

Salinity Management Plan

1 Art Gallery Road, Campbelltown, NSW, 2560

Project No. 24263

Version 3

10 March 2026

Reditus Consulting Pty Ltd
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1 Art Gallery Road, Campbelltown NSW 2560

DOCUMENT CONTROL

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1 Introduction

This Salinity Management Plan (SMP) prepared by Reditus Consulting Pty Ltd (Reditus) on behalf of Campbelltown City Council is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) for the expansion of the existing Campbelltown Arts Centre (CAC) on land at 1 Art Gallery Road, Campbelltown (the site).

This SSDA seeks approval for:

- Demolition of parts of the existing buildings and structures on site.
- Expansion and redesign of the existing CAC, including the following elements:
 - Reorientation of the building towards Queen Street in the north to create a more substantial, welcoming and visible connection to the City Centre.
 - Addition of a new 350 seat theatre with back of house facilities.
 - Providing rehearsal spaces, creative and educational workshop areas, and community facilities.
 - Provision of ancillary artists' residences.
 - Provision of commercial spaces including a café/restaurant, retail, and conference facilities.
 - Provision of expanded gallery spaces for the exhibition of artists' collections and dedicated storage for loaned artworks and collections.
- Landscaping works including provision of feature planting and paving.
- Expansion and reconfiguration of at grade car parking.
- Extension and augmentation of services and infrastructure as required.

For a further detailed project description, please refer to the Environmental Impact Statement prepared by Colliers Urban Planning, the Architectural Drawings prepared by fjcstudio, and the other accompanying technical documents that form part of the State Significant Development Application.

1.1 The Site

The site is located at 1 Art Gallery Road, Campbelltown and is legally identified as Lot 500 DP777387, Lot B DP157318, Lot 1 DP1038779, Lot 2 DP259807 and Lot 3 DP259807, as illustrated in the Site Aerial at **Figure 1**. It is situated within the Campbelltown local government area (LGA) immediately southwest of the Campbelltown City Centre and railway station. The existing development on site consists of the current Campbelltown Arts Centre, characterised by a double storey built form with open space and an at-grade carpark.

The site is bounded by Art Gallery Road to the west, Narellan Road to the south, Oxley Street to the east and Camden Road to the north. The northern part of the site is separated from the southern portion by Art Gallery Road as shown in **Figure 1**. The site comprises a total site area of approximately 18,877 m².



Figure 1. Site Aerial

Source: Nearmap / Colliers Urban Planning

1.2 Relevant SEAR to this Report

This Salinity Management Plan (SMP) has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARs) for the proposed development dated 7 August 2024 for SSD-74509208. Specifically, this report has been prepared to respond to those SEARs outlined in **Table 1** below.

Table 1. Secretary's Environmental Assessment Requirements relevant to this Report

SEAR	SEAR DESCRIPTION	SECTION THIS IS ADDRESSED AND SUMMARY OF RESPONSE
13. Ground and Water Conditions	- Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site, including soil erosion, salinity and acid sulfate soils. - Provide a Surface and Groundwater Impact Assessment that assesses potential impacts on: - surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses. - groundwater resources in accordance with the Groundwater Guidelines.	Salinity Management Plan: Section 1-6 of this report

1.3 Objective

The objective of this SMP is to identify the potential for salinity issues to occur on the site with respect to the proposed development and provide recommendations on the management of potentially saline soils during the construction phase of the proposed development.

The SMP informs the SSDA and the site management plan to be prepared prior to commencement of construction works.

1.4 Scope of Works

The following scope of works was completed by Reditus:

- Review of previous contamination reports.
- Review of the proposed development design.
- Summarise the potential for salinity issues to occur on the site.
- Document management strategies to be implemented to manage potentially saline soils during the construction of the proposed development.
- Preparation of a SMP in general accordance with NSW EPA Site Investigation for Urban Salinity Booklet (2002) and Western Sydney Regional Organisation of Councils Ltd (WSROC) – Western Sydney Salinity Code of Practice (2003, Amended 2004).

2 Site Setting and Surrounding Environment

2.1 Site Condition

Reditus completed a Detailed Site Investigation Report of the site in February 2026 (Detailed Site Investigation, 1 Art Gallery Road, Campbelltown NSW 2560. Ref: 24263RP01, dated 2 March 2026). The site description, as described by during the Detailed Site Investigation is provided below:

- The site was rectangular in shape and was observed to be bound by Camden Road to the north, Oxley Street to the east, and Art Gallery Road to the south and west.
- The large multistorey Arts Centre was observed within the middle of the site, with an open space carpark and grassed area to the south, and a sculpture garden to the north.
- Trees and landscaped gardens lined the southern boundary of the site, with the northern portion being enclosed by 2 m tall iron fencing.
- A Japanese garden was observed in the northwestern portion of the site, which featured landscaped gardens and a small koi pond, and the sculpture garden to the northeast comprised of a sandy gravel surface with landscaped areas and large sculpture artworks scattered throughout.
- At the time of the site visit, the centre along with the attached café was operational, with multiple visitors from the general public observed across the site.
- There was a small creek observed to run through the centre of the site, directly to the north of the arts centre. It was noted to be dry during the site visit as there had been minimal rainfall at the time.
- The area as noted as Lot 3 DP259807 consisted of a paved bitumen carpark, which had established vegetation surrounding the lot.
- The vegetation was noted to consist of small shrubs and trees. Some lighting poles were noted to be located within the garden beds.

The soils identified during the intrusive works by Reditus (2026) included:

- **Fill** (ranging from 0.0–1.5 m depth): comprised predominantly of sandy gravel, gravelly to silty sand, and sandy clay. No anthropogenic material was observed.
- **Natural** (at depths ranging from 0.15 – 12.5 m): and comprised of clay, silty clay and weathered shale.

No information pertaining to potential salinity on site or observations of physical stresses associated with dryland salinity were included within the DSI (Reditus, 2026) investigation report.

A summary of the site setting and surrounding environment is provided in **Table 2** below.

Table 2 Site Setting and Surrounding Environment

ITEM	DETAIL
Topography	Across the site, there is an elevation of approximately 70 to 82 m Australian Height Datum (AHD). The local topography slopes downward from the southern boundary in a northern direction towards Fisher Ghost Creek, which runs across the centre of the site, with the northern portion sloping in a southern direction.
Hydrology	Surface water and stormwater runoff is expected to conform to regional topography and flow towards Fisher Ghost creek, and north towards Bow Bowing Creek which flows into Georges River 14 km north of the site. Surface water onsite is expected to drain with the site gradient into both stormwater drains and the Fisher Ghost creek, which flows towards Bow Bowing Creek located approximately 630 m north of the site.

ITEM	DETAIL
Regional geology	The 1:100,000 Wollongong-Port Hacking Geological Series Sheet 9029-9129 (Edition 1) 1985 indicates the site is underlain by following geological units: • Alluvium • Cenozoic aged • described as unconsolidated alluvial clay, silt, sand and gravel deposits. • Ashfield Shale • Middle Triassic aged • described as black to light grey shale/siltstone and laminate.
Soil Lithology	the Blacktown residual soils (9029bt) and Disturbed Terrain (9029xx) soil landscapes. These soil landscapes are described as: Blacktown soils: • Gently undulating rises on Wianamatta Group shales and Hawkesbury shale with shallow to moderately deep (<100 cm) Red and Brown Podzolic Soils on crests, upper slopes and well-drained areas; deep (150–300 cm) Yellow Podzolic Soils and Soloths on lower slopes and in areas of poor drainage. Disturbed Terrain soils: • The topography varies from level plains to undulating terrain and has been disturbed by human activity to a depth of at least 100 cm. The original soil has been removed, greatly disturbed or buried. Most of these areas have been levelled to slopes of <5%. Landfill includes soil, rock, building and waste material. The original vegetation has been completely cleared. The soil lithology encountered during the DSI (Reditus, 2026) investigation included: • Fill: Fill material was encountered at depths between 0 – 1.5 mbgl and was comprised predominantly of sandy gravel, gravelly to silty sand, and sandy clay. No anthropogenic material was observed. • Natural: Natural material was encountered between 0.15 – 1.5 mbgl and comprised of clay, silty clay and weathered shale.
Acid Sulfate Soils (ASS)	CSIRO Atlas of Australian Acid Sulfate Soils (ASRIS) ASRIS identifies the site as having an “extremely low probability of occurrence” for acid sulfate soil classification. Campbelltown Local Environmental Plan 2015 A review of the Campbelltown City Council acid sulfate soil risk map indicated that the site is not located within an area of any class of Acid Sulfate soils. NSW DPE Acid Sulfate Soils Risk The NSW DPE Acid Sulfate Soils Risk map accessed via eSpade does not identify the site as being with an acid sulfate soil risk area.
Registered Groundwater Bore Search	A review of Bureau of Meteorology’s Australian Groundwater Explorer indicated the presence of seventy 27 registered bores within a 1 km radius of the site. The bores are summarised as follows: • All monitoring wells were noted to be for monitoring purposes with the closest bores are situated approximately 480 m south of the site. • The closest group of 7 bores were installed to final depths between 2.9 to 10.5 mbgl, which indicates groundwater in the local area is likely to be relatively shallow The standing water level measured during the DSI (Reditus, 2026).varied between 3.86 and 3.83 m below top of casing.
Salinity	The NSW Government SEED – Salinity Potential Western Sydney online resource, identifies the site as being located in an ‘Area of Moderate and High Salinity Potential’.

ITEM	DETAIL
Sensitive Receptors	The nearest sensitive environments are summarised as follows: • Fisher Ghost Creek located onsite. • Local stormwater network. • Koshigaya Park located ~ 90 m west of the site. • Residential premises located ~ 100 m east of the site. • Bradbury Oval located ~ 125 m east of the site. • Birunji Creek located ~ 400 m east of the site • Campbelltown Public School located ~ 480 m north-east of the site. • Park Central Duck Pond and Marsden Park Playground located ~ 515 m southwest. • Bow Bowing Creek located ~ 630 m north of the site.

2.2 Salinity Potential

The site is considered to present a moderate to high risk of salinity hazard based on the Salinity Potential of Western Sydney database.

Due to the moderate to high salinity risk in the area, the probability that land or water salinity may develop if certain management practices or land-use changes occur is moderate. As such, consideration to salinity levels affecting construction or any disturbance of the water table during construction should be made during proposed development works. It is understood the proposed development construction does not involve deep excavations or construction of basements. The deepest point of excavation is 4.45 mbgl at the southern point of the loading dock however the remaining areas are expected to only require shallow excavations. According to the DSI (Reditus, 2026), the measured standing water level across the site is approximately 3.83 to 3.86 m below top of casing (mbtoc). Shallow excavations are unlikely to encounter the water table however deeper localised excavations such as those at the southern point of the loading dock may encounter the water table.

In accordance with the WSROC (2004), for single lot developments (prior to subdivision) the requirement for detailed site-specific investigations is considered to provide limited information and management options at such a small scale such as this proposed development. Given the nature of the proposed development, moderate to high salinity risk on site and anticipated depth to groundwater on-site, the need for further detailed investigation of the site with regards to salinity is not considered necessary, provided the client adopts suitable management strategies outlined in the WSROC (2004) guidance as detailed in this SMP during the proposed development.

3 Saline Soil Management Options and Strategy

The relevant guidance to small sized developments in localities with moderate to high salinity potential risk is outlined in the following documents:

- Western Sydney Regional Organisation of Councils Ltd (2003, Amended 2004) Western Sydney Salinity Code of Practice.
- Department of Infrastructure, Planning and Natural Resources (2003): Building in a Saline Environment.
- Department of Infrastructure, Planning and Natural Resources (2003): Roads and Salinity.
- Department of Infrastructure, Planning and Natural Resources (2004): Waterwise Parks and Gardens.
- Department of Land and Water Conservation (2002): Site Investigations for Urban Salinity.

With reference to the recommendations of the management of soils with known or moderate to high dryland salinity risk from the documents above, it is considered the disturbance of potentially saline soils in the event of future development of the site would be possible. The management options recommended for future development are outlined herein.

According to the aforementioned guidance, salinity management must achieve the following objectives:

1. Minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils.
2. Ensure development will not significantly increase the salt load in existing soils and watercourses.
3. Prevent degradation of the existing soil and groundwater environment. For saline and sodic soils, minimise erosion and sediment loss.
4. Ensure concrete slabs, brickwork/masonry products, roads, above ground/underground infrastructure is appropriate for the saline conditions of the site.

3.1 Proposed Development

It is understood the proposed development includes:

- Demolition of parts of the existing buildings and structures on site.
- Expansion and redesign of the existing CAC, including the following elements:
 - Reorientation of the building towards Queen Street in the north to create a more substantial, welcoming and visible connection to the City Centre.
 - Addition of a new 350 seat theatre with back of house facilities.
 - Providing rehearsal spaces, creative and educational workshop areas, and community facilities.
 - Provision of ancillary artists' residences.
 - Provision of commercial spaces including a café/restaurant, retail, and conference facilities.
 - Provision of expanded gallery spaces for the exhibition of artists' collections and dedicated storage for loaned artworks and collections.
- Landscaping works including provision of feature planting and paving.
- Expansion and reconfiguration of at grade car parking.
- Extension and augmentation of services and infrastructure as required.

For a further detailed project description, please refer to the Environmental Impact Statement prepared by Colliers Urban Planning, the Architectural Drawings prepared by fjstudio, and the other accompanying technical documents that form part of the State Significant Development Application.

The proposed redevelopment is expected to only require shallow excavations. Deeper localised excavations such as those at the southern point of the loading dock will require excavations of up to 4.4 mbgl.

In accordance with salinity management guidance documents, the following conditions must be considered for the proposed development (where applicable):

- Minimise cut and fill.
- Subsoil drainage should be installed along both side of the roadway.
- Upgrade from Council's standard stormwater requirements to suit the potential saline environment.
- Building works are to be in accordance with Council's current Engineering Design Specification or in accordance with salinity management options and strategies detailed below which demonstrates an acceptable solution to manage salinity impact on building works.

3.2 Earthworks

All sediment and erosion controls are to be installed prior to the commencement of any works and maintained throughout the course of construction until disturbed areas have been revegetated/ established. Care must be taken to avoid the reversing or mixing the soil profile and disturbance of natural drainage patterns during earthworks operations across the site which may negatively impact on the salinity profile.

Consideration should be given to the requirements of the Campbelltown Council Development Control Plans (where applicable) regarding management of salinity issues and discussion with council officers is recommended prior to commencing earthworks. Reditus considers salinity issues are highly dependent on the nature of the proposed development and prior consent from Council should be sought for the proposed methodology.

3.3 Water Inputs

Underground water carrying pipes (including wastewater) and on-site sewerage systems (if relevant) should be properly installed to eliminate leaks with regular maintenance and/or checking for leaks. Changes to the on-site water balance may have an adverse effect to salinity potential.

Groundwater recharge is to be minimised by implementation of the following (where relevant to the proposed development design):

- Directing runoff from paved areas (roads, car parks, domestic paving etc) into lined stormwater drains rather than along grassed channels.
- Lining of ponds and water sensitive urban design water bodies to avoid groundwater recharge.
- Encouraging on site detention of roof runoff and use of low water demanding plants.
- Encouraging tree planting, especially adjacent to watercourses.
- The use of recycled wastewater for the watering of domestic gardens should be minimised.

3.4 Stormwater and Drainage

The following should be considered in the design of stormwater and drainage systems on-site (if required):

- Underground water carrying pipes (including wastewater) and on-site sewerage systems (if relevant) should be properly installed to eliminate leaks with regular maintenance and/or checking for leaks.
- Services should be joint trenched where possible.
- Water supply pipes must be copper or a non-metal acceptable to Sydney Water.
- Sewer pipes must be un-plasticised Poly Vinyl Chloride (PVC) or other material acceptable to Sydney Water.
- The design slope of exposed/open concrete slabs and surrounding areas should be designed to minimise ponding and the potential for increased infiltration.
- Slab, foundations and retaining walls designed to allow good drainage / minimise water logging.
- Existing areas of waterlogging and poor drainage should be remedied prior to development construction.

- Design and layout of retaining walls, driveways and service connections reduces cut, minimises impediment of natural groundwater flows and provides for good drainage.
- Guttering and down pipes properly connected and maintained.

3.5 Vegetation

The following should be considered in the design in regard to vegetation on the site:

- Areas of established vegetation are to be maintained and protected.
- Landscaping plans should adopt principles outlined in the Department of Infrastructure, Planning and Natural Resources (2004): Waterwise Parks and Gardens document.
- Irrigation systems should be properly installed to avoid leakage and 'smart' sprinkler systems considered.
- Re-use non-saline soils sources from the site or imported into the site in landscaped gardens where practicable.

3.6 Building Construction and Design

Given the site is considered to contain soils with moderate to high dryland salinity risk, there is a requirement to minimise the exposure to these soils to building materials. Australian Standards for piling design and installation, concrete structures, masonry structures, residential slabs and footings or any other relevant standard or provision referred to for salinity under the Building Code of Australia and Council's Engineering Design Specifications should be consulted for specific salinity design and management requirements.

Where buildings are to be constructed directly on susceptible or exposed areas, then consideration of the following precautions should be adopted in the construction process:

- Install a properly constructed damp proof course beneath buildings, paths and driveways.
- Consideration should be given to the need for salt resistant bricks and construction materials where applicable.
- Susceptible construction materials should be avoided, i.e. porous materials.

The following should be considered in the design of roads and pavement:

- Inclusion of appropriate sub-surface drainage that does not divert moisture to road layers.
- Choose road materials that are not susceptible to corrosion.

4 Conclusion

The SMP was conducted to identify the potential for salinity issues to occur on the site based on the nature of the proposed development and to provide recommendations on the management of potentially saline soils during the construction phase of the proposed development.

The site was identified to fall within the moderate to high potential salinity data coverage for the NSW Government SEED – Salinity Potential Western Sydney online database. This Saline Soil Management Plan has been requested to address Requirement 13 of the Secretary's Environmental Assessment Requirements (SEARs).

In accordance with the WSROC Western Sydney Salinity Code of Practice (2003, amended 2004), for single lot developments (prior to subdivision) the requirement for detailed site-specific investigations is considered to provide limited information and management options at such a small scale such as this proposed development. Such sites are better managed by implementing on-site salinity management responses and strategies. As such, based on the information obtained from review of the Reditus (2026) DSI and desktop review, the site presents a moderate to high salinity potential, however the evidence does not suggest that salinity issues would be a constraint to the development, provided management strategies outlined within this SMP are followed.

5 Limitations

This report has been prepared in accordance with the scope of services described in the **Section** Error! Reference source not found.. The document has been prepared for the sole use of the client and has been prepared in accordance with a scope of work agreed by the client.

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

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

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

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

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

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

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

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

In relation to the conduct of asbestos inspections or the preparation of hazardous materials reports Reditus has conducted inspections and the identification of hazardous material within the constraints presented by the property. Whilst efforts are made to access areas not normally accessed during normal use of the site to identify the presence of asbestos or other hazardous material, unless explicitly tested no guarantee can be provided that such material is or is not present.

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

6 References

NSW EPA Site Investigation for Urban Salinity Booklet (2002)

Western Sydney Regional Organisation of Councils Ltd (2003, Amended 2004) Western Sydney Salinity Code of Practice.

Department of Infrastructure, Planning and Natural Resources (2003): Building in a Saline Environment.

Department of Infrastructure, Planning and Natural Resources (2003): Roads and Salinity.

Department of Infrastructure, Planning and Natural Resources (2004): Waterwise Parks and Gardens.

Department of Land and Water Conservation (2002): Site Investigations for Urban Salinity.

Reditus (March 2026) Preliminary Site Investigation and Detailed Site Investigation – 1 Art Gallery Road, Campbelltown NSW 2560 (ref; 24263RP01 version 2).

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Figures





Map 24263_rp01_f01_siteloc_v01		Legend Site Boundary Major Roads Railways Surface Water Watercourses Rivers Stream (Perennial) Stream (Non-Perennial) Unnamed Stream (Non-Perennial) Other Channels	Figure 1 - Site Location 1 Art Gallery Road, Campbelltown NSW 2560 24263 -Saline Soil Management Plan Campbelltown City Council	
Date of Export 02/03/2026				
AC author initials	TS approv. initials			
Data Source Metromap, Google Maps, Open Street Map, NSW Government				



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