60m-2.00m Clay, brown 2.00m-32.60m Shale, blue 32.60m-33.50m Shale, brown, fractured 33.50m-36.00m Shale, blue	328m	West
10035614	0.00m-0.60m Topsoil 0.60m-10.60m Clay 10.60m-27.30m Shale, brown 27.30m-29.10m Shale, blue 29.10m-31.80m Shale, brown 31.80m-33.30m Basalt, water bearing 33.30m-36.50m Basalt	415m	North West
10041921	0.00m-0.60m SOIL 0.60m-5.50m RIDGE CLAY 5.50m-24.40m SHALE BROWN 24.40m-24.70m SHALE BROWN WATER BEARING 24.70m-25.90m BASALT BLUE	453m	North East
10099185	0.00m-2.44m Soil Surface 2.44m-16.15m Shale Hard 16.15m-18.90m Shale Broken Hard Water Supply 18.90m-22.86m Basalt Grey Very Hard Soak 22.86m-32.00m Shale Black Very Hard 32.00m-37.80m Shale Very Hard Soak Quartz Seams	497m	North

NGIS Bore ID	Drillers Log	Distance	Direction
10029311	0.00m-1.80m Topsoil 1.80m-5.50m Clay 5.50m-12.80m Gravel, claybound 12.80m-22.50m Shale 22.50m-23.10m Basalt, water bearing 23.10m-24.40m Basalt	536m	West
10005091	0.00m-14.63m Alluvium 14.63m-15.85m Alluvium Drift	600m	South
10019003	0.00m-15.24m Shale Water Bearing	615m	West
10148872	0.00m-1.00m Soil Surface 1.00m-13.00m Shale Water Supply 13.00m-22.80m Shale Grey Water Supply	691m	South East
10012496	0.00m-0.61m Loam 0.61m-6.10m Clay Gravel 6.10m-9.75m Sand Water Bearing Very Fine	855m	West
10149964	0.00m-4.27m Loam 4.27m-7.01m Clay Red 7.01m-7.92m Water Supply	857m	West
10110289	0.00m-1.22m Clay 1.22m-5.49m Rock Very Hard Water Supply 5.49m-9.45m Rock Hard Water Supply 9.45m-12.19m Rock Water Supply	881m	South West
10008895	0.00m-4.27m Loam 4.27m-7.01m Clay Red 7.01m-7.92m Water Supply	887m	West
10024417	0.00m-0.61m Topsoil Red 0.61m-1.22m Shale 1.22m-7.32m Basalt Boulder 7.32m-24.38m Basalt	899m	North
10043976	0.00m-2.40m BLACK SOIL 2.40m-6.70m CLAY 6.70m-7.00m CLAYBOUND GRAVEL 7.00m-7.30m W.B. GRAVEL 7.30m-8.20m CLAYBOUND GRAVEL 8.20m-8.80m W.B. GRAVEL 8.80m-9.10m CLAYBOUND GRAVEL 9.10m-9.90m GRAVEL 9.90m-10.00m BROWN SHALE	911m	West
10006879	0.00m-0.61m Loam 0.61m-6.71m Clay Gravel 6.71m-8.23m Gravel Water Supply 8.23m-8.84m Sand Fine 8.84m-9.45m Clay 9.45m-9.75m Shale	913m	West
10037505	0.00m-2.40m top soil 2.40m-7.90m clay bound gravel 7.90m-11.30m gravel (water) 11.30m-20.40m brown shale 20.40m-25.00m blue basalt	968m	North West
10027921	0.00m-0.60m 0.60m-12.20m Ridge Clay 12.20m-17.70m Brown Shale 17.70m-23.70m Blue Shale 23.70m-24.30m Blue Basalt 24.30m-24.70m W. B. Basalt 24.70m-36.50m Blue Basalt 36.50m-36.80m W.b. Basalt 36.80m-48.70m Blue Basalt	984m	North East
10008694	0.00m-0.61m Soil Loam 0.61m-5.49m Clay Gravel 5.49m-9.75m Sand Very Fine Water Bearing	990m	West
10046296	0.00m-1.82m Loam 1.82m-6.40m Clay Gravel 6.40m-9.14m Gravel Water Supply	1007m	North West
10139825	0.00m-0.60m Soil Surface 0.60m-6.60m Clay 6.60m-16.10m Shale Yellow 16.10m-16.40m Shale Yellow Water Bearing Water Supply 16.40m-18.20m Shale Yellow	1044m	North East
10110388	0.00m-0.61m Topsoil 0.61m-7.01m Clay Fine Gravel Soak 7.01m-15.54m Shale Water Supply 15.54m-15.85m Shale Hard	1047m	North East

NGIS Bore ID	Drillers Log	Distance	Direction
10028891	0.00m-2.10m Topsoil 2.10m-7.90m Clay 7.90m-11.10m Gravel, water bearing 11.10m-11.30m Shale	1123m	West
10121208	0.00m-4.27m Driller 4.27m-7.92m Rock	1139m	South East
10122454	0.00m-0.60m topsoil 0.60m-3.60m clay 3.60m-13.60m shale 13.60m-13.90m water bearing brown shale 13.90m-18.30m brown shale 18.30m-18.90m water bearing brown shale 18.90m-23.70m brown shale 23.70m-25.60m blue basalt	1152m	North
10129954	0.00m-0.91m Topsoil Black 0.91m-8.22m Clay 8.22m-12.19m Gravel Water Supply 12.19m-12.80m Rock Shaley	1209m	West
10131720	0.00m-0.61m Topsoil 0.61m-3.96m Shale Yellow 3.96m-16.15m Shale 16.15m-16.76m Water Bearing Water Supply 16.76m-18.90m Shale	1215m	South
10136979	0.00m-0.30m Topsoil 0.30m-1.30m Shale Yellow 1.30m-15.24m Driller 15.24m-15.85m Water Supply 15.85m-17.78m Shale	1237m	South
10011884	0.00m-0.91m Topsoil 0.91m-8.53m Shale Water Supply 8.53m-9.75m Shale Hard	1288m	North East
10091529	0.00m-7.50m Black Clay 7.50m-11.50m Fine Gravel 11.50m-12.00m Shale Black	1369m	South West
10053575	0.00m-1.52m Soil 1.52m-4.57m Clay 4.57m-6.10m Clay Gravel 6.10m-7.62m Gravel Water Supply	1405m	North East
10113434	0.00m-1.20m Topsoil 1.20m-4.20m Shale Yellow 4.20m-24.40m Shale Hard 24.40m-24.70m Shale Water Supply 24.70m-30.50m Shale 30.50m-30.80m Shale Water Supply 30.80m-32.00m Shale	1427m	West
10136503	0.00m-0.30m Topsoil 0.30m-4.27m Shale Yellow 4.27m-20.12m Shale 20.12m-20.73m Water Bearing Water Supply 20.73m-21.34m Shale Hard	1427m	South
10115272	0.00m-9.14m Clay Red Compacted 9.14m-9.45m Sand Water Supply	1455m	North East
10111009	0.00m-1.52m Shale 1.52m-19.51m Rock Hard 19.51m-21.95m Rock Water Supply 21.95m-23.47m Rock Hard	1509m	West
10059588	0.00m-0.61m Topsoil 0.61m-2.44m Clay 2.44m-16.46m Volcanic Rock Soak 16.46m-17.37m Rock Water Bearing Water Supply 17.37m-17.53m Basalt Hard	1522m	North
10038899	0.00m-1.20m Soil Black 1.20m-8.50m Clay 8.50m-10.60m Gravel Water Supply	1537m	North
10147245	0.00m-2.13m Soil Black 2.13m-8.84m Gravel Water Supply	1537m	North
10103999	0.00m-1.30m Soil 1.30m-4.30m Clay Yellow 4.30m-17.80m Shale Yellow 17.80m-28.40m Shale 28.40m-29.00m Shale Water Supply 29.00m-30.00m Shale	1539m	South

NGIS Bore ID	Drillers Log	Distance	Direction
10011585	0.00m-0.91m Soil 0.91m-5.48m Clay Dry Gravel 5.48m-9.44m Shale Soft 9.44m-10.97m Shale 10.97m-18.28m Shale Seams Water Supply 18.28m-30.48m Shale Dark Grey Oily	1541m	North
10031319	0.00m-0.40m clay 0.40m-2.10m shale 2.10m-14.70m shale 14.70m-73.00m basalt 73.00m-73.20m water bearing 73.20m-85.00m basalt 85.00m-85.30m water bearing 85.30m-88.40m basalt	1541m	South
10132344	0.00m-0.61m Topsoil 0.61m-2.74m Clay Yellow 2.74m-26.82m Shale 26.82m-27.43m Water Bearing Water Supply 27.43m-28.65m Shale	1547m	South
10036046	0.00m-0.60m Topsoil 0.60m-13.70m Shale, brown 13.70m-21.30m Basalt 21.30m-21.50m Basalt, water bearing 21.50m-27.30m Basalt 27.30m-27.60m Basalt, water bearing 27.60m-42.60m Basalt 42.60m-42.90m Basalt, water bearing 42.90m-67.00m Basalt	1576m	West
10108966	0.00m-18.29m Driller 18.29m-19.20m Basalt 19.20m-50.29m Diorite Water Supply	1592m	North West
10038873	0.00m-0.60m topsoil 0.60m-26.60m shale/brown 26.60m-42.70m basalt 42.70m-43.00m basalt/water bearing 43.00m-48.80m basalt 48.80m-49.10m basalt/water bearing 49.10m-49.40m basalt	1605m	South
10138435	0.00m-0.61m Topsoil 0.61m-3.35m Shale Yellow 3.35m-20.73m Shale 20.73m-21.34m Water Bearing Water Supply 21.34m-23.77m Shale	1614m	South
10102765	0.00m-1.00m Soil 1.00m-27.00m Shale Yellow 27.00m-28.00m Shale Water Supply 28.00m-31.00m Shale	1632m	South West
10044680	0.00m-2.00m Clay, brown 2.00m-16.80m Shale, brown 16.80m-49.00m Shale, blue, fractured	1657m	South
10101749	0.00m-0.60m Soil 0.60m-22.60m Shale Yellow 22.60m-23.20m Shale Water Supply 23.20m-26.00m Shale	1672m	South West
10039258	0.00m-0.30m Soil 0.30m-4.90m Brown basalt 4.90m-97.50m Blue basalt	1682m	North West
10033733	0.00m-11.30m Clay 11.30m-11.80m Gravel, water bearing	1716m	North
10103884	0.00m-0.60m Soil 0.60m-20.60m Shale Yellow 20.60m-20.90m Shale Water Supply 20.90m-31.90m Shale 31.90m-32.50m Shale Water Supply 32.50m-33.00m Shale	1718m	South
10140645	0.00m-0.91m Clay 0.91m-18.29m Shale Water Supply 18.29m-20.73m Basalt	1735m	North West
10104374	0.00m-0.60m Soil 0.60m-19.60m Shale Yellow 19.60m-20.20m Shale Water Supply 20.20m-23.00m Shale	1753m	South West

NGIS Bore ID	Drillers Log	Distance	Direction
10013337	0.00m-0.61m Topsoil 0.61m-1.83m Clay 1.83m-5.79m Basalt Decomposed 5.79m-13.11m Shale 13.11m-16.46m Shale Decomposed 16.46m-17.68m Shale 17.68m-19.20m Shale Decomposed 19.20m-21.03m Shale 21.03m-22.86m Shale Fractured Water Supply	1762m	North West
10028414	0.00m-0.60m Topsoil 0.60m-1.80m Clay 1.80m-5.50m Shale, brown 5.50m-24.30m Basalt 24.30m-24.40m Basalt, seepage 24.40m-50.30m Basalt 50.30m-50.60m Basalt, water bearing 50.60m-100.60m Basalt 100.60m-100.90m Basalt, water bearing	1796m	South
10093874	0.00m-0.60m Soil 0.60m-20.60m Shale Yellow 20.60m-21.20m Shale Water Supply 21.20m-23.00m Shale Yellow	1820m	South
10015463	0.00m-7.92m Driller 7.92m-7.94m Gravel Water Supply	1846m	North
10042758	0.00m-0.60m Surface Soil 0.60m-23.40m Brown Shale 23.40m-25.60m Blue Basalt 25.60m-25.90m w.b. Basalt 25.90m-35.00m Blue Basalt	1851m	South
10102728	0.00m-0.60m Soil 0.60m-33.60m Shale Yellow 33.60m-33.90m Shale Water Supply 33.90m-35.00m Shale	1851m	South
10136049	0.00m-0.30m Topsoil 0.30m-2.74m Shale Yellow 2.74m-13.41m Shale Yellow Hard 13.41m-13.71m Water Supply 13.71m-19.20m Shale 19.20m-19.81m Water Supply 19.81m-21.33m Shale	1862m	South
10060662	0.00m-3.35m Alluvium 3.35m-3.66m Gravel Small Alluvium 3.66m-6.40m Gravel Sand Water Supply	1865m	South West
10136415	0.00m-0.91m Topsoil Black 0.91m-1.83m Clay Yellow 1.83m-3.66m Shale Yellow 3.66m-18.90m Shale 18.90m-19.51m Water Bearing Water Supply 19.51m-21.34m Shale	1870m	South
10012912	0.00m-7.60m Clay Ridge 7.60m-15.20m Shale Yellow 15.20m-27.00m Shale Hard 27.00m-30.40m Shale Water Supply	1911m	South
10103822	0.00m-0.60m Soil 0.60m-21.90m Shale Yellow 21.90m-22.20m Shale Water Supply 22.20m-24.00m Shale	1912m	South West
10035817	0.00m-0.15m topsoil 0.15m-3.00m red clay 3.00m-15.24m brown shale 15.24m-68.29m basalt - black 68.29m-82.93m basalt - grey 82.93m-104.27m basalt - black 104.27m-109.15m basalt - grey 109.15m-128.66m basalt - black	1932m	West
10136751	0.00m-0.60m SOIL 0.60m-4.80m BROWN CLAY 4.80m-13.60m BROWN SHALE 13.60m-13.90m W.B. SHALE 13.90m-16.90m BROWN SHALE 16.90m-17.20m W.B. SHALE 17.20m-18.40m BROWN SHALE 18.40m-19.50m BLUE BASALT	1947m	South West
10099710	0.00m-0.30m Topsoil 0.30m-1.50m Clay Ridge 1.50m-31.90m Shale 31.90m-54.80m Shale Water Supply	1976m	West
10027686	0.00m-5.49m Loam 5.49m-8.53m Gravel Water Supply	1995m	North

NGIS Bore ID	Drillers Log	Distance	Direction
10024854	0.00m-0.60m soil 0.60m-5.40m Brown Clay 5.40m-7.50m Yellow Shale 7.50m-16.70m Brown Shale 16.70m-18.20m Water Bearing Shale	1997m	South West

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

Geology

744 Burgmanns Lane, Kingswood, NSW 2340



Geology

744 Burgmanns Lane, Kingswood, NSW 2340

Geological Units

What are the Geological Units within the dataset buffer?

Unit Code	Unit Name	Description	Unit Stratigraphy	Age	Dominant Lithology	Distance
Cpaa	Noumea beds	Interbedded massive- and andesitic-lithic wacke, pebbly wacke, laminated siltstone and mudstone.	/Parry Group//Noumea beds//	Frasnian (base) to Famennian (top)	Sandstone	0m
Cpam	Mandowa Mudstone	Grey, thin-bedded, laminated and massive mudstone with subordinate, thin siltstone and fine sandstone.	/Parry Group//Mandowa Mudstone//	Famennian (base) to Famennian (top)	Mudstone	0m
Cpak	Keepit Conglomerate	Boulder to pebble conglomerate, mudstone and thinly bedded sandstone.	/Parry Group//Keepit Conglomerate//	Famennian (base) to Famennian (top)	Conglomerate	0m
N_a	Alluvium	Unconsolidated alluvial clay, silt, sand, and gravel deposits.	/Alluvium///	Cenozoic (base) to Now (top)	Clastic sediment	844m

Linear Geological Structures

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

Map ID	Feature Description	Map Sheet Name	Distance
No Features			

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

Map ID	Boundary Type	Description	Map Sheet Name	Distance
46546	Faulted boundary	Fault, position approximate	Nandewar Regional Assessment Area, digital geology dataset, 2003	0m
46582	Faulted boundary	Fault, position approximate	Nandewar Regional Assessment Area, digital geology dataset, 2003	0m
46506	Faulted boundary	Fault, position approximate	Nandewar Regional Assessment Area, digital geology dataset, 2003	140m

Geological Data Source: Statewide Seamless Geology v2.1, Department of Regional NSW

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Naturally Occurring Asbestos Potential

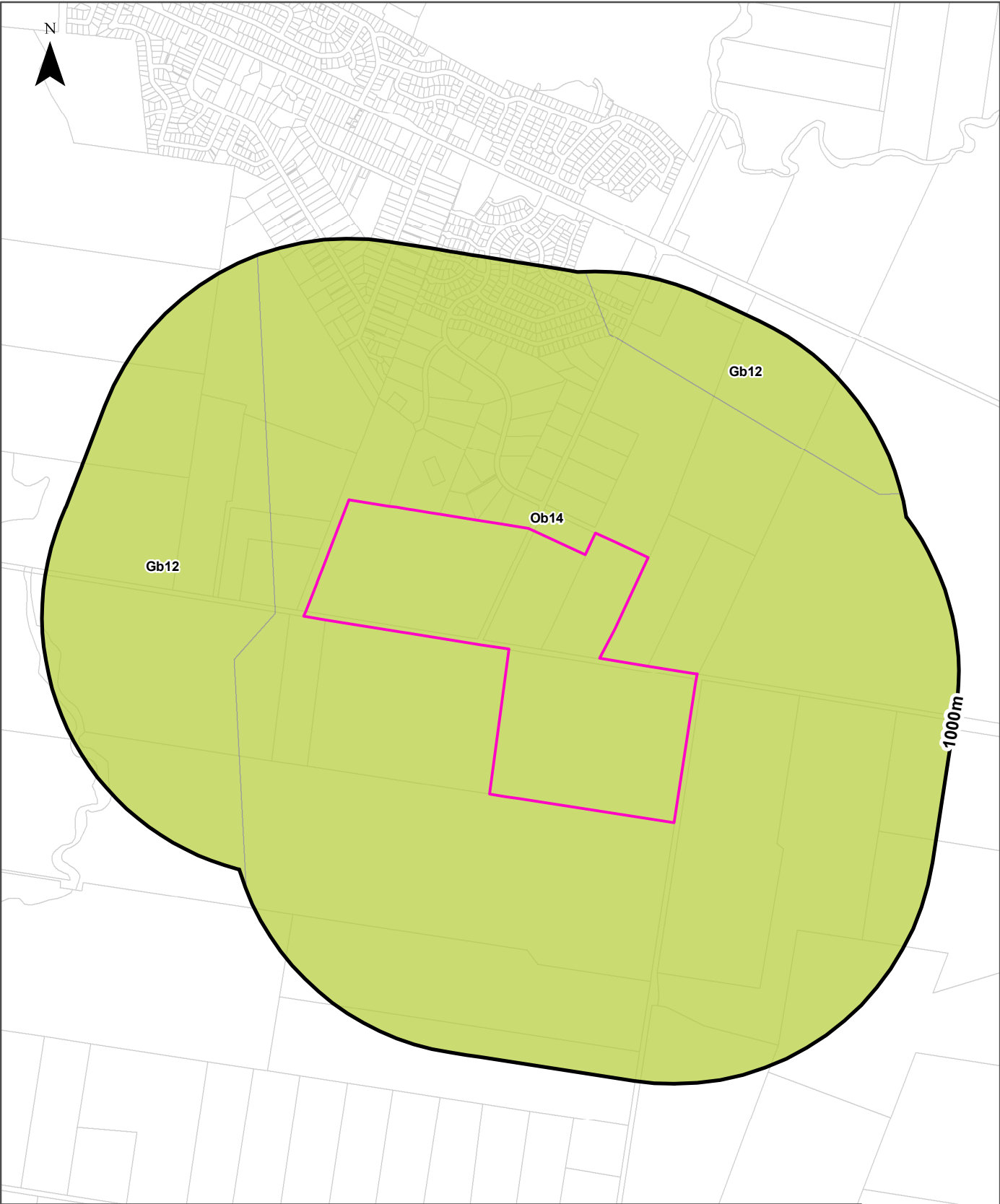
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Naturally Occurring Asbestos Potential

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												

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



Legend

Site Boundary

Buffer 1000m

Property Boundary

Australian Soil Classification Orders

Anthroposol	Dermosol	Kandosol	Podosol	Tenosol	No Data
Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol	
Chromosol	Hydrosol	Organosol	Sodosol	Lake	

Scale:

0 100 200 400 600 800 1,000 Meters

Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2023

Coordinate System:
GDA 1994 MGA Zone 56

Date: 22 September 2023

Soils

744 Burgmanns Lane, Kingswood, NSW 2340

Atlas of Australian Soils

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

Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Ob14	Dermosol	Almost flat to strongly undulating terrain with long gentle slopes sometimes broken by ridges: chief soils are hard alkaline red soils (Dr2.23). Associated are relatively small occurrences of many soils, including: dark cracking clays, such as (Ug5. 13 and Ug5 . 15), usually on slopes and in valleys; (Dr2.22) and shallow loams such as (Um4.1), usually on ridges; (Dy2.43) and (Dy3.43) soils, usually in flat areas and valleys. As mapped, small areas of units Gb12, Qb19, and Ra4 are included. Erosion has exposed subsoils in many places.	0m	On-site
Gb12	Dermosol	River flood-plains, terraces, and levees: chief soils are probably dark porous loamy soils (Um6.11 and Um6.12) with other (Um) and (Uc) soils. Associated are, locally, fairly large areas of dark cracking clays such as (Ug5.16); areas of (Dy3.4) soils; and sometimes areas of gravelly (Gn2) soils. Soils data are limited.	109m	North West

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

744 Burgmanns Lane, Kingswood, NSW 2340



Soils

744 Burgmanns Lane, Kingswood, NSW 2340

Soil Landscapes of Central and Eastern NSW

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

Soil Code	Name	Distance	Direction
9035fh	Fullwoods Hill	0m	On-site
9035du	Duri	0m	On-site
9035ws	Warral Station	745m	East
9035gn	Goonoo Goonoo	762m	West

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment

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Acid Sulfate Soils

744 Burgmanns Lane, Kingswood, NSW 2340

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?

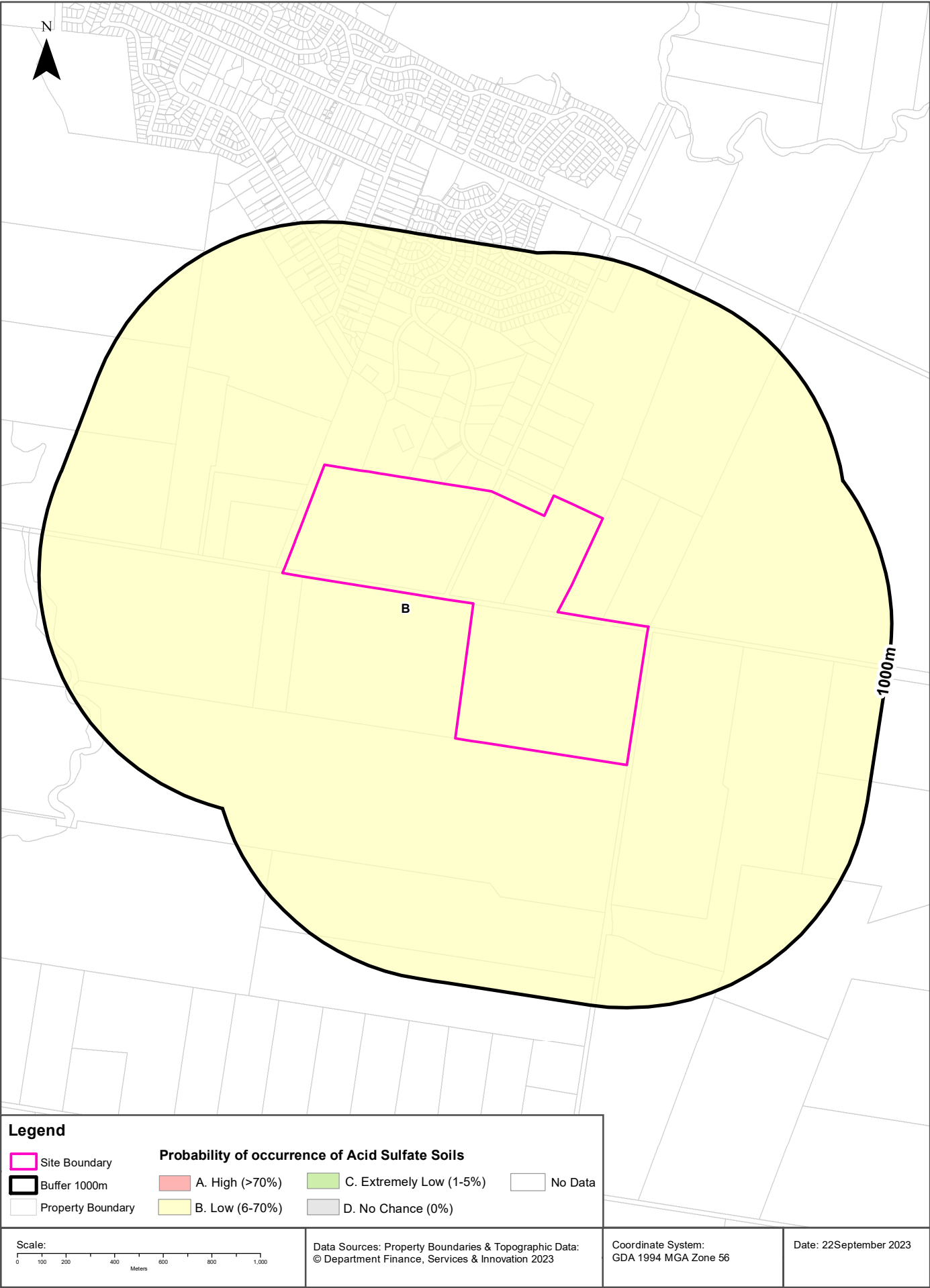
Soil Class	Description	EPI Name	Distance	Direction
N/A				

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Atlas of Australian Acid Sulfate Soils

744 Burgmanns Lane, Kingswood, NSW 2340



Acid Sulfate Soils

744 Burgmanns Lane, Kingswood, NSW 2340

Atlas of Australian Acid Sulfate Soils

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

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

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

744 Burgmanns Lane, Kingswood, NSW 2340

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

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

No

What Dryland Salinity assessments are given?

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

Dryland Salinity Data Source : National Land and Water Resources Audit

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

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

Mining

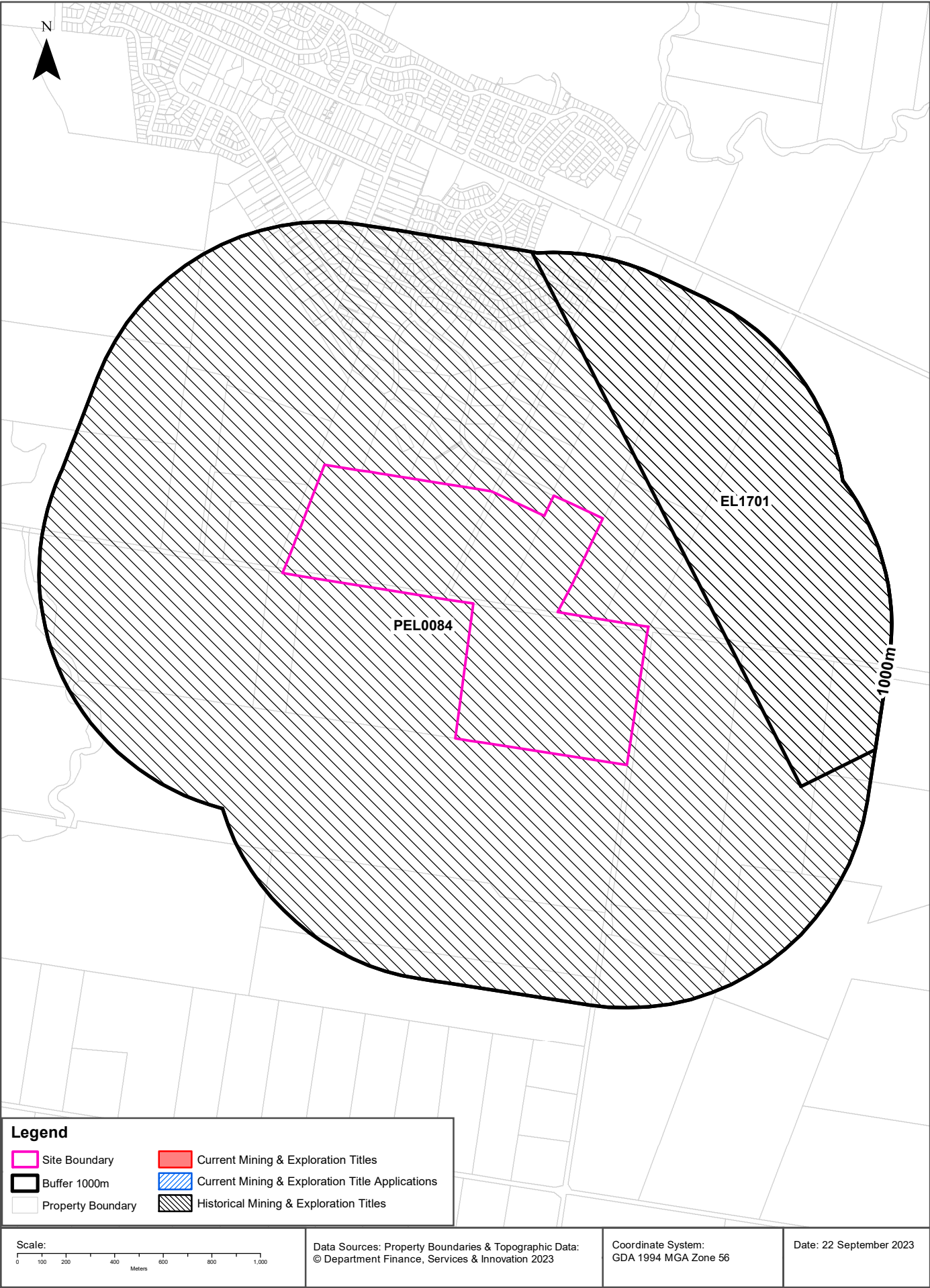
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Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

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

Mining Subsidence District Data Source: © Land and Property Information (2016)
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Mining

744 Burgmanns Lane, Kingswood, NSW 2340

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

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

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

Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

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

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

Mining

744 Burgmanns Lane, Kingswood, NSW 2340

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PEL0084				PETROLEUM	Petroleum	0m	On-site
EL1701	SHELL MINERALS EXPLORATION AUSTRALIA PTY LIMITED	19810901	19820101	MINERALS	W Mo	232m	East

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

State Environmental Planning Policy

744 Burgmanns Lane, Kingswood, NSW 2340

State Significant Precincts

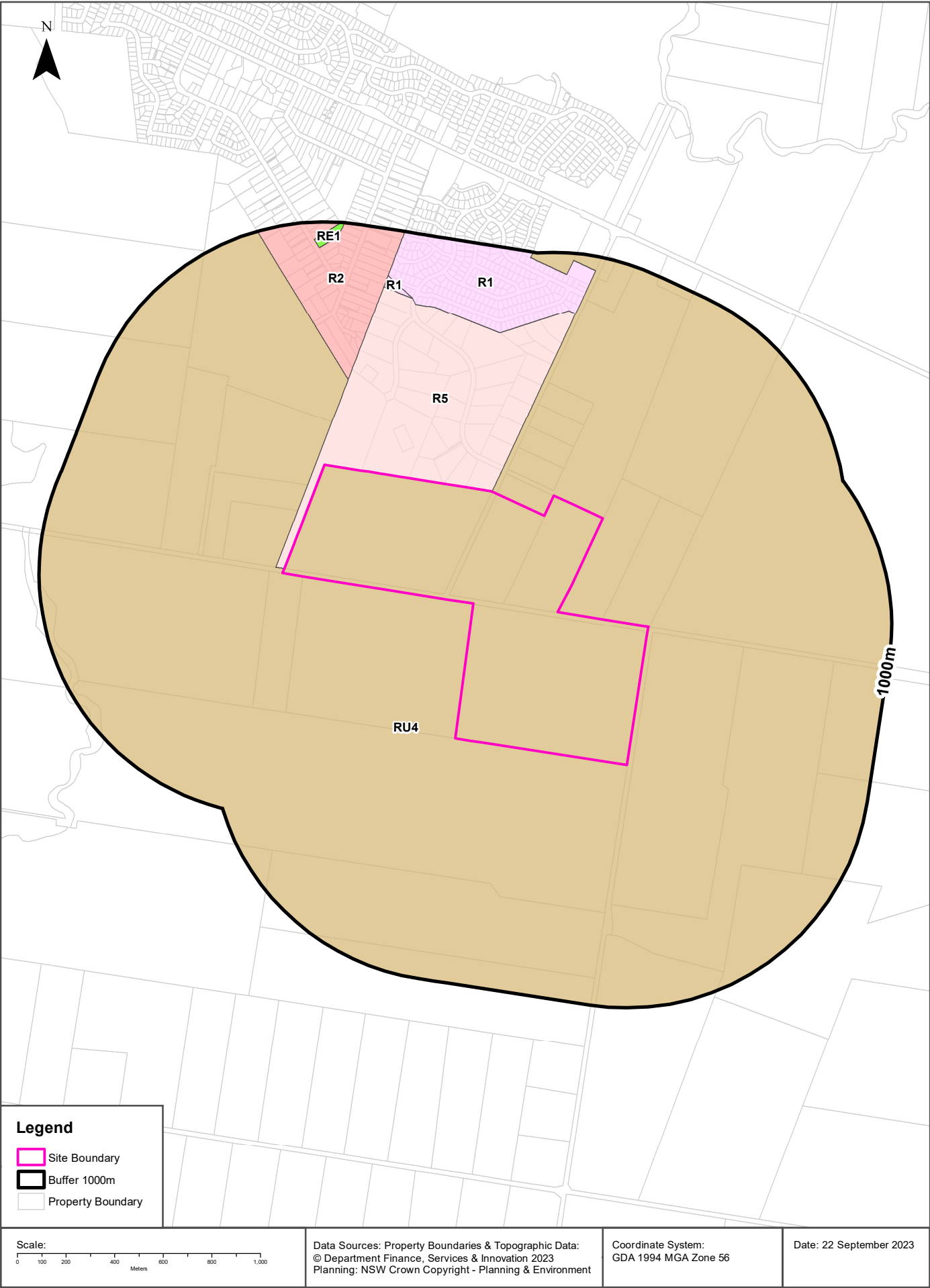
What SEPP State Significant Precincts exist within the dataset buffer?

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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EPI Planning Zones

744 Burgmanns Lane, Kingswood, NSW 2340



Environmental Planning Instrument

744 Burgmanns Lane, Kingswood, NSW 2340

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RU4	Primary Production Small Lots		Tamworth Regional Local Environmental Plan 2010	23/06/2023	23/06/2023	23/06/2023	Map Amendment No 1	0m	On-site
R5	Large Lot Residential		Tamworth Regional Local Environmental Plan 2010	21/01/2011	21/01/2011	23/06/2023		0m	North
R2	Low Density Residential		Tamworth Regional Local Environmental Plan 2010	21/01/2011	21/01/2011	23/06/2023		362m	North West
R1	General Residential		Tamworth Regional Local Environmental Plan 2010	21/01/2011	21/01/2011	23/06/2023		650m	North
R1	General Residential		Tamworth Regional Local Environmental Plan 2010	09/08/2013	09/08/2013	23/06/2023	Amendment No 3	734m	North
RE1	Public Recreation		Tamworth Regional Local Environmental Plan 2010	21/01/2011	21/01/2011	23/06/2023		892m	North West

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

744 Burgmanns Lane, Kingswood, NSW 2340

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							

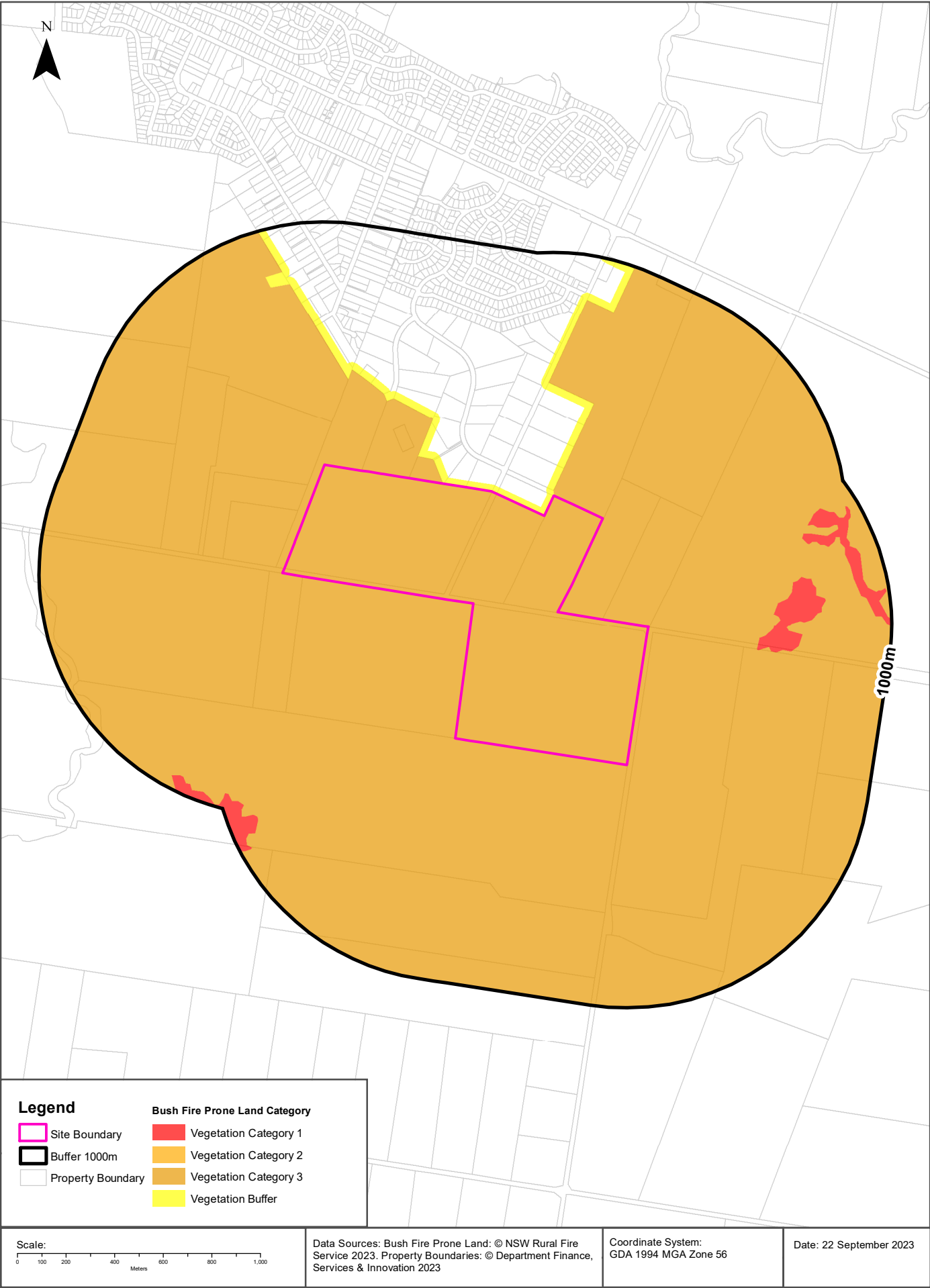
Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage
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Environmental Planning Instrument - Heritage

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
N/A	No records in buffer								

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Natural Hazards

744 Burgmanns Lane, Kingswood, NSW 2340

Bush Fire Prone Land

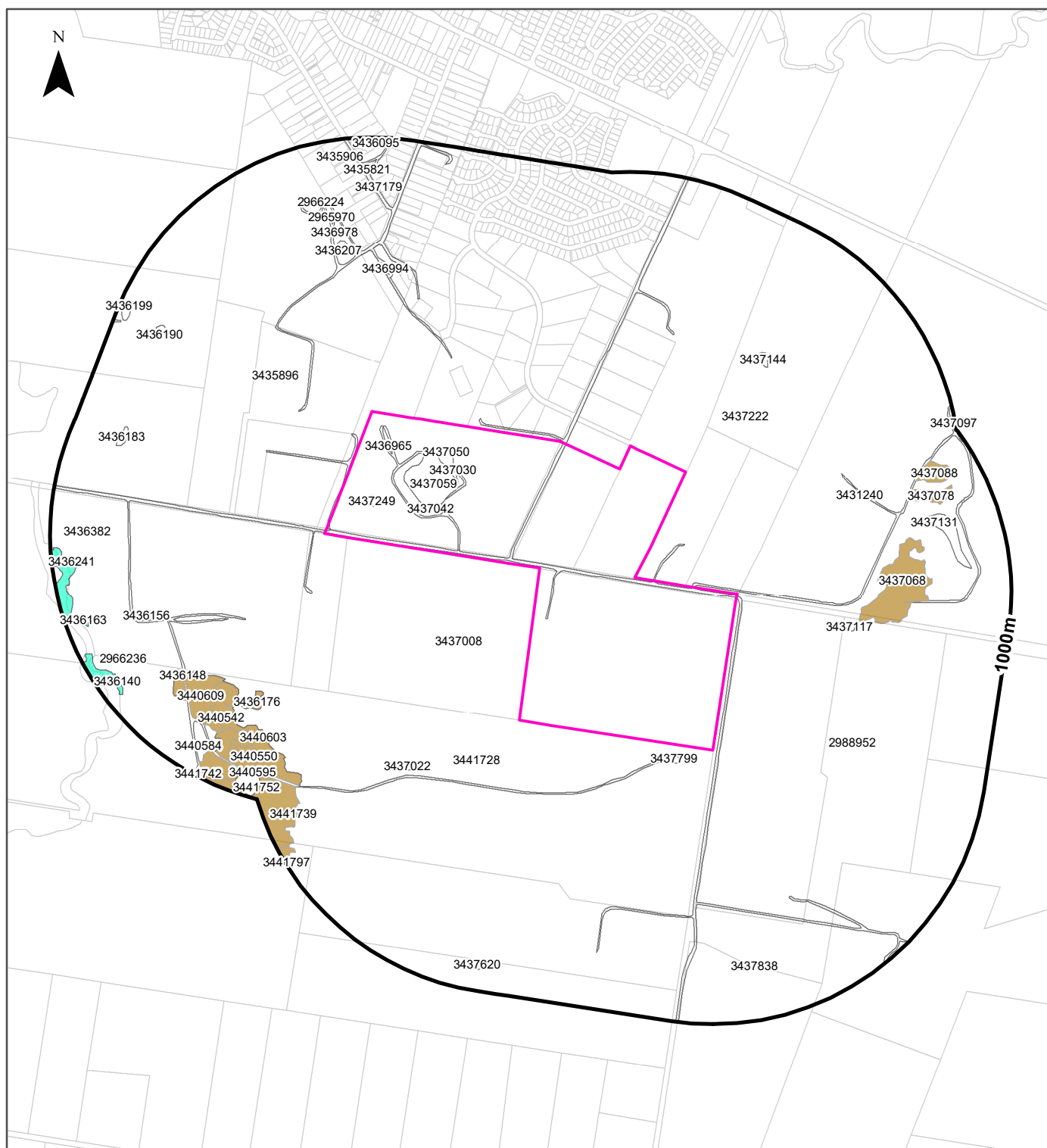
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Category 3	0m	On-site
Vegetation Buffer	0m	North
Vegetation Category 1	452m	East

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

Ecological Constraints - Vegetation & Ramsar Wetlands

744 Burgmanns Lane, Kingswood, NSW 2340



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

Scale: 0 100 200 400 600 800 1,000 Meters

Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2023

Coordinate System:
GDA 1994 MGA Zone 56

Date: 22 September 2023

Ecological Constraints

744 Burgmanns Lane, Kingswood, NSW 2340

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
3431240	Not classified	(Not classified) Not classified	Not classified	0m	On-site
3435896	Not classified	(Not classified) Not classified	Not classified	0m	On-site
3436965	Not classified	(Not classified) Not classified	Not classified	0m	On-site
3437030	Not classified	(Not classified) Not classified	Not classified	0m	On-site
3437042	Not classified	(Not classified) Not classified	Not classified	0m	On-site
3437050	Not classified	(Not classified) Not classified	Not classified	0m	On-site
3437059	Not classified	(Not classified) Not classified	Not classified	0m	On-site
3437222	Not classified	(Not classified) Not classified	Not classified	0m	On-site
3437249	Not classified	(Not classified) Not classified	Not classified	0m	On-site
3441728	Not classified	(Not classified) Not classified	Not classified	0m	On-site
2988952	Not classified	(Not classified) Not classified	Not classified	0m	South East
3437799	Not classified	(Not classified) Not classified	Not classified	30m	South East
3437008	Not classified	(Not classified) Not classified	Not classified	253m	South West
3437117	Not classified	(Not classified) Not classified	Not classified	407m	East
3437022	Not classified	(Not classified) Not classified	Not classified	415m	South West
3437068	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	451m	East
3437144	Not classified	(Not classified) Not classified	Not classified	480m	North East
3436994	Not classified	(Not classified) Not classified	Not classified	502m	North West
3437001	Not classified	(Not classified) Not classified	Not classified	541m	North West
3436978	Not classified	(Not classified) Not classified	Not classified	544m	North West
3437838	Not classified	(Not classified) Not classified	Not classified	564m	South East
3436207	Not classified	(Not classified) Not classified	Not classified	579m	North West
3436176	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	617m	West
3440609	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	641m	West
3436382	Not classified	(Not classified) Not classified	Not classified	655m	West
3436156	Not classified	(Not classified) Not classified	Not classified	694m	West
2965970	Not classified	(Not classified) Not classified	Not classified	700m	North West
3437131	Not classified	(Not classified) Not classified	Not classified	706m	East

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
3440542	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	710m	South West
3436148	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	717m	West
3437078	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	726m	East
3440603	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	743m	South West
3437179	Not classified	(Not classified) Not classified	Not classified	746m	North
3437088	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	769m	East
3440550	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	770m	South West
2966224	Not classified	(Not classified) Not classified	Not classified	785m	North West
3436183	Not classified	(Not classified) Not classified	Not classified	800m	West
3436190	Not classified	(Not classified) Not classified	Not classified	803m	North West
3440574	Not classified	(Not classified) Not classified	Not classified	817m	South West
3440584	Not classified	(Not classified) Not classified	Not classified	826m	South West
3441739	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	852m	South West
2966236	Not classified	(Not classified) Not classified	Not classified	856m	West
3435821	Not classified	(Not classified) Not classified	Not classified	877m	North West
3437620	Not classified	(Not classified) Not classified	Not classified	889m	South
3440595	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	892m	South West
3436095	Not classified	(Not classified) Not classified	Not classified	906m	North West
3436241	Forested Wetlands	(Forested Wetlands) River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	Eastern Riverine Forests	912m	West
3441752	Not classified	(Not classified) Not classified	Not classified	913m	South West
3436140	Forested Wetlands	(Forested Wetlands) River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	Eastern Riverine Forests	918m	West
3437170	Not classified	(Not classified) Not classified	Not classified	918m	North West
3436163	Forested Wetlands	(Forested Wetlands) River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	Eastern Riverine Forests	921m	West
3435906	Not classified	(Not classified) Not classified	Not classified	933m	North West
3441797	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	947m	South West
3436199	Not classified	(Not classified) Not classified	Not classified	953m	North West
3441742	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	978m	South West
3440566	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	981m	South West
3437097	Not classified	(Not classified) Not classified	Not classified	983m	East

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

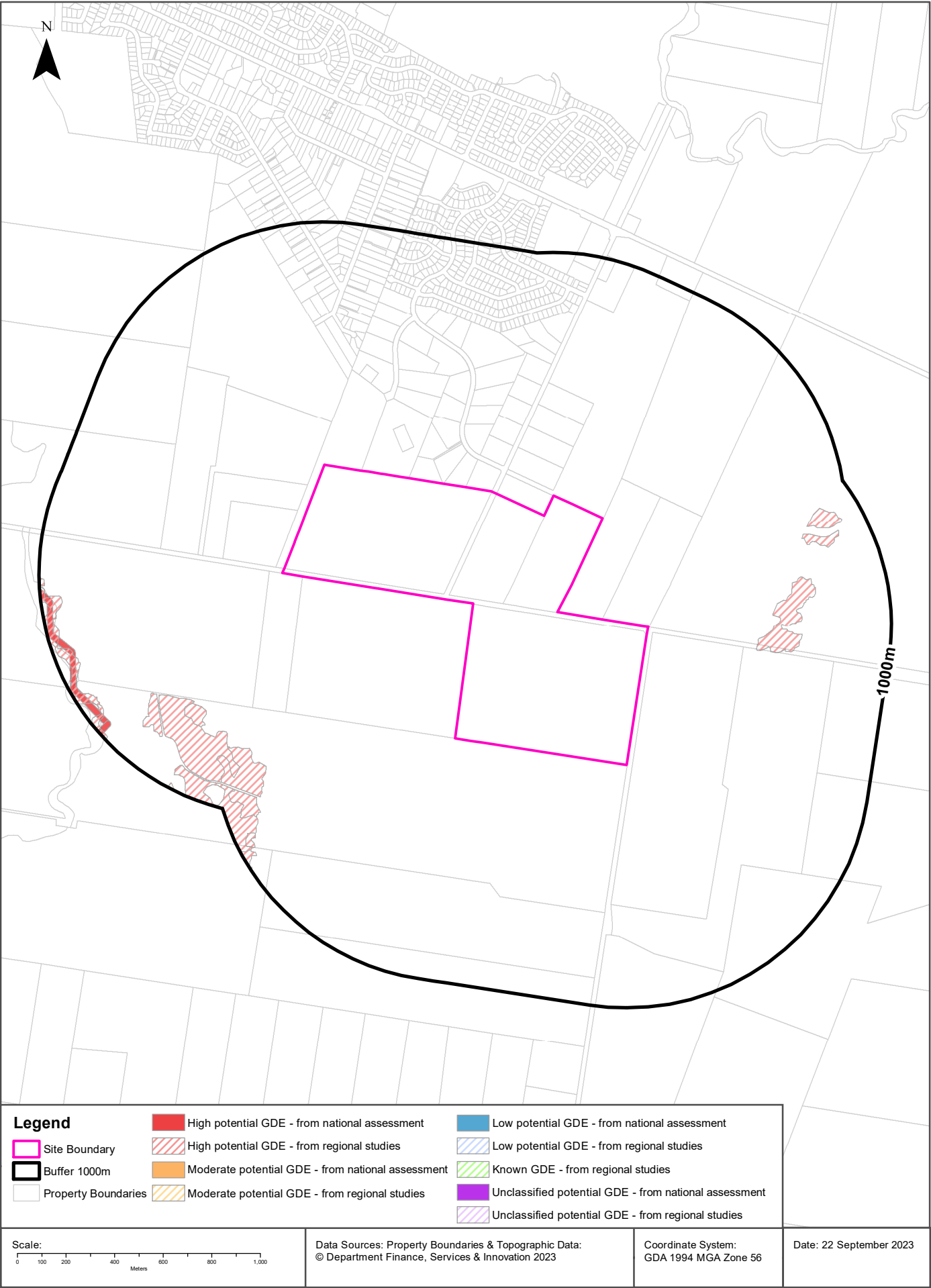
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Ramsar Wetlands

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 Agriculture, Water and the Environment



Ecological Constraints

744 Burgmanns Lane, Kingswood, NSW 2340

Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	High potential GDE - from regional studies	Ridges and valleys in metamorphic rocks.	Vegetation		451m	East
Aquatic	High potential GDE - from national assessment	Ridges and valleys in metamorphic rocks.	River		911m	West

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

744 Burgmanns Lane, Kingswood, NSW 2340



Ecological Constraints

744 Burgmanns Lane, Kingswood, NSW 2340

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	2	Ridges and valleys in metamorphic rocks.	Vegetation		451m	East
Terrestrial	10	Ridges and valleys in metamorphic rocks.	Vegetation		641m	South West
Terrestrial	9	Ridges and valleys in metamorphic rocks.	Vegetation		642m	West
Terrestrial	3	Ridges and valleys in metamorphic rocks.	Vegetation		726m	East
Terrestrial	7	Ridges and valleys in metamorphic rocks.	Vegetation		769m	East
Aquatic	9	Ridges and valleys in metamorphic rocks.	River		911m	West
Terrestrial	8	Ridges and valleys in metamorphic rocks.	Vegetation		912m	South West
Aquatic	10	Ridges and valleys in metamorphic rocks.	River		936m	West

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

744 Burgmanns Lane, Kingswood, NSW 2340

NSW BioNet Atlas

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

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Litoria booroolongensis	Booroolong Frog	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Alectura lathamii	Australian Brush-turkey	Endangered Population	Not Sensitive	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Category 2	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptorhynchus lathamii lathamii	South-eastern Glossy Black-Cockatoo	Vulnerable	Category 2	Vulnerable	
Animalia	Aves	Chthonicola sagittata	Speckled Warbler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Circus assimilis	Spotted Harrier	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Falco subniger	Black Falcon	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Glossopsitta porphyrocephala	Purple-crowned Lorikeet	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Grantiella picta	Painted Honeyeater	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Melanodryas cucullata cucullata	Hooded Robin (south-eastern form)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Pachycephala inornata	Gilbert's Whistler	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pezoporus wallicus wallicus	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Vulnerable	Category 3	Vulnerable	
Animalia	Aves	Pomatostomus temporalis temporalis	Grey-crowned Babbler (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Thinornis cucullatus cucullatus	Eastern Hooded Dotterel	Critically Endangered	Not Sensitive	Vulnerable	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascogale cinerea	Koala	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Aprasia parapulchella	Pink-tailed Legless Lizard	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Simoselaps fasciolatus	Narrow-banded Snake	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Suta flagellum	Little Whip Snake	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Uvidicolus sphyrurus	Border Thick-tailed Gecko	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Dichanthium setosum	Bluegrass	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Euphrasia ruptura		Extinct	Not Sensitive	Extinct	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	

Data does not include NSW category 1 sensitive species.

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

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

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

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Appendix B

Appendix B - Meteorology

Mean Maximum Temperature (degrees Celsius)

TAMWORTH AIRPORT AWS

Station Number: 055325 · State: NSW · Opened: 1992 · Status: Open · Latitude: 31.07°S · Longitude: 150.84°E · Elevation: 395 m

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1992		28.1	28.8	24.5	19.2	15.4	16.4	17.1	19.3	23.6	25.2	28.1	
1993	33.5	31.6	28.1	26.5	20.6	15.2	17.2	17.5	19.3	22.8	27.4	29.0	24.1
1994	34.1	30.6	26.4	26.1	23.7	18.2	17.1	18.5	21.5	26.2	28.4	31.7	25.2
1995	29.4	30.0	29.4	24.1	19.4	15.4	14.7	20.3	20.2	25.3	27.9	27.8	23.7
1996	29.1	28.4	29.2	24.7	21.1	17.3	14.6	16.8	20.1	24.1	27.2	28.5	23.4
1997	29.4	30.5	29.4	26.7	20.3	17.6	16.7	19.0	21.0	24.3	30.8	32.3	24.8
1998	33.6	32.2	32.9	25.3	19.0	15.6	14.1	17.6	20.8	22.2	24.7	30.9	24.1
1999	32.8	30.0	29.3	22.4	21.8	17.2	17.2	18.8	22.0	24.8	23.9	28.4	24.1
2000	30.4	32.2	29.2	25.2	19.5	15.7	15.6	17.0	24.4	24.2	26.0	30.9	24.2
2001	34.6	32.6	27.4	24.8	18.9	18.1	16.3	17.8	22.2	23.8	25.4	30.1	24.3
2002	32.7	30.1	30.0	26.1	20.9	17.4	16.9	19.8	22.7	28.5	32.5	30.8	25.7
2003	34.2	31.5	27.5	22.8	20.3	17.3	15.7	17.5	22.5	22.7	27.6	32.0	24.3
2004	32.2	32.9	29.1	27.1	20.0	17.4	16.5	18.2	21.1	25.5	28.6	29.9	24.9
2005	32.1	33.4	29.4	28.9	21.7	17.9	17.0	18.3	20.5	26.0	28.4	33.3	25.6
2006	35.1	34.5	30.3	24.5	20.4	17.2	16.4	19.4	23.8	28.1	30.0	31.0	25.9
2007	34.2	32.6	28.8	26.1	22.5	14.5	15.0	19.6	22.3	28.9	27.5	28.5	25.0
2008	31.0	28.0	29.3	23.6	21.8	18.5	16.1	16.4	21.9	25.6	26.5	29.4	24.0
2009	33.6	32.5	29.9	25.0	21.3	17.8	16.3	21.3	23.1	26.3	33.6	32.8	26.1
2010	32.8	31.1	29.7	26.1	21.1	17.0	16.4	16.0	20.6	23.5	26.0	27.7	24.0
2011	32.9	33.3	28.8	25.0	19.6	17.1	16.2	19.3	22.5	23.3	28.8	26.3	24.4
2012	29.6	28.7	27.9	25.3	21.0	17.4	16.3	18.4	23.2	26.6	31.6	32.6	24.9
2013	35.5	29.3	28.1	26.1	21.3	17.0	18.5	19.8	26.0	28.0	28.7	32.4	25.9
2014	35.6	33.6	29.0	26.1	21.4	17.7	16.6	18.5	22.4	28.9	33.4	30.9	26.2
2015	31.0	32.6	31.4	23.8	20.1	17.4	15.4	18.0	21.0	28.8	30.8	31.7	25.2
2016	31.3	34.3	31.6	28.9	21.7	16.1	16.7	17.6	19.3	22.9	29.7	33.4	25.3
2017	34.9	36.2	29.1	24.2	21.6	17.8	17.3	18.9	24.2	27.1	28.2	33.6	26.1
2018	35.9	33.7	32.3	28.7	22.0	18.4	18.8	19.0	23.1	26.9	29.5	32.9	26.8
2019	37.9	33.8	31.4	27.4	20.6	18.1	18.2	20.1	25.2	29.0	31.5	36.2	27.5
2020	36.3	29.7	27.5	24.1	18.9	17.5	16.9	17.6	23.3	27.1	31.8	30.4	25.1
2021	30.8	29.9	27.4	23.9	20.5	16.8	16.6	19.9	22.1	25.4	25.9	29.9	24.1
2022	32.4	29.7	28.0	25.3	21.1	16.4	16.9	18.1	20.7	23.6	25.6	28.8	23.9
2023	33.4	33.0	31.2	24.0	19.9	17.9	18.3	21.8	25.8				

Quality control: 12.3 Done & acceptable, 12.3 Not completed or unknown



Mean Maximum Temperature (degrees Celsius)

TAMWORTH AIRPORT AWS

Station Number: 055325 · State: NSW · Opened: 1992 · Status: Open · Latitude: 31.07°S · Longitude: 150.84°E · Elevation: 395 m

Statistics for this station calculated over all years of data

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	33.0	31.6	29.3	25.4	20.7	17.1	16.5	18.6	22.1	25.6	28.5	30.7	25.0
Lowest	29.1	28.0	26.4	22.4	18.9	14.5	14.1	16.0	19.3	22.2	23.9	26.3	23.4
5th percentile	29.4	28.3	27.4	23.2	19.0	15.3	14.7	16.6	19.3	22.8	25.0	27.8	23.8
10th percentile	29.6	28.8	27.5	23.8	19.2	15.4	15.0	17.0	20.1	22.9	25.4	28.1	24.0
Median	32.9	31.9	29.2	25.2	20.8	17.4	16.5	18.5	22.1	25.5	28.4	30.9	24.9
90th percentile	35.6	33.8	31.4	27.4	21.8	18.1	18.1	20.1	24.4	28.8	31.8	33.3	26.1
95th percentile	36.1	34.4	31.9	28.8	22.2	18.3	18.4	20.8	25.5	28.9	33.0	33.5	26.5
Highest	37.9	36.2	32.9	28.9	23.7	18.5	18.8	21.8	26.0	29.0	33.6	36.2	27.5

1) Calculation of statistics

Summary statistics, other than the Highest and Lowest values, are only calculated if there are at least 20 years of data available.

2) Gaps and missing data

Gaps may be caused by a damaged instrument, a temporary change to the site operation, or due to the absence or illness of an observer.

3) Further information

<http://www.bom.gov.au/climate/cdo/about/about-airtemp-data.shtml>.

Product code: IDCJAC0002 reference: 99976082 Created on Thu 12 Oct 2023 14:41:48 PM AEDT



Monthly Rainfall (millimetres)

TAMWORTH AIRPORT AWS

Station Number: 055325 · State: NSW · Opened: 1992 · Status: Open · Latitude: 31.07°S · Longitude: 150.84°E · Elevation: 395 m

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1993	61.2	62.2	13.2	0.4	28.2	53.4	70.8	31.0	25.4	92.8	42.2	92.0	572.8
1994	14.2	52.0	18.6	0.0	0.2	1.2	18.8	28.8	8.2	13.4	48.4	45.0	248.8
1995	77.0	15.4	22.2	3.0	80.2	42.0	9.6	0.0	55.8	47.2	96.0	40.6	489.0
1996	127.0	34.2	6.0	5.0	73.8	50.4	63.8	73.2	38.6	59.8	64.8	86.8	683.4
1997	83.4	129.0	15.0	1.0	64.8	25.2	7.2	0.6	108.0	49.0	36.2	56.6	576.0
1998	26.4	46.8	0.0	8.8	0.2	106.2	154.3	61.4	72.4	97.6	43.0	0.0	617.1
1999	19.0	56.0	53.2	123.0	9.8	46.4	32.0	60.4	60.6	74.8	68.0	44.2	647.4
2000	51.0	17.2	96.2	44.2	34.0	9.8	7.2	44.4	14.0	121.6	126.2	44.0	609.8
2001	37.0	21.0	108.4	15.2	14.0	12.6	53.6	17.4	22.2	43.2	68.6	48.6	461.8
2002	3.6	97.6	89.2	0.0	5.6	29.6	10.4	20.0	33.8	11.0	87.4	81.6	469.8
2003	13.0	96.0	38.8	72.2	15.2	47.8	35.6	68.8	10.4	74.6	106.0	70.0	648.4
2004	227.6	77.0	27.8	20.2	21.0	23.2	41.2	39.8	59.6	55.0	70.2	101.6	764.2
2005	65.2	37.0	19.2	0.4	5.6	134.8	85.6	29.0	68.0	53.6	58.4	63.6	620.4
2006	31.6	59.2	17.2	47.0	0.4	39.2	63.2	3.4	24.4	10.6	80.6	17.0	393.8
2007	38.0	93.2	124.6	32.0	36.2	69.8	12.2	100.0	0.8	52.0	93.0	129.4	781.2
2008	48.8	169.0	9.0	17.8	7.8	79.8	33.4	39.6	83.8	87.0	283.6	95.0	954.6
2009	18.2	134.6	13.2	49.6	7.0	46.4	30.2	11.8	50.4	36.6	56.4	145.4	599.8
2010	98.2	110.8	56.6	25.6	62.6	39.6	111.6	85.0	40.2	72.4	154.2	161.0	1017.8
2011	34.6	35.8	91.2	38.2	61.8	24.8	1.8	37.8	119.2	52.8	200.8	79.8	778.6
2012	97.6	257.6	26.0	29.0	29.2	53.8	91.8	11.2	26.8	13.0	36.2	96.8	769.0
2013	85.2	110.4	132.6	0.4	15.2	89.6	20.6	11.0	26.4	28.2	75.4	51.2	646.2
2014	0.2	41.0	88.0	5.8	22.4	44.2	23.0	62.6	15.8	19.2	32.4	195.8	550.4
2015	90.4	22.6	52.2	85.6	38.4	108.6	33.8	53.8	23.6	50.0	71.2	99.6	729.8
2016	99.6	0.8	22.0	4.8	60.8	169.0	28.6	83.2	132.6	76.0	11.6	96.6	785.6
2017	125.4	18.6	124.2	13.8	60.8	48.6	19.8	20.6	10.0	89.8	64.4	39.4	635.4
2018	22.0	38.6	6.0	13.0	1.6	11.4	9.0	29.4	47.4	63.6	85.0	51.6	378.6
2019	29.6	14.0	76.6	0.0	40.2	16.4	18.0	3.2	1.4	29.8	31.6	2.8	263.6
2020	97.4	202.2	83.4	49.0	39.2	29.4	37.0	29.2	26.8	73.6	3.0	223.6	893.8
2021	23.6	108.2	162.0	22.6	24.6	125.0	65.4	48.4	36.8	52.0	191.0	70.6	930.2
2022	88.8	59.2	124.8	31.6	50.0	23.8	36.4	80.4	145.2	148.8	95.8	38.8	923.6
2023	75.0	14.0	215.8	29.0	0.2	52.0	26.8	12.8	1.8				

Quality control: 12.3 Done & acceptable, 12.3 Not completed or unknown



Monthly Rainfall (millimetres)

TAMWORTH AIRPORT AWS

Station Number: 055325 · State: NSW · Opened: 1992 · Status: Open · Latitude: 31.07°S · Longitude: 150.84°E · Elevation: 395 m

Statistics for this station calculated over all years of data

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	61.6	72.0	62.4	25.4	29.4	53.4	40.4	38.7	44.9	58.3	82.7	79.0	648.0
Lowest	0.2	0.8	0.0	0.0	0.2	1.2	1.8	0.0	0.8	10.6	3.0	0.0	248.8
5th percentile	8.3	14.0	6.0	0.0	0.2	10.6	7.2	1.9	1.6	11.9	20.6	9.2	315.3
10th percentile	14.2	15.4	9.0	0.4	0.4	12.6	9.0	3.4	8.2	13.4	32.3	36.6	392.3
Median	51.0	56.0	52.2	17.8	24.6	46.4	32.0	31.0	33.8	53.2	69.4	70.3	640.8
90th percentile	99.6	134.6	124.8	49.6	62.6	108.6	85.6	80.4	108.0	93.3	157.9	147.0	924.3
95th percentile	126.2	185.6	147.3	78.9	69.3	129.9	101.7	84.1	125.9	110.8	196.4	180.1	943.6
Highest	227.6	257.6	215.8	123.0	80.2	169.0	154.3	100.0	145.2	148.8	283.6	223.6	1017.8

1) Calculation of statistics

Summary statistics, other than the Highest and Lowest values, are only calculated if there are at least 20 years of data available.

2) Gaps and missing data

Gaps may be caused by a damaged instrument, a temporary change to the site operation, or due to the absence or illness of an observer.

3) Further information

<http://www.bom.gov.au/climate/cdo/about/about-rain-data.shtml>.

Product code: IDCJAC0001 reference: 99976110 Created on Thu 12 Oct 2023 14:44:19 PM AEDT



Appendix C

Appendix C – Planning Certificates

Certificate No: PC2024-0696
Date: 06 October 2023
Applicants Ref: LS048417

**PLANNING CERTIFICATE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Applicant:

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

Owner (as recorded by Council):

Electricity Transmission Ministerial Holding
Corporation
C/- Transgrid
Po Box A1000
SYDNEY SOUTH NSW 1235

Land: Burgmanns Lane CALALA NSW 2340
Lot 3 DP 244399

This certificate is provided pursuant to Section 10.7(2)(5) of the Act. At the date of this certificate, the subject land is affected by the following matters.

Names of relevant planning instruments and development control plans

Note: Current environmental planning instruments (State environmental planning policies, regional environmental plans and local environmental plans) may be viewed at the NSW Government legislation web-site – www.legislation.nsw.gov.au.

Names of relevant State Environmental Planning Policies

1. State Environmental Planning Policy (Building Sustainability Index BASIX) 2004
2. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
3. State Environmental Planning Policy (Housing) 2021
4. State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development
5. State Environmental Planning Policy (Biodiversity and Conservation) 2021
6. State Environmental Planning Policy (Industry and Employment) 2021
7. State Environmental Planning Policy (Planning Systems) 2021
8. State Environmental Planning Policy (Primary Production) 2021
9. State Environmental Planning Policy (Resilience and Hazards) 2021
10. State Environmental Planning Policy (Resources and Energy) 2021
11. State Environmental Planning Policy (Transport and Infrastructure) 2021
12. State Environmental Planning Policy (Precincts—Central River City) 2021
13. State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021
14. State Environmental Planning Policy (Precincts—Regional) 2021
15. State Environmental Planning Policy (Precincts—Western Parkland City) 2021

Local Environmental Plan

16. Tamworth Regional Local Environmental Plan 2010

Development Control Plans

17. Tamworth Regional Development Control Plan 2010.

Draft Environmental Planning Policies and Draft Development Control Plans

18. The following proposed environmental planning instruments and draft development control plans are or have been the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979, may apply to the carrying out of development on the land:

- **Tamworth Flood Risk Management Plan** – The proposed Tamworth Flood Risk Management Plan documents were on public exhibition between Tuesday 04 April - Friday 19 May 2023, and recommends strategies for the mitigation of future flooding in Tamworth. To view the Plan, visit Council's MyTRC Online Community at <https://haveyoursay.tamworth.nsw.gov.au/tamworth-flood-risk-management-plan>

Detailed information on all Draft Environmental Planning Policies are available at the NSW Department of Planning and Environment website.

Zoning and land use under relevant LEPs

19. The subject land is affected by the Tamworth Regional Local Environmental Plan 2010. Under this plan, the land is zoned –

RU4 Primary Production Small Lots

1. Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2. Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care; Home occupations; Moorings; Roads

3. Permitted with consent

Agricultural produce industries; Aquaculture; Cellar door premises; Dual occupancies (attached); Dwelling houses; Farm buildings; Intensive plant agriculture; Kiosks; Landscaping material supplies; Light industries; Markets; Plant nurseries; Roadside stalls; Rural workers' dwellings; Any other development not specified in item 2 or 4

4. Prohibited

Amusement centres; Backpackers' accommodation; Cemeteries; Centre-based child care facilities; Commercial premises; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition villages; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Mortuaries; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Service stations; Serviced apartments; Sex services premises; Storage premises; Vehicle body repair workshops; Vehicle repair stations; Wharf or boating facilities; Wholesale supplies

Additional permitted uses

20. The land is not subject to additional permissible uses under Schedule 1 of the Tamworth Regional Local Environmental Plan 2010.

Development standards for the erection of a dwelling house

21. The Tamworth Regional Local Environmental Plan 2010 contains a development standard in relation to the erection of a dwelling-house on the subject land being:
- A minimum lot size of 40 hectares as specified by the Lot Size Map pursuant to clause 4.2B(3)(a).

Biodiversity Conservation Act 2016

22. The land is not identified in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016

Conservation Area

23. The land is not identified in the Tamworth Regional Local Environmental Plan 2010 as being located in a conservation area.

Environmental Heritage Item

24. No environmental planning instrument identifies an item of environmental heritage on the land.

Contributions Plan

25. The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.
- Tamworth Regional Council Section 94 (Direct) Development Contributions Plan 2013 applies to the land.
 - Tamworth Regional Council Section 94 (Indirect) Development Contributions Plan 2013 applies to the land.
26. The land is not land in a special contributions area under the Act, Division 7.1.

Complying Development

27. Complying Development may be carried out on the land under the following codes contained within the State Environmental Planning Policy (Exempt & Complying Development Codes) 2008:
- Part 3 - General Housing Code
 - Part 3B - Low Rise Housing Diversity Code
 - Part 3C - Greenfield Housing Code
 - Part 3D - Inland Code
 - Part 4 - Housing Alterations Code
 - Part 4A - General Development Code
 - Part 5 –Industrial and Business Alterations Code
 - Part 5A - Industrial and Business Buildings Code
 - Part 5B - Container Recycling Facilities Code
 - Part 6 - Subdivisions Code
 - Part 7 - Demolition Code
 - Part 8 - Fire Safety Code
 - Part 9 – Agritourism and Farm Stay Accommodation Code

If complying development may not be carried on the land under the above codes, it is because of the provisions of Clauses 1.17A(1)(c) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Council does not have sufficient information to ascertain the reason why complying development may not be carried out under the Policy. Contact Councils Development Hub on development@tamworth.nsw.gov.au for any enquiries relating to the reason why complying development may not be carried out on the land.

Exempt development

28. Exempt Development may be carried out on the land under the following codes contained within Part 2 of the State Environmental Planning Policy (Exempt & Complying Development Codes) 2008:

- Division 1 - General Exempt Development Code
- Division 2 - Advertising and Signage Exempt Development Code
- Division 3 - Temporary Uses and Structures Exempt Development Code

Affected building notices and building product rectifications orders

29. Council is not aware of any affected building notice is in force on the land.

30. Council is not aware of any building product rectification order is in force on the land that has not been fully complied with.

31. Council is not aware of any notice of intention to make a building product rectification order on the land which is outstanding.

Note: In this section, affected building notice has the same meaning as in the Building Products (Safety) Act 2017, Part 4. Building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Land reserved for acquisition

32. The land is not subject to acquisition by a public authority under any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument, as referred to in Section 3.15 of the Act.

Road widening and road realignment

33. The subject land is not affected by any road widening or realignment proposal under either Division 2 of Part 3 of the Roads Act 1993, any environmental planning instrument or any resolution of Council.

Flood related development control information

34. Council is unable to confirm whether the land is within the flood planning area and subject to flood related development controls set out in the provisions of the Tamworth Regional Local Environmental Plan 2010 (Clause 5.21) and the Tamworth Regional Development Control Plan 2010 (Development on Flood Affected Land).

Note: The flood planning area of the land is not known to Council. Consequently, you should conduct investigations necessary for determining flood levels in relation to the land. At this time Council adopts 1:100 + 0.5m freeboard as the Flood Planning Level.

Council and other public authority policies on hazard risk restrictions

35. The land is not affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk,(other than flooding).

Note: adopted policy means a policy adopted—

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

Note: The land to which this certificate relates is not subject to the matters identified by Section 59(2) of the Contaminated Land Management Act 1997. You should carry out your own investigations to determine if the site forms part of the list of NSW contaminated sites notified to the NSW Environment Protection Agency. Further investigations by others may be required if it is considered the site may be contaminated.

Bushfire Prone Land

36. The land is identified as “bushfire prone land” (either whole or part) on the Bushfire Prone Land Map, certified by the NSW Rural Fire Service on 28 July 2022. Council has not, by resolution, adopted a policy to restrict development on the land in respect to bushfire for that reason.

Information Regarding Loose-Fill Asbestos Insulation

37. Some residential homes located in the Tamworth Regional Council Local Government Area have been identified as containing loose fill asbestos insulation, for example in the roof space.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, it is strongly recommended that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.

Mine subsidence

38. The land has not been proclaimed to be a mine subsidence district within the meaning of Coal Mine Subsidence Compensation Act 2017.

Paper subdivision information

39. a) There is no adopted development plan that applies to this land or that is proposed to be subject to a consent ballot.
b) There is no subdivision order that applies to the land.

Property vegetation plans

40. Council has not been advised that a Property Vegetation Plan under the Native Vegetation Act 2003 applies to the subject land.

Biodiversity stewardship sites

41. Council has not been advised by the Chief Executive of the 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 7A of the Threatened Species Conservation Act, 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act, 2016.

Biodiversity certified land

42. Council has not been advised that the land is biodiversity certified land within the meaning of 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.

Orders under trees (disputes between neighbours) act 2006

43. No order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

Annual charges under local government act 1993 for coastal protection services that relate to existing coastal protection works

44. Not applicable to the subject land.

Western Sydney aerotropolis

45. Not applicable to the subject land.

Development consent conditions for seniors housing

46. Council is not aware of any current site compatibility certificate that has been issued under Clause 79 of State Environmental Planning Policy (Housing) 2021 in respect of proposed development on the land.

Site Compatibility Certificates and Conditions for Affordable Rental Housing

47. Council is not aware of any valid site compatibility certificate being issued under Part 2 of State Environmental Planning Policy (Housing) 2021 or any former site compatibility certificate being issued under Clause 37 of State Environmental Planning Policy (Affordable Rental Housing) 2009, in respect of development on the land.

Additional information provided pursuant to Section 10.7(2)&(5)

48. For information regarding buildings and structures on the land, please obtain a Building Information Certificate under Section 6.26 of the Environmental Planning and Assessment Act 1979.

Development Division
Liveable Communities Directorate

06 October 2023

Certificate No: PC2024-0697
Date: 06 October 2023
Applicants Ref: LS048417

**PLANNING CERTIFICATE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Applicant:

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

Owner (as recorded by Council):

Electricity Transmission Ministerial Holding
Corporation
C/- Transgrid
Po Box A1000
SYDNEY SOUTH NSW 1235

Land: Burgess Lane CALALA NSW 2340
Lot 4 DP 244399

This certificate is provided pursuant to Section 10.7(2)(5) of the Act. At the date of this certificate, the subject land is affected by the following matters.

Names of relevant planning instruments and development control plans

Note: Current environmental planning instruments (State environmental planning policies, regional environmental plans and local environmental plans) may be viewed at the NSW Government legislation web-site – www.legislation.nsw.gov.au.

Names of relevant State Environmental Planning Policies

1. State Environmental Planning Policy (Building Sustainability Index BASIX) 2004
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3. State Environmental Planning Policy (Housing) 2021
4. State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development
5. State Environmental Planning Policy (Biodiversity and Conservation) 2021
6. State Environmental Planning Policy (Industry and Employment) 2021
7. State Environmental Planning Policy (Planning Systems) 2021
8. State Environmental Planning Policy (Primary Production) 2021
9. State Environmental Planning Policy (Resilience and Hazards) 2021
10. State Environmental Planning Policy (Resources and Energy) 2021
11. State Environmental Planning Policy (Transport and Infrastructure) 2021
12. State Environmental Planning Policy (Precincts—Central River City) 2021
13. State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021
14. State Environmental Planning Policy (Precincts—Regional) 2021
15. State Environmental Planning Policy (Precincts—Western Parkland City) 2021

Local Environmental Plan

16. Tamworth Regional Local Environmental Plan 2010

Development Control Plans

17. Tamworth Regional Development Control Plan 2010.

Draft Environmental Planning Policies and Draft Development Control Plans

18. The following proposed environmental planning instruments and draft development control plans are or have been the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979, may apply to the carrying out of development on the land:

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Detailed information on all Draft Environmental Planning Policies are available at the NSW Department of Planning and Environment website.

Zoning and land use under relevant LEPs

19. The subject land is affected by the Tamworth Regional Local Environmental Plan 2010. Under this plan, the land is zoned –

RU4 Primary Production Small Lots

1. Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2. Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care; Home occupations; Moorings; Roads

3. Permitted with consent

Agricultural produce industries; Aquaculture; Cellar door premises; Dual occupancies (attached); Dwelling houses; Farm buildings; Intensive plant agriculture; Kiosks; Landscaping material supplies; Light industries; Markets; Plant nurseries; Roadside stalls; Rural workers' dwellings; Any other development not specified in item 2 or 4

4. Prohibited

Amusement centres; Backpackers' accommodation; Cemeteries; Centre-based child care facilities; Commercial premises; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition villages; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Mortuaries; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Service stations; Serviced apartments; Sex services premises; Storage premises; Vehicle body repair workshops; Vehicle repair stations; Wharf or boating facilities; Wholesale supplies

Additional permitted uses

20. The land is not subject to additional permissible uses under Schedule 1 of the Tamworth Regional Local Environmental Plan 2010.

Development standards for the erection of a dwelling house

21. The Tamworth Regional Local Environmental Plan 2010 contains a development standard in relation to the erection of a dwelling-house on the subject land being:
- A minimum lot size of 40 hectares as specified by the Lot Size Map pursuant to clause 4.2B(3)(a).

Biodiversity Conservation Act 2016

22. The land is not identified in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016

Conservation Area

23. The land is not identified in the Tamworth Regional Local Environmental Plan 2010 as being located in a conservation area.

Environmental Heritage Item

24. No environmental planning instrument identifies an item of environmental heritage on the land.

Contributions Plan

25. The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.
- Tamworth Regional Council Section 94 (Direct) Development Contributions Plan 2013 applies to the land.
 - Tamworth Regional Council Section 94 (Indirect) Development Contributions Plan 2013 applies to the land.
26. The land is not land in a special contributions area under the Act, Division 7.1.

Complying Development

27. Complying Development may be carried out on the land under the following codes contained within the State Environmental Planning Policy (Exempt & Complying Development Codes) 2008:
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 - Part 3D - Inland Code
 - Part 4 - Housing Alterations Code
 - Part 4A - General Development Code
 - Part 5 - Industrial and Business Alterations Code
 - Part 5A - Industrial and Business Buildings Code
 - Part 5B - Container Recycling Facilities Code
 - Part 6 - Subdivisions Code
 - Part 7 - Demolition Code
 - Part 8 - Fire Safety Code
 - Part 9 - Agritourism and Farm Stay Accommodation Code

If complying development may not be carried on the land under the above codes, it is because of the provisions of Clauses 1.17A(1)(c) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Council does not have sufficient information to ascertain the reason why complying development may not be carried out under the Policy. Contact Councils Development Hub on development@tamworth.nsw.gov.au for any enquiries relating to the reason why complying development may not be carried out on the land.

Exempt development

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Affected building notices and building product rectifications orders

29. Council is not aware of any affected building notice is in force on the land.

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31. Council is not aware of any notice of intention to make a building product rectification order on the land which is outstanding.

Note: In this section, affected building notice has the same meaning as in the Building Products (Safety) Act 2017, Part 4. Building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Land reserved for acquisition

32. The land is not subject to acquisition by a public authority under any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument, as referred to in Section 3.15 of the Act.

Road widening and road realignment

33. The subject land is not affected by any road widening or realignment proposal under either Division 2 of Part 3 of the Roads Act 1993, any environmental planning instrument or any resolution of Council.

Flood related development control information

34. Council is unable to confirm whether the land is within the flood planning area and subject to flood related development controls set out in the provisions of the Tamworth Regional Local Environmental Plan 2010 (Clause 5.21) and the Tamworth Regional Development Control Plan 2010 (Development on Flood Affected Land).

Note: The flood planning area of the land is not known to Council. Consequently, you should conduct investigations necessary for determining flood levels in relation to the land. At this time Council adopts 1:100 + 0.5m freeboard as the Flood Planning Level.

Council and other public authority policies on hazard risk restrictions

35. The land is not affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk,(other than flooding).

Note: adopted policy means a policy adopted—

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

Note: The land to which this certificate relates is not subject to the matters identified by Section 59(2) of the Contaminated Land Management Act 1997. You should carry out your own investigations to determine if the site forms part of the list of NSW contaminated sites notified to the NSW Environment Protection Agency. Further investigations by others may be required if it is considered the site may be contaminated.

Bushfire Prone Land

36. The land is identified as “bushfire prone land” (either whole or part) on the Bushfire Prone Land Map, certified by the NSW Rural Fire Service on 28 July 2022. Council has not, by resolution, adopted a policy to restrict development on the land in respect to bushfire for that reason.

Information Regarding Loose-Fill Asbestos Insulation

37. Some residential homes located in the Tamworth Regional Council Local Government Area have been identified as containing loose fill asbestos insulation, for example in the roof space.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, it is strongly recommended that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.

Mine subsidence

38. The land has not been proclaimed to be a mine subsidence district within the meaning of Coal Mine Subsidence Compensation Act 2017.

Paper subdivision information

39. a) There is no adopted development plan that applies to this land or that is proposed to be subject to a consent ballot.
b) There is no subdivision order that applies to the land.

Property vegetation plans

40. Council has not been advised that a Property Vegetation Plan under the Native Vegetation Act 2003 applies to the subject land.

Biodiversity stewardship sites

41. Council has not been advised by the Chief Executive of the 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 7A of the Threatened Species Conservation Act, 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act, 2016.

Biodiversity certified land

42. Council has not been advised that the land is biodiversity certified land within the meaning of 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.

Orders under trees (disputes between neighbours) act 2006

43. No order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

Annual charges under local government act 1993 for coastal protection services that relate to existing coastal protection works

44. Not applicable to the subject land.

Western Sydney aerotropolis

45. Not applicable to the subject land.

Development consent conditions for seniors housing

46. Council is not aware of any current site compatibility certificate that has been issued under Clause 79 of State Environmental Planning Policy (Housing) 2021 in respect of proposed development on the land.

Site Compatibility Certificates and Conditions for Affordable Rental Housing

47. Council is not aware of any valid site compatibility certificate being issued under Part 2 of State Environmental Planning Policy (Housing) 2021 or any former site compatibility certificate being issued under Clause 37 of State Environmental Planning Policy (Affordable Rental Housing) 2009, in respect of development on the land.

Additional information provided pursuant to Section 10.7(2)&(5)

48. For information regarding buildings and structures on the land, please obtain a Building Information Certificate under Section 6.26 of the Environmental Planning and Assessment Act 1979.

Development Division
Liveable Communities Directorate

06 October 2023

Certificate No: PC2024-0698
Date: 06 October 2023
Applicants Ref: LS048417

**PLANNING CERTIFICATE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Applicant:

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

Owner (as recorded by Council):

Electricity Transmission Ministerial Holding
Corporation
C/- Transgrid
Po Box A1000
SYDNEY SOUTH NSW 1235

Land: 707 Burgmanns Lane CALALA NSW 2340
Lot 6 DP 219993

This certificate is provided pursuant to Section 10.7(2)(5) of the Act. At the date of this certificate, the subject land is affected by the following matters.

Names of relevant planning instruments and development control plans

Note: Current environmental planning instruments (State environmental planning policies, regional environmental plans and local environmental plans) may be viewed at the NSW Government legislation web-site – www.legislation.nsw.gov.au.

Names of relevant State Environmental Planning Policies

1. State Environmental Planning Policy (Building Sustainability Index BASIX) 2004
2. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
3. State Environmental Planning Policy (Housing) 2021
4. State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development
5. State Environmental Planning Policy (Biodiversity and Conservation) 2021
6. State Environmental Planning Policy (Industry and Employment) 2021
7. State Environmental Planning Policy (Planning Systems) 2021
8. State Environmental Planning Policy (Primary Production) 2021
9. State Environmental Planning Policy (Resilience and Hazards) 2021
10. State Environmental Planning Policy (Resources and Energy) 2021
11. State Environmental Planning Policy (Transport and Infrastructure) 2021
12. State Environmental Planning Policy (Precincts—Central River City) 2021
13. State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021
14. State Environmental Planning Policy (Precincts—Regional) 2021
15. State Environmental Planning Policy (Precincts—Western Parkland City) 2021

Local Environmental Plan

16. Tamworth Regional Local Environmental Plan 2010

Development Control Plans

17. Tamworth Regional Development Control Plan 2010.

Draft Environmental Planning Policies and Draft Development Control Plans

18. The following proposed environmental planning instruments and draft development control plans are or have been the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979, may apply to the carrying out of development on the land:

- **Tamworth Flood Risk Management Plan** – The proposed Tamworth Flood Risk Management Plan documents were on public exhibition between Tuesday 04 April - Friday 19 May 2023, and recommends strategies for the mitigation of future flooding in Tamworth. To view the Plan, visit Council's MyTRC Online Community at <https://haveyoursay.tamworth.nsw.gov.au/tamworth-flood-risk-management-plan>

Detailed information on all Draft Environmental Planning Policies are available at the NSW Department of Planning and Environment website.

Zoning and land use under relevant LEPs

19. The subject land is affected by the Tamworth Regional Local Environmental Plan 2010. Under this plan, the land is zoned –

RU4 Primary Production Small Lots

1. Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2. Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care; Home occupations; Moorings; Roads

3. Permitted with consent

Agricultural produce industries; Aquaculture; Cellar door premises; Dual occupancies (attached); Dwelling houses; Farm buildings; Intensive plant agriculture; Kiosks; Landscaping material supplies; Light industries; Markets; Plant nurseries; Roadside stalls; Rural workers' dwellings; Any other development not specified in item 2 or 4

4. Prohibited

Amusement centres; Backpackers' accommodation; Cemeteries; Centre-based child care facilities; Commercial premises; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition villages; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Mortuaries; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Service stations; Serviced apartments; Sex services premises; Storage premises; Vehicle body repair workshops; Vehicle repair stations; Wharf or boating facilities; Wholesale supplies

Additional permitted uses

20. The land is not subject to additional permissible uses under Schedule 1 of the Tamworth Regional Local Environmental Plan 2010.

Development standards for the erection of a dwelling house

21. The Tamworth Regional Local Environmental Plan 2010 contains a development standard in relation to the erection of a dwelling-house on the subject land being:
- A minimum lot size of 40 hectares as specified by the Lot Size Map pursuant to clause 4.2B(3)(a).

Biodiversity Conservation Act 2016

22. The land is not identified in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016

Conservation Area

23. The land is not identified in the Tamworth Regional Local Environmental Plan 2010 as being located in a conservation area.

Environmental Heritage Item

24. No environmental planning instrument identifies an item of environmental heritage on the land.

Contributions Plan

25. The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.
- Tamworth Regional Council Section 94 (Direct) Development Contributions Plan 2013 applies to the land.
 - Tamworth Regional Council Section 94 (Indirect) Development Contributions Plan 2013 applies to the land.
26. The land is not land in a special contributions area under the Act, Division 7.1.

Complying Development

27. Complying Development may be carried out on the land under the following codes contained within the State Environmental Planning Policy (Exempt & Complying Development Codes) 2008:
- Part 3 - General Housing Code
 - Part 3B - Low Rise Housing Diversity Code
 - Part 3C - Greenfield Housing Code
 - Part 3D - Inland Code
 - Part 4 - Housing Alterations Code
 - Part 4A - General Development Code
 - Part 5 –Industrial and Business Alterations Code
 - Part 5A - Industrial and Business Buildings Code
 - Part 5B - Container Recycling Facilities Code
 - Part 6 - Subdivisions Code
 - Part 7 - Demolition Code
 - Part 8 - Fire Safety Code
 - Part 9 – Agritourism and Farm Stay Accommodation Code

If complying development may not be carried on the land under the above codes, it is because of the provisions of Clauses 1.17A(1)(c) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Council does not have sufficient information to ascertain the reason why complying development may not be carried out under the Policy. Contact Councils Development Hub on development@tamworth.nsw.gov.au for any enquiries relating to the reason why complying development may not be carried out on the land.

Exempt development

28. Exempt Development may be carried out on the land under the following codes contained within Part 2 of the State Environmental Planning Policy (Exempt & Complying Development Codes) 2008:

- Division 1 - General Exempt Development Code
- Division 2 - Advertising and Signage Exempt Development Code
- Division 3 - Temporary Uses and Structures Exempt Development Code

Affected building notices and building product rectifications orders

29. Council is not aware of any affected building notice is in force on the land.

30. Council is not aware of any building product rectification order is in force on the land that has not been fully complied with.

31. Council is not aware of any notice of intention to make a building product rectification order on the land which is outstanding.

Note: In this section, affected building notice has the same meaning as in the Building Products (Safety) Act 2017, Part 4. Building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Land reserved for acquisition

32. The land is not subject to acquisition by a public authority under any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument, as referred to in Section 3.15 of the Act.

Road widening and road realignment

33. The subject land is not affected by any road widening or realignment proposal under either Division 2 of Part 3 of the Roads Act 1993, any environmental planning instrument or any resolution of Council.

Flood related development control information

34. Council is unable to confirm whether the land is within the flood planning area and subject to flood related development controls set out in the provisions of the Tamworth Regional Local Environmental Plan 2010 (Clause 5.21) and the Tamworth Regional Development Control Plan 2010 (Development on Flood Affected Land).

Note: The flood planning area of the land is not known to Council. Consequently, you should conduct investigations necessary for determining flood levels in relation to the land. At this time Council adopts 1:100 + 0.5m freeboard as the Flood Planning Level.

Council and other public authority policies on hazard risk restrictions

35. The land is not affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk,(other than flooding).

Note: adopted policy means a policy adopted—

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

Note: The land to which this certificate relates is not subject to the matters identified by Section 59(2) of the Contaminated Land Management Act 1997. You should carry out your own investigations to determine if the site forms part of the list of NSW contaminated sites notified to the NSW Environment Protection Agency. Further investigations by others may be required if it is considered the site may be contaminated.

Bushfire Prone Land

36. The land is identified as “bushfire prone land” (either whole or part) on the Bushfire Prone Land Map, certified by the NSW Rural Fire Service on 28 July 2022. Council has not, by resolution, adopted a policy to restrict development on the land in respect to bushfire for that reason.

Information Regarding Loose-Fill Asbestos Insulation

37. Some residential homes located in the Tamworth Regional Council Local Government Area have been identified as containing loose fill asbestos insulation, for example in the roof space.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, it is strongly recommended that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.

Mine subsidence

38. The land has not been proclaimed to be a mine subsidence district within the meaning of Coal Mine Subsidence Compensation Act 2017.

Paper subdivision information

39. a) There is no adopted development plan that applies to this land or that is proposed to be subject to a consent ballot.
b) There is no subdivision order that applies to the land.

Property vegetation plans

40. Council has not been advised that a Property Vegetation Plan under the Native Vegetation Act 2003 applies to the subject land.

Biodiversity stewardship sites

41. Council has not been advised by the Chief Executive of the 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 7A of the Threatened Species Conservation Act, 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act, 2016.

Biodiversity certified land

42. Council has not been advised that the land is biodiversity certified land within the meaning of 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.

Orders under trees (disputes between neighbours) act 2006

43. No order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

Annual charges under local government act 1993 for coastal protection services that relate to existing coastal protection works

44. Not applicable to the subject land.

Western Sydney aerotropolis

45. Not applicable to the subject land.

Development consent conditions for seniors housing

46. Council is not aware of any current site compatibility certificate that has been issued under Clause 79 of State Environmental Planning Policy (Housing) 2021 in respect of proposed development on the land.

Site Compatibility Certificates and Conditions for Affordable Rental Housing

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48. For information regarding buildings and structures on the land, please obtain a Building Information Certificate under Section 6.26 of the Environmental Planning and Assessment Act 1979.

Development Division
Liveable Communities Directorate

06 October 2023

Certificate No: PC2024-0695
Date: 06 October 2023
Applicants Ref: LS048417

**PLANNING CERTIFICATE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Applicant:

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

Owner (as recorded by Council):

Mr DA Hammond & Mrs AV Hammond
744 Burgmanns Lane
KINGSWOOD NSW 2340

Land: 744 Burgmanns Lane KINGSWOOD NSW 2340
Lot 43 DP 1064582

This certificate is provided pursuant to Section 10.7(2)(5) of the Act. At the date of this certificate, the subject land is affected by the following matters.

Names of relevant planning instruments and development control plans

Note: Current environmental planning instruments (State environmental planning policies, regional environmental plans and local environmental plans) may be viewed at the NSW Government legislation web-site – www.legislation.nsw.gov.au.

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14. State Environmental Planning Policy (Precincts—Regional) 2021
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- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2. Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care; Home occupations; Moorings; Roads

3. Permitted with consent

Agricultural produce industries; Aquaculture; Cellar door premises; Dual occupancies (attached); Dwelling houses; Farm buildings; Intensive plant agriculture; Kiosks; Landscaping material supplies; Light industries; Markets; Plant nurseries; Roadside stalls; Rural workers' dwellings; Any other development not specified in item 2 or 4

4. Prohibited

Amusement centres; Backpackers' accommodation; Cemeteries; Centre-based child care facilities; Commercial premises; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition villages; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Mortuaries; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Service stations; Serviced apartments; Sex services premises; Storage premises; Vehicle body repair workshops; Vehicle repair stations; Wharf or boating facilities; Wholesale supplies

Additional permitted uses

20. The land is not subject to additional permissible uses under Schedule 1 of the Tamworth Regional Local Environmental Plan 2010.

Development standards for the erection of a dwelling house

21. The Tamworth Regional Local Environmental Plan 2010 contains a development standard in relation to the erection of a dwelling-house on the subject land being either:
- A minimum lot size of 40 hectares as specified by the Lot Size Map pursuant to clause 4.2B(3)(a).

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Conservation Area

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Environmental Heritage Item

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 - Part 4 - Housing Alterations Code
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 - Part 5 –Industrial and Business Alterations Code
 - Part 5A - Industrial and Business Buildings Code
 - Part 5B - Container Recycling Facilities Code
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35. The land is not affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk,(other than flooding).

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- (a) by the council, or
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Note: The land to which this certificate relates is not subject to the matters identified by Section 59(2) of the Contaminated Land Management Act 1997. You should carry out your own investigations to determine if the site forms part of the list of NSW contaminated sites notified to the NSW Environment Protection Agency. Further investigations by others may be required if it is considered the site may be contaminated.

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Property vegetation plans

40. Council has not been advised that a Property Vegetation Plan under the Native Vegetation Act 2003 applies to the subject land.

Biodiversity stewardship sites

41. Council has not been advised by the Chief Executive of the 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 7A of the Threatened Species Conservation Act, 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act, 2016.

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Annual charges under local government act 1993 for coastal protection services that relate to existing coastal protection works

44. Not applicable to the subject land.

Western Sydney aerotropolis

45. Not applicable to the subject land.

Development consent conditions for seniors housing

46. Council is not aware of any current site compatibility certificate that has been issued under Clause 79 of State Environmental Planning Policy (Housing) 2021 in respect of proposed development on the land.

Site Compatibility Certificates and Conditions for Affordable Rental Housing

47. Council is not aware of any valid site compatibility certificate being issued under Part 2 of State Environmental Planning Policy (Housing) 2021 or any former site compatibility certificate being issued under Clause 37 of State Environmental Planning Policy (Affordable Rental Housing) 2009, in respect of development on the land.

Additional information provided pursuant to Section 10.7(2)&(5)

48. For information regarding buildings and structures on the land, please obtain a Building Information Certificate under Section 6.26 of the Environmental Planning and Assessment Act 1979.

Development Division
Liveable Communities Directorate

06 October 2023

Appendix D

Appendix D – Historical Land Title Search Results

Page 1 of 4

PLAN FORM 2

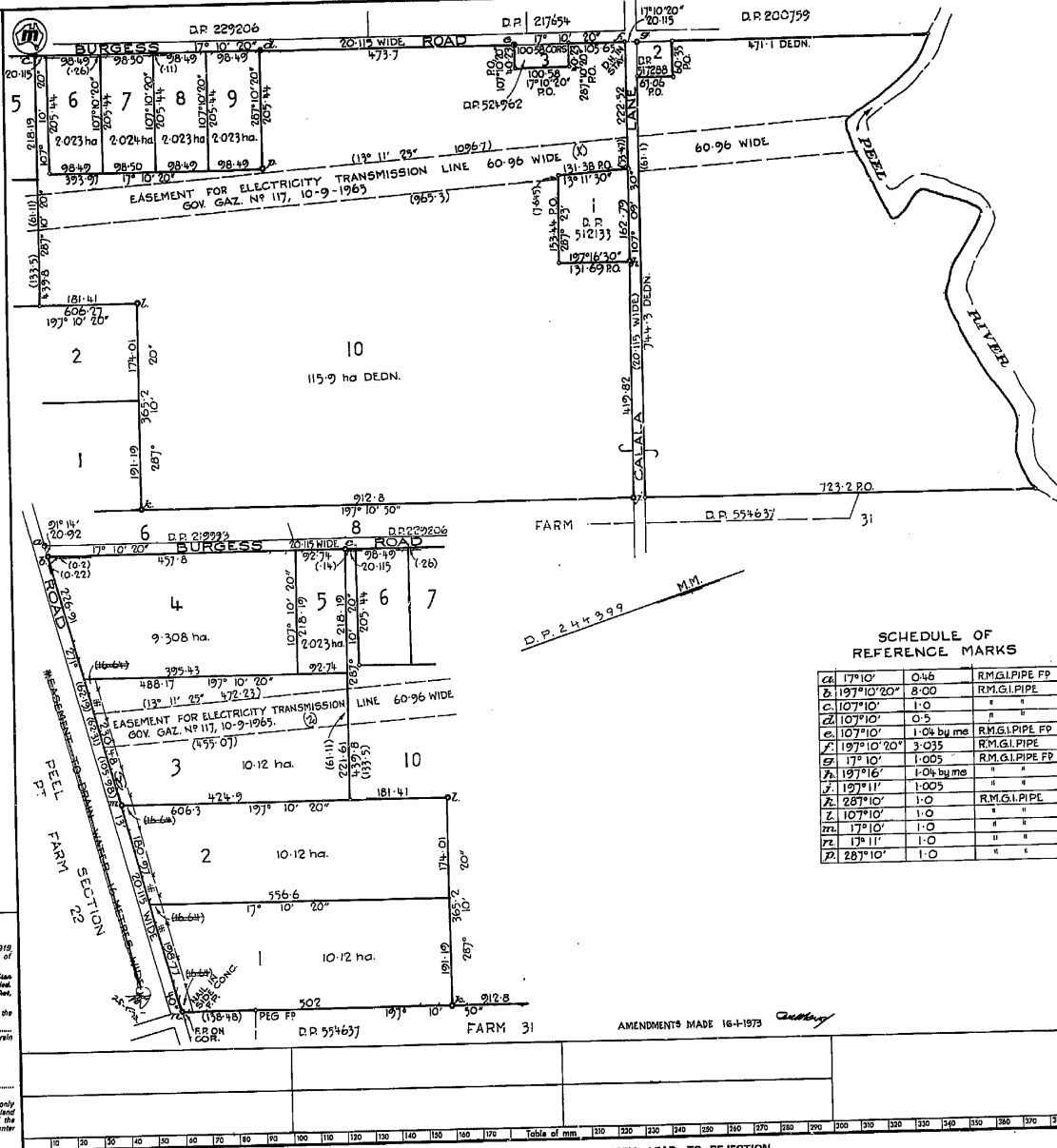
Plan Drawing only to appear in this space

DP244399

OFFICE USE ONLY

Signatures and seals only.

Handwritten signature



SCHEDULE OF REFERENCE MARKS

CA	17°10'	0.46	RM.G.I.P.I.P.E	DP 04222
B	197°10'20"	8.00	RM.G.I.P.I.P.E	
C	107°10'	1.0	" "	
D	107°10'	0.5	" "	
E	107°10'	1.0 by ms	RM.G.I.P.I.P.E	DP 02468
F	197°10'20"	3.035	RM.G.I.P.I.P.E	
G	17°10'	1.005	RM.G.I.P.I.P.E	DP 02186
H	197°16'	1.0 by ms	" "	DP 02479
I	197°11'	1.005	" "	
J	287°10'	1.0	RM.G.I.P.I.P.E	
K	107°10'	1.0	" "	
L	17°10'	1.0	" "	
M	17°11'	1.0	" "	
N	287°10'	1.0	" "	

Council Clerk's Certificate

I hereby certify that -
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
(b) the requirements of section 34B of the Metropolitan Water, Sewerage and Drainage Act, 1920, as amended, (Metropolitan Water, Sewerage and Drainage Act, 1920, as amended)
have been complied with by the applicant in relation to the proposed SUBDIVISION
(Insert "new road", "subdivision" or "consolidated lot") set out herein
Subdivision No. 22/16
Date 14.12.1973
(Signature) [Signature] Council Clerk
*This part of certificate to be deleted where the application is only for a consolidated lot or the setting of a new road or where the land to be subdivided is wholly outside the area of operations of the Metropolitan Water, Sewerage and Drainage Board and the Hunter District Water Board.
Delete if inapplicable.
M.P.O.

D.P. 244399

Registered: 15-3-1973

C.A. N° 72/16 OF 14-12-1972

Title System: OLD SYSTEM

Purpose: SUBDIVISION

Ref. Map: PARISH

Last Plan: 663 AA

PLAN OF SUBDIVISION OF FARM 30 AND PART FARM 29 CALALA SECTION OF LAND OF THE PEEL RIVER LAND AND MINERAL CO. LTD.

Reduction Ratio 1: 5000
Lengths are in metres.

Memo/Shire: PEEL

Locality: CALALA

Parish: CALALA

County: PARRY

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

GORDON A. MONRO, BROWN & KIPPER, 182 MARLBOROUGH ST. SYDNEY, N.S.W. a surveyor registered under the Surveyors Act, 1920, as amended, in the capacity that the survey represented in this plan is partly completed.

It is accurate and has been made 1/11 by-me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1922, and was completed on 1-12-1972

Signature [Signature] Surveyor registered under Surveyors Act, 1920, as amended. Datum Line of Admittance: 15-3-1973

Strike out either (1) or (2). Insert date of survey.

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

PURSUANT TO SECTION 34B OF THE CONVEYANCING ACT 1919-1964-15-15 IS INTENDED

1. TO CREATE AN EASEMENT TO DRAIN-WATER 15 METRES WIDE. 25-1-73

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

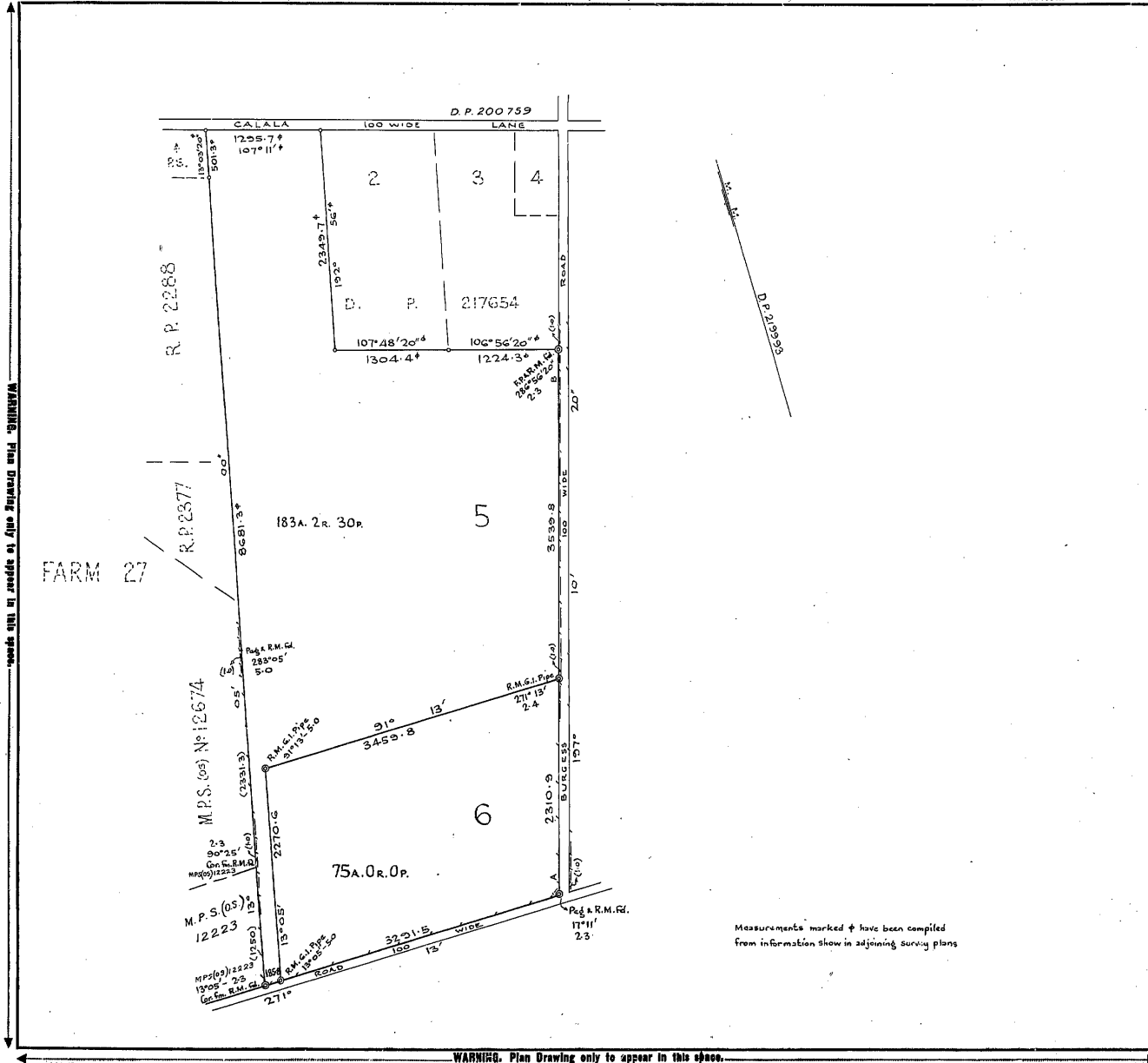
AMENDMENTS OR ADDITIONS NOTED ON PLAN IN REGISTRAR GENERAL'S OFFICE.

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 23rd day of August, 1977

1

SURVEYOR'S REFERENCE: L.263

Form 2—This form must NOT be used where any Dedication, Drainage Reserve or Public Garden and Recreation Space is provided.—See Form 3. WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.



DP219993

Registered: 10.7.63
C.A.: 63/3 of 10.7.63

Title System: Old System
Purpose: Subdivision
Ref. Map: Ph
Last Plan: D.P. 217654

PLAN OF
a subdivision of Lot 1
in D.P. 217654
Bk 2427 N° 605

Scale: 8 chains to an inch

Mem./Shire: Peel
Locality: Calala
Parish: Calala
County: Parry

L. Russell, Edward Brown
of Tamworth

a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made (1) by-me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1932, and was completed on 1.8.77.

Signature: [Signature]
Surveyor registered under Surveyors Act, 1929, as amended.
Datum Line of Azimuth: AS

Statements of Proposed Easements.

Approved by Council. I hereby certify that the requirements of the Local Government Act, 1919 (other than the requirements for registration of plans), have been complied with by the applicant in relation to the proposed subdivision set out herein.

Subdivision No. 63/3 Date: 10.7.1963
Council Clerk: [Signature]

* Strike out either (1) or (2). † Insert date of survey.
Surveyors Ref. 530

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT	
DP 219993	
LINKS	METRES
1	0.201
2.3	0.463
2.4	0.483
5	1.006
100	20.117
129.5	26.051
185.8	37.377
310.9	62.543
501.3	100.846
539.8	108.590
1224.3	246.290
1250	251.460
1295.7	260.653
1304.4	262.404
2270.6	456.772
2310.9	464.679
2331.3	468.983
2349.7	472.684
3291.5	662.144
3499.8	696.001
3539.8	712.094
8681.3	1746.400

AC RO P	HA
75 - -	30.35
183 2 30	74.34

SIGNATURE AND SEALS ONLY

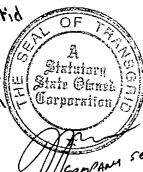
THE COMMON SEAL OF
TAMWORTH CITY COUNCIL
REGISTERED IN THE
OFFICE OF THE REGISTRAR
OF COMPANIES
WITH THE CORPORATIONS
IN:-

DIRECTOR
DIRECTOR

The SEAL of COUNTRY ENERGY was hereunto
affixed on the
19 day of November 2003
in accordance with its Memorandum and Articles of
Association in the presence of
Director
(John Adams)
Company Secretary
(Ron Grogg)



The Seal of TransGrid
was affixed on
19 December 2003
in accordance with
its Constitution in
the presence of
John Byrne
Company Secretary



Crown Lands Office Approval

Authorised Officer

Field Book pages

Subdivision Certificate

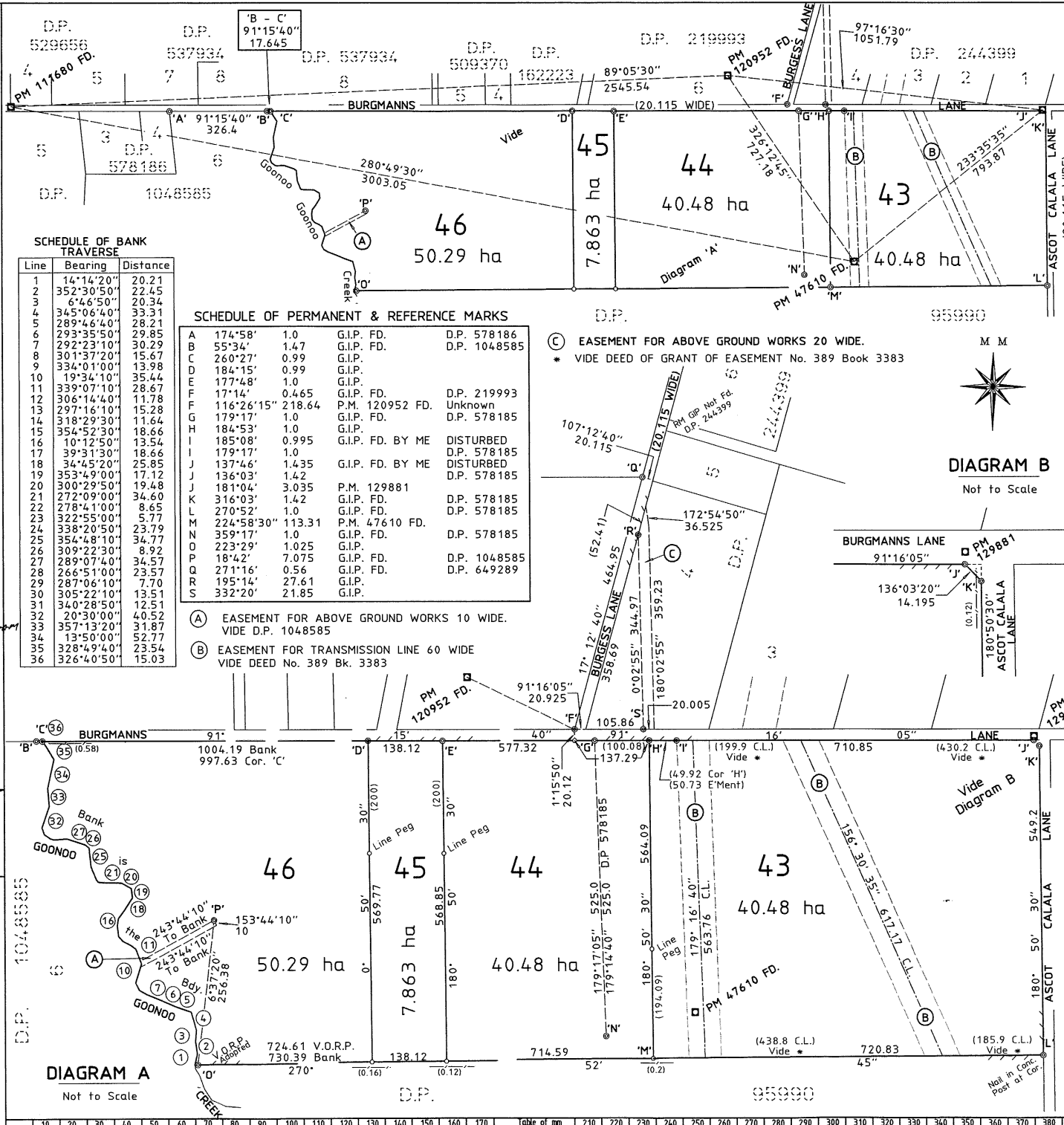
certify that the provisions of s.109J of the
Environmental Planning and Assessment Act, 1979
have been satisfied in relation to the proposed

SUBDIVISION set out herein
(insert 'subdivision' or 'new road')

Authorised Person General Manager / Accredited Certifier

Consent Authority Tamworth City Council
Date of endorsement. 21 October 2003
Accreditation Number. -

Subdivision Certificate Number 33/2003
File Number DA 331/2003



DP1064582

Registered 19.03.2004

Title System: TORRENS

Purpose: SUBDIVISION

Ref Map: 9035-1-S#, T9152-83#

Last Plan: DP578185

PLAN OF SUBDIVISION OF LOT 1 &
2 IN D.P. 578185

AND EASEMENT FOR ABOVE
GROUND WORKS 20 WIDE

Lengths are in metres. Reduction Ratio 1:8000

LGA TAMWORTH

Locality: TIMBUMBURI

Parish: CALALA

County: PARRY

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

I, DAVID ANDREW LORD
of BATH STEWART ASSOCIATES PTY. LIMITED
PO BOX 403 DX 6124 TAMWORTH 2340 (Ph.0267 66 5966)
a surveyor registered under the Surveyors' Act, 1929, hereby
certify that the survey represented in this plan is accurate
and has been made in accordance with the Surveyors (Practice)
Regulation 2001 and was completed on 6.6.2003
This survey relates to 43-46 incl.

Signature: David Lord
Surveyor registered under the Surveyors Act, 1929

Datum Line of Orientation: 'A' - 'B'

Zoning: Country

Plans used in preparation of survey/compilation.

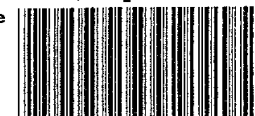
D.P. 1048585 D.P. 649289
D.P. 578186 D.P. 244399
D.P. 578185
D.P. 219993
D.P. 95990

PANEL FOR USE ONLY for statements of intention to
dedicate public roads, to create public reserves, drainage
reserves, easements, restrictions on the use of land or
positive covenants.

PURSUANT TO SECTION 88B OF THE
CONVEYANCING ACT, 1919 AS
AMENDED IT IS INTENDED TO
CREATE:-

1. EASEMENT FOR ABOVE GROUND
WORKS 20 WIDE.

C
STATE OF TITLE
PROPERTY ACT, 1900



1212026

NEW SOUTH WALES

IVA No. 11958

Vol. **12121** Fol. **26**
Edition issued 28-5-1973



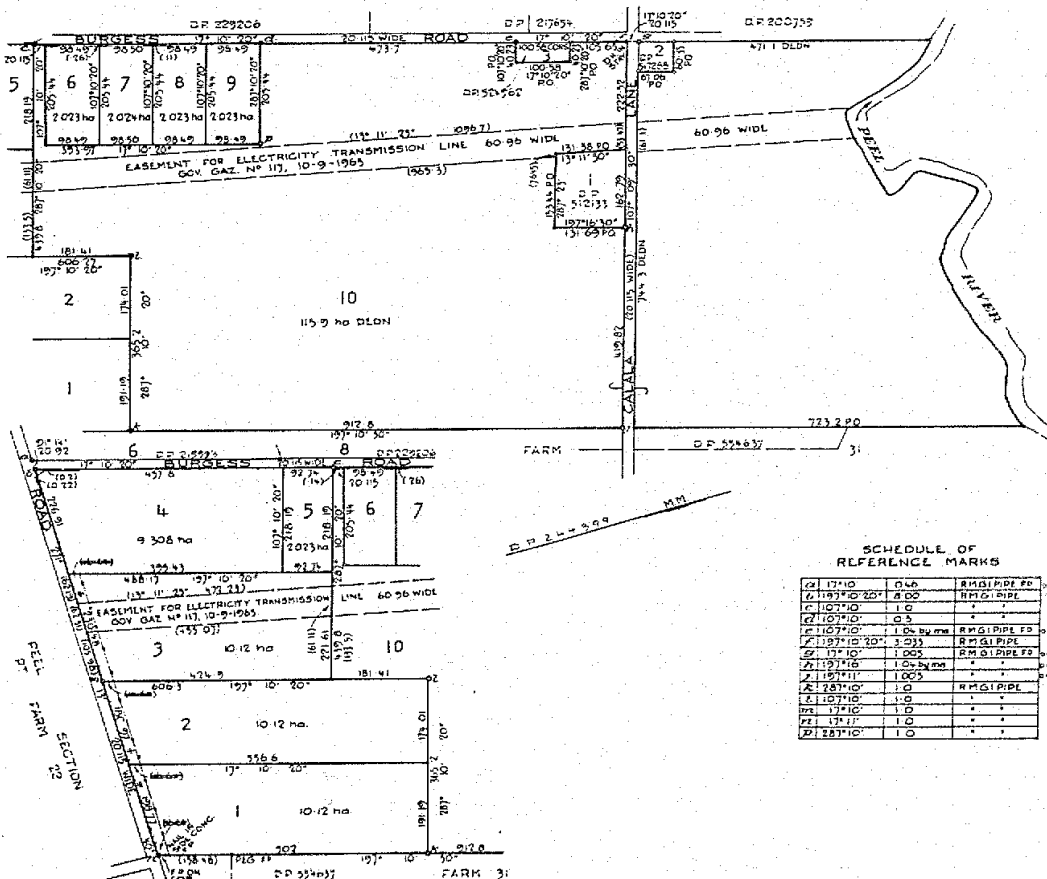
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

CANCELLED
Jarvis
Registrar General.
SE 411



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 244399 at Calala in the Shire of Peel Parish of Calala and County of Parry being part of 126.8 square kilometres granted to Australian Agricultural Company.

FIRST SCHEDULE

~~ALAN JAMES WRIGLEY of Tamworth, Farmer.~~

SECOND SCHEDULE

GRY

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
Q6 2. CAUTION No.N245686P pursuant to Section 28J Real Property Act, 1900. 28-5-1973
EA (S3). Easement for electricity transmission line affecting the part of the land above described 60.96 wide shown in the plan hereon created by the notification in Government Gazette No.117 of 10-9-1965P

Jarvis
Registrar General.



SEARCH DATE

27/9/2023 4:56PM

FOLIO: 3/244399

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 12121 FOL 26

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/12/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/1/1988		AMENDMENT: LOCAL GOVT AREA	
28/11/1995	0723047	REQUEST	
19/8/1996	2369040	APPLICATION	EDITION 1
8/1/2001	7324434	DEPARTMENTAL DEALING	
17/3/2009	AE552639	CHANGE OF NAME	EDITION 2
24/12/2015	AK74917	LEASE	
24/12/2015	AK74918	SUB-LEASE	
24/12/2015	AK84802	MORTGAGE OF LEASE	
24/12/2015	AK84803	MORTGAGE OF LEASE	EDITION 3
21/3/2017	AM199979	CHANGE OF NAME	EDITION 4
4/4/2017	AM281158	DEPARTMENTAL DEALING	

*** END OF SEARCH ***



FOLIO: 3/244399

SEARCH DATE	TIME	EDITION NO	DATE
27/9/2023	4:54 PM	4	21/3/2017

LAND

LOT 3 IN DEPOSITED PLAN 244399
AT CALALA
LOCAL GOVERNMENT AREA TAMWORTH REGIONAL
PARISH OF CALALA COUNTY OF PARRY
TITLE DIAGRAM DP244399

FIRST SCHEDULE

ELECTRICITY TRANSMISSION MINISTERIAL HOLDING CORPORATION
(CN AM199979)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 EASEMENT FOR ELECTRICITY TRANSMISSION LINE CREATED BY GOV GAZ NO.117 OF 10.9.1965 AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
0723047 EASEMENT VESTED IN NEW SOUTH WALES ELECTRICITY TRANSMISSION AUTHORITY
- 3 Q177307 COVENANT
- 4 AK74917 LEASE TO NSW ELECTRICITY NETWORKS ASSETS PTY LIMITED EXPIRES: 15/12/2114. OPTION OF RENEWAL: 99 YEARS.
AK74918 LEASE OF LEASE AK74917 TO NSW ELECTRICITY NETWORKS OPERATIONS PTY LIMITED EXPIRES: 15/12/2035. OPTION OF RENEWAL: 20 YEARS.
AK84802 MORTGAGE OF LEASE AK74917 TO CBA CORPORATE SERVICES (NSW) PTY LIMITED
AK84803 MORTGAGE OF LEASE AK74918 TO CBA CORPORATE SERVICES (NSW) PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PROPERTY ACT, 1900

Vol. 12121 Fol. 26 27
Edition issued 28-5-1973



CANCELLED
J. J. Jackson
Registrar General.

[illegible]

Estate in Fee Simple in Lot 4 in Deposited Plan 244399 at Calala in the Shire of Peel
Parish of Calala and County of Parry being part of 126.8 square kilometres granted to
Australian Agricultural Company.

~~ALAN JAMES WRIGHT, 215 Tamworth, Farmer.~~

GRY.

- 627
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. CAUTION No. N245686 Pursuant to Section 28J Real Property Act, 1900. 28-5-1973

Jawatson
Registrar General.

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

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

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

7N 802049 TC 1

FIRST SCHEDULE (continued)

[illegible]

SECOND SCHEDULE (continued)

[illegible]

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



SEARCH DATE

27/9/2023 4:56PM

FOLIO: 4/244399

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 12121 FOL 27

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/12/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/1/1988		AMENDMENT: LOCAL GOVT AREA	
19/8/1996	2369040	APPLICATION	EDITION 1
8/1/2001	7324434	DEPARTMENTAL DEALING	
19/3/2004	DP1064582	DEPOSITED PLAN	EDITION 2
17/3/2009	AE552639	CHANGE OF NAME	EDITION 3
24/12/2015	AK74917	LEASE	
24/12/2015	AK74918	SUB-LEASE	
24/12/2015	AK84802	MORTGAGE OF LEASE	
24/12/2015	AK84803	MORTGAGE OF LEASE	EDITION 4
21/3/2017	AM199979	CHANGE OF NAME	EDITION 5
4/4/2017	AM281158	DEPARTMENTAL DEALING	

*** END OF SEARCH ***



FOLIO: 4/244399

SEARCH DATE	TIME	EDITION NO	DATE
27/9/2023	4:54 PM	5	21/3/2017

LAND

LOT 4 IN DEPOSITED PLAN 244399
AT CALALA
LOCAL GOVERNMENT AREA TAMWORTH REGIONAL
PARISH OF CALALA COUNTY OF PARRY
TITLE DIAGRAM DP244399

FIRST SCHEDULE

ELECTRICITY TRANSMISSION MINISTERIAL HOLDING CORPORATION
(CN AM199979)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1064582 EASEMENT FOR ABOVE GROUND WORKS 20 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1064582
- 3 AK74917 LEASE TO NSW ELECTRICITY NETWORKS ASSETS PTY LIMITED EXPIRES: 15/12/2114. OPTION OF RENEWAL: 99 YEARS.
AK74918 LEASE OF LEASE AK74917 TO NSW ELECTRICITY NETWORKS OPERATIONS PTY LIMITED EXPIRES: 15/12/2035. OPTION OF RENEWAL: 20 YEARS.
AK84802 MORTGAGE OF LEASE AK74917 TO CBA CORPORATE SERVICES (NSW) PTY LIMITED
AK84803 MORTGAGE OF LEASE AK74918 TO CBA CORPORATE SERVICES (NSW) PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

27/9/2023 4:56PM

FOLIO: 6/219993

First Title(s): OLD SYSTEM

Prior Title(s): CA70338

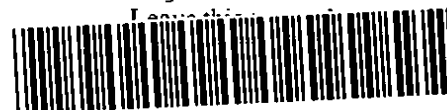
Recorded	Number	Type of Instrument	C.T. Issue
26/2/1997	CA70338	CONVERSION ACTION	FOLIO CREATED EDITION 1
31/1/2008	AD696244	TRANSFER GRANTING EASEMENT	
17/3/2009	AE552639	CHANGE OF NAME	EDITION 2
24/12/2015	AK74917	LEASE	
24/12/2015	AK74918	SUB-LEASE	
24/12/2015	AK84802	MORTGAGE OF LEASE	
24/12/2015	AK84803	MORTGAGE OF LEASE	EDITION 3
21/3/2017	AM199979	CHANGE OF NAME	EDITION 4
4/4/2017	AM281158	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

Form: 01TG
Release: 1.2
www.lpi.nsw.gov.au

TRANSFER GRANTING EASEM

New South Wales
Real Property Act 1900



AD696244G

PRIVACY NOTE: this information is legally required and will

(A) TORRENS TITLE

Servient Tenement 6/509906	Dominant Tenement 6/219993
-------------------------------	-------------------------------

(B) LODGED BY

Delivery Box 48T 102G	Name, Address or DX and Telephone LLPN: 123819E CITYLINK Reference: BP/PVC/05 0039	CODE TG
---	---	-------------------

(C) TRANSFEROR

DAVID ALAN SEAGRAVE AND ANNETTE SUSAN SEAGRAVE
--

(D)

The transferor acknowledges receipt of the consideration of \$ ~~2,500.00~~ \$5,000.00 and transfers and grants

(E) DESCRIPTION OF EASEMENT

AN EASEMENT FOR WATER SUPPLY AFFECTING THAT PART OF THE SERVIENT TENEMENT SHOWN AS "PROPOSED EASEMENT 7.5 METRES WIDE" ON DEPOSITED PLAN 615083.
--

out of the servient tenement and appurtenant to the dominant tenement.

(F)

Encumbrances (if applicable):

(G) TRANSFEREE

TRANSGRID ABN 19 622 755 774 0
--

DATE 9 January 2008

(H)

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness:

Warren Vincent Thibault
WARREN VINCENT THIBAUT

Signature of transferor:

David Seagrave

Name of witness:

Address of witness:

1A MURRAY STREET
TAMWORTH
SOLICITOR.

David Seagrave

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of witness:

John Byrne

Signature of authorised officer:

Paul Phillips

Name of witness:

Address of witness:

JOHN BYRNE
201 Elizabeth Street
SYDNEY NSW 2000

Authorised officer's name:

Authority of officer:

Signing on behalf of:

Paul Phillips

GM HR & Business Serv.

TransGrid



FOLIO: 6/219993

SEARCH DATE	TIME	EDITION NO	DATE
27/9/2023	4:54 PM	4	21/3/2017

LAND

LOT 6 IN DEPOSITED PLAN 219993
AT CALALA
LOCAL GOVERNMENT AREA TAMWORTH REGIONAL
PARISH OF CALALA COUNTY OF PARRY
TITLE DIAGRAM DP219993

FIRST SCHEDULE

ELECTRICITY TRANSMISSION MINISTERIAL HOLDING CORPORATION
(CN AM199979)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AD696244 EASEMENT FOR WATER SUPPLY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN AS 'PROPOSED EASEMENT 7.5 METRES WIDE' IN DP615083
- 3 AK74917 LEASE TO NSW ELECTRICITY NETWORKS ASSETS PTY LIMITED EXPIRES: 15/12/2114. OPTION OF RENEWAL: 99 YEARS.
AK74918 LEASE OF LEASE AK74917 TO NSW ELECTRICITY NETWORKS OPERATIONS PTY LIMITED EXPIRES: 15/12/2035. OPTION OF RENEWAL: 20 YEARS.
AK84802 MORTGAGE OF LEASE AK74917 TO CBA CORPORATE SERVICES (NSW) PTY LIMITED
AK84803 MORTGAGE OF LEASE AK74918 TO CBA CORPORATE SERVICES (NSW) PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



CERTIFICATE OF TITLE

PROPERTY ACT, 1900



12907042

NEW SOUTH WALES

IVA No.17542



Vol. **12907** Fol. **42**
EDITION ISSUED
20 10 1975

12907 42
Vol. 12907 Fol. 42
(Page 1) Vol. 12907 Fol. 42

CANCELLED

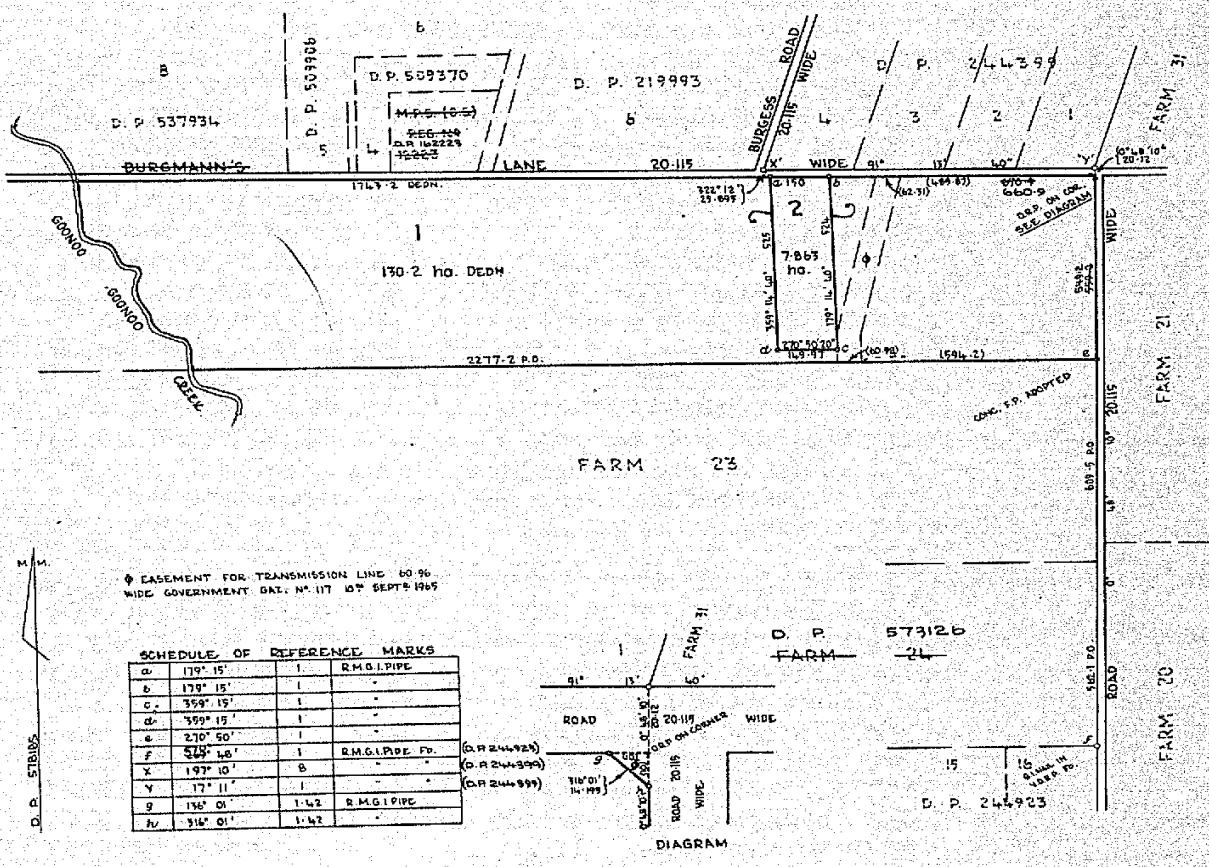
SEE AUTO FOLIO

Jaworski
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



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

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

5
RAY
OG
RX

SEE AND RETURN

REGISTERED PROPRIETOR

[illegible]

INSTRUMENT	
NATURE	NUMBER

[illegible]

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



SEARCH DATE

27/9/2023 4:56PM

FOLIO: 2/578185

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 12907 FOL 42

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
11/10/1993		AMENDMENT: LOCAL GOVT AREA	
27/6/2001	7721828	TRANSFER	EDITION 1
19/3/2004	DP1064582	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Form: 97-01T

Licence: MID/0734/97

Prepared by: Everingham Solomons

TRANSFER

New South Wales
Real Property Act 1900

11210201



Office of State Revenue use only

NEW SOUTH WALES DUTY

30-03-2001

000975567-001

SECTION 65(1)-ORIGINAL

NO DUTY PAYABLE

(A) **LAND TRANSFERRED**

If appropriate, specify the share or part transferred.

CERTIFICATE OF TITLE VOL. 12907 FOL. 42 Now 2/578185

(B) **LODGED BY**

LTO Box

28A

Name, Address or DX and Telephone

GALLOWAY & CO.

Everest-Raheny Phone: (02) 9233 1011 Fax: (02) 9232 6491

DX 340 SYDNEY G.P.O. Box 2734

Reference (15 character max): 3/58 Elizabeth St Sydney 2000

(C) **TRANSFER FOR**

~~COLONIAL~~ STATE BANK of NSW Limited (ABN 32 003 963 228)

(D) acknowledge receipt of the consideration of \$1.00 (by way of Discharge of Mortgage No. 374 Book 3185) and as regards the land specified above transfers to the transferee an estate in fee simple.

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

(F) **TRANSFeree**

T
TS
(s713 LGA)
TW
(Sheriff)

RAHENY (TAMWORTH) PTY LIMITED ACN 000 978 790

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 23 February 2001

THE COMMON SEAL of ~~COLONIAL STATE~~ ^{State Bank of NSW Limited}

BANK was hereunto affixed in the presence of:

STATE BANK OF NSW LIMITED (ACN, 003 963 228)

BY ITS ATTORNEY JUNE ANGELOUS SYMONSON

PURSUANT TO POWER OF ATTORNEY

REGISTERED Book 4256 No 983

AND I DECLARE THAT I HAVE NO NOTICE OF THE REVOCATION OF SAID POWER OF ATTORNEY.

THE COMMON SEAL of RAHENY (TAMWORTH) PTY LIMITED ACN 000 978 790 was hereunto affixed in accordance with the memorandum and articles of association:

Secretary

Director

Director

OFF Rx P451965

OFF SC1



SEARCH DATE

27/9/2023 4:56PM

FOLIO: 1/578185

First Title(s): OLD SYSTEM

Prior Title(s): BK 3185 NO 373

Recorded	Number	Type of Instrument	C.T. Issue
26/3/2001	CA84145	CONVERSION ACTION	FOLIO CREATED EDITION 1
14/2/2003	DP1048585	DEPOSITED PLAN	EDITION 2
19/3/2004	DP1064582	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



SEARCH DATE

27/9/2023 4:56PM

FOLIO: 43/1064582

First Title(s): OLD SYSTEM

Prior Title(s): 1-2/578185

Recorded	Number	Type of Instrument	C.T. Issue
19/3/2004	DP1064582	DEPOSITED PLAN	FOLIO CREATED EDITION 1
5/5/2004	AA614815	TRANSFER	EDITION 2
31/1/2015	AJ215046	TRANSFER	
31/1/2015	AJ215047	MORTGAGE	EDITION 3
31/1/2015	AJ218602	DEPARTMENTAL DEALING	EDITION 4
15/9/2018	AN713176	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED
22/8/2023	AT367736	CAVEAT	EDITION 6

*** END OF SEARCH ***



Form: 01T
Release: 2.1
www.lpi.nsw.gov.au

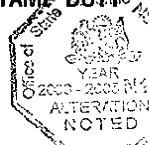
TRANSFER

New South Wales
Real Property Act 1900

AA614815B

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY



Office of State Revenue use only

NEW SOUTH WALES DUTY
28-01-2004 0001811562-001
SECTION 18(2)
DUTY \$ *****2.00

(A) TORRENS TITLE

PART FOLIO IDENTIFIERS 1/578185 & 2/578185^{NSW} BEING LOT 43 IN DP 1064582

(B) LODGED BY

Delivery Box **33D** Name, Address or DX and Telephone
MORRIS, HAYES & EDGAR
DX 420 SYDNEY PH: 9232-2411 AGENTS FOR
Reference: **1BT 2881 E. Murphy**

CODES

T
TW
(Sheriff)

(C) TRANSFEROR

RAHENY (TAMWORTH) PTY LIMITED ACN 000 978 790

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 150,000.00 and as regards

(E) ESTATE the land specified above transfers to the transferee an estate in fee simple

(F) SHARE
TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEE

GREGORY JOHN SWAB

(I) TENANCY:

(J) DATE 22 April 2004

Certified correct for the purposes of the Real Property Act 1900
by the corporation named below the common seal of which
was affixed pursuant to the authority specified and in the presence
of the authorised person(s) whose signature(s) appear(s) below.
Corporation: **RAHENY (TAMWORTH) PTY LIMITED**
Authority:

Signature of authorised person:

Name of authorised person:
Office held:

JOHN O'SULLIVAN
DIRECTOR

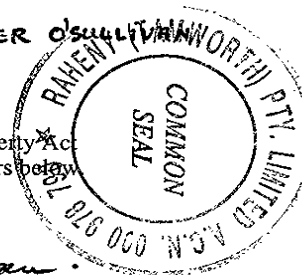
Signature of authorised person:

Name of authorised person: **CHRISTOPHER O'SULLIVAN**
Office held: **DIRECTOR**

Certified for the purposes of the Real Property Act
1900 by the person whose signature appears below

Signature:

Signatory's name: **PATRICK NOEL EGAN**
Signatory's capacity: **transferee's solicitor**



Handwritten signature/initials



FOLIO: 43/1064582

SEARCH DATE	TIME	EDITION NO	DATE
27/9/2023	4:54 PM	6	22/8/2023

LAND

LOT 43 IN DEPOSITED PLAN 1064582
AT CALALA
LOCAL GOVERNMENT AREA TAMWORTH REGIONAL
PARISH OF CALALA COUNTY OF PARRY
TITLE DIAGRAM DP1064582

FIRST SCHEDULE

DARREN ADAM HAMMOND
ALEXANDRA VICTORIA HAMMOND
AS JOINT TENANTS

(T AJ215046)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 BK 3383 NO 389 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART(S)
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP1064582 EASEMENT FOR ABOVE GROUND WORKS 20 WIDE APPURTENANT
TO THE LAND ABOVE DESCRIBED
- 4 AJ215047 MORTGAGE TO REGIONAL AUSTRALIA BANK LTD
- * 5 AT367736 CAVEAT BY IBERDROLA AUSTRALIA DEVELOPMENT PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Appendix E

Appendix E - Photolog

SITE PHOTOGRAPHS

Client Name
Iberdrola-Tamworth

Site Location
744 Burgmanns Lane, Kingswood, NSW (Lot 43), 2340.
Burgmanns Lane, Calala, NSW, 2340 (Lot 3 and 4).
707 Burgmanns Lane, Calala, NSW, 2340 (Lot 6).

Project No.
30180771

Photo No.

1.

Date

24/10/2023

Description:

Dry Dam
Lot 4: North-West side,
Adjacent to Burgess Ln.
Area: 145 m²



Photo No.

2.

Date

24/10/2023

Description:

Stockpile (gravel) in a field
Lot 43: North-West side
Close to the Shed and the
storage area.



SITE PHOTOGRAPHS

Client Name Iberdrola-Tamworth	Site Location 744 Burgmanns Lane, Kingswood, NSW (Lot 43), 2340. Burgmanns Lane, Calala, NSW, 2340 (Lot 3 and 4). 707 Burgmanns Lane, Calala, NSW, 2340 (Lot 6).	Project No. 30180771
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Photo No.	Date	
3. Description: Rock Drain Lot 6: Eastern side Adjacent to the eastern side of the Tamworth Substation Area: 18 m ²	24/10/2023	

Photo No.	Date	
4. Description: Sinkhole in a field of dirt and grass. Lot 4: Eastern side. Area: 3 m ²	24/10/2023	

SITE PHOTOGRAPHS

Client Name Iberdrola-Tamworth	Site Location 744 Burgmanns Lane, Kingswood, NSW (Lot 43), 2340. Burgmanns Lane, Calala, NSW, 2340 (Lot 3 and 4). 707 Burgmanns Lane, Calala, NSW, 2340 (Lot 6).	Project No. 30180771
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Photo No.	Date	
5.	24/10/2023	Description: Soil Mound (Covered with vegetation) in a field with grass and power lines. Lot 6: Eastern side 

Photo No.	Date	
6.	24/10/2023	Description: Storage Area. A field with several metal containers, mainly Air Conditioners Part 1. Lot 43: North-west side 

SITE PHOTOGRAPHS

Client Name Iberdrola-Tamworth	Site Location 744 Burgmanns Lane, Kingswood, NSW (Lot 43), 2340. Burgmanns Lane, Calala, NSW, 2340 (Lot 3 and 4). 707 Burgmanns Lane, Calala, NSW, 2340 (Lot 6).	Project No. 30180771
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Photo No.	Date	
7.	24/10/2023	
Description: Storage area. Part 2. With two Intermediate Bulk Container-IBC Lot 43: North-west side		

Photo No.	Date	
8.	24/10/2023	
Description: Storage area. Part 3. Stored items, and at the back appears the shed Lot 43: North-west side		

SITE PHOTOGRAPHS

Client Name Iberdrola-Tamworth	Site Location 744 Burgmanns Lane, Kingswood, NSW (Lot 43), 2340. Burgmanns Lane, Calala, NSW, 2340 (Lot 3 and 4). 707 Burgmanns Lane, Calala, NSW, 2340 (Lot 6).	Project No. 30180771
--	--	--------------------------------

Photo No.	Date	
9.	24/10/2023	
Description: Storage container Lot 43 North-west side. North side of the Shed in Lot 43		

Photo No.	Date	
10.	24/10/2023	
Description: Tamworth Substation Center area of Lot 6.		

SITE PHOTOGRAPHS

Client Name
Iberdrola-Tamworth

Site Location
744 Burgmanns Lane, Kingswood, NSW (Lot 43), 2340.
Burgmanns Lane, Calala, NSW, 2340 (Lot 3 and 4).
707 Burgmanns Lane, Calala, NSW, 2340 (Lot 6).

Project No.
30180771

Photo No.

11.

Date

24/10/2023

Description:
Water Pump from bore
Lot 43: South-east side



Photo No.

12

Date

24/10/2023

Description:
Water Point with moss
Lot 43, south west area.



 ARCADIS		Design & Consultancy for natural and built assets	SITE PHOTOGRAPHS	
Client Name Iberdrola-Tamworth		Site Location 744 Burgmanns Lane, Kingswood, NSW (Lot 43), 2340. Burgmanns Lane, Calala, NSW, 2340 (Lot 3 and 4). 707 Burgmanns Lane, Calala, NSW, 2340 (Lot 6).		Project No. 30180771

Photo No.	Date	
13	24/10/2023	
Description: Dam, close to the Tamworth Substation Area: 275 m ² Lot 6: South-east side		

Appendix F

Appendix F – Schedule 11 Hazardous Chemicals Search Results

SafeWork NSW
Locked Bag 2906
LISAROW
NSW 2252

Arcadis Australia Pacific Pty Ltd
Level 16,
580 George Street
Sydney NSW 2000
Tel No: +61 2 8907 9000
www.arcadis.com/au

30/11/2023

Arcadis Project No.: 30180771

SUBJECT: Authority to conduct a Safework NSW Schedule 11 Hazardous Chemicals Search at 707 Burgmanns Lane, Calala, NSW, 2340 (Lot 6 in DP 219993)

To whom it may concern.

As the owner of the site, I give permission for Lotsearch Pty Ltd to undertake a Safework NSW Schedule 11 Hazardous Chemicals Search at the property located at 707 Burgmanns Lane, Calala, NSW, 2340 (Lot 6 in DP 219993).

All communications regarding this request will be through Lotsearch Pty Ltd.

Site owner:

Electricity Transmission Ministerial Holding Corporation

Signature:



**Jamie Sleiman
Land Economist
Transgrid**

Date:

06/12/2023

Lotsearch Support

From: Licensing <licensing@safework.nsw.gov.au>
Sent: Monday, 18 December 2023 12:17 PM
To: Lotsearch Support
Subject: SafeWork NSW: 00924694 –Site Search application – Result not found [ref:!00D2801hl6J.! 500Mn0EUrZy:ref]

Categories: Harley

Security Classification: Sensitive Personal
Please do not amend the subject line of this email

Dear Harley

**Re: Site Search for Schedule 11 Hazardous Chemicals on premises
Application – Result not found**

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises, received by SafeWork NSW on the 11th December 2023 for the following site: Lot 6 - 707 Burgmanns Lane, Calala, NSW 2340 .

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

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: 00924694

- Email: licensing@safework.nsw.gov.au
- Phone: 13 10 50

Kind regards

Linda Gorrie Smith

SafeWork NSW | Better Regulation Division
Department of Customer Service
p- 13 10 50
e- licensing@safework.nsw.gov.au | www.customerservice.nsw.gov.au
Level 3, 32 Mann Street, Gosford, NSW 2250



We are always looking for ways that we can improve our services. You may be contacted by email in the next few weeks to complete a short survey and provide us with your feedback on what we did well and where we can improve. If you do not wish to participate in our surveys, please email us at: licensingQA@customerservice.nsw.gov.au and we will ensure that you are not contacted.

[707 Burgmanns Lane Calala.pdf](#)



ref:!00D2801hl6J.!500Mn0EUrZy:ref