



# **Moss Vale Plastics Recycling and Reprocessing Facility**

## **Technical Report 4 – Preliminary Site Investigation (Contamination)**

Plasrefine Recycling Pty Ltd

3 November 2021

→ **The Power of Commitment**



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# Executive summary

## The proposal

Plasrefine Recycling Pty Ltd (Plasrefine Recycling) ('the proponent') is seeking approval to construct and operate a plastics recycling and reprocessing facility in Moss Vale, NSW ('the proposal').

The proposal involves constructing and operating a plastics recycling and reprocessing facility with capacity to receive up to 120,000 tonnes per year of mixed plastics. The proposal also includes ancillary infrastructure to support the proposal.

The proposal would extract mixed plastics from waste, sort the plastics into different types, and convert the various plastics to flakes and pellets (in the first stage) and produce more advanced products (in the second stage). The combined outputs of both stages of the proposal would help fill the gap in local processing capacity for mixed plastics.

The proposal is State significant development and is subject to approval by the NSW Minister for Planning and Public Spaces under the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act).

## This report

This contamination preliminary site investigation (PSI) report has been prepared by GHD Pty Ltd (GHD) as part of the environmental impact statement (EIS) for the project. The EIS has been prepared to support the application for approval of the project and addresses the environmental assessment requirements of the Secretary of the NSW Department of Planning, Industry and Environment (SSD-9409987) dated 15 October 2020 (the SEARs).

The specific SEAR and agency requirement addressed in this report is:

*'Soils and Water' – dot point 8, 'characterisation of the nature and extent of any contamination at the site and surrounding area'.*

### Objectives of this PSI report

1. The objectives of the PSI are to:
2. Assess the likelihood for contamination to exist on the site from past or present activities.
3. Provide recommendations for further investigation and/or contamination management in relation to the proposed development, if applicable.

### Scope of work

To meet the project objectives, the following scope of work was carried out:

- Desktop study including review of available information and interview with people familiar with the history of the site.
- A site inspection to understand the site conditions, environmental setting and identify evidence of potential contamination.
- Preparation of a preliminary conceptual site model (CSM) to identify potential contaminant sources, pathways, and receptors.
- Prepare this report in line with: the NSW EPA *Contaminated Land Guidelines, Consultants reporting on contaminated land* (2020); and the National Environment Protection Council (NEPC) (2013) *National Environment Protection (Assessment of Site Contamination) Measure 1999*.

## Results

The site is situated within a mixed agricultural and industrial area to the north of Moss Vale. Several individuals, registered as farmers and graziers, have owned the site between 1920 and 1977. Between 1977 and today the site ownership was transferred five times to companies (e.g., James Hardie & Coy Pty Limited, Micksham Pty Limited and Mr Lyu Pty Ltd) and private individuals. The site is currently owned by Mr Lyu Pty Ltd.

The desktop study indicated that the site had been used for agricultural activities since at least 1949 and no potentially contaminating activities were noted. Off-site commercial / industrial development commenced to the north and east of the site in the 1960s. Two ponds located immediately to the north of the site have been backfilled with unknown material and then capped in circa 2010.

A search of the NSW EPA databases, historical business directories, and council records did not identify evidence of current or past contamination on site or in its vicinity (e.g., 500 to 1,000 m from the site). The only exception was the possible application of pesticide and herbicide in local watercourses until 2000. Overall, the site history did not identify material contamination issues.

## Potential on site contamination

Based on available information, the following possible sources of contamination have been identified:

- Historical agricultural land use: pesticides and fertilisers may have been used at the site resulting in soil, groundwater, and surface water contamination. The use of vehicles could have resulted in fuel and oil spills, particularly near the cattle infrastructure.
- Filling and import of material including waste (e.g., near cattle loading ramp and artificial drainage channel).
- Ponds and channels collecting contaminated water from upgradient on- and off-site areas.
- Surface water originated in surrounding industrial and agricultural areas and discharging into the site.
- Two former off-site ponds located approximately 100 m north of the site that were backfilled with unknown material between 1989 and 2010. The ponds are located hydraulically downgradient or cross-gradient of the site; hence, migration of contaminants to the site is unlikely.

The identified receptors of potential contamination were i) future on-site commercial / industrial workers, including construction and intrusive workers, and visitors; ii) flora and fauna; iii) surface water bodies on-site (ponds and channels) and off-site (Wingecarribee River); and iv) the aquifer.

A CSM was developed to evaluate the risk posed by the potential contamination sources to the identified receptors and whether remediation or management are required to manage that risk.

## Conclusions

In accordance with the objectives detailed above and based on the information contained within this PSI, the following conclusions are made:

1. No complete source-pathway-receptor (SPR) linkages were identified at the site by the tier 1 qualitative risk assessment. The potential risk from contamination is acceptably low.
2. It is recommended to prepare a construction environmental management plan (CEMP) including an unexpected finds protocol. The CEMP should provide procedures to manage unexpected finds such as buried waste and contamination indicators (e.g., odours, staining or sheens).

## Data gaps

The following gaps in site history have been identified:

- Limited information is available regarding site activities prior to 1949. However, aerial photographs show that the site in 1949 was a grassed vacant land likely used for grazing and other agricultural activities.
- Excavation and filling activities of unknown nature may have occurred at the site. For example, it is possible that earthworks have occurred in the north-western corner of the site where an artificial drainage line was installed in the 1970s. Excavation works were carried out to create on-site ponds. Stockpiles were noted near Pond 1 during the site inspection.
- Two former off-site ponds located approximately 100 m north and downgradient of the site have been backfilled with unknown material between 1989 and 2010. Based on aerial photographs, they appeared to have been covered with geotextile and capped with soil. This suggests that contaminated material could be present in the former ponds. Insufficient information is available to verify this hypothesis.

*This report is subject to, and must be read in conjunction with, the limitations set out in Section 4 and the assumptions and qualifications contained throughout the Report.*

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# Glossary

Abbreviation	Name
ACM	Asbestos Containing Material
BTEX	Benzene, toluene, ethyl benzene and xylenes
CEMP	Construction environmental management plan
CLM Act	Contaminated Land Management Act 1997 (incorporating amendments made by the Contaminated Land Management Amendment Act 2003)
COAG	Council of Australian Governments
COPC	Contaminant of potential concern
CSM	Conceptual site model
DP	Deposited plan
EIS	Environmental Impact Statement
EP&A Act	NSW Environmental Planning and Assessment Act 1979
EPA	Environmental Protection Authority
EPL	Environment Protection Licence
GIPA	Government Information (Public Access) Act
LEP	Local Environment Plan
mAHD	Elevation in metres from Australian Height Datum
mbgl	Metres below ground level
MVEC	Moss Vale Enterprise Corridor
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure
NSW EPA	New South Wales Environmental Protection Authority
OCP	Organochlorine pesticide
OEH	Office of Environment and Heritage
OPP	Organophosphorus pesticide
PAH	Polycyclic aromatic hydrocarbons
pH	-log[H]
POEO	Protection of the Environment Operations Act 1997
PSI	Preliminary Site Investigation
SEARs	Secretary's Environmental Assessment Requirements – in this case SSD-9409987 dated 15 October 2020
SEED	Sharing and Enabling Environmental Data
SPR	Source-pathway-receptor
SWL	Standing water level
TRH	Total recoverable hydrocarbons
WHS	Work health and safety

# 1. Introduction

## 1.1 Overview

### 1.1.1 Plasrefine Recycling and the proposal

For many years, recyclable plastics have been recovered from kerbside collections and it has been profitable to export mixed plastics to China and other countries. With the advent of the China National Sword policy (a policy in China which banned the importation of certain types of waste and set strict contamination limits on recyclable materials), as well as issues with contaminated loads of recyclables being sent to China and other countries, opportunities to send mixed plastics overseas for processing have diminished. Recently, the Council of Australian Governments (COAG) decided to ban exports of recyclable waste from Australia from July 2021.

Despite these difficulties, export markets still exist for clean, separated, pelletised plastics and resins. However, there is very little local capacity in NSW and within Australia to sort recovered plastics into different types and convert them into valuable products.

To help address this issue, Plasrefine Recycling Pty Ltd (Plasrefine Recycling) ('the proponent') proposes to construct and operate a plastics recycling and reprocessing facility in Moss Vale ('the proposal').

The proposal would sort the plastics into different types, and convert the various plastics to plastic flakes and pellets (in the first stage) and produce more advanced products and other plastic products (in the second stage). The combined outputs of both stages of the proposal would help fill the gap in local processing capacity for mixed plastics.

The proposal would have an ultimate capacity to receive up to 120,000 tonnes per year of mixed waste plastics.

### 1.1.2 Approval and assessment requirements

The project is State significant development and is subject to approval by the NSW Minister for Planning and Public Spaces under the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act).

This report has been prepared by GHD Pty Ltd (GHD) as part of the environmental impact statement (EIS) for the project. The EIS has been prepared to support the application for approval of the project and addresses the environmental assessment requirements of the Secretary of the NSW Department of Planning, Industry and Environment (SSD-9409987) dated 15 October 2020 (the SEARs).

## 1.2 The proposal

### 1.2.1 Location

The proposal would be located about 140 kilometres south west of the Sydney central business district and approximately 2.8 kilometres north west of the Moss Vale town centre within the Wingecarribee local government area.

The proposed plastics recycling and reprocessing facility and ancillary infrastructure would be located on the northern parcel of land in Lot 11 DP 1084421, with a current street address of 74-76 Beaconsfield Road, Moss Vale. This parcel of land is referred to as 'the plastics recycling and reprocessing facility site' for the purpose of the EIS. It has a total site area of about 7.7 hectares. The proposal would occupy a portion of the plastics recycling and reprocessing facility site.

The new access road which would extend from the plastics recycling and reprocessing facility to Lackey Road via:

- the currently unformed Braddon Road
- Lot 1 DP 26490 and Lot 10 DP 1084421 (the 'Braddon Road east extension').

The area that would be occupied by the proposal's permanent operational infrastructure, and/or directly disturbed during construction, is referred to as 'the proposal site' for the purposes of the EIS. The proposal site therefore comprises:

- The plastics recycling and reprocessing facility site (7.7 hectares)
- The new access road corridor (about 1.8 hectares)

It is noted that the areas that would be disturbed for construction of buildings, roads and water management would comprise about six hectares of the total 7.7 hectare plastics recycling and reprocessing facility site. Disturbance of the remaining 1.7 hectares would be limited to plantings as part of riparian vegetation management and landscaping.

The proposal would be located within the Moss Vale Enterprise Corridor (MVEC) catchment. The MVEC is a significant area of land between Moss Vale and New Berrima set aside for employment generating development under the Wingecarribee Shire Local Environmental Plan 2010.

The location of the proposal is shown in Figure 1.2.

## 1.2.2 Key features

The proposal is defined as the construction and operation of a plastics recycling and reprocessing facility with capacity to receive up to 120,000 tonnes per year of mixed plastics, comprising:

- Two main buildings for waste receipt, recycling and reprocessing and finished product storage
- Wastewater treatment plant
- Ancillary infrastructure including an office building, workshop, truck parking, staff and visitor parking, internal roadways, weighbridges, water management, fire management, landscaping, fencing, signage and utility connection
- A new access road from the plastics recycling and reprocessing facility to Lackey Road via part of Braddon Road (currently unformed) and Lot 1 DP 26490 and Lot 10 DP 1084421 (the Braddon Road east extension).

The proposal would sort the plastics into different types and convert the various plastics to flakes and pellets (in the first stage) and produce more advanced products (in the second stage). The combined outputs of both stages of the proposal would help fill the gap in local processing capacity for mixed plastics.

Further information on the proposal is provided in the EIS.

The key features of the project are shown in Figure 1.1.

## 1.2.3 Construction overview

An indicative construction strategy has been developed, based on the current design, to be used as a basis for the environmental assessment process. Detailed construction planning, including programming, work methodologies and work sequencing would be undertaken once construction contractor(s) have been engaged and during detailed design.

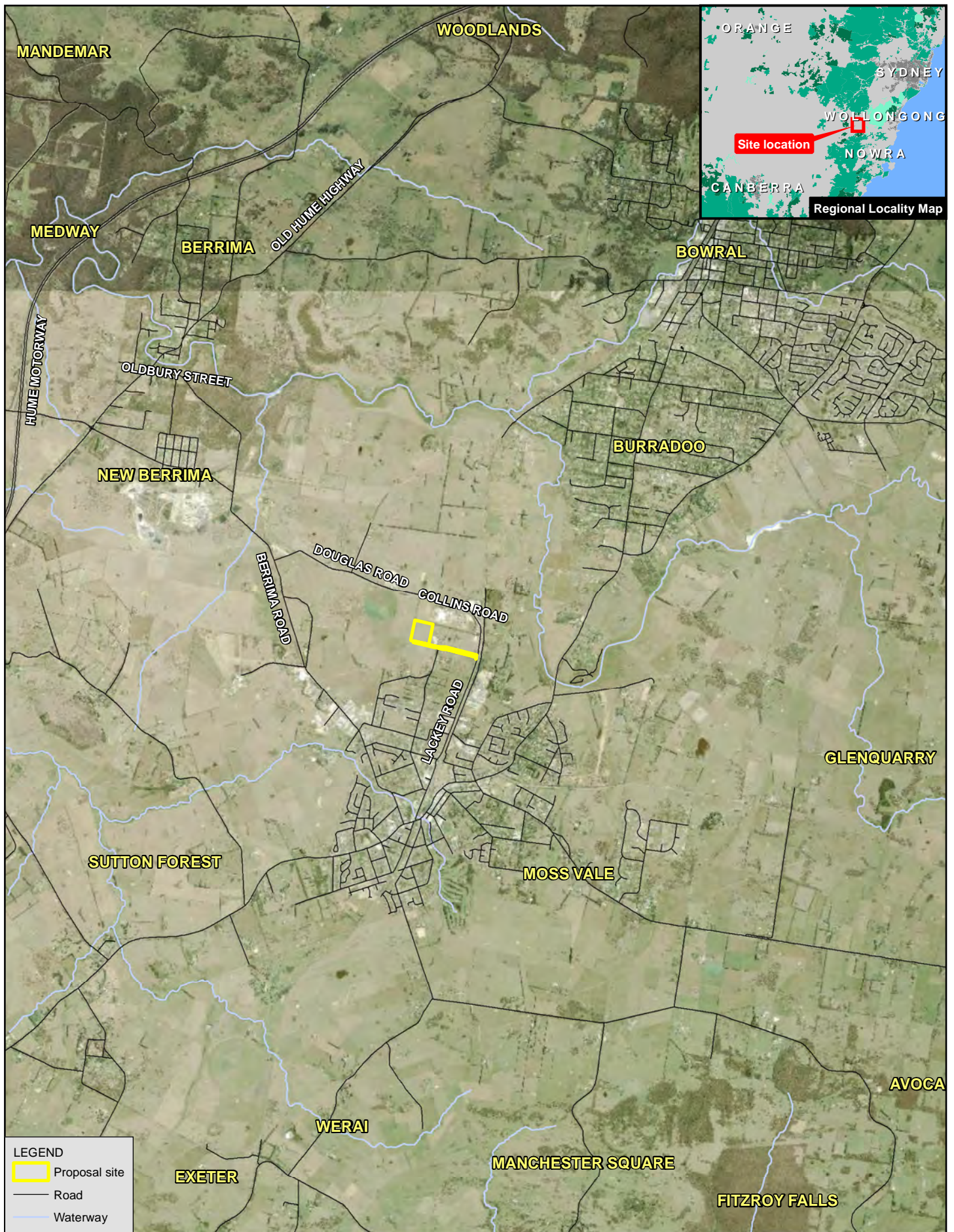
It is estimated that the proposal would take about 15 months to construct and commission and consist of three key stages:

- Early works and site establishment (1 month):
  - Construction of site access road
  - Utilities connection
  - Establishment of construction compound including construction staff amenities
  - Installation of temporary fencing
- Main site works (11 months):
  - Clearance of vegetation within the construction footprint, stripping and stockpiling of topsoil for reuse
  - Bulk earthworks for site shaping and surface water drainage and the bioretention pond
  - Pouring concrete foundation slab, footings, hardstand and slabs for the buildings



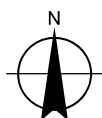
- Construction of pavement areas for the truck and car park, internal roads and the site entrance/egress points
  - Installation of steel truss framework for structures
  - Erection of pre-cast concrete panels for external and internal partition walls and metal roof sheets for site buildings
  - Installation of processing equipment
  - Building finishing works including fit out
  - Installation of firewater and other tanks
  - Installation of weighbridges
  - Installation of permanent fencing and signage
  - Restoration works including removal of temporary construction compound, general site clean up and landscaping following construction
- Testing and commissioning (3 months)

Further information on how the proposal would be constructed is provided in the EIS.



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Kilometres

Map Projection: Transverse Mercator  
Horizontal Datum: GDA 1994  
Grid: GDA 1994 MGA Zone 56



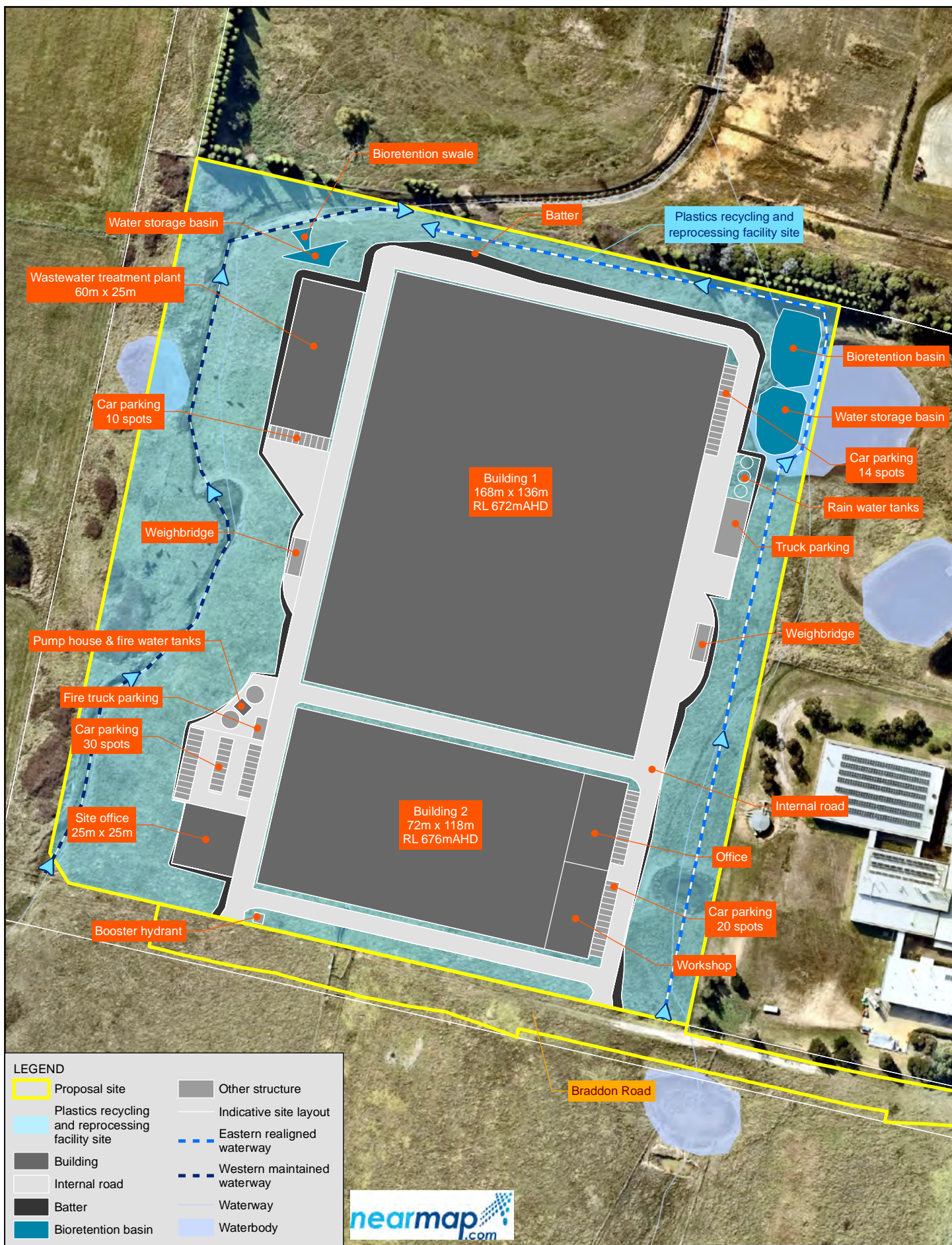
Plasrefine Recycling Pty Ltd  
Moss Vale Plastics Recycling and Reprocessing Facility

Project No. 12524108  
Revision No. A  
Date 22 Dec 2021

Proposal site location

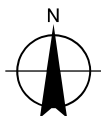
FIGURE 1.1





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Map Projection: Transverse Mercator  
Horizontal Datum: GDA 1994  
Grid: GDA 1994 MGA Zone 56



Plasrefine Recycling Pty Ltd  
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Project No. 12524108  
Revision No. A  
Date 06 Oct 2021

Proposed site layout

FIGURE 1.2

## 1.3 Secretary's Environmental Assessment Requirements

The specific SEARs addressed in this report are summarised in Table 1.1.

Table 1.1 SEARs and agency requirements relevant to this assessment

Requirement	Where addressed in this report
Soils and Water – dot point 8, 'characterisation of the nature and extent of any contamination at the site and surrounding area'	Sections 5 and 6

## 1.4 Purpose

The purpose of this report is to complete a preliminary site investigation (PSI) and undertake a tier 1 qualitative risk assessment in line with the NEPC (2013). The report:

- Addresses the SEARs and agency requirements listed in Table 1.1.
- Describes the existing environment with respect to contamination.

## 1.5 Objectives

The objectives of the PSI are to:

- Assess the likelihood for contamination to exist on the proposed plastics recycling and reprocessing site from past or present activities.
- Provide recommendations for further investigation and/or contamination management in relation to the proposal, if applicable.

## 1.6 Scope of work

To meet the PSI objectives, the following scope of work was carried out:

- Desktop study including:
  - Review of published information (e.g., topographic, geological, soil landscape, and acid sulfate soil).
  - Review of specific information for assessing the potential for contamination to exist at the site including historical title records, aerial photographs; holding interviews with persons familiar with the history of the site; search of WaterNSW groundwater bore database and NSW Environment Protection Authority (EPA) databases; and council planning records (Section 10.7 (Parts 2 & 5) certificates and information provided by *Government Information (Public Access) Act* (GIPA)).
- A site inspection conducted by a qualified and experienced environmental scientist to understand the site conditions, environmental setting and identify apparent evidence of potential contamination. The inspection comprised:
  - Assessment of the site and surrounding area.
  - Identification of possible contamination sources.
- Preparation of a preliminary conceptual site model (CSM) to identify potential contaminant sources, pathways and receptors, as well as to establish potential pollutant linkages.
- Preparation of this report in line with the:
  - NSW EPA's *Contaminated Land Guidelines, Consultants reporting on contaminated land* (2020)
  - NEPC (2013) *National Environment Protection (Assessment of Site Contamination) Measure 1999*, *National Environment Protection Council* (NEPC).
- Recommending measures to mitigate and manage the impacts identified.



## **1.7 Structure of this report**

The structure of the report is outlined below.

- Section 2 – Site setting.
- Section 3 – Site history.
- Section 4 – Site observations.
- Section 5 – Preliminary conceptual site model.
- Section 6 – Conclusions.

## 2. Site setting

### 2.1 Site identification

Site identification details and surrounding land uses are summarised in Table 2.1. The current site layout, zoning information and surrounding areas are shown on Figure 1 and Figure 2 in Appendix A. Lotsearch Pty Ltd (Lotsearch) was engaged to collate desktop historical information. The Lotsearch report No. LS017893 EP is included as Appendix B.

Table 2.1 Site identification summary

Information	Site details
Street address:	74 to 76 Beaconsfield Road, Moss Vale 2577 NSW
Title identification:	Northern parcel of land in Lot 11 DP 1084421 – as presented in Figure 3 in Appendix A
Latitude, longitude (centre of site)	Zone 56S (GDA 2020) E 258774 N 6176292
Site area (approx.):	7.7 hectares or 77,000 m <sup>2</sup>
Local government area:	Wingecarribee Shire Council
Current owner	Mr Lyu Pty Ltd

### 2.2 Site services

Existing, known services at the site and in its vicinity are presented on a plan in Figure 4, Appendix A. Based on available information, a water main line runs along the southern boundary of the site. During the site inspection an underground pipe was observed on the south-western corner of the site crossing the western channel (Plate 1 in Appendix C).

The water main was located approximately two metres to the south of the site's boundary at a depth of approximately 0.2 to 0.3 m bgl. An underground power line enters the site through its north-western corner and continues to the east for approximately 70 m.

Off-site services comprise a sewer main and a water main immediately to the west of the site.

### 2.3 Land use

The site is zoned as IN1 – General Industrial under the *Wingecarribee Local Environmental Plan (LEP) 2010* – as shown in Figure 2 in Appendix A. The site is currently vacant, used for agricultural and grazing activities, and has no human occupiers. However, the proposed land use is for a plastic recycling facility.

The land use surrounding the site comprises:

- North: Industrial properties (Dux Manufacturing Ltd) through which an artificial channel drains stormwater to the north north-east towards Wingecarribee River (IN1 – General Industrial).
- South: Agricultural, grassed land followed by residential properties (E4 - Environmental Living, and RU2 – Rural Landscape).
- East: Industrial properties (Australian Bioresources) followed by vacant cleared land (IN1 – General Industrial).
- West: Agricultural, grassed land (zoned as IN1 – General Industrial).

As such, the potential receptors identified at and near the site are future commercial / industrial workers, flora, and fauna.

## 2.4 Sensitive environments

The site and the surrounding areas are covered by a dense network of ponds, channels and other wetlands which appear to flow in a northerly and easterly direction, and discharge into Wingecarribee River located approximately 1.5 km east of the site (Figure 1 in Appendix A). Wingecarribee River and the wetland network are considered the most sensitive environments. The site does not contain Ramsar Wetland areas based on the Lotsearch report.

The off-site areas to the south and east of the site fall within a zone classified as Environmental Living (E4) under the Wingecarribee LEP 2010. The objectives of this zoning are:

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To encourage the retention of the remaining evidence of significant historic and social values expressed in existing landscape and land use patterns.
- To provide for a restricted range of development and land use activities that provide for rural settlement, sustainable agriculture and other types of economic and employment development, recreation and community amenity in identified drinking water catchment areas.
- To manage land in a way that minimises impact on its environmental and scenic value from adjacent and nearby development and land use activity.
- To minimise the proliferation of buildings and other structures in these sensitive landscape areas.

## 2.5 Site conditions and surrounding environment

### 2.5.1 Geology

The Lotsearch report indicates the site is likely to be underlain by the Wianamatta Group which is described as mid grey and dark grey mudrocks and interbedded lithic sandstone.

During the site inspection GHD observed several soil profiles exposed by watercourse erosion in the western channel. Soil generally comprised approximately 0.05 m of topsoil underlain by residual light brown sandy clay (stiff, medium-plasticity and dry). No odours, no staining and no anthropogenic material was noted in the soil profiles. Plate 2 in Appendix C illustrates an example of soil profile examined during the site visit.

### 2.5.2 Topography and drainage

The site topography is undulating and falls from the southern-central portion of the site to the north and north-east. Surface elevations vary between approximately 681 m relative to Australian Height Datum (m AHD) in the southern-central portion of the site to 666 m AHD along the northern boundary (Figure 3 in Appendix A). Low points correspond with four ponds, identified as Pond 1 to Pond 4, and two channels running along the western and eastern boundaries of the site (hereafter referred to as western and eastern channels).

An engineered drainage channel connects the north-western corner of the site to the industrial property to the north and appears to flow in a northerly direction towards Wingecarribee River. The site topography and layout is illustrated in Figure 3 in Appendix A which presents the one-metre contours of the ground surface in the area. A photograph showing the site is presented in Plate 3 in Appendix C.

Stormwater is expected to follow the site topography. In the eastern portion of the site stormwater is expected to accumulate in Pond 1 and Pond 2 and to flow along the eastern boundary in a northerly direction. On the western portion of the site, stormwater is likely to be captured in the eastern channel as well as in Pond 3 and Pond 4, and subsequently to flow towards the north-western corner. Here, an engineered drainage system comprising a stone (gabion) retaining wall approximately 12 m in length and a concreted channel (circa 20 m long) has been installed (Plate 4 in Appendix C).

Based on the topographic map, it is expected that the majority of stormwater would be captured in the engineered drainage channel in the north-western portion of the site and in Pond 1. The latter is hydraulically connected to the engineered channel which runs to the north of the site and eventually discharges in Wingecarribee River.

Soil erosion was noted along the channel on the western boundary and near the north-western corner of the site. Here watercourse erosion has exposed soil profiles up to 1.5 m deep.

### 2.5.3 Acid sulfate soils

Acid sulfate soils are unlikely to be on site based on available information. The *Atlas of Australian Acid Sulfate Soils* indicates that the site is within a zone classified as B - low probability of occurrence (i.e., 6-70% chance of occurrence). It is noted that the elevation of the site (approximately 670 to 670 m AHD) would have precluded the generation of acid sulfate soils.

### 2.5.4 Hydrogeology

A search of the groundwater bore database provided by the Bureau of Meteorology indicated that there were no registered groundwater bores within 500 m of the site. The nearest groundwater bore was located approximately 569 m east of the site and was registered for coal exploration. Seventeen bores are registered between 596 and 2,000 metres of the site for irrigation, stock, industrial, domestic, and monitoring purposes.

The local aquifer is described as porous, extensive, and highly productive by the Hydrogeology Map of Australia (Lotsearch). Standing groundwater levels reported in the Bureau of Meteorology database were measured between 5.4 m below ground level (m bgl) and 85 m bgl. The site is situated on a localised high point in the area and based on topography groundwater is expected to flow towards the north to north-east in the direction of Wingecarribee River.

## 2.6 Climate information

Rainfall and other climate statistics for the site were recorded by the Bureau of Meteorology at Moss Vale (Hoskins Street, Station No. 68045), which is located approximately 1.8 km south-east of the site. Statistics are based on data recorded at Moss Vale Station since 1870. Table 2.2 provides a summary of annual rainfalls and monthly mean maximum and minimum temperatures. Table 2.3 presents a summary of monthly rainfall data. No information was available on evaporation and wind.

**Table 2.2** Summary of climate statistics

Climate data	Minimum	Maximum	Mean	Median
Annual rainfall (mm)	373	1,846	957	938
Monthly mean maximum temperature (°C)	17.4	21.9	19.2	19.2
Monthly mean minimum temperatures (°C)	5.1	8.6	6.9	7.0

**Table 2.3** Summary of monthly rainfall statistics

Month	Mean (mm)	Lowest (mm)	Median (mm)	Highest (mm)
January	87.6	3.6	77.4	268.8
February	96.9	4.3	72.1	399.1
March	92.6	0.8	72.6	518.4
April	79.8	0.6	65	464.4
May	81.7	1.8	48.8	583.8
June	100.8	0	69.3	527
July	74.7	1.1	52.2	473.6
August	65.5	0.4	38.8	410.2
September	58.8	2.8	44.6	260.7
October	73.3	1.4	57.6	346
November	72.7	0	64.3	266.7
December	76.8	2.8	60.1	380.5



### 3. Site history

Information on the site history was obtained from:

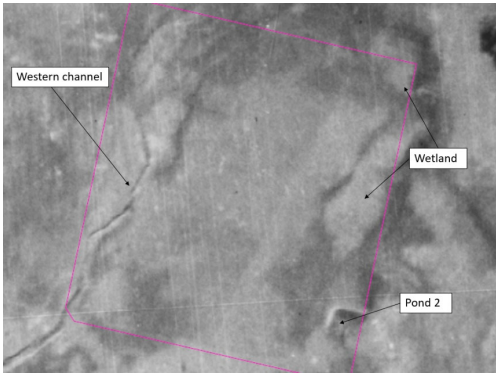
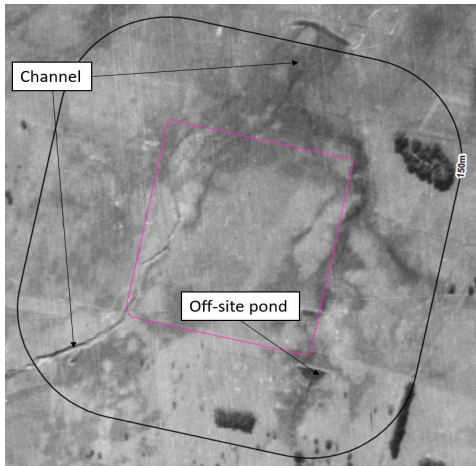
- Review of selected aerial photographs (1949 to 2019).
- Review of historical title search results.
- A search of NSW EPA register for listings of the site and nearby properties.
- Historical business directory records between 1950 and 1991.
- A review of Wingecarribee Shire Council's records and Section 10.7 planning certificate.

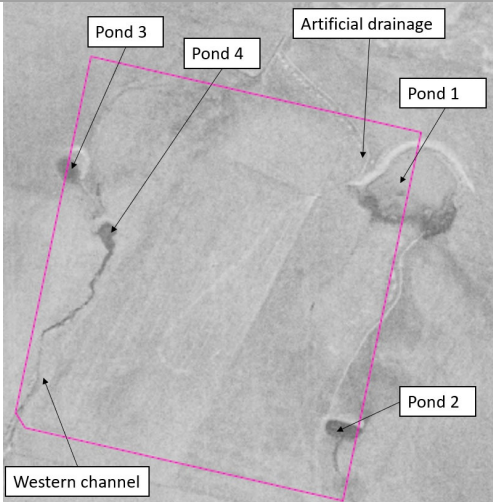

The PSI did not include a dangerous goods search as no infrastructure has been built on site. This is considered unlikely to affect the outcome of this investigation. The site history information is presented in Appendix B, Appendix D, and Appendix E. A summary is provided below.


#### 3.1 Historical aerial photography

The review of aerial photography and historical maps is summarised in Table 3.1. Aerial photographs and maps from 1933 to 2019 are included in the Lotsearch report presented in Appendix B.

**Table 3.1** Historical aerial photography

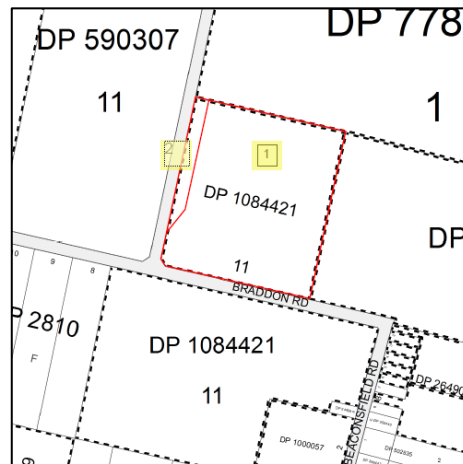
Date	Site	Surrounding area
1933 historical map	Undeveloped land. Wetlands were on the north-eastern corner. A drainage channel run along the western boundary in a south-west to north-east direction.	Undeveloped land. A road was present along the southern boundary. A system of channels and creeks run to the north-east and discharged into Wingecarribee River. A railway was between 400 m and 800 m to the north and east of the site.
1949 (black & white photograph)	<p>Cleared, grassed undeveloped land. The western channel was visible, as well as Pond 2 near the south-eastern corner. Pond 1 was not present; instead, a wetland or channel extended on the eastern boundary. The channels, wetlands and pond were connected to a drainage line to the north of the site.</p> 	<p>Cleared, grassed undeveloped land. An off-site pond was located immediately to the south-east of the site and is currently present as March 2021. Similarly, two channels approached the site from the south-west and south-east, run on site along the western and eastern site's boundaries and joined to the north. The drainage line continued in a north-easterly direction across rural land. Patches of vegetation were to the south and east of the site.</p> 
1963 (black & white photograph)	<p>Pond 1, Pond 3, and Pond 4 had been excavated. Stockpiled soil was evident around the ponds. An artificial drainage channel connected Pond 1 to the off-site drainage line to the north of the site. The site appeared subdivided into paddocks. The overall site layout was similar to the current one.</p>	<p>A pond was excavated approximately 100 m to the south-west of the site. A residential area was under development approximately 200 m south-east of the site. The remaining area remained substantially unchanged.</p>

Date	Site	Surrounding area
		
1969 (black & white photograph)	The western channel's path was modified on the north-western corner of the site and was connected to the drainage line to the north.	The drainage channel to the north was modified – possibly cleared and enlarged.
1979 (black & white photograph)	An artificial drainage channel was built on the north-western corner of the site. It connected the western channel to an off-site drainage line. Stormwater flow appeared to be towards the north.	Earthworks and industrial development were occurring on the area immediately to the north of the site. An artificial drainage channel had been built and drained the north-western corner of the site. The channel continued off-site to the north-east towards Wingecarribee River.
1984 (black & white photograph)	No significant changes from the 1979 photograph are noted.	<p>Industrial buildings and carparks had been constructed to the north-east of the site. Two ponds had been excavated to the north. The industrial area immediately to the north was still under development with earthworks occurring.</p> 
1989 (black & white photograph)	No significant changes from the 1984 photograph are noted.	Earthworks and industrial development had progressed to the north of the site. The two artificial ponds to the north were partially backfilled.
1997 (colour photograph)	No significant changes from the 1989 photograph are noted.	Backfilling of the two ponds to the north of the site had progressed. Material was stored or stockpiled approximately 100 m north-east of the site. The nature of the material was unclear in the photograph.
1998 historical map	The site was in a cleared, undeveloped area and drainage lines indicated that surface water would flow into a drainage system to the north of the site and ultimately discharge in Wingecarribee River.	Several buildings were denoted to the north-east of the site reflecting the industrial development discussed above. The remaining surrounding area was mostly undeveloped.

Date	Site	Surrounding area
2006 (colour photograph)	No significant changes from the 1997 photograph are noted.	<p>Backfilling of the two ponds to the north of the site had continued. Stockpiles and various materials were present on a pad approximately 200 m north of the site. An unsealed road connected the pad to the area where the two ponds were located.</p> <p>The material stored or stockpiled approximately 100 m north-east of the site was no longer present.</p>
2010 (colour photograph)	A cattle infrastructure including wooden cattle loading ramps had been built on the southern boundary (see Plate 5 in Appendix C).	<p>Earthworks were taking place immediately to the north of the site. The two off-site ponds had been backfilled and white material, likely a liner, covered the ground in that area. It appeared that the white material was capped with red soil. Earthworks had occurred near the industrial buildings to the north-east of the site.</p> <p>Industrial buildings (currently occupied by Australian Bioresources) had been constructed immediately to the east of the site. Internal driveways, carparks, and lawns were visible. A tank, likely containing water, was installed immediately to the east of the site.</p>  <p>The photograph includes several labels: 'White material, possibly a liner' pointing to the large white area; 'Backfilled and capped off-site ponds' pointing to two small dark areas; 'The site' pointing to the central area; and 'Industrial development to the east of the site' pointing to the buildings and tank. A scale bar in the bottom right corner indicates 100m.</p>
2015 (colour photograph)	No significant changes from the 2010 photograph are noted.	The area to the north, previously occupied by the two ponds, was a vacant, grassed land. The industrial properties to the north-east and east of the site appeared in their current layout.
2019 (colour photograph)	No significant changes from the 2015 photograph are noted.	No significant changes from the 2015 photograph are noted.

## 3.2 Historical title search

The results of the historical title search are included in Appendix D. The search indicates the site, identified as the northern part of Lot 11 DP 1084421, was separated in two parts (here referred to as part 1 and part 2) as shown in Figure 3.1. Table 3.2 summarises site proprietors.



**Figure 3.1** Site subdivision (parts number 1 and 2) identified in the historical title search

**Table 3.2** Summary of historical titles

Date	Part numbered 1	Part numbered 2
1920 to 1923	James Butler Joseph Swann	
1923 to 1293	Crown Tenure Forfeited	
1923 to 1924	Reserved from Sale or Lease Set apart as farm within “Bryants 3” Settlement Purchase Area	
1924 to 1938	Mark Elliott Batton (Farmer)	
1938 to 1951	Jerome Mulcahy (Farmer)	
1951 to 1955	Donald George Campbell (Farmer) Isabella Cora Campbell (Farmer)	
1955 to 1958	Robert Henry Thompson (Farmer)	
1958 to 1960	Robert Henry Thompson (Farmer)	Arthur Kenneth Du Chateau (Farmer)
1960 to 1966	Erle Samuel Byrne (Farmer & Grazier)	
1966 to 1966	Dawn Transport Pty Ltd	
1966 to 1970	David Richard Knowles (Dairy Farmer)	
1970 to 1976	Minnie Lorimore Grey (Widow)	Anne Mary Emelda du Chateau (Widow)
1970 to 1977	Philip Seddon Grey (Dairy Farmer) Judith Seddon Grey (Clerk)	
1976 to 1988	James Hardie & Coy Pty Limited	
1988 to 1995	Peter John Boyce (Company Director) Janice Robyn Boyce (Married Woman)	
1995 to 2005	Glenn William Moon Suzanne Marjorie Moon	
2005 to 2021	Micksham Pty Limited	
2021 to date	Mr Lyu Pty Ltd	

## 3.3 NSW EPA registers

The results of a search of the NSW EPA registers search are summarised in Table 3.3. Search results are included in the Lotsearch report presented in Appendix B.

Table 3.3 Summary of information provided in the NSW EPA registers

Search	Result
Contaminated Land Record of Notices	No records for the site or within 1 km of the site.
Notified Sites under the <i>Contaminated Land Management Act 1997</i>	No records for the site or within 1 km of the site.
Former gasworks	No records for the site or within 1 km of the site.
National Waste Management Site Database	No records for the site or within 1 km of the site.
National Liquid Fuel Facilities	No records for the site or within 1 km of the site.
Environmental protection licenses under the <i>Protection of the Environment Operations Act 1997</i> (POEO Act)	No records for the site. <ul style="list-style-type: none"><li>– Off-site, three environmental protection licences (EPL), all located downgradient relative to the site, have been issued for:</li><li>– Dux Manufacturing Ltd, located immediately to the north-east of the site and licenced (number: 11481) for '<i>metal waste generation</i>' (between 5 and 100 tonnes of waste generated or stored per year).</li><li>– Australian Rail Track Corporation Ltd, located 330 m to the east of the site and licenced (number: 3142) for '<i>railway systems activities</i>'.</li><li>– Omya Australia Pty Ltd, located 495 m to the north-east of the site and licenced (number: 2008) for '<i>crushing, grinding or separating</i>'.</li></ul>
Former licensed activities	Three formerly licenced activities were identified at the site and in its surroundings. They were all related to application of pesticide and herbicide in local watercourses including the on-site western and eastern channels. Licences were surrendered in 2000. The formerly licenced activities are: <ul style="list-style-type: none"><li>– Luhrmann Environment Management Pty Ltd (Licence 4653).</li><li>– Robert Orchard (licence 4838).</li><li>– Sydney Weed &amp; Pest Management Pty Ltd (licence 6630).</li></ul>
EPA per- and polyfluoroalkyl substances (PFAS) investigation and management programs	No records for site or within 1 km of the site.

## 3.4 Council planning records

### 3.4.1 Section 10.7 planning certificate

The Section 10.7 planning certificate pertaining to the site was reviewed with results summarised in Table 3.4. The certificate is included in Appendix E.

Table 3.4 Summary of Section 10.7 regarding contamination matters

Search	Result
Part 1 Section 21 – Affected building notices and building product rectification orders – Contaminated Land Management Act 1997	'Council HAS NO record that the land is significantly contaminated land at the date or the issue of this certificate'.

### 3.4.2 Council records – GIPA

Council records were accessed via a *Government Information (Public Access)* (GIPA) request. Council records (GIPA0576/21) were received on 2 March 2021.

Three building and development applications (BA and DA) have been lodged for the site between 1989 and 2012. A copy of the BA and DA listings is included in Appendix E. The BA and DAs are summarised in Table 3.5.

**Table 3.5** Summary of GIPA information relevant to the investigation

Year	Purpose of DA or BA	Outcomes	Comments
1989	Building application (BA 89/0612) for the construction of a factory.	Approved by the council under conditions of approval.	The BA was submitted for Lot 13 in DA 590307. GHD has searched this lot on the NSW ePlanning database and could not identify it. Hence, it was assumed that the BA was submitted for the site.
2008	Development application (DA 08/0525) for the construction of rural dwellings.	Approved by the council under general development conditions.	It does not appear to have been undertaken
2012	Development application (LUA12/0420) for a two-lot subdivision.	Approved subject to conditions.	It does not appear to have been undertaken
2019	Development application (19/1525) for a two-lot subdivision.	Refused	Refusal was based on the absence of a connection to the sewer and stormwater systems. The council noted the site is flood prone, traversed by watercourses, and degraded.

## 3.5 Historical business directories

The Lotsearch report contains searches of historical business directories between 1950 and 1991, by matching the site address with entries in the directories. It is noted that records were identified as road intersection or road corridor matches. In the absence of further information, it is uncertain whether these businesses have been related to the site. The information indicated the following businesses were located on Beaconsfield Road to the south-east, hence potentially upgradient, of the site:

- Builders and constructors (Cheetham, G. E. H., Beaconsfield Rd. Moss Vale) in 1950.
- Carpenters (Cheetham, H., Beaconsfield Rd. Moss Vale) in 1961.
- Painters, paperhangers, and decoration (Cheetham, G. & G. E., Beaconsfield Rd. Moss Vale) in 1970.

## 3.6 Interviews

Information provided by the real estate agent to the site owner, Nancy Zheng, indicated that the site has been subject to 'organic' farming and no chemicals have been used on site other than weed pesticides approximately five years ago. Note that licences for the application of herbicides and pesticides (see Table 3.3) refer to the broad regional area, are not directly related to the site, and were surrendered in 2000.

An interview was carried out with Mr Ken Haywards from Australian BioResources. The following recollections in relation to the site were provided:

- The site has been used for agricultural purposes only.
- During wet seasons runoff water flows in a northerly direction and accumulates in on-site ponds. Some areas of the site are flood prone.
- No incidents or fires have occurred at the site.

## 3.7 Previous reports

No previous environmental investigations were available for the site.

## 4. Site observations

The inspection details are presented in Table 4.1.

Table 4.1 Attendance of site inspection

Date	Attendance	Comments
10/03/2021	Davide Menozzi – Environmental Scientist, GHD	Inspection of the site

A detailed site inspection was conducted by a GHD qualified and experienced environmental scientist to understand the site conditions, environmental setting and identify obvious visual or olfactory evidence of potential contamination.

### 4.1 Visual inspection

The site inspection did not reveal the presence of obvious sources of contamination. Observations regarding infrastructure, surface features, landscape, and contamination sources are presented below. Photographs taken during the site inspection, as referenced below, are provided in Appendix C.

#### 4.1.1 On-site land use and infrastructure

**General** site observations comprised:

- There were no chemicals stored on site; no tanks or indications of their presence; no visible signs of contamination such as discolouration, odours, or staining; and no obvious signs of waste, imported soil or fill material as well as any signs of subsidence or disturbed ground.
- The site was used for agricultural purposes including livestock grazing. Anecdotal information provided by the real estate indicated that the site had been subject to 'organic' farming. It was noted that no chemicals had been used on site, other than weed pesticides, which were used for the last time approximately five years ago (2016).
- Access to the site was via one unsealed road located at the end of Beaconsfield Road. (Plate 6 in Appendix C). A mesh fence run along the entire site perimeter. There were no buildings or signs of former infrastructure on site, except for the items discussed below.

**North** of the site:

- The north-western corner of the site was connected to an engineered channel which run to the north into the off-site industrial property (Plate 10 in Appendix C). The drainage system comprised a stone (gabion) retaining wall approximately 12 m in length and a concreted channel (circa 20 m long) (see Plate 4 in Appendix C). Earthworks had been carried out in this area to build the channel. Observation of exposed soil profiles did not show signs of contamination (Plate 2 in Appendix C); no odours, staining and waste were noted.
- Stockpiled soil was observed to the west of Pond 1 (Plate 11 in Appendix C). The stockpiled soil was inspected and showed no staining, no odours, and no anthropogenic material. Stockpiles were vegetated and plants did not present signs of stress.

**South** of the site:

- A cattle infrastructure including wooden loading ramps was installed on the southern boundary (Plate 5 in Appendix C). No signs of contamination such as staining, fill material, waste or odours were noted within 100 m of the infrastructure where trucks may have parked in the past to load the cattle.

## 4.1.2 Surface features and landscape

Surface features included:

- A higher point was in the central-southern portion of the site. The topography sloped from this area to the east and west and then to the north.
- Soil erosion was noted along the western channel and near the north-western corner of the site. Here watercourse erosion has exposed soil profiles up to 1.5 m deep (Plate 7 in Appendix C).
- Four ponds and two channels (western and eastern) were on site. Surface water flow direction appeared to be to the north. Ponds showed clear water with no sheens and no odours (Plates 8 and 9 in Appendix C).
- The vegetation comprised dense and visibly healthy grazing grass. No signs of distressed or dead vegetation were noted.
- Approximately 14 cows were grazing on site. Manure was present throughout the site.

## 4.1.3 Off-site observations

Industrial premises are located to the north-east and east of the site and may have discharged contaminants on site. The industrial property to the north-east is hydraulically downgradient of the site. Hence, contamination, if any, is unlikely to have migrated on site. In contrast, the industrial property to the east appeared to discharge on the eastern boundary of the site.

Here, a tank – likely containing water – was installed and pipework appeared to discharge into the on-site eastern channel (Plate 12 in Appendix C). Anecdotal information from Australian BioResources indicated that the tank contains rainwater.



## 5. Preliminary conceptual site model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM is developed using information obtained from site history, site observations, proposed land use and expected ground conditions. Once the contamination status is understood through the sampling and analysis process, the CSM then allows the assessor to evaluate the risk posed by the contamination to the identified receptor, and whether remediation or management are required to manage that risk. This CSM has been developed based on the proposed commercial / industrial land use.

### 5.1 Potential sources

#### 5.1.1 On-site sources

Potential contamination sources on site are:

- Historical agricultural land use: pesticides and fertilisers may have been used at the site resulting in soil, groundwater, and surface water contamination. The use of vehicles could have resulted in fuel and oil spills, particularly near the cattle infrastructure.
- Filling and import of material including waste (e.g., near cattle loading ramp and artificial drainage channel).
- Ponds and channels collecting contaminated water from upgradient on- and off-site areas.

#### 5.1.2 Off-site sources

Potential off-site contamination sources are:

- Surface water originating in surrounding industrial and agricultural areas and discharging into the site.
- Two former off-site ponds located approximately 100 m north of the site that were backfilled with unknown material between 1989 and 2010. The ponds are located hydraulically downgradient of the site; hence, migration of contaminant to the site is unlikely.

#### 5.1.3 Contaminants of potential concern

Contaminants of potential concern (COPC) were identified based on the results of the desktop assessment and are:

- Nutrients (e.g., phosphorous and nitrogen).
- Organochlorine and organophosphorus pesticides (OCP and OPP).
- Hydrocarbons comprising total recoverable hydrocarbons (TRH), benzene, toluene ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAHs).
- Heavy metals.
- Asbestos

### 5.2 Receptors

#### 5.2.1 Potential human receptors

Identified potential human receptors are:

- Future on-site workers – including commercial, construction, and intrusive workers – and visitors.

## 5.2.2 Potential ecological receptors

Identified potential ecological receptors comprise:

- Flora and fauna – two threatened fauna species were identified at the site by the Biodiversity Development Assessment Report (GHD, 2021). No threatened flora species, and no threatened ecological communities were identified, although they have the potential to live on site.
- Surface water bodies on-site (ponds and channels) and off-site (Wingecarribee River) and related ecosystems.
- Aquifer underlying the property.

## 5.3 Pathways

### 5.3.1 Human receptors

Potential exposure pathways for human receptors based on the identified COPC are:

- Direct contact with and ingestion of contaminated soil, groundwater, and surface water.
- Inhalation of dust particulates from atmospheric dispersion of contaminated surficial soil including asbestos.
- Volatilisation of contaminants to indoor air (for future buildings) and subsequent inhalation.

### 5.3.2 Ecological receptors

Potential exposure pathways for ecological receptors based on the identified COCP are:

- Plant uptake of contaminants present in root zones (typically top 2 m of soils).
- Direct contact and ingestion of contaminated soil and surface water.
- Infiltration of contaminants from soil and surface water to the aquifer and off-site migration to Wingecarribee River.
- Leaching of contaminants from former off-site ponds into the aquifer and migration on site.

## 5.4 Tier 1 qualitative risk assessment

Table 5.1 provides a preliminary assessment of potential source-pathway-receptor (SPR) linkages based on the proposed future land use (commercial / industrial). The SPR linkages were classified as complete, incomplete, or potential.

Table 5.1 Preliminary SPR linkages assessment

Potential Source	COC	Pathway	Receptor	SPR linkage
On-site				
Historical agricultural use (including use of vehicles).	Nutrients, OCP, OPP, TRH, BTEX, PAHs	Direct contact with and ingestion of contaminated soil, groundwater, and surface water.	Future on-site commercial workers, construction and intrusive workers.	<p><b>Incomplete</b> – anecdotal information provided by the real estate indicated that the site has been subject to 'organic' farming. As such, minimal use of chemicals (i.e., nutrients, OCPs and OPPs) is expected at the site at least during recent years.</p> <p>The desktop study identified possible application of pesticide and herbicide in local watercourses (see former licensed activities discussed in Table 3.3). The licence was surrendered in 2000. Modern pesticides and fertilisers decay rapidly in the environment. Hence, it is considered unlikely that OCP and OPP are present at concentrations that could pose risks to human health and the environment.</p> <p>No oil staining and odours were noted near the cattle infrastructure and throughout the site. Based on available information, storage of chemicals is unlikely to have occurred at the site. Therefore, it is considered unlikely that hydrocarbon contamination is present at the site at levels that could pose risks to human health.</p> <p>Groundwater was not accessible during the investigation. The absence of any observed impacts in superficial soil and surface water suggests that groundwater contamination is unlikely.</p>
			Fauna.	<p><b>Incomplete</b> – Based on the arguments discussed above, it is considered unlikely that contaminants are present at levels that could pose risks to the fauna. Fauna is not expected to be present under the proposed site layout.</p>
		Plant uptake	Flora.	<p><b>Incomplete</b> – Based on the arguments discussed above, it is considered unlikely that contaminants are present at concentrations that could pose risks to the flora. Flora is not expected to be present under the proposed site layout.</p>
		Infiltration of contaminants from soil and surface water to the aquifer and off-site migration.	Surface water bodies and related ecosystems	<p><b>Incomplete</b> – Based on the arguments discussed above, it is considered unlikely that contaminants would leach into the aquifer and migrate off-site at concentrations that could pose risks to human health and the environment.</p>
Filling and import of material including waste	TRH, BTEX, PAHs, heavy metals, asbestos	Direct contact with and ingestion of contaminated soil, groundwater, and surface water.	Future on-site commercial workers, construction and intrusive workers.	<p><b>Incomplete</b> – Earthworks have been undertaken in the north-western portion of the site to construct the artificial drainage channel, on the southern boundary to install the cattle infrastructure, and to excavate Pond 1. During the inspection, imported material was observed in the stone (gabion) retaining wall and artificial drainage channel in the north-western portion of the site (Plate 4 in Appendix C). This material did not show staining, odours, or anthropogenic material other than concrete and the retaining wall construction material.</p> <p>Observations made during the site inspection, aerial photographs, and site history information do not indicate that additional fill material has been imported. It is noted that a large volume of soil is present on site, suggesting that import of fill would be unnecessary. On these grounds, it is considered</p>

Potential Source	COCP	Pathway	Receptor	SPR linkage
				unlikely that fill material has been imported on site in quantities that would pose unacceptable risks to human health. Groundwater was not accessible during the investigation. The absence of any observed impacts in superficial soil and water impacts suggests that groundwater contamination is unlikely.
			Fauna	<b>Incomplete</b> – The proposed commercial / industrial development is unlikely to allow the presence of fauna on site. The site would be completely fenced, and little areas would be left unsealed. In addition, based on the arguments discussed above, it is considered unlikely that significant volumes of fill have been imported on site. Therefore, the presence of fill is unlikely to pose risks to the fauna in the context of the proposed development.
		Inhalation of dust particulates	Future on-site commercial workers, construction and intrusive workers.	<b>Incomplete</b> – No apparent sources of airborne contamination were observed on superficial soil. Site history information confirms this claim. In the proposed industrial development, most of the site surface will be sealed with concrete or asphalt leaving little chance for dust production. Future site workers are expected to follow work health and safety (WHS) regulations including implementing dust control measures if required.
		Volatilisation of contaminants to indoor air	Future on-site commercial workers, construction and intrusive workers.	<b>Incomplete</b> – No evidence of the presence of volatile contaminants were identified.
		Plant uptake	Flora.	<b>Incomplete</b> – Based on the considerations above, it is considered unlikely that fill material has been imported on site in quantities that would pose unacceptable risks to the flora. In addition, the proposed development will allow little vegetation on site.
		Infiltration of contaminants from soil and surface water to the aquifer and off-site migration	Surface water bodies and related ecosystems	<b>Incomplete</b> – Based on the considerations above, it is unlikely that fill material has been imported on site in quantities that would materially affect the water quality of the on-site aquifer and of water bodies downgradient of the site.
Ponds and channels collecting contaminated water	Nutrients, OCP, OPP, TRH, BTEX, PAH, heavy metals	Direct contact with and ingestion of contaminated surface water.	Future on-site commercial workers, construction and intrusive workers.	<b>Incomplete</b> – Anecdotal information provided by the real estate indicated that limited quantities of chemicals such as nutrients, OCPs and OPPs have been used on site during recent years. Modern pesticides and fertilisers decay rapidly in the environment. Surface water observed in ponds and channels did not show evidence of contamination or eutrophication (e.g., odours or sheens). Hence, it is considered unlikely that contaminants are present in on-site water bodies at concentrations that could pose risks to human health. In addition, future site workers are expected to follow WHS regulations.
			Fauna.	<b>Incomplete</b> – Based on the considerations above, it is considered unlikely that contaminants are present in on-site water bodies at concentrations that could

Potential Source	COCP	Pathway	Receptor	SPR linkage
				pose risks to the fauna. In addition, in the proposed development the site will be fenced, and fauna will be unlikely to reside on site.
		Plant uptake	Flora.	<b>Incomplete</b> – On site vegetation was dense and healthy. Surface water observed in ponds and channels did not show evidence of contamination or eutrophication (e.g., algal blooms, overgrown vegetation, or sheens). It is considered unlikely that contaminants are present in on-site water bodies at concentrations that could pose risks to the flora.
		Infiltration of contaminants from surface water to the aquifer and off-site migration to Wingecarribee River	Surface water bodies and related ecosystems	<b>Incomplete</b> – Based on the arguments discussed above, it is considered unlikely that contaminants would leach from surface water bodies into the aquifer and migrate off-site at concentrations that could pose risks to the environment.
Off-site				
Surface water originated in surrounding industrial and agricultural areas and discharging into the site.	Nutrients, OCP, OPP, TRH, BTEX, PAH, heavy metals, solvents	Direct contact with and ingestion of contaminated surface water.	Future on-site commercial workers, construction and intrusive workers.	<p><b>Incomplete</b> – The land upgradient of the site was used for agricultural purposes. No signs of contamination were noted in water stored in a pond located off-site immediately to the south-east of the site. A drainage line connecting this off-site pond to the site was inspected; no evidence of contamination was noted.</p> <p>A water tank (approximately 150 kL capacity) was installed on the Australian Bioresources property on the eastern boundary of the site and appeared to discharge in the eastern channel. Anecdotal information provided by Australian Bioresources indicated the tank contained stormwater collected from the building's roof. In addition, multiple dams were located on the Australian Bioresources land. The water is used for irrigation based on information provided by Australian Bioresources.</p> <p>Therefore, it is unlikely that surface water originated in surrounding areas can pose a risk to human health. In addition, future site workers are expected to follow WHS regulations.</p>
			Fauna.	<b>Incomplete</b> – based on the considerations above, it is unlikely that surface water flowing onsite from surrounding areas could pose risks to the fauna.
		Plant uptake	Flora.	<b>Incomplete</b> – based on the considerations above, it is unlikely that surface water flowing onsite from surrounding areas could pose risks to the flora.
Two off-site backfilled ponds located approximately 100 m north of the site	Nutrients, OCP, OPP, TRH, BTEX, PAH, heavy metals	Leaching of contaminants from former off-site ponds into the aquifer and migration on site.	Groundwater aquifer underlying the property	<b>Incomplete</b> – The two backfilled ponds are likely located downgradient or cross gradient of the site. Hence, it is considered unlikely that contaminants would leach from potentially polluted backfill material stored in the ponds and migrate on site through groundwater.

## **5.5 CSM conclusions**

No complete SPR linkages have been identified. The potential risk from contamination is considered acceptably low based on the review of available information.

## 6. Conclusions and data gaps

The objectives of the PSI were to:

- Assess the likelihood for contamination to exist on the site from past or present activities.
- Provide recommendations for further investigation and/or contamination management in relation to the proposed development, if applicable.

In accordance with the objectives detailed above and based on the information contained within this assessment, the following conclusions are made (subject to the limitations outlined at the front of this report):

- No complete SPR linkages have been identified by the tier 1 qualitative risk assessment. The potential risk from contamination is acceptably low.
- It is recommended that a construction environmental management plan (CEMP) be prepared, including an unexpected finds protocol. The CEMP should provide procedures to manage unexpected finds such as buried waste including ACM, and contamination indicators (e.g., odours, staining or sheens).

### 6.1 Data gaps

The following gaps in site history have been identified:

- Limited information is available regarding site activities prior to 1949. However, aerial photographs show that the site in 1949 was a grassed vacant land likely used for grazing and other agricultural activities.
- Excavation and filling activities of unknown nature may have occurred at the site. For example, it is possible that earthworks have occurred in the north-western corner of the site where an artificial drainage line was installed in the 1970s (Plate 4 in Appendix C). Excavation works were carried out to create on-site ponds. Stockpiles were noted near Pond 1 during the site inspection.
- Two former off-site ponds located approximately 100 m north and downgradient of the site have been backfilled with unknown material between 1989 and 2010. Based on aerial photographs, they appeared to have been covered with geotextile and capped with soil. This suggests that contaminated material could be present in the former ponds. Insufficient information is available to verify this hypothesis. The ponds are located hydraulically downgradient of the site; hence, migration of contaminant to the site is unlikely.

## 7. References

Contaminated Land Management Act 1997 (CLM Act).

GHD (2021), *Biodiversity Development Assessment Report – Moss Vale Plastic Recycling and Reprocessing Facility*.

Lotsearch Pty Ltd (2021) Lotsearch Enviro Professional Report (Ref: LS017893, dated 15 February 2021).

NEPC (2013) *National Environmental Protection (Assessment of Site Contamination) Measure 1999*, as amended in 2013, National Environment Protection Council.

NSW *Environmental Planning and Assessment Act 1979* (EP&A Act)

NSW EPA (2020) *Consultants reporting on contaminated land – Contaminated land guidelines, 2020* – State of NSW and the NSW Environment Protection Authority.

NSW Government Sharing and Enabling Environmental Data (SEED) <https://www.seed.nsw.gov.au/>.

NSW Soil and Land Information System (SALIS) database, NSW Office of Environment and Heritage, MSQ 2012, accessed 18 March 2021.

*Protection of the Environment Operations Act 1997*.

Secretary's Environmental Assessment Requirements (SEAR) SSD-9409987, dated 15 October 2020.

SIX Viewer: <https://maps.six.nsw.gov.au/>

*Wingecarribee Local Environmental Plan, 2010*.

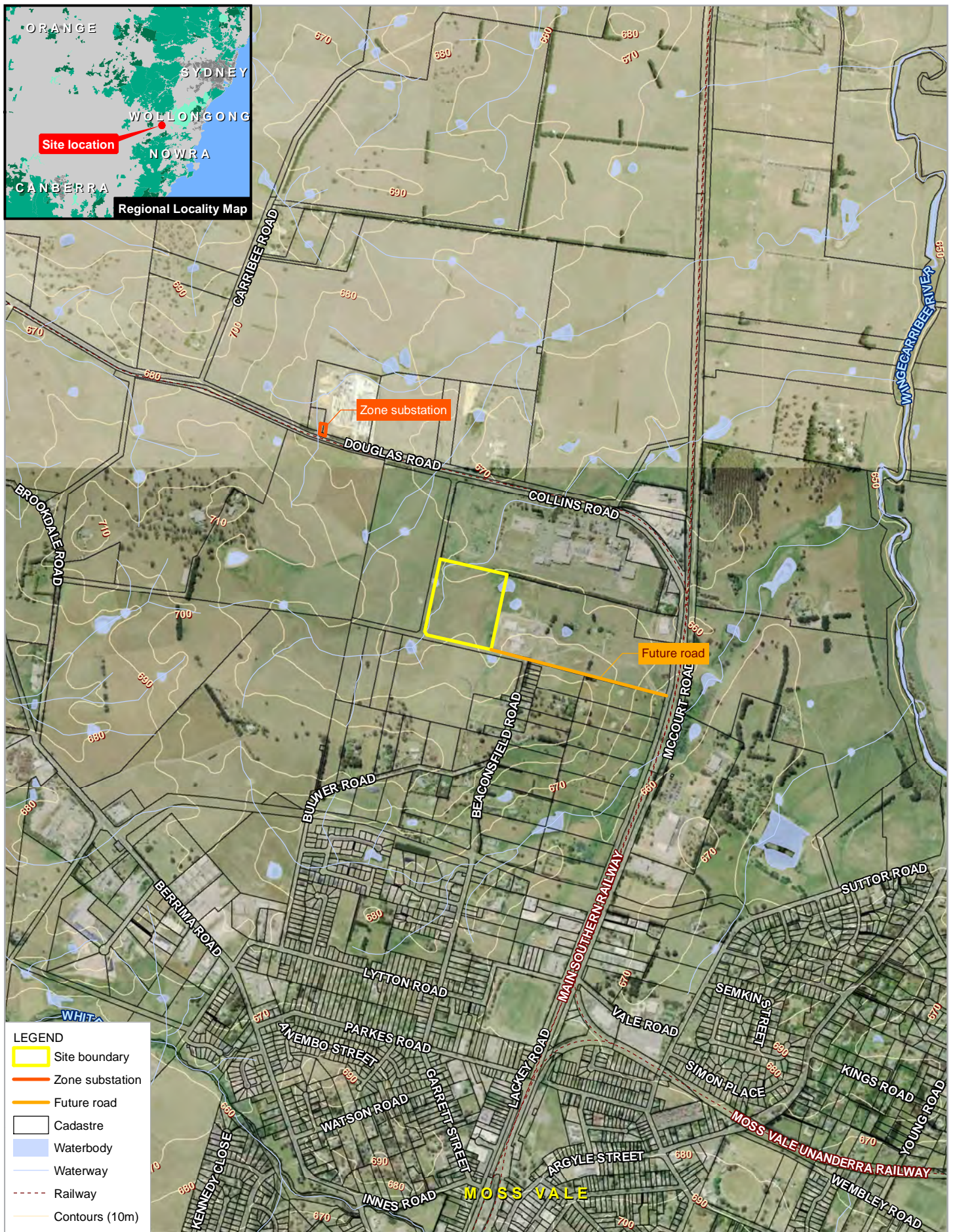


# Appendices

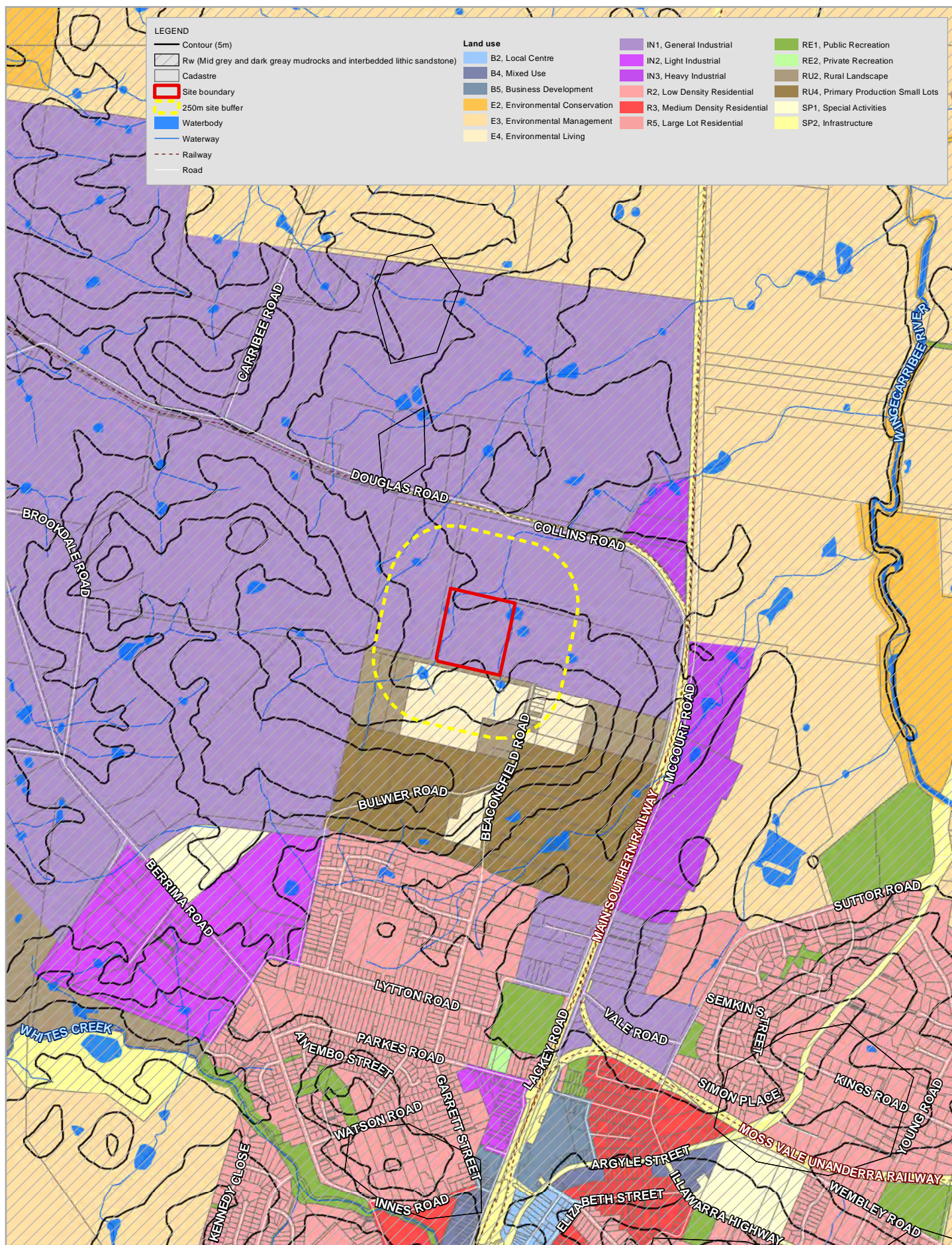
# Appendix A

## Figures



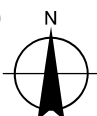






Paper Size ISO A4  
0 500 1,000  
Metres

Map Projection: Transverse Mercator  
Horizontal Datum: GDA 1994  
Grid: GDA 1994 MGA Zone 56



Plasrefine Pty Ltd  
Moss Vale Plastics Recycling Facility

### Site zoning plan - under the Wingecarribee Local Environmental Plan (LEP) 2010

Project No. 12524108  
Revision No. -  
Date 24 Mar 2021

**FIGURE 2**

G:\211\2524108\GIS\Maps\Deliverables\12524108\_2001\_SiteLocality\_V2.mxd

© 2021. Whilst every care has been taken to prepare this map, GHD (and Sixmaps 2021, NSW Department of Lands, OEH, NSW Department of Planning and Environment, Wingecarribee Shire Council) make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and cannot accept liability and responsibility of any kind (whether in contract, tort or otherwise) for any expenses, losses, damages and/or costs (including indirect or consequential damage) which are or may be incurred by any party as a result of the map being inaccurate, incomplete or unsuitable in any way and for any reason.

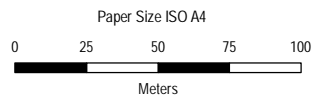
Data source: Aerial imagery - Sixmaps 2021; General topo - NSW LPI DTDB 2020, 2015; Land zoning - NSW DPE 2020/2018; Enterprise corridor - Wingecarribee Shire Council & NSW DPE 2018. Created by: afoddy





Legend

- Site boundary
- 1m Contours (ELVIS)
- Waterway
- Waterbody



Map Projection: Transverse Mercator  
Horizontal Datum: GDA 1994  
Grid: GDA 1994 MGA Zone 56



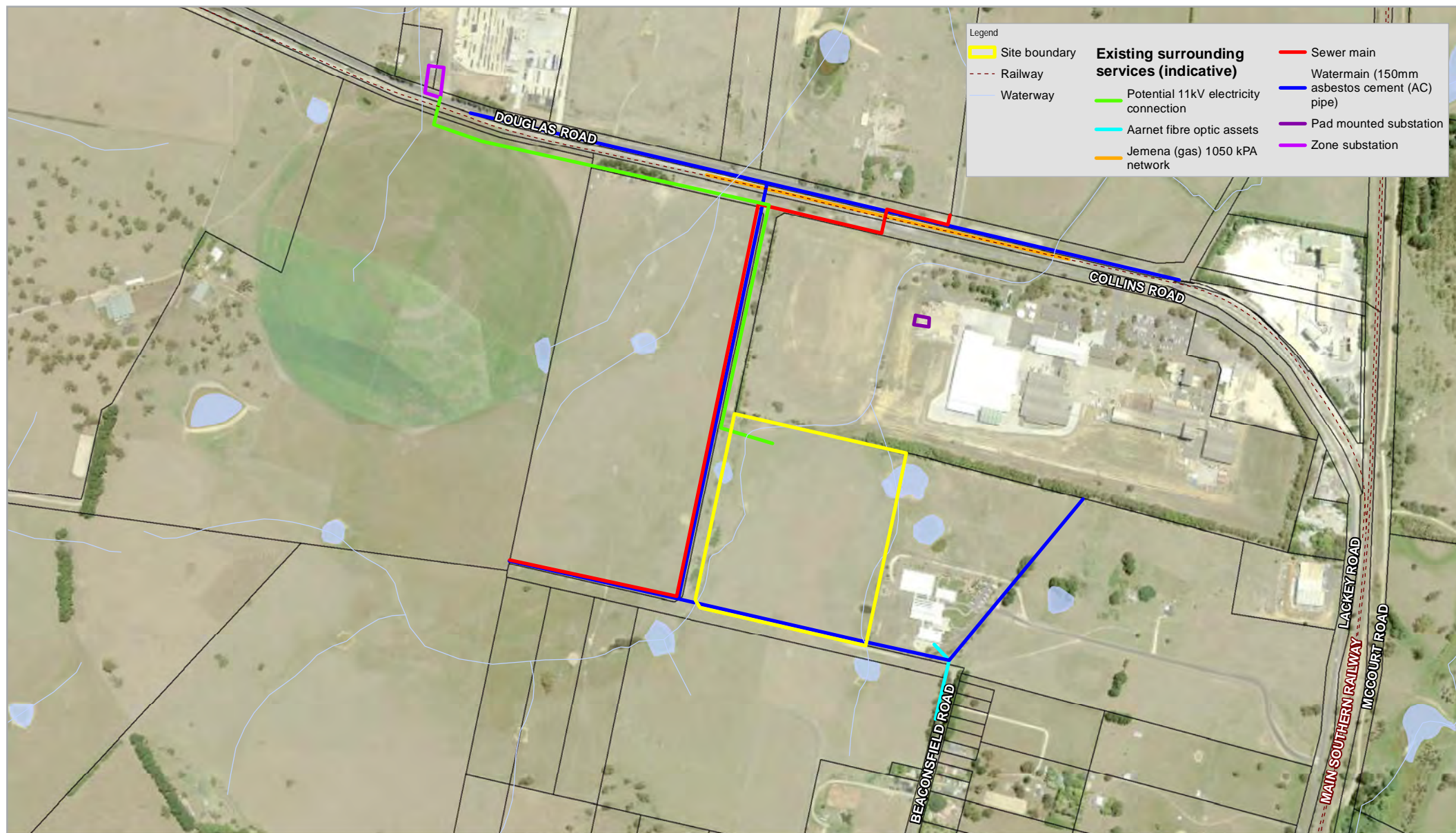
Plasrefine Pty Ltd  
Moss Vale Plastics Recycling Facility

Project No. 12524108  
Revision No. -  
Date 24/03/2021

Site layout

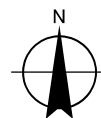
FIGURE 3





Paper Size ISO A4  
0 50 100 150 200  
Meters

Map Projection: Transverse Mercator  
Horizontal Datum: GDA 1994  
Grid: GDA 1994 MGA Zone 56



Plasrefine Pty Ltd  
Moss Vale Plastics Recycling Facility

Existing services

Project No. 12524108  
Revision No. -  
Date 24/03/2021

**FIGURE 4**

# **Appendix B**

**Lotsearch report**



# LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

**Date: 15 Feb 2021 12:03:44**

**Reference: LS017893 EP**

**Address: 74-76 Beaconsfield Road, Moss Vale, NSW 2577**

**Disclaimer:**

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.

You should obtain independent advice before you make any decision based on the information within the report.

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



## Dataset Listing

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

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Finance, Services & Innovation	13/11/2020	13/11/2020	Quarterly	-	-	-	-
Topographic Data	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	14/01/2021	14/01/2021	Monthly	1000	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority	05/02/2021	05/02/2021	Monthly	1000	0	0	0
Former Gasworks	Environment Protection Authority	09/02/2021	11/10/2017	Monthly	1000	0	0	0
National Waste Management Facilities Database	Geoscience Australia	11/02/2021	07/03/2017	Quarterly	1000	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	15/02/2021	13/07/2012	Quarterly	1000	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	15/02/2021	23/11/2020	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	05/02/2021	05/02/2021	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	05/02/2021	05/02/2021	Monthly	2000	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	03/02/2021	03/02/2021	Monthly	2000	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	15/02/2021	15/02/2021	Monthly	2000	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	02/02/2021	13/12/2018	Annually	1000	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	08/02/2021	08/02/2021	Monthly	1000	0	1	3
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	08/02/2021	08/02/2021	Monthly	1000	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	08/02/2021	08/02/2021	Monthly	1000	3	3	3
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150	-	0	3
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500	-	0	0
Points of Interest	NSW Department of Finance, Services & Innovation	30/03/2020	30/03/2020	Quarterly	1000	0	0	7
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	30/03/2020	30/03/2020	Quarterly	1000	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	30/03/2020	30/03/2020	Quarterly	1000	0	0	0
Major Easements	NSW Department of Finance, Services & Innovation	30/03/2020	30/03/2020	Quarterly	1000	0	0	11
State Forest	Forestry Corporation of NSW	18/01/2018	18/01/2018	As required	1000	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	22/01/2021	11/12/2020	Annually	1000	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000	1	1	2
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	26/10/2020	21/02/2018	Annually	1000	0	0	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Groundwater Boreholes	NSW Dept. of Primary Industries - Water NSW; Commonwealth of Australia (Bureau of Meteorology)	24/07/2018	23/07/2018	Annually	2000	0	0	17
Geological Units 1:250,000	NSW Department of Planning, Industry and Environment	20/08/2014		None planned	1000	1	-	1
Geological Structures 1:250,000	NSW Department of Planning, Industry and Environment	20/08/2014		None planned	1000	0	-	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000	1	1	1
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	27/01/2021	03/07/2020	Monthly	500	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000	1	1	1
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000	0	0	0
Dryland Salinity Potential of Western Sydney	NSW Department of Planning, Industry and Environment	12/05/2017	01/01/2002	None planned	1000	-	-	-
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	30/03/2020	30/03/2020	Quarterly	1000	0	0	0
Current Mining Titles	NSW Department of Industry	05/02/2021	05/02/2021	Monthly	1000	0	0	3
Mining Title Applications	NSW Department of Industry	05/02/2021	05/02/2021	Monthly	1000	0	0	0
Historic Mining Titles	NSW Department of Industry	05/02/2021	05/02/2021	Monthly	1000	10	10	10
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	27/01/2021	07/12/2018	Monthly	1000	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	27/01/2021	22/01/2021	Monthly	1000	1	3	17
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	24/11/2020	20/11/2019	Quarterly	1000	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	24/11/2020	20/11/2019	Quarterly	1000	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	15/02/2021	30/11/2020	Quarterly	1000	0	0	0
Environmental Planning Instrument Heritage	NSW Department of Planning, Industry and Environment	27/01/2021	22/01/2021	Monthly	1000	0	0	1
Bush Fire Prone Land	NSW Rural Fire Service	05/02/2021	06/01/2021	Weekly	1000	0	0	2
Vegetation Mapping Wingecarribee	NSW Office of Environment & Heritage	06/09/2016	04/08/2011	Unknown	1000	0	0	3
Ramsar Wetlands of Australia	Department of the Agriculture, Water and the Environment	08/10/2014	24/06/2011	As required	1000	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	0	0	2
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	0	0	2
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	08/02/2021	08/02/2021	Weekly	10000	-	-	-



Site Diagram

74-76 Beaconsfield Road, Moss Vale, NSW 2577



<b>Legend</b> <div><div></div> Site Boundary</div> <div><div></div> Internal Parcel Boundaries</div>	<b>Total Area:</b> 77498m <sup>2</sup> <b>Total Perimeter:</b> 1110m	
	<small>Disclaimers:</small> 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.	
	<small>Scale:</small> 0 25 50 100 Meters	<small>Data Sources:</small> Aerial Imagery © Aerometrex Pty Ltd
	<small>Coordinate System:</small> GDA 1994 MGA Zone 56	<small>Date:</small> 15 February 2021

# Contaminated Land

74-76 Beaconsfield Road, Moss Vale, NSW 2577

## List of NSW contaminated sites notified to EPA

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

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

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

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

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



## Contaminated Land

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

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

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

### Former Gasworks

Former Gasworks within the dataset buffer:

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

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

## Waste Management & Liquid Fuel Facilities

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### National Waste Management Site Database

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

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

Waste Management Facilities Data Source: Geoscience Australia

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

### 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 (m)	Direction
N/A	No records in buffer										

National Liquid Fuel Facilities Data Source: Geoscience Australia

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# PFAS Investigation & Management Programs

74-76 Beaconsfield Road, Moss Vale, NSW 2577

## EPA PFAS Investigation Program

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

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

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

## Defence PFAS Investigation 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

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### Defence 3 Year Regional Contamination Investigation Program

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

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

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

## EPA Other Sites with Contamination Issues

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### EPA Other Sites with Contamination Issues

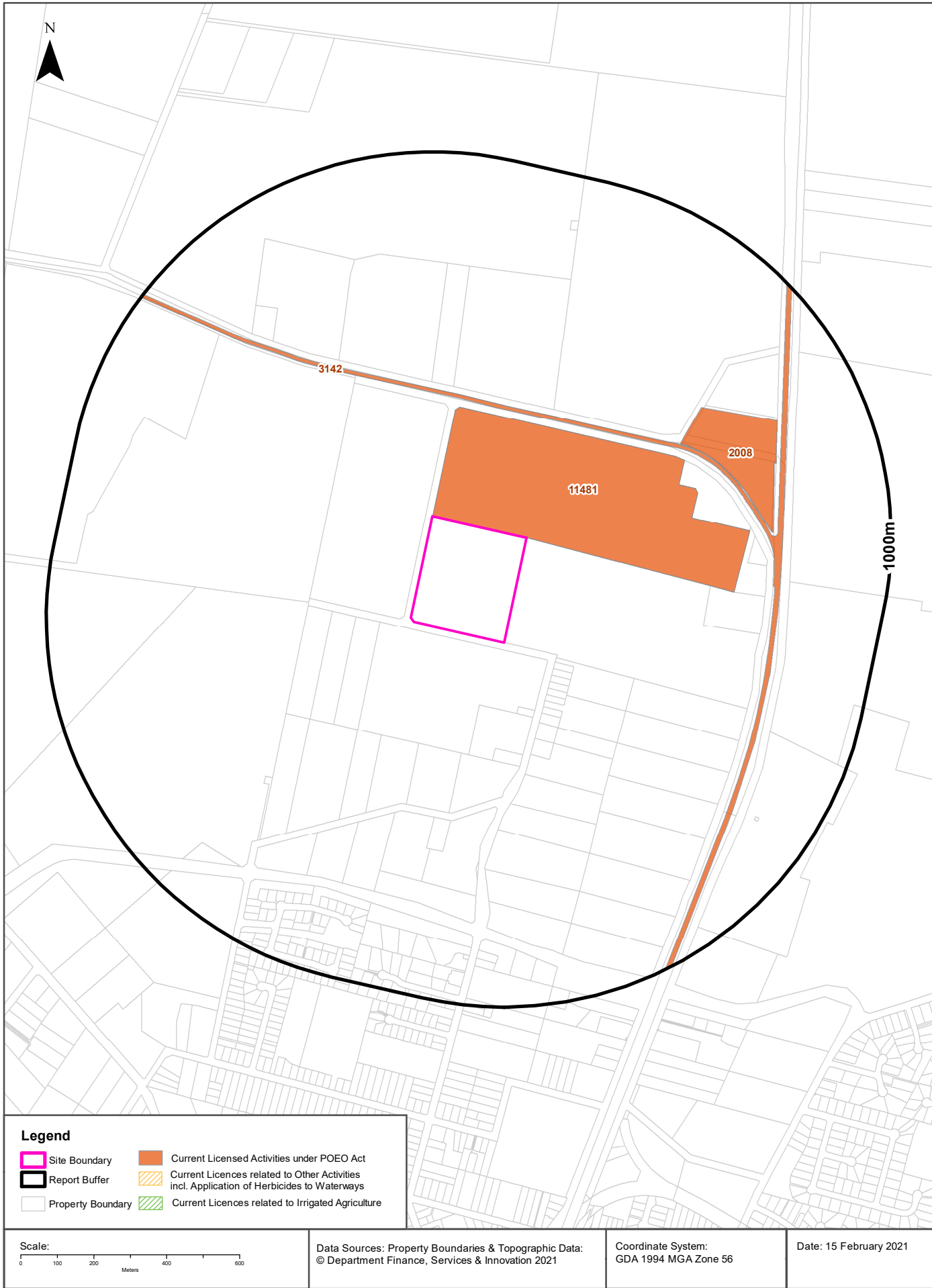
This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

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

Sites within the dataset buffer:

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

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



## EPA Activities

**74-76 Beaconsfield Road, Moss Vale, NSW 2577**

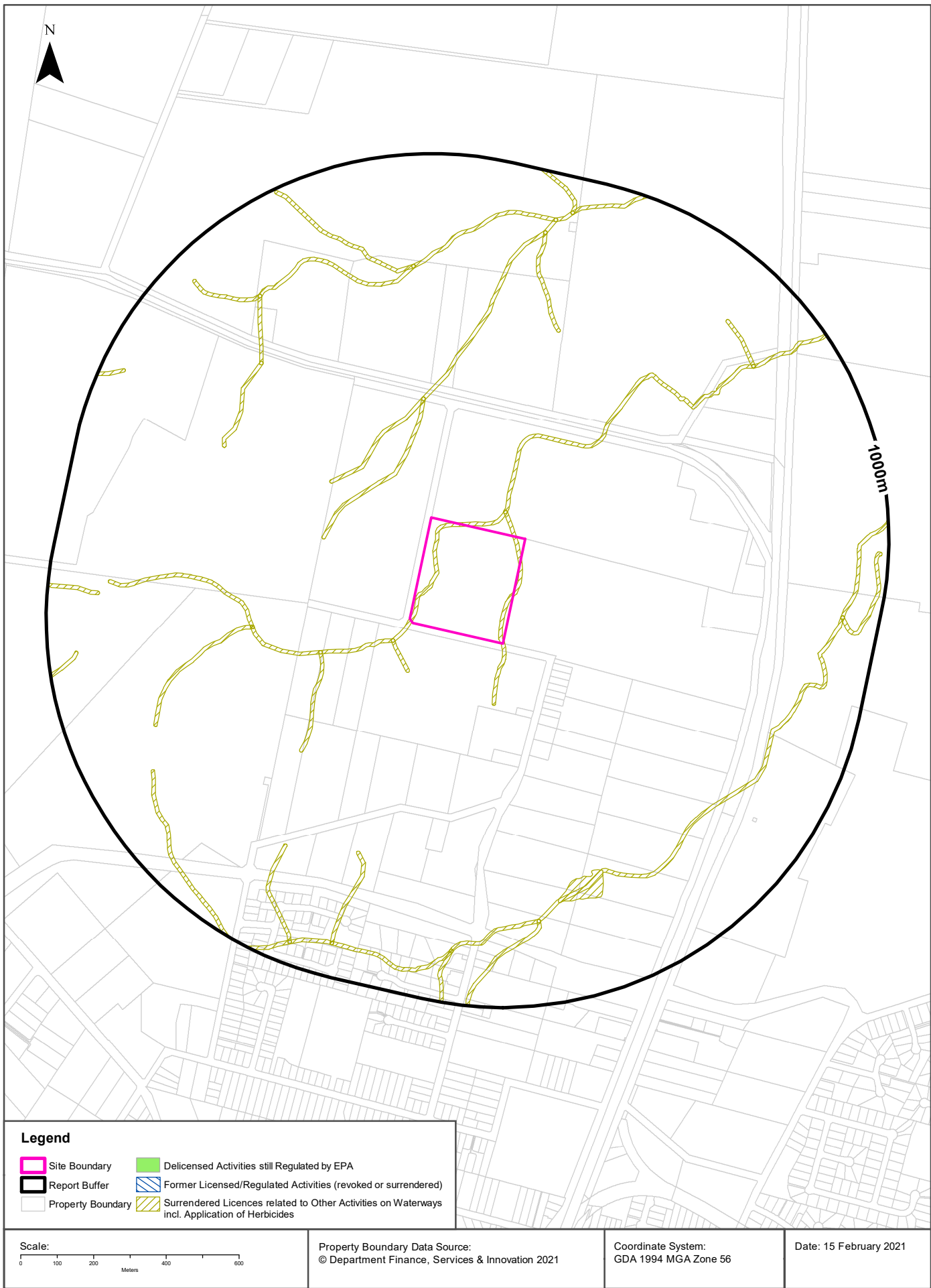
## Licensed Activities under the POEO Act 1997

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

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
11481	DUX MANUFACTURING LIMITED	DUX MANUFACTURING LIMITED	Collins Road	MOSS VALE	Metal waste generation	Premise Match	0m	North East
3142	AUSTRALIAN RAIL TRACK CORPORATION LIMITED		AUSTRALIAN RAIL TRACK CORPORATION (ARTC) NETWORK, SYDNEY, NSW 2001		Railway systems activities	Network of Features	331m	East
2008	OMYA AUSTRALIA PTY LIMITED	SOUTHERN LIMESTONE PTY LTD	LACKEY ROAD	MOSS VALE	Crushing, grinding or separating	Premise Match	495m	North East

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority



## EPA Activities

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### Delicensed Activities still regulated by the EPA

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

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

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

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

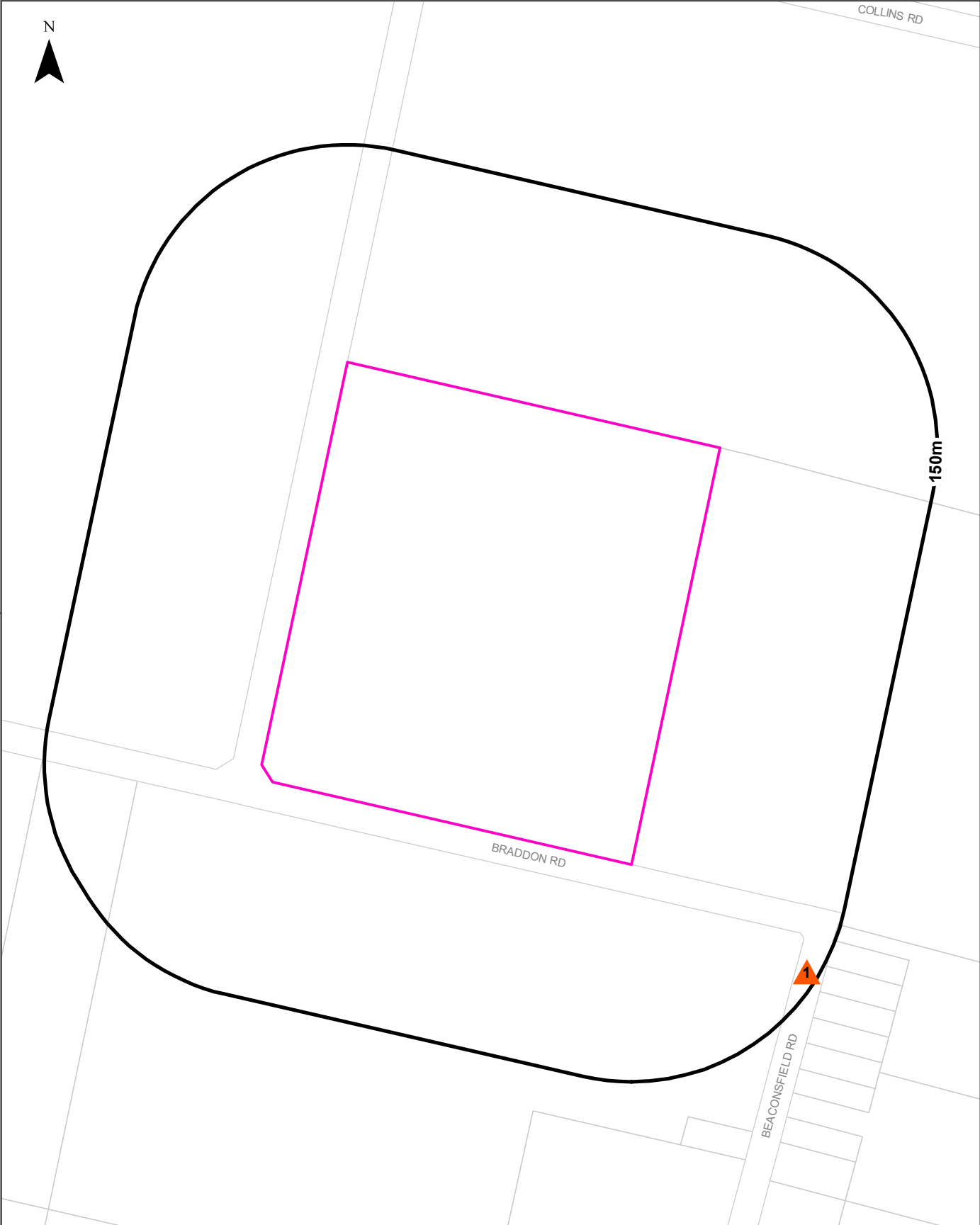
Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

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

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

# Historical Business Directories

74-76 Beaconsfield Road, Moss Vale, NSW 2577



## Legend

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

Scale:  
0 50 100 150 200  
Metres

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 15 February 2021

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



## Historical Business Directories

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### 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
	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
1	PAINTERS, PAPERHANGERS & DECORATORS	Cheetham, G. & G. E., Beaconsfield Rd. Moss Vale	575081	1970	Road Match	129m
	CARPENTERS	Cheetham, H., Beaconsfield Rd., Moss Vale	215345	1961	Road Match	129m
	BUILDERS & CONTRACTORS	Cheetham, G. E. H., Beaconsfield Rd. Moss Vale	132995	1950	Road Match	129m

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## Historical Business Directories

74-76 Beaconsfield Road, Moss Vale, NSW 2577

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

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

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

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## 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
	No records in buffer					

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Aerial Imagery 2019

74-76 Beaconsfield Road, Moss Vale, NSW 2577





Aerial Imagery 2015

74-76 Beaconsfield Road, Moss Vale, NSW 2577



<p>Scale:</p> <p>0 40 80 120 160</p> <p>Meters</p>	<p>Data Source Aerial Imagery: © 2021 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 12 February 2021</p>
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Aerial Imagery 2010

74-76 Beaconsfield Road, Moss Vale, NSW 2577





Aerial Imagery 2006

74-76 Beaconsfield Road, Moss Vale, NSW 2577



<p>Google Earth Image © 2021 Mapbox Technologies</p> <p>Scale: 0 40 80 120 160 Meters</p>	<p>Data Source Aerial Imagery: © 2021 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 12 February 2021</p>
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Aerial Imagery 1997

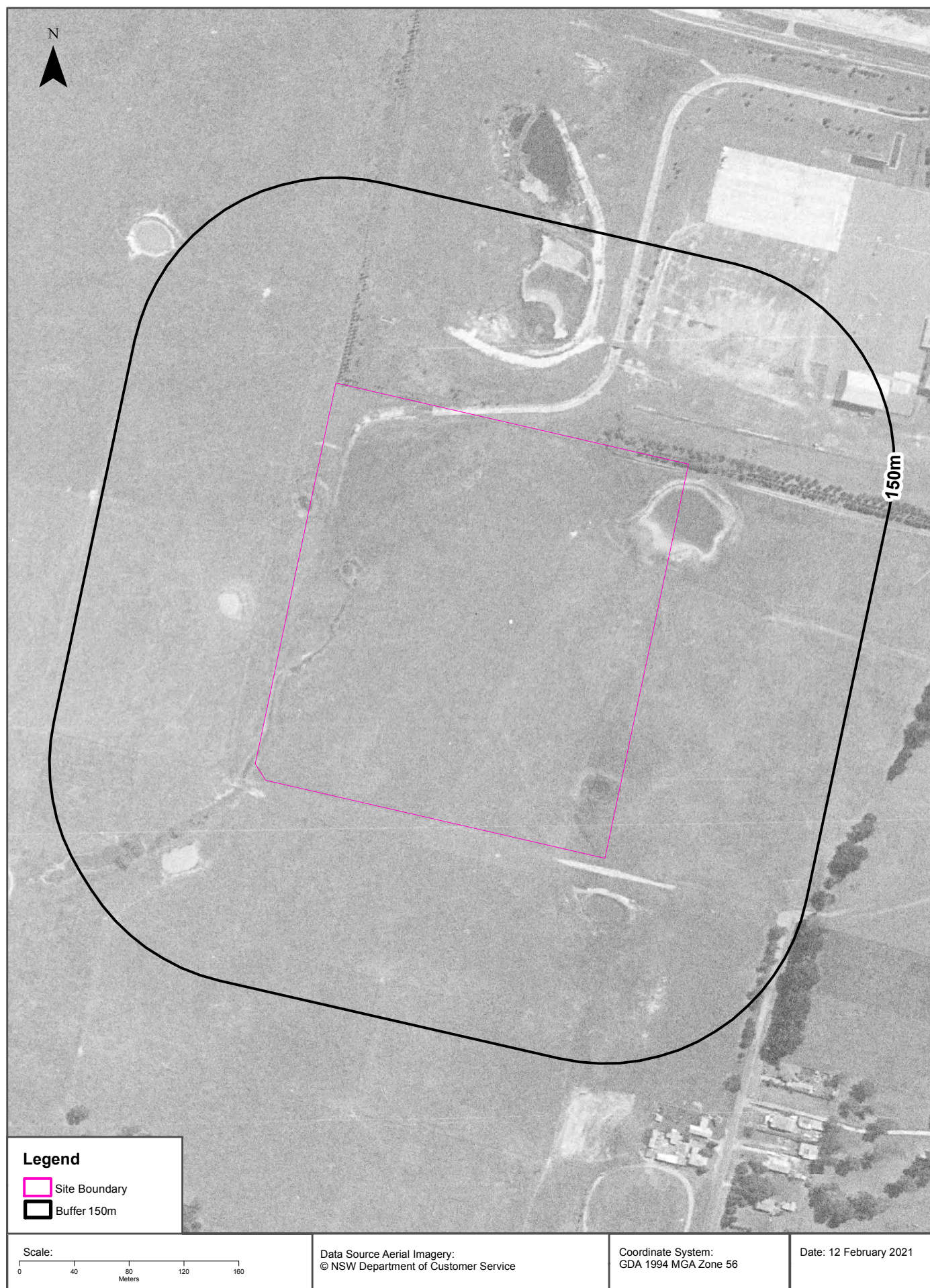
74-76 Beaconsfield Road, Moss Vale, NSW 2577





# Aerial Imagery 1989

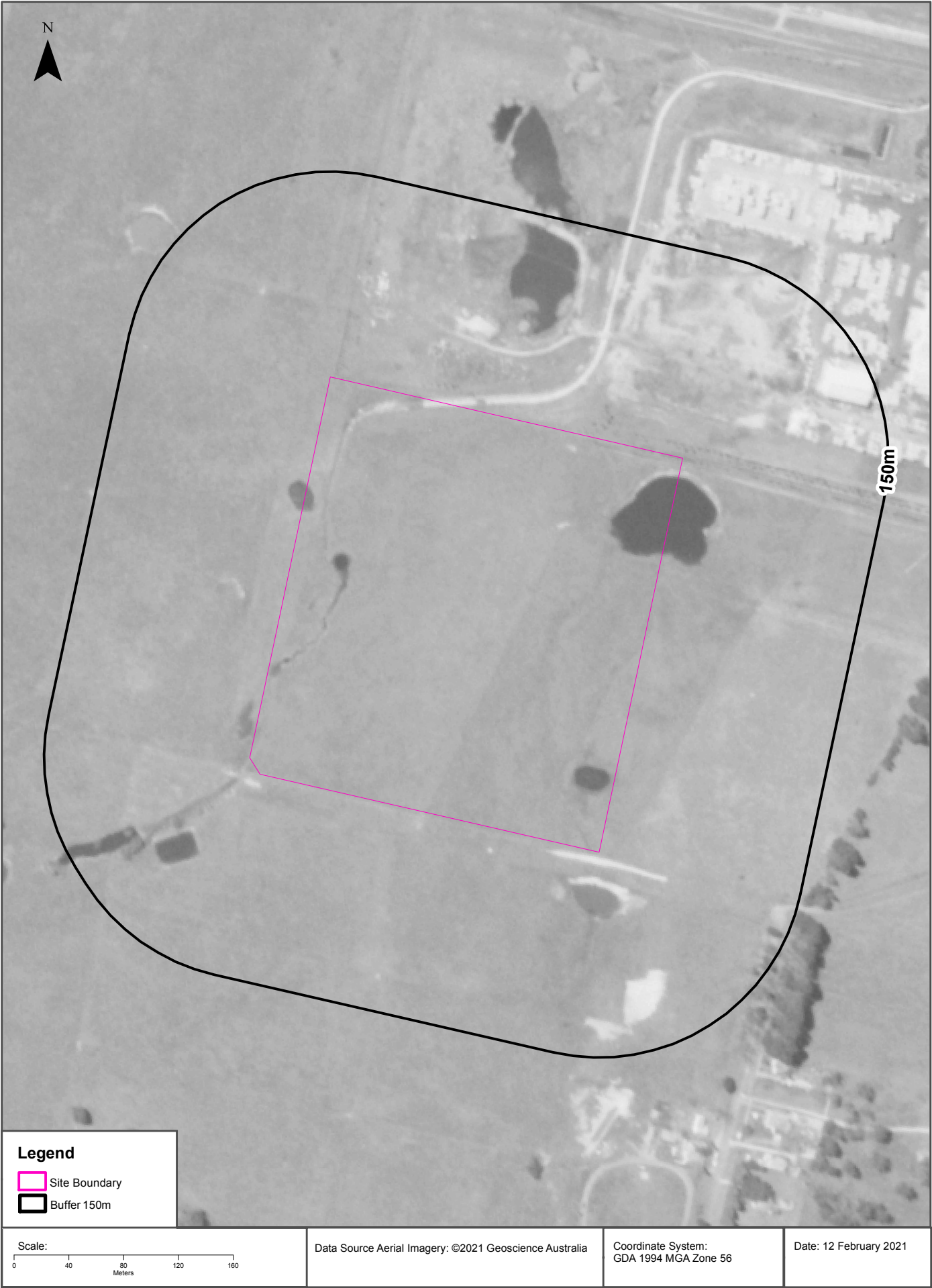
74-76 Beaconsfield Road, Moss Vale, NSW 2577





Aerial Imagery 1984

74-76 Beaconsfield Road, Moss Vale, NSW 2577



Aerial Imagery 1979

74-76 Beaconsfield Road, Moss Vale, NSW 2577





Aerial Imagery 1969

74-76 Beaconsfield Road, Moss Vale, NSW 2577









Aerial Imagery 1949

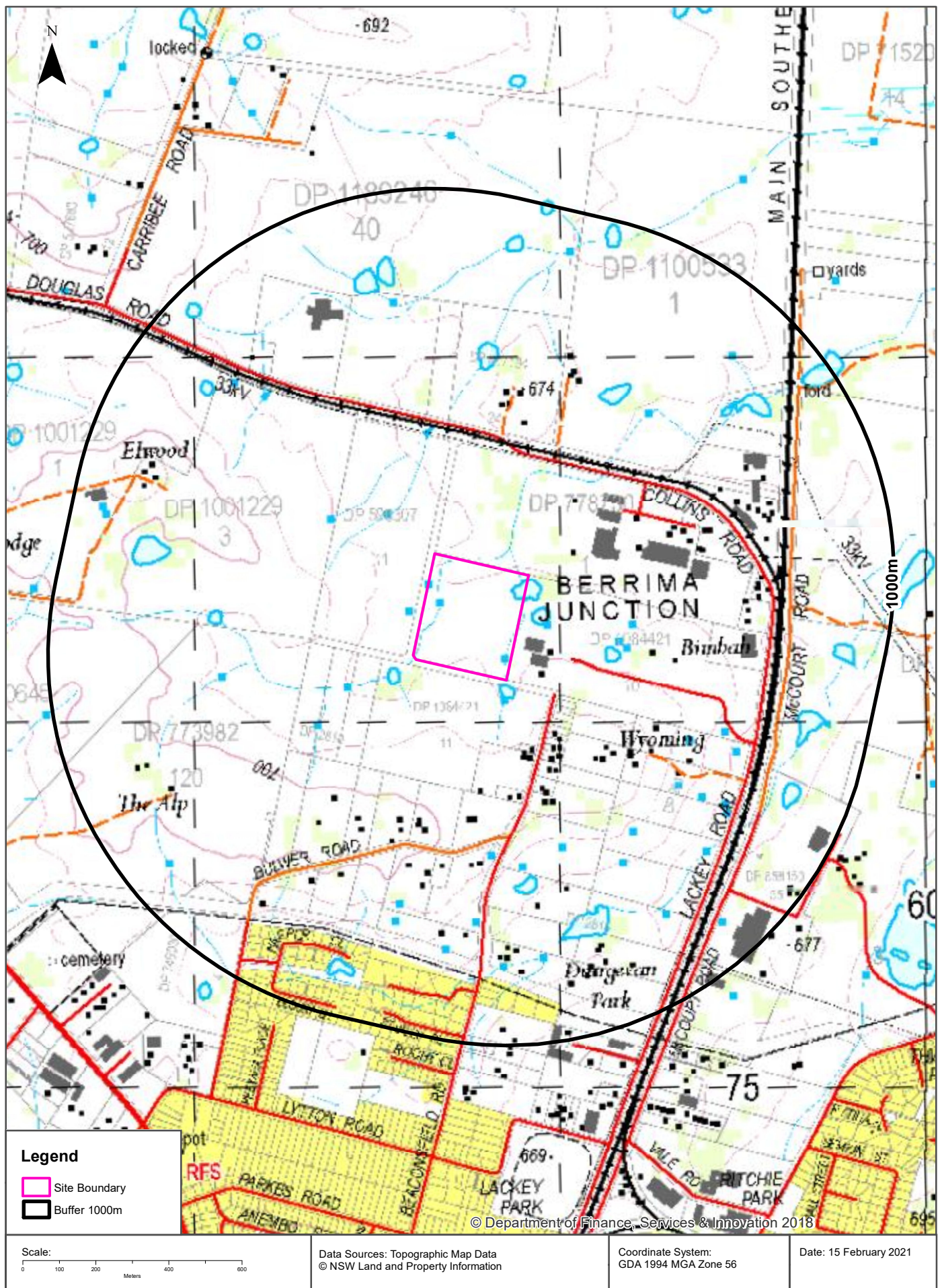
74-76 Beaconsfield Road, Moss Vale, NSW 2577





# Topographic Map 2015

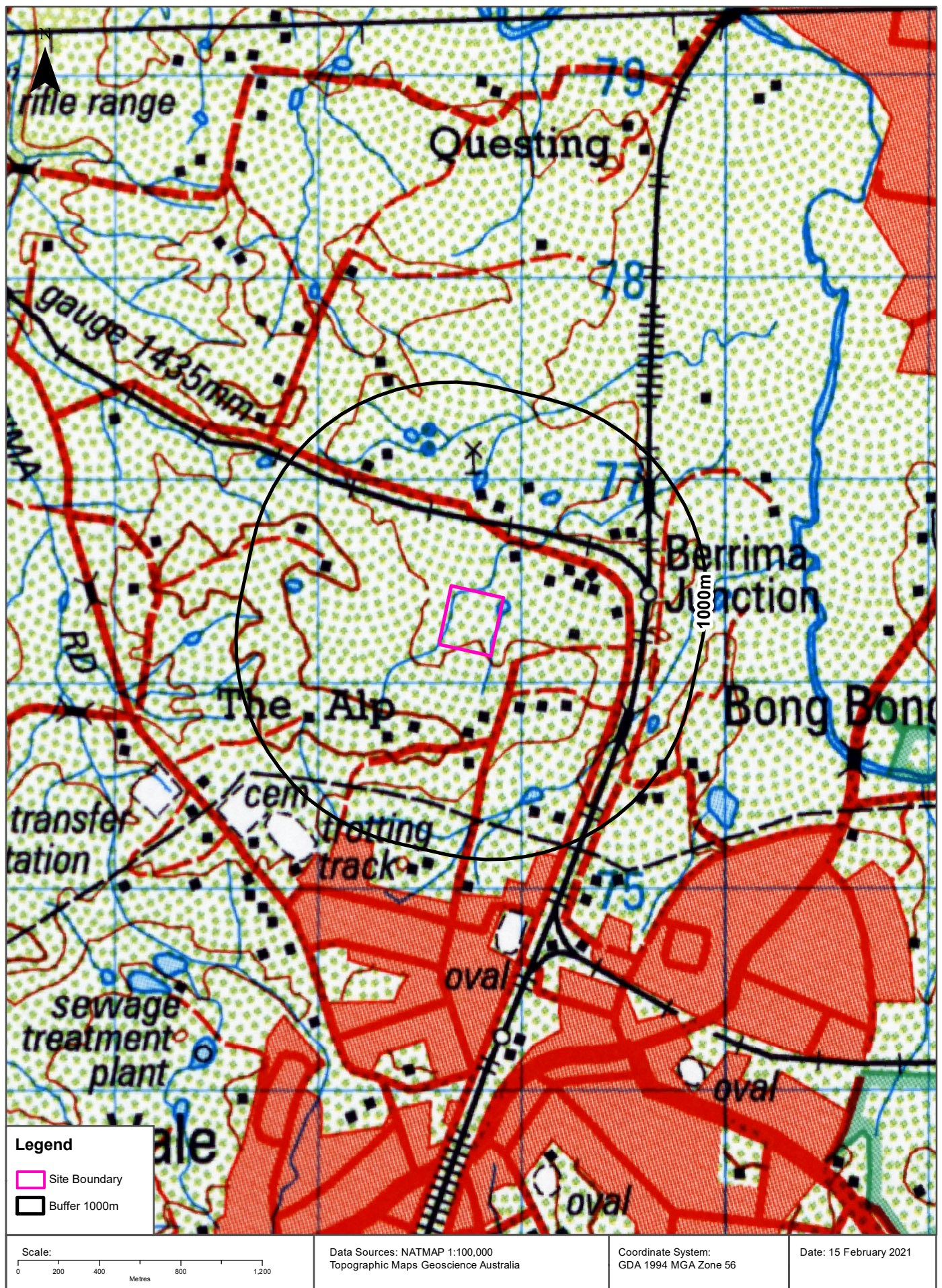
74-76 Beaconsfield Road, Moss Vale, NSW 2577





## Historical Map 1998

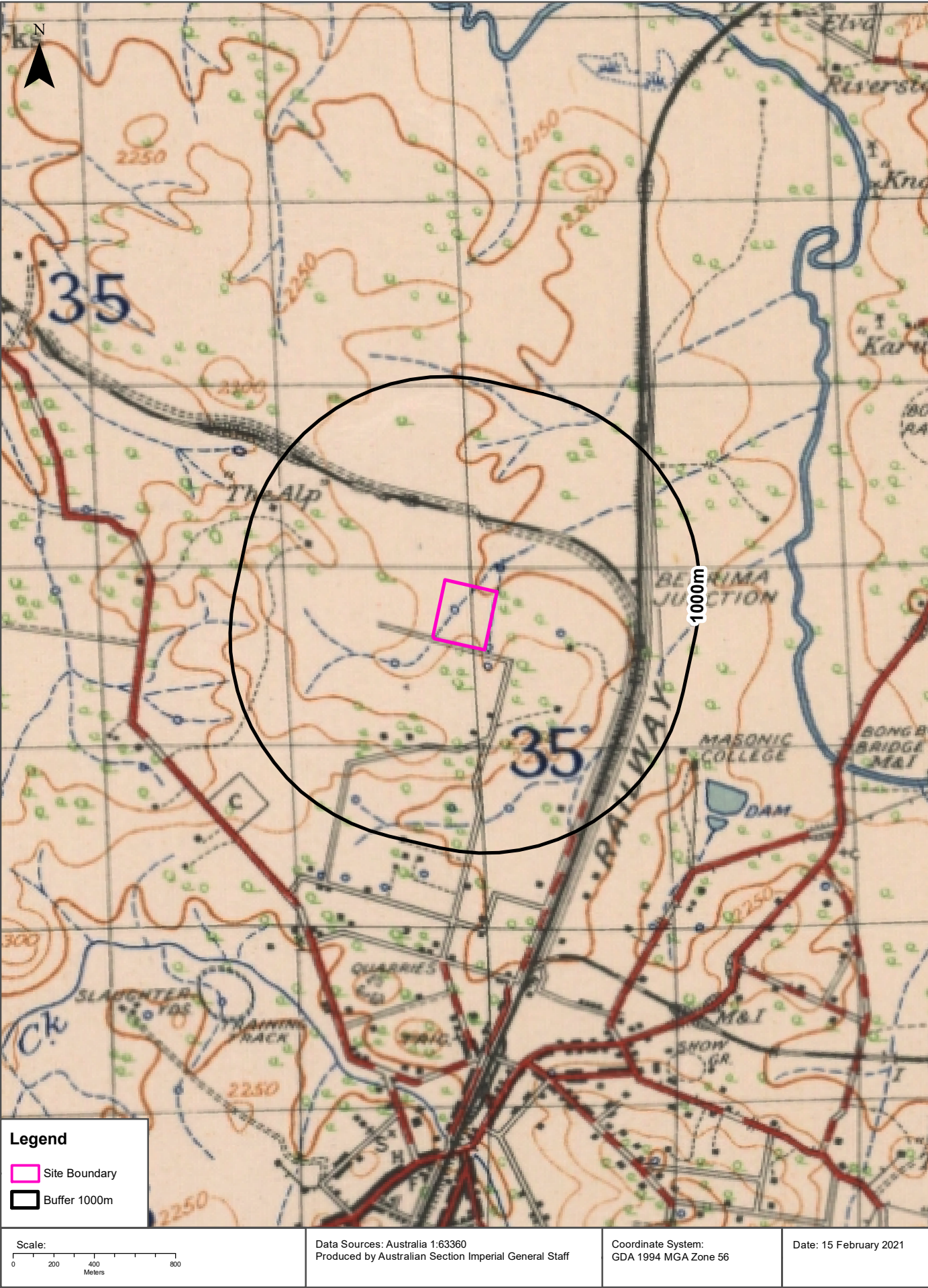
74-76 Beaconsfield Road, Moss Vale, NSW 2577





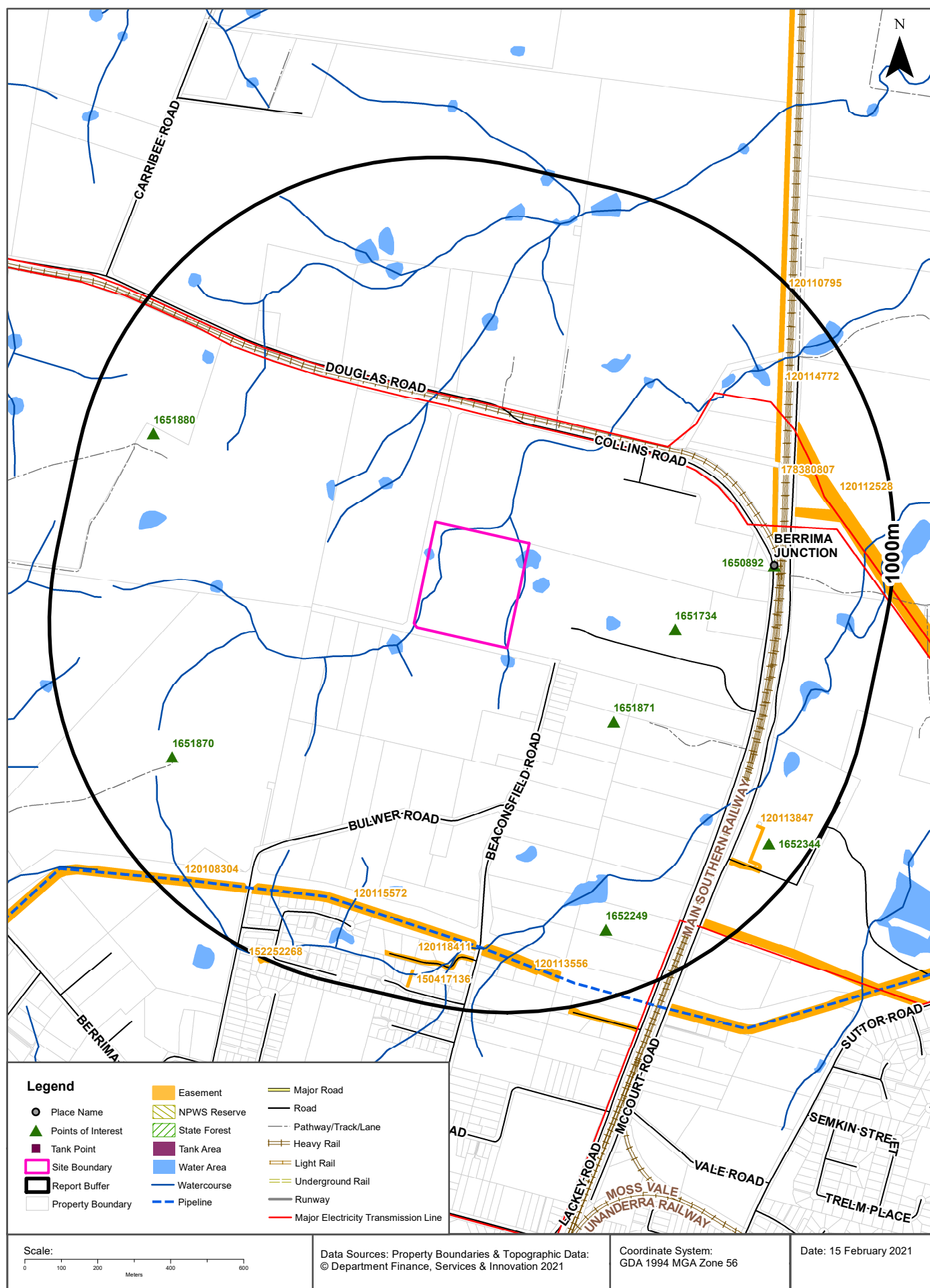
# Historical Map c.1933

74-76 Beaconsfield Road, Moss Vale, NSW 2577



# Topographic Features

74-76 Beaconsfield Road, Moss Vale, NSW 2577



## Topographic Features

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
1651871	Homestead	WYOMING	355m	South East
1651734	Homestead	BIMBAH	440m	East
1650892	Rural Place	BERRIMA JUNCTION	674m	East
1651870	Homestead	THE ALP	758m	South West
1651880	Homestead	ELWOOD	810m	North West
1652249	Homestead	DUNGEVAN PARK	818m	South
1652344	Parking Area	Parking Area	895m	South East

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

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## Topographic Features

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

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

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

### Tanks (Points)

What are the Tank Points located within the dataset buffer?

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

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

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

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## Major Easements

What Major Easements exist within the dataset buffer?

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

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
178380807	Primary	Right of way	10.06m	667m	East
120114772	Primary	Undefined		712m	North East
120112528	Primary	Undefined		733m	East
120115572	Primary	Undefined		767m	South
120108304	Primary	Undefined		815m	North
120113556	Primary	Undefined		837m	South
120113847	Primary	Undefined		839m	South East
120118411	Primary	Undefined		850m	South
120110795	Primary	Undefined		863m	North East
150417136	Primary	Right of way	variable	918m	South
152252268	Primary	Right of way	VARIABLE	999m	South West

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

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## Topographic Features

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### State Forest

What State Forest exist within the dataset buffer?

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

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

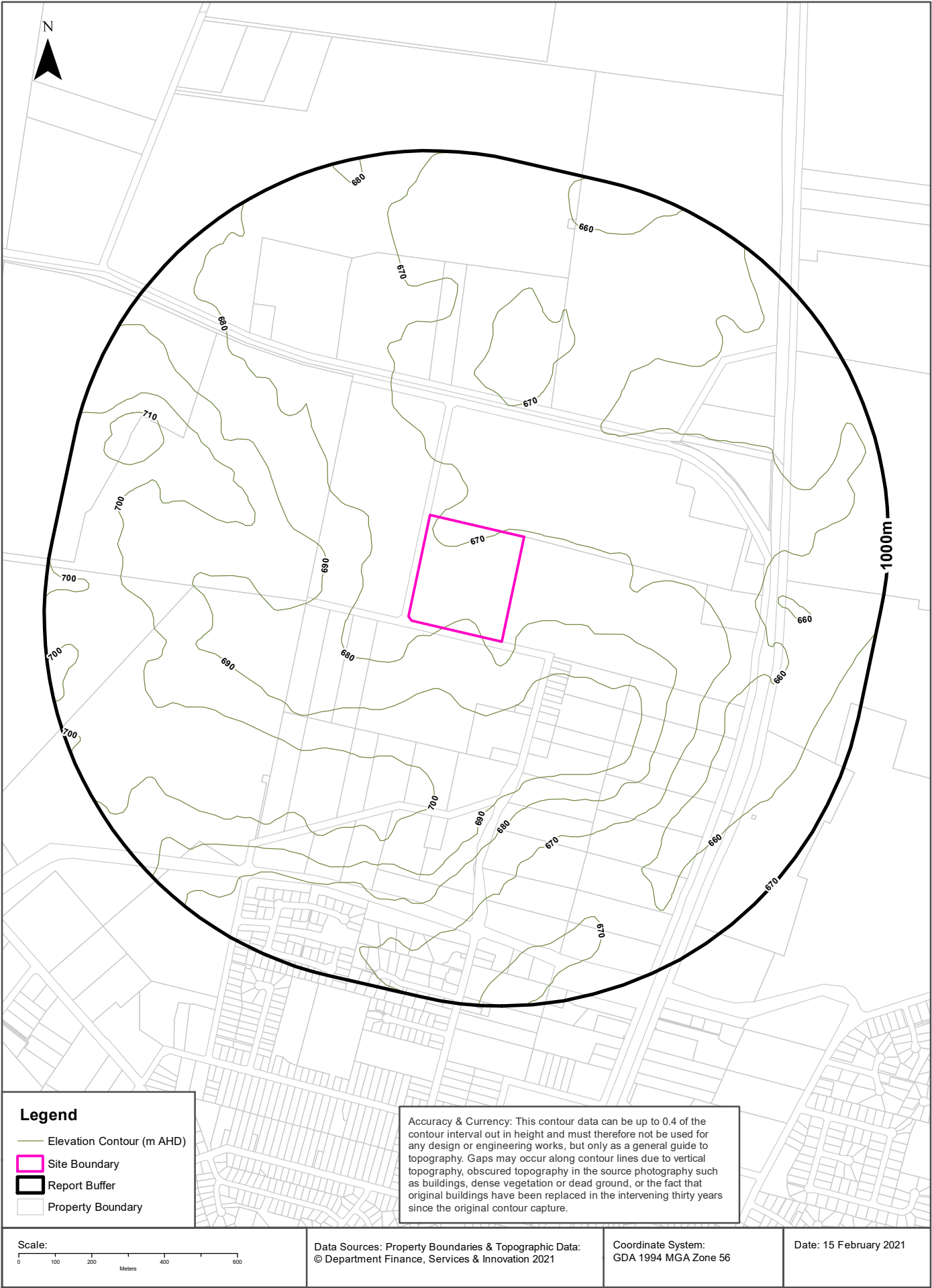
### National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

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

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

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### Hydrogeology

Description of aquifers on-site:

Description
Porous, extensive highly productive aquifers

Description of aquifers within the dataset buffer:

Description
Porous, extensive aquifers of low to moderate productivity
Porous, extensive highly productive aquifers

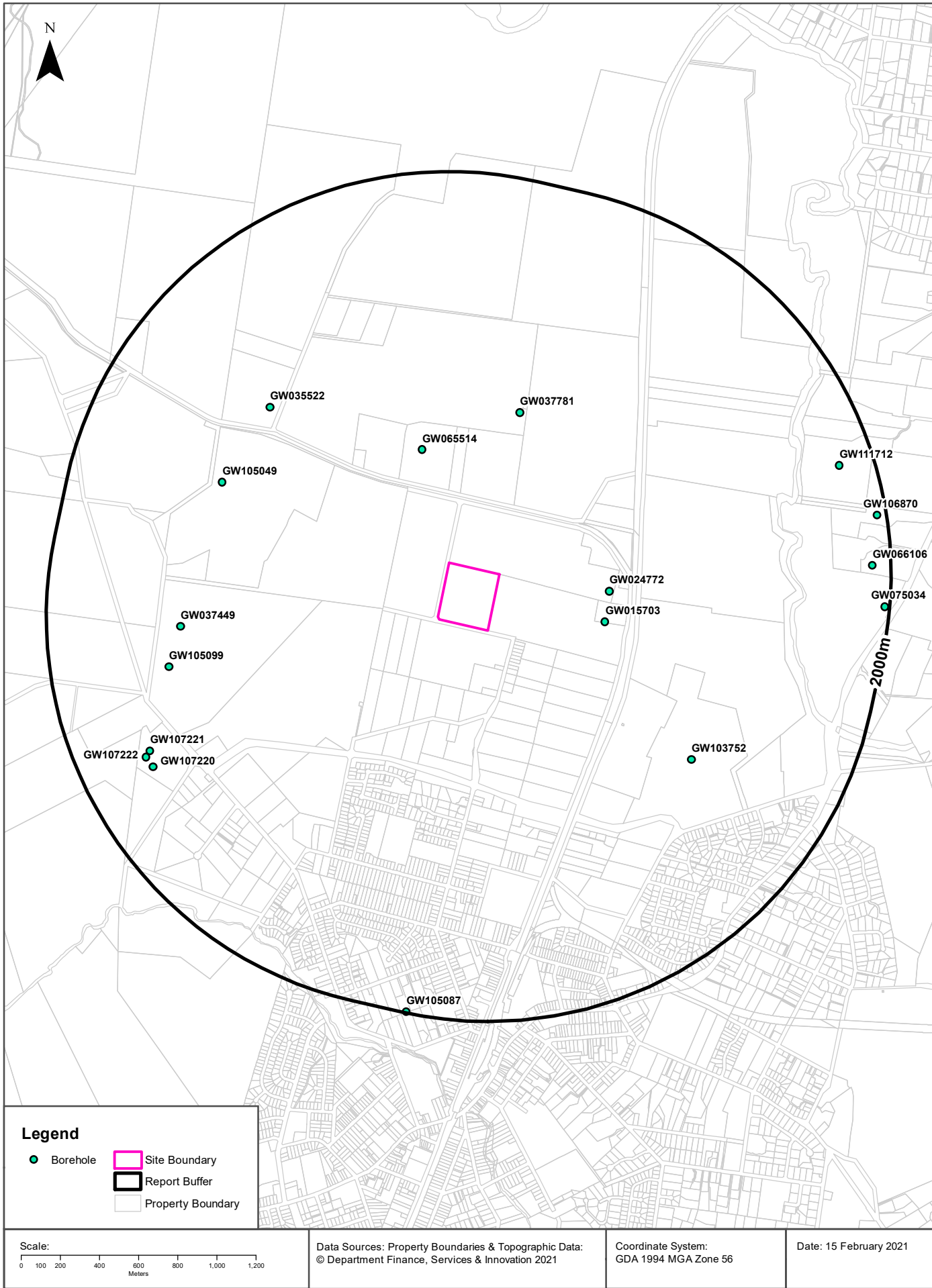
Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

### 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



# Hydrogeology & Groundwater

74-76 Beaconsfield Road, Moss Vale, NSW 2577

## Groundwater Boreholes

Boreholes within the dataset buffer:

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m bgl)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW024772		Bore	J.C.B.		Coal Explore		01/01/1961	228.20	228.20					569m	East
GW015703	10BL031328	Bore	Private	Irrigation, Stock	Irrigation, Stock		01/05/1957	42.60	42.70	1001-3000 ppm	5.40	1.520		579m	East
GW065514	10BL143686, 10BL604326, 10BL604739, 10WA117337, 10WA117986	Bore	Private	Industrial, Test Bore	Industrial		30/07/2012	220.00	220.00	0-500 ppm	37.00	9.100		593m	North
GW037781	10BL030049, 10BL153023, 10WA110223	Bore open thru rock	Private	Domestic, Irrigation, Stock	Domestic, Stock		01/11/1968	106.60	106.70					827m	North
GW035522	10BL028610, 10WA109727	Bore open thru rock	Private	Domestic, Stock	Domestic, Stock		01/07/1973	112.70	112.80					1212m	North West
GW105049	10BL160077, 10BL160551, 10CA111968	Bore		Domestic, Irrigation, Stock, Test Bore	Irrigation		05/06/2001	184.00	184.00	100	38.00	0.650		1230m	North West
GW103752	10BL160130, 10WA110681	Bore		Domestic, Stock	Domestic, Stock		18/05/2001	147.00	147.00					1235m	South East
GW037449	10BL030825, 10BL138612, 10WA110019	Bore open thru rock	Private	Domestic, Irrigation, Stock	Irrigation		01/02/1973	108.20	108.20					1313m	West
GW105099	10BL159830, 10CA111968	Bore		Domestic, Irrigation, Stock	Domestic, Irrigation, Stock		01/01/2002				85.00	22.000		1396m	West
GW107221	10BL161926	Bore		Monitoring Bore	Monitoring Bore		01/12/2003	9.00	9.00					1622m	South West
GW107220	10BL161926	Bore		Monitoring Bore	Monitoring Bore		02/12/2003	10.00	10.00					1645m	South West
GW107222	10BL161926	Bore		Monitoring Bore	Monitoring Bore		02/12/2003	9.00	9.00					1652m	South West
GW111712	10BL602892, 10WA111497	Bore	Private	Domestic, Stock	Domestic, Stock		06/05/2009	120.00	120.00	0.11	26.00	3.340		1823m	East
GW066106	10BL138757, 10WA110021	Bore open thru rock	Private	Domestic	Domestic		01/03/1989	91.00		Good				1906m	East

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m bgl)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW106870	10BL164558, 10WA111215	Bore	Private	Domestic, Stock	Domestic, Stock		20/12/2004	102.00	102.00	160	44.00	3.000		1953m	East
GW075034		Bore	NSW Office of Water		Monitoring Bore	SOUTHERN HIGHLANDS BORE AT AERO CLUB	29/10/1998	101.00	101.00		24.60	1.500	665.64	1976m	East
GW105087	10BL162093, 10WA111028	Bore		Domestic, Stock	Domestic, Stock		09/10/2003	150.00	150.00	205	55.00	0.250		1994m	South

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



# Hydrogeology & Groundwater

74-76 Beaconsfield Road, Moss Vale, NSW 2577

## Driller's Logs

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

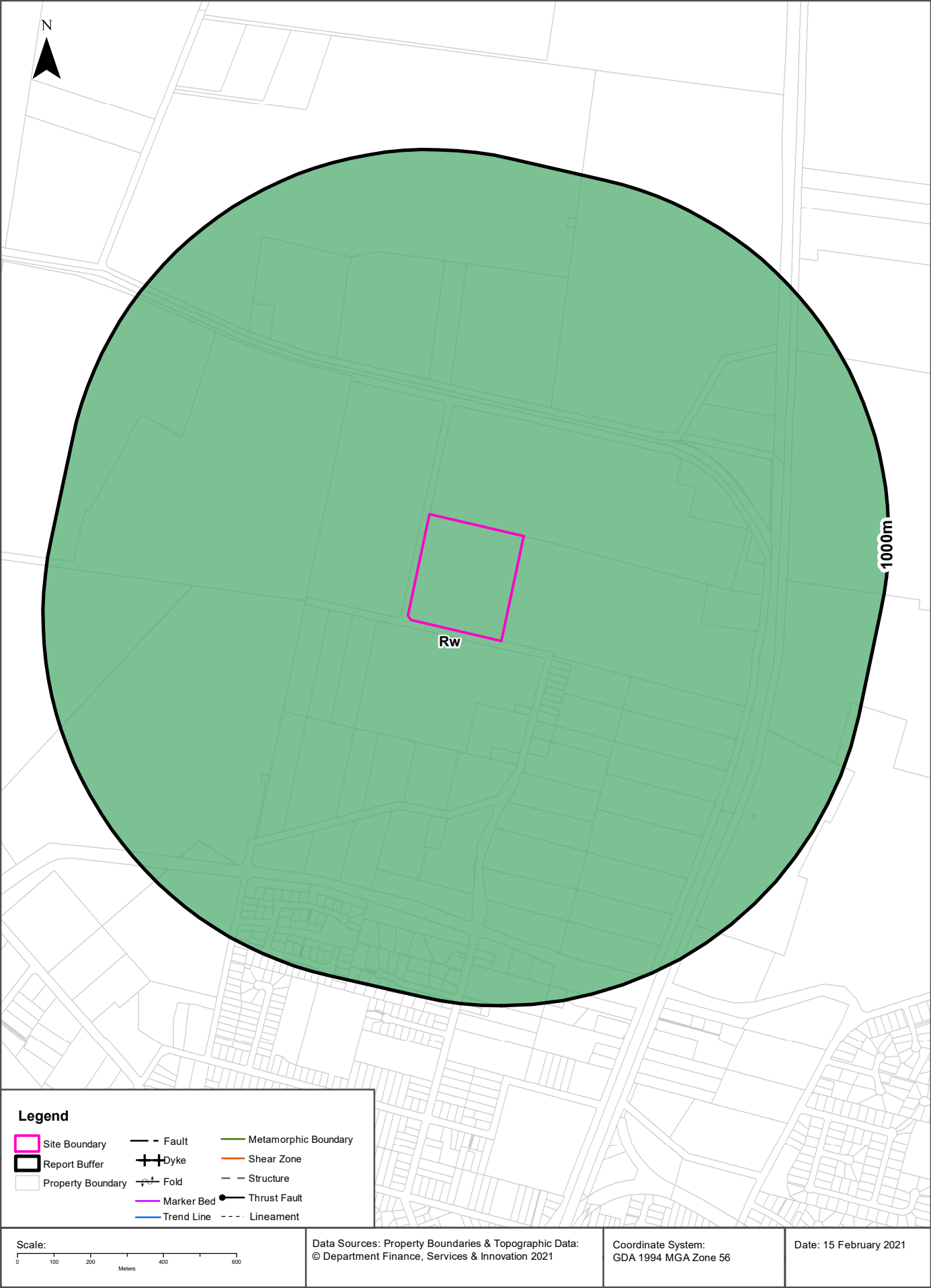
Groundwater No	Drillers Log	Distance	Direction
GW024772	0.00m-3.66m Soil Surface 3.66m-228.24m Sandstone Shale	569m	East
GW015703	0.00m-0.45m Soil 0.45m-2.43m Clay Red Plastic 2.43m-7.01m Clay Yellow Plastic 7.01m-8.53m Shale Dark Grey Soft Water Supply 8.53m-14.93m Shale Grey Hard 14.93m-19.50m Shale Grey Hard Some Soft Bands 19.50m-23.46m Shale Soft Some Small Hard Bands Bands Water Supply 23.46m-25.60m Sandstone Light Grey Hard Fine 25.60m-30.17m Shale Dark Sandy Hard Bands, Some Soft Bands 30.17m-34.13m Shale Hard Sandy 34.13m-36.57m Shale Light Grey Some Dark Bands Water Supply 36.57m-38.10m Shale Dark Grey Sandy 38.10m-40.23m Shale Grey Soft Traces Coal Water Supply 40.23m-42.67m Shale Dark Grey	579m	East
GW065514	0.00m-85.00m SHALE 85.00m-130.00m SANDSTONE 130.00m-148.00m SHALE,SANDSTONE 148.00m-151.00m SHALE 151.00m-200.00m SANDSTONE/SHALE 200.00m-220.00m COAL	593m	North
GW037781	0.00m-3.29m Topsoil 3.29m-7.01m Clay 7.01m-65.53m Shale Black 65.53m-69.80m Shale Sandy Bands 69.80m-78.03m Sandstone White Sugary 78.03m-78.33m Shale Grey Sandy 78.33m-103.33m Sandstone White Sugary Water Supply 103.33m-106.68m Sandstone White Fine	827m	North
GW035522	0.00m-0.45m Soil 0.45m-1.52m Clay Red Gravel 1.52m-6.09m Clay Red White 6.09m-7.01m Clay Soft 7.01m-10.66m Shale Grey 10.66m-80.77m Shale Dark Grey Water Supply 80.77m-85.95m Sandstone Grey White 85.95m-91.44m Sandstone Grey White Coarse Water Supply 91.44m-93.57m Shale Sandstone Bands 93.57m-112.16m Sandstone White Sugary Coarse Water Supply 112.16m-112.77m Shale Grey Sandy	1212m	North West
GW105049	0.00m-5.00m CLAY 5.00m-70.00m SHALE 70.00m-78.00m SHALE/SANDSTONE BANDS 78.00m-184.00m SANDSTONE	1230m	North West
GW103752	0.00m-5.00m CLAY 5.00m-32.00m SHALE 32.00m-34.00m WHITE SANDSTONE 34.00m-35.00m SHALE 35.00m-39.00m WHITE SANDSTONE BANDS 39.00m-147.00m WHITE SANDSTONE	1235m	South East
GW037449	0.00m-0.30m Topsoil 0.30m-1.22m Clay 1.22m-1.83m Clay White Sandy 1.83m-3.66m Shale Grey Soft 3.66m-18.29m Shale Grey 18.29m-60.96m Shale Dark Water Supply 60.96m-82.30m Sandstone Fine 82.30m-97.54m Sandstone White Sugary Coarse Water Supply 97.54m-108.20m Sandstone Fine	1313m	West
GW107221	0.00m-4.50m CLAY L/BROWN 4.50m-9.00m SILTSTONE	1622m	South West

Groundwater No	Drillers Log	Distance	Direction
GW107220	0.00m-1.00m TOPSOIL 1.00m-5.50m SANDY CLAY 5.50m-10.00m SILTSTONE	1645m	South West
GW107222	0.00m-3.00m SILTY CLAY 3.00m-4.60m CLAY 4.60m-9.00m SILTSTONE	1652m	South West
GW111712	0.00m-4.00m CLAY 4.00m-84.00m SHALE 84.00m-90.00m SHALE WITH SANDSTONE BANDS 90.00m-93.00m SLATE GREEN FRACTURED 93.00m-120.00m SANDSTONE COARSE WHITE	1823m	East
GW106870	0.00m-5.00m Dirt/Clay 5.00m-84.00m Shale 84.00m-102.00m Sandstone, white	1953m	East
GW075034	0.00m-4.50m CLAY AND TOPSOIL 4.50m-49.00m BLACK SHALE 49.00m-64.00m SILTSTONE AND MEDIUM SANDSTONE 64.00m-72.00m COARSE SANDSTONE 72.00m-73.00m VERY COARSE SANDSTONE 73.00m-90.00m FINE COARSE SANDSTONE 90.00m-101.00m FINE COARSE SANDSTONE	1976m	East
GW105087	0.00m-3.00m CLAY 3.00m-114.00m SHALE 114.00m-150.00m WHITE SANDSTONE	1994m	South

Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp  
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Geology 1:250,000

74-76 Beaconsfield Road, Moss Vale, NSW 2577



## Geology

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Rw	Mid grey and dark grey mudrocks and interbedded lithic sandstone	undifferentiated	Wianamatta Group		Mesozoic			1:250,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Rw	Mid grey and dark grey mudrocks and interbedded lithic sandstone	undifferentiated	Wianamatta Group		Mesozoic			1:250,000

### Geological Structures

What are the Geological Structures onsite?

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

What are the Geological Structures within the dataset buffer?

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

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

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# Naturally Occurring Asbestos Potential

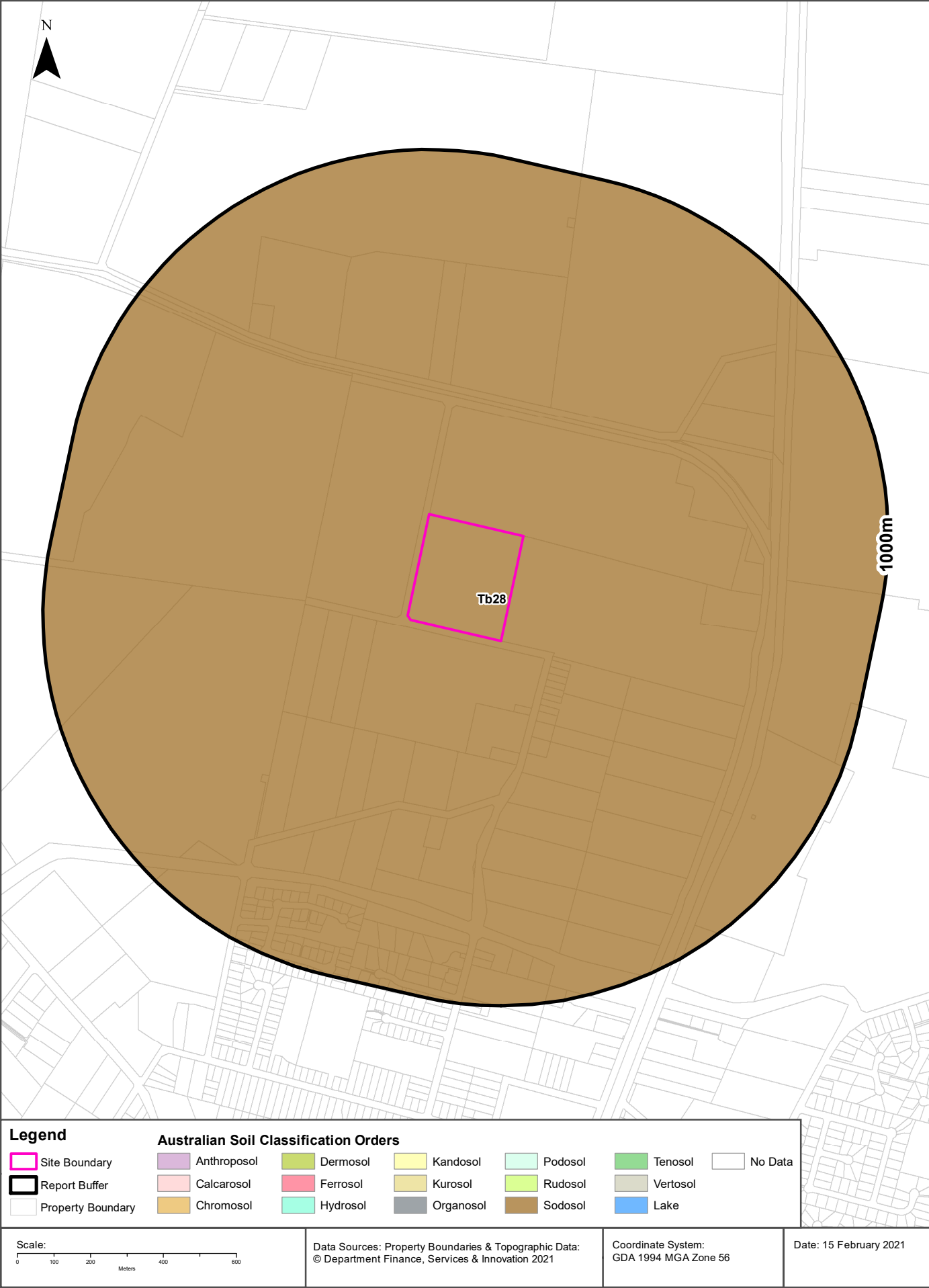
74-76 Beaconsfield Road, Moss Vale, NSW 2577

## 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



## Soils

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### Atlas of Australian Soils

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

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

Atlas of Australian Soils Data Source: CSIRO

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## Acid Sulfate Soils

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### Environmental Planning Instrument - Acid Sulfate Soils

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

Soil Class	Description	EPI Name
N/A		

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

Soil Class	Description	EPI Name	Distance	Direction
N/A				

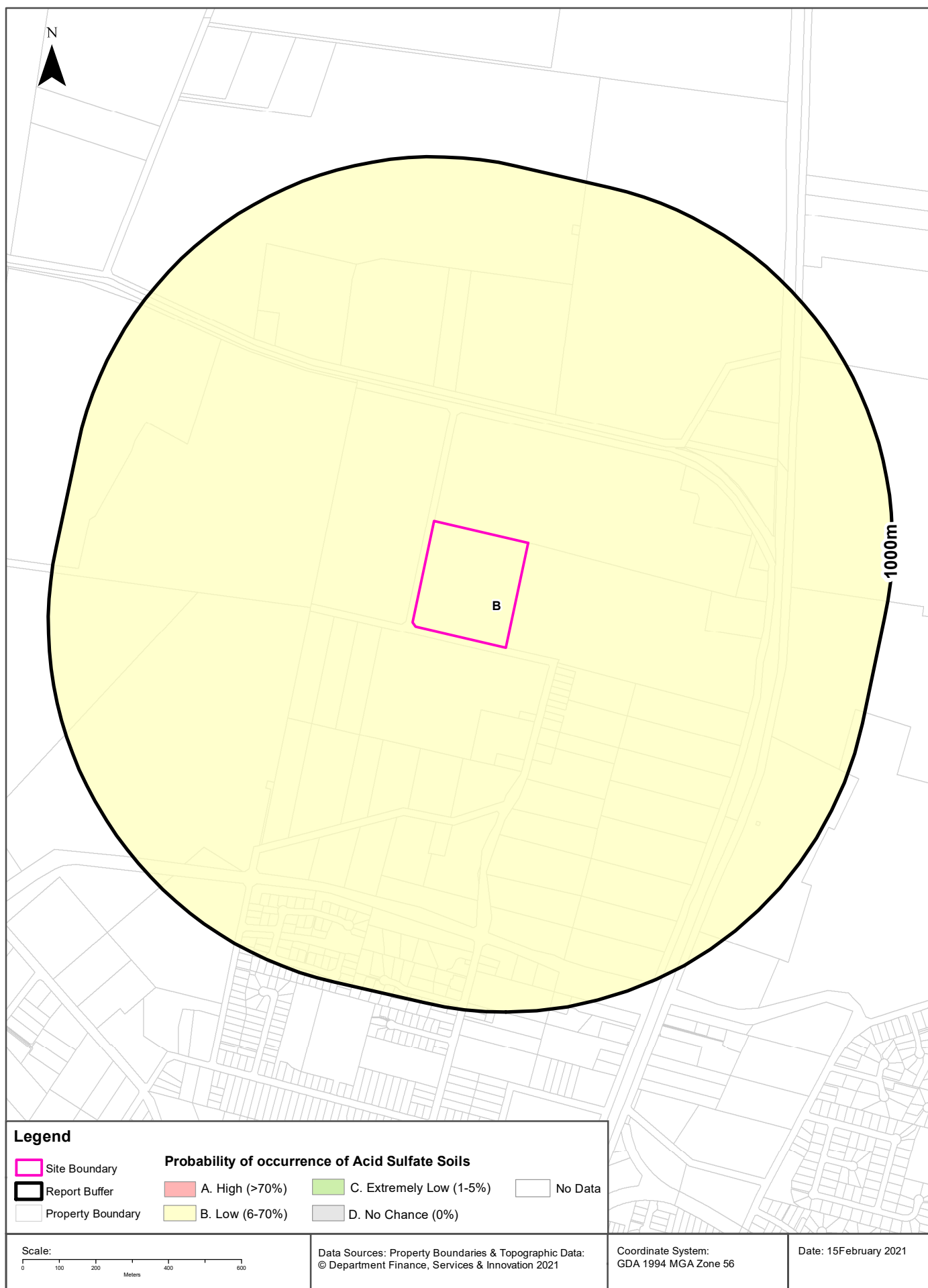
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# Atlas of Australian Acid Sulfate Soils

74-76 Beaconsfield Road, Moss Vale, NSW 2577



## Acid Sulfate Soils

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### Atlas of Australian Acid Sulfate Soils

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

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

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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## Dryland Salinity

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

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

No

What Dryland Salinity assessments are given?

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

Dryland Salinity Data Source : National Land and Water Resources Audit

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

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

### Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

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

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

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## Mining

74-76 Beaconsfield Road, Moss Vale, NSW 2577

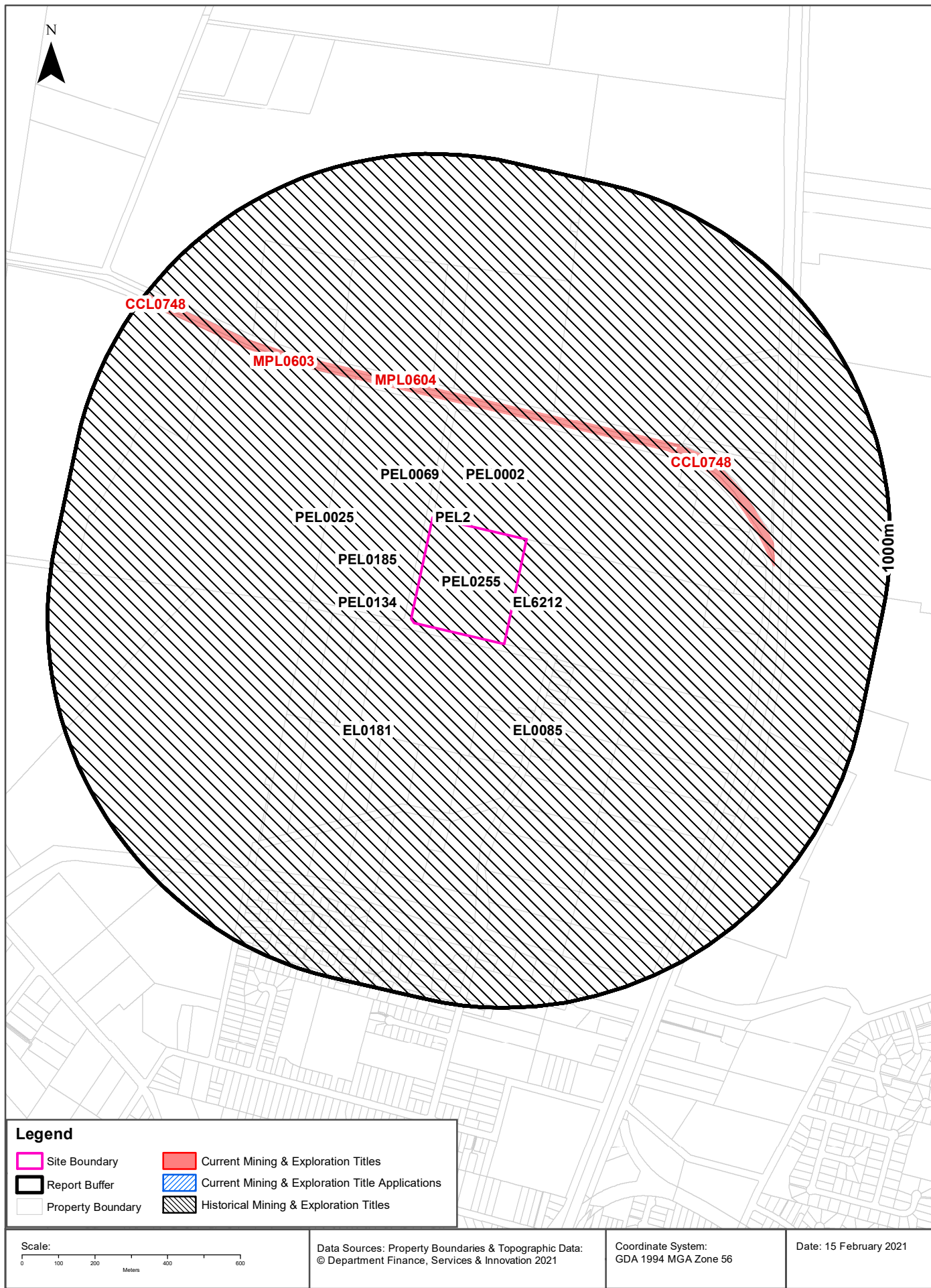
### Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

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

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

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### 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 (m)	Dir'
MPL0603	BORAL LIMITED	12/03/28	12/03/23	23 Apr 2004	MINING	COAL	Nil Minerals	325m	North
CCL0748	BORAL LIMITED	18/12/90	26/09/11	Renewal Sought	MINING	COAL	Coal	330m	North
MPL0604	BORAL LIMITED	12/03/28	12/03/23	23 Apr 2004	MINING	COAL	Nil Minerals	342m	North

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 (m)	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

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist (m)	Dir'
EL0085	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	01 Feb 1967	01 Feb 1968	MINERALS		0m	Onsite
EL0181	BELLAMBI COAL COMPANY	01 Jan 1969	01 Jun 1970	COAL	Coal	0m	Onsite
EL6212	HOT ROCK ENERGY PTY LTD, LONGREACH OIL LIMITED	4 Mar 2004	3 Mar 2013	MINERALS	Geothermal	0m	Onsite
PEL0002	AGL UPSTREAM INVESTMENTS PTY LIMITED	29/03/1993	6/07/2015	PETROLEUM	Petroleum	0m	Onsite
PEL0025	AUSTRALIAN IRON AND STEEL LTD			PETROLEUM	Petroleum	0m	Onsite
PEL0069	ALLIANCE OIL DEVELOPMENT AUSTRALIA NL, OIL DEVELOPMENT NL			PETROLEUM	Petroleum	0m	Onsite
PEL0134	CANADIAN AUSTRALIAN PETROLEUM NL			PETROLEUM	Petroleum	0m	Onsite
PEL0185	JOHN STREVENS (TERRIGAL) NL			PETROLEUM	Petroleum	0m	Onsite
PEL0255	AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT COMPANY	3/12/1980	8/03/1993	PETROLEUM	Petroleum	0m	Onsite
PEL2	AGL UPSTREAM INVESTMENTS PTY LIMITED			MINERALS		0m	Onsite

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

## State Environmental Planning Policy

74-76 Beaconsfield Road, Moss Vale, NSW 2577

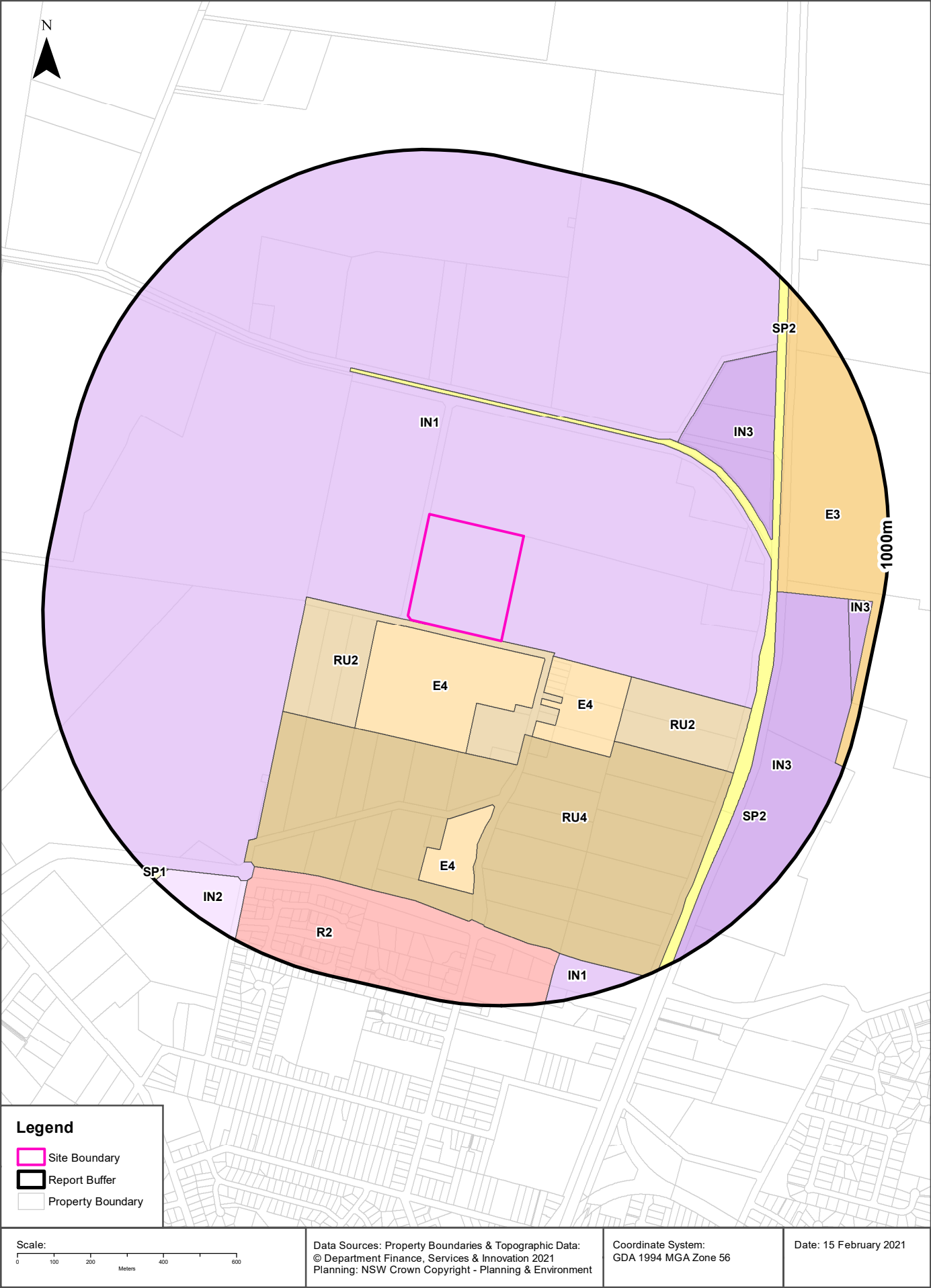
### State Significant Precincts

What SEPP State Significant Precincts exist within the dataset buffer?

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

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# Environmental Planning Instrument

74-76 Beaconsfield Road, Moss Vale, NSW 2577

## Land Zoning

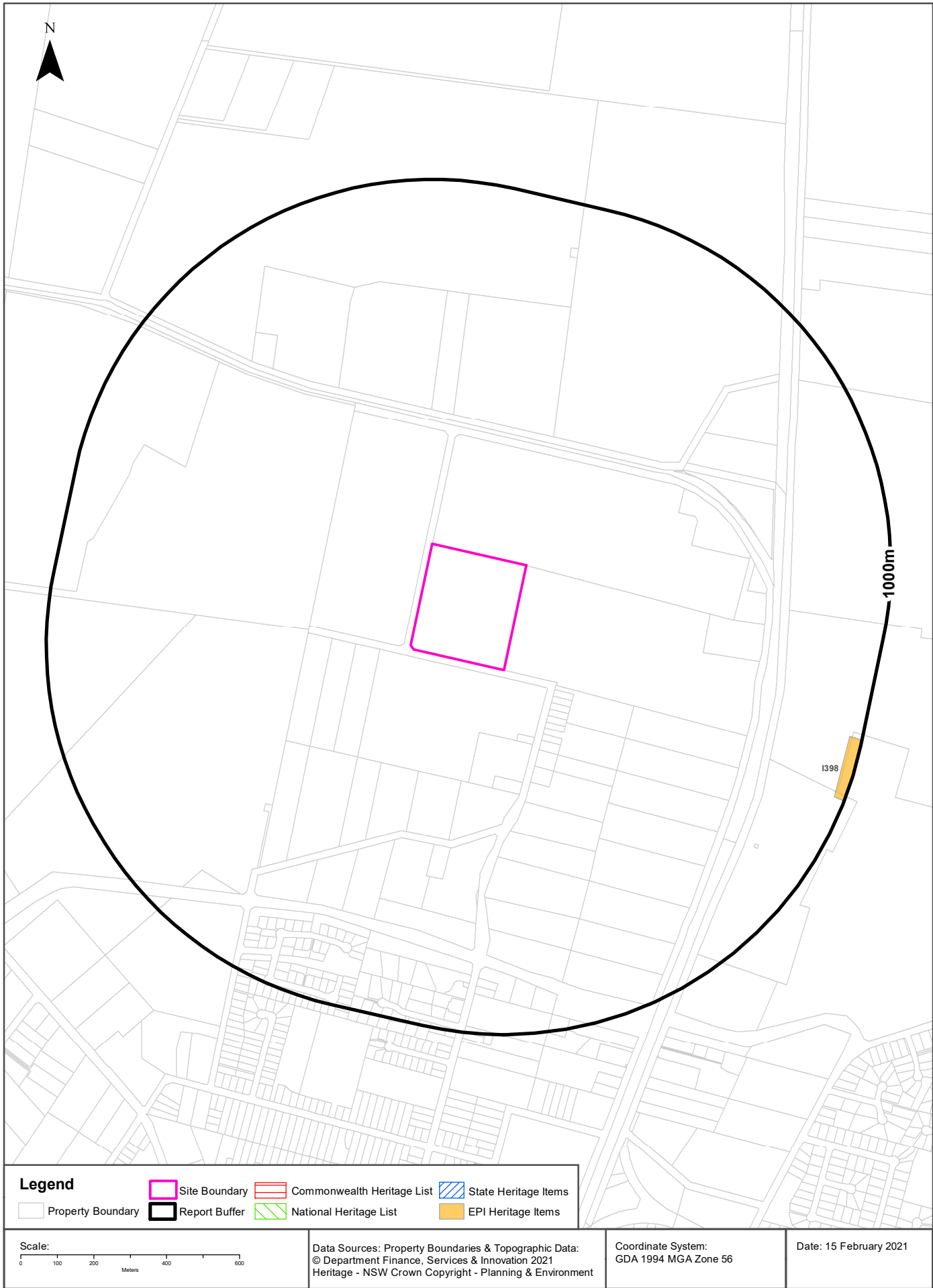
What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
IN1	General Industrial		Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	20/03/2020		0m	Onsite
RU2	Rural Landscape		Wingecarribee Local Environmental Plan 2010	20/03/2020	20/03/2020	20/03/2020	Amendment No 52	0m	South West
E4	Environmental Living		Wingecarribee Local Environmental Plan 2010	20/03/2020	20/03/2020	20/03/2020	Amendment No 52	20m	South
E4	Environmental Living		Wingecarribee Local Environmental Plan 2010	20/03/2020	20/03/2020	20/03/2020	Amendment No 52	148m	South East
RU4	Primary Production Small Lots		Wingecarribee Local Environmental Plan 2010	20/03/2020	20/03/2020	20/03/2020	Amendment No 52	265m	South
SP2	Infrastructure	Rail Infrastructure	Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	20/03/2020		332m	North East
RU2	Rural Landscape		Wingecarribee Local Environmental Plan 2010	20/03/2020	20/03/2020	20/03/2020	Amendment No 52	369m	South East
E4	Environmental Living		Wingecarribee Local Environmental Plan 2010	20/03/2020	20/03/2020	20/03/2020	Amendment No 52	449m	South
IN3	Heavy Industrial		Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	20/03/2020		495m	North East
E3	Environmental Management		Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	20/03/2020		699m	North East
IN3	Heavy Industrial		Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	20/03/2020		710m	South East
R2	Low Density Residential		Wingecarribee Local Environmental Plan 2010	03/05/2019	03/05/2019	20/03/2020	Amendment No 49	742m	South
SP2	Infrastructure	Sewerage System	Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	20/03/2020		837m	South East
IN2	Light Industrial		Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	20/03/2020		842m	South West
IN1	General Industrial		Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	20/03/2020		871m	South
IN3	Heavy Industrial		Wingecarribee Local Environmental Plan 2010	11/05/2012	11/05/2012	20/03/2020	Amendment No 4	904m	East
SP1	Special Activities	Cemetery	Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	20/03/2020		952m	South West

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Heritage Items

74-76 Beaconsfield Road, Moss Vale, NSW 2577



## Heritage

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### Commonwealth Heritage List

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

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

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

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

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

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

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

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

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

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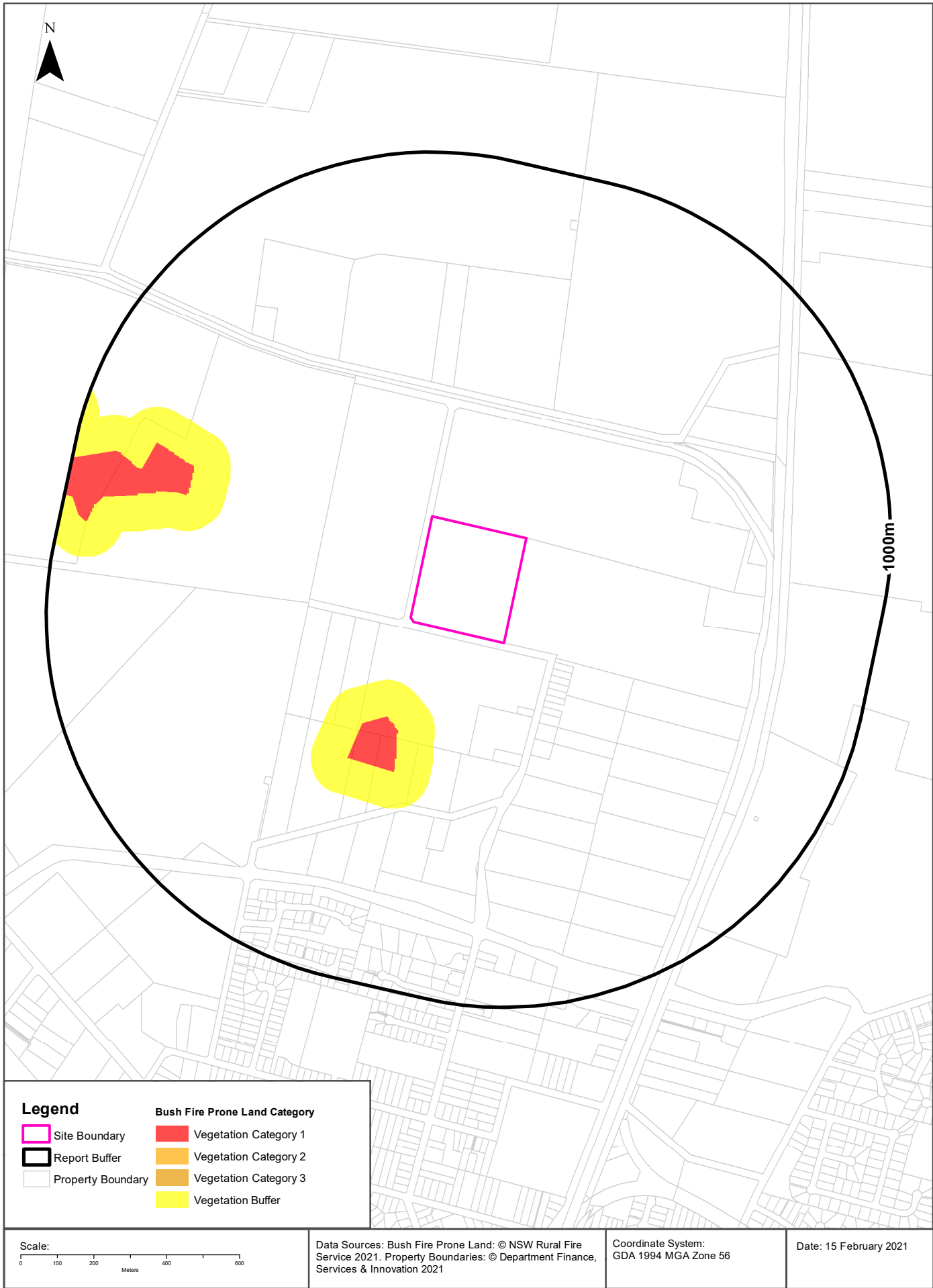
### Environmental Planning Instrument - Heritage

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

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I398	Austermere, (former SCEGGS School) house and ground	Item - General	Local	Wingecarribee Local Environmental Plan 2010	16/06/2010	16/06/2010	06/11/2020	963m	South East

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## Natural Hazards

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### Bush Fire Prone Land

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

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	167m	South West
Vegetation Category 1	267m	South West

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

# Ecological Constraints - Vegetation & Ramsar Wetlands

74-76 Beaconsfield Road, Moss Vale, NSW 2577



## Ecological Constraints

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### Vegetation Mapping- Wingecarribee

What Vegetation exists within the dataset buffer?

Id	Map Unit	SEPP44 Tree	Distance	Direction
8050	Southern Highlands Shale Woodland	Not Recorded	277m	South West
8069	Southern Highlands Shale Woodland	Not Recorded	672m	West
8019	Southern Highlands Shale Woodland	Not Recorded	941m	South East

Vegetation Data Source: NSW Office of Environment and Heritage

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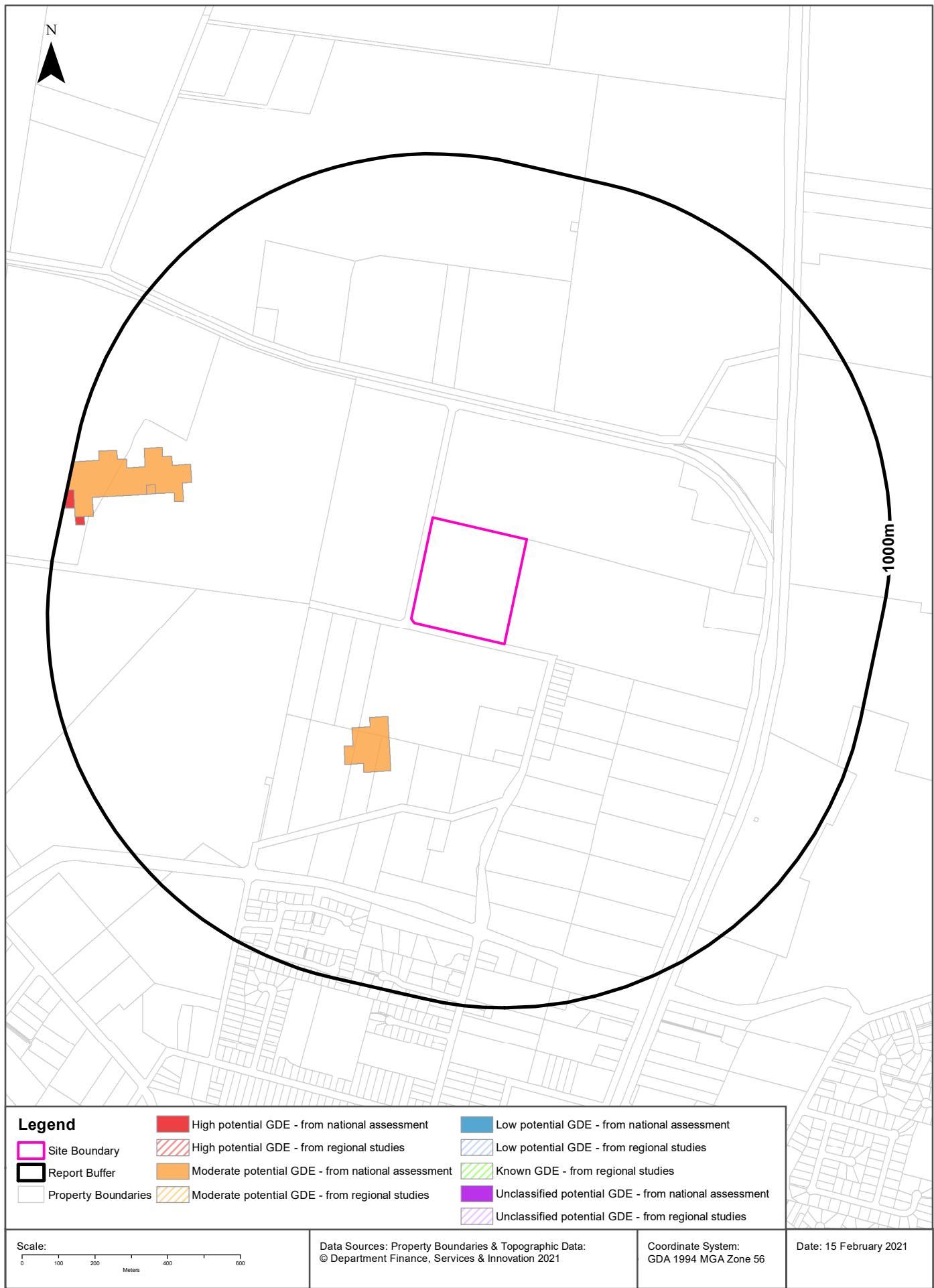
### Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

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

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Environment





## Ecological Constraints

74-76 Beaconsfield Road, Moss Vale, NSW 2577

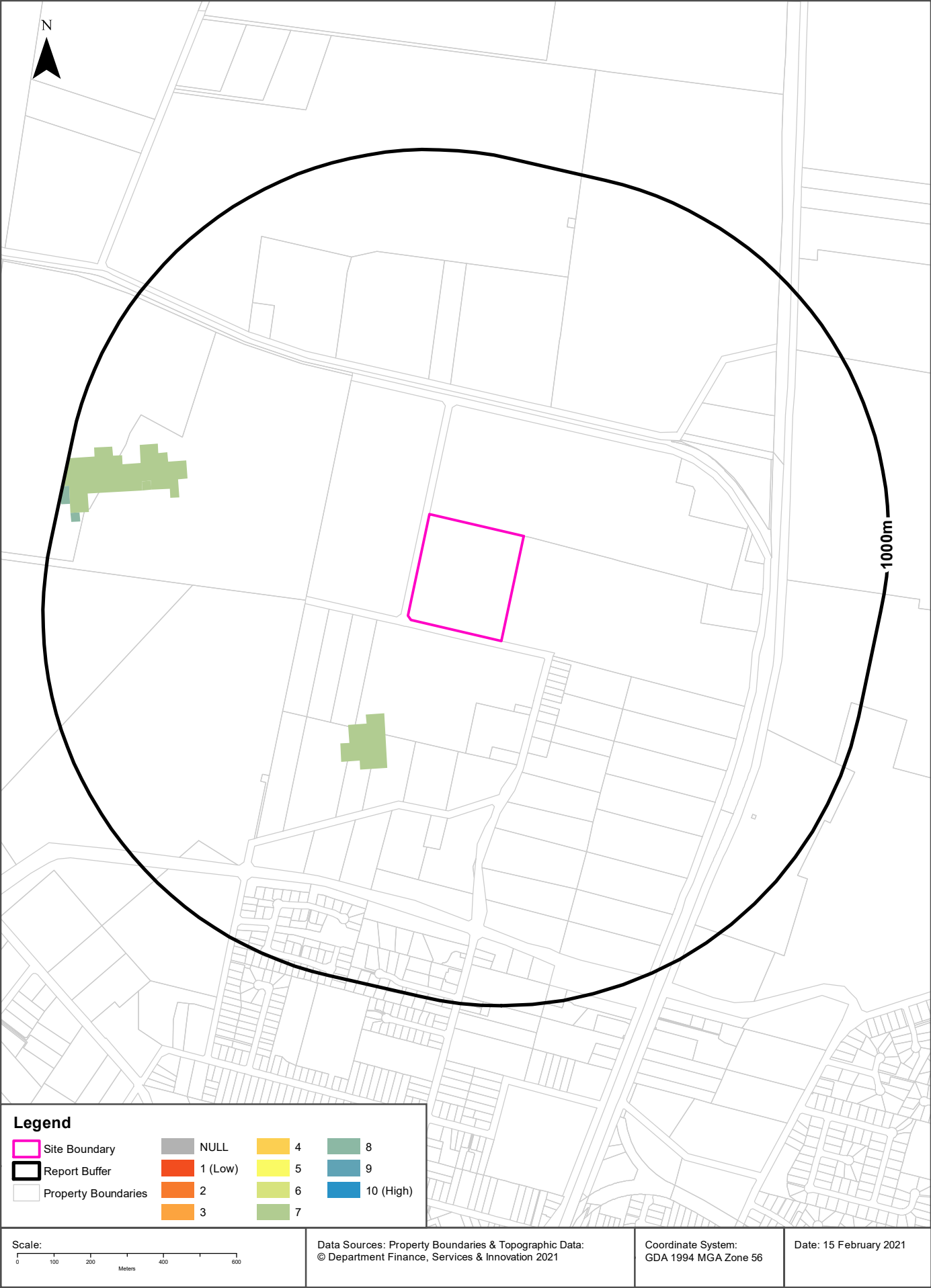
### Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	Moderate potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	265m
Terrestrial	High potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	931m

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

74-76 Beaconsfield Road, Moss Vale, NSW 2577



## Ecological Constraints

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	7	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	265m
Terrestrial	8	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	931m

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

74-76 Beaconsfield Road, Moss Vale, NSW 2577

### NSW BioNet Atlas

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

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Calyptrorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptrorhynchus lathamii	Glossy Black-Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Oxyura australis	Blue-billed Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Vulnerable	Category 3	Vulnerable	
Animalia	Aves	Rostratula australis	Australian Painted Snipe	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petauroides volans	Greater Glider	Endangered Population	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petauroides volans	Greater Glider	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	

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

Data does not include NSW category 1 sensitive species.

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

## Location Confidences

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

LC Code	Location Confidence
Premise match	Georeferenced to the site location / premise or part of site
General area or suburb match	Georeferenced with the confidence of the general/approximate area
Road match	Georeferenced to the road or rail
Road intersection	Georeferenced to the road intersection
Feature is a buffered point	Feature is a buffered point
Land adjacent to geocoded site	Land adjacent to Georeferenced Site
Network of features	Georeferenced to a network of features

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# **Appendix C**


## **Photographic log**

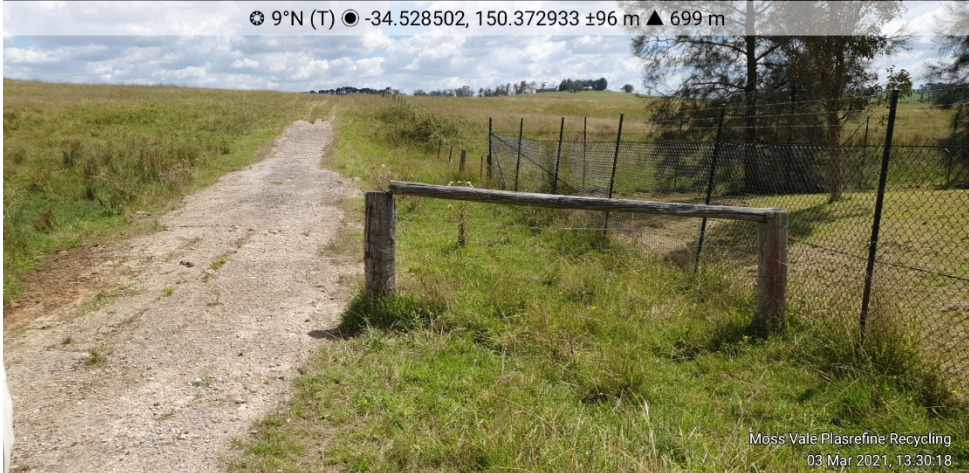
<b>Plate No.</b> 1	<b>Date:</b> 3 March 2021	<div data-bbox="411 338 1390 882">  <p>Pipe on north-western corner</p> <p>Moss Vale Plasrefine Recycling 03 Mar 2021, 13:59:56</p> </div>
<b>Direction Photograph Taken:</b> North	<b>Description:</b>  Pipe noted on the south-western corner of the site. Based on services plan, it is most likely a water main line	
<b>Plate No.</b> 2	<b>Date:</b> 3 March 2021	<div data-bbox="411 1169 1390 1713">  <p>North-eastern corner. Offsite drainage discharging on site</p> <p>Moss Vale Plasrefine Recycling 03 Mar 2021, 14:10:27</p> </div>
<b>Direction Photograph Taken:</b>  South south-east	<b>Description:</b>  Soil profile observed near the north-western corner of the site. It showed approximately 0.05 m of topsoil underlain by residual, light brown sandy clay, medium-plasticity, stiff, and dry.	




<b>Plate No.</b> 3	<b>Date:</b> 3 March 2021	<div><div><div>NW300330N0NE60E90</div><div>12°N (T) -34.527817, 150.371756 ±8 m ▲ 701 m</div><div></div><div>Southern area : water tank Moss Vale Plasrefine Recycling 03 Mar 2021, 14:30:49</div></div></div>
<b>Direction Photograph Taken:</b>  North		
<b>Description:</b>  Overview of the site which generally slopes to the north and north-east. The site is used for agricultural and grazing purposes and is covered by dense grass.		


<b>Plate No.</b> 4	<b>Date:</b> 3 March 2021	<div><div><div>N30NE60E90120150SE</div><div>78°NE (T) -34.525456, 150.371292 ±3 m ▲ 693 m</div><div></div><div>North-eastern corner. Offsite drainage discharging on site Moss Vale Plasrefine Recycling 03 Mar 2021, 14:09:59</div></div></div>
<b>Direction Photograph Taken:</b>  North-west		
<b>Description:</b>  Artificial drainage approaching the site on the north-western corner of the site. A channel as been constructed in this area to drain stormwater.		



<b>Plate No.</b> 5	<b>Date:</b> 3 March 2021	<div><div><div>W270NW330N030NE</div><div>240270300330030</div><div>☉ 319°NW (T) ● -34.528107, 150.371237 ±4 m ▲ 702 m</div></div><div>Moss Vale Plasrefine Recycling 03 Mar 2021, 13:40:07</div></div>
<b>Direction Photograph Taken:</b>  East to north-east		
<b>Description:</b>  Cattle infrastructure on the southern boundary of the site.		

<b>Plate No.</b> 6	<b>Date:</b> 3 March 2021	<div><div><div>NW330N030NE60E90</div><div>3003300306090</div><div>☉ 9°N (T) ● -34.528502, 150.372933 ±96 m ▲ 699 m</div></div><div>Moss Vale Plasrefine Recycling 03 Mar 2021, 13:30:18</div></div>
<b>Direction Photograph Taken:</b>  North		
<b>Description:</b>  Site access from Beaconsfield Road		





<b>Plate No.</b> 7	<b>Date:</b> 3 March 2021	<div><div>SE120150180210240270W</div><div>☉ 197°S (T) ● -34.527157, 150.370354 ±4 m ▲ 695 m</div><div>Northern boundary</div><div>Moss Vale Plasrefine Recycling 03 Mar 2021, 14:02:20</div></div>
<b>Direction Photograph Taken:</b>  South		
<b>Description:</b>  Soil erosion was noted along the western channel and near the north-western corner of the site.		

<b>Plate No.</b> 8	<b>Date:</b> 3 March 2021	<div><div>SW210240270300330N0</div><div>☉ 295°W (T) ● -34.526739, 150.370788 ±8 m ▲ 674 m</div><div>Northern boundary - ponding water</div><div>Moss Vale Plasrefine Recycling 03 Mar 2021, 14:06:21</div></div>
<b>Direction Photograph Taken:</b>  West north-west		
<b>Description:</b>  Pond 4: surface water was clear with no sheen and no odours.		

<b>Plate No.</b> 9	<b>Date:</b> 3 March 2021	 <p>South-eastern area - possible stockpiles formed to excavate pond</p> <p>Moss Vale Plasrefine Recycling 03 Mar 2021, 14:20:49</p>
<b>Direction Photograph Taken:</b>  North north-west	<b>Description:</b>  Pond 1: surface water was clear with no sheen and no odours.	
<b>Plate No.</b> 10	<b>Date:</b> 3 March 2021	
<b>Direction Photograph Taken:</b>  South south-east	<b>Description:</b>  The north-western corner of the site was connected to an engineered channel which runs to the north of the site	 <p>North-eastern corner. Offsite drainage discharging on site</p> <p>Moss Vale Plasrefine Recycling 03 Mar 2021, 14:08:25</p>



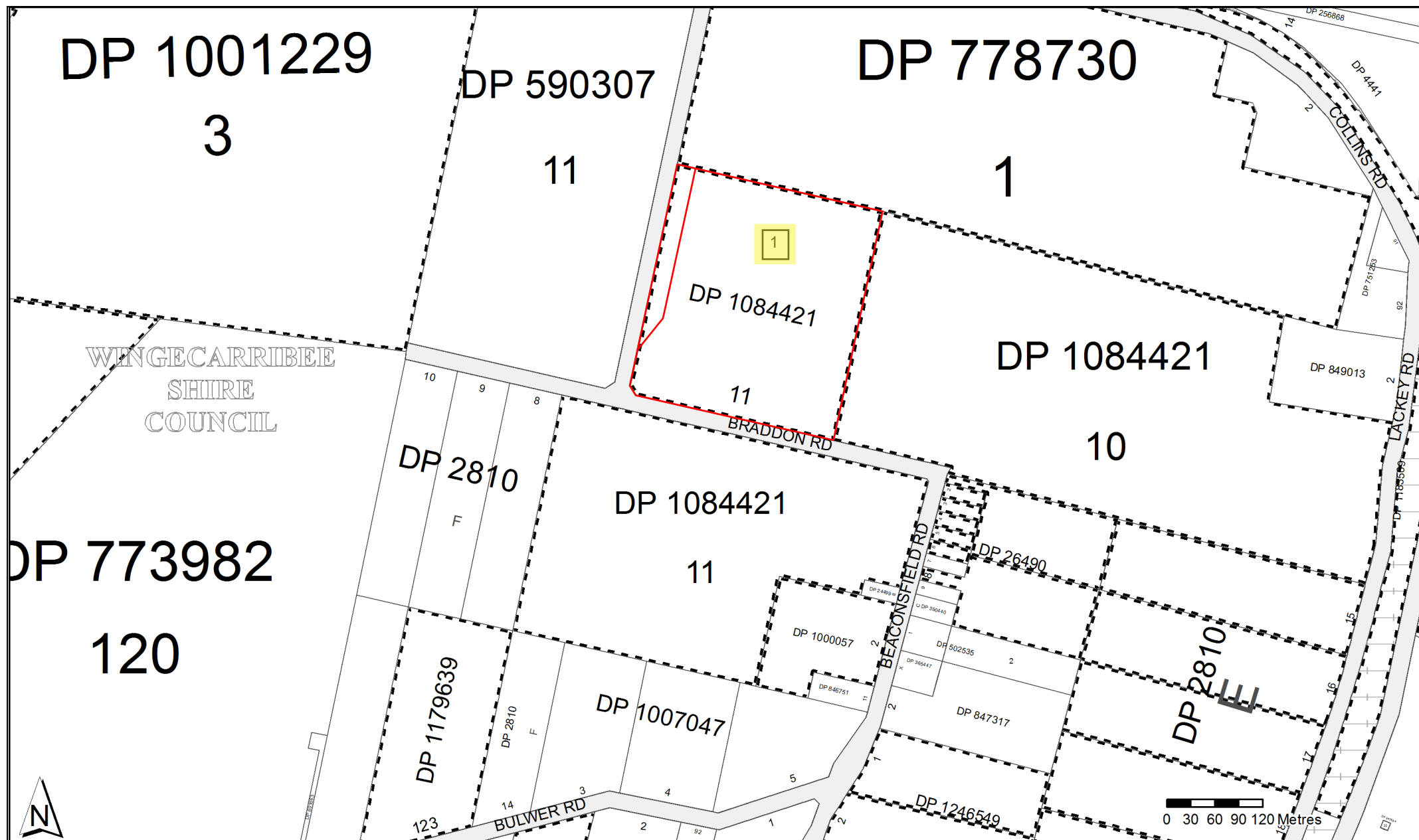
<b>Plate No.</b> 11	<b>Date:</b> 3 March 2021	<div><div><div>W270300NW330N0NE60</div><div>347°NW (T) -34.526326, 150.372643 ±6 m ▲ 702 m</div><div></div></div></div>
<b>Direction Photograph Taken:</b>  North north-west		
<b>Description:</b>  Stockpiled soil is likely to be present to the west of Pond 1		

<b>Plate No.</b> 12	<b>Date:</b> 3 March 2021	<div><div><div>N030NE60E90SE120150</div><div>86°E (T) -34.526751, 150.372453 ±4 m ▲ 699 m</div><div></div></div></div>
<b>Direction Photograph Taken:</b>  Not available		
<b>Description:</b>  A tank, most likely containing water or stormwater, was noted immediately to the east of the site. The tank was installed on the Australian BioResources property and appeared to discharge on site		

# **Appendix D**

**Historical title search results**







Suzanne m moon  
Moon

Signed at Sydney this 20<sup>th</sup> day of May 2008 For Commonwealth Bank of Australia ABN 48 123 123 124 by its duly appointed Attorney under Power of Attorney Book 4297 No 297

Witness   
**RAELENE OLIVER**  
 150 George St Parramatta

  
**NICK CEH**

~~EXECUTED BY~~  
~~BEAUFIELD PROPERTY~~  
~~INVESTMENTS LTD~~  
~~LIMITED A/N 100 702 725~~



Department of Land and Water Conservation Approval

1 \_\_\_\_\_ in approving this plan certify  
(Authorised Officer)  
that all the necessary approvals in regard to the allocation of the land  
shown hereon have been given

Signature \_\_\_\_\_  
Date . . . \_\_\_\_\_  
File no. . . \_\_\_\_\_  
Office . . . \_\_\_\_\_

## Subdivision Certificate

I hereby 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")

..... [Signature] .....

• Authorized Person (General Manager/Accredited Certifier)

Consent Authority WINGECARRIBEE COUNCIL

Date of endorsement

Accreditation no ..

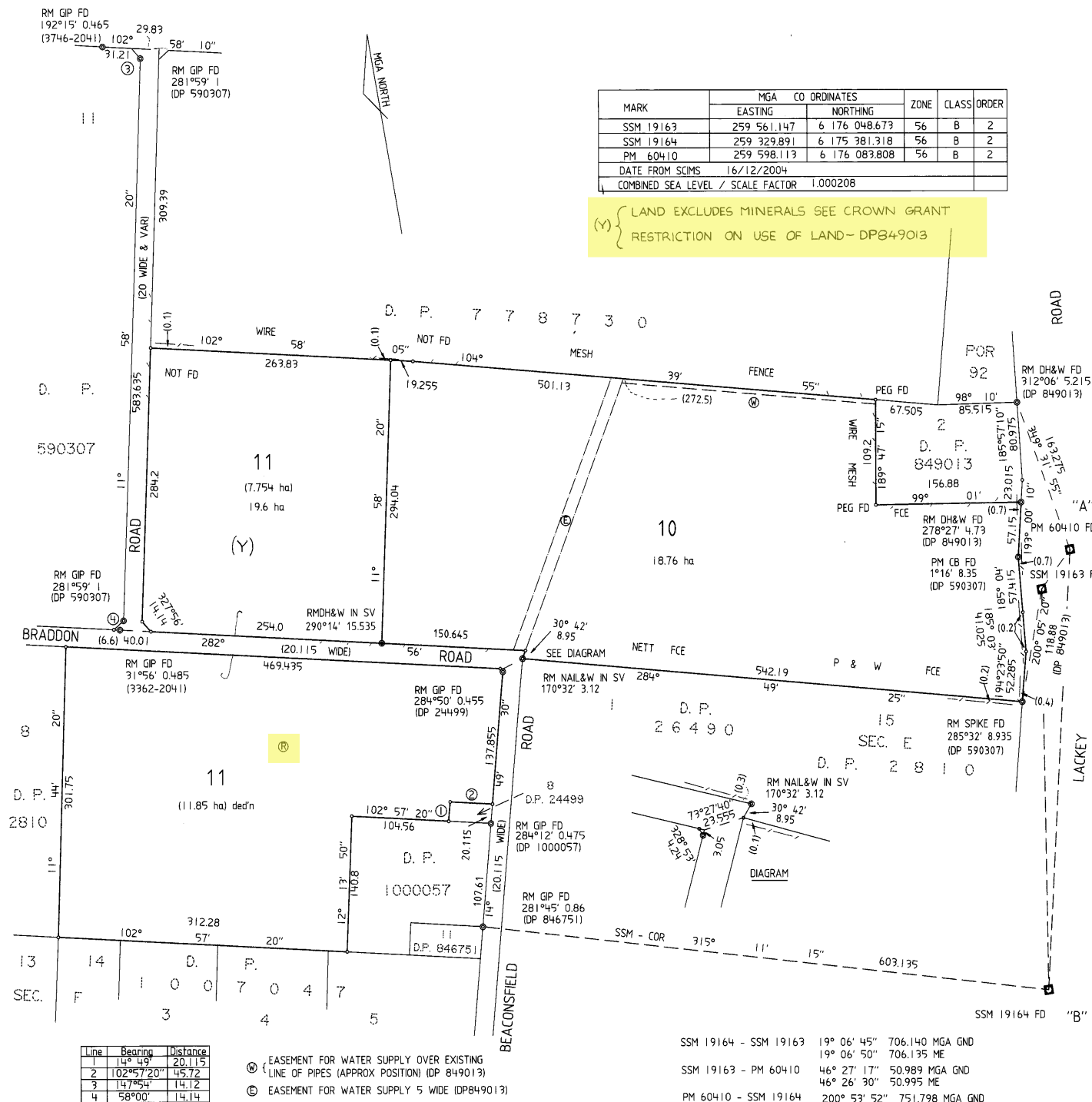
Subdivision Certificate no.

File 00

**Note**  
When the plan is to be lodged electronically in Land and Property Information, it should include a signature in an electronic or digital format approved by the Registrar-General.

- Delete whichever is inapplicable

SURVEYOR'S REFERENCE. 0504



DP1084421

Registered  5-7-2005

Title System. TORRENS

Purpose. SUBDIVISION

Ref. Map. W3770-22\*  
WINGECARRIBEE SH7\*

Last Plan.DP849013, DP1000057

PLAN OF SUBDIVISION OF  
LOT 1 DP 849013 &  
LOT 1 DP 100057

Lengths are in metres. Reduction Ratio 1: 3000

L G A WINGECARRIBEE

Locality.	MOSS VALE
-----------	-----------

Parish. BONG BONG

County	CAMDEN
--------	--------

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

Surveying Regulation 2001  
I, **RICHARD R COX**  
of **PO BOX 1500 BOWRAL 2576**  
a surveyor registered under the Surveying Act, 2002, certify  
that the survey represented in this plan is accurate, has  
been made in accordance with the Surveying Regulation, 2001  
and was completed on 13/01/2005  
The survey relates to **LOT 10**  
there specify the land actually surveyed, or specify any land  
shown in the plan that is not the subject of the survey)

(Signature) \_\_\_\_\_ Dated \_\_\_\_\_  
 Surveyor registered under the Surveying Act, 2002  
 Datum Line. "A-B"  
 Type Urban/Rural \_\_\_\_\_

Plans used in preparation of survey/compilation.

DP 24499 DP 590307  
DP 846751 DP 849013  
DP 1000057

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. POSITIVE COVENANT
2. RESTRICTION ON USE OF LAND

SSM 19164 - SSM 19163	19° 06' 45"	706.140 MGA GND
	19° 06' 50"	706.135 ME
SSM 19163 - PM 60410	46° 27' 17"	50.989 MGA GND
	46° 26' 30"	50.995 ME
PM 60410 - SSM 19164	200° 53' 52"	751.798 MGA G
	200° 53' 50"	751.800 ME

- (W) EASEMENT FOR WATER SUPPLY OVER EXISTING  
LINE OF PIPES (APPROX POSITION) (DP 849013)  
(E) EASEMENT FOR WATER SUPPLY 5 WIDE (DP849013)  
(R) RESTRICTION ON USE OF LAND

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Plan Form 2

Plan Drawing only to appear in this space.

\*OFFICE USE ONLY

D.P. 590307

Registered: [Signature] 1977

C.A.: NR.1235/76 OF 17-1-1977

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: WINGECARRIEE SH 1

Last Plant: D.P. 2810 D.P. 25103

PLAN OF SUBDIVISION OF  
PORS. 63, 84, 89, LOT 13  
SEC E D.P. 2810 AND LOT 1  
D.P. 252703

Reduction Ratio 1:4000  
Lengths are in metres.

Name/Shire  
City: WINGECARRIEE  
Locality: MOSSVALE  
Parish: BONG BONG  
County: CAMDEN

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

ROBERT MACKINTOSH  
of BOWRAL  
a surveyor registered under the Surveyors Act, 1928, as amended, hereby certify that the survey represented in this plan is accurate and has been made by me or under my immediate supervision in accordance with the Survey Practice Regulations, 1922, and was completed on 1-1-1977.

Signature: [Signature]  
Surveyor registered under Surveyors Act, 1928, as amended.  
Deputy Clerk of District: "A" or "B"  
Shake out either (1) or (2). Thelast 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.

IT IS INTENDED TO DEDICATE THE ROAD 20 M AND VAR. WIDTH BETWEEN COLLINS AND BRADDON ROADS TO THE PUBLIC.

Diagram Y NOT TO SCALE

Diagram X NOT TO SCALE

Diagram Z NOT TO SCALE

BRADDON RD. (20.115 WIDE)

BEACONSFIELD RD. (30.115 WIDE)

COLLINS ROAD

NOTE

A-B  
179° 46' 05" 605.58 P.O.  
179° 46' 05" 605.505 BY ME

B-C  
35° 24' 05" 435.45 BY ME  
35° 24' 05" 435.355 P.O.

C-D  
64° 55' 40" 596.75 BY ME  
64° 55' 40" 596.505 P.O.

D-E  
339° 57' 55" 185.55 BY ME  
339° 58' 20" 193.48 P.O.

E-A  
283° 05' 45" 934.45 BY ME  
283° 06' 334.085 P.O.

11 12 13

25.8 ha

28.15 ha

15.93 ha

SEC. F  
D.P. 2810

SEC. E  
D.P. 2810

10' 20' 30' 40' 50' 60' 70' 80' 90' 100' 110' 120' 130' 140' 150' 160' 170' 180' 190' 200' 210' 220' 230' 240' 250' 260' 270' 280' 290' 300'

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYOR'S REFERENCE: 2682

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 13th day of July, 1977.

[Signature]



Partly cancels A 266 & 453 old rolls

# Bryant's (3) Estate

Wingecarribee Shire Gaz: 27.12.29 Clo. Sett. Prom<sup>n</sup>

Papers C.S.P. 1974

Municipality  
of Moss Vale

Wingecarribee Shire

Part of D. P. N<sup>o</sup> 2810

## PLAN OF PORTION 84 (FARM 'A')

County of Camden Parish of Bong Bong

LAND DISTRICT OF Moss Vale

LAND BOARD DISTRICT OF Coulburn

Resumed Area N<sup>o</sup>

Pastoral Holding, Eastern Division.

Applied for under the Section of the Crown Lands Act of 1 by  
Forms pt of Freehold Por<sup>ts</sup> 12 & 20, proposed to be purchased under Part 2, Clo. Sett. Amend. Act 1918.

Por. 84 Farm Allotted to James Butler Joseph Swann

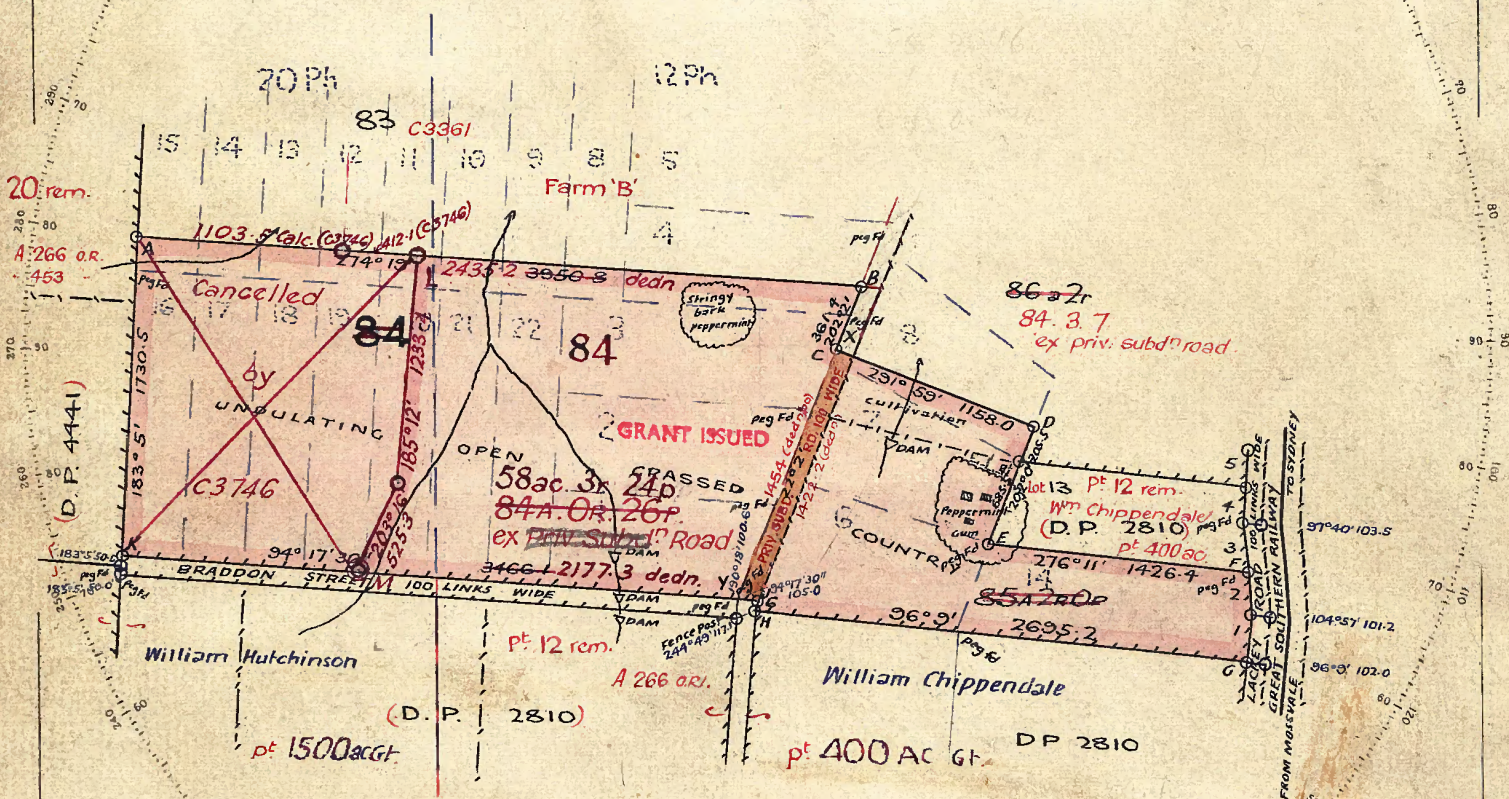
Sett. Pur. 1920-12 Oct 13<sup>th</sup> Bryant's (3) Estate. Vide Gaz. 5<sup>th</sup> Nov. 1920 Forfeited Gaz. 28-9-23

Set Apart as Farm within "Bryant's 3" Sett. Pur. Area Gazette 29 Feb 1924

Conflicting app<sup>s</sup> for Sett. Pur. by Leslie Ernest Overy and Mark Elliott Batton, dated 5<sup>th</sup> April 1924  
Por. 84. pt Sett. Pur. 24-1 April 5<sup>th</sup> Mark Elliott Batton (Ald.) now 129 ac. 2r 16p by subd<sup>n</sup> (includes por. 83).  
Grant issued. D76-483

Within R. 19 from ocean, under M. R. or B. L. note. 19<sup>th</sup> Oct. 1928.

Within Warragamba Catchment Area, notified 5<sup>th</sup> October 1944  
under the Soil Conservation Act, 1938.



## PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE

Azimuth taken from XY

Field Book Vol. Folio

### Reference to Corners

Corner	Bearing	From	Links	N <sup>o</sup> on Tree
A	Stake at corner			84
B	"	"		83 <sup>8</sup> 84
C	"	"		83 <sup>8</sup> 84
D	"	"		83 <sup>8</sup> 84
E	128° 4'	Peppermint	48.3	84
F	Stake at corner			84
G	126° 40'		153.5	84
H	Stake at corner			84
J	Fence post at corner			84
K	"			84
L	Peg at corner			84
M	23° 15'	G.I. Pipe 2-4		

### Reference to Traverse

Line	Bearing	Distance
1	5° 42'	260.0
2	356° 21'	204.0
3	356° 22'	285.5
4	4° 19'	180.5
5	4° 19'	218.0
6	202° 2'	44.5

I hereby certify that I in person made and  
on the 15<sup>th</sup> June 1920 completed the survey represented on this plan  
on which are written the bearings and lengths of the lines measured by me  
and I declare that the survey has been executed in accordance with the  
regulations published for the guidance of Licensed Surveyors and the practice  
of the Department of Lands.

J. A. McLean Licensed Surveyor

Transmitted to the District Surveyor with my letter of 20<sup>th</sup> June 1920 N<sup>o</sup>

Voucher N<sup>o</sup> Passed

Calculation Book N<sup>o</sup> C155 Folio 81 L.R.B.

Checked and Charted R. J. Brown 17/7/20

Examined P. J. R. Brown 22-7-20

Plan approved

Officer-in-Charge

Value of Improvements Fencing £60  
Buildings £200  
Dams £40

Standard Prepared

Ex<sup>d</sup> 100 25  
10

Scale 10 Chains to an Inch

C 3362 2041

Woser Settlement, Broken

13-7-20



A.293

PAPERS 1857-829  
Tr. 57-1736.

Cancels part plans C3361 & C3362

# PLAN OF PORTION 89

PARISH OF BONG BONG  
LAND DISTRICT OF MOSS VALE

COUNTY OF CAMDEN  
LAND BOARD DISTRICT OF GOULBURN

SHIRE OF WINGECARRIBEE

Applied for under the 3rd Section of the <sup>Closer Settlement (Amendment) Act 1918</sup> Crown Lands Consolidation Act 1912, by Robert Henry Thompson

**NOTATION PLAN**

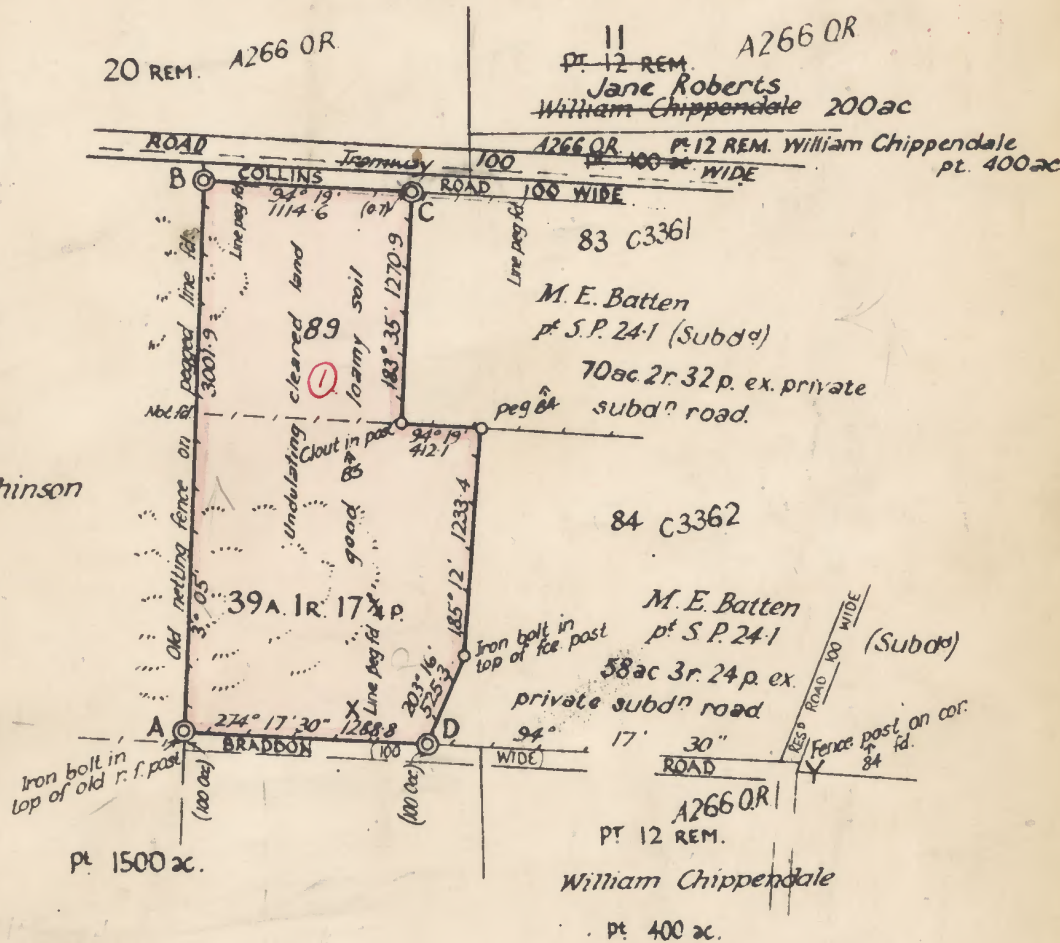
Within Warragamba Catchment Area (Soil Conservation Act) Notified 5 Oct., 1945.

Within R1819 from Occ<sup>n</sup> under MR. or BL. Notified 19 Oct., 1928.

Within Bryant's (3) Settlement Purchase Area Notified 29 Feb., 1924.

① Portion 89 part S.P. 24-1 April 5<sup>th</sup> of 168 ac. 3r 33p. now S.P. 56-2 (Subd<sup>n</sup>) **Ten. 58-1522 Grant issued.**

William Hutchinson



**PLAN MICROFILMED**  
NO ADDITIONS OR AMENDMENTS TO BE MADE

Surround Area :- 39.3588 ac.

## REFERENCE MARKS

CORNER	BEARING	FROM	LINKS	MONITREZ
A	3° 05'	G.I. Pipe	23	Numb <sup>d</sup> pegs on Cor <sup>s</sup> 89
B	3° 05'	G.I. Pipe	38	
C	183° 35'	G.I. Pipe	23	
D	23° 16'	G.I. Pipe	24	

**NOTATION PLAN**

AZIMUTH TAKEN FROM XY  
FIELD BOOK LD. 2216. PAGES 26.

Charted on Head Office maps

Examined *Plum 23.A.1958*

## NOTATION PLAN.

I CERTIFY that this is a  
CORRECT COPY of the  
original plan of survey and  
of all notations thereon now  
relevant, I being the officer  
having the custody thereof.

*J. Gayarra*

16.1.57

SCALE 10

CHAINS TO AN INCH

CAT. N<sup>o</sup>

**C3746-2041.**

*Kevin Campbell*  
of *Bonval*

a Surveyor registered under the Surveyors Act, 1929 hereby certify  
that the survey represented in this plan is accurate and has been  
made by me in accordance with the Survey Practice Regulations 1933  
and the special requirements of the Department of Lands was  
completed on the 11<sup>th</sup> July 1957, and the  
reference marks have been placed as shown herein.

*K. Campbell*  
Surveyor registered under the Surveyors Act, 1929

Transmitted to the District Surveyor with my letter of 1.8.1957 N<sup>o</sup> 57/2

CHECKED & CHARTED *Ph. Philp 4.10.57*

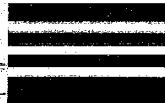
EXAMINED *J. Gayarra*

PLAN APPROVED *16.10.57*

Authorised Officer

Lithographed & Printed at the Department of Lands, Sydney, N.S.W.





New South Wales



11315030

No. 1970/483

NEW SOUTH WALES  
three  
dollars  
 STAMP DUTY  
 SYDNEY, N.S.W.



**GRANT OF LAND**  
 (UNDER THE CLOSER SETTLEMENT ACTS)

Vol. **11315** Fol. **30**  
 Registered 19-5-1970

Registrar General.

**CANCELLED**

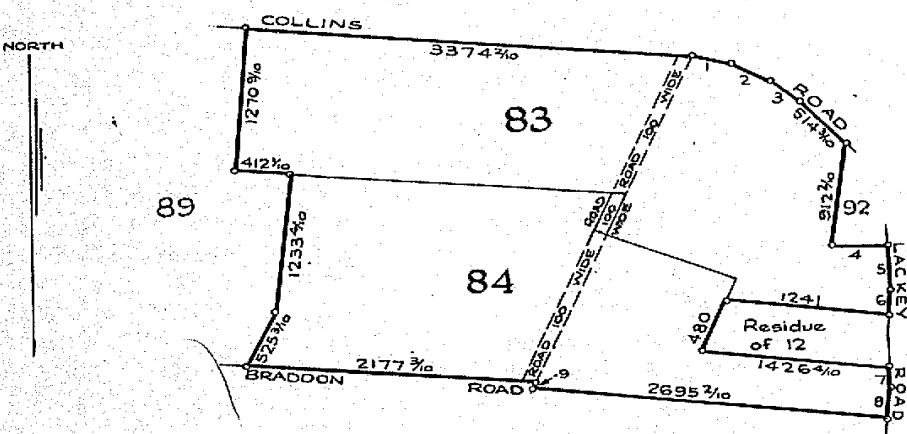
ELIZABETH the SECOND, by the Grace of God of the United Kingdom, Australia and her other Realms and Territories Queen, Head of the Commonwealth, Defender of the Faith:-  
 To All to whom these Presents shall come, Greeting:-

**MORTGAGEE**

**Whereas** THE ENGLISH SCOTTISH AND AUSTRALIAN BANK LIMITED (hereinafter called the GRANTEE) is the holder of Settlement Purchase No. 1924/1 in the Land District of Moss Vale in Our State of New South Wales comprising the parcel of land hereinafter described and intended to be hereby granted and being the residue after the sale of parts thereof containing a total of two acres two roods twelve perches under the provisions of Section 22 of the Closer Settlement (Amendment) Act, 1909 in accordance with the consent of Our Minister for Lands of Our said State given on the eighth day of June 1962 and the eighteenth day of December 1967 **AND WHEREAS** the sum of two thousand one hundred and thirty eight dollars fifty two cents being the purchase money payable by law to be done to entitle the GRANTEE to a grant of the fee simple of the said Land subject to the Reservations and Exceptions hereinafter contained have been done and performed **NOW KNOW YE** That for and in consideration of the said sum for and on Our behalf well and truly paid into the Treasury of Our said State before these presents are issued and of all and singular the premises **WE HAVE GRANTED** and for Us Our Heirs and Successors **DO HEREBY GRANT** unto the GRANTEE Subject to the Reservations and Exceptions hereinafter contained **ALL THAT** Parcel of Land in Our said State containing by admeasurement one hundred and twenty seven acres four perches be the same more or less situated in the County of Camden Parish of Bong Bong Portions 83 and 84 as shown in plans catalogued Nos.C.3361-2041 and C.3362-2041 in the Department of Lands excepting out of the said parcel of land the roads shown in the plan hereon the areas of which are not included in the above stated area

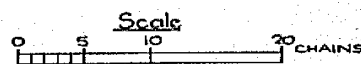
Cancelled  
 Sec 6 22721  
 8.3.1976

Attention is directed to the provisions of Section 31 of the Closer Settlement Act, 1904, relating to restrictions on transfer



Line	Distance
1	304 8/10
2	340 3/10
3	284
4	425
5	402 5/10
6	218
7	204
8	260
9	44 5/10

**Area: ~127a. Or. 4p**  
 This area does not include the areas of the roads



As per plan hereon TO HOLD unto the GRANTEE in fee simple  
 Provided Nevertheless and WE DO HEREBY RESERVE AND EXCEPT unto Us Our Heirs and Successors all minerals which the said Land contains with full power and authority for Us Our Heirs and Successors and such person or persons as shall from time to time be authorised by Us or Them to enter upon the said Land and to search for mine dig and remove the said minerals AND also all such parts and so much of the said Land as may hereafter be required for public ways in over and through the same to be set out by Our Governor for the time being of Our said State or some person by him authorised in that respect with full power for Us Our Heirs and Successors and for Our Governor as aforesaid by such person or persons as shall be by Us Them or him authorised in that behalf to make and conduct all such public ways And the right of full and free ingress egress and regress into out of and upon the said Land for the several purposes aforesaid or any of them IN TESTIMONY WHEREOF We have caused this Our Grant to be Sealed with the Seal of Our said State

**Witness** Our Governor of Our State of New South Wales and its Dependencies in the Commonwealth of Australia, at Sydney in Our said State, this **sixth** day of **May** in the **nineteenth** year of Our Reign and in the year of Our Lord one Thousand nine hundred and **seventy**

*A. H. Butler*  
 Governor


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

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

## SCHEDULE OF REGISTERED PROPRIETORS

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
David Richard Knowles of Moss Vale Dairy Farmer	Transfer	M99108	23-11-1970	9-12-1970	<i>Janetson</i>
Myrae Larinsore Grey, Widow as to <sup>two</sup> <del>one</del> undivided <sup>one</sup> <del>one</del> third share and					
Philip Seddon Grey, Dairy Farmer as to <sup>one</sup> <del>one</del> undivided <sup>one</sup> <del>one</del> half share and					
Judith Seddon Grey, Clerk as to <sup>one</sup> <del>one</del> undivided <sup>one</sup> <del>one</del> sixth share, all of					
Moss Vale as tenants in common in unequal shares	Transfer	M99109	3-12-1970	21-12-1970	<i>Janetson</i>
James Hardie & Coy. Pty. Limited	Transfer	P704183	—	7-5-1976	<i>Janetson</i>
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> NEW CERTIFICATES OF TITLE ISSUED ON <u>D.P. 590 307</u>  NOT BEING TO BE REGISTERED WITHOUT REFERENCE TO  SURVEY DRAFTING BRANCH. </div>					

## SCHEDULE OF ENCUMBRANCES ETC.

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
Caution	M859652	21-5-1970	by the Registrar General pursuant to the provisions of Regulation 59 of the Conveyancing Act, 1908				
Mortgage	M99111	3-12-1970	to Rural Bank of New South Wales	21-5-1970	<i>Janetson</i>	Withdrawn	M99108
Caution	P228848			21-12-1970	<i>Janetson</i>	Discharged	P704182
Request	P622721		Attention is directed to Section 8, Land Acquisition Tax Management Act, 1971	29-4-1975	<i>Janetson</i>	Withdrawn	P704181
			The interest of the council of the Shire of Wingecarribee in the new road shown on D.P. 590307	8-3-1976	<i>Janetson</i>		
			This deed is cancelled as to the whole as read	6-7-1977	<i>Janetson</i>		
			New Certificates of Title have issued on 8-5-1977 for lots in Deposited Plan No. S.90307 as follows:-				
			Lots 11 to 13 Vol 13394 Fol 2266228 respectively.				
			<div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 80%;"> The residue of and in this folio comprises road.  Registered 9<sup>th</sup> August 1977.  <i>Janetson</i>  REGISTRAR GENERAL </div>				
			<div style="text-align: center;">   REGISTRAR GENERAL </div>				

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

RAX  
REG  
L856552  
M 99108  
P 228848  
CT 19/2/76  
P 704181  
P 201  
P 37  
DP590307  
7/7/77

L859652

70 MAY 21 AM 8 57

RG 3/27



NEW SOUTH WALES

**CAVEAT BY THE REGISTRAR GENERAL FORBIDDING REGISTRATION OF  
DEALING WITH ESTATE OR INTEREST**

(REAL PROPERTY ACT, 1900)

Entry

Endorsements

Fees

\$ c

\$10-00 to Collect  
\$10-00 paid in  
19/10/70

I, THE REGISTRAR GENERAL OF NEW SOUTH WALES  
forbid the Registration of any dealing affecting the land  
comprised in the Crown Grant, Vol. 11315  
Fol. 30

not consistent with the powers of the registered proprietor  
as Mortgagee from David Richard Knowles  
as shown on transfer dated \_\_\_\_\_ and registered  
~~No.~~ ~~Book~~

DATED this 21st day of May 1970

*Lawton*




Registrar General



No. **L859652** Caveat

THE REGISTRAR GENERAL

Caveator

Checked <i>JA</i> <i>dl</i>	Particulars entered in Register Book <u>21.5.1970</u> at <u>10am</u>
Signed <i>JA</i>	<i>Jawatson</i> Registrar General. 

*Wx M99103*

L859652



Bridge Street, Sydney

D.13

APHC ADDRESS-

DEP. SYDNEY

ONE 20579 Ext. 388

Deeds Branch

13th May, 1970

ADDRESS REPLY TO THE UNDER SECRETARY FOR LANDS.  
 Box 39, G.P.O.,  
 SYDNEY, 2001

AND QUOTE Deed 70/483 HM

The Registrar General,  
S Y D N E Y.

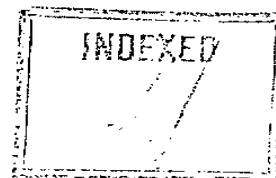
Issue of Crown Grant - Mortgage

A Deed of Grant of the land described below, which according to the records of this Department is subject to mortgage, has today been sent to the Commissioner of Stamp Duties for stamping. It will then be forwarded to you for enrolment.

Please enter on the Grant before delivery, as provided by Regulation <sup>59 C.S. Act, 1904</sup> ~~222A~~ under the Crown Lands Consolidation Act, 1913, a caveat forbidding the registration of any dealing not in accordance with the powers of the mortgagee.

R. L. SINCLAIR,  
Under Secretary.

Per 



Grant No.: 70/483

Land District: Moss Vale

Portion: 83 and 84

Parish: Bong Bong

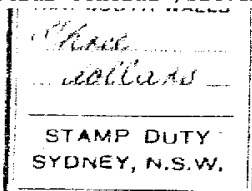
County: Camden

Mortgagor: David Richard KNOWLES

Grantee: The English Scottish and Australian  
 Bank Limited

11315/30

14.MAY 70\* 15817



New South Wales



10770-184

Vol. 10770 Fol. 184  
Registered 23-4-1968

Registrar General.

# SETTLEMENT PURCHASE GRANT

[UNDER THE CLOSER SETTLEMENT ACTS]

ELIZABETH the SECOND, by the Grace of God of the United Kingdom, Australia and her other Realms and Territories Queen, Head of the Commonwealth, Defender of the Faith:-  
To All to whom these Presents shall come, Greeting:-

MORTGAGEE

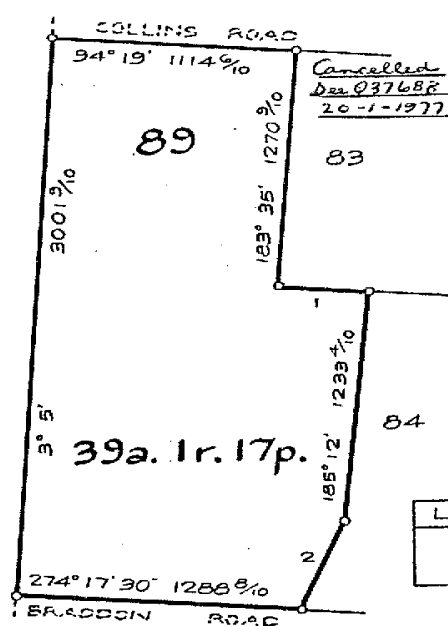
CANCELLED

Elbercas the BANK OF NEW SOUTH WALES

(hereinafter called the GRANTEE ) is the holder of Settlement Purchase No. 1956/1 in the Land District of Moss Vale in Our State of New South Wales comprising the parcel of land hereinafter described and intended to be hereby granted And Whereas the sum of two hundred and fifty nine dollars thirty four cents being the purchase money payable for the said Land has been duly paid into the Office of the Treasurer of Our said State And all things required by law to be done to entitle the GRANTEE to a grant of the fee simple of the said Land subject to the Reservations and Exceptions hereinafter contained have been done and performed Nam Kuan Ye That for and in consideration of the said sum for and on Our behalf well and truly paid into the Treasury of Our said State before these Presents are issued and of all and singular the premises We HAVE GRANTED and for Us Our Heirs and Successors Do HEREBY GRANT unto the GRANTEE — Subject to the Reservations and Exceptions hereinafter contained ALL THAT Piece or Parcel of Land in Our said State containing by admeasurement thirty nine acres one rood seventeen perches be the same more or less situated in the County of Camden and Parish of Bong Bong Portion 89 as shown in plan catalogued No. C.3746-2041 in the Department of Lands

Residue

NORTH

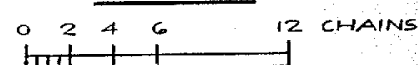


Attention is directed to the provisions of Section 31 of the Closer Settlement Act, 1904, relating to restrictions on transfer.

## REFERENCE

Line	Bearing	Distance
1	94° 19'	412 1/10
2	203° 16'	525 3/10

## SCALE



As per Plan hereon With all the Rights and Appurtenances whatsoever thereto belonging To Hold unto the Grantee in fee simple and Successors all minerals which the said Land contains with full power and authority for Us Our Heirs and Successors and such person or persons as shall from time to time be authorised by Us or Them to enter upon the said Land and to search for mine dig and remove the said minerals And also all such parts and so much of the said Land as may hereafter be required for public ways in over and through the same to be set out by Our Governor for the time being of Our said State or some person by him authorised in that respect with full power for Us Our Heirs and Successors and for Our Governor as aforesaid by such person or persons as shall be by Us Them or him authorised in that behalf to make and conduct all such public ways And the right of full and free ingress egress and regress into out of and upon the said Land for the several purposes aforesaid or any of them In Testimony Whereof We have caused this Our Grant to be Sealed with the Seal of Our said State

Our Governor of Our State of New South Wales and its Dependencies in the Commonwealth of Australia, at Sydney in Our said State, this third day of April in the seventeenth year of Our Reign and in the year of Our Lord one Thousand nine hundred and sixty eight

A. R. Butler

Governor

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

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

### SCHEDULE OF REGISTERED PROPRIETORS

REGISTERED PROPRIETOR	INSTRUMENT				ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE			
<i>Anne Mary Emelda du Chateau of Moss Vale Widow</i>	<i>Transfer</i>	<i>L794103</i>	<i>2-3-1970</i>		<i>29-5-1970</i>	<i>Jackson</i>
<p>This instrument relates to the whole road.</p> <p>New Certificates of Title have issued on <i>2-8-1977</i> for lots in Deposited Plan No. <i>590307</i> as follows:-</p> <p>Lots <i>11 to 13</i> and <i>13394</i> to <i>13398</i> respectively.</p> <p>The residue of land in this Title comprises road.</p> <p>Registered <i>9<sup>th</sup> August 1977</i></p> <p><i>[Signature]</i></p> <p>REGISTRAR GENERAL</p> <p>NEW CERTIFICATE(S) OF TITLE ISSUING ON <i>DP590307</i></p> <p>NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO SURVEY DRAFTING BRANCH.</p>						

*L794103*  
*DP 590307*  
*8/7/77*

### SCHEDULE OF ENCUMBRANCES ETC.

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
	NUMBER	DATE					
<del><i>Cancel</i></del>	<del><i>L75244</i></del>	<del><i>29-4-1968</i></del>	<del><i>By the Registrar General pursuant to Regulation 59 under the Crown Settlement Act 1967</i></del>	<del><i>30-4-1968</i></del>	<del><i>[Signature]</i></del>	<del><i>Withdrawn</i></del>	<del><i>L794103</i></del>
<i>Request</i>	<i>Q37688</i>	<i>—</i>	<p>Attention is directed to Section 8, Land Aggregation Tax Management Act, 1971</p> <p>The interest of the council of the Shire of WINGECARRIBEE in the new road shown on D.P. 590307</p>	<i>20-1-1977</i> <i>6-7-1977</i>	<i>[Signature]</i> <i>[Signature]</i>		

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



L25264

AP 29 10 00 1968

RG 3/27



Fees—

Entry £ : :  
Endorsements £ : :

\$8-00 to Collect  
\$8-00 paid in  
8/1/68

**CAVEAT BY THE REGISTRAR GENERAL FORBIDDING REGISTRATION  
OF DEALING WITH ESTATE OR INTEREST**

(REAL PROPERTY ACT, 1900)

I, THE REGISTRAR GENERAL OF NEW SOUTH WALES  
forbid the Registration of any dealing affecting the land  
comprised in the Crown Grant, Vol. 10770  
Fol. 184

not consistant with the powers of the registered proprietor  
as Mortgagee from Arthur Kenneth De Chateau  
as shown on transfer dated 13<sup>th</sup> January 1958 and registered  
No. 674 Book 2456

DATED this 29<sup>th</sup> day of April 1968

*J. J. J. J.*



Registrar General

No. **L25264** Caveat

THE REGISTRAR GENERAL

Caveator

Particulars entered in Register Book

Volume 10710 Folio 184

the 30th day of April 19 68

at 4 o'clock in the after noon

*J. J. J. J.*



Registrar General

179402761

TELEGRAPHIC ADDRESS-

LANDEP. SYDNEY

TELEPHONE 20579 Ext. 388  
Deeds Branch



DEPARTMENT OF LANDS

Bridge Street, Sydney

**16 APR 1968**

ADDRESS REPLY TO THE UNDER SECRETARY FOR LANDS,  
Box 39, G. P. O.,  
SYDNEY, 2001

AND QUOTE Tenure 58/1522

A.268

D. 13  
67-828

The Registrar General,  
S Y D N E Y.

Issue of Crown Grant - Mortgage

A Deed of Grant of the land described below, which according to the records of this Department is subject to mortgage, has today been sent to the Commissioner of Stamp Duties for stamping. It will then be forwarded to you for enrolment.

Please enter on the Grant before delivery, as provided by Regulation 222 ~~under the Crown Lands Consolidation Act, 1913~~, a caveat forbidding the registration of any dealing not in accordance with the powers of the mortgagee.

59 under the Closer Settlement Acts.

R. L. SINCLAIR,  
Under Secretary.

Per:



Grant  
~~Holding~~ No.: 67/2970

Land District: Moss Vale

Portion: 89

Parish: Bong Bong

County: Camden

Mortgagor: Arthur Kenneth Du Chateau

Mortgagee: Bank of New South Wales

Transfer (Mortgage) dated: 13.1.58

No.: 674

Book: 2456

**B**

17 APR 68 \* 30242

10770 -184

# CERTIFICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

Appln. No.8377 (part)  
Prior Titles ~~Vol. 6986 Fol.192~~  
~~Vol.10770 Fol.184~~  
~~Vol.11315 Fol. 30~~  
~~Vol.13169 Fol. 80~~



13394228

Vol. **13394** Fol. **228**  
EDITION ISSUED  
10 8 1977

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.

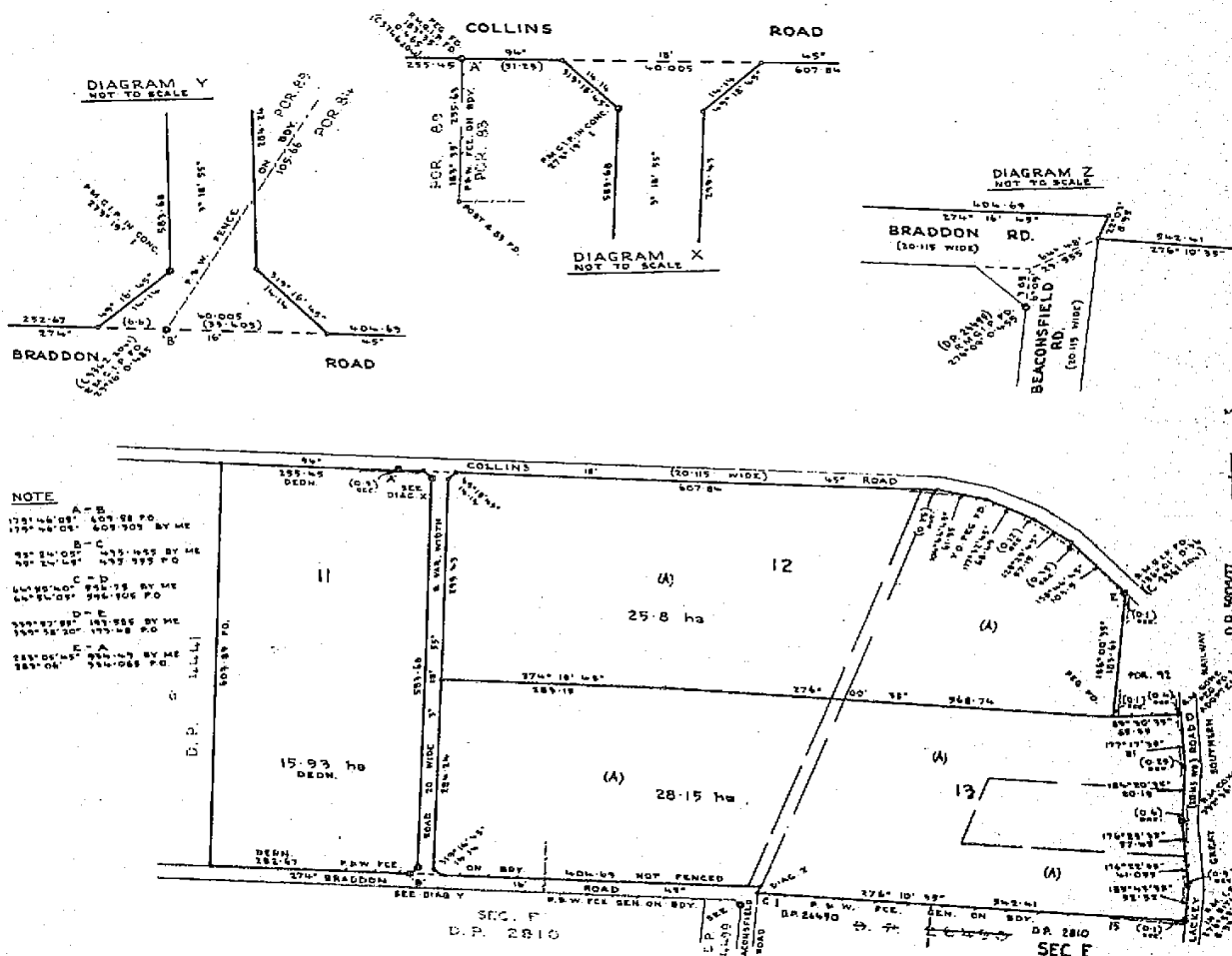
**CANCELLED**

Registrar General.  
**SEE AUTO FOLIO**



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



## ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 13 in Deposited Plan 590307 at Moss Vale in the Shire of Wingecarribee Parish of Bong Bong and County of Camden. EXCEPTING being part of Portion 12 granted to William Chippendale on 1-11-1822, part of Portion 89 granted by Crown Grant Volume 10770 Folio 184, part of Portions 83 and 84 granted by Crown Grant Volume 11315 Folio 30 and part of 1.27 hectares granted by Crown Grant Volume 13169 Folio 80. EXCEPTING THEREOUT the minerals reserved by the Crown Grants of Portions 83, 84, 89 and 1.27 hectares.

## FIRST SCHEDULE

ANNE MARY EMELDA DU CHATEAU of Moss Vale, Widow as regards the part of the land above described formerly comprised in Crown Grant Volume 10770 Folio 184 and JAMES CHARDIE & COY. PTY. LIMITED as regards the parts formerly comprised in Certificate of Title Volume 6986 Folio 192 and Crown Grants Volume 11315 Folio 30 and Volume 13169 Folio 80.

## SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. Attention is directed to section 8 Land Aggregation Tax Management Act, 1971 as regards the land designated (A) in the plan hereon. Request Nos. P622721 and Q37688.

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 TILES OFFICE.



Q377561

# FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of Registrar General


James Hardie & Coy. Pty. Limited

Transfer

Q377561

-----

22-9-1977



**CANCELLED**

**SEE AUTO FOLIO**

## SECOND SCHEDULE (continued)

INSTRUMENT

NATURE

NUMBER

DATE

PARTICULARS

ENTERED

Signature of Registrar General

CANCELLATION

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



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/2/2021 12:31PM

FOLIO: 13/590307

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

Prior Title(s): VOL 13394 FOL 228

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/9/1988	X783396	TRANSFER	EDITION 1
16/11/1989	Y702463	MORTGAGE	EDITION 2
12/3/1990	Y880291	CAVEAT	
19/12/1994	U878881	WITHDRAWAL OF CAVEAT	
9/5/1995	DP849013	DEPOSITED PLAN	FOLIO CANCELLED
7/11/2013	AI146844	DEPARTMENTAL DEALING	

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

RP 13  
1985



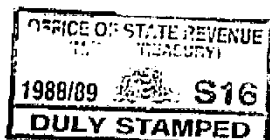
STAMP DUTY



①



X783396



### TRANSFER

REAL PROPERTY ACT, 1900

T

B	1	of	1	X
\$ 42				

R111

DESCRIPTION  
OF LAND  
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Certificate of Title Volume 13394 Folio 228 NOW BEING <u>whole</u> OF LAND COMPRISED IN FOLIO <u>13/590307</u>	WHOLE	Moss Vale
JAMES HARDIE & COY PTY LIMITED		

TRANSFEROR  
Note (b)

ESTATE  
Note (c)

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

TRANSFEE  
Note (d)

PETER JOHN BOYCE of Pleasant Stay Motel, Cnr Mark & Taylor Streets, Lidcombe, Company Director and JANICE ROBYN BOYCE his wife	OFFICE USE ONLY  JT2
as joint tenants/ <del>tenants in common</del>	

TENANCY  
Note (e)

PRIOR  
ENCUMBRANCES  
Note (f)

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

DATE 29<sup>th</sup> July 1988

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

EXECUTION  
Note (g)

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

The Common Seal of JAMES HARDIE & COY PTY LIMITED

Signature of Witness

was hereto affixed by the authority of the  
Directors and in the presence of :-

Name of Witness (BLOCK LETTERS)

BM Suff  
Address and occupation of Witness

Secretary

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

H.A. Hudson  
Signature of Transferor

Director

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

LODGED BY <b>H. M. ALLEN &amp; CO.</b> LAW STATIONERS 67 CASTLEREAGH STREET, SYDNEY DX 437 SYDNEY Tel. 232-3652, 232-3304 Fax. (02) 221-8042		LOCATION OF DOCUMENTS	
Delivery Box Number <b>47 V</b>		CT <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>
Checked <u>EC11</u> <u>h</u>	Passed	Herewith.	
Signed	Extra Fee	In L.T.O. with	
REGISTERED  <b>- 7 SEP 1988</b>		Produced by	
		Secondary Directions	
		Delivery Directions	CT 47V

OFFICE USE ONLY



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/2/2021 12:31PM

FOLIO: 1/849013

First Title(s): VOL 11315 FOL 30 ~~VOL 13169 FOL 80~~  
VOL 10770 FOL 184

Prior Title(s): 13/590307

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
9/5/1995	DP849013	DEPOSITED PLAN	FOLIO CREATED EDITION 1
1/11/1995	0652289	TRANSFER BY MORTGAGEE UNDER POWER OF SALE	
1/11/1995	0652290	MORTGAGE	EDITION 2
26/9/1996	2489882	MORTGAGE	EDITION 3
1/7/2005	AB595175	DEPARTMENTAL DEALING	
5/7/2005	DP1084421	DEPOSITED PLAN	FOLIO CANCELLED

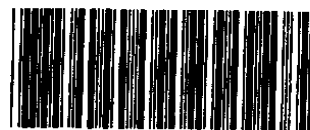
\*\*\* END OF SEARCH \*\*\*



97-01TP

**TRANSFER UNDER  
POWER OF SALE**

Section 58 Real Property Act 1900



0  
652289 F



Office

00\*Z#

10/ISS+ZZ006 40 1090 S660ZZ

N.S.W. STAMP DUTY

**(A) LAND TRANSFERRED**

Show no more than 20 References to Title.  
If appropriate, specify the share transferred.

1/849013

**(B) LODGED BY**

L.T.O. Box

236

Name, Address or DX and Telephone

~~KELL HEARD MCEWAN~~ CBA

~~SOLICITORS~~

~~83-85 MARKET STREET, WOLLONGONG 2500~~

~~DX 5162, WOLLONGONG TEL: (042) 21 9311~~

~~PM:952304~~

REFERENCE (max. 15 characters): 292699801(S)UG

**(C) TRANSFEROR** STATE BANK OF NEW SOUTH WALES LIMITED (ACN 003 963 228)

being the mortgagee in **MORTGAGE** Y702463 dated 26 OCTOBER, 1989 from  
the registered proprietor of the above Land, acknowledges receipt of the consideration of \$ 265,000.00

and in exercise of power of sale under that Mortgage transfers an estate in fee simple in the above Land to the Transferee

**(D)** subject to the following **ENCUMBRANCES** 1. 2. 3.

**(E) TRANSFEE**

**TP**

GLENN WILLIAM MOON AND SUZANNE MARJORIE MOON

**TENANCY:** JOINT TENANTS

**(G)** We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE** 25.10.95  
Signed in my presence by the transferor who is personally known to me.

Signature of Witness

KEVIN WILLIAM CHAPPEL

Name of Witness (BLOCK LETTERS)

52 MARTIN PLACE SYDNEY

Address of Witness

STATE BANK OF NEW SOUTH WALES LIMITED (ACN 003 963 228) BY ITS  
ATTORNEY, JOHN BEDE EGAN, WHO HOLDS THE POSITION OF MANAGER,  
GROUP ASSET MANAGEMENT PURSUANT TO A POWER OF ATTORNEY,  
REGISTRATION NUMBER 80014 4044 AND I DECLARE THAT I HAVE  
NO NOTICE OF THE REVOCATION OF THE SAID POWER OF ATTORNEY.

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee

PAUL MAGAGNINO, SOLICITOR FOR TRANSFEE

CHECKED BY (office use only)

26



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/2/2021 12:28PM

FOLIO: 11/1084421

First Title(s): VOL 11315 FOL 30 OLD SYSTEM

Prior Title(s): 1/849013 ~~1/1000057~~

Recorded	Number	Type of Instrument	C.T. Issue
5/7/2005	DP1084421	DEPOSITED PLAN	FOLIO CREATED EDITION 1
19/8/2005	AB709272	WITHDRAWAL OF CAVEAT	
19/8/2005	AB709273	DISCHARGE OF MORTGAGE	
19/8/2005	AB709274	DISCHARGE OF MORTGAGE	
19/8/2005	AB709275	TRANSFER	
19/8/2005	AB709276	TRANSFER	EDITION 2
7/9/2005	AB750929	MORTGAGE	EDITION 3
12/5/2017	AM383813	DISCHARGE OF MORTGAGE	EDITION 4
11/1/2021	AQ707280	TRANSFER	
11/1/2021	AQ707281	MORTGAGE	EDITION 5 CORD ISSUED

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

Form: 01T  
Licence: 01-08-067  
Licensee: ·Midware Systems  
Watkins Tapsell

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



**AB709275E**

PRIVACY NOTE: this information is legally required and will be

**STAMP DUTY**

Office of State Revenue use only  
Office of State Revenue  
NSW Treasury  
Client No: 85496312 1186  
**VENDOR DUTY  
ENDORSED**  
Trans No: 2820068

NSW Treasury  
Client No: 2852290 761  
Duty: \$2.00 Trans No: 2847370  
Asst details:

**(A) TORRENS TITLE**

*SA*

Folio Identifier 11/1084421 *off part formerly in 1/8490/13 + 11?*

**(B) LODGED BY**

Delivery Box <i>892F</i>	Name, Address or DX and Telephone <i>WATKINS TAPSELL 4512 SUTHERLAND 1499 9521 6000</i> Reference (optional): <i>LLPN 123644P</i>	CODE <b>T TW</b> (Sheriff)
-----------------------------	---	--------------------------------------

**(C) TRANSFEROR**

**GLENN WILLIAM MOON and SUZANNE MARJORIE MOON**

**(D) CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 390,000.00 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**

**MICKSHAM PTY LIMITED (ACN 115 178 295)**

**(I)** TENANCY:

**(J) DATE** *21/7/05*

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:

*Steve Bennett*

Name of witness: **STEVE BENNETT**

Address of witness: Law Clerk  
103 Old Hume Highway  
MITTAGONG NSW 2575

Signature of transferor:

*Suzanne Moon*  
*gMoon*

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

Signature:

*Matthew Coates*

Signatory's name: MATTHEW COATES  
Signatory's capacity: Solicitor for the transferee

Form: 01T  
Licence: 01-08-067  
Licensee: Midware Systems  
Watkins Tapsell

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



**AB709276C**

PRIVACY NOTE: this information is legally required and will beco

**STAMP DUTY**

Office of State Revenue use only  
Office of State Revenue  
NSW Treasury  
Client No: 2852290 218  
**VENDOR DUTY  
ENDORSED**  
Trans No: 2847457

NSW Treasury  
Client No: 2852290 761  
Duty: \$200 Trans No: 2847482  
Asst details:

**(A) TORRENS TITLE**

Folio Identifier 11/1084421 (formerly 1/1000057)  
OFFICE OF STATE REVENUE (N.S.W. TREASURY)  
2852290 218

**(B) LODGED BY**

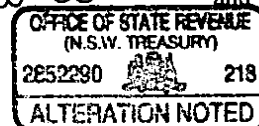
Delivery Box 892F	Name, Address or DX and Telephone WATKINS TAPSELL 4572 EUTERLAND 1099 9521 6000 Reference (optional): LCPN 123 644P	ALTERNATION NOTED	CODE T TW (Sheriff)
----------------------	---	-------------------	------------------------------

**(C) TRANSFEROR**

**JOHN FREDERICK WATKINS and LISA JUNE WATKINS**

**(D) CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ ~~THE~~ 700,000.00 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) TRANSFEREE**

**MICKSHAM PTY LIMITED (ACN 115 178 295)**  
**TENANCY:**

**(I)**  
**(J) DATE** 21 / 7 / 05

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:   
Name of witness: SAMANTHA THATCHER  
Address of witness: 161 OAK RD, KIRRAWEE

Signature of transferor:  
JOHN FREDERICK WATKINS by his attorney Albert Frederick Watkins pursuant to Power of Attorney Book 4274 No 526  
  
LISA JUNE WATKINS by her attorney Albert Frederick Watkins pursuant to Power of Attorney Book 4274 No 526

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

Signature:   
Signatory's name: MATTHEW COATES  
Signatory's capacity: Solicitor for the transferee



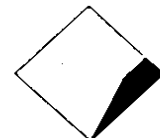
Commonwealth Bank of Australia  
ACN 123 123 124  
Group Risk Management  
Credit Management

Level 7  
9-19 Elizabeth Street  
Sydney  
NSW 2000  
Australia

GPO Box 4170  
Sydney  
NSW 2001

Telephone (02) 9378 5612  
Facsimile (02) 9378 7200  
DX 1020 Sydney (2048 013)  
Internet: [www.commbank.com.au](http://www.commbank.com.au)

The Registrar General  
Land and Property Information  
Queen Square  
Prince Albert Road  
SYDNEY NSW 2000



20 July 2005

Dear Sir

**RE: Glenn William Moon & Suzanne Marjorie Moon**  
**Property: Lot 1 Lackey Road Moss Vale**

We authorize Land and Property Information to register the Transfer and thereafter deliver Certificate Of Title Folio Identifier 11/1084421 to CKM (Mortgages) Limited or their agent. Please be advised that this Certificate Of Title is presently held in the dual entitlement press.

Yours sincerely

Michael Hyde  
Client Manager, Credit Management

**SOLICITORS AND BARRISTERS**

**DX 4512 Sutherland**



FOLIO: 11/1084421

SEARCH DATE	TIME	EDITION NO	DATE
18/2/2021	8:57 AM	5	11/1/2021

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.  
CONTROL OF THE RIGHT TO DEAL IS HELD BY NATIONAL AUSTRALIA BANK LIMITED.

LAND

LOT 11 IN DEPOSITED PLAN 1084421  
AT MOSS VALE  
LOCAL GOVERNMENT AREA WINGECARRIBEE  
PARISH OF BONG BONG COUNTY OF CAMDEN  
TITLE DIAGRAM DP1084421

FIRST SCHEDULE

MR LYU PTY LTD

(T AQ707280)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS AFFECTING THE PART SHOWN SO INDICATED IN THE TITLE DIAGRAM - SEE CROWN GRANT
- 3 DP849013 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART SHOWN SO INDICATED IN THE TITLE DAIGRAM
- 4 DP1084421 POSITIVE COVENANT
- 5 DP1084421 RESTRICTION(S) ON THE USE OF LAND
- 6 AQ707281 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

# **Appendix E**

**Section 10.7 Planning Certificate and  
council records**





Civic Centre, Elizabeth Street, Moss Vale, 2577

P.O.Box 141, Moss Vale, 2577

Email: [wscmail@wsc.nsw.gov.au](mailto:wscmail@wsc.nsw.gov.au)

DX 4961, Bowral

Telephone: (02) 4868 0888

Facsimile: (02) 4869 1203

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GJH:SC

SCANNED

**Form 4 - Environmental Planning and Assessment Act, 1979**

**NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION**

TO: Bureauocracy Busters Town Planning Consultants  
PO Box 2257  
BOWRAL NSW 2576

23 July 2008

PLEASE QUOTE THE DEVELOPMENT APPLICATION NUMBER IN ALL CORRESPONDENCE AND  
UPON PAYMENT OF FEES, CHARGES & CONTRIBUTIONS

being the applicant in respect of Development Application No. DA 08/0525

Pursuant to Section 80 (1) (a) of the *Environmental Planning & Assessment Act 1979* notice is hereby given of the determination by the Council, as the consent authority, of the Development Application relating to the land described as follows:-

<b>PROPERTY:</b>	Lot 11 DP 1084421 - Beaconsfield Road, Moss Vale
<b>OWNER:</b>	Micksham Pty Limited

Purpose of Development: **Staged Development - Rural Dwelling** - in accordance with Amended Site Plan dated 20 June 2008 and Statement of Environmental Effects dated May 2008 prepared by Bureauocracy Busters Town Planning Consultants and any supporting other studies submitted with the Development Application except where amended by any conditions below.

The Development Application has been:

Approved under the provision of Wingecarribee Local Environmental Plan 1989, Development Control Plan No 44 and Drinking Water Catchments Regional Environmental Plan No 1, subject to the conditions specified in this notice

The conditions of the consent and reasons for their imposition follow:

**GENERAL - DEVELOPMENT CONSENT CONDITIONS**

1. Compliance

Development is to take place in accordance with the approved plans and documentation submitted with the application and subject to the conditions below, to ensure the development is consistent with Council's consent.

2. Staged Development

Pursuant to Section 83B of the *Environmental Planning and Assessment Act 1979* the approval is for a staged development therefore this consent does not authorise the carrying out of any physical work on the site.

3. Construction Certificate

The building works are not to commence until a Construction Certificate has been issued in accordance with the *Environmental Planning and Assessment Act 1979*. A Building Code of Australia assessment has not been undertaken on the proposal. For further advice you may contact Council's Building Surveyors.

4. Other Approvals

Prior to any work commencing, written approval under Section 68 of the *Local Government Act 1993* must be obtained for stormwater drainage, sanitary drainage and water plumbing, from the Council as the appropriate Water Supply Authority.

Separate approval by the Roads Authority is required pursuant to Section 138 of the *Roads Act 1993* for any works within the road reserve.

5. Future Proposals

The future dwelling will require the submission of a separate Development Application to Council.

6. Future Dwelling

The future dwelling shall meet the objectives and requirements of part three (Controls for Detached Dwellings) of the Wingecarribee Development Control Plan 'Residential Development'.

7. Compliance with Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

8. Residential Building Work

A. Building work that involves residential building work (within the meaning of the *Home Building Act 1989*) must not be carried out unless the principal certifying authority for the development to which the work relates:

(a) in the case of work to be done by a licensee under that Act:

- (i) has been informed in writing of the licensee's name and contractor licence number, and
- (ii) is satisfied that the licensee has complied with the requirements of Part 6 of that Act, or

(b) in the case of work to be done by any other person:

- (i) has been informed in writing of the person's name and owner-builder permit number, or
- (ii) has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of **owner-builder work** in Section 29 of that Act,

B. A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

9. Sample Materials

Details of all samples of all new external building materials and finishes, including their proposed colours, which have not already been submitted by the applicant, shall be submitted for the approval of Council prior to issue of Construction Certificate.

The development shall be completed in accordance with the Council approved detail for all external claddings and finishes.

Endorsement of Date of Consent: 23 July 2008

NOTES:

1. To ascertain the date upon which the consent becomes effective refer to Section 83 of the Act.
2. This consent will lapse unless the development subject of this consent is commenced within a period of two (2) years in accordance with Section 95 of the Environmental Planning and Assessment Act, 1979 except in the case of staged developments where the provisions of Section 95 (1)(b) of the *Environmental Planning and Assessment Act* apply.
3. Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court exercisable within 12 months after receipt of this notice.
4. The approval granted by the Council does NOT consider nor negate or vary any private easement, covenant or restriction. The owner is advised to investigate any encumbrance or restriction that may be noted on the title to the land.
5. All conditions on this consent have been imposed having regard to all matters listed for consideration under Section 79C of the *Environmental Planning & Assessment Act 1979*.
6. An applicant may request pursuant to Section 82A of the *Environmental Planning & Assessment Act 1979* Council to review a determination of the application where that application is of a type referred to in that Section of the Act within twelve (12) months after receipt of this notice.

Date: 23 July 2008

Signed: \_\_\_\_\_



**DELEGATE OF COUNCIL**



SCANNED

PM:EL

Environmental Planning and Assessment Act, 1979

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

TO: Bureaucracy Busters  
PO BOX 2257  
BOWRAL NSW 2576

18 October 2012

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PLEASE QUOTE THE DEVELOPMENT APPLICATION NUMBER IN ALL CORRESPONDENCE AND  
UPON PAYMENT OF FEES, CHARGES & CONTRIBUTIONS

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being the applicant in respect of Development Application No: LUA12/0420

Pursuant to Section 80 (1) (a) of the *Environmental Planning & Assessment Act 1979* notice is hereby given of the determination by the Council, as the consent authority, of the Development Application relating to the land described as follows:-

PROPERTY:	Lot 11 DP 1084421 - 74-76 BEACONSFIELD ROAD MOSS VALE NSW 2577		
ASSESS NO:		BUILDING CLASSIFICATION:	
OWNER:	MICKSHAM PTY LIMITED		

Purpose of Development: **Two (2) Lot Subdivision** - in accordance with plans prepared by Richard Cox Surveyors, Plan No: Dwg MWAT1, dated 17th November 2011 and any supporting Statement of Environmental Effects or other studies submitted with the Development Application except where amended by any conditions below.

The Development Application has been:

Approved under the provision of Wingecarribee Local Environmental Plan 2010, subject to the conditions specified in this notice

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The conditions of the consent and reasons for their imposition follow:

## GENERAL – DEVELOPMENT CONSENT CONDITIONS

### ADMINISTRATION AND COMPLIANCE

#### Compliance

1. Compliance

Subdivision is to take place in accordance with the approved plans and documentation submitted with the application and subject to the conditions below, to ensure the subdivision is consistent with Council's consent.

Any subsequent changes to the approved plans should be clearly identified for Council's consideration. Council reserves the right to request an application for modification of this consent or a new development application in the event that significant changes to the approved plans are subsequently made.

2. Qualifications and Responsibility for Documentation

Council requires that all design plans be prepared to Council's standards by a person, who has proven experience and suitable relevant qualifications in the preparation of plans specifications and any other relevant documentation for the approved development. All of these requirements are outlined in Council's Engineering Policies.

The Developer will be responsible for the correctness of all information contained in the drawings, specifications or any other documentation. The Council will not accept responsibility for any errors or inaccuracies that may be found in such documents, regardless of whether these documents have been checked and/or approved by Council.

3. Responsibility for Works

The Council will hold the Developer (Applicant/Owner), to whom the subdivision approval was issued, solely responsible for constructing the required development works to Council's satisfaction and maintaining them during any specified period.

4. Developers Representative during Construction of Works

A minimum of 48 hours prior to commencement of any construction works on site the Developer must nominate to Council in writing their representative (Construction Supervisor) who will be responsible for all aspects of construction and site control, including Traffic Control, Sediment and Erosion Control and liaison with Council Officers and all other Authorities.

Details to be submitted include:-

- Name of Representative:
- Company :
- Position:
- Contact Ph:
- Contact Fax:
- After Hours Contact:
- Signature of Representative:

- Signature & Acceptance of representative by the Developer:
- Council requires that the nominated " Construction Supervisor" either hold qualifications acceptable for Corporate Membership of the Institute of Engineers, Australia, or be Approved by the Director and/or has proven experience and suitable relevant qualifications for the control, supervision and management of civil engineering works as required for carrying land development.

Prior to commencing any works on site the representative shall:-

- Inform Council in writing of their intention 7 days before entering the site.
- Submit to Council a proposed Schedule of Works.

The Developer may be required to arrange for Council to peruse all other contract documentation **PRIOR TO THE CONTRACTOR ARRIVING ON SITE TO COMMENCE WORK** (Schedule of Works, Specifications, Bill of Quantities, Traffic Control Plan and Soil and Water Management Plan).

Failure to comply with the requirements as set out above will result in an immediate stop work order.

5. Hours of Construction Works

In order to minimise impacts upon the locality construction activities must be limited to between 7.00am - 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays with no work on Sundays and public holidays. Any variation of these hours will only occur with Council's consent.

6. Workers Compensation & Public Liability

It is the Developer's responsibility to ensure that Contractors engaged to carry out works indicated on the approved plans carries current Workers Compensation Insurance and hold Public Liability Insurance for \$20,000,000 cover.

7. Construction Certificate (Subdivision)

Subdivision work in accordance with the consent must not be commenced until a Construction Certificate has been applied for and issued by Council, pursuant to Section 81A (4) (a, b & c) of the *Environmental Planning and Assessment Act 1979*. The application for a Construction Certificate needs to be accompanied by detailed engineering plans and specifications and completed design checklists found in Council's Engineering Policies. The Construction Certificate fee is payable at time of lodgement of the application.

8. Subdivision Certificate

In accordance with Section 109J of the *Environmental Planning and Assessment Act 1979* an application for a Subdivision Certificate along with a Linen Plan suitable for lodgement with Land and Property Information NSW plus eight (8) copies and relevant other documentation, will be made on the completion of works and the relevant application fee paid. All works specified in Council's Development Consent and approved Construction Certificate plans must be completed and all Development Consent conditions complied with prior to making a Subdivision Certificate application.

9. Other Approvals

Prior to any work commencing, written approval under Section 68 of the *Local Government Act 1993* must be obtained for water plumbing, from the Council as the appropriate Water Supply Authority.

**Protection of Council Assets**

10. Provision of Services

Provision of a separate access, water service and electricity supply to each allotment within the subdivision at the Developer's expense **PRIOR TO RELEASE OF THE SUBDIVISION CERTIFICATE.**

11. Maintenance and Bond for Public Assets

The Developer shall at their own expense maintain all road, and other civil works constructed by them with respect to the subdivision for a period of twelve (12) months after the date of the signing of the Subdivision Certificate. Prior to the issue of any Subdivision the Developer shall lodge a cash bond with regard to maintenance of the public assets constructed in an amount equal to 5% of the total engineering works with a minimum bond value of \$1,000. The bond shall be assessed by Council for release after the twelve (12) month period on request by the Developer.

12. Developer Must Advise of Damage to Property

The Developer must advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like, prior to commencement of any work on the site. Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the Developer's expense.

**Bush Fire Hazard**

13. NSW Rural Fire Service

**General Advice**

The approval is for the subdivision of the land only. Any further development application for class 1, 2 or 3 buildings as identified by the "Building Code of Australia" may be subject to separate application under section 79BA of the EP & A Act and address the requirements of "Planning for Bush Fire Protection 2006".

**ENVIRONMENTAL MANAGEMENT**

**Sediment and Erosion Control**

14. Erosion and Sediment Control Plan Approval

An Erosion and Sediment Control Plan shall be prepared in accordance with Council's Engineering Policies by a suitably qualified person, and approved by Council and / or Department



of Environment, Climate Change and Water **PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE.**

15. Erosion and Sediment Control Plan Inclusions

The Erosion and Sediment Control Plan shall include scaled drawings and detailed specifications which can be readily understood and applied on-site by supervisory staff. Items to be shown on the Plan shall include:

- (a) Locality of the site, a north point and scale.
- (b) Existing contours of the site including catchment area boundaries and indications of direction of fall.
- (c) Location of and basic description of existing vegetation.
- (d) Diversion of uncontaminated up-slope run-off around the disturbed sites.
- (f) Nature and extent of earthworks, including cut and fill roadworks.
- (g) Location of all soil and material stockpiles.
- (h) Location of site access , proposed roads and other impervious areas.
- (j) Location and type of proposed erosion and sediment control measures.
- (l) Time of placement of sediment controls.
- (m) Staging of works and how the plan is to be implemented for each stage or activity on site.
- (n) Maintenance schedule.

16. Erosion and Sediment Control Plan Compliance

All site works shall be carried out in accordance with the Erosion and Sediment Control Plan. Implementation of the Erosion and Sediment Control Plan shall be supervised by personnel with appropriate training or demonstrated knowledge or experience in erosion and sediment control.

In the event of non-compliance with the approved plan, Council Officers have the ability to issue Penalty Notices, being an on the spot fine.

17. Erosion Control on Completed Subdivisions

Adequate erosion and sediment control measures are to be maintained in place on the subdivision to the satisfaction of Council until site stabilisation and revegetation is finalised.

## **CIVIL ENGINEERING WORKS AND SERVICES**

### **18. Provision of Works and Services**

The provision, by the Developer, at their expense, of the following works and services to be documented and constructed in accordance with Council's Engineering Policies, to the satisfaction of the Development Control Engineer. **PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE** the Developer must obtain approval for the works to be undertaken by submitting adequate documentation including plans, standard notes and completed design checklists, calculations and specifications, to Council which justify that the proposed works are in accordance with all Council's standards and all other relevant Codes and guidelines.

#### **Access and Roadworks**

##### **(i) Construction of Road Pavement**

All road pavement construction is to be in accordance with Council's Engineering Policies and to the satisfaction of the Deputy General Manager Operations

- (a)** Construction of road pavement surfaced with asphaltic concrete in Beaconsfield Road on the frontage to the subdivision..

##### **(ii) Construction of Rural Crossing**

Rural vehicular entrances for access in accordance with Standard Drawing Nos SD110 and SD123 to provide access to the lots.

##### **(iii) Street Name Signs and Posts**

Provision of street signage in accordance with Council's Engineering Policies.

##### **(a) Blades**

###### **i. 150 mm Blade**

Hawthorn green, powder coated background and bracket, 100 mm high, series 'C', biscuit, class 1 reflective lettering 6 mm wide, red, class 2 reflective band applied above and below, and 6 mm from lettering.

##### **(b) Posts**

Posts shall be powder coated hawthorne green and installed in accordance with Standard Drawing No 119.

(iv) Upgrading Unformed Public Roads

Prior to the release of the Subdivision Certificate Braddon Road shall be upgraded from Beaconsfield Road to the full frontage of proposed Lot 112 to provide access to the proposed lots.

- (a) Layout and general construction is to comply with Standard Drawing SD121.

Council's minimum standard is a 4m wide gravel surfaced road. The road is to be located so as to retain the existing trees in the road reserve. All sections greater than 5% in longitudinal gradient is to be sealed.

- (b) Work shall be in accordance with Council's Engineering Policies and normal engineering standards of road construction including approval of the materials and methods proposed to be used prior to commencement of any works. Inspections by Council of critical stages of road construction will be required.

- (c) Traffic control and signage to minimum of the current version of the Roads and Maritime Services document "*Traffic Control at Work Sites*" shall be provided while working on public roads.

- (d) The Development Control Engineer shall be advised in writing of the name and contact number of the proposed contractor and proposed starting date, at least five working days prior to work commencing.

- (e) The contractor shall hold current insurance policies for:-

- Public liability for individual claims of up to \$20,000,000 in the joint names of Wingecarribee Shire Council and the Contractor;
- Workers compensation for all employees engaged on the work; and
- Third party personal and third party property for all plant and vehicles used on the work.

Proof of such insurance policies shall be forwarded to the Development Control Engineer at least five working days prior to work commencing.

- (f) The work shall comply with all relevant Acts and Council policies.
- (g) For the duration of the work, all personnel on site shall comply with Council's Personal Protection Equipment Schedule (enclosed).
- (h) Any damage to private property or Council property caused by the work shall be promptly reinstated by the contractor.
- (i) The contractor shall take all necessary precautions to prevent damage to existing services, including locating all services prior to work commencing. In the event of damage to services, the contractor shall immediately arrange for repair.

- (j) All costs associated with the construction of the road shall be the responsibility of the Applicant.

(v) Approval Required for Work within Road Reserve – Section 138 Roads Act 1993

Where works are proposed within the road reserve, the Developer must obtain approval from Council (as the Roads Authority and / or as required under Section 138 of the *Roads Act 1993*) before any works are undertaken. Works within the road reserve may include activities such as erect a structure, dig up or disturb the surface of a public road, remove or interfere with a structure, or any other activities as defined within the *Roads Act 1993*.

The following details must be submitted to Council in order to obtain the Section 138 approval:

- A copy of approved design plans related to the development and proposed works to be undertaken.
- Traffic Control Plan (TCP) to provide protection for those within and adjacent to the work site, including the travelling and pedestrian public. The TCP must comply with the Roads and Traffic Authority's manual "*Traffic Control at Work Sites*". Warning and protective devices shall comply with the provisions of AS1742.3 – 2002 *Traffic Control Devices for Works on Roads*. The plan must be prepared and certified by a person holding the appropriate Roads and Traffic Authority accreditation, a copy of which is to be submitted with the plan.
- Insurance details – Public Liability Insurance to an amount of \$20 million, to be held by applicant / contractor undertaking the works.

## **Water Mains Supply**

(i) Construction of Water Service

A water service shall be installed to each lot in the subdivision.

Council's application form shall be completed by the Developer and the appropriate fee paid.

## **General**

### **19. Energy Service Provider Requirements**

The provision of electricity to service the subdivision in accordance with the requirements of the Energy Service Provider. The Developer prior to release of a Construction Certificate will be required to submit to Council documentary evidence from the Energy Service Provider qualifying that the requirements of that provider have been obtained. The requirements of the supply authority will need to be met prior to the application for a Subdivision Certificate.



20. Telecommunications Provider / Gas Provider – Where Applicable

The Developer is to obtain the Telecommunications Provider / Gas Provider to ascertain the requirements of the organisations for the subdivision

**Advisory Note:**

The Developer is also requested to contact the National Broadband Network Company Ltd in regard to the installation of fibre in all new developments.

21. Works as Executed Plans

Following the completion of the work, one full set of work-as-executed drawings shall be submitted to and retained by Council. Sufficient details including locations and levels of the below ground infrastructure are required in order to enable a complete check of the work as executed as compared to the original approved design. Any deviation from the approved engineering plans shall be shown on the work-as-executed drawings. Each sheet of the drawings shall carry the certification of the developers supervising engineer.

22. Engineering Details in DXF Format

The Developer is to provide a copy of the work as executed information on disk in DXF format **PRIOR TO SUBMISSION OF THE SUBDIVISION CERTIFICATE APPLICATION**, to enable Council to update the Geographical Information System (GIS) to incorporate the subdivision with its asset register. The Developer should contact Council's GIS Officer for further details and technical specifications.

23. Asset Management

The Developer is to provide a detailed summary of the Assets that will fall into Council's care and control at the end of the maintenance period. The details are to be provided in a tabular form so as to allow Council to update its Assets register.

The assets to be identified include;

- Roadways length and width and type of surface

**MONETARY CONTRIBUTIONS AND DEVELOPER CHARGES**

24. Section 94 Contributions

Under Section 94 of the Environmental Planning and Assessment Act 1979 (as amended), Council has satisfactorily determined that Development Contributions are applicable to this development consent, as the development is likely to require the provision of or increase the demand for public amenities and public services within the Wingecarribee Local Government Area.

The following Wingecarribee Shire Council Developer Contributions Plans are applicable to the Development:

- **Roads & Traffic Facilities 2012 to 2031**
- **Resource Recovery Centre 2009**
- **Central Library Facility**
- **Section 94 Administration 2011 to 2031**
- **Open Space & Recreation Facilities**

A Developer Charges – Notice of Payment is attached to the back of this consent and outlines monetary contributions and unit rates applicable at the time of issue of this consent. The contributions listed in the Notice of Payment must be paid prior to the release of **Subdivision** Certificate.

All contributions are indexed quarterly in accordance with upward movements in the Consumer Price Index (All Groups, Sydney) as published by the Australian Bureau of Statistics ([www.abs.gov.au](http://www.abs.gov.au)); Section 25I of the Environmental Planning and Assessment Regulation 2000; and Council's Developer Contributions Plans.

Copies of the Contributions Plans are available at Wingecarribee Shire Council's Administration building Moss Vale or are available for download from Council's website [www.wsc.nsw.gov.au](http://www.wsc.nsw.gov.au).

25. Certificate of Compliance

A Certificate of Compliance under Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 must be obtained prior to the issue of **Subdivision** Certificate.

**Notes:**

Section 64 of the Local Government Act 1993 authorises Council to issue Certificates of Compliance under Section 306 of the Water Management Act 2000. Section 64 of the Local Government Act 1993 also authorises Council to impose pre-conditions to the issuing of Certificates of Compliance.

As a precondition to the issuing of a Certificate of Compliance Council requires the payment of Developer Charges, prior to the issue of **Subdivision** Certificate, as prescribed by Wingecarribee Shire Council's Development Servicing Plans:

- **Water Supply Development Servicing Plan;**
- **Stormwater Development Servicing Plan**

A developer Charges – Notice of Payment is attached to the back of this consent and outlines monetary contributions and unit rates applicable at the time of issue of this consent.

The water, sewer and stormwater head works levies are indexed quarterly in accordance with upward movements in the Consumer Price Index (All Groups, Sydney) as published by the Australian Bureau of Statistics ([www.abs.gov.au](http://www.abs.gov.au)); and Council's Development Servicing Plans

Copies of Development Servicing Plans are available at Wingecarribee Shire Council's Administration building Moss Vale or are available for download from Council's website [www.wsc.nsw.gov.au](http://www.wsc.nsw.gov.au).

The Water and Sewerage Development Servicing Plans (DSP's) were adopted by Council on 22 November 2006 and came into effect on 1 January 2007. The Stormwater DSP was adopted on 9 November 2010 and came into effect on 8 December 2010. The current charges under these Plans are listed as follows:

CPI Period	Water DSP	Stormwater DSP
1 August 2012 to 31 October 2012	\$5,975 per ET	\$2,313 per ET
Note: The charges shown above are amounts applicable during the stated time period. These amounts will be subject to adjustment quarterly in accordance with upward movements in the Consumer Price Index (CPI) once they become operational. The CPI is published quarterly by the Australian Bureau of Statistics, <a href="http://www.abs.gov.au">www.abs.gov.au</a> .		

Should new DSP's be prepared, it is possible that the charges may increase significantly. Draft DSP's must be advertised by Council for a period of 30-days prior to adoption.

## 26. Compliance Certificate

Compliance Certificate fees, in accordance with Council's Revenue Policy are as follows and shall be paid prior to the issue of **Subdivision** Certificate:-

Water \$90 + Stormwater \$90 = \$180.00

Prior to final release, you will need to contact Council's Environmental Assessment Branch for an inspection to ensure that Council will accept the infrastructure constructed. In response, the Development Engineer of Water and Sewer will specify requirements which will have to be met.

In the case of subdivision, the title plan of subdivision will not be certified and released by Council until the Water Management Act charges have been paid and/or secured and the approval of Council has been obtained for all works related to this infrastructure.

In the case of other forms of development, the Construction Certificate will not be issued until the Water Management Act charges have been paid and/or secured and the approval of Council has been obtained.

## 27. Sydney Catchment Authority

The following are the requirements of the Sydney Catchment Authority with regard to Sydney Drinking Water Catchment SEPP 2011:

### **General**

- (i) The lot layout and staging is to be as shown on the proposed Plan of Subdivision prepared by Richard Cox Surveyors Pty Ltd (Ref 0504 DWGMAT1; dated 17/11/2011). Any revised lot layout or staging is to be agreed to by the Sydney Catchment Authority.

*Reason for Condition (i) - The Sydney Catchment Authority has based its assessment under State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the subdivision.*

### **Wastewater Management**

- (ii) There is to be a public positive covenant under Section 88E of the *Conveyancing Act 1919*, the prescribed authority being the Sydney Catchment Authority, placed over Lot 112 requiring that:

- all wastewater generated on the lot is to be treated to secondary standard as a minimum, and
  - absorption-only methods are not to be used for effluent disposal.
- (iii) Unless Lot 111 is connected to Council's sewerage system, the two effluent management areas shown on Figure 1 of the Onsite Wastewater Management Plan (ref 12000160-WW-01; dated 3 July 2012) prepared by Strategic Environmental and Engineering Consulting shall be shown on the approved Plan of Subdivision as areas reserved for effluent management.
- (iv) Unless Lot 111 is connected to Council's sewerage system, there shall be a public positive covenant under Section 88E of the *Conveyancing Act 1919*, the prescribed authority being the Sydney Catchment Authority, placed over Lot 111 requiring that:
- all wastewater generated on the lot be treated to secondary standard as a minimum
  - absorption-only methods are not to be used for effluent disposal
  - all wastewater effluent generated on the Lot shall be disposed of in the effluent management areas identified for the lot, and
  - no development including buildings, hardstand, access roads or stormwater drainage shall occur on or across these areas.

*Reason for Conditions (ii) to (iv) - To ensure that an appropriate on-site wastewater management system can be sited on the lots, given the soil constraints, so as to have a sustainable neutral or beneficial effect on water quality over the longer term.*

#### **Proposed Road**

- (v) The construction of unformed Braddon Road off Beaconsfield Road shall be sealed as a minimum, and otherwise constructed according to Council's engineering standards. The road shall also be consistent with the guidelines *Environmental Practice Manual of Rural Sealed and Unsealed Roads* (ARRB Transport Research Ltd, 2002), and shall also incorporate the following requirements:
- have vegetated swales as appropriate for its full length with appropriately spaced cross drains, level spreaders, sills or mitre drains that divert water onto a stable surface capable of accepting concentrated water flow and provide for efficient sediment trapping and energy dissipation
  - where the outlets of swales discharge near drainage depressions or watercourses they shall be stabilised by an energy dissipater
  - all swales, batters and verges associated with the proposed road shall be vegetated and stabilised with bitumen and jute matting or equivalent as soon as possible after construction
  - in steeper areas where the slope is in excess of 10 percent, the swales shall be armoured with coarse gravel, cobbles or rock underlain by geotextile fabric, and
  - all drainage works associated with the proposed road shall be wholly included in the road reserve or have suitably defined easements.
- (vi) Any road crossing of a drainage line or watercourse shall be a properly engineered concrete causeway, pipe or box culvert crossing consistent with the guidelines *Environmental Practice Manual of Rural Sealed and Unsealed Roads* (ARRB Transport Research Ltd., 2002), and any requirements for controlled activities under the *Water Management Act, 2000* issued by the Office of Water.

### **Access Way to Dwelling Site on Lot 112**

- (vii) The access way to dwelling site on proposed Lot 112 shall be constructed with compacted roadbase (aggregate) as a minimum and shall be located so as to minimise watercourse or drainage depression crossings, minimise cut and fill, minimise length, avoid the need for vegetation clearing and are not to exceed 10 percent slope, unless it is sealed or armoured and zigzagged up the slope.
- (viii) The access way to dwelling site on proposed Lot 112 shall incorporate the following requirements:
- have vegetated swales as appropriate for its entire length with appropriately spaced cross drains, level spreaders, sills or mitre drains that divert water onto a stable surface capable of accepting concentrated water flow and provide for efficient sediment trapping and energy dissipation
  - where the outlets of swales discharge near drainage depressions or watercourses they shall be stabilised by an energy dissipater
  - all swales, batters and verges shall be vegetated and stabilised with bitumen and jute matting or equivalent as soon as possible after construction, and
  - in steeper areas where the slope is in excess of 10 percent, the swales shall be armoured with very coarse gravel, cobbles or rock underlain by geotextile fabric.

*Reason for Conditions (v) to (viii) - To ensure the proposed road and access way to the dwelling site and associated drainage works and water quality control measures are appropriately designed and managed so as to ensure an overall and sustainable neutral or beneficial impact on water quality over the longer term.*

### **Other**

- (ix) Conditions 5 and 6 above shall be complied with prior to the issuance of a Subdivision Certificate for the development.

*Reason for Condition (ix) – To ensure there is an overall and sustainable neutral or beneficial impact on water quality during all phases of the proposed development.*

### **Construction Activities**

- (x) A Soil and Water Management Plan shall be prepared by a person with knowledge and experience in the preparation of such plans for all works proposed or required as part of the subdivision, in particular the road upgrade. The plan shall meet the requirements outlined in Chapter 2 of NSW Landcom's *Soils and Construction: Managing Urban Stormwater* (2004) manual - the "Blue Book" and be to the satisfaction of Council.
- (xi) Effective erosion and sediment controls are to be installed prior to any construction activity including site access, and shall prevent sediment or contaminated water leaving the construction site or entering any natural or constructed drainage system. The controls shall be regularly maintained and retained until works have been completed and groundcover re-established.

*Reason for Conditions (x) & (xi) – To manage adverse environmental and water quality impacts during the construction phase of the development so as to minimise the risk of erosion, sedimentation and pollution within or from the site during this phase.*



**NOTES:**

1. To ascertain the date from which this development consent operates, refer to Section 83 of the *Environmental Planning and Assessment Act 1979*.
2. Development consent will lapse five (5) years after the date from which it operates. In the case of staged development, consent will lapse five (5) years after the date from which it operates. (Refer Section 95 (2) of the *Environmental Planning & Assessment Act 1979*).
3. Section 97 of the *Environmental Planning and Assessment Act 1979* confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court exercisable within six (6) months after receipt of this notice.
4. The approval granted by the Council does NOT consider nor negate or vary any private easement, covenant or restriction. The owner is advised to investigate any encumbrance or restriction that may be noted on the title to the land.
5. All conditions on this consent have been imposed having regard to all matters listed for consideration under Section 79C of the *Environmental Planning & Assessment Act 1979*.
6. An applicant may request pursuant to Section 82A of the *Environmental Planning & Assessment Act 1979* Council to review a determination of the application where that application is of a type referred to in that Section of the Act within six (6) months after receipt of this notice.

Date: 18 October 2012

Signed: \_\_\_\_\_

  
**Delegate of Council**

09 July 2019

MICKSHAM PTY LIMITED  
PO Box 105  
SUTHERLAND NSW 1499

**NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION**  
Pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*

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<b>APPLICATION NO:</b>	19/1525
<b>APPLICANT:</b>	MICKSHAM PTY LIMITED
<b>OWNER:</b>	MICKSHAM PTY LIMITED
<b>PROPERTY DESCRIPTION:</b>	Lot 11 DP 1084421
<b>PROPERTY ADDRESS:</b>	74-76 BEACONSFIELD ROAD MOSS VALE NSW 2577
<b>PROPOSED DEVELOPMENT:</b>	Subdivision - 2 lots
<b>DETERMINATION:</b>	Determined way of REFUSAL.

**Rights of Appeal**

Pursuant to Section 8.7 of the *Environmental Planning and Assessment Act 1979*, an applicant for development consent who is dissatisfied with the determination of the application by Council authority may appeal to the Court against the determination. Pursuant to Section 8.10, an appeal may be made only within 6 months after the date the decision appealed against is notified.

**Review of Determination**

You have the right to request a review of determination under section 8.2 of the *Environmental Planning and Assessment Act 1979*, subject to the provisions of Division 8.2 Reviews.

  
\_\_\_\_\_  
Nicholas Wilson  
Group Manager  
Planning, Development and Regulatory Services

9 July 2019  
Date of Determination

*Checked  
At 9/7/19.*

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## SCHEDULE 1 REASONS FOR REFUSAL

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1. Lot 11 DP 1084421 is not connected to Council's sewer infrastructure. Council is not satisfied that the development can effectively and safely dispose of wastewater to meet the demands generated by the proposed development. Accordingly, Council is not satisfied that the development can comply with the Moss Vale Enterprise Corridor Development Control Plan 2012 which seeks to ensure the orderly development of the Enterprise Corridor.

**(Section 4.15 (1) (a) (i) & (iii), (b) and (c) of the Environmental Planning and Assessment Act 1979)**

2. The lot 11 DP 1084421 is not connected to stormwater infrastructure. *Lot 11 DP 1084421* The application site is flood prone (in part), traversed by watercourses, and is degraded. The Council is not satisfied that the development can effectively manage stormwater and achieve a neutral or beneficial effect on water quality in accordance with:
- a) State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011
  - b) Clause 1.2 of the Wingecarribee Local Environmental Plan 2010 to "*protect and enhance waterways, riparian land and water quality in the drinking water catchments of Wingecarribee*".
  - c) Clause 7.5 of the Wingecarribee Local Environmental Plan 2010 which has the objectives to "*maintain the hydrological functions of riparian land waterways and aquifers, including:*
    - (a) *protecting water quality, and*
    - (b) *protecting natural water flows, and*
    - (c) *protecting stability of the bed and banks of waterways, and*
    - (d) *protecting groundwater systems.*"
  - d) The aims of Moss Vale Enterprise Corridor Development Control Plan 2012 to which seeks to ensure the orderly and proper development of the Enterprise Corridor;
  - e) The controls set out at Section 3.2 of the Moss Vale Enterprise Corridor Development Control Plan 2012 to comply with Council's engineering specifications.
  - f) The controls set out in Part 4 'Flood prone land and stormwater management' of the Moss Vale Enterprise Corridor Development Control Plan 2012.

**(Section 4.15 (1) (a) (i) & (iii), (b) and (c) of the Environmental Planning and Assessment Act 1979)**

3. Braddon Road is nominated as the point of vehicular access for both of the proposed lots. Access from Braddon Road to the land zoned IN1 'General Industrial;' would generate, by reason of future vehicle movements, a significant adverse impact on the residential amenity and safety of Moss Vale residents living to the south of the application site. The proposal therefore does not accord with the Wingecarribee Local Environmental Plan with regard to :
- (a) Its aim to "*provide opportunities for development and land use activities that...make an effective contribution towards the economic wellbeing of the community in a socially and environmentally responsible manner*"
  - (b) the objective of the IN1 'General Industrial' zone "*to minimise any adverse effect of industry on other land uses*"

**(Section 4.15 (1) (a) (i) & (iii), (b) and (c) of the Environmental Planning and Assessment Act 1979)**

4. Council considers that the proposal is not in the public interest. There are no overriding factors in the public interest in favour of granting consent for the development.

**(Section 4.15 (1) (e) of the Environmental Planning and Assessment Act 1979)**

SCANNED

**Form 4 – Environmental Planning and Assessment Act, 1979**

**CONSTRUCTION CERTIFICATE (SUBDIVISION)**

TO: LandTeam Australia Pty Ltd  
357 Bong Bong Street  
BOWRAL NSW 2576

14 May 2013

being the applicant in respect of Construction Certificate Application No LUA13/0291  
and Development Application No LUA12/0420.

A Construction Certificate is hereby granted pursuant to Section 81A (4) (a), (b) and (c) of the *Environmental Planning & Assessment Act 1979* for the Subdivision Application relating to the land described as follows:-

<b>PROPERTY:</b>	Lot 11 DP 1084421 - 74-76 BEACONSFIELD ROAD MOSS VALE NSW 2577
<b>OWNER:</b>	MICKSHAM PTY LIMITED

This Certificate enables the commencement of civil works as required by the consent conditions and as detailed in the approved engineering plans:

Drawing Nos. 204348.00, 01, 02, 03, 04, 05, 06 & 07 - Issue (B) prepared by LandTeam and dated 20 March 2013

Signed:



**Development Engineer**

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### **SECTION 138 APPROVAL - ROADS ACT 1993**

1. **Working within Road Reserve**

Works must not be undertaken within the road reserve unless under a Traffic Control Plan (TCP). Works within the road reserve may include activities such as erect a structure, dig up or disturb the surface of a public road, construct a driveway, install drainage, remove or interfere with a structure, or any other activities as defined with the *Roads Act 1993*.

Prior to commencing works, a site specific Traffic Control Plan must be prepared and certified by a person holding the appropriate Roads and Traffic Authority accreditation. The principle contractor is responsible to ensure that signage is erected by a qualified traffic controller in accordance with the Traffic Control Plan and that works are carried out in accordance with the following conditions:

- a) Traffic Control Plan (TCP) is to provide protection for those within and adjacent to the work site, including the travelling and pedestrian public. The TCP must comply with the Roads and Traffic Authority's manual "*Traffic Control at Work Sites*". Warning and protective devices shall comply with the provisions of AS1742.3 – 2002 *Traffic Control Devices for Works on Roads*.
- b) A copy of the certified plan is to be held onsite at all times.
- c) All traffic control including the placement and removal of barricades and / or regulations of traffic is to be carried out by Traffic Controllers accredited by the Roads and Traffic Authority under Australian Standard AS1742.3.
- d) The contractor must meet all obligations under the *Occupational Health and Safety Act 2000* and relevant WorkCover requirements.
- e) Provision is made for service vehicles, resident's etc to gain access to properties at all times.
- f) Public Liability Insurance in an amount of \$20 million is maintained for the construction period. Council may ask to sight evidence of a current policy.
- g) The disturbed area is restored to at least its original condition to the satisfaction of Council's Development Engineer at applicant's cost. Any existing damage to the road or drainage system is to be brought to the notice of Council's Development engineer prior to undertaking works.
- h) Any damage caused by the works must be repaired at the cost of the contractor / developer.
- i) All residents affected by the works are notified at least two days in advance of the work, the period of the work and a company contact name and telephone number.
- j) The contractor will be responsible for the removal of any excess material from the site.
- k) The work is to be subject to full time supervision by a qualified person.

Signed:



**Development Engineer**

## SUMMARY OF INSPECTIONS, TESTS AND DOCUMENTATION FOR SUBDIVISIONS IN WINGECARRIBEE SHIRE COUNCIL.

Please note that this is a summary of hold points and inspections required by Council and have been tabled as a guide only. Other inspections and tests may be required from time to time, as required by DCP41 and as required on the approved plans and notes.

For inspections for Water & Sewerage works please contact Councils Water & Sewerage Branch

For all other inspections please contact the Development Control Engineer for the applicable district.

**Note:** This Construction Certificate includes approval for works in the Road reserve under Section 138 of the *Roads Act 1993*. This approval is subject to the condition that a traffic control plan (TCP) is submitted to Council. The TCP shall be in accordance with AS1742.3 and RTA 'Traffic control at work sites' Guide. In urban areas, pedestrian traffic must also be considered. The plan must be prepared and certified by a person holding the appropriate RTA accreditation, a copy of which is to be submitted with the plan.

ACTIVITY	NOTICE REQUIRED	DCP 41 CLAUSE	INSPECTION BY
<u>Traffic Control</u>			
Traffic Control Plan	Minimum one (1) week	C201.03	
Regulatory Traffic Control Signs	Minimum Five (5) weeks	C201.03	
Sighting of Traffic Controllers' Certificates		C201.05	
Proposed Temporary Roadways and Detours		C201.09	
Full details of temporary signposting, traffic control devices and traffic control methods for construction under traffic	Five (5) working days	C201.19	
Consultation between the Developer and the Council's Development Engineer when opening completed work	Two (2) working days	C201.20	
Out of hours contact details for Developer		C201.22	
Use of regulatory traffic control signs and devices	Minimum Five (5) weeks	C201.24	
Use of temporary Fixed Traffic Signals	Minimum Five (5) weeks	C201.36	
<u>Earthworks &amp; Roadworks</u>			
<b>Deflection Monitoring of Roadworks</b>			
Subgrade	48 hours	C213.34	D. C. Engineer
Sub base	48 hours	C242.16	D. C. Engineer
Approval of Materials	Prior to work commencing	C242.06	
Deflection Monitoring Basecourse	7 days	C242.19	D. C. Engineer
<b>Compaction Testing of Roadworks</b>			
Subgrade	Density Test Results submitted to Council for approval prior to sealing	C213.32	Qualified Geotechnical Inspector
Sub-base		C242.19	
Base		C242.19	
<b>Surfacing of Roadworks</b>			
Work records for bituminous surfacing	Prior to subdivision certificate	C244.18	

Work records for asphaltic surfacing	Prior to subdivision certificate	C245.06 C245.15	
Notification to commence sealing – bituminous sealing	Two days prior to surfacing	C244.09	
Notification to commence sealing – asphaltic sealing	Two days prior to surfacing unless road is open to public	C245.04	
Inspection of pavement prior to approval to seal	Prior to sealing	C245.21	D. C. Engineer
Testing of asphaltic concrete properties	Prior to subdivision certificate	C245.31	D. C. Engineer
<b><u>Concrete Works</u></b>			
<b><u>Concrete Works</u></b>			
Formwork Design	Prior to commencement	C271.08	
Approval of formwork	Prior to concrete pour	C271.11	D. C. Engineer
Proof of Quality of Materials	Prior to Subdivision Certificate	C271.17	
Approval of Reinforcement	Prior to concrete pour	C271.36	D. C. Engineer
<b><u>Sprayed Concrete</u></b>			
Proof of quality	14 days prior to application	C271.39	
Concrete cores	Prior to further works commencing	C271.39	
<b><u>Proof of Quality for Landscaping &amp; Ancillary Works</u></b>			
Signposts – Proof of Quality	Prior to Subdivision Certificate	C262.04	
Boundary Fencing – Proof of Quality	Prior to Subdivision Certificate	C265.03	
<b><u>Stormwater Drainage</u></b>			
Proof of Quality	Prior to Construction	C221.03	
Inspection of Pipes	Prior to Backfilling	Section J Introduction of DCP41 Design Volume	D. C. Engineer
Certification of Interallotment Drainage	To be undertaken by private Surveyor or Engineer at time of construction prior to backfilling. Certification to be received prior to application Subdivision Certificate	D5.23	Private Surveyor or Engineer
<b><u>Subsurface Drainage</u></b>			
Work-as-executed plans	Prior to Subdivision Certificate	C230.14	
<b><u>Water Reticulation</u></b>			
Prior to Commencement of Work	48 hours	Standard Notes	
Inspection of Pipelines prior to backfilling	48 hours	C401.28, C401.30 & Standard Notes	Council W&S Officer
Pressure testing of pipelines	As soon as practical and at least 7 days after last concrete thrust or anchor block in section has been cast	C401.28	NATA registered company
Disinfection	48 hours	C401.29	Council W&S Officer
Final inspection	On receipt of Application for subdivision certificate		Council W&S Officer

<u>Water Pump Stations</u>			
<b>**Check with Water and Sewerage Branch for other inspections / requirements prior to commencing work.</b>			
Proof of Compliance (Electrical)	On request or Prior to Subdivision Certificate	C401.34	Refer to W&S Branch
Factory Tests	7 days notice	C401.35	Refer W&S
Commissioning	48 hours	C401.37	Council W&S Officer
<u>Sewerage System</u>			
Safe Work Method Statement	14 Days prior to connection to live sewer	C402.12	
Traffic Control	Prior to commencing work - Refer C201	C402.12	
Maintenance Hole location	Prior to construction	C402.19	Refer W&S
Visual inspection of sewers including bedding, trench stops, bulkheads etc.	Prior to backfilling	C402.33 and Standard Notes	Council W&S Officer
Visual inspection of rising mains	Prior to backfilling	C402.18 and standard notes	Council W&S Officer
Air and Vacuum testing	Prior to connection to live main	C402.35	NATA registered company
Tests for Infiltration (if required)	Prior to connection to live main	C402.39	Council W&S Officer
Final inspection	On receipt of Application for subdivision certificate		Council W&S Officer
<u>Sewage Pumping Stations</u>			
<b>**Check with Water and Sewerage Branch for other inspections / requirements prior to commencing work.</b>			
Foundation	**		Council W&S Officer
Backfill	**		Council W&S Officer
Testing & Commissioning of Pump Station	Prior to connection and Subdivision Certificate	C402.47	Council W&S Officer
Pressure Testing of Rising Mains	As soon as practical and at least 7 days after last concrete thrust or anchor block in section has been cast Prior to commissioning of pumping station	C402.40	NATA registered company in presence of W & S inspector
Completion of Pumping Station	Prior to connection or Subdivision Certificate	C402.48	Council W&S Officer

3 October 1989

P J & J R Boyce  
17 Taylor Street  
LIDCOMBE 2141

BUILDING APPROVAL NO. BA 89/0612

<u>LAND:</u>	Lot 13 DP 590307	<u>ASSESS NO:</u>	3448
<u>STREET:</u>	Beaconsfield Rd	<u>LOCALITY:</u>	Moss Vale
<u>DESC. BLDG:</u>	Factory	<u>EST. VALUE</u>	\$120,000
<u>OUTER WALL:</u>	Brick	<u>ROOF:</u>	Steel
<u>FLOOR:</u>	Conc	<u>AREA</u>	2278
<u>CLASS:</u>	VIII(a)		

<u>OWNER:</u>	Boyce
<u>ADDRESS:</u>	17 Taylor St Lidcombe
<u>BUILDER</u>	Owner
<u>ADDRESS:</u>	As Above
<u>CENSUS CODE:</u>	-

This is to certify that the above application has been approved by Council, subject to the conditions stated herein. This approval is valid for 12 months from the date hereon.

Conditions of Approval

1. The relevant parts of the Local Government Act, 1919, as amended, and Ordinances thereunder prevail.
2. OCCUPATION - The building (or part of the building, in the case of alterations or additions) shall not be occupied or used until:
  - (a) It is completed in accordance with this approval; or
  - (b) The Council gives written permission allowing the building to be occupied or used before it is completed.

Cont'd....



BUILDING APPROVAL NO. BA 89/0612 (CONT'D.)

3. Any conditions of the Development Consent shown below or in any separate instrument of approval are to be complied with.
4. Toilet facilities shall be provided or be available upon the site before building work commences. Such facility or building to be located within 18 metres (60 feet) from the street.
5. The Builder is to remove all builders debris and litter on a weekly basis.

6. Vehicle Access

Access to the site must be provided by means of a vehicle crossing approved by the Shire Engineer. Details of the construction standards are to be obtained from the Engineering Department before work commences. (Section 313 Local Government Act).

7. Should adequate notice not be given for cancellation of an inspection, or if works have not progressed to a stage where an inspection can be completed, a builder's default penalty of \$25 per inspection shall be claimed by Council from deposit monies.

8. Road Access

It is the responsibility of the owner to provide all-weather road access to the property to the requirements of the Shire Engineer.

9. INSPECTION - when the building has reached the following stages, 48 hours' notice is to be given to the Council so that an inspection may be carried out:

- (a) Piers prior to the placement of concrete.
- (b) Trenches, with reinforcement steel in position, before concrete is poured.
- (c) Concrete slabs, with reinforcement steel in position before concrete is poured.
- (e) Drains before they are covered in.
- (f) Completion of work before the building is occupied or used.

10. Ground Levels

Natural ground levels are not to be altered or adjusted other than shown on the approved plans without the prior consent of Council.

Cont'd.

11. Footing Uniformity

All footings shall bear on natural ground having an even, uniform bearing capacity not subject to differential bearing values upon stable, firm, and undisturbed foundations, free from roots and fill. (Clause 32.2, Ordinance 70)

12. Ground Water Drainage

- (b) A surface water catch drain shall be provided at the base of any excavation and connected to the roof water disposal system.

13. Wet Floor Tiling

All 'wet' floor areas, i.e. bathroom, ensuite, shower, laundry and W C compartment shall be graded and drained. (Clause 47.8, Sub-Clause 1, Ordinance 70)

(b) Commercial Premises

The walls of the closet compartment and urinal compartment shall be finished internally to a height of 1.8 metres above the floor with cement render, ceramic tiles or other approved surface. (Clause 47.8, Sub-Clause 3, Ordinance 70)

14. Shower Trays

An approved shower tray shall be installed in all shower recesses.

The following type of shower trays are acceptable.

- (a) Step down in concrete slab;
- (b) Manufactured fibreglass shower tray;
- (c) Moulded plastic shower tray;
- (d) Copper shower tray;
- (e) Any non-corrosive material shower tray with a minimum life of 20 years that will not perish or fatigue with movement.

Any manufactured in situ shower tray shall be turned up a minimum of 200mm under the lining sheet above the base of the shower tray. In situ moulded or fabricated shower trays, affixed to a timber/steel floor and wall frame, or a non kiln dried/hardwood wall frame on a concrete floor, which is subject to movement or shrinkage, will not be acceptable for the potential shearing of the water proof membrane.

BUILDING APPROVAL NO. BA 89/0612 (CONT'D.)

15. Water Supply

(a) Pressure Relief Valve

If a mains water pressure storage heater is installed, it is to be fitted with a ratio limiting valve on the inlet cold water line. (Ordinance 46).

(b) H W S - Drainage Cock

The hot water storage unit must be provided with a drainage cock when the hot water service is located internally. (Ordinance 46).

(c) Advisory Note - Protection of Water Pipes

To overcome possible damage to water pipes located in the roof space of the dwelling, they should be adequately protected by sarking and/or insulation to the satisfaction of Council's Health Surveyor.

16. Construction Precautions

Temporary bracing supports, as designed by a structural engineer are to be provided to any brickwork/blockwork erected during the progress of the construction, to withstand any adverse loadings likely to be encountered during construction which may cause collapse, overturning or weakening of the structure.

17. Department of Industrial Relations

The approval of the Factory and Shops Division of the Department of Industrial Relations shall be obtained prior to commencement of construction and the construction shall conform to the Department's requirements.

Details of these requirements shall be submitted to Council. Should the requirements require revision of building construction or part thereof, amended construction details shall be required to be approved by the Council.

18. Fire Hose Reel System

The proposed fire hose reel installation shall extend to all parts of the building and be capable of providing a water pressure of 275kpa installed in accordance with the provisions of AS1221 Fire Hose Reels and AS2441 Installation of Fire Hose Reels.

The installer of the fire hose reel system shall certify, upon completion, that the hose reel system has been installed in accordance with the plans approved by the Board of Fire Commissioners.

Cont'd.

BUILDING APPROVAL NO. BA 89/0612 (CONT'D.)

19. Egress Doors

- (b) Doors serving as a required exit and opening to a road, open space, or external balcony and swinging against the direction of egress shall be fitted with an approved means of fixing it in a fully open position.  
(Clause 24.20 Ordinance 70)
- (c) The door serving as a required exit shall be readily openable, without a key and by single handed action, on a single device which is located between 900mm and 1200mm above the floor, and does not comprise a bolt or a padlock or a separately operated deadlock.

20. Exit Signs

The installer of the exit signs provided to the development shall certify that they comply with Clause 24.29 of Ordinance 70.

Illuminated signs shall be placed over all factory doorways.

21. Emergency Lighting

The installer of the system of emergency lighting to the development shall certify that they comply with Clause 55.12 of Ordinance 70.

22. Waste Storage

- (c) The waste storage area shall comply with Council's Waste Storage Code.

The screened enclosure (with doors) shall be relocated to the outside wall of the moulding room to ensure a more logical utilisation by staff.

23. Septic Tank Installation

This building approval is granted subject to all plumbing and drainage works complying with the Septic Tank Approval Conditions.

Effluent disposal will require disposal by -

- (d) Extended aeration package plant with 200m<sup>2</sup> of spray irrigation area exclusive of lawn and vegetable garden area.

Cont'd.



BUILDING APPROVAL NO. BA 89/0612 (CONT'D.)

24. State Pollution Control Commission

Written acceptance and approval by the State Pollution Control Commission for the industries method of dust, polluted water runoff and air emissions shall be lodged with Council prior to the final occupation or operation of the plant.

25. Noise Emission

The operation of the industry shall be in accordance with the provisions of the Noise Control Act, 1975. Noise level emissions shall not exceed 5dB(a) above the pre-development background ambient levels when measured at the boundaries of the property.

26. Future Development (Part 19 Ordinance 70)

Should future adjacent development result in a commercial building structure being erected within 27 metres of the subject factory building, Council may resolve to require fire sprinklers/hydrants to service the development.

27. Disabled Toilet Facilities

The disabled persons toilet shall be re-classified as a "unisex water closet" and not for female use only.

28. Shire Engineer/Town Planning Requirements

Prior to occupation or operation of the factory all landscaping and site works shall be inspected and approved by the Shire Engineer and Town Planner. Particular emphasis is given to Development Approval D 3448 D2 Conditions 2 and 6.

29. Stormwater Disposal to Public Places

The quality of stormwater discharge to public reserves and places shall be within the pH range of 6.0 to 7.5.

The written approval of the Shire Engineer's Department shall be obtained for the discharge of surface waters to the table drain in the public road prior to stormwater drainage being installed.

Cont'd.



BUILDING APPROVAL NO. BA 89/0612 (CONT'D.)

30. Fire Safety Maintenance Programme

(i) The following essential fire protection services are to be provided and maintained in accordance with the provisions of Ordinance 70:

- Emergency lighting (as required by Clause 55.12).
- Exit signs (as required by Clause 24.29).
- Hose reels (as required by Clause 27.2).
- Solid core doors (as required by Clause 22.9, 22.10, or 22.16).
- Portable fire extinguishers (as required by Clause 22.16).

A certificate, stating that the services comply with the provisions of the Ordinance, is to be furnished upon completion of the building prior to occupation (Part 59, Ordinance 70).

(ii) The building and fire protection services are to be inspected annually by a qualified person and the inspection certificate forwarded to Council. A copy of this certificate is also required to be forwarded to the Board of Fire Commissioners and a copy kept on the premises (Part 59, Ordinance).

Appeals: You are advised that a Right of Appeal exists to the Land and Environment Court against any condition imposed hereon.

Dated: 3 October 1989

.....  
For Snire Clerk

For further advice on this application, please contact Council's Building Surveyor, Mr C Darby. Office Hours 8.30 a.m. - 10.00 a.m.



# Planning Certificate

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

<b>To:</b>	D MENOZZI 1/12 NORTHCOTE STREET WOLLONGONG NSW 2500	<b>Your Ref:</b>	na
		<b>Fees Paid:</b>	\$ 133.00
		<b>Receipt Number:</b>	743721
		<b>Date of Issue:</b>	12 February 2021

<b>Certificate Number:</b>	<b>S10.7:21/1934</b>
<b>This certificate relates to:</b>	<b>74-76 BEACONSFIELD ROAD MOSS VALE NSW 2577</b>
<b>Legal Description:</b>	<b>Lot 11 DP 1084421</b>
<b>Property No:</b>	<b>1748440</b>
<b>Advice on this certificate:</b>	Advice is provided under section 10.7(2): See Items 1-21 Additional Advice is provided under section 10.7(5): See Item 1

## IMPORTANT: Please read this certificate carefully.

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

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

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

All information is considered to be correct as at 12 February 2021. However, it is possible that changes may have occurred since this certificate was issued. If in doubt it is suggested that you apply for another certificate.

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## Part 1:

### ADVICE PROVIDED UNDER SECTION 10.7(2)

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

#### 1. Names of relevant planning instruments and DCPs:

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

##### **State Environmental Planning Policies**

*State Environmental Planning Policy No. 21 Caravan Parks*

*State Environmental Planning Policy No. 33 Hazardous and Offensive Development*

*State Environmental Planning Policy No. 36 Manufactured Home Estates*

*State Environmental Planning Policy No. 50 Canal Estate Development*

*State Environmental Planning Policy No. 55 Remediation of Land*

*State Environmental Planning Policy No. 64 Advertising and Signage*

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

*State Environmental Planning Policy (Affordable Rental Housing) 2009*

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

*State Environmental Planning Policy (Concurrences and Consents) 2018*

*State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*

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

*State Environmental Planning Policy (Housing for Seniors or People with Disability) 2004*

*State Environmental Planning Policy (Infrastructure) 2007*

*State Environmental Planning Policy (Koala Habitat Protection) 2019*

*State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*

*State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007*

*State Environmental Planning Policy (Primary Production and Rural Development) 2019*

*State Environmental Planning Policy (State and Regional Development) 2011*

*State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011*

*State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)*

*State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*

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## Local Environmental Plans

*Wingecarribee Local Environmental Plan 2010*

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

## Draft State Environmental Planning Policies

Draft Remediation of Land SEPP

Draft Environment SEPP

Draft Amendments to State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

Draft Amendments to State Environmental Planning Policy (Infrastructure) 2007 (Health Services Facilities)

## Draft Local Environmental Plans

### Shire Wide

Nil

### Site Specific

Nil

*Note: A proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.*

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

Moss Vale Enterprise Corridor DCP

Rural Lands Development Control Plan

## 2. Zoning and land use under relevant LEPs.

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

### Zone E4 Environmental Living

Advice: Refer to [www.wsc.nsw.gov.au](http://www.wsc.nsw.gov.au) or [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au) website for the LEP Instrument and zoning maps.

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

- Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To encourage the retention of the remaining evidence of significant historic and social values expressed in existing landscape and land use patterns.

- To provide for a restricted range of development and land use activities that provide for rural settlement, sustainable agriculture and other types of economic and employment development, recreation and community amenity in identified drinking water catchment areas.
- To manage land in a way that minimises impact on its environmental and scenic value from adjacent and nearby development and land use activity.
- To minimise the proliferation of buildings and other structures in these sensitive landscape areas.
- **Permitted without consent**  
Environmental protection works; Extensive agriculture; Home-based child care; Home occupations
- **Permitted with consent**  
Aquaculture; Bed and breakfast accommodation; Cellar door premises; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Farm buildings; Farm stay accommodation; Flood mitigation works; Health consulting rooms; Home businesses; Horticulture; Places of public worship; Recreation areas; Recreation facilities (outdoor); Roads; Roadside stalls; Secondary dwellings; Signage; Viticulture; Water storage facilities
- **Prohibited**  
Industries; Service stations; Warehouse or distribution centres; Any other development not specified in 'permitted without consent' or 'permitted with consent'.

### Zone IN1 General Industrial

Advice: Refer to [www.wsc.nsw.gov.au](http://www.wsc.nsw.gov.au) or [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au) website for the LEP Instrument and zoning maps.

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

- **Objectives of zone**
  - To provide a wide range of industrial and warehouse land uses.
  - To encourage employment opportunities.
  - To minimise any adverse effect of industry on other land uses.
  - To support and protect industrial land for industrial uses.
  - To allow a range of non-industrial land uses, including selected commercial activities, that provide direct services to the industrial activities and their workforce or that, due to their type, nature or scale, are appropriately located in the zone without impacting on the viability of business and commercial centres in Wingecarribee.
  - To ensure that new development and land uses incorporate measures that take account of their spatial context and mitigate any potential impacts on neighbourhood amenity and character, or the efficient operation of the local or regional road system.
- **Permitted without consent**  
Environmental protection works; Home-based child care; Home occupations
- **Permitted with consent**  
Aquaculture; Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Places of public worship; Plant nurseries; Roads; Rural supplies; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in 'permitted without consent' or 'prohibited'
- **Prohibited**  
Agriculture; Air transport facilities; Airstrips; Amusement centres; Business premises;



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

**Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed:** YES there is a Minimum Lot Size to the lot/s, 10 hectares, 2 hectares

Note: Pursuant to the *Wingecarribee Local Environmental Plan 2010*, there are provisions that enable subject to development consent, for Council to approve a dwelling house on a smaller lot.

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

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

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

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

The subject land is not within a growth centre under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

**3. Complying Development**

1. *The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*
2. *The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.*
3. *If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.*

**Housing Code:**

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

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

**Rural Housing Code:**

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

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

**Housing Alterations Code:**

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

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

**Low Rise Housing Diversity Code:**

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

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

**Greenfield Housing Code:**

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

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

**General Development Code:**

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

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

**General Commercial and Industrial Alterations Code**

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

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

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

**Subdivision Code:**

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

**Demolition Code**

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

**Fire Safety Code**

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

**Container Recycling Facilities Code:**

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

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

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

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

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

**5. Mine Subsidence District**

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

**6. Road Widening or re-alignment**

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

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

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

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

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

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

**7A. Flood related development controls information**

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

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

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

**8. Land Reserved for acquisition**

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

**9. Contributions plans**

The following contributions plan/s apply to the land:

Administration 2011 to 2031  
Central Library  
Moss Vale Enterprise Corridor 2013 to 2050  
Open Space, Recreation, Community & Cultural Facilities 2013 to 2036  
Roads and Traffic Facilities 2012 to 2031  
Resource Recovery Centre 2009

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

#### **9A Biodiversity Certified Land**

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

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

#### **10. Biodiversity stewardship sites**

Council HAS NOT been notified by the Chief Executive 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 7 of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.*

#### **10A. Native vegetation clearing set asides**

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

#### **11. Bushfire prone land**

SOME of the land is bushfire prone land as defined in the Act.

#### **12. Property vegetation plans**

Council HAS NOT been notified of a property vegetation plan relating to the land approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force).

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

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

#### **14. Directions under Part 3A**

The land IS NOT affected by a direction by the Minister in force under section 75P (2) (c1) of the Act, that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

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**15. Site compatibility certificates and conditions for seniors housing**

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

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

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

**17. Site compatibility certificates and conditions for affordable rental housing**

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

**18. Paper Subdivision Information**

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

**19. Site Verification Certificates**

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

**20. Loose-fill asbestos insulation**

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

**21. Affected building notices and building product rectification orders**

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

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

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

Note:

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

**Contaminated Land Management Act 1997**

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



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

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

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

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

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

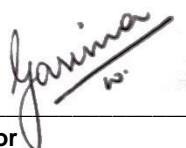
Council HAS NO record that the land is the subject of an approved voluntary management proposal within the meaning of that Act at the date of the issue of this certificate.

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

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

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

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



For  
Barry Paull – Acting General Manager

## Part 2:

### ADVICE PROVIDED UNDER SECTION 10.7(5)

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

#### 1. Development Consents

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



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