

21 December 2017

Celestino Developments Pty Ltd
c/- Holly Evans
Cardno Pty Ltd
Via email: holly.evans@cardno.com.au

Preliminary Site Assessment Review, Jacaranda Ponds, Glossodia, NSW

Dear Holly,

1. Introduction

1.1 Background

JBS&G Australia Pty Ltd (JBS&G) was engaged by Cardno Pty Ltd (Cardno) on behalf of Celestino Developments Pty Ltd (Celestino, the client) to provide environmental services in relation to the client's landholdings known as Jacaranda Ponds, located in Glossodia, NSW (the site). The site includes several lots covering approximately 182 hectares (ha) of agricultural land used for poultry farming, cattle/horse grazing and rural residential. The site location and layout is shown in **Figures 1 and 2 (Attachment 2)**.

The client intends to re-zone and redevelop the site for a mixture of low density and large lot residential properties, public recreational spaces, and sewage system infrastructure.

A preliminary site investigation (PSI) was completed in 2009 (JBS 2009¹) for the site, and concluded that while there was the potential for contamination resulting from historical agricultural use of the land, any contamination could be managed by readily available methods and was unlikely to pose a barrier to development of the site. The PSI recommended further investigation targeting potential areas of environmental concern (AECs) raised by the PSI, to enable an assessment of potentially unacceptable contamination risks and preparation of a remedial action plan (RAP), and a preliminary assessment of potential salinity.

JBS&G has been requested to undertake a review of the PSI (JBS 2009) and prepare advice with respect to current site conditions.

It is noted that in 2016, JBS&G re-visited an area in the southeast of the site where a proposed Local Water Centre (LWC) is to be developed, to provide a more recent preliminary assessment of potential contamination issues (JBS&G 2016²). The assessment was completed for RPS Australia Asia Pacific Pty Ltd (RPS) on behalf of Flow Systems. It was understood Flow Systems had an agreement with Celestino for development of the LWC. The findings and recommendations were consistent with the 2009 PSI.

¹ *Preliminary Environmental Site Assessment, Jacaranda Ponds, Lot 75 DP214752, Lot 44 DP214755, Lot 1 DP784300, Lot 2 DP784300, Lot 3 DP784300, Lot 20 DP214753, Lot 50 DP751637, Lot 3 DP230943, Lot 52 DP1104504 and Lot 2 DP533402, Spinks Road, Glossodia NSW, prepared for Diverse Property Solutions c/- EG Property Group by JBS Environmental Pty Ltd (now JBS&G), October 2009 (JBS 2009).*

² *Preliminary Contamination Assessment, Local Water Centre, Glossodia, NSW, prepared for RPS Australia Asia Pacific Pty Ltd by JBS&G Australia Pty Ltd, 18 April 2016 (JBS&G 2016).*

1.2 Objectives

The objective of the assessment is to identify the current potential contamination constraints at the site taking into consideration the findings of the previous assessment and any subsequent changes.

The proposed assessments have been developed in accordance with guidelines made or approved by the NSW Environment Protection Authority (EPA) and relevant Australian Standards.

1.3 Scope of Works

The following scope of work was completed to provide a current preliminary contamination assessment of the site:

- review of the previous 2009 PSI report as inclusive of the whole site and JBS&G (2016) as specific to an approximately 1 ha portion of the site;
- obtain and review current historical/background information for the ensuing period since 2009, including:
 - more recent aerial photographs;
 - current records of pollution/contamination notices/incidents as held by EPA;
 - current heritage records available online;
 - any environmental or geotechnical reports prepared for the site since 2009, as may be available; and
 - updated groundwater licence records;
- complete a detailed inspection of the site, with reference to any previously reported areas of potential environmental concern (AECs), to confirm the current status and any obvious changes since 2009 that may have led to additional potential AECs; and
- preparation of a letter report that provides advice regarding the current potential contamination status, with reference to the previous 2009 PSI findings, and making an assessment of whether or not there are any constraints to the proposed development and what further investigations may be required.

This letter together with the previous PESA meets the requirements of the DUAP/EPA (1998) SEPP 55 Planning Guideline requirements for a Preliminary Site Investigation (PSI) report.

2. Environmental Conditions

The information regarding surrounding land use, geology, salinity potential and acid sulphate soils presented in the JBS (2009) report are consistent with current conditions.

3. Site History

3.1 Aerial Photographs

Historical aerial photographs were reviewed for this assessment (**Attachment 5**). Observations from more recent aerial photographs as provided since JBS (2009) are discussed below.

- 2010 The site layout, land-use and surrounding land use remains largely consistent with the 2005 aerial photograph provided in JBS (2009). It is noted that the area of sparse vegetation in the western portion of the site is now vegetated with grass. In addition, the dam levels across the site appear to have dropped.
- 2015 Additional materials have been stockpiled in the south-western portion of the site with associated dirt track roads appearing to access the materials. JBS (2009) previously identified this area to be used for manure stockpiling and processing. With this notable exception, the site layout and land-use appears consistent with the 2010 aerial photograph.
- 2017 Site layout, land use and surrounding land use remains consistent with the 2015 aerial photograph.

3.2 Office of Environment & Heritage Records

No records were identified in the NSW EPA public register relating to the site under the Protection of the Environment Operations (POEO) Act 1997.

The EPA has no records relating to the site under the Contaminated Land Management Act 1997 (CLM Act).

A search of the Australian Heritage database and the NSW Heritage database did not identify any Heritage listed items at the site (**Attachment 6**).

3.3 Council Records

JBS (2009) summarised key aspects of planning certificates from Hawkesbury Council that referred to the Hawkesbury LEP 1989, which has been superseded and Hawkesbury LEP 2012 is now in force (**Attachment 3**). Review of the LEP maps indicates:

- the site is within an area zoned R2 Low Density Residential, R5 Large Lot Residential, RE1 Public Recreation and SP2 Infrastructure (Sewerage System);
- there are no general heritage items or conservation areas identified by Council within or near the site;
- the site is within an area identified by Council as Class 5 ASS, which means works within 500 m of adjacent Class 1 to 4 ASS land that is below 5 m AHD and by which the water table is likely to be lowered by 1 m AHD on adjacent Class 1 to 4 land. There are no Class 1 to 4 ASS land within 500 m of the site, which is at 43 to 51 m AHD, as such an ASS Management Plan is not required;
- with respect to bushfire prone land, the LEP 2012 identifies the boundaries of the site to comprise of Vegetation Buffer and Vegetation Category 3;
- with regards to Terrestrial Biodiversity, the LEP 2012 identifies a significant portion of the site as having 'Significant Vegetation' and 'Connectivity Between Significant Vegetation'; and
- the site is identified within an urban Release Area.

4. Site Condition

The JBS (2009) report stated that at the time of the assessment the site was used for general agricultural activities comprising a chicken farm, horse agistment and cattle grazing with associated storage sheds and housing. Potential salinity indicator plants were observed around two surface

water dams and areas located in the south of the site. In addition, there were several ASTs (diesel), suspected ACM sheds, soil stockpiles and chemical storage drums.

The site use and layout was generally consistent with the conditions observed by JBS&G during the site inspections on the 21 and 24 November 2017 with the following minor exceptions:

- The addition of 6 liquified petroleum gas (LPG) ASTs as associated with the operation of the chicken sheds in the southern portion of the site;
- An additional diesel AST as located in the south-western portion of the site in close proximity to the manure stockpiling area; and
- Stockpiles of imported fill materials (road-base) in the south-western portion of the site as appeared to be used for the construction of site roads.

Site photographs are provided in **Attachment 4**.

5. Site Characterisation

5.1 Areas of Environmental Concern

Based on the site history review and site inspection, the areas of potential environmental concern (AECs) and associated contaminants of potential concern (COPC) specific to the site in question are consistent with the JBS (2009) report with the addition of septic tank area. The AECs and associated COPCs are presented in **Table 5.1**.

Table 5.1: Areas of Environmental Concern and Associated Contaminants of Potential Concern

Area of Environmental Concern (AEC)	Contaminants of Potential Concern (COPC)
Areas formerly used as orchards	Heavy metals, pesticides
Former and present building and shed locations across the site	Heavy metals and asbestos
Former site infrastructure (including crushers and screens) in the central, eastern and northern portion of the site.	Heavy metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylenes (BTEX), polycyclic aromatic hydrocarbons (PAHs)
Likely storage of petroleum products (including above ground storage tanks) across the site	Heavy metals, TRH, BTEX, PAHs
Stockpiled material across the site	Heavy metals, TRH, BTEX, PAHs, asbestos
Fill material at the site	Heavy metals, TRH/BTEX, PAHs, pesticides, polychlorinated biphenyls (PCBs), asbestos
Historical use of the site for rural and agricultural purposes	Heavy metals, pesticides
Septic tank area	Faecal coliforms

5.2 Potentially Contaminated Media

The potentially contaminated material identified as part of the site history review and site inspection including the JBS (2009) report were fill material, natural soils, surface water and groundwater.

5.3 Potential Migration of Contaminants

The site is generally covered in vegetation (tree cover and long grasses) or sealed which significantly reduces the potential for windblown contaminants to migrate from the site. There is the potential for contaminants in surface soils to migrate via surface water flow. In addition, there is the potential (albeit low) for contaminants to migrate vertically and impact groundwater, which is most likely to have occurred in petroleum storage areas as associated with any potential leaks. However, it is noted that any potential groundwater impacts (if any) are most likely localised as there was no evidence of gross contamination at the site, and the depth to groundwater in bedrock underlying clay soils will retard any significant migration.

6. Conclusions and Recommendations

Based on the relevant information reported by JBS (2009) as applicable to the site, the results of the current assessment including inspection of current site conditions, and the limitations in **Attachment 1**, JBS&G conclude the following:

- there was the potential for some contamination of the site to have occurred based on past and current site agricultural uses, however there were no indications of gross or widespread impacts that would impede development of the site; and
- there is a low to moderate salinity potential, which may require management for future development in some areas of the site, particularly low-lying areas.

The following recommendations are made:

- Intrusive sampling targeting identified AECs applicable to the site, be undertaken to provide an adequate assessment of potential soil contamination and confirm the findings of JBS (2009) and this preliminary investigation review;
- Intrusive sampling be undertaken to provide a preliminary assessment of salinity;
- Removal of ACM fragments from the impacted area identified on Lot 1 in DP 784300 (JBS 2009);
- Conduct hazardous material surveys on any buildings at the site that may require demolition; and
- An assessment of the risks posed by any potential contamination identified at the site following the completion of targeted contamination assessments undertaken at the site and preparation/implementation of an appropriate Remedial Action Plan and/or Environmental Management Plan to make the site suitable for the proposed future use.

Should you require clarification, please contact the undersigned on 02 8245 0300 or by email mbennett@jbsg.com.au.

Yours sincerely:



Chris Bielby
Environmental Consultant
JBS&G Australia Pty Ltd

Reviewed/Approved by:



Matthew Bennet
Principal Contaminated Land
JBS&G Australia Pty Ltd

Attachments

- 1) Limitations
- 2) Figures
- 3) Hawkesbury Local Environmental Plan 2012
- 4) Site Photographs
- 5) Aerial Photographs
- 6) EPA and Heritage Records

Attachment 1 – Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquires.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

Attachment 2 – Figures



Legend:
Approximate Site Boundary



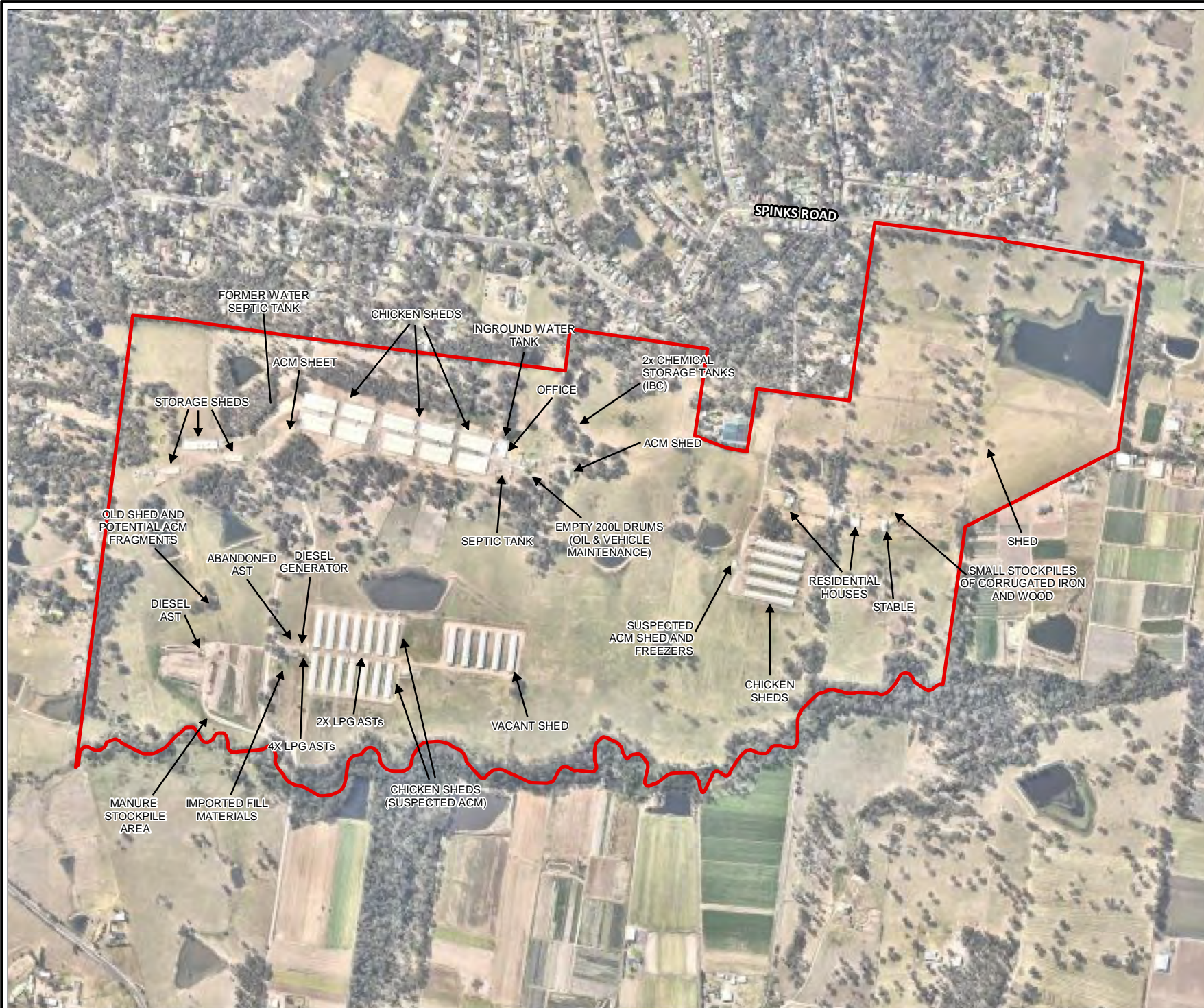
Job No: 54042
Client: Celestino Developments
Version: R01 Rev A Date: 14-Nov-2017
Drawn By: AV Checked By: MB

Scale 1:35,000
0 325 650 metres

Coor. Sys. GDA 1994 MGA Zone 56

Glossodia NSW
SITE LOCATION

FIGURE 1



Legend:

Approximate Site Boundary



Job No: 54042

Client: Celestino Developments

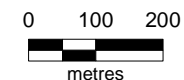
Version: R01 Rev A

Date: 07-Dec-2017

Drawn By: BC

Checked By: MB

Scale 1:11,250



Coor. Sys. GDA 1994 MGA Zone 56

Glossodia NSW

SITE LAYOUT

FIGURE 2

Attachment 3 – Hawkesbury Local Environmental Plan 2012



Hawkesbury Local Environmental Plan 2012

Heritage Map - Sheet HER_008C

Heritage

- Conservation Area - General
- Item - General

Cadastre

Cadastre 1/12/2011 © Land & Property Information (LPI)



0 250 500 750 1,000 Metres
Scale: 1:40,000 @ A3

Projection: GDA 1984
MGA Zone 56
Map Identification Number:
3800_COM_HER_008C_045_20120508



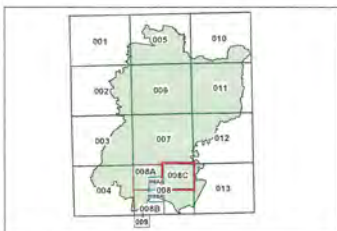


Environmental Constraint

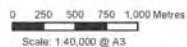
 Environmental Constraint Area

Cadastre

 Cadastre 4/05/2011 © Land and Property Information (LPI)



Projection: GDA 1994
MGA Zone 56
Map Identification Number:
3800_COM_ECA_OBSC_D40_20120905





Hawkesbury Local Environmental Plan 2012

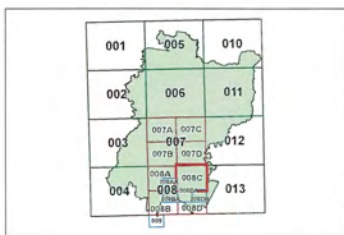
Land Zoning Map - Sheet LZN_008C

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B5 Business Development
- B6 Enterprise Corridor
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- RU4 Primary Production Small Lots
- RU5 Village
- SP1 Special Activities
- SP2 Infrastructure
- W1 Natural Waterways
- W2 Recreational Waterways

Cadastral

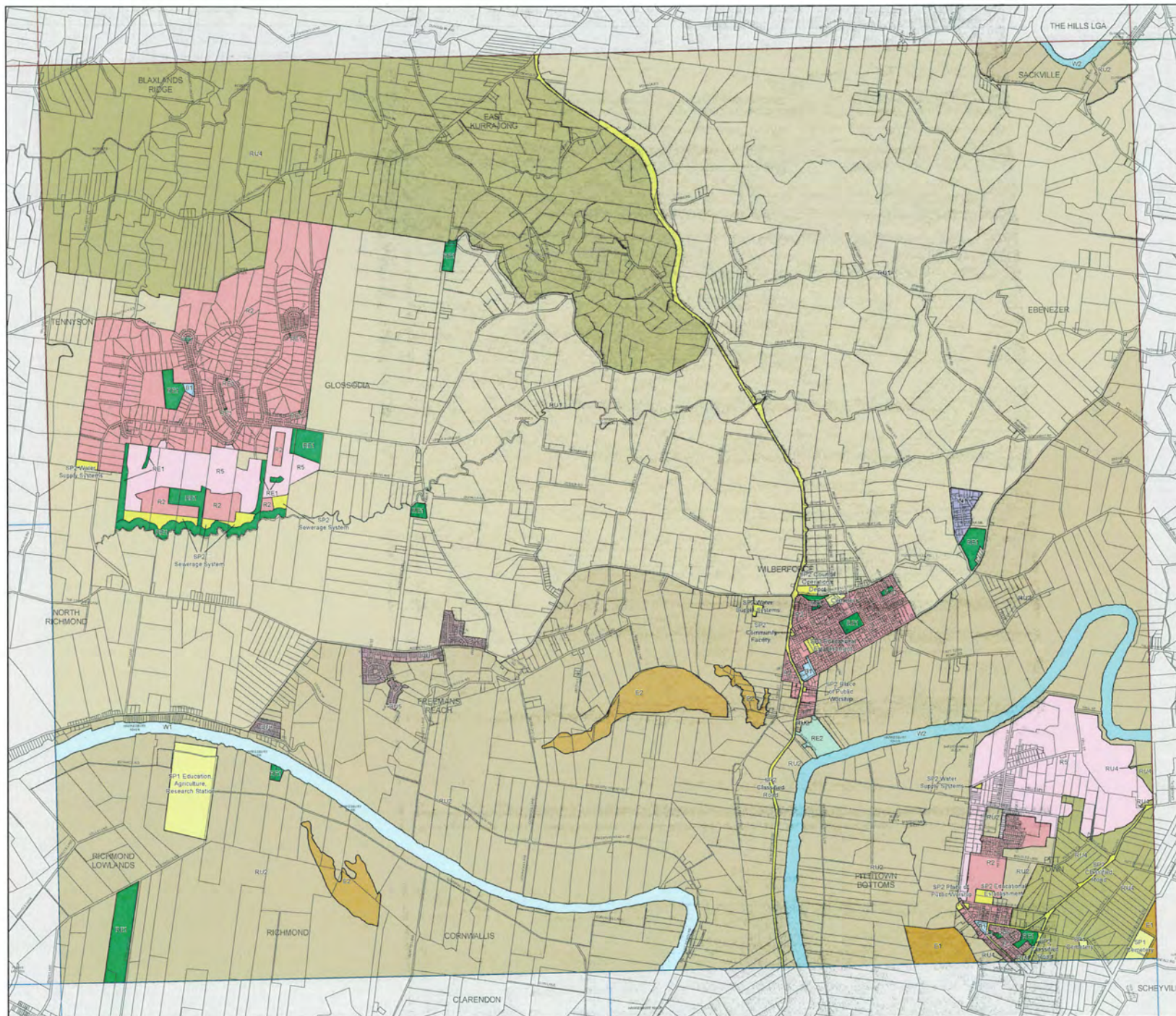
Cadastral 17/11/2011 © Land and Property Information (LPI)



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Projection: GDA 1994
MGA Zone 58

Map identification number: 3800_COM_LZN_008C_D40_20140501





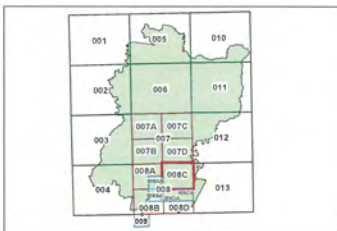
Hawkesbury Local Environmental Plan 2012

Terrestrial Biodiversity Map Sheet BIO_008C

- Significant Vegetation
- Connectivity Between Significant Vegetation

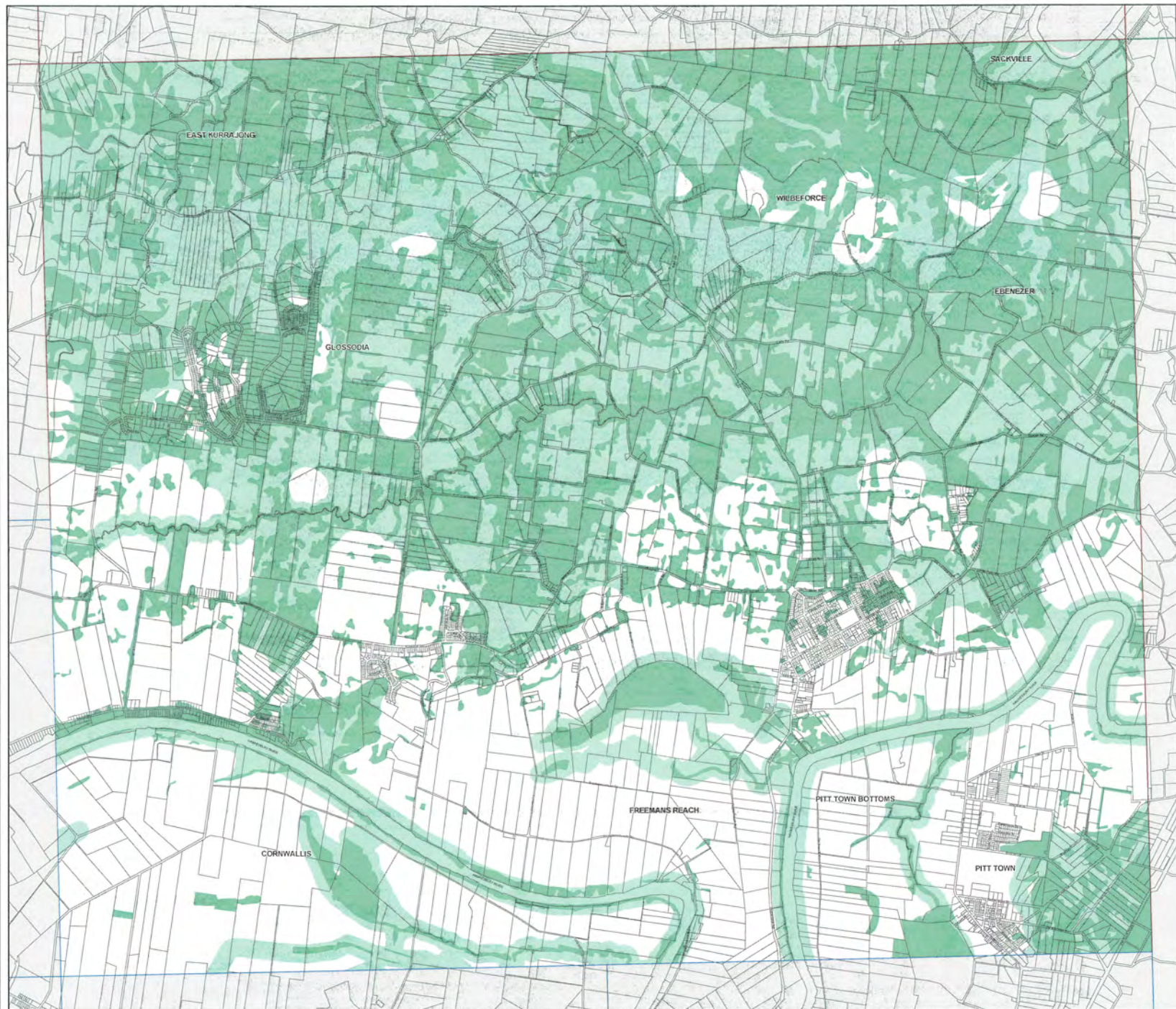
Cadastral

Cadastral 4/05/2011 © Land and Property Information (LPI)



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Projection: GDA 1994
MGA Zone 56
Map Identification Number:
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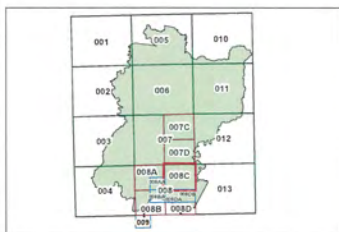


Acid Sulfate Soils

- | | |
|---|---------|
| 1 | Class 1 |
| 2 | Class 2 |
| 3 | Class 3 |
| 4 | Class 4 |
| 5 | Class 5 |

Cadastre

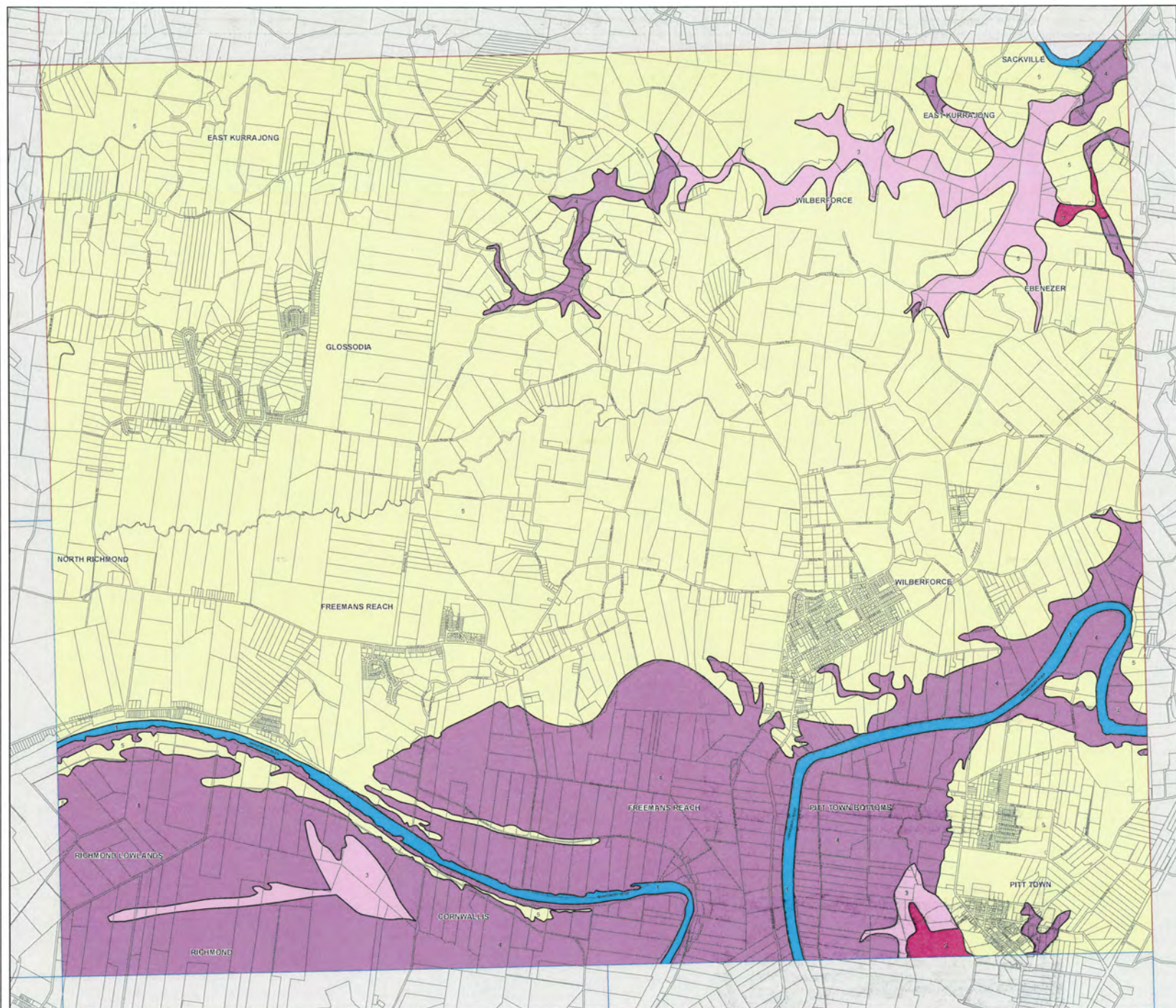
☐ Cadastre 17/11/2011 © Land & Property Information (LPI)



0 250 500 750 1,000 Metres
Scale: 1:40,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number:
3800.COM.ASS.008C.040_20120316



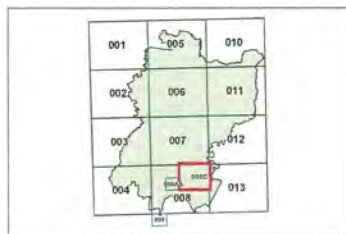


Urban Release Area

 Urban Release Area

Cadastre

 Cadastre 17/11/2011 © Land and Property Information (LPI)



Projection: GDA 1994
MGA Zone 56

Scale: 1:40,000 @ A3

Map identification number: 3800_COM_URA_008C_040_20140613

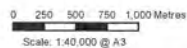




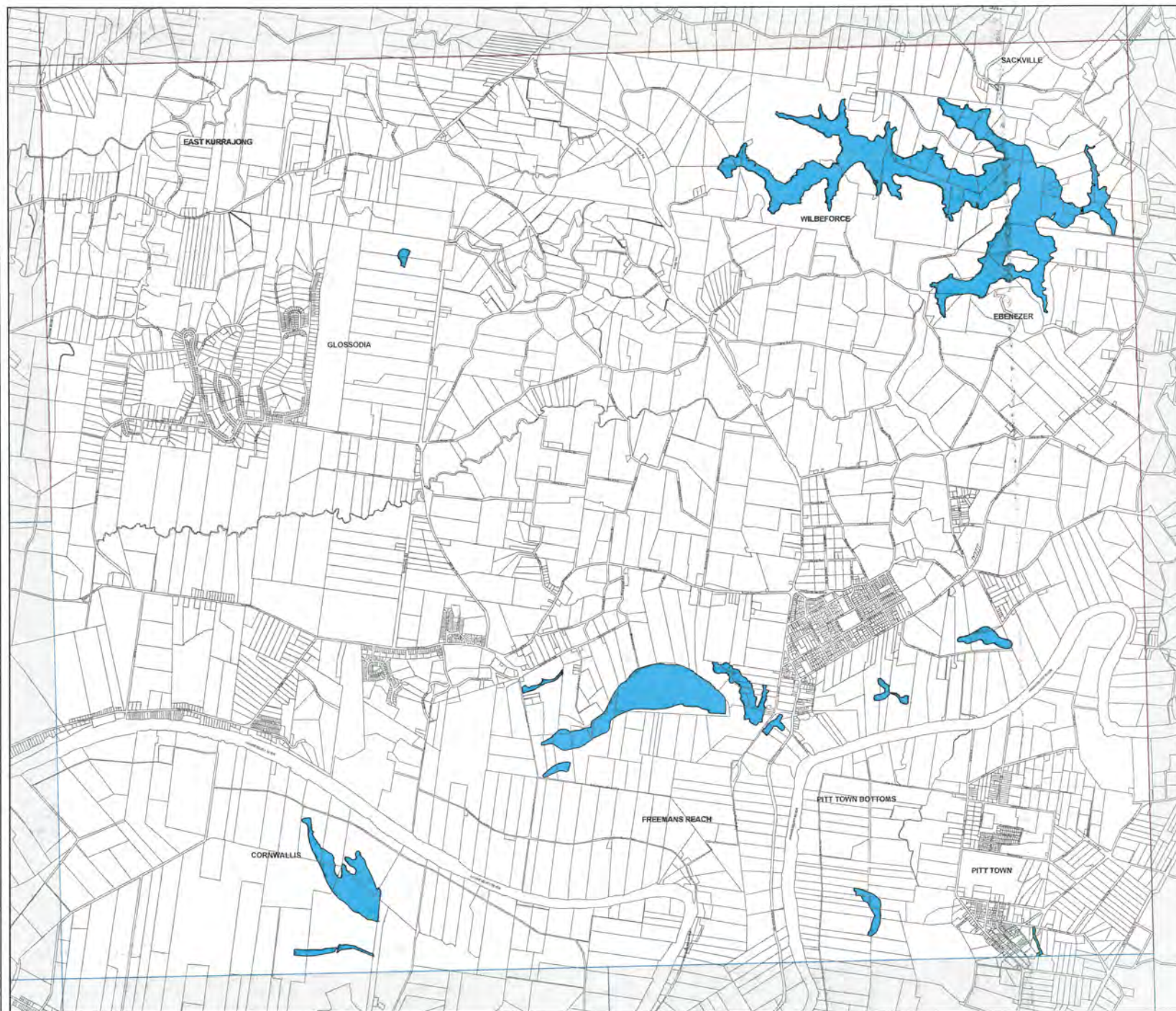
Wetlands

Cadastre

Cadastre 4/05/2011 © Land and Property Information (LPI)



Projection: GDA 1994
MGA Zone 58
Map Identification Number:
3800_COM_WET_606C_040_29120318



Attachment 4 – Site Photographs

ABANDONED AST SOUTH-WESTERN PORTION OF SITE



LPG AST'S IN PROXIMITY TO THE CHICKEN SHEDS



STOCKPILED ROAD-BASE SOUTH-WESTERN PORTION OF SITE



DIESEL AST SOUTH-WESTERN PORTION OF SITE



Job No: 54042

Client: Celestino

Version: A

Date: 7/12/2017

Drawn By: CB

Checked By: CB

Not to Scale

Coord. Sys n/a

Glossodia

SEPTIC TANKNORTHERN PORTION OF SITE



STORAGE SHED NORTHERN PORTION OF SITE



STORAGE SHED IN NORTHERN PORTION OF SITE




USED DRUMS IN NORTHERN PORTION OF SITE



Job No: 54042	
Client: Celestino	
Version: A	Date: 7/12/2017
Drawn By: CB	Checked By: CB
Not to Scale	
Coord. Sys n/a	
Glossodia	
3	

Attachment 5 – Aerial Photographs

**Legend:**

 Approximate Site Boundary



Job No: 54042

Client: Celestino Developments

Version: Aerials


Date: 08-Dec-2017

Drawn By: AV

Checked By: MB

Scale 1:15,000



0 130 260

metres


Coor. Sys. GDA 1994 MGA Zone 56

Glossodia NSW

**HISTORICAL AERIAL
PHOTOGRAPH - 2010**

FIGURE: 2010

**Legend:**

 Approximate Site Boundary



Job No: 54042

Client: Celestino Developments

Version: Aerials


Date: 08-Dec-2017

Drawn By: AV

Checked By: MB

Scale 1:15,000



0 130 260

metres


Coor. Sys. GDA 1994 MGA Zone 56

Glossodia NSW

**HISTORICAL AERIAL
PHOTOGRAPH - 2015**

FIGURE: 2015

**Legend:**

 Approximate Site Boundary



Job No: 54042

Client: Celestino Developments

Version: Aerials


Date: 08-Dec-2017

Drawn By: AV

Checked By: MB

Scale 1:15,000



0 130 260

metres

Coor. Sys. GDA 1994 MGA Zone 56

Glossodia NSW

**HISTORICAL AERIAL
PHOTOGRAPH - 2017**

FIGURE: 2017

Attachment 6 – EPA and Heritage Records

[Home](#) [Contaminated land](#) [Record of notices](#)

Search results

Your search for: Suburb: GLOSSODIA

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.

This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register. [POEO public register](#)

[Search Again](#)

[Refine Search](#)

Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... [more search tips](#)

5 December 2017

For business and industry ()

For local government ()

Contact us

☎ 131 555 (tel:131555)

💻 Online
(<http://www.epa.nsw.gov.au/about-us/contact-us/feedback/feedback-form>)

✉ info@epa.nsw.gov.au
(mailto:info@epa.nsw.gov.au)

🏠 EPA Office Locations
(<http://www.epa.nsw.gov.au/about-us/contact-us/locations>)

[Accessibility \(http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index\)](http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index)
[Disclaimer \(http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer\)](http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer)
[Privacy \(http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy\)](http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy)
[Copyright \(http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright\)](http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright)

Find us on     [\(https://www.epa.nsw.gov.au/\)](https://www.epa.nsw.gov.au/)

[Home](#) [Environment protection licences](#) [POEO Public Register](#) [Search for licences, applications and notices](#)

Search results

Your search for: **General Search** with the following criteria

Suburb - GLOSSODIA

returned 0 result

[Search Again](#)

For business and industry ()

For local government ()

Contact us

☎ 131 555 (tel:131555)

💻 Online
(<http://www.epa.nsw.gov.au/about-us/contact-us/feedback/feedback-form>)

✉ info@epa.nsw.gov.au
(mailto:info@epa.nsw.gov.au)

📍 EPA Office Locations
(<http://www.epa.nsw.gov.au/about-us/contact-us/locations>)

[Accessibility \(http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index\)](http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index)

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[Copyright \(http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright\)](http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright)

Find us on     <https://www.epa.nsw.gov.au/>



[Home](#) > [Topics](#) > [Heritage places and items](#) > [Search for heritage](#)

Search for NSW heritage

Your search did not return any matching results. Please refine your search and try again.

The State Heritage Inventory is a list of heritage items in New South Wales including Aboriginal Places, State Heritage Register, Interim Heritage Orders, State Agency Heritage Registers and Local Environmental Plans.

The Heritage Division is directly responsible for maintaining **Aboriginal Places** and the **State Heritage Register**. A new **combined map search** is now available. For further information about Aboriginal Places and Sites refer to **AHIMS Web Services**

Whilst the Heritage Division seeks to keep the Inventory up to date, it is reliant on State agencies and local councils to provide their data. Always check with the relevant State agency or local council for the most up-to-date information.

Visit **State Heritage Inventory help** if you are unfamiliar with this search facility.

Basic search criteria

Item name/database ID:	<input type="text"/>
Street name:	<input type="text"/>
Suburb/town:	<input type="text" value="glossodia"/>
Local Government Area:	<input type="text" value="Hawkesbury"/>
Local Aboriginal Land Council (LALC):	<input type="text" value="Please Choose..."/> (For Aboriginal Place and State Heritage Register only)
Heritage listings:	<input type="text" value="Please Choose..."/>
SHR number:	<input type="text"/>

Additional search criteria

NOTE: For items listed by local councils, there may not be information in the additional search criteria fields.

Owner organisation*:	<input type="text"/>
Designer/builder:	<input type="text"/>
Year of construction:	from <input type="text"/> to: <input type="text"/>
Item type:	<input type="text" value="Please Choose..."/>
Item group:	<input type="text" value="Please Choose..."/>
Item category:	<input type="text" value="Please Choose..."/>
Australian historic theme:	<input type="text" value="Please Choose..."/>
NSW historic theme:	<input type="text" value="Please Choose..."/>
Significance, description, historical notes:	<input type="text"/>
Information complete:	<input type="checkbox"/>

*View owner organisation names for section 170 heritage and conservation registers

Search Aboriginal Places & State Heritage Register

The combined map search below is for Aboriginal Places and State Heritage Register items only. It does not include Interim Heritage Orders, State Agency Heritage Registers and Local Environmental Plans.

The location of Aboriginal Places and State Heritage Register items are marked on the map as a single approximation point for general identification and research purposes only.

Location information for some Aboriginal Places (e.g. burial grounds and sacred sites) have been generalised because of their cultural sensitivity. Location information for restricted Aboriginal Places is not shown at all. If an activity or development is proposed that may potentially impact on or harm (i.e., damage, deface or destroy) an Aboriginal Place, then proponents must undertake a search for the exact boundaries of Aboriginal Places through [AHIMS Web Services](#).

Downloading of State Heritage Register spatial datasets and associated metadata into a Geographical Information System (GIS) software package is available through [Data NSW](#).

Listing Type:	<input checked="" type="radio"/> All	<input type="radio"/> Aboriginal Places	<input type="radio"/> State Heritage Register
Local government area:	<input type="text" value="Please Choose..."/>		
Item name/Database ID:	<input type="text"/>		
SHR number:	<input type="text"/>		
Location:	<input type="text"/>		
Local Aboriginal Land Council (LALC):	<input type="text" value="Please Choose..."/>		
State theme:	<input type="text" value="Please Choose..."/>		
Item type:	<input type="text" value="Please Choose..."/>		
Item Group:	<input type="text" value="Please Choose..."/>		
Item category:	<input type="text" value="Please Choose..."/>		
	<input type="button" value="Search"/>	<input type="button" value="Reset"/>	



Preliminary Environmental Site Assessment

Diverse Property Solutions
c/- EG Property Group

Jacaranda Ponds
Lot 75 DP214752, Lot 44 DP214755, Lot 1
DP784300, Lot 2 DP784300, Lot 3 DP784300, Lot 20
DP214753, Lot 50 DP751637, Lot 3 DP230943, Lot
52 DP1104504 and Lot 2 DP533402
Spinks Road
Glossodia NSW

October 2009
JBS 40946-14016
JBS Environmental Pty Ltd

Table of Contents

List of Abbreviations	iii
Executive Summary	iv
1 Introduction.....	1
1.1 Introduction and Background	1
1.2 Objectives	1
1.3 Scope of Work	1
2 Site Condition & Surrounding Environment	2
2.1 Site Identification	2
2.2 Site Description.....	2
2.2.1 Fuel Storage Tanks	14
2.2.2 Disposal of chicken carcasses	14
2.3 Surrounding Landuse	14
2.4 Topography	14
2.5 Hydrology	14
2.6 Geology	15
2.7 Salinity	15
2.8 Acid Sulphate Soils	16
2.7 Hydrogeology	16
3 Site History.....	18
3.1 Aerial Photographs	18
3.2 DECCW Records	20
3.3 Title Details	21
3.4 Council Records.....	23
3.5 Australian and NSW Heritage Register	24
3.6 Workcover Dangerous Goods Licenses	24
3.7 Previous Investigations	24
3.8 Development Application / Building Application (DA/BA) records.....	24
3.9 Site History Summary	24
3.10 Integrity Assessment	24
4 Potential Contamination Issues	25
4.1 Potential Areas of Environmental Concern	25
4.2 Potentially Contaminated Media	25
4.3 Potential for Migration	26
5 Regulatory Guidelines.....	27

6	Conclusions and Recommendations	28
6.1	Conclusions	28
6.2	Recommendations	28
7	Limitations.....	29

Figures

Figure 1 – Site Location

Figure 2 – Detailed Site Layout and Soil Sampling Locations

Figure 3 – Soil Sampling Locations Exceeding Adopted Site Criteria

Figure 4 – ACM Observed on Surface

Tables

Table 2.1 Summary Site Details

Table 4.1 Areas of Environmental Concern and Associated Contaminants of Potential Concern

Appendices

Appendix A – Groundwater Works Summary Sheets

Appendix B – Historical Aerial Photographs

Appendix C – Title Records

Appendix D – Council S149 (2 and 5) Certificates

List of Abbreviations

A list of the common abbreviations used throughout this report is provided below.

AEC	Area of Environmental Concern
AHD	Australian Height Datum
As	Arsenic
ASLP	Australian Standard Leaching Procedure
Cd	Cadmium
COPC	Contaminants Of Potential Concern
CSM	Conceptual site model
Cr	Chromium
Cu	Copper
bgs	below ground surface
BTEX	Benzene, toluene, ethylbenzene and xylenes
B(a)P	Benzo(a)pyrene
DECC	NSW Department of Environment and Climate Change
the Department	NSW Department of Planning
DQIs	Data Quality Indicators
DQOs	Data Quality Objectives
DWE	NSW Department of Water and Energy
EMP	Environmental Management Plan
ESA	Environmental Site Assessment
EPA	NSW Environment Protection Authority
Ha	Hectare
Hg	Mercury
HIL	Health based investigation level
JBS	JBS Environmental
LOR	Limit of Reporting
Mn	Manganese
Ni	Nickel
OCP	Organochlorine Pesticides
OPP	Organophosphorus Pesticides
PAHs	Polycyclic aromatic hydrocarbons
Pb	Lead
PCBs	Polychlorinated Biphenyls
PID	Photoionisation Detector
PIL	Phytotoxicity based investigation level
PQL	Practical Quantitation Limit
QA/QC	Quality Assurance/Quality Control
RPD	Relative Percentage Difference
SAQP	Sampling, Analysis and Quality Plan
TPH	Total Petroleum Hydrocarbons
Zn	Zinc

Executive Summary

Introduction and Objectives

JBS Environmental Pty Ltd was engaged by Diverse Property Solutions c/o EG Property Group, to conduct a preliminary Environmental Site Assessment (ESA) of a property located off Kurmond Road, Spinks Road, Derby Place and James Street, Glossodia, NSW. The site has an approximate area of 186 hectares, and comprises: Lot 75 DP214752; Lot 1 D784300; Lot 2 DP784300; Lot 44 DP214755; Lot 3 DP784300; Lot 50 DP751637; Lot 20 DP214753; Lot 3 DP230943; Lot 52 DP1104504; and Lot 2 DP533402.

It is understood that the **Stage 1 site assessment was required to identify contamination, and possible constraints on future site development.**

The investigation was conducted with consideration to relevant guidelines made or approved by the NSW Department of Environment, Climate Change and Water (DECCW), and relevant Australian Standards.

Scope of Work

The scope of the work comprised: a review of historical documentation to identify potential areas of environmental concern and chemicals of concern; review of the topography, geology and hydrogeology of the Site and surrounding areas; a review of Council planning certificates; a site inspection; and preparation of a Preliminary Contamination Assessment report in general accordance with relevant DECCW Guidelines.

Current Site Use

The site is currently being used as a poultry farm, for grazing of cattle and some horses, and for residential purposes.

Site History and Potential for Contamination

From a site inspection and a review of the historical aerial photographs and the lands title documentation it appeared that the site had previously been used for agricultural and grazing purposes, with parts of the site also historically used as orchards. Development of portions of Lots 2 and 3 in DP784300 for a poultry farming commenced around 1971, while the development of Lot 3 in DP230943 as a poultry farm commenced in 1981. The site is currently being used as a poultry farm, for grazing of cattle and some horses, and for residential purposes.

Areas of Environmental Concern and Associated Contaminants of Potential Concern

Area of Environmental Concern (AEC)	Contaminants of Potential Concern (COPC)
Areas formerly used as orchards	Heavy metals, pesticides
Former and present building and shed locations across the site.	Heavy metals, asbestos
Former site infrastructure (including crushers and screens) in the central, eastern and northern portions of the site.	Heavy metals, TPH, BTEX, PAHs
Likely storage of petroleum products (including aboveground storage tanks) across the site	Heavy metals, TPH, BTEX, PAHs
Stockpiled material across the site	Heavy metals, TPH, BTEX, PAHs, asbestos
Fill material at the site	Heavy metals, TPH/BTEX, PAHs, OCPs, OPPs, PCBs, asbestos
Historical use of the site for rural and agricultural purposes	Heavy metals, OCPs and OPPs

Conclusions

Based on the results of the investigation undertaken at the site, and subject to the limitations stated in **Section 7**, there is the potential for some contamination of the site

to have occurred based on past and current site uses. The site is also located in an area of moderate salinity potential, which may restrict future development in some areas of the site, particularly in low lying areas.

Notwithstanding the potential for some contamination to be present in limited areas of the site, the potential contamination is unlikely to be such that it cannot be cleaned-up by the application of commonly used methods. Consequently, the potential contamination identified at the site is considered not to represent a significant barrier to the future development of the site.

Recommendations

The following recommendations are made in light of the above conclusions:

- Intrusive sampling, targeting areas of concern highlighted by the preliminary ESA, be undertaken to assess potential contamination present onsite, and to provide an adequate assessment of soil and background soil concentrations present at the site.
- Intrusive sampling be undertaken to provide a preliminary assessment of salinity.
- 'Emu picking' to remove ACM fragments from the impacted area identified on Lot 1 in DP784300;
- Conduct hazardous materials audits on any buildings at the site that may require demolition; and
- An assessment of the risks posed by any potential contamination identified following the completion of targeted contamination assessments undertaken at the site and preparation/ implementation of an appropriate Remedial Action Plan and/or Environmental Management Plan to make the site suitable for the proposed future use.

1 Introduction

1.1 Introduction and Background

JBS Environmental Pty Ltd was engaged by Diverse Property Solutions c/o EG Property Group, to conduct a preliminary Environmental Site Assessment (ESA) of a property located off Kurmond Road, Spinks Road, Derby Place and James Street, Glossodia, NSW. The site has an approximate area of 186 hectares, and comprises: Lot 75 DP214752; Lot 1 D784300; Lot 2 DP784300; Lot 44 DP214755; Lot 3 DP784300; Lot 50 DP751637; Lot 20 DP214753; Lot 3 DP230943; Lot 52 DP1104504; and Lot 2 DP533402.

It is understood that the **Stage 1 site assessment was required to identify contamination, and possible constraints on future site development.**

The investigation was conducted in accordance with the approved JBS proposal (JBS40946-13786) dated September 2009 and with consideration to relevant guidelines made or approved by the NSW Department of Environment, Climate Change and Water (DECCW), and relevant Australian Standards (**Section 5**).

1.2 Objectives

The objective of the Preliminary ESA is to thoroughly document the site history and background, assess potential for on and off-site sources of contamination assess the potential contamination status of the Site.

1.3 Scope of Work

To achieve the objectives of Preliminary ESA, the following scope of works was implemented:

- Review of available Council documentation (S149 (2 and 5) certificates), aerial photos, legal title information, DECCW records and Heritage records to identify areas of environmental concern and associated contaminants of potential concern (COPCs);
- Review of the topography, geology and hydrogeology of the Site and surrounding areas;
- A site inspection of all accessible areas to identify any additional visible areas of concern and associated potential COPCs;
- Preparation of a Preliminary ESA report in general accordance with relevant DECCW Guidelines.

2 Site Condition & Surrounding Environment

2.1 Site Identification

The location of the site is shown in **Figure 1**. The site details are summarised in **Table 2.1** and described in detail in the following sections.

Table 2.1 Summary Site Details

Lot/DP	Lot 75 DP214752, Lot 44 DP214755, Lot 1 DP784300, Lot 2 DP784300, Lot 3 DP784300, Lot 20 DP214753, Lot 50 DP751637, Lot 3 DP230943, Lot 52 DP1104504 and Lot 2 DP533402.
Address	3 Derby Place, Glossodia, NSW. 103 Spinks Road, Glossodia, NSW. 361 Spinks Road, Glossodia, NSW. James Street, Glossodia, NSW. 746A Kurmond Road, Glossodia, NSW. 780A-780C Kurmond Road, Glossodia, NSW.
Local Government Authority	Hawkesbury City Council.
Coordinates of the approximate centre of the site	MGA 56: 292960E 6286390N
Site Zoning	Housing under Hawkesbury Local Environmental Plan (LEP) 1989 (Lot 44 DP 214755, Lot 75 DP 214752) Mixed Agriculture Hawkesbury LEP 1989 (All other lots)
Proposed zoning	It is understood that there are no proposed zoning changes
Current Use	Lot 75 DP214752 (361 Spinks Road) was used for residential purposes. Lot 44 DP214755 (3 Derby Place) was used for residential purposes. Lots 1,2 and 3 in DP 751637 were used for chicken and chicken egg production and some cattle grazing. Lot 50 in DP 751637 was used for cattle grazing. Lot 3 in DP 230943 was used for chicken production and cattle grazing. Lot 20 in DP 214753 was vacant land. Lot 52 in DP 1104504 was used for horse agistment and cattle grazing. Lot 2 in DP 533402 was vacant land.
Previous Use	The site is currently vacant land with remnant concrete structures and bush, shrub and riparian vegetation present. Portions of the site, the northwest corner and central eastern portion, have been used as orchards.
Proposed Use	It is understood that the Site is being assessed to assist in determining potential future uses for the site.
Site Area	Approximately 186 hectares.

2.2 Site Description

The Site comprised Lot 75 DP214752, Lot 44 DP214755, Lot 1 DP784300, Lot 2 DP784300, Lot 3 DP784300, Lot 20 DP214753, Lot 50 DP751637, Lot 3 DP230943, Lot 52 DP1104504 and Lot 2 DP533402 as shown in **Figure 2**.

The Site is an irregularly shaped parcel of land. Access to Lots 1, 2 and 3 in DP784300 was via a right of way from Kurmond Road across Currency Creek. Lot 75 and Lot 44 could be accessed via Spinks Road and Derby Place, respectively. Lot 2 in DP533402, Lot 20 in DP214753 and Lot 52 in DP1104504, were accessible via Spinks Road. Lot 3 in DP230943 was accessible via James Street. Lot 50 in DP751637 was accessible from Spinks road via Lot 20 in DP214753, or via James Street through Lot 3 in DP 230943. Access to the various lots comprising the site was via unlocked gates or open driveways without gates. With the exceptions of the open driveways the site was surrounded by fences, typically comprising timber and steel fence posts with strung barbed wire and straight steel wire. It is noted that the locations of the large trees at the site have been surveyed with each of these trees having been allocated a number that had been nailed onto the tree. The locations of some of the site features provided in the following description have been referenced to numbered trees.

Lots 1, 2 and 3 in DP784300

Access to Lots 1, 2 and 3 in DP784300 was off Kurmond Road via a private road, which entered the site at the southern end of Lot 2. To the east of the entrance a concrete rubble stockpile with a volume of approximately 4 m³ was observed, approximately 5 m north of tree 216 (T216). Mr John Vassallo of Diverse Property Solutions indicated that the nineteen large sheds, located in two groups in the southern half of Lots 2 and 3, were used to hatch and rear chicks that were either used for egg production at the site or sold on to other chicken farms for egg or meat production. Two rows of seven sheds making up one group were located in Lot 2 with a group of five sheds located in Lot 3. The area around the sheds was not accessible as it was quarantined to protect the chicks from disease. A stockpile of unidentified metal frames and an area that appeared to be used for burning waste materials was observed between the two groups of sheds as shown in Photograph 1.



Photograph 1: Pile of burnt material and unidentified metal frames.

Stockpiles of waste material were observed next to a corrugated iron-clad storage shed located between the two groups of chick rearing sheds. A smaller corrugated iron storage shed was located to the north of the shed and stockpiled materials. The material in the stockpiles could not be closely inspected due as it was in the quarantine area, but appeared to comprise building demolition rubble, soil, asphalt and concrete. The contents of the storage sheds could not be seen from outside the quarantine area fence, however, dead vegetation was noted in the area immediately surrounding the larger shed that may indicate the use of herbicides in this area.



Photograph 2: Dead vegetation around the shed, and stockpiled waste material, shown in the background centre right of the photograph.

Salinity indicator plants (spiny rush), shown in Photograph 2, were observed in the area between the chick rearing sheds and Currency Creek.



Photograph 3: Salinity indicator plants observed in the southern portion of the site.

Salinity indicator plants were also observed in the southeastern corner of Lot 3 in an area where trenches were observed as shown in Photograph 2.



Photograph 4: Water in trench and salinity indicator plants

Also between the chick rearing sheds and Currency Creek, approximately 11 m to the north of T164, there was an overgrown stockpile of material. The stockpile covered an area of approximately 350 m² and appeared to comprise clay, some bricks and timber posts. The stockpile was in the location of what appeared to be a shed or building in the 2005 aerial photograph. There was also what appeared to be overgrown stockpiled material or a possible trenched area in the vicinity of T144. A stockpile of fill material, with an estimated volume of 2 m³, was observed approximately 15 m south of the southwest corner of the chick rearing sheds.

A steel above-ground storage tank (AST), approximately 1500 L capacity, was observed adjacent to the northern side of the access road to the chick rearing sheds. The AST was labelled 'Super Petrol', however, it did not appear to be in use. The tank was not checked to assess its contents. A shed, clad in corrugated sheet metal, with an access door labelled Danger High Voltage, was located approximately 5 m east of the AST. The shed was not accessed due to the warning sign present on the door. What appeared to be a site office was located adjacent to the gate providing access into the quarantined area around the chick rearing sheds. A residential dwelling was located approximately 50 m west of the AST.

A dam was located to the north of the chick rearing sheds. Salinity indicator plants were observed around the perimeter of the dam. A four wheel drive vehicle had been dumped 5 m north of T342, which was located to the northeast of the dam. Stockpiles of clay and shale were observed adjacent to T262, to the northwest of the dam. A concrete slab, together with some demolition rubble including corrugated iron sheet, steel pipe and concrete fragments were observed 3 m east of T265, to the northwest of the dam.

A concrete pad with protruding bolts was observed in a storage building located in proximity to T69. The pad may have been used to seat a piece of machinery, potentially an electrical generator. The shed was being used to house three tractors and some timber pallets although most of the space in the building was vacant. A residential dwelling was located to the west of the storage building.



Photograph 5: Concrete pad with protruding bolts.

Ten sheds used to house chickens for egg production were located in the northern portion of Lots 2 and 3. For descriptive reference purposes the sheds have been numbered 1 to 10 on **Figure 2**. At the eastern end of the sheds was what appeared to be an egg cool storage building. The rear of the egg storage building comprised a small maintenance workshop. Welding of some steel work was being carried out at the time of the site inspection. The interior of these buildings were not inspected. A residential dwelling and garages were located to the east of the egg storage shed. Two 200 L steel drums, which appeared to contain motor oil, were located on a pallet located in front of the garages. It appeared from the presence of a partially dismantled vehicle in one of the garages that some vehicle maintenance was being undertaken in the garages. What appeared to be an abandoned AST (approximately 1500 L) was leaning against the wire fence adjacent to T300. The area between the location of the AST and the garages was being used for car parking, presumably for the workers employed at the egg sheds. Two stockpiles of soil and ripped shale were located between the AST and the sheds used for egg production.

Three cars had been abandoned, to the northeast of the egg storage shed, adjacent to T506. Three stockpiles of material were located approximately 50 m north of the egg storage shed. One stockpile comprised clean, crushed concrete and bricks, one stockpile comprised bent metal fencing and other waste materials, with the third stockpile comprising soil, rock and timber, with the presence of ash indicating that some of the materials had been burnt.



Photograph 6: Materials stockpiled to northeast of the egg storage building.

Three ASTs were observed located on a concrete slab adjoining the southeast corner of shed 4. Two of the ASTs (each approximately 1500 L in volume), which were labelled lead replacement or unleaded petrol, appeared to be no longer in use as the hand pumps had been removed from the tanks and were laying on the concrete slab. The third AST was labelled diesel and appeared to be still in use. There was staining observed on the slab immediately beneath and around the tank. The staining indicated that some of the spilt diesel had runoff the concrete slab onto the surrounding soil.



Photograph 7: ASTs located adjacent to shed 4. Diesel staining is visible on the underlying concrete slab.

Two concrete tanks and a plastic tank were located approximately 20 m south of the gap between sheds 7 and 8. A shed constructed of corrugated iron was located adjacent to the tanks. A half-filled 1000 L plastic container, labelled sodium hypochlorite solution, commonly known as bleach, was located at the rear, southern side, of the shed. Two 200 L plastic drums also containing bleach were located adjacent to the plastic tank. The site manager indicated that the tanks, storage shed and bleach were used for storage of water pumped from Currency Creek that was treated, via sand filters and addition of chlorine to provide drinking water for the chickens.



Photograph 8: Concrete storage tank, shed and 1000 L plastic container containing bleach.

A vegetated stockpile of what appeared to be soil was observed in the southwest corner of Lot 1 in DP784300. A dead cow was observed at the base of the stockpile. Stockpiles of chicken manure were present in the southern third of Lot 1 in DP784300. It appeared that that manure from the chick rearing sheds and egg production sheds was brought to this area, shown on **Figure 2**. Fragments of potential asbestos containing materials were observed in a cleared, bare earth area located approximately 35 m north of the manure stockpiles. A review of the historical aerial photographs indicated there was formerly a structure, possibly a residential dwelling, in this area.



Photograph 9: Area of bare ground, located north of the manure stock, where fragments of potential ACM were observed.

A corrugated iron storage shed was located approximately 50 m northeast of the patch of bare ground. The shed appeared to be used for chicken shed hardware such as lights, and fittings, such as pipes and feed hoppers. Between 5 to 10 kg of a blue crystalline substance, similar in appearance to copper sulphate, was observed on a table in the shed. An area of bare ground and sparse vegetation was observed to the north of the shed as shown in **Figure 2**. The presence of charcoal indicated that material had been burned in a strip of ground within the sparsely vegetated area. A burnt car oil filter was observed mixed in with the charcoal.



Photograph 10: Charcoal observed in a strip of ground in Lot 1 DP 784300.

Two surface water dams were located in the centre of Lot 1, with another dam also observed in the northeast corner of the same Lot. Four large vacant sheds, which appeared to have been previously used for egg production, were located in the northern half of Lot 1. Materials were stored on both sides of the access driveway to these sheds. Materials included sheet metal chicken cages, fuse boxes/electrical switchboards, timber, pipes, empty paint cans and stockpiled soil and ripped shale. The electrical switchboards were potentially constructed with Zelemite or Misco-lite, trade names for a product that was manufactured from coal tar pitch and asbestos.



Photograph 11: Materials stored along the access driveway to the former chicken sheds in Lot 1.



Photograph 12: Switchboard constructed from suspected ACM.

Lot 44 DP214755

A residential dwelling, which appeared to be vacant, and a separate double garage were observed on Lot 44 located at 3 Derby Place. Two open covered structures constructed of timber and sheet metal were located along the southern boundary of the Lot. Cut and fill had been carried out to level an area west of the house. A tyre stockpile was observed on the levelled area.



Photograph 13: Cut area and tyre stockpile in Lot 44.

Lot 20 in DP230943

Lot 20 in DP230943 (213 Spinks Road) was a vacant block of land although it was not clear where the north, east and west boundaries of this site were.

Lot 50 in DP751637

There were dams located in the northwest corner and central portion of Lot 50 in DP751637. This parcel of land could be accessed either via 213 Spinks Road or through the adjoining Lot 3 to the east. A vacant vandalised house was located in the northern half of the property on the ridgeline. Adjoining open sheds constructed of timber and corrugated iron were located to the north of the house. It appears the sheds may have

been used as a storage/workshop area and possibly as stables. Tyres, pieces of plastic pipe and bags of concrete or sand and cement mix were observed in one of the sheds. A shack, located between the sheds and the house, had also been vandalised. The shack was constructed of fibre cement sheet, which was suspected to be ACM, and timber.



Photograph 14: Tyres, pieces of plastic pipe and bags of concrete or sand and cement mix observed in one of the sheds on Lot 50.



Photograph 15: Shack constructed of suspected ACM.

Lot 3 in DP230943

Vegetated stockpiles of material, which included timber and rock, were present at the northern end of Lot 3 in DP230943, to the north of a steel water tank on an elevated timber platform. Five sheds used for chicken meat production were located in the eastern central portion of the Lot. A sheet metal shed, located at the western of shed 2, housed a diesel powered generator. The generator appears to have been used for emergency power supply as the diesel motor was only connected to a self contained fuel tank and not a bulk fuel supply. On the western side of the shed's access driveway was an office and open machinery shed. A four wheel drive vehicle and some spraying equipment were stored in the shed. A 200 L steel drum, located on a concrete block, was observed outside the shed. The contents of the drum were not inspected. What appeared to be oil staining was visible on the dirt and gravel driveway between the storage shed and chicken sheds. Approximately five dead chicks had been discarded on the ground surface

next to the storage shed. A pile of dead chicks had also been discarded on the ground surface adjacent to the dam located to the west of the storage shed. A residential dwelling was located in the east central portion of the site north of the chicken sheds. The house and immediate surroundings were not inspected.



Photograph 16: A 200 L drum located on a concrete block outside a storage shed on Lot 3 in DP230943. Oil staining on the gravel driveway between the storage shed and chicken sheds.



Photograph 17: Dead chicks discarded adjacent to the dam west of the chicken sheds on Lot 3 in DP230943.

Lot 52 in DP1104504

Two dead cows were observed in a depression south of T1342, in the southwest corner of Lot 52. Potential salinity indicator plants were observed in an area, with approximate dimensions of 20 m by 10 m, 10 m west of T1198. Potential salinity indicator plants were also observed around a surface water dam, located immediately south of T1362 in the southern central portion of Lot 52. A residential dwelling and some associated sheds, located in the central portion of Lot 52 were not inspected as there were dogs preventing access to this portion of the property. A stockpile of bitumen and concrete and another stockpile of unknown composition were observed approximately 35 m north of T1377.



Photograph 18: Material stockpiled 35 m north of T1377.

An area of sparse vegetation and bare ground was observed immediately southwest of T1511.



Photograph 19: Area of bare ground and sparse vegetation southwest of T1511.

Potential salinity indicator plants were observed at a depression located to the southwest of T1592. The dry, cracked, bare ground in the centre of this area suggests it would hold surface water following rainfall. Surface water dams were observed in the central and northern portions of the property.

Lot 2 in DP533402

A dilapidated shed, perhaps constructed as a horse shelter, was located in the southwest portion of Lot 2 in DP533402. A surface water dam, which covered an area of approximately 4 hectares, occupied approximately one quarter of this Lot. A corrugated iron shed housing an electrical pump was located on the northeastern side of the dam. The remainder of the Lot was vacant and vegetated with grass.

Lot 75 in DP214752

It appeared that a residential dwelling and some sheds were located on Lot 75 in DP214752. Due to access constraints this property was not inspected.

2.2.1 Fuel Storage Tanks

As described in Section 2.2, there were a number of ASTs observed on the site although only one was in use. The manager for the western half of the property indicated that there were no underground storage tanks (USTs) present on the site.

2.2.2 Disposal of chicken carcasses

The manager for the western half of the property indicated that dead chickens were composted in bins then transported off-site with the chicken manure to be reprocessed into fertiliser.

2.3 Surrounding Landuse

The current landuse of adjacent properties or properties across adjacent roads is shown in **Figure 2** and summarised below.

- North – Rural/residential properties and Spinks Road were located immediately to the north of the site.
- East – Market gardens and rural/residential properties.
- South – Currency Creek was the southern boundary of the site. Properties used to grow turf for commercial purposes and rural/residential properties were located to the south of Currency Creek.
- West – Rural/residential properties and Spinks Road were located to the west of the site.

Although the properties adjoining the site were not inspected there did not appear to be any significant potential offsite contamination sources located at the properties in the vicinity of the site.

2.4 Topography

A review of the regional topographic map (LPI 2000¹) indicated that the site has an elevation of between approximately 30 and 70 m Australian Height Datum (AHD), with an east–west ridgeline located in the northern western portion of the site. The site slopes to the south towards Currency Creek and to the north towards Howes Creek.

2.5 Hydrology

The nearest surface water receptors for most of the site is Currency Creek, which adjoins the southern boundary of the site. Surface water run-off from the northern portions of Lots 1, 2 and 3 in DP784300 and Lot 50 in DP751637 would flow towards Howes Creek, which is located approximately 1.5 km to the north of the Site.

Some rainfall is expected to infiltrate the clay soils. Stormwater runoff generated during heavy or prolonged rain periods is expected to move to the south towards Currency Creek or to the north towards Howes Creek depending upon local topography.

¹ *Topographic and Orthophoto Map, Springwood Sheet 9030-4S (3rd Edition)*, Land and Property Information NSW (2001).

2.6 Geology

A review of the regional geological map (DME 1991²) indicated the site is underlain by Ashfield Shale of the Wianamatta Group. Ashfield Shale is comprised of dark grey to black claystone-siltstone and fine sandstone-siltstone laminite.

Shale outcrop was observed at the site at the top of a ridgeline in a cutting that had been excavated for a gravel driveway

A review of the regional soil map (SCS NSW 1989³) indicated that the soil overlies the contact between erosional soils of the GyMEA and Woodlands soil groups.

Erosional soils of the GyMEA landscape group are describes as being: shallow to moderately deep yellow earths and earthy sands; yellow siliceous sands; localised gleyed podzolic soils; yellow podzolic soils; and leached sands.

Erosional soils of the Woodlands landscape group are describes as being: leached sands; lithosols; red solodic soils; xanthozems; and yellow earths.

Clayey soils were observed at a number of locations on the site.

2.7 Salinity

A review of the regional salinity potential map⁴ indicated the site is located in an area with a moderate salinity potential. A review of the information provided on the map also indicates the presence of two high salinity potential areas within the site.

The definition provided on the map indicates moderate salinity potential is where scattered areas of scalding and indicator vegetation have been noted but no concentrations have been mapped. High salinity potential areas are those where conditions are similar to areas of known salinity, that is, where aerial photography interpretation and field observations have confirmed more than one of the following:

- scalding
- salt efflorescence
- vegetation dieback
- salt tolerant plant species
- waterlogging.

Areas of high salinity potential are typically encountered in lower slopes and drainage systems where water accumulation is high.

*Urban infrastructure such as roads, buildings, water and sewage pipes can be degraded by urban salinity to such an extent that they have to undergo expensive repair or premature replacement.*⁵

During the site inspection, on the 28 September 2009, potential salinity indicator plants were observed in a number of areas, which were primarily located along the lower areas adjoining Currency Creek. Photographs of some of these areas are provided in Section 2.2.

² Penrith Geological Series Sheet 9030 (1st Edition), Departments of Minerals and Energy, 1991 (DME 1991)

³ Penrith Soil Landscape Series Sheet 9030. Soil Conservation Service of NSW, 1989 (SCS NSW 1989).

⁴ Salinity Potential in Western Sydney 2002, Department of Infrastructure, Planning and Natural Resources DIPNR, 2003).

⁵ Introduction to Urban Salinity, DIPNR, 2006.

2.8 Acid Sulphate Soils

Review of the Wilberforce Acid Sulfate Soil Risk Map⁶ indicated that the site was situated in an area where there was no known occurrence of acid sulphate soils.

2.7 Hydrogeology

Registered groundwater bore information obtained from the NSW National Resource Atlas Database (DECCW 2009) is included in **Appendix A** and summarised below.

Based on information from DECCW 2009 there were 27 registered bores within 3 km of the Site. The closest registered groundwater bore (GW044990) was located approximately 200 m north of the Site. Groundwater in bore GW044990 (domestic and stock use) was encountered within sand and silt at depths of approximately 40 and 53 m, respectively. The standing water level (SWL) was approximately 27 m below ground level (BGL). No details on the yield or quality of the water were provided on the Groundwater Work Summary sheet.

The following summary of the groundwater well data for nearby bores is based on a review of the available groundwater bore information obtained from the Groundwater Works Summary Sheets:

- Groundwater in bore GW044990 (domestic and stock use), located approximately 200 m north of the site, was encountered within sand and silt at depths of approximately 40 and 53 m, respectively. The standing water level (SWL) was approximately 27 m below ground level (BGL). No details on the yield or quality of the water were provided on the Groundwater Work Summary sheet;
- Groundwater in bore GW058335 (domestic, farming, stock use), located approximately 450 m north of the site, was encountered within sandstone at depths between 40 and 41 m BGL. The standing water level was reported as 39 m BGL. No details of the water quality were provided;
- Groundwater in bore GW072212 (domestic and stock use), approximately 230 m northwest of Lot 75 in the west of the site, was encountered within a sandstone and quartz water bearing zones. The shallowest water bearing zone was approximately 88 m BGL, with the groundwater salinity estimated between 500 to 1000 ppm;
- Groundwater bore GW075081, located approximately 1 km west of the site, was listed as a monitoring bore. The screened section of the bore was installed at a depth of between 3 and 6 m BGL. The groundwater in the bore had a SWL of 0.3 m BGL and a salinity of 4736 ppm;
- Groundwater bore GW075404, located approximately 570 m north of the site, was listed as a monitoring bore. The shallowest water bearing zone in this well was reported at 42 to 48 m BGL in sandstone. The groundwater in the bore had a SWL of 21.75 m BGL;
- Groundwater in bore GW101237 (irrigation), approximately 600 m east of the site, was encountered within sandstone at depths between 50 and 53 m BGL. The SWL was reported as 7 m and the salinity was reported as 680 ppm;

⁶ Wilberforce Acid Sulfate Soil Risk Map – Edition 2, Department of Land and Water Conservation, 1997 (DLWC 1997).

- Groundwater at the remaining bore locations was typically encountered within sandstone and shale bedrock at depths ranging between 33 m and 145 m bgs; and
- Registered groundwater bores located within a 2 km radius of the site were registered for a combination of domestic, irrigation, farming and stock watering purposes as well as monitoring.

3 Site History

3.1 Aerial Photographs

Aerial photographs from 1961, 1970, 1978, 1986, 1994 and 2005 were obtained from the Department of Land and Property Information. Copies of the aerial photographs are included in **Appendix B**.

Relevant information from the aerial photograph review is summarised below.

1961 With the exceptions of the northeast corner, strips along the western side, including Lot 75, and northern side, the site had been cleared. What appeared to be orchards were evident in the northwest corner of Lot 1 DP784300, the northern end of Lot 3 DP230943 and the central portion of Lot 52. The southern half of the site appeared to be used for agricultural purposes, while most of the northern half appeared to be grassed. Around eight dams were present, four in the westernmost quarter of the site, and four distributed over the central and eastern portions. A further possible former dam is visible in the central portion of Lot 50, with another in the central portion of Lot 1 DP784300, east of the existing dam.

Four to five buildings, likely small sheds or houses, were present in the southern portion of Lot 1 in DP784300, and a further possible two in the central portion of Lot 2 in DP784300. A long shed and a number of smaller buildings were present in Lot 50, while five to six large sheds and numerous smaller ones were in the proximity to the orchards in Lot 3 DP230943 and Lot 52, typically on the southern borders. A round structure was visible in the southern central portion of Lot 52.

Several avenues for site access were visible: a track entering at the southern boundary of Lot 2 DP784300 which appeared to provide access to Lot 1 DP784300; a track entered the northern boundary of Lot 52, and Lot 2 DP533402 from Spinks Road; and a third track entering the northern boundary of Lot 50 from Spinks Road. From landscape scars, the last two roads may previously have been connected across the boundary of Lot 50 and Lot 3 DP230943.

Some of the land surrounding the site has been cleared but is undeveloped.

1970 Orchards in the northern portion of Lot 3 DP 230943 and northern and western portions of Lot 52 appeared to have been removed. The northeastern portion of the site, in Lot 52, and Lot 2 DP 533402, had been extensively cleared. The number and location of dams had changed. The dam in the central portion of Lot 2 DP784300 no longer appeared to be in use, while a second dam in the central portion of Lot 1 DP 784300 appeared to be in use. An additional dam was present in the northern portion of Lot 3 DP230943, as were two additional dams in the northern portion of Lot 52. A large dam had been constructed in Lot 2 DP533402.

Eleven warehouse style sheds had been constructed in the southern area of Lot 2 DP 784300, oriented North-South, and in two parallel rows running East-West. The eastern end of the southern row had also been cleared and appeared to comprise bare earth. An extensive area immediately north of the eastern half of these sheds appears to have been cleared or excavated,

possibly for construction of a dam.

One large warehouse style shed had been constructed in the northern portion of Lot 3 DP784300. An area adjoining this shed to the north and west had been cleared. Immediately south of the approximate centre of the cleared area were two small unidentified round structures, possibly tanks.

The elongated shed building in Lot 50 still appeared to be present but was extensively overgrown. The central portion of the orchards in Lot 1 DP 784300 appeared to have been cleared. Two unidentified features were present in this cleared area and were possibly the cleared orchard trees placed in piles. Landscape scars in central Lot 50 and southern central Lot 52 suggest possible former buildings, while most of the buildings in the central portion of Lot 52 had been cleared. A road appears to have been constructed from the southern boundary of lot 2 DP 784300 to the warehouses in the northern portion of Lots 2 and 3 DP 784300, with a side road that provided access to the warehouses in the southern portion of Lot 2 DP 784300.

The surrounding landuse appears similar to that observed in the 1961 aerial photograph although there appeared to be some rural residential development to the north of Spinks Road.

1978 The site layout and land use appear consistent with the 1970 aerial photograph. All areas previously used as orchards appear to have been cleared. Approximately two-thirds of Lot 75 had been cleared. Two surface water dams appeared to be present on Lot 75. The dam in the northern half of Lot 2 DP 533402 had been increased in size and occupied approximately one-third of that lot. A dam was present in the cleared or excavated area north of the buildings in the southern portion of Lots 2 and 3 in DP 784300. A warehouse-like building had been constructed in the northern portion of Lot 1. Warehouses or large buildings had been constructed in the northern portion of Lots 2 and 3 in DP784300. From the presence of dark lines on the aerial photograph it appeared that surface water runoff from these buildings drained to the dam to the south. A building, possibly a residential dwelling, had been constructed to the east of the large buildings.

A further eight buildings had been constructed adjacent to those existing in the southern portions of Lots 2 and 3 in DP 784300. A number of small warehouses and other buildings appeared to have been constructed in the central portion of Lot 52. Some small buildings or sheds also appeared to have been constructed along the northern portion of the eastern boundary of Lot 52. Two small possible fenced areas have been constructed in line directly south of the dam in Lot 3 DP 230943. The elongated building in Lot 50 appeared to have been removed or was no longer visible among trees.

There appears to be some rural residential development along both sides of Spinks Road, to the north.

Land to the north of Spinks Road was being developed for residential use.

1986 The site use and layout appear relatively consistent to that in the 1978 aerial photograph. The dams in Lot 75 appeared to be no longer present. The two small unidentified buildings extending southward from the dam in Lot 3 DP 230943 appeared to have been demolished, although the former locations were

still evident. Five warehouse-like buildings had been constructed in the central eastern portion of Lot 3 DP 230943, with a new road from the northern boundary of this lot providing access to the buildings. A smaller building had been constructed on the western side of the access directly opposite the centre warehouse-like building.

Some small buildings or sheds had been constructed around the residential dwelling in the northern portion of Lot 3 in DP784300. A small building had been constructed in the southwestern portion of Lot 2 DP 533402. The small buildings in the central portion of Lot 52 appeared to have undergone change, however, it is difficult to determine if this is further development or partial demolition.

Surrounding landuse was similar to that observed in the 1978 aerial photograph. Two surface water dams were visible adjacent to the southern side of Currency Creek. Further residential development had occurred along Spinks Road, including along the site's western boundary.

1994 Site layout and land use remained consistent with the 1986 aerial photograph. Trees were present in the previously cleared area of Lot 75. A new dam appeared to have been constructed in the north eastern area of Lot 3 DP 230943. The amount of water in the large dam in the northeastern portion of the site had decreased noticeably.

An additional three warehouse-style buildings had been constructed in the northern portion of Lot 1 DP 784300, however, they were smaller than the warehouse-like building already in this portion of the site.

Surrounding landuse appears consistent with that visible in the 1986 aerial photograph. Land to the south of Currency Creek appeared to be used for agricultural purposes.

2005 Site layout and land use remains consistent with the 1994 aerial photograph. There were two elongated landscape scars in the southern portion of Lot 1 DP 784300, to the south of the residential dwelling. Some buildings appear to have been constructed adjacent to the northern boundary of Lot 75.

A road extended from the northwest corner of the warehouse-like buildings in Lot 2 in DP 784200 to Lot 44. Significant tree cover had developed around the north and eastern sides of the warehouse-like buildings in Lot 3 in DP230943, but south and east of this tree covered area were three distinct areas that appear to comprise bare ground. What appeared to be bare areas were also apparent along the boundary between Lot 2 DP 533402 and Lot 52.

Surrounding landuse appears consistent with that visible in the 1994 aerial photograph.

3.2 DECCW Records

A search was undertaken through the DECCW's contaminated land register. The search identified that there have been no notices issued for the site under the *Contaminated Land Management Act 1997*.

3.3 Title Details

A historic title search was conducted for the site. Results are included in **Appendix C**, with a summary of the owners provided below.

Lot 75 in DP214752

1936-1951	John James McMahon (Orchardist)
1951-1956	Stanley Ernest White (Grazier)
1956-1961	National Subdivisions Pty Limited
1961	Leslie Harper (Clerk)
1961-1964	Glossodia Estates Pty Limited
1964-1971	Valerie Jean Whitton (Married woman)
1971-1972	William Leonard Troy (Farmer)
1972	Raymond John Brooks (Manager)
1972-1978	Barry Michael Guthrie (Insurance Representative)
1978-1995	Phillipa Ann Guthrie and Barry Michael Guthrie
1995-2004	Dinor Elinor French and Murray French
2004-2006	Raymond John Borg, Wendy Patricia Borg and Michael Contos
2006-2009	Michael Contos
2009	Feecha Pty Ltd, Himbla Pty Ltd, Rashka Pty Ltd and Printsilk Pty Ltd

Lot 1 in DP784300

1914-1939	Thomas Riley (Farmer)
1939-1949	Herbert Darcey Riley (Engine Driver)
1949-1957	Hector Shafto Stevens (Company Director) and Amildra Elizabeth Stevens (wife)
1957-1966	Hector Shafto Stevens (re share of Amildra Elizabeth Stevens)
1966-1971	Noela Amilda Troy (married woman)
1971-1988	Allied Mills Industries Pty Ltd (later Goodman Fielder Mills Ltd)
1988-1991	Ian Hunter Livingston (Egg Producer) and Merrilyn Leigh Livingstone (his wife), Frank George Pace (egg Producer) and Dianna Elizabeth Pace (his wife)
1991-1997	Frank George Pace and Dianna Elizabeth Pace
1997 to present	Frank George Pace and Pace Land Holdings Pty Ltd

Lots 2 and 3 in DP784300

1908-1914	William Morris Hughes (M.H.R.)
1914-1951	Thomas Riley (Farmer)
1951-1953	Evelyn Millington (widow), Neta Mary Riley (spinster), Myrtle Annie Mahon (wife of Herbert Mahon, Postal Employee)
1953-1958	Reg Thompson (Carrier)
1958-1963	Ronald Thomas Hughes (Clerk) and Constance Hughes (his wife)
1963-1970	William David Dickens (Farmer)
1970-1988	Allied Mills Industries Pty Ltd (later Goodman Fielder Mills Ltd)
1988-1991	Ian Hunter Livingston (Egg Producer) and Merrilyn Leigh Livingstone (his wife), Frank George Pace (egg Producer) and Dianna Elizabeth Pace (his wife)
1991-1997	Frank George Pace and Dianna Elizabeth Pace
1997 to present	Frank George Pace and Pace Land Holdings Pty Ltd

Lot 44 in DP214755

1951-1956 Stanley Ernest White
 1956-1963 National Subdivisions Pty Limited
 1963 Glossodia Estates Pty Limited
 1963-1972 Eugene Indov (?) (Machine Operator) and Helen Bardot (his wife)
 1972 Robert Hugo Wyner (Bricklayer) and Cornelia Margaret Wyner (his wife)
 1972-1973 Martinus Johannes Cornelius G. Van Baardwyck (Plumber) and Cecilia Van Baardwyck (his wife)
 1973-1979 Trim Tri Pty Limited
 1979-1981 Alan Dramham (sales Co-Ordinator) and Jan Dramham (his wife)
 1981-1988 Ian Sills (Estimator) and Lynette Kay Sills (Receptionist)
 1988-1990 James Gerard Slattery (Truck Driver) and Belinda May Slattery (Clerk)
 1990-1991 Joseph Leslie Pace
 1991-1997 Frank Pace and Dianne Pace
 1997 to Pace Land Holdings Pty Limited
 present

Lot 50 in DP 751637

1920-1945 James Lee Wood (Farmer)
 1945-1949 Alfred John Rose (Farmer)
 1949-1976 Robert Henry Guy (Artist) and Elizabeth Guy (his wife)
 1976-2008 Summertime Chicken Pty Limited (later known as RJ & JA Somers Pty Limited)
 2008 to E J Cooper & Son Pty Ltd
 present

Lot 20 in DP214753

1922-1951 John James McMahon (Orchardist)
 1951-1956 Stanley Ernest White (Grazier)
 1956-1960 National Subdivisions Pty Limited
 1960 Leslie Harper (Clerk)
 1960-1964 Glossodia Estates Pty Limited
 1964-1968 Edward Jung (Industrial Chemist) and Annemarie Jung (his wife)
 1968-1970 William George Larry (Storeman)
 1970-1976 Malcolm John Guy (Farmer) and Wendy Jeanette Guy (his wife)
 1976-2008 Summertime Chicken Pty Limited (later known as RJ & JA Somers Pty Limited)
 2008 to E J Cooper & Son Pty Ltd
 present

Lot 3 in DP 230943

1920 Percy Herbert Tebay (Farmer)
 1920-1925 Robert James (Farmer)
 1925-1929 Rolana Vivian Small (Overseer)
 1929-1937 Cline Wynter Ducat (Farmer)
 1937-1942 John Link (Farmer)
 1942-1944 Alice Bowring (widow)
 1944-1949 Arthur Eugene Yates
 1949-1967 Shelagh Cowper Loveday (widow)
 1967-1973 John Bernard Roydhouse (Engineer) and Pamela Margaret Roydhouse (his

wife)
 1973-1978 Werribell Pty Limited
 1978-1981 Robert Arthur Hoskins (Grazier)
 1981-2008 Summertime Chicken Pty Limited (later known as RJ & JA Somers Pty Limited)
 2008 to present E J Cooper & Son Pty Ltd

Lot 52 in DP1104504

1909-1926 James Gregory (Machinist)
 1926-1927 Mary Single (wife of Raymond George Single, Farmer)
 1947-1934 Lindsay Isabel Hazelton (wife of William Henry Hazelton, Engineer)
 1934-1950 Felix Frederick King (Licensed Surveyor)
 1950-1967 Sidney Leonard Link (Farmer) and Kathleen Link (his wife)
 1967-1972 Daphne Eudoria Way (married woman)
 1972-2008 Summertime Chicken Pty Limited (later known as RJ & JA Somers Pty Limited)
 2008 to present E J Cooper & Son Pty Ltd

Lot 2 in DP533402

1913-1954 Francis Ryan (Farmer)
 1954-1966 Andrew Bros (Dairymen) Pty Ltd
 1966-1970 Malcolm Alexander McEwan (Dental Surgeon)
 1970-1972 Daphne Eudoria Way (married woman)
 1972-2008 Summertime Chicken Pty Limited (later known as RJ & JA Somers Pty Limited)
 2008 to present E J Cooper & Son Pty Ltd

3.4 Council Records

The planning certificates for the site were obtained from Hawkesbury City Council and are included in **Appendix D**. Relevant information is summarised below.

- Lot 75 in DP 214752, Lot 20 in DP 214753 and Lot 44 in DP 214755 are zoned Housing under Hawkesbury Local Environment Plan 1989;
- Lots 1, 2 and 3 in DP784300 Lot 20 DP214753, Lot 50 DP751637, Lot 3 DP230943, Lot 52 DP1104504 and Lot 2 DP533402 are zoned Mixed Agriculture under Hawkesbury Local Environment Plan 1989
- The land is not affected by Section 38 or 39 of the Coastal protection Act 1979;
- The land is not proclaimed to be a mine subsidence district;
- The land is not affected by any road widening or road realignment;
- The land is not affected by a policy adopted by Hawkesbury City Council that restricts the development of the land because of likelihood of landslide, tidal inundation, subsidence;
- Complying development under the General Housing Code can not be carried out on the land as is it bushfire prone;

- Hawkesbury City Council has adopted a policy that restricts the development of the land because of the likelihood of Acid Sulfate Soils;
- The land is not subject to flood related development controls;
- The land is not affected by provisions under an environmental planning instrument applying to the land that provides for acquisition by a public authority;
- The land is not a declared investigation area or remediation site, or the subject of an investigation order or remediation order under the CLM Act 1997. The land is not the subject of a voluntary investigation or remediation proposal or a site audit statement within the meaning of the CLM Act 1997.

3.5 Australian and NSW Heritage Register

A search of the Australian Heritage Trust database and the NSW Heritage Inventory did not reveal any Heritage listed items at the.

3.6 Workcover Dangerous Goods Licenses

At the client's request a WorkCover search of records of licenses to store Dangerous Goods at the site was not undertaken.

3.7 Previous Investigations

There are no known previous environmental investigations, with respect to potential contamination, which have been conducted at the site.

3.8 Development Application / Building Application (DA/BA) records

DA/BA records were not obtained from Hawkesbury City Council for inclusion in this report. However, it is considered that the comprehensive nature of the remaining historical research has identified all significant potential sources of contamination, and the absence of DA/BA records does not affect the conclusions of the investigation.

3.9 Site History Summary

From a site inspection and a review of the historical aerial photographs and the lands title documentation it appeared that the site had been used for agricultural and grazing purposes, with parts of the site also used as orchards. Development of portions of Lots 2 and 3 in DP784300 for poultry farming commenced around 1971, while the development of Lot 3 in DP230943 as a poultry farm commenced in 1981. The site is currently being used as a poultry farm, for grazing of cattle and some horses, and for residential purposes.

3.10 Integrity Assessment

The data obtained from the historical sources reviewed has been found to be in general agreement. It is therefore considered that the information provided in this historical assessment has an acceptable level of accuracy.

4 Potential Contamination Issues

4.1 Potential Areas of Environmental Concern

Based on the history review and field observations from the site, areas of environmental concern have been identified and are presented in **Table 4.1**.

Table 4.1 Areas of Environmental Concern and Associated Contaminants of Potential Concern

Area of Environmental Concern (AEC)	Contaminants of Potential Concern (COPC)
Areas formerly used as orchards	Heavy metals, pesticides
Former and present building and shed locations across the site.	Heavy metals, asbestos
Former site infrastructure (including crushers and screens) in the central, eastern and northern portions of the site.	Heavy metals, TPH, BTEX, PAHs
Likely storage of petroleum products (including aboveground storage tanks) across the site	Heavy metals, TPH, BTEX, PAHs
Stockpiled material across the site	Heavy metals, TPH, BTEX, PAHs, asbestos
Fill material at the site	Heavy metals, TPH/BTEX, PAHs, OCPs, OPPs, PCBs, asbestos
Historical use of the site for rural and agricultural purposes	Heavy metals, OCPs and OPPs

4.2 Potentially Contaminated Media

Potentially contaminated media present at the site include:

- fill material;
- natural soils;
- surface water; and
- groundwater

Site historical information and findings from the site inspection identified the potential for fill material at the site. The source of fill material is unknown and therefore has been identified as a potentially contaminated medium.

In addition, surface soils (whether fill material or natural) in some areas of the site are considered to be a potentially contaminated medium based on the presence of staining, poor vegetation cover, and past agricultural uses such as orchards.

Based on the potential leachability of contaminants within fill material and other surface soils, and the historical uses of the site, vertical migration through the fill into the underlying natural soils may occur.

Surface water in some of the surface water dams is identified as a potentially contaminated medium at the site, based on the observation that runoff from the chicken sheds appeared to drain to at least one surface water dam.

Groundwater at the site is considered not to be a potentially contaminated medium based on the low permeability of the surface soils (clays) (**Section 2.7**). However, the potential for groundwater to be contaminated is dependant upon the potential mobility of any soil contamination identified at the site.

4.3 Potential for Migration

Contaminants generally migrate from site via a combination of windblown dusts, rainwater infiltration, groundwater migration and surface water runoff. The potential for contaminants to migrate is a combination of:

- The nature of the contaminants (solid/liquid and mobility characteristics);
- The extent of the contaminants (isolated or widespread);
- The location of the contaminants (surface soils or at depth); and
- The site topography, geology, hydrology and hydrogeology.

The potential contaminants of concern identified as part of the site history review and site inspection are generally in solid form (eg. asbestos, fill materials). The site is generally covered in vegetation (tree cover and long grasses) or sealed (concrete) which significantly reduces the potential for windblown contaminants to migrate from the site.

As the majority of the site is unpaved, there is potential for vertical contaminant migration from soils to groundwater via infiltration.

5 Regulatory Guidelines

The investigation was undertaken with consideration to aspects of the following guidelines, as relevant:

- *Contaminated Sites: Guidelines for Assessing Service Station Sites*, NSW EPA, 1994 (EPA 1994)
- *Contaminated Sites: Sampling Design Guidelines*, NSW EPA, 1995 (EPA 1995)
- *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*, NSW EPA, 1997 (EPA 1997)
- *Contaminated Sites: Guidelines for the NSW Site Auditor Scheme, 2nd Edition*, NSW EPA, 2006 (DEC 2006)
- *Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997*, NSW DECC, 2009 (DECC 2009)
- *National Environment Protection (Assessment of Site Contamination) Measure*, National Environment Protection Council, 1999 (NEPC 1999)
- *Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites*, Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council, 1992 (ANZECC/NHMRC 1992)
- *Australian and New Zealand Guidelines for Fresh and Marine Water Quality*, Australian and New Zealand Environment and Conservation Council and Agriculture and Resource Management Council of Australia and New Zealand, Paper No 4, 2000 (ANZECC/ARMCANZ 2000)
- *Australian Drinking Water Guidelines*, National Health and Medical Research Council and Agriculture and Resource Management Council of Australia and New Zealand, 2004 (NHMRC/NRMMC 2004)
- *Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards*, Department of Health and Ageing and EnHealth Council, Commonwealth of Australia, June 2002 (EnHealth 2002)
- *Contaminated Sites: Guidelines for the Assessment and Management of Groundwater Contamination*, NSW DECC, March 2007 (DECC 2007)

6 Conclusions and Recommendations

6.1 Conclusions

Based on the results of the investigation undertaken at the site, and subject to the limitations stated in **Section 7**, there is the potential for some contamination of the site to have occurred based on past and current site uses. The site is also located in area of moderate salinity potential, which may restrict future development in some areas of the site, particularly in low lying areas.

Notwithstanding the potential for some contamination to be present in limited areas of the site, the potential contamination is unlikely to be such that it cannot be cleaned-up by the application of commonly used methods. Consequently, the potential contamination identified at the site is considered not to represent a significant barrier to the future development of the site.

6.2 Recommendations

The following recommendations are made in light of the above conclusions:

- Intrusive sampling, targeting areas of concern highlighted by the preliminary ESA, be undertaken to assess potential contamination present onsite, and to provide an adequate assessment of soil and background soil concentrations present at the site;
- Intrusive sampling be undertaken to provide a preliminary assessment of salinity;
- 'Emu picking' to remove ACM fragments from the impacted area identified on Lot 1 in DP784300;
- Conduct hazardous materials audits on any buildings at the site that may require demolition; and
- An assessment of the risks posed by any potential contamination identified following the completion of targeted contamination assessments undertaken at the site and preparation/ implementation of an appropriate Remedial Action Plan and/or Environmental Management Plan to make the site suitable for the proposed future use.

7 Limitations

This report has been prepared for use by the client who commissioned the works in accordance with the project brief only and has been based in part on information obtained from other parties. The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS Environmental Pty Ltd accepts no liability for use or interpretation by any person or body other than the client. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS Environmental Pty Ltd, and should not be relied upon by other parties, who should make their own enquires.

Ground conditions may vary across a site, and this should be considered when extrapolating between observations. Potential chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS Environmental Pty Ltd reserves the right to review the report in the context of the additional information.

Figures



Legend

- Approximate boundary of site
- Approximate boundaries of lots
- Areas of salinity indicator plants

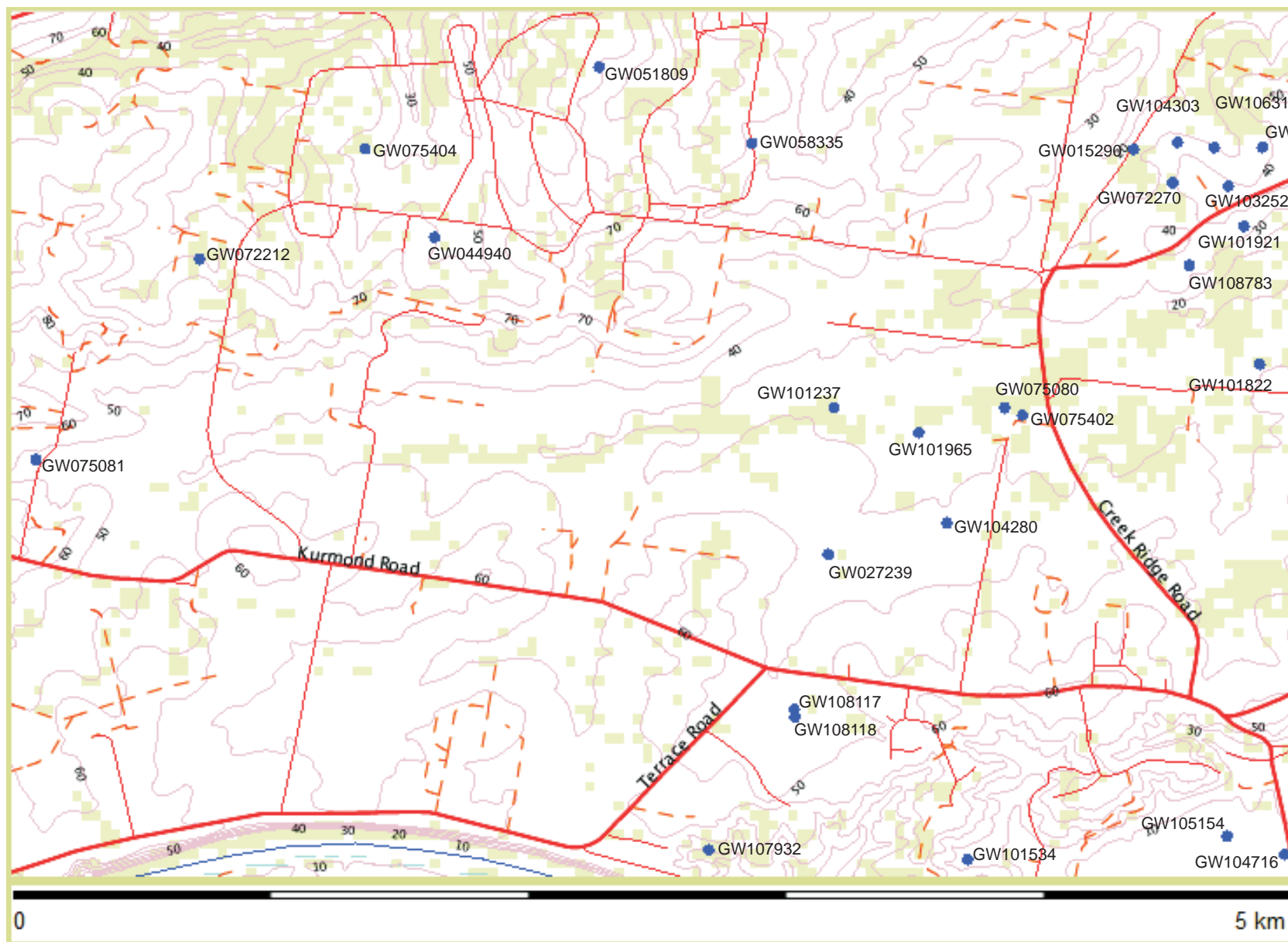


Figure 2 Site Layout

Client: EG Property Group Job Number: 40946

Site Address: Spinks Road, Glossodia, NSW File: 40946_02.cdr

Appendix A
Groundwater Works Summary Sheets



Legend



Locations of licensed groundwater bores

Client: EG Property Group

Job Number: 40946

Site Address: Spinks Road, Gossodia, NSW

File: 40946_01.cdr

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW027239

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW027239
LIC-NUM 10BL020569
AUTHORISED-PURPOSES CONSERVATION OF WATER IRRIGATION STOCK
INTENDED-PURPOSES IRRIGATION
WORK-TYPE Bore
WORK-STATUS (Unknown)
CONSTRUCTION-METHOD Cable Tool
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 1967-01-01
FINAL-DEPTH (metres) 44.50
DRILLED-DEPTH (metres) 44.50
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY N/A
GWMA 606 - MANGROVE MOUNTAIN
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN 212 - HAWKESBURY RIVER
AREA-DISTRICT
CMA-MAP 9030-1N
GRID-ZONE 56/1
SCALE 1:25,000
ELEVATION
ELEVATION-SOURCE (Unknown)
NORTHING 6285374.00
EASTING 294288.00
LATITUDE 33 33' 5"
LONGITUDE 150 47' 3"
GS-MAP 0056D3

AMG-ZONE 56
 COORD-SOURCE GD.,ACC.MAP
 REMARK

Form-A (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP 58

Licensed (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP 58

Water Bearing Zones (top)

FROM-DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK-CAT-DESC	S-W-L	D-D-L	YIELD	TEST-HOLE-DEPTH (metres)	DURATION	SALINITY
20.70	20.70	0.00	(Unknown)	12.80		0.03			Over 14000 ppm

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL COMMENT
0.00	0.45	0.45	Topsoil	
0.45	0.91	0.46	Clay	
0.91	2.13	1.22	Gravel Claybound	
2.13	2.43	0.30	Clay White	
2.43	3.35	0.92	Clay Red White	
3.35	3.65	0.30	Clay White	
3.65	4.57	0.92	Clay Light Brown	
4.57	14.02	9.45	Shale Grey	
14.02	26.21	12.19	Sandstone Shaley Water Supply	
26.21	32.91	6.70	Sandstone	
26.21	32.91	6.70	Shale Bands	
32.91	44.50	11.59	Sandstone Grey	

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW044990

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW044990
LIC-NUM 10BL100498
AUTHORISED-PURPOSES DOMESTIC STOCK
INTENDED-PURPOSES GENERAL USE
WORK-TYPE Bore
WORK-STATUS Supply Obtained
CONSTRUCTION-METHOD Rotary Air
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE
FINAL-DEPTH (metres) 61.00
DRILLED-DEPTH (metres) 61.00
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY N/A
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN 212 - HAWKESBURY RIVER
AREA-DISTRICT
CMA-MAP 9030-1N
GRID-ZONE 56/1
SCALE 1:25,000
ELEVATION
ELEVATION-SOURCE (Unknown)
NORTHING 6287000.00
EASTING 292524.00
LATITUDE 33 32' 11"
LONGITUDE 150 45' 56"
GS-MAP 0056D3

AMG-ZONE 56
 COORD-SOURCE GD.,ACC.MAP
 REMARK

Form-A (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP L513 DP214755 (7)

Licensed (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP 513 214755

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter,
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1	1	Casing	P.V.C.	-0.20	6.50	152			Suspended in Clamps

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK-CAT- DESC	S-W- L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
39.90	40.80	0.90	Unconsolidated	27.10					(Unknown)
52.70	54.20	1.50	Unconsolidated	27.10					(Unknown)

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.91	0.91	Topsoil		
0.91	4.88	3.97	Clay		
4.88	15.54	10.66	Shale		
15.54	17.68	2.14	Sand Grey		
17.68	22.56	4.88	Sand		
22.56	31.09	8.53	Sand Silty		
31.09	38.71	7.62	Sand Shaley		
38.71	41.45	2.74	Sand Water Supply		
41.45	60.96	19.51	Sand Silty Water Supply		

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW051290

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW051290
LIC-NUM 10BL115712
AUTHORISED-PURPOSES DOMESTIC FARMING STOCK
INTENDED-PURPOSES FARMING
WORK-TYPE Bore
WORK-STATUS Supply Obtained
CONSTRUCTION-METHOD Cable Tool
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 1980-10-01
FINAL-DEPTH (metres) 45.00
DRILLED-DEPTH (metres) 45.00
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY N/A
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN 212 - HAWKESBURY RIVER
AREA-DISTRICT
CMA-MAP 9030-1N
GRID-ZONE 56/1
SCALE 1:25,000
ELEVATION
ELEVATION-SOURCE (Unknown)
NORTHING 6287528.00
EASTING 295584.00
LATITUDE 33 31' 56"
LONGITUDE 150 47' 55"
GS-MAP 0056D3

AMG-ZONE 56
 COORD-SOURCE GD.,ACC.MAP
 REMARK

Form-A (top)

COUNTY COOK
 PARISH WILBERFORCE
 PORTION-LOT-DP 386

Licensed (top)

COUNTY COOK
 PARISH WILBERFORCE
 PORTION-LOT-DP 386

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL DETAIL
1	1	Casing	Welded Steel	5.00	30.00	172		(Unknown)

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK-CAT- DESC	S- W- L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
17.00	18.00	1.00	Unconsolidated						(Unknown)
30.00	32.00	2.00	Unconsolidated						(Unknown)
36.00	37.00	1.00	Unconsolidated						(Unknown)

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL COMMENT
0.00	2.00	2.00	Topsoil	
2.00	13.00	11.00	Sandstone	
13.00	16.00	3.00	Sand Shaley	
16.00	19.00	3.00	Sand Clay Bands	
19.00	29.00	10.00	Sand Silty	
29.00	32.00	3.00	Sand	
32.00	34.00	2.00	Sand Very Silty	
34.00	45.00	11.00	Sand Silty	

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW051809

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW051809
LIC-NUM 10BL113513
AUTHORISED-PURPOSES DOMESTIC STOCK
INTENDED-PURPOSES DOMESTIC STOCK
WORK-TYPE Bore
WORK-STATUS (Unknown)
CONSTRUCTION-METHOD Rotary Air
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 1980-09-01
FINAL-DEPTH (metres) 61.00
DRILLED-DEPTH (metres) 61.00
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY N/A
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN 212 - HAWKESBURY RIVER
AREA-DISTRICT
CMA-MAP 9030-1N
GRID-ZONE 56/1
SCALE 1:25,000
ELEVATION
ELEVATION-SOURCE (Unknown)
NORTHING 6287909.00
EASTING 293227.00
LATITUDE 33 31' 42"
LONGITUDE 150 46' 24"
GS-MAP 0056D3

AMG-ZONE 56
 COORD-SOURCE GD.,ACC.MAP
 REMARK

Form-A (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP L165 DP214751 (3)

Licensed (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP 165 214751

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1	1	Casing	Welded Steel	-0.30	45.70	165			Driven into Hole
1	1	Opening	Slots - Vertical	32.00	35.00	165		1	Oxy- Acetylene Slotted; SL: 0mm; A: 2mm

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK-CAT- DESC	S-W- L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
33.50	34.10	0.60	Consolidated	30.50		0.37			Fresh

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.60	0.60	Topsoil		
0.60	3.00	2.40	Clay		
3.00	4.60	1.60	Sandstone		
4.60	7.60	3.00	Shale		
7.60	61.00	53.40	Sandstone Water Supply		

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW058335

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW058335
LIC-NUM 10BL127644
AUTHORISED-PURPOSES DOMESTIC FARMING STOCK
INTENDED-PURPOSES GENERAL USE
WORK-TYPE Bore
WORK-STATUS (Unknown)
CONSTRUCTION-METHOD Rotary Air
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 1983-08-01
FINAL-DEPTH (metres) 50.00
DRILLED-DEPTH (metres) 50.00
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY N/A
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN 212 - HAWKESBURY RIVER
AREA-DISTRICT
CMA-MAP 9030-1N
GRID-ZONE 56/1
SCALE 1:25,000
ELEVATION
ELEVATION-SOURCE (Unknown)
NORTHING 6287523.00
EASTING 293906.00
LATITUDE 33 31' 55"
LONGITUDE 150 46' 50"
GS-MAP 0056D3

AMG-ZONE 56
 COORD-SOURCE GD.,ACC.MAP
 REMARK

Form-A (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP L188 DP217499 (3)

Licensed (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP L188 DP217499 (P+ P#)

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1	1	Casing	P.V.C.	0.00	50.00	102			Seated on Bottom
1	1	Opening	Slots - Horizontal	30.00	80.00	102		1	Mechanically Slotted; SL: 0mm; A: 12.7mm

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK-CAT- DESC	S-W- L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
40.00	41.00	1.00	Consolidated	39.00		0.30			(Unknown)

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL COMMENT
0.00	33.00	33.00	Slate	
33.00	50.00	17.00	Sandstone	Water Supply

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW072212

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW072212
LIC-NUM
AUTHORISED-PURPOSES
INTENDED-PURPOSES DOMESTIC STOCK
WORK-TYPE Bore open thru rock
WORK-STATUS (Unknown)
CONSTRUCTION-METHOD Rotary Air
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 1995-01-25
FINAL-DEPTH (metres) 150.00
DRILLED-DEPTH (metres) 87.30
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY
GWMA
GW-ZONE
STANDING-WATER-LEVEL
SALINITY
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN 212 - HAWKESBURY RIVER
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6286865.00
EASTING 291493.00
LATITUDE 33 32' 15"
LONGITUDE 150 45' 16"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE GD.,ACC.GIS
 REMARK

Form-A (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP L94 DP214752

Licensed (top)

no details

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL DETAIL
1	1	Casing	Steel	-0.60	5.40	168		Driven into Hole

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W- L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
88.20	89.90	1.70				0.50			501-1000 ppm
132.10	132.40	0.30	Fractured			0.50			501-1000 ppm
145.30	146.80	1.50	Fractured			3.00			0-500 ppm

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL COMMENT
0.00	0.40	0.40		
0.40	22.30	21.90	Brown/grey Layered Shale	
22.30	24.30	2.00	Brown Fine Grain Sandstone	
24.30	27.40	3.10	Light Grey Med Grain Sandstone	
27.40	29.30	1.90	Dark Grey Shale	
29.30	41.70	12.40	Light Grey Med Grain Sandstone	
41.70	48.20	6.50	Moist L/grey M/grain S/stone Clay Mat	
48.20	54.10	5.90	L/grey Med Grain Sandstone	
54.10	63.20	9.10	L/grey M/grain S/stone Quartz Mat	
63.20	65.50	2.30	Dark Grey Shale	
65.50	80.70	15.20	Cemented L/grey M/grain S/stone	

80.70	82.60	1.90	Shale/sandstone Cross Bed
82.60	87.30	4.70	Light Grey Med Grain S/stone
87.30	88.20	0.90	Dark Grey Shale
88.20	89.90	1.70	Shale/sandstone Cross Bed
89.90	92.20	2.30	Dark Grey Shale
92.20	99.40	7.20	Cemented L/grey M/grain S/stone
99.40	101.10	1.70	Shale/sandstone Cross Bed
101.10	132.10	31.00	L/grey Med Grain Sandstone
132.10	132.40	0.30	Quartz Bed
132.40	134.60	2.20	Shale S-s C/bed Quartz Matrix
134.60	137.20	2.60	Light Grey M/grain S/s Quartz Pebble Matrix
137.20	145.30	8.10	L/grey Med Grain Sandstone
145.30	146.80	1.50	Quartz Bed Water Bearing
146.80	150.00	3.20	L/grey Med Grain Sandstone

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW072270

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW072270
LIC-NUM 10BL154731
AUTHORISED-PURPOSES STOCK
INTENDED-PURPOSES DOMESTIC STOCK
WORK-TYPE Bore
WORK-STATUS (Unknown)
CONSTRUCTION-METHOD Rotary Air
OWNER-TYPE
COMMENCE-DATE
COMPLETION-DATE 1994-05-27
FINAL-DEPTH (metres) 90.40
DRILLED-DEPTH (metres) 90.40
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY N/A
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY 610.00
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6287356.00
EASTING 295759.00
LATITUDE 33 32' 2"
LONGITUDE 150 48' 2"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A (top)

COUNTY COOK
 PARISH WILBERFORCE
 PORTION-LOT-DP 386//751665

Licensed (top)

COUNTY COOK
 PARISH WILBERFORCE
 PORTION-LOT-DP 386 751665

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	8.20	210			Rotary Air
1		Hole	Hole	8.20	90.40	156			Rotary Air
1	1	Casing	Steel	-0.70	8.30	168.3	163.5		C: 0-8.2m; Welded; Driven into Hole

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W- L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
46.80	47.10	0.30				0.40	48.40	0.25	690.00
68.90	69.50	0.60				0.40	72.40	0.25	650.00
81.30	81.70	0.40				0.50	84.40	0.25	630.00

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO- MATERIAL	COMMENT
0.00	0.80	0.80	TOP SOIL / CLAY		
0.80	2.50	1.70	WEATHERED SANDSTONE		
2.50	11.70	9.20	GREY MED GRAIN SANDSTONE		
11.70	25.30	13.60	BROWN MED GRAIN SANDSTONE		
25.30	30.20	4.90	LIGHT BROWN MED GRAIN SANDSTONE WITH MOIST CLAY MATRIX		
			LIGHT GREY COARSE GRAIN SANDSTONE		

30.20	38.30	8.10	INTERSPERSED WITH COARSE QUARTZ LAYERS
38.30	46.50	8.20	LIGHT GREY MED GRAIN SANDSTONE INTERSPERSED WITH FINE QUARTZ LAYERS
46.50	47.10	0.60	LIGHT GREY COARSE GRAIN SANDSTONE WITH QUARTZ PEBBLES
47.10	52.30	5.20	GREY MED GRAIN CEMENTED SANDSTONE
52.30	54.70	2.40	GREY COARSE GRAIN SANDSTONE WITH QUARTZ MATRIX
54.70	62.10	7.40	GREY MED GRAIN CEMENTED SANDSTONE
62.10	64.20	2.10	DARK GREY SHALE
64.20	73.50	9.30	GREY MED GRAIN SANDSTONE WITH COARSE QUARTZ MATRIX
73.50	80.90	7.40	GREY FINE GRAIN CEMENTED SANDSTONE
80.90	90.40	9.50	GREY COARSE GRAIN SANDSTONE WITH COARSE QUARTZ MATRIX

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW075080

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW075080
LIC-NUM
AUTHORISED-PURPOSES
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Bore
WORK-STATUS New Bore
CONSTRUCTION-METHOD Rotary Air
OWNER-TYPE DWE (Dept of Water & Energy)
COMMENCE-DATE
COMPLETION-DATE 1998-08-21
FINAL-DEPTH (metres) 7.00
DRILLED-DEPTH (metres) 24.00
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY
GWMA
GW-ZONE
STANDING-WATER-LEVEL
SALINITY
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN 212 - HAWKESBURY RIVER
AREA-DISTRICT
CMA-MAP 9030-1N
GRID-ZONE 56/1
SCALE 1:25,000
ELEVATION
ELEVATION-SOURCE (Unknown)
NORTHING 6286160.00
EASTING 295046.00
LATITUDE 33 32' 40"
LONGITUDE 150 47' 33"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP LT1 DP743221

Licensed (top)

no details

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	7.00	125			Auger
1		Hole	Hole	7.00	24.00	120			Down Hole Hammer
1	1	Casing	PVC Class 18	-1.00	7.00	60			C: 0-1m; Screwed; Seated on Bottom; Cap
1	1	Opening	Screen	4.00	7.00	60			PVC Class 18; A: 4mm; Screwed
1		Annulus	Waterworn/Rounded	4.00	7.00				Graded; GS: 1- 2mm

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W- L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
1.00	7.00	6.00							

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	3.00	3.00	CLAY, BROWN		
3.00	4.00	1.00	CLAY, RED		
4.00	6.50	2.50	CLAY, GREY		

6.50	7.00	0.50	CLAY, LIGHT GREY
7.00	7.50	0.50	SHALE, BLACK
7.50	10.00	2.50	SANDSTONE, GREY MEDIUM GRAINED
10.00	18.50	8.50	SHALE, BLACK
18.50	24.00	5.50	SANDSTONE, GREY MEDIUM GRAINED

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW075081

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW075081
LIC-NUM
AUTHORISED-PURPOSES
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Bore
WORK-STATUS Equipped - bore used for obs
CONSTRUCTION-METHOD Rotary Air
OWNER-TYPE DWE (Dept of Water & Energy)
COMMENCE-DATE
COMPLETION-DATE 1998-08-21
FINAL-DEPTH (metres) 6.50
DRILLED-DEPTH (metres) 6.50
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY
GWMA
GW-ZONE
STANDING-WATER-LEVEL 2.00
SALINITY 4736.00
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN 212 - HAWKESBURY RIVER
AREA-DISTRICT
CMA-MAP 9030-4N
GRID-ZONE 56/1
SCALE 1:25,000
ELEVATION
ELEVATION-SOURCE (Unknown)
NORTHING 6285797.00
EASTING 290797.00
LATITUDE 33 32' 49"
LONGITUDE 150 44' 48"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP LT1 DP771725

Licensed (top)

no details

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	6.50	125			Auger C: 0-1m; Screwed; Seated on Bottom; Cap
1	1	Casing	PVC Class 18	-1.00	6.50	60			PVC Class 18; A: .4mm; Screwed
1	1	Opening	Screen	3.00	6.00	60			Graded; GS: 1- 2mm
1		Annulus	Waterworn/Rounded	2.00	6.50				

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W-L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
2.50	6.00	3.50		0.30	0.10	6.50	0.25		4736.00

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.50	0.50	CLAY, DARK BROWN		
0.50	2.50	2.00	CLAY, LIGHT BROWN		
2.50	6.50	4.00	CLAY, GREY		

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Groundwater Works Summary

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Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW075402

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW075402
LIC-NUM
AUTHORISED-PURPOSES
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Bore - Nested (2)
WORK-STATUS Equipped - bore used for obs
CONSTRUCTION-METHOD Rotary Air
OWNER-TYPE DWE (Dept of Water & Energy)
COMMENCE-DATE
COMPLETION-DATE 2009-03-27
FINAL-DEPTH (metres) 179.00
DRILLED-DEPTH (metres)
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY
GWMA
GW-ZONE
STANDING-WATER-LEVEL
SALINITY
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN 212 - HAWKESBURY RIVER
AREA-DISTRICT
CMA-MAP 9030-1N
GRID-ZONE 56/1
SCALE 1:25,000
ELEVATION
ELEVATION-SOURCE R.L. at Surface
NORTHING 6286123.00
EASTING 295125.00
LATITUDE 33 32' 42"
LONGITUDE 150 47' 36"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE Surveyed
 REMARK

Form-A (top)

COUNTY COOK
 PARISH MEEHAN
 PORTION-LOT-DP 3//739218

Licensed (top)

no details

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	3.00	250			Rotary Air
1		Hole	Hole	3.00	67.00	171			Rotary Air
1		Casing	Casing Protector	-0.90	1.00				Cemented
1	1	Casing	PVC Class 18	-0.85	67.00	88.9	79		Glued; Seated on Bottom; En cap PVC Class 12; Mechanica Slotted; SL 40mm; A: 1mm; Glue
1	1	Opening	Slots - Horizontal	55.00	61.00	88.9			
1		Annulus	Concrete	0.00	50.00	171	88.9		
1		Annulus	Grout	50.00	55.00	171	88.9		
1		Annulus	Waterworn/Rounded	55.00	67.00	171	88.9		Graded; G: 5-7mm
2		Hole	Hole	0.00	3.00	250			Rotary Air
2		Hole	Hole	3.00	179.00	171			Rotary Air
2		Casing	Casing Protector	-0.90	1.00				Cemented
2	2	Casing	PVC Class 18	-0.71	179.00	88.9	79		Glued; Seated on Bottom; En cap PVC Class 12; Mechanica Slotted; SL 40mm; A: 1mm; Glue
2	2	Opening	Slots - Horizontal	168.00	174.00	88.9			
2		Annulus	Grout	0.00	20.00	171	88.9		
2		Annulus	Crushed Aggregate	20.00	54.00	171	88.9		

2	Annulus	Concrete	80.00	145.00	171	88.9	
2	Annulus	Waterworn/Rounded	150.00	179.00	171	88.9	Graded; G 5-7mm

Water Bearing Zones [\(top\)](#)

FROM- DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W- L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
61.00	67.00	6.00							
168.00	174.00	6.00							

Drillers Log [\(top\)](#)

no details

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Groundwater Works Summary

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Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW075404

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW075404
LIC-NUM
AUTHORISED-PURPOSES
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Bore - Nested (2)
WORK-STATUS Equipped - bore used for obs
CONSTRUCTION-METHOD Rotary Air
OWNER-TYPE DWE (Dept of Water & Energy)
COMMENCE-DATE
COMPLETION-DATE 2009-03-12
FINAL-DEPTH (metres) 194.00
DRILLED-DEPTH (metres) 194.00
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY
GWMA
GW-ZONE
STANDING-WATER-LEVEL 24.90
SALINITY
YIELD 5.00

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN 212 - HAWKESBURY RIVER
AREA-DISTRICT
CMA-MAP 9030-1N
GRID-ZONE 56/1
SCALE 1:25,000
ELEVATION
ELEVATION-SOURCE R.L. at Surface
NORTHING 6287459.00
EASTING 292208.00
LATITUDE 33 31' 56"
LONGITUDE 150 45' 44"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE Surveyed
 REMARK

Form-A (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP 457//214756

Licensed (top)

no details

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	3.00	250			Rotary Air
1		Hole	Hole	3.00	51.00	171			Rotary Air
1		Casing	Casing Protector	0.17	1.00				Cemented
1	1	Casing	PVC Class 18	0.17	51.00	88.9	79		Glued; Seated on Bottom; En cap PVC Class 18;
1	1	Opening	Slots - Horizontal	42.00	48.00	88.9			Mechanica Slotted; SL 40mm; A: 1mm; Glue
1		Annulus	Concrete	0.00	35.00	171	88.9		
1		Annulus	Grout	35.00	40.00	171	88.9		
1		Annulus	Waterworn/Rounded	40.00	51.00	171	88.9		Graded; G: 5-7mm
2		Hole	Hole	0.00	3.00	250			Rotary Air
2		Hole	Hole	3.00	194.00	171			Rotary Air
2	2	Casing	PVC Class 18	0.17	194.00	88.9	79		Glued; Seated on Bottom; En cap
2		Casing	Casing Protector	0.20	1.00				Cemented
2	2	Opening	Slots - Horizontal	182.00	188.00	88.9			PVC Class 18; Mechanica Slotted; SL 40mm; A: 1mm; Glue
2		Annulus	Grout	0.00	20.00	171	88.9		
2		Annulus	Crushed Aggregate	20.00	100.00	171	88.9		

2	Annulus	Concrete	100.00	140.00	171	88.9	
2	Annulus	Waterworn/Rounded	145.00	194.00	171	88.9	Graded; G; 5-7mm

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S-W- L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
42.00	48.00	6.00		21.75		2.00			
182.00	188.00	6.00		24.90		5.00			

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL COMMENT
0.00	1.00	1.00	Clay, orange	
1.00	57.00	56.00	Sandstone, orange/yellowish	
57.00	60.00	3.00	Shale	
60.00	75.00	15.00	Sandstone	
75.00	77.00	2.00	Shale	
77.00	97.00	20.00	Sandstone	
97.00	100.00	3.00	Sandstone, Shaley	
100.00	117.00	17.00	Sandstone	
117.00	125.00	8.00	Shale	
125.00	136.00	11.00	Sandstone	
136.00	145.00	9.00	Shale	
145.00	165.00	20.00	Sandstone	
165.00	167.00	2.00	Shale	
167.00	193.00	26.00	Sandstone	
193.00	194.00	1.00	Shale	

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Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW101237

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW101237
LIC-NUM 10BL157082
AUTHORISED-PURPOSES TEST BORE
INTENDED-PURPOSES IRRIGATION
WORK-TYPE Bore
WORK-STATUS (Unknown)
CONSTRUCTION-METHOD Other
OWNER-TYPE
COMMENCE-DATE
COMPLETION-DATE 1995-10-07
FINAL-DEPTH (metres) 62.00
DRILLED-DEPTH (metres) 62.00
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY NA
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY 2600.00
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6286145.00
EASTING 294297.00
LATITUDE 33 32' 40"
LONGITUDE 150 47' 4"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP LT 7 DP 8714

Licensed (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP 7 8714

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	15.00	165			Rotary Air
1		Hole	Hole	15.00	62.00	150			Rotary Air
1	1	Casing	PVC Class 9	0.70	15.00	142			Glued; Driven into Hole; Suspended in Clamps

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W-L	D-D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
50.00	53.00	3.00		7.00	58.00	1.00	58.00	1.00	680.00

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	1.30	1.30	Clay		
1.30	6.80	5.50	Brown clay/shale		
6.80	12.80	6.00	soft, brown sandstone		
12.80	62.00	49.20	white sandstone		

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Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW101534

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW101534
LIC-NUM 10BL156183
AUTHORISED-PURPOSES DOMESTIC STOCK
INTENDED-PURPOSES DOMESTIC STOCK
WORK-TYPE Bore
WORK-STATUS (Unknown)
CONSTRUCTION-METHOD Rotary Air
OWNER-TYPE
COMMENCE-DATE
COMPLETION-DATE 1995-11-15
FINAL-DEPTH (metres) 125.00
DRILLED-DEPTH (metres) 125.00
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY N/A
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY 3100.00
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6283787.00
EASTING 294934.00
LATITUDE 33 33' 57"
LONGITUDE 150 47' 27"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP 201//634670

Licensed (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP 201 634670

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	49.00	165			Rotary Air
1		Hole	Hole	49.00	125.00	140			Rotary Air
1	1	Casing	P.V.C.	0.30	49.00	115			Glued; Seated on Bottom

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S-W- L	D-D-L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
48.00	49.00	1.00			50.00	0.11	50.00	0.50	140.00
65.00	66.00	1.00			70.00	0.25	70.00	0.50	195.00
114.00	115.00	1.00			116.00	0.45	116.00	0.50	230.00
121.00	122.00	1.00		74.00	125.00	0.60	125.00	1.50	3110.00

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	1.00	1.00	SOIL		
1.00	4.00	3.00	CLAY		
4.00	47.00	43.00	SHALE		
47.00	125.00	78.00	SANDSTONE/SHALE		

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Groundwater Works Summary

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Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW101822

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW101822
LIC-NUM 10BL157429
AUTHORISED-PURPOSES DOMESTIC STOCK
INTENDED-PURPOSES DOMESTIC STOCK
WORK-TYPE Bore
WORK-STATUS (Unknown)
CONSTRUCTION-METHOD (Unknown)
OWNER-TYPE
COMMENCE-DATE
COMPLETION-DATE 1993-12-01
FINAL-DEPTH (metres) 79.20
DRILLED-DEPTH (metres)
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY N/A
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL 30.48
SALINITY
YIELD 0.80

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6286412.00
EASTING 296161.00
LATITUDE 33 32' 33"
LONGITUDE 150 48' 17"
GS-MAP

AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY COOK
PARISH WILBERFORCE
PORTION-LOT-DP 396//664634

Licensed [\(top\)](#)

COUNTY COOK
PARISH WILBERFORCE
PORTION-LOT-DP PT396

Construction [\(top\)](#)

Negative depths indicate Above Ground Level; H-Hole; P-Pipe; OD-Outside Diameter;
ID-Inside Diameter; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL DETAIL
1		Hole	Hole	0.00	79.20	101		(Unknown)
1	1	Casing	P.V.C.	0.00	79.20	101		

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

no details

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Groundwater Works Summary

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Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW101921

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW101921
LIC-NUM 10BL158249
AUTHORISED-PURPOSES DOMESTIC STOCK
INTENDED-PURPOSES DOMESTIC STOCK
WORK-TYPE Bore
WORK-STATUS (Unknown)
CONSTRUCTION-METHOD Rotary Air
OWNER-TYPE
COMMENCE-DATE
COMPLETION-DATE 1997-11-19
FINAL-DEPTH (metres) 48.78
DRILLED-DEPTH (metres) 48.78
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY N/A
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY
YIELD 0.45

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6287134.00
EASTING 296076.00
LATITUDE 33 32' 9"
LONGITUDE 150 48' 14"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A (top)

COUNTY COOK
 PARISH WILBERFORCE
 PORTION-LOT-DP 382//653801

Licensed (top)

COUNTY COOK
 PARISH WILBERFORCE
 PORTION-LOT-DP 382

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	1.83	168.3			Rotary Air
1		Hole	Hole	1.83	48.78	160			Rotary Air
1	1	Casing	Steel	-0.60	1.83	168.3			Driven into Hole
1	1	Casing	P.V.C.	0.00	48.78	152			Seated on Bottom
1	1	Opening	Slots - Horizontal	36.59	48.78	152			PVC Class 9; Sawn; SL: 12mm; A: 4mm

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S-W- L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
36.59	42.68	6.09		25.61	0.45	48.78			Good

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	39.63	39.63	Sandstone		
39.63	40.24	0.61	Quartz - Shale		
40.24	43.29	3.05	Sandstone		
43.29	44.82	1.53	Shale		
44.82	47.26	2.44	Sandstone		

47.26	47.56	0.30	Shale
47.56	48.78	1.22	Sandstone

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW101965

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW101965
LIC-NUM 10BL158568
AUTHORISED-PURPOSES TEST BORE
INTENDED-PURPOSES TEST BORE
WORK-TYPE Bore
WORK-STATUS (Unknown)
CONSTRUCTION-METHOD Rotary Air
OWNER-TYPE
COMMENCE-DATE
COMPLETION-DATE 1998-05-07
FINAL-DEPTH (metres) 102.00
DRILLED-DEPTH (metres) 102.00
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY N/A
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL 14.00
SALINITY 2750.00
YIELD 1.70

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6286021.00
EASTING 294671.00
LATITUDE 33 32' 45"
LONGITUDE 150 47' 19"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP 1//743221

Licensed (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP 1 743221

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL DETAIL
1		Hole	Hole	0.00	5.50	210		Rotary Air
1		Hole	Hole	5.50	102.00	158		Rotary Air
1	1	Casing	Steel	-0.50	5.50	168.3	158.7	C: 0- 5.5m; Driven into Hole

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W- L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
10.50	14.00	3.50				0.20	18.00	0.25	200.00
62.00	64.00	2.00				1.60	66.00	0.50	2800.00
67.00	68.00	1.00				1.70	72.00	0.25	2750.00

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL COMMENT
0.00	4.20	4.20	Red Clay	
4.20	10.50	6.30	Shale	
10.50	14.00	3.50	Sandstone and Quartz	
14.00	27.50	13.50	Grey Sandstone F.G.	
27.50	38.60	11.10	Grey Sandstone M.G.	
38.60	44.00	5.40	Sandstone and Quartz	

44.00	55.00	11.00	Grey Sandstone M.G.
55.00	60.00	5.00	Grey Sandstone and Quartz
60.00	62.00	2.00	Grey Sandstone M.G.
62.00	64.00	2.00	Fractured Sandstone and Quartz
64.00	67.00	3.00	Grey Sandstone M.G.
67.00	68.10	1.10	Sandstone C.G. and Quartz
68.10	70.00	1.90	Shale
70.00	102.00	32.00	Grey Sandstone M.G.

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW103252

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW103252
LIC-NUM 10BL602703
AUTHORISED-PURPOSES DOMESTIC IRRIGATION
INTENDED-PURPOSES DOMESTIC IRRIGATION
WORK-TYPE Bore
WORK-STATUS (Unknown)
CONSTRUCTION-METHOD Rotary
OWNER-TYPE
COMMENCE-DATE
COMPLETION-DATE 2000-12-08
FINAL-DEPTH (metres) 102.40
DRILLED-DEPTH (metres) 102.40
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY TABONE
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY 900.00
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6287343.00
EASTING 296004.00
LATITUDE 33 32' 3"
LONGITUDE 150 48' 11"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A (top)

COUNTY COOK
 PARISH WILBERFORCE
 PORTION-LOT-DP 1 805230

Licensed (top)

COUNTY COOK
 PARISH WILBERFORCE
 PORTION-LOT-DP 1 805230

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	102.00	165			Rotary Air
1	1	Casing	PVC Class 12	-0.20	102.00	130			Glued; Seated on Bottom
1	1	Opening	Slots - Vertical	80.00	86.00	130			PVC Class 12; Sawn; SL: .5mm; A: 4mm

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S-W- L	D-D-L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
82.00	85.00	3.00		44.00	102.00	0.70	102.00	2.00	900.00

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.60	0.60	SOIL		
0.60	1.80	1.20	SANDSTONE	SOFT	
1.80	1.90	0.10	IRONSTONE		
1.90	5.50	3.60	SANDSTONE	SOFT	
5.50	102.40	96.90	SANDSTONE		

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Groundwater Works Summary

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Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW104280

Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW104280
LIC-NUM	10BL160639
AUTHORISED-PURPOSES	DOMESTIC STOCK
INTENDED-PURPOSES	DOMESTIC STOCK
WORK-TYPE	Bore
WORK-STATUS	Supply Obtained
CONSTRUCTION-METHOD	Rotary
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2002-05-08
FINAL-DEPTH (metres)	30.50
DRILLED-DEPTH (metres)	30.50
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	N/A
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	13.00
SALINITY	5900.00
YIELD	1.50

Site Details [\(top\)](#)

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6285550.00
EASTING	294805.00
LATITUDE	33 32' 60"
LONGITUDE	150 47' 23"
GS-MAP	

AMG-ZONE 56
 COORD-SOURCE Map Interpretation
 REMARK

Form-A (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP LT 3 DP 629662

Licensed (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP 3 629662

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.50	210			Down Hole Hammer
1		Hole	Hole	5.50	30.50	158			Down Hole Hammer
1	1	Casing	Steel	-0.50	5.50	168.3	158.7		C: -.1-5.5m; Driven into Hole
1	1	Casing	PVC Class 9	-0.50	17.50	140	130		Suspended in Clamps

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S-W- L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
28.50	28.70	0.20		13.00		1.50	30.50	0.25	5900.00

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	2.00	2.00	BROWN CLAY		
2.00	5.00	3.00	GREY CLAY		
5.00	12.00	7.00	WEATHERED SHALE		
12.00	13.50	1.50	GREY SHALE		
13.50	28.50	15.00	SANDSTONE GREY		
28.50	28.70	0.20	SANDSTONE FRACTURED		

28.70 30.50 1.80

SANDSTONE GREY

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Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW104303

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW104303
LIC-NUM 10BL160538
AUTHORISED-PURPOSES INDUSTRIAL
INTENDED-PURPOSES INDUSTRIAL
WORK-TYPE Bore
WORK-STATUS Supply Obtained
CONSTRUCTION-METHOD Rotary
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 2002-01-30
FINAL-DEPTH (metres) 120.50
DRILLED-DEPTH (metres) 120.50
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY PEPE'S
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL 19.20
SALINITY 790.00
YIELD 1.20

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6287568.00
EASTING 295776.00
LATITUDE 33 31' 55"
LONGITUDE 150 48' 3"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE Map Interpretation
 REMARK

Form-A (top)

COUNTY COOK
 PARISH WILBERFORCE
 PORTION-LOT-DP LT 386 DP 751665

Licensed (top)

COUNTY COOK
 PARISH WILBERFORCE
 PORTION-LOT-DP 386 751665

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.50	210			Down Hole Hammer
1		Hole	Hole	5.50	120.50	160			Down Hole Hammer
1	1	Casing	Steel	-0.50	5.50	168.3	158.7		C: -.1-5.5m; Driven into Hole
1	1	Casing	PVC Class 9	-0.50	35.50	140	130		Screwed and Glued; Suspended in Clamps

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S-W- L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
26.00	29.50	3.50				0.20	30.00	0.25	830.00
37.00	39.00	2.00				1.80	42.00	0.25	790.00
49.00	50.00	1.00				0.40	54.00	0.25	741.00
82.00	83.00	1.00		19.20		1.20	84.00	0.25	790.00

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	12.50	12.50	SANDSTONE	LIGHT BROWN	
12.50	21.00	8.50	SHALE		

21.00	26.00	5.00	SANDSTONE , SOFT
26.00	29.50	3.50	SANDSTONE , QUARTZ , SOFT
29.50	37.00	7.50	SANDSTONE GREY
37.00	39.00	2.00	SANDSTONE FRACTURED
39.00	49.00	10.00	SANDSTONE GREY
49.00	50.00	1.00	SANDSTONE FRACTURED
50.00	56.00	6.00	SANDSTONE D/G
56.00	82.00	26.00	SANDSTONE G.
82.00	83.00	1.00	SANDSTONE D/G FRACTURED
83.00	116.00	33.00	SANDSTONE G.
116.00	116.50	0.50	SANDSTONE Q.
116.50	120.50	4.00	SANDSTONE G.

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW104677

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW104677
LIC-NUM 10BL161383
AUTHORISED-PURPOSES DOMESTIC STOCK
INTENDED-PURPOSES DOMESTIC STOCK
WORK-TYPE Bore
WORK-STATUS Supply Obtained
CONSTRUCTION-METHOD Rotary
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 2002-12-22
FINAL-DEPTH (metres) 183.00
DRILLED-DEPTH (metres) 183.00
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY N/A
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL 74.00
SALINITY
YIELD 2.20

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN 212 - HAWKESBURY RIVER
AREA-DISTRICT
CMA-MAP 9030-1N
GRID-ZONE 56/1
SCALE 1:25,000
ELEVATION
ELEVATION-SOURCE (Unknown)
NORTHING 6287551.00
EASTING 296150.00
LATITUDE 33 31' 56"
LONGITUDE 150 48' 17"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A (top)

COUNTY COOK
 PARISH WILBERFORCE
 PORTION-LOT-DP LT2 DP805230

Licensed (top)

COUNTY COOK
 PARISH WILBERFORCE
 PORTION-LOT-DP 2 805230

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	14.00	165			Down Hole Hammer
1		Hole	Hole	14.00	183.00	146			Down Hole Hammer
1	1	Casing	PVC Class 9	0.30	14.00	140			Glued; Driven into Hole

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S-W- L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
67.00	68.00	1.00				0.40	69.00	0.50	Fair
139.00	140.00	1.00				0.70	142.00	0.50	Fair
163.00	164.00	1.00				1.20	165.00	0.50	Fair
172.00	173.00	1.00		74.00		2.20	183.00	1.50	Fair

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	5.00	5.00	CLAY/SHALE		
5.00	8.00	3.00	SHALE		
8.00	30.00	22.00	SANDSTONE		
30.00	33.00	3.00	SHALE		

33.00	60.00	27.00	SANDSTONE
60.00	61.00	1.00	SHALE/SANDSTONE
61.00	152.00	91.00	SANDSTONE
152.00	163.00	11.00	SANDSTONE/SHALE
163.00	183.00	20.00	SANDSTONE

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW104716

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW104716
LIC-NUM 10BL160383
AUTHORISED-PURPOSES DOMESTIC IRRIGATION STOCK
INTENDED-PURPOSES DOMESTIC IRRIGATION STOCK
WORK-TYPE Bore
WORK-STATUS Supply Obtained
CONSTRUCTION-METHOD Rotary
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 2001-08-10
FINAL-DEPTH (metres) 15.50
DRILLED-DEPTH (metres) 15.50
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY SU
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY 1200.00
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN 212 - HAWKESBURY RIVER
AREA-DISTRICT
CMA-MAP 9030-1N
GRID-ZONE 56/1
SCALE 1:25,000
ELEVATION
ELEVATION-SOURCE (Unknown)
NORTHING 6283843.00
EASTING 296325.00
LATITUDE 33 33' 56"
LONGITUDE 150 48' 21"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A [\(top\)](#)

COUNTY COOK
 PARISH WILBERFORCE
 PORTION-LOT-DP 22 852809

Licensed [\(top\)](#)

COUNTY COOK
 PARISH WILBERFORCE
 PORTION-LOT-DP 22 1094470

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter,
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	15.50	165			Down Hole Hammer
1	1	Casing	Steel	0.30	11.00	168	158.4		Welded; Driven into Hole
1	1	Opening	Screen - Wire Wound	11.00	14.00	155			Stainless Steel; A: .5mm; Packer

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	1.00	1.00	TOPSOIL		
1.00	6.70	5.70	CLAY		
6.70	9.70	3.00	SAND/LOOSE		
9.70	14.20	4.50	GRAVEL		
14.20	15.50	1.30	SHALE		

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW105154

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW105154
LIC-NUM 10BL162008
AUTHORISED-PURPOSES IRRIGATION
INTENDED-PURPOSES IRRIGATION
WORK-TYPE Bore
WORK-STATUS Supply Obtained
CONSTRUCTION-METHOD Rotary
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 2003-12-04
FINAL-DEPTH (metres) 15.50
DRILLED-DEPTH (metres) 15.50
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY CULTIVATED TURF
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL 2.00
SALINITY 3700.00
YIELD 3.00

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN 212 - HAWKESBURY RIVER
AREA-DISTRICT
CMA-MAP 9030-1N
GRID-ZONE 56/1
SCALE 1:25,000
ELEVATION
ELEVATION-SOURCE (Unknown)
NORTHING 6283933.00
EASTING 296071.00
LATITUDE 33 33' 53"
LONGITUDE 150 48' 11"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A (top)

COUNTY COOK
 PARISH WILBERFORCE
 PORTION-LOT-DP 21 852809

Licensed (top)

COUNTY COOK
 PARISH WILBERFORCE
 PORTION-LOT-DP 21 1094470

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	16.00	170			Rotary Air
1	1	Casing	Steel	0.30	13.00	168	158.4		Welded; Driven into Hole
1	1	Opening	Screen	13.00	16.00	125			Condamine; A: .5mm; Packer

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W-L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
9.00	15.00	6.00		2.00	3.00	15.50	2.00		3700.00

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	9.00	9.00	DIRT/SAND		
9.00	15.20	6.20	GRAVEL		
15.20	15.50	0.30	SHALE		

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Thursday, September 17, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW107932

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW107932
LIC-NUM 10BL600208
AUTHORISED-PURPOSES DOMESTIC STOCK
INTENDED-PURPOSES
WORK-TYPE Bore
WORK-STATUS
CONSTRUCTION-METHOD
OWNER-TYPE
COMMENCE-DATE
COMPLETION-DATE 2007-03-16
FINAL-DEPTH (metres)
DRILLED-DEPTH (metres)
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY RIVERDALE
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6283813.00
EASTING 293796.00
LATITUDE 33 33' 56"
LONGITUDE 150 46' 43"
GS-MAP

AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY COOK
PARISH CURRENCY
PORTION-LOT-DP 9 253736

Licensed [\(top\)](#)

COUNTY COOK
PARISH CURRENCY
PORTION-LOT-DP 9 253736

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

no details

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Groundwater Works Summary

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[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW108117

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW108117
LIC-NUM 10BL162017
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Bore
WORK-STATUS
CONSTRUCTION-METHOD Rotary
OWNER-TYPE
COMMENCE-DATE
COMPLETION-DATE 2003-08-11
FINAL-DEPTH (metres) 6.00
DRILLED-DEPTH (metres) 6.00
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY XERRI
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6284558.00
EASTING 294156.00
LATITUDE 33 33' 32"
LONGITUDE 150 46' 57"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP 71 716511

Licensed (top)

COUNTY COOK
 PARISH CURRENCY
 PORTION-LOT-DP 71 716511

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	6.00	125			Rotary Air
1	1	Casing	PVC Class 12	-0.50	6.00	50			Seated on Bottom
1	1	Opening	Slots - Horizontal	0.50	4.00	50			PVC Class 12; SL: .1mm; A: 1mm
1		Annulus	Crushed Aggregate	0.00	0.00				Graded; GS: 10- 12mm

Water Bearing Zones (top)

no details

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	4.00	4.00	CLAY		
4.00	6.00	2.00	SHALE		

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Work Requested -- GW108118

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW108118
LIC-NUM 10BL162017
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Bore
WORK-STATUS
CONSTRUCTION-METHOD Rotary
OWNER-TYPE
COMMENCE-DATE
COMPLETION-DATE 2003-08-09
FINAL-DEPTH (metres) 18.00
DRILLED-DEPTH (metres) 14.00
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY XERRI
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6284518.00
EASTING 294159.00
LATITUDE 33 33' 33"
LONGITUDE 150 46' 57"
GS-MAP

AMG-ZONE 56

COORD-SOURCE

REMARK

Form-A (top)

COUNTY COOK

PARISH CURRENCY

PORTION-LOT-DP 71 716511

Licensed (top)

COUNTY COOK

PARISH CURRENCY

PORTION-LOT-DP 71 716511

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	18.00	125			Rotary Air
1	1	Casing	PVC Class 12	-0.50	18.00	50			Glued; Seated on Bottom
1	1	Opening	Slots - Horizontal	6.00	17.00	50			PVC Class 12; Sawn; SL: .1mm; A: 1mm
1		Annulus	Crushed Aggregate	0.00	0.00				Graded; GS: 10- 12mm

Water Bearing Zones (top)

no details

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	4.00	4.00	CLAY		
4.00	14.00	10.00	SHALE		

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Groundwater Works Summary

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[Works Details](#) [Site Details](#) [Form A Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW108783

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW108783
LIC-NUM 10BL601363
AUTHORISED-PURPOSES DOMESTIC STOCK
INTENDED-PURPOSES DOMESTIC STOCK
WORK-TYPE Bore
WORK-STATUS
CONSTRUCTION-METHOD
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 2008-04-17
FINAL-DEPTH (metres) 174.00
DRILLED-DEPTH (metres)
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY NAD NOMINEES PTY LTD
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL 54.00
SALINITY 1400.00
YIELD 5.00

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6286925.00
EASTING 295841.00
LATITUDE 33 32' 16"
LONGITUDE 150 48' 5"
GS-MAP

AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY COOK
PARISH WILBERFORCE
PORTION-LOT-DP 1//805832

Licensed [\(top\)](#)

COUNTY COOK
PARISH WILBERFORCE
PORTION-LOT-DP 1 805832

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

no details

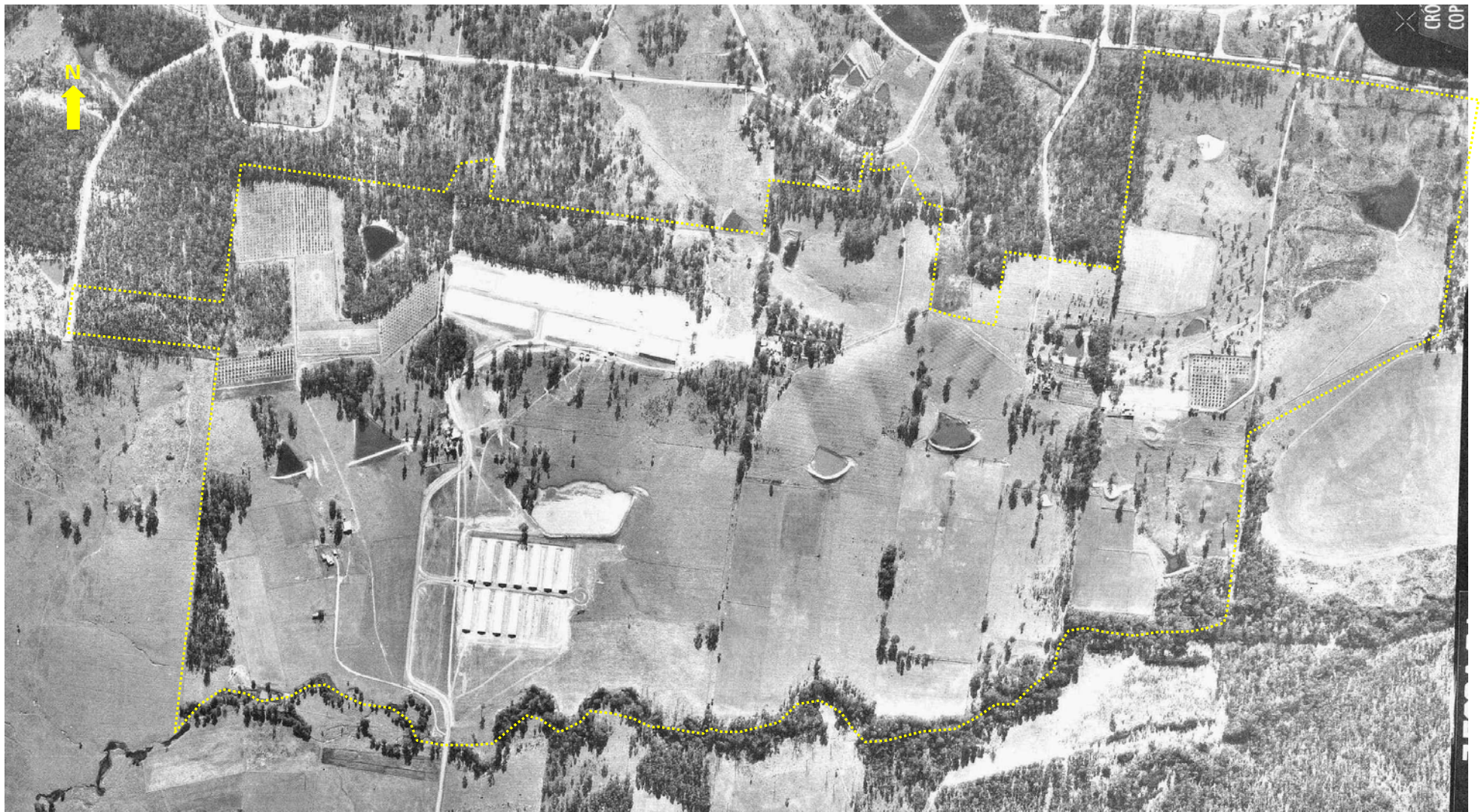
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Appendix B

Historical Aerial Photographs



Jacaranda Ponds, Glossodia – 1961 aerial photograph



Jacaranda Ponds, Glossodia – 1970 aerial photograph



Jacaranda Ponds, Glossodia – 1978 aerial photograph



Jacaranda Ponds, Glossodia – 1986 aerial photograph



Jacaranda Ponds – 1994 aerial photograph



Jacaranda Ponds – 2005 aerial photograph

Appendix C
DECCW Records

Appendix D
Title Records

Appendix E
Council S149 (2 and 5) Certificates

Hawkesbury City Council

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Certificate No. PC0604/10

John De Martin
C/- JBS Environmental
PO Box 940
MASCOT NSW 1460

HAWKESBURY CITY COUNCIL

PLANNING CERTIFICATE

ISSUED UNDER SECTION 149

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979, AS AMENDED

Your Ref: 40946

LAND DESCRIPTION: Lot 1 DP 784300, 780A-780C Kurmond Road
NORTH RICHMOND NSW 2754

INFORMATION PURSUANT TO SECTION 149 (2) OF THE ACT

1. *Names of relevant planning instruments and Development Control Plans.*

1.1 The land is affected by the following environmental planning instruments:

Hawkesbury Local Environmental Plan 1989 (as amended)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1995)

Identifies regionally significant extractive resources within the Sydney Region to facilitate their utilisation. The plan ensures extraction is carried out in an environmentally acceptable manner and prohibits extraction from certain environmentally sensitive areas. It ensures that decisions on future urban expansion take into account the ability to realise the full potential of important deposits.

Sydney Regional Environmental Plan No 20 - Hawkesbury Nepean River.

SREP No 20 (No 2 - 1997) was gazetted on 6 November 1997, and is accompanied by the 'Hawkesbury-Nepean Action Plan 1997' and 'Codes of Practice for Consultation'.

The aim of SREP No 20 (No 2 - 1997) is to protect the environment of the

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Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

SREP No 20 (No 2 - 1997) requires development consent for the purpose of caravan parks or camping grounds; composting facilities or works; buildings works or land uses within conservation area sub-catchments; remediation of contaminated land; filling; certain activities in relation to items of non-aboriginal heritage; intensive horticulture industries; some intensive animal industries; manufactured home estates; marinas; recreational facilities; land uses in or near the river; land uses in riverine scenic areas; sewerage systems or works.

Development for extractive industries is prohibited in some areas. Consent of Council and the concurrence of the Director-General is required for maintenance dredging and extractive operations carried out downstream of the Wallacia Bridge as a consequence of, and ancillary to, works for flood mitigation, bank stabilisation, the construction of bridges or other instream structures (such as marinas) or the licensed or unlicensed withdrawal of water where extraction is necessary to carry out the works. Some intensive animal industries and potentially hazardous or offensive industries are prohibited if carried out on a floodway. Development in mapped wetlands requires the consent of Council and the concurrence of the Director-General of Urban Affairs and Planning.

State Environmental Planning Policy No 1 - Development Standards

Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

State Environmental Planning Policy No 4 - Development Without Consent; as amended.

This policy allows relatively simple or minor changes of land or building use and certain types of development without the need for formal development applications. The types of development covered in the policy are outlined in the policy.

State Environmental Planning Policy No 6 - Number of Storeys in a Building.

Sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments.

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

Protects and preserves bushland within certain urban areas, as part of the natural heritage or for recreation, educational and scientific purposes. The policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

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State Environmental Planning Policy No 21 - Caravan Parks.

Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

State Environmental Planning Policy No 30 - Intensive Agriculture.

Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The policy sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry. The policy does not alter if, and where, such development is permitted, or the functions of the consent authority.

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

Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment, and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

State Environmental Planning Policy No 44 - Koala Habitat.

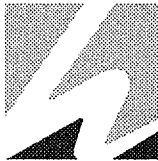
Encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range. Local councils cannot approve development in an area affected by the policy without an investigation of core koala habitat. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat.

State Environmental Planning Policy No 50 - Canal Estate Development

Bans new canal estates from the date of gazettal, to ensure coastal and aquatic

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environments are not affected by these developments.

State Environmental Planning Policy No 55 - Remediation of Land.

Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.

State Environmental Planning Policy No 62 - Sustainable Aquaculture

Encourages the sustainable expansion of the industry in NSW. The policy implements the regional strategies already developed by creating a simple approach to identify and categorise aquaculture development on the basis of its potential environmental impact. The SEPP also identifies aquaculture development as a designated development only where there are potential environmental risks.

State Environmental Planning Policy No 64 - Advertising and Signage.

Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development.

Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

State Environmental Planning Policy (Basix) 2004

This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

State Environmental Planning Policy (Major Projects) 2005

Defines certain developments that are major projects under Part 3A of the Environmental Planning & Assessment Act, 1979 and determined by the Minister for Planning. The SEPP also lists State significant sites.

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

The Policy aims to provide for the proper management and development of mining, petroleum and extractive material resources for the social and economic welfare of the State. The Policy establishes appropriate planning controls to encourage ecologically sustainable development.

State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007

Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. The SEPP supports the transfer of the regulation of places of public entertainment and temporary structures (such as tents, marquees and booths) from the Local Government Act 1993 to the *Environmental Planning and Assessment Act 1979*.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2004

Amends various environmental planning instruments so as to omit provisions requiring consent authorities to obtain certain concurrences or refer matter to various persons or bodies.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

Removes duplicative or unnecessary requirements in environmental planning instruments which require concurrence from or referral to government agencies.

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

Aims to provide streamlined assessment processes for development that complies with specified development standards.

State Environmental Planning Policy (Affordable Rental Housing) 2009

Aims to provide a consistent planning regime for the retention and provision of affordable rental housing.

State Environmental Planning Policy (Infrastructure) 2007

Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

The land may be affected by the following environmental planning instrument :

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

Encourage the development of high quality accommodation for our aging population and for people who have disabilities - housing that is in keeping with the local neighbourhood.

- 1.2 The land is affected by the following proposed environmental planning instruments that is or has been the subject of community consultation or on public exhibition under the Act (excludes instruments where the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

Draft State Environmental Planning Policy - Integrating Land Use and Transport

Draft State Environmental Planning Policy (Application of Development Standards) 2004

- 1.3. The land is affected by the following development control plans.

Hawkesbury Development Control Plan 2002

DCP - Contaminated Land

- 1.4 In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. *Zoning and land use under relevant LEPs*

- 2.1 The land is zoned : **Mixed Agriculture under Hawkesbury Local Environmental Plan 1989.**
- 2.2 The purposes for which development may be carried out within the zone without development consent are referred to in the land use matrix Annexure.
- 2.3 The purposes for which development may not be carried out within the zone except with development consent are referred to in the land use matrix Annexure.
- 2.4 The purposes for which the carrying out of development is prohibited within the zone are referred to in the land use matrix Annexure.

The following special provisions apply to the subject property

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Hawkesbury	Clause 10 - Subdivision - general
Local	Clause 15 - Erection of dwelling-houses
Environmental	Clause 17 - Rural workers' dwellings
Plan 1989	Clause 23 - Advertising structures
(as amended)	Clause 35 - Bush rock removal
	Clause 36 - Clearing of land in certain environmental and other zones
	Clause 38 - Community use of school facilities and sites
	Clause 39A - Bed & Breakfast accommodation
	Clause 40B - Use of tyres for landfill prohibited
	Clause 45 - Prohibited signs

These special provisions may alter the above mentioned development which may be carried out with or without development consent and prohibited land uses. Please refer to the relevant provisions of **Hawkesbury Local Environmental Plan 1989 (as amended)**

- | | | |
|-----|--|-----------|
| 2.5 | Has Hawkesbury City Council adopted a development standard relating to a minimum dimension of land to permit the erection of a dwelling house on the land? | No |
| 2.6 | Does the subject property include or comprise critical habitat? | No |
| 2.7 | Is the subject property in a local conservation area, however described? | No |
| 2.8 | Is an item of environmental heritage situated on the subject property? | No |

The land may also be subject to a proposed environmental planning instrument (see 1.2) which may change the information given in this section of the certificate. Where relevant, a copy of the proposed environmental planning instrument or plain English explanation of the proposed environmental planning instrument appears in an Annexure.

3. **Complying Development**

3.1 **General Housing Code**

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

No, because:

- the land is bush fire prone.

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3.2 Housing Internal Alterations Code

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

Yes

3.3 General Commercial and Industrial Code

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

Yes

4. Coastal Protection

Is the subject land affected by the provisions of Section 38 or 39 of the Coastal Protection Act 1979?

No

5. Mine Subsidence

Is the subject land within a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act 1961?

No

6. Road Widening

Is the subject land affected by road widening or road re-alignment under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instruments, or any resolution of Hawkesbury City Council?

No

7. Council and other public authority policies of hazard risk description

Has Hawkesbury City Council or any other public authority adopted a policy that restricts the development of the land because of the likelihood of :

- | | | |
|-----|-------------------|---------------------------------------|
| 7.1 | Landslip? | No |
| 7.2 | Bushfire Risk? | Extreme
Major
Moderate |
| 7.3 | Tidal inundation? | No |
| 7.4 | Subsidence? | No |

Hawkesbury City Council

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7.5 Acid Sulfate Soils? **Yes**

7.6 Any other risk? **No**

7A Flood Related Development Controls Information

- (1) Whether or not development on that 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) is subject to flood related development controls.

The land is not subject to flood related development controls

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

The land is not subject to flood related development controls

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. Land Reserved for Acquisition

Is the land affected by any environmental planning instrument, or proposed environmental planning instrument referred to in clause 1, which makes provision for the acquisition of the land by a public authority, as referred to in Section 27 of the Act?

No

9. Contributions Plans

The Hawkesbury City Council "Section 94 Contributions Plan 2008" applies to the subject land.

The Hawkesbury City Council "Section 94A Development Contributions Plan 2006" applies to the subject land.

10. Repealed

11. Bush fire prone land

Is the land bush fire prone?

All of the land is bush fire prone

Hawkesbury City Council

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12. **Property Vegetation Plan**

Has Council been notified that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies? **No**

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

Has Council been notified whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land? **No**

14. **Directions under Part 3A**

Is the land subject to a direction by the Minister in force under section 75P (2) (c1) of the *Environmental Planning and Assessment Act 1979*? **No**

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

15.1 Is the land subject to a current site compatibility certificate (seniors housing), of which the council is aware, issued under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*? **No**

15.2 Has Council granted a development consent after 11 October 2007 in respect of the land, setting out any terms of a kind referred to in clause 18 (2) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*? **No**

16. **Site compatibility certificate for infrastructure**

Is the land subject to a valid site compatibility certificate (infrastructure), of which the council is aware? **No**

17. **Site compatibility certificates and conditions for affordable rental**

17.1 Is the land subject to a current site compatibility certificate (affordable rental housing), of which the council is aware? **No**

17.2 Is the land subject to a statement setting out any terms of a kind referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application? **No**

Hawkesbury City Council

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Additional Matters

Certain prescribed matters under Section 59(2) of the *Contaminated Land Management Act 1997* (CLMA1997).

- | | |
|--|-----------|
| a) Is the land significantly contaminated land within the meaning of the CLMA 1997? | No |
| b) Is the land subject to a management order within the meaning of the CLMA 1997? | No |
| c) Is the land subject to an approved voluntary management proposal within the meaning of the CLMA 1997? | No |
| d) Is the land subject to an ongoing maintenance order within the meaning of the CLMA 1997? | No |
| e) Is the land subject to a site audit statement within the meaning of the CLMA 1997? | No |

INFORMATION PURSUANT TO SECTION 149 (5) OF THE ACT

Applicants are advised that Council does not accept any liability in respect of any advice provided under the heading "Development Consent".

1. *Tree Preservation Order*

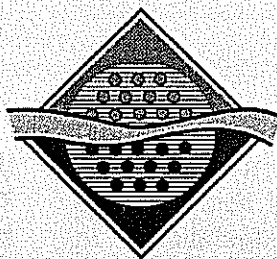
Hawkesbury City Council has adopted a Tree Preservation Order which applies to the entire local government area.

2. *Development Consent*

Has a development consent which applies to the subject land been issued within the past five years? If a development consent has been issued within the past 5 years, reference should be made to Section 95 of the Act to determine whether or not the consent has lapsed.	No
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Peter Jackson
General Manager.

Per:  Date: 22 September 2009



What are acid sulphate soils?

Acid sulphate soils are the common name given to soils containing iron sulphides or their oxidation products. These soils form when sea or brackish water mixes with sediments containing organic matter, and are part of the world's natural sulphur cycle.

The acid sulphate soils of most concern are those which formed within the past 10,000 years, during and after the last major sea level rise. Sulphate (SO_4^{2-}) in the sea water reacted with iron oxides in sediments in the presence of organic matter from mangroves and other coastal vegetation. The chemical reaction produced large quantities of iron sulphides, mostly iron pyrite (FeS_2), in the sediments. When exposed to air, sulphides can oxidise to sulphuric acid (H_2SO_4), hence the name acid sulphate soils.

Potential acid sulphate soils

The sulphides in the sediments have generally remained beneath the water table. The water prevents oxygen in the air reacting with the sulphides. These unoxidised sulphidic sediments are commonly known as potential acid sulphate soils because they have the potential to oxidise to sulphuric acid. These soils can be:

- Waterlogged
- mid to dark grey to blue-green in colour
- soft, gel-like and sticky
- grey sands.

Actual acid sulphate soils

When sulphides are exposed to air and sulphuric acid starts to form, the soil is called an actual acid sulphate soil. The soil itself can neutralise some of the sulphuric acid. The remaining acid acidifies the soil water, the groundwater and eventually drainage waters and streams. In moving through the soil, the acid strips iron, aluminium and sometimes manganese from the soil, creating an acidic brew.

Impacts of acid drainage

When this acidic brew remains in the soil it can be toxic to plants or cause severe plant growth problems. As soon as it reaches streams, it can be lethal to aquatic life, particularly fish. It is also suspected that acid water causes fish diseases. Because there are large quantities of sulphides in acid sulphate soils, large volumes of acid can be released with devastating impacts on estuarine ecosystems. In addition, acid waters can corrode concrete and steel structures such as water pipes. The severe impact on sulphuric acid on our environment is the reason acid sulphate soils are of major concern to the community.

Where are acid sulphate soils?

Because of the way they were formed, recent acid sulphate soils are found in the coast zone. They occur in low-lying areas, coastal embayments and estuarine floodplains, and are still being formed today in mangrove and salt marshes, estuaries and tidal lakes. In general, we expect to find them in these areas where the surface elevation is less than five metres above mean sea level.

In New South Wales acid sulphate soils have been found in every estuary and embayment between the Victorian and Queensland borders. The NSW Department of Land and Water Conservation has produced maps showing their probable location in the state. The soils also occur all along the coast of Queensland and in the Northern Territory, and in isolated areas in Western Australia, South Australia and Victoria.

Scientists have estimated that there are more than two million hectares of acid sulphate soils in Australia containing about one billion tonnes of iron pyrite. One tonne of pyrite can produce about 1.5 tonnes of sulphuric acid.

Acid sulphate soils in nature

Under natural conditions potential acid sulphate soils are colonised by native vegetation. In prolonged dry seasons, evapotranspiration by plants can lower the watertable and initiate oxidation of the iron sulphides. When this occurs, acid is generated and, in floods following dry periods, some acid can be released into streams. The rest remains in the soil.

Drainage and excavation

Because potential acid sulphate soil areas are waterlogged, they are often drained. Drainage and excavation of these areas can greatly accelerate the natural rate of oxidation and lead to the rapid release of large slugs of acid into estuarine streams. In addition, excavated soil heaps continually leach acid and are difficult to revegetate. Drainage of these materials should be done with extreme caution and in consultation with relevant authorities.

How long will the acid remain?

In New South Wales there are some acid sulphate soils which were drained 100 years ago and are still releasing acid. For clay soils and oxidation process is very slow, possibly taking centuries. Oxidation of sandy materials can be quite rapid, sometimes less than a year, depending on the conditions.

What can be done about them?

The best management of potential acid sulphate soils is to avoid disturbing them, because they cause little problem while covered by water. Several different management strategies have been developed to treat actual acid sulphate soils. The most common is the use of a neutralising agent such as lime to treat the acid. It is important to recognise that in some areas the amount of sulphides in the soil is enormous and the cost of treatment may be very large. In general, treatment requires professional advice.

Where do I get advice?

Several government departments can assist with advice about management of acid sulphate soils, including the Department of Land and Water Conservation, the Environment Protection Authority, NSW Fisheries and NSW Agriculture. There are also private consultants who specialise in management of these soils. The acid sulphate soils information officer, Rebecca Lines-Kelly can direct you to the most appropriate source of information for your site. You can contact her by phone 066 261 319, fax 066 285 925 or on lineskr@agric.nsw.gov.au if you have e-mail.

FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

North Richmond

Flood chance of occurrence per year and historical floods

Meters above sea level (A H D)

26.1m Probable maximum flood after completion of side spillway. 1 in 100,000 chance per year.



26

24

22

20.4m 1 in 500 chance per year



20

18.9m 1 in 200 chance per year



18

17.5m 1 in 100 chance per year residential floor standard

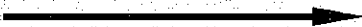


16

16.4m 1 in 50 chance per year



15.1m 1 in 20 chance per year



14

14.0m 1 in 10 chance per year



12

12.5m 1 in 5 chance per year



10

8

8.4m Level of North Richmond bridge



6

4

Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

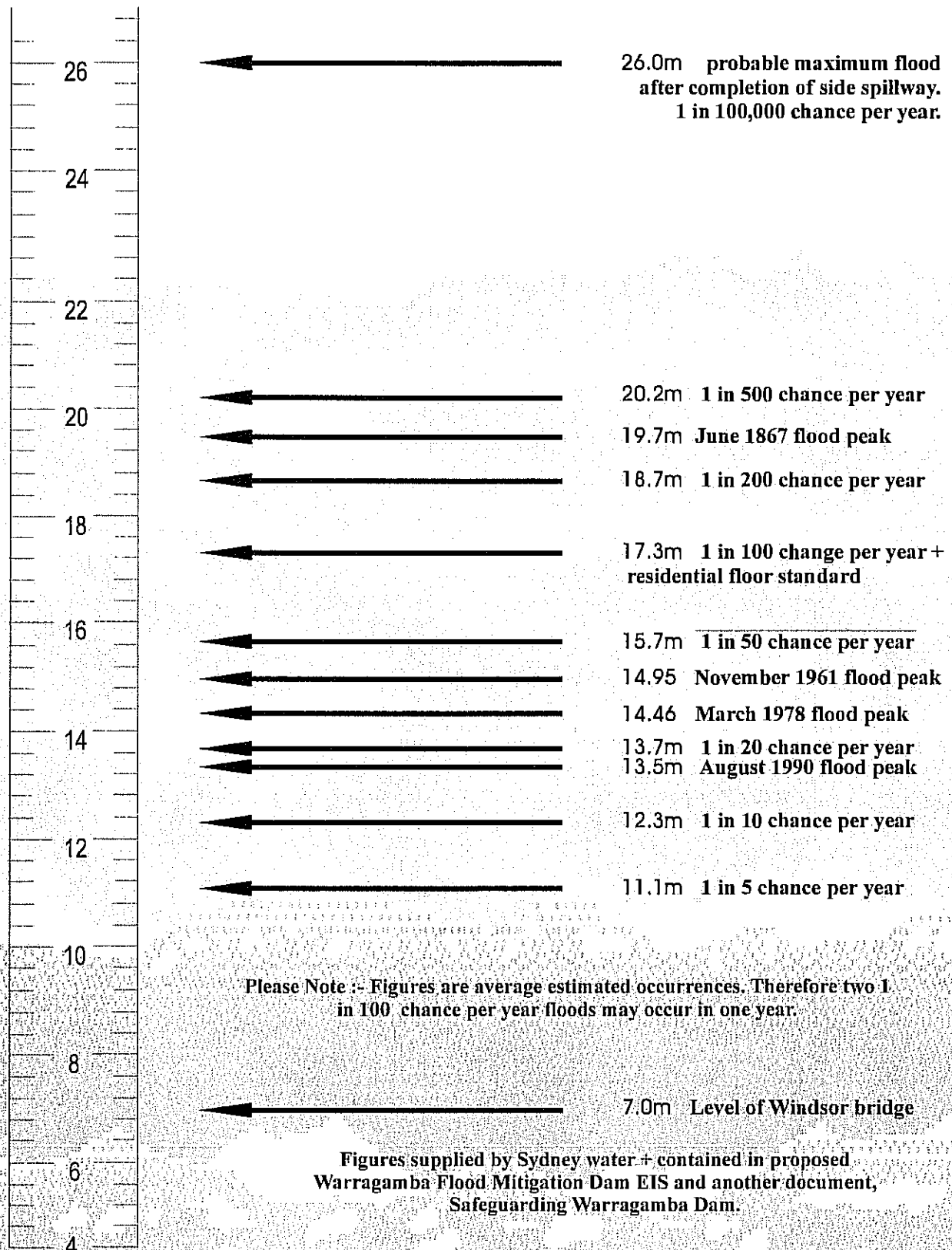
FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

Windsor

Meters above sea level (A H D)

Flood chance of occurrence per year and historical floods



Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

Land Use Matrix Annexure

Extract from Hawkesbury Local Environmental Plan 1989.

Please note that Clause 9 needs to be read in the context of Hawkesbury Local Environmental Plan 1989 as other clauses may apply. Please check contents of the Section 149 Planning Certificate and Hawkesbury Local Environmental Plan 1989.

9 Carrying out of development

- (1) Unless otherwise provided by this plan, the Land Use Matrix set out at the end of this clause specifies the following for each zone:
 - (a) development that does not require consent, where “N” is shown for that development,
 - (b) development that requires consent but may be exempt or complying development, where “X” is shown for that development,
 - (c) development that requires consent where “C” is shown for that development,
 - (d) development that is prohibited where there is no symbol shown for that development.

Note. Development in zones 5 (b) and 8 (a) is dealt with in clauses 9D and 9E.

- (2) Development that is not listed in the Land Use Matrix is prohibited.
- (3) Development will only be exempt development if it complies with the requirements of clause 9B.
- (4) Development will only be complying development if it complies with the requirements of clause 9C.
- (5) Any development listed in the Tables to clauses 9B and 9C that does not comply with the applicable requirements set out in those Tables in relation to the development is development that requires development consent.

Land Use Matrix

Note	
N	Development that does not require consent
X	Development that is either exempt or complying development (see clause 9B or 9C)
C	Development that requires consent
	Where no symbol appears, development is prohibited

Symbol	Zone
MA	Mixed Agriculture
RL	Rural Living
RV	Rural Village
RH	Rural Housing
CL	Consolidated Land Holdings
H	Housing
MU	Multi Unit Housing
3A	3 (a) Business General
3B	3 (b) Business Special
4A	4 (a) Industry General
4B	4 (b) Industry Light
5A	5 (a) Special Uses "A"
6A	6 (a) Open Space (Existing Recreation)
6B	6 (b) Open Space (Proposed Recreation)
6C	6 (c) Open Space (Private Recreation)
7A	7 (a) Environmental Protection (Wetlands)
7D	7 (d) Environmental Protection (Scenic)
EPA	Environmental Protection—Agriculture Protection (Scenic)
EPM	Environmental Protection—Mixed Agriculture (Scenic)
7E	7 (e) Environmental Protection (Consolidated Land Holdings)
9B	9 (b) Proposed Road

Zones																					
Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Access ramps	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Advertisements	X	X	X	X	X	X	X	X	X	X	X					C	C	C	X		
Advertising structures								C	C	C	C										
Agriculture	N	N		C	C	C	C	C	C	C	C	C		C	C		N	N	N	C	C
Airline terminals	C	C			C			C	C	C	C						C		C		
Animal establishments	C	C			C	C	C	C	C	C	C						C	C	C		
Bed and	X	X	X	X	X	X	X	X	X								X	X	X	X	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
breakfast accommodation																					
Boarding-houses	C	C	C		C	C	C	C	C	C	C						C		C		
Bulky goods sales rooms or showrooms								C	C	C	C										
Bus depots	C	C	C		C			C	C	C	C						C		C		
Bus stations	C	C	C		C	C	C	C	C	C	C						C		C		
Car repair stations								C	C	C	C										
Carnivals	N	N	N			C	C	N	N	N	N	N	N	N	N		N	N	N		N
Carports	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
Child care centres	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Clearing native vegetation	C	C	C	C	C	N	N	N	N	N	N	C	C	C	C		C	C	C		X
Clubs	C	C	C	C	C	C	C	C	C	C	C				C		C		C	C	
Commercial premises								C	C												
Community facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Dams	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Demolition	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X
Dual occupancies attached	C	C	C		C												C	C	C	C	
Dwelling-houses	C	C	C	C	C	X	X	C	C								C	C	C	C	
Educational establishments	C	C	C	C	C	C	C	C	C			C					C	C	C	C	
Exhibition homes				C		C	C	C	C												
Extractive industries	C									C	C										
Farm gate sales outlets	C	C	C		C												C	C	C	C	
Fences	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X
Flag poles	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	
Forestry	C				C	C	C	C	C	C	C		C	C			C	C	C		
Garages	X	X	C	C	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
General stores	C	C	C		C	C	C	C	C	C	C						C	C	C		
Generating works	C	C	C		C			C	C	C	C						C	C	C		
Helipads	C	C	C		C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Heliports	C	C			C			C	C	C	C						C		C		
Home industries	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Home occupations	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Hospitals	C	C	C	C	C	C	C	C	C	C	C	C					C		C	C	
Hotels	C	C	C		C			C	C	C	C						C		C		
Identified land uses	C	C	C	C	C	C	C	C	C	C	C	C				C	C	C	C	C	
Industries										C											
Institutions	C	C	C		C					C	C						C		C	C	
Intensive agriculture	C	C			C												C	C	C		
Junk yards	C									C											
Landfilling	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Light industries									C	C	C										
Liquid fuel depots										C	C										
Mineral sand mines	C									C	C										
Mines	C									C	C										
Motels	C	C	C		C		C	C	C		C						C		C	C	
Motor show rooms								C	C	C	C										
Multi unit housing							C	C	C												
Offensive or hazardous industries										C											
Places of assembly	C	C	C	C	C			C	C	C	C						C	C	C	C	
Places of public worship	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Produce stores	C	C	C					C	C	C	C						C	C	C		
Professional and commercial chambers	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Public buildings	C	C	C	C	C	C	C	C	C	C	C	C		C	C		C		C	C	
Public utility undertakings	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N
Real estate sales signs	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Recreation areas	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Recreation facilities	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Recreation vehicle areas	C	C	C					C	C	C	C		C	C	C		C		C		C
Recreational establishments	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	
Refreshment rooms	C	C	C		C			C	C	C	C		C	C	C		C	C	C		
Renovations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Retail plant nurseries	C	C	C					C	C	C	C						C	C	C		
Retaining walls	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Road transport terminals	C				C					C	C										
Roadside stalls	C	C	C		C												C	C	C		
Rural industries	C									C	C						C	C	C		
Rural sheds	X	X	C	C	X	C						X	X	X	X		C	X	X	C	
Rural tourist facilities	C	C			C												C	C		C	
Rural workers' dwellings	C				C												C	C	C		
Satellite dishes	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Sawmills	C									C							C	C	C		
Service stations								C	C	C	C										
Shop fit outs								X	X												
Shops								C	C												
Stock and sale yards	C									C	C						C	C	C		
Structures ancillary to dwellings	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Timber and building supplies											C										
Tourist facilities	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Transport terminals										C	C						C				
Truck depots	C								C	C	C								C		
Units for aged persons						C	C	C	C	C	C										
Utility installations	N	N			N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Warehouses								C	C	C	C										
Waste storage containers	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X

Hawkesbury City Council

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Certificate No. PC0605/10

John De Martin
C/- JBS Environmental
PO Box 940
MASCOT NSW 1460

HAWKESBURY CITY COUNCIL

PLANNING CERTIFICATE

ISSUED UNDER SECTION 149

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979, AS AMENDED

Your Ref: 40946

LAND DESCRIPTION: Lot 2 DP 784300, 780A-780C Kurmond Road
NORTH RICHMOND NSW 2754

INFORMATION PURSUANT TO SECTION 149 (2) OF THE ACT

1. *Names of relevant planning instruments and Development Control Plans.*

1.1 The land is affected by the following environmental planning instruments:

Hawkesbury Local Environmental Plan 1989 (as amended)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1995)

Identifies regionally significant extractive resources within the Sydney Region to facilitate their utilisation. The plan ensures extraction is carried out in an environmentally acceptable manner and prohibits extraction from certain environmentally sensitive areas. It ensures that decisions on future urban expansion take into account the ability to realise the full potential of important deposits.

Sydney Regional Environmental Plan No 20 - Hawkesbury Nepean River.

SREP No 20 (No 2 - 1997) was gazetted on 6 November 1997, and is accompanied by the 'Hawkesbury-Nepean Action Plan 1997' and 'Codes of Practice for Consultation'.

The aim of SREP No 20 (No 2 - 1997) is to protect the environment of the

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Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

SREP No 20 (No 2 - 1997) requires development consent for the purpose of caravan parks or camping grounds; composting facilities or works; buildings works or land uses within conservation area sub-catchments; remediation of contaminated land; filling; certain activities in relation to items of non-aboriginal heritage; intensive horticulture industries; some intensive animal industries; manufactured home estates; marinas; recreational facilities; land uses in or near the river; land uses in riverine scenic areas; sewerage systems or works.

Development for extractive industries is prohibited in some areas. Consent of Council and the concurrence of the Director-General is required for maintenance dredging and extractive operations carried out downstream of the Wallacia Bridge as a consequence of, and ancillary to, works for flood mitigation, bank stabilisation, the construction of bridges or other instream structures (such as marinas) or the licensed or unlicensed withdrawal of water where extraction is necessary to carry out the works. Some intensive animal industries and potentially hazardous or offensive industries are prohibited if carried out on a floodway. Development in mapped wetlands requires the consent of Council and the concurrence of the Director-General of Urban Affairs and Planning.

State Environmental Planning Policy No 1 - Development Standards

Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

State Environmental Planning Policy No 4 - Development Without Consent; as amended.

This policy allows relatively simple or minor changes of land or building use and certain types of development without the need for formal development applications. The types of development covered in the policy are outlined in the policy.

State Environmental Planning Policy No 6 - Number of Storeys in a Building.

Sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments.

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

Protects and preserves bushland within certain urban areas, as part of the natural heritage or for recreation, educational and scientific purposes. The policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

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State Environmental Planning Policy No 21 - Caravan Parks.

Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

State Environmental Planning Policy No 30 - Intensive Agriculture.

Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The policy sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry. The policy does not alter if, and where, such development is permitted, or the functions of the consent authority.

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

Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment, and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

State Environmental Planning Policy No 44 - Koala Habitat.

Encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range. Local councils cannot approve development in an area affected by the policy without an investigation of core koala habitat. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat.

State Environmental Planning Policy No 50 - Canal Estate Development

Bans new canal estates from the date of gazettal, to ensure coastal and aquatic

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environments are not affected by these developments.

State Environmental Planning Policy No 55 - Remediation of Land.

Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.

State Environmental Planning Policy No 62 - Sustainable Aquaculture

Encourages the sustainable expansion of the industry in NSW. The policy implements the regional strategies already developed by creating a simple approach to identify and categorise aquaculture development on the basis of its potential environmental impact. The SEPP also identifies aquaculture development as a designated development only where there are potential environmental risks.

State Environmental Planning Policy No 64 - Advertising and Signage.

Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development.

Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

State Environmental Planning Policy (Basix) 2004

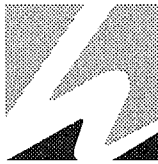
This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

State Environmental Planning Policy (Major Projects) 2005

Defines certain developments that are major projects under Part 3A of the Environmental Planning & Assessment Act, 1979 and determined by the Minister for Planning. The SEPP also lists State significant sites.

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

The Policy aims to provide for the proper management and development of mining, petroleum and extractive material resources for the social and economic welfare of the State. The Policy establishes appropriate planning controls to encourage ecologically sustainable development.

State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007

Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. The SEPP supports the transfer of the regulation of places of public entertainment and temporary structures (such as tents, marquees and booths) from the Local Government Act 1993 to the *Environmental Planning and Assessment Act 1979*.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2004

Amends various environmental planning instruments so as to omit provisions requiring consent authorities to obtain certain concurrences or refer matter to various persons or bodies.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

Removes duplicative or unnecessary requirements in environmental planning instruments which require concurrence from or referral to government agencies.

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

Aims to provide streamlined assessment processes for development that complies with specified development standards.

State Environmental Planning Policy (Affordable Rental Housing) 2009

Aims to provide a consistent planning regime for the retention and provision of affordable rental housing.

State Environmental Planning Policy (Infrastructure) 2007

Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

The land may be affected by the following environmental planning instrument :

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

Encourage the development of high quality accommodation for our aging population and for people who have disabilities - housing that is in keeping with the local neighbourhood.

- 1.2 The land is affected by the following proposed environmental planning instruments that is or has been the subject of community consultation or on public exhibition under the Act (excludes instruments where the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

Draft State Environmental Planning Policy - Integrating Land Use and Transport

Draft State Environmental Planning Policy (Application of Development Standards) 2004

- 1.3 The land is affected by the following development control plans.

Hawkesbury Development Control Plan 2002

DCP - Contaminated Land

- 1.4 In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. *Zoning and land use under relevant LEPs*

- 2.1 The land is zoned : **Mixed Agriculture under Hawkesbury Local Environmental Plan 1989.**
- 2.2 The purposes for which development may be carried out within the zone without development consent are referred to in the land use matrix Annexure.
- 2.3 The purposes for which development may not be carried out within the zone except with development consent are referred to in the land use matrix Annexure.
- 2.4 The purposes for which the carrying out of development is prohibited within the zone are referred to in the land use matrix Annexure.

The following special provisions apply to the subject property

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Hawkesbury	Clause 10 - Subdivision - general
Local	Clause 15 - Erection of dwelling-houses
Environmental	Clause 17 - Rural workers' dwellings
Plan 1989	Clause 23 - Advertising structures
(as amended)	Clause 35 - Bush rock removal
	Clause 36 - Clearing of land in certain environmental and other zones
	Clause 38 - Community use of school facilities and sites
	Clause 39A - Bed & Breakfast accommodation
	Clause 40B - Use of tyres for landfill prohibited
	Clause 45 - Prohibited signs

These special provisions may alter the above mentioned development which may be carried out with or without development consent and prohibited land uses. Please refer to the relevant provisions of **Hawkesbury Local Environmental Plan 1989 (as amended)**

2.5	Has Hawkesbury City Council adopted a development standard relating to a minimum dimension of land to permit the erection of a dwelling house on the land?	No
2.6	Does the subject property include or comprise critical habitat?	No
2.7	Is the subject property in a local conservation area, however described?	No
2.8	Is an item of environmental heritage situated on the subject property?	No

The land may also be subject to a proposed environmental planning instrument (see 1.2) which may change the information given in this section of the certificate. Where relevant, a copy of the proposed environmental planning instrument or plain English explanation of the proposed environmental planning instrument appears in an Annexure.

3. **Complying Development**

3.1 **General Housing Code**

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

No, because:

- the land is bush fire prone.

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3.2 Housing Internal Alterations Code

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

Yes

3.3 General Commercial and Industrial Code

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

Yes

4. Coastal Protection

Is the subject land affected by the provisions of Section 38 or 39 of the Coastal Protection Act 1979?

No

5. Mine Subsidence

Is the subject land within a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act 1961?

No

6. Road Widening

Is the subject land affected by road widening or road re-alignment under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instruments, or any resolution of Hawkesbury City Council?

No

7. Council and other public authority policies of hazard risk description

Has Hawkesbury City Council or any other public authority adopted a policy that restricts the development of the land because of the likelihood of :

7.1	Landslip?	No
7.2	Bushfire Risk?	Extreme Major Moderate
7.3	Tidal inundation?	No
7.4	Subsidence?	No

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7.5 Acid Sulfate Soils? **Yes**

7.6 Any other risk? **No**

7A ***Flood Related Development Controls Information***

- (1) Whether or not development on that 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) is subject to flood related development controls.

The land is not subject to flood related development controls

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

The land is not subject to flood related development controls

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. ***Land Reserved for Acquisition***

Is the land affected by any environmental planning instrument, or proposed environmental planning instrument referred to in clause 1, which makes provision for the acquisition of the land by a public authority, as referred to in Section 27 of the Act?

No

9. ***Contributions Plans***

The Hawkesbury City Council "Section 94 Contributions Plan 2008" applies to the subject land.

The Hawkesbury City Council "Section 94A Development Contributions Plan 2006" applies to the subject land.

10. ***Repealed***

11. ***Bush fire prone land***

Is the land bush fire prone?

All of the land is bush fire prone

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12. **Property Vegetation Plan**

Has Council been notified that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies? **No**

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

Has Council been notified whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land? **No**

14. **Directions under Part 3A**

Is the land subject to a direction by the Minister in force under section 75P (2) (c1) of the *Environmental Planning and Assessment Act 1979*? **No**

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

15.1 Is the land subject to a current site compatibility certificate (seniors housing), of which the council is aware, issued under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*? **No**

15.2 Has Council granted a development consent after 11 October 2007 in respect of the land, setting out any terms of a kind referred to in clause 18 (2) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*? **No**

16. **Site compatibility certificate for infrastructure**

Is the land subject to a valid site compatibility certificate (infrastructure), of which the council is aware? **No**

17. **Site compatibility certificates and conditions for affordable rental**

17.1 Is the land subject to a current site compatibility certificate (affordable rental housing), of which the council is aware? **No**

17.2 Is the land subject to a statement setting out any terms of a kind referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application? **No**

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Additional Matters

Certain prescribed matters under Section 59(2) of the *Contaminated Land Management Act 1997* (CLMA1997).

- | | |
|--|-----------|
| a) Is the land significantly contaminated land within the meaning of the CLMA 1997? | No |
| b) Is the land subject to a management order within the meaning of the CLMA 1997? | No |
| c) Is the land subject to an approved voluntary management proposal within the meaning of the CLMA 1997? | No |
| d) Is the land subject to an ongoing maintenance order within the meaning of the CLMA 1997? | No |
| e) Is the land subject to a site audit statement within the meaning of the CLMA 1997? | No |

INFORMATION PURSUANT TO SECTION 149 (5) OF THE ACT

Applicants are advised that Council does not accept any liability in respect of any advice provided under the heading "Development Consent".

1. *Tree Preservation Order*

Hawkesbury City Council has adopted a Tree Preservation Order which applies to the entire local government area.

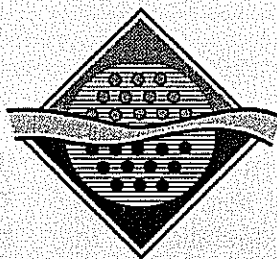
2. *Development Consent*

Has a development consent which applies to the subject land been issued within the past five 5 years? If a development consent has been issued within the past 5 years, reference should be made to Section 95 of the Act to determine whether or not the consent has lapsed.

Yes
DA0238/08
Relocatable
Dwelling

Peter Jackson
General Manager.

Per:  Date: 22 September 2009



What are acid sulphate soils?

Acid sulphate soils are the common name given to soils containing iron sulphides or their oxidation products. These soils form when sea or brackish water mixes with sediments containing organic matter, and are part of the world's natural sulphur cycle.

The acid sulphate soils of most concern are those which formed within the past 10,000 years, during and after the last major sea level rise. Sulphate (SO_4^{2-}) in the sea water reacted with iron oxides in sediments in the presence of organic matter from mangroves and other coastal vegetation. The chemical reaction produced large quantities of iron sulphides, mostly iron pyrite (FeS_2), in the sediments. When exposed to air, sulphides can oxidise to sulphuric acid (H_2SO_4), hence the name acid sulphate soils.

Potential acid sulphate soils

The sulphides in the sediments have generally remained beneath the water table. The water prevents oxygen in the air reacting with the sulphides. These unoxidised sulphidic sediments are commonly known as potential acid sulphate soils because they have the potential to oxidise to sulphuric acid. These soils can be:

- Waterlogged
- mid to dark grey to blue-green in colour
- soft, gel-like and sticky
- grey sands.

Actual acid sulphate soils

When sulphides are exposed to air and sulphuric acid starts to form, the soil is called an actual acid sulphate soil. The soil itself can neutralise some of the sulphuric acid. The remaining acid acidifies the soil water, the groundwater and eventually drainage waters and streams. In moving through the soil, the acid strips iron, aluminium and sometimes manganese from the soil, creating an acidic brew.

Impacts of acid drainage

When this acidic brew remains in the soil it can be toxic to plants or cause severe plant growth problems. As soon as it reaches streams, it can be lethal to aquatic life, particularly fish. It is also suspected that acid water causes fish diseases. Because there are large quantities of sulphides in acid sulphate soils, large volumes of acid can be released with devastating impacts on estuarine ecosystems. In addition, acid waters can corrode concrete and steel structures such as water pipes. The severe impact on sulphuric acid on our environment is the reason acid sulphate soils are of major concern to the community.

Where are acid sulphate soils?

Because of the way they were formed, recent acid sulphate soils are found in the coast zone. They occur in low-lying areas, coastal embayments and estuarine floodplains, and are still being formed today in mangrove and salt marshes, estuaries and tidal lakes. In general, we expect to find them in these areas where the surface elevation is less than five metres above mean sea level.

In New South Wales acid sulphate soils have been found in every estuary and embayment between the Victorian and Queensland borders. The NSW Department of Land and Water Conservation has produced maps showing their probable location in the state. The soils also occur all along the coast of Queensland and in the Northern Territory, and in isolated areas in Western Australia, South Australia and Victoria.

Scientists have estimated that there are more than two million hectares of acid sulphate soils in Australia containing about one billion tonnes of iron pyrite. One tonne of pyrite can produce about 1.5 tonnes of sulphuric acid.

Acid sulphate soils in nature

Under natural conditions potential acid sulphate soils are colonised by native vegetation. In prolonged dry seasons, evapotranspiration by plants can lower the watertable and initiate oxidation of the iron sulphides. When this occurs, acid is generated and, in floods following dry periods, some acid can be released into streams. The rest remains in the soil.

Drainage and excavation

Because potential acid sulphate soil areas are waterlogged, they are often drained. Drainage and excavation of these areas can greatly accelerate the natural rate of oxidation and lead to the rapid release of large slugs of acid into estuarine streams. In addition, excavated soil heaps continually leach acid and are difficult to revegetate. Drainage of these materials should be done with extreme caution and in consultation with relevant authorities.

How long will the acid remain?

In New South Wales there are some acid sulphate soils which were drained 100 years ago and are still releasing acid. For clay soils and oxidation process is very slow, possibly taking centuries. Oxidation of sandy materials can be quite rapid, sometimes less than a year, depending on the conditions.

What can be done about them?

The best management of potential acid sulphate soils is to avoid disturbing them, because they cause little problem while covered by water. Several different management strategies have been developed to treat actual acid sulphate soils. The most common is the use of a neutralising agent such as lime to treat the acid. It is important to recognise that in some areas the amount of sulphides in the soil is enormous and the cost of treatment may be very large. In general, treatment requires professional advice.

Where do I get advice?

Several government departments can assist with advice about management of acid sulphate soils, including the Department of Land and Water Conservation, the Environment Protection Authority, NSW Fisheries and NSW Agriculture. There are also private consultants who specialise in management of these soils. The acid sulphate soils information officer, Rebecca Lines-Kelly can direct you to the most appropriate source of information for your site. You can contact her by phone 066 261 319, fax 066 285 925 or on lineskr@agric.nsw.gov.au if you have e-mail.

FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

North Richmond

Flood chance of occurrence per year and historical floods

Meters above sea level (A H D)

26.1m Probable maximum flood after completion of side spillway. 1 in 100,000 chance per year.



26

24

22

20.4m 1 in 500 chance per year



20

18.9m 1 in 200 chance per year



18

17.5m 1 in 100 chance per year residential floor standard



16.4m 1 in 50 chance per year



16

15.1m 1 in 20 chance per year



14.0m 1 in 10 chance per year



14

12.5m 1 in 5 chance per year



12

10

8.4m Level of North Richmond bridge



8

Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

6

4

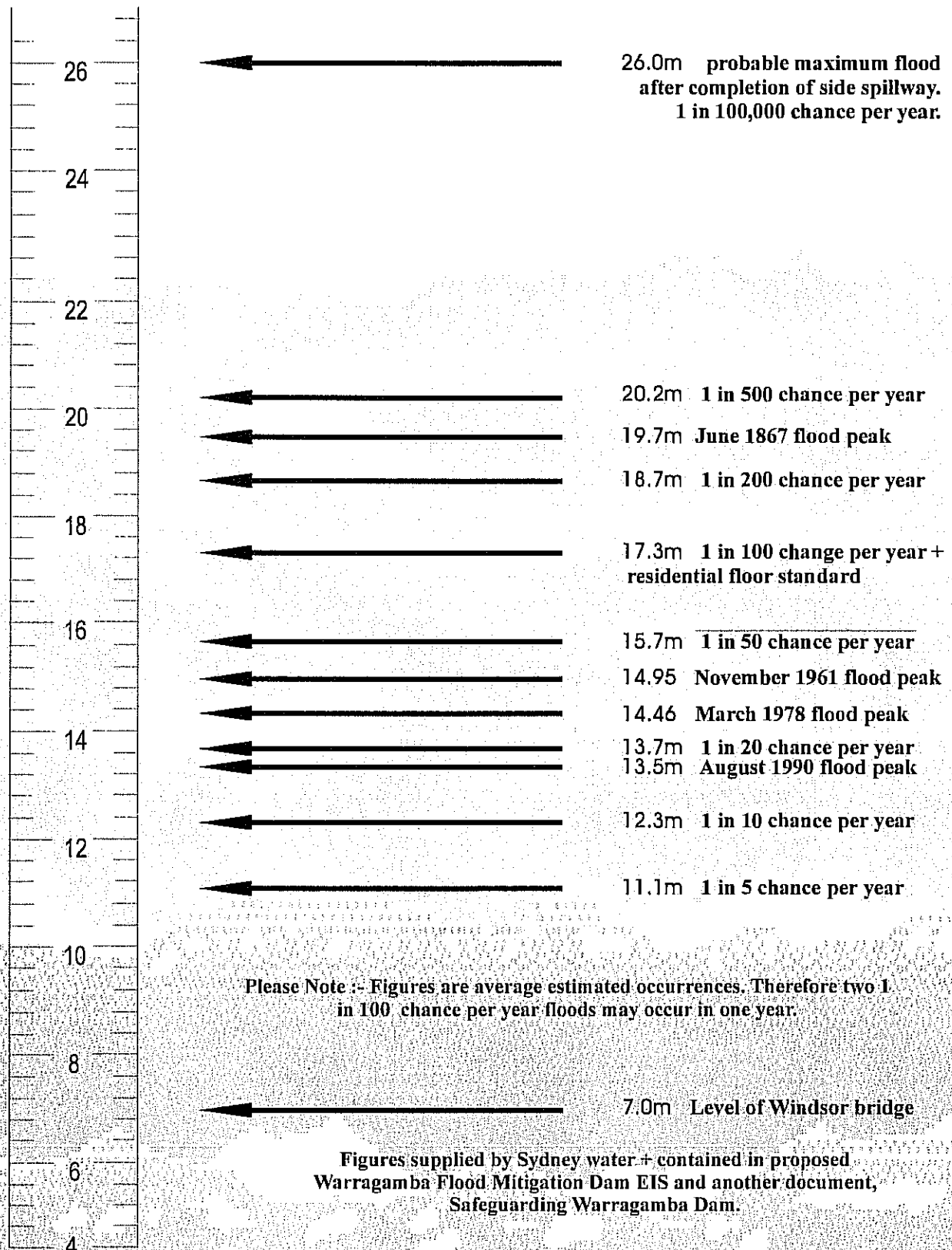
FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

Windsor

Meters above sea level (A H D)

Flood chance of occurrence per year and historical floods



Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

Land Use Matrix Annexure

Extract from Hawkesbury Local Environmental Plan 1989.

Please note that Clause 9 needs to be read in the context of Hawkesbury Local Environmental Plan 1989 as other clauses may apply. Please check contents of the Section 149 Planning Certificate and Hawkesbury Local Environmental Plan 1989.

9 Carrying out of development

- (1) Unless otherwise provided by this plan, the Land Use Matrix set out at the end of this clause specifies the following for each zone:
 - (a) development that does not require consent, where “N” is shown for that development,
 - (b) development that requires consent but may be exempt or complying development, where “X” is shown for that development,
 - (c) development that requires consent where “C” is shown for that development,
 - (d) development that is prohibited where there is no symbol shown for that development.

Note. Development in zones 5 (b) and 8 (a) is dealt with in clauses 9D and 9E.

- (2) Development that is not listed in the Land Use Matrix is prohibited.
- (3) Development will only be exempt development if it complies with the requirements of clause 9B.
- (4) Development will only be complying development if it complies with the requirements of clause 9C.
- (5) Any development listed in the Tables to clauses 9B and 9C that does not comply with the applicable requirements set out in those Tables in relation to the development is development that requires development consent.

Land Use Matrix

Note	
N	Development that does not require consent
X	Development that is either exempt or complying development (see clause 9B or 9C)
C	Development that requires consent
	Where no symbol appears, development is prohibited

Symbol	Zone
MA	Mixed Agriculture
RL	Rural Living
RV	Rural Village
RH	Rural Housing
CL	Consolidated Land Holdings
H	Housing
MU	Multi Unit Housing
3A	3 (a) Business General
3B	3 (b) Business Special
4A	4 (a) Industry General
4B	4 (b) Industry Light
5A	5 (a) Special Uses "A"
6A	6 (a) Open Space (Existing Recreation)
6B	6 (b) Open Space (Proposed Recreation)
6C	6 (c) Open Space (Private Recreation)
7A	7 (a) Environmental Protection (Wetlands)
7D	7 (d) Environmental Protection (Scenic)
EPA	Environmental Protection—Agriculture Protection (Scenic)
EPM	Environmental Protection—Mixed Agriculture (Scenic)
7E	7 (e) Environmental Protection (Consolidated Land Holdings)
9B	9 (b) Proposed Road

Zones																					
Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Access ramps	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Advertisements	X	X	X	X	X	X	X	X	X	X	X					C	C	C	X		
Advertising structures								C	C	C	C										
Agriculture	N	N		C	C	C	C	C	C	C	C	C		C	C		N	N	N	C	C
Airline terminals	C	C			C			C	C	C	C						C		C		
Animal establishments	C	C			C	C	C	C	C	C	C						C	C	C		
Bed and	X	X	X	X	X	X	X	X	X								X	X	X	X	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
breakfast accommodation																					
Boarding-houses	C	C	C		C	C	C	C	C	C	C						C		C		
Bulky goods sales rooms or showrooms								C	C	C	C										
Bus depots	C	C	C		C			C	C	C	C						C		C		
Bus stations	C	C	C		C	C	C	C	C	C	C						C		C		
Car repair stations								C	C	C	C										
Carnivals	N	N	N			C	C	N	N	N	N	N	N	N	N		N	N	N		N
Carports	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
Child care centres	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Clearing native vegetation	C	C	C	C	C	N	N	N	N	N	N	C	C	C	C		C	C	C		X
Clubs	C	C	C	C	C	C	C	C	C	C	C				C		C		C	C	
Commercial premises								C	C												
Community facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Dams	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Demolition	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X
Dual occupancies attached	C	C	C		C												C	C	C	C	
Dwelling-houses	C	C	C	C	C	X	X	C	C								C	C	C	C	
Educational establishments	C	C	C	C	C	C	C	C	C			C					C	C	C	C	
Exhibition homes				C		C	C	C	C												
Extractive industries	C									C	C										
Farm gate sales outlets	C	C	C		C												C	C	C	C	
Fences	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X
Flag poles	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	
Forestry	C				C	C	C	C	C	C	C		C	C			C	C	C		
Garages	X	X	C	C	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
General stores	C	C	C		C	C	C	C	C	C	C						C	C	C		
Generating works	C	C	C		C			C	C	C	C						C	C	C		
Helipads	C	C	C		C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Heliports	C	C			C			C	C	C	C						C		C		
Home industries	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Home occupations	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Hospitals	C	C	C	C	C	C	C	C	C	C	C	C					C		C	C	
Hotels	C	C	C		C			C	C	C	C						C		C		
Identified land uses	C	C	C	C	C	C	C	C	C	C	C	C				C	C	C	C	C	
Industries										C											
Institutions	C	C	C		C					C	C						C		C	C	
Intensive agriculture	C	C			C												C	C	C		
Junk yards	C									C											
Landfilling	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Light industries									C	C	C										
Liquid fuel depots										C	C										
Mineral sand mines	C									C	C										
Mines	C									C	C										
Motels	C	C	C		C		C	C	C		C						C		C	C	
Motor show rooms								C	C	C	C										
Multi unit housing							C	C	C												
Offensive or hazardous industries										C											
Places of assembly	C	C	C	C	C			C	C	C	C						C	C	C	C	
Places of public worship	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Produce stores	C	C	C					C	C	C	C						C	C	C		
Professional and commercial chambers	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Public buildings	C	C	C	C	C	C	C	C	C	C	C	C		C	C		C		C	C	
Public utility undertakings	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N
Real estate sales signs	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Recreation areas	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Recreation facilities	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Recreation vehicle areas	C	C	C					C	C	C	C		C	C	C		C		C		C
Recreational establishments	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	
Refreshment rooms	C	C	C		C			C	C	C	C		C	C	C		C	C	C		
Renovations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Retail plant nurseries	C	C	C					C	C	C	C						C	C	C		
Retaining walls	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Road transport terminals	C				C					C	C										
Roadside stalls	C	C	C		C												C	C	C		
Rural industries	C									C	C						C	C	C		
Rural sheds	X	X	C	C	X	C						X	X	X	X		C	X	X	C	
Rural tourist facilities	C	C			C												C	C		C	
Rural workers' dwellings	C				C												C	C	C		
Satellite dishes	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Sawmills	C									C							C	C	C		
Service stations								C	C	C	C										
Shop fit outs								X	X												
Shops								C	C												
Stock and sale yards	C									C	C						C	C	C		
Structures ancillary to dwellings	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Timber and building supplies											C										
Tourist facilities	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Transport terminals										C	C						C				
Truck depots	C								C	C	C								C		
Units for aged persons						C	C	C	C	C	C										
Utility installations	N	N			N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Warehouses								C	C	C	C										
Waste storage containers	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X

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Certificate No. PC0621/10

John De Martin
C/- JBS Environmental
PO Box 940
MASCOT NSW 1460

HAWKESBURY CITY COUNCIL

PLANNING CERTIFICATE

ISSUED UNDER SECTION 149

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979, AS AMENDED

Your Ref: 40946

LAND DESCRIPTION: Lot 3 DP 230943 Vol 10604 Fol 20, James Street
GLOSSODIA NSW 2756

INFORMATION PURSUANT TO SECTION 149 (2) OF THE ACT

1. *Names of relevant planning instruments and Development Control Plans.*

1.1 The land is affected by the following environmental planning instruments:

Hawkesbury Local Environmental Plan 1989 (as amended)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1995)

Identifies regionally significant extractive resources within the Sydney Region to facilitate their utilisation. The plan ensures extraction is carried out in an environmentally acceptable manner and prohibits extraction from certain environmentally sensitive areas. It ensures that decisions on future urban expansion take into account the ability to realise the full potential of important deposits.

Sydney Regional Environmental Plan No 20 - Hawkesbury Nepean River.

SREP No 20 (No 2 - 1997) was gazetted on 6 November 1997, and is accompanied by the 'Hawkesbury-Nepean Action Plan 1997' and 'Codes of Practice for Consultation'.

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The aim of SREP No 20 (No 2 - 1997) is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

SREP No 20 (No 2 - 1997) requires development consent for the purpose of caravan parks or camping grounds; composting facilities or works; buildings works or land uses within conservation area sub-catchments; remediation of contaminated land; filling; certain activities in relation to items of non-aboriginal heritage; intensive horticulture industries; some intensive animal industries; manufactured home estates; marinas; recreational facilities; land uses in or near the river; land uses in riverine scenic areas; sewerage systems or works.

Development for extractive industries is prohibited in some areas. Consent of Council and the concurrence of the Director-General is required for maintenance dredging and extractive operations carried out downstream of the Wallacia Bridge as a consequence of, and ancillary to, works for flood mitigation, bank stabilisation, the construction of bridges or other instream structures (such as marinas) or the licensed or unlicensed withdrawal of water where extraction is necessary to carry out the works. Some intensive animal industries and potentially hazardous or offensive industries are prohibited if carried out on a floodway. Development in mapped wetlands requires the consent of Council and the concurrence of the Director-General of Urban Affairs and Planning.

State Environmental Planning Policy No 1 - Development Standards

Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

State Environmental Planning Policy No 4 - Development Without Consent; as amended.

This policy allows relatively simple or minor changes of land or building use and certain types of development without the need for formal development applications. The types of development covered in the policy are outlined in the policy.

State Environmental Planning Policy No 6 - Number of Storeys in a Building.

Sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments.

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

Protects and preserves bushland within certain urban areas, as part of the natural heritage or for recreation, educational and scientific purposes. The policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

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State Environmental Planning Policy No 21 - Caravan Parks.

Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

State Environmental Planning Policy No 30 - Intensive Agriculture.

Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The policy sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry. The policy does not alter if, and where, such development is permitted, or the functions of the consent authority.

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

Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment, and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

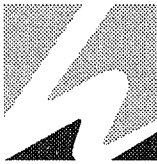
State Environmental Planning Policy No 44 - Koala Habitat.

Encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range. Local councils cannot approve development in an area affected by the policy without an investigation of core koala habitat. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat.

State Environmental Planning Policy No 50 - Canal Estate Development

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Bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments.

State Environmental Planning Policy No 55 - Remediation of Land.

Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.

State Environmental Planning Policy No 62 - Sustainable Aquaculture

Encourages the sustainable expansion of the industry in NSW. The policy implements the regional strategies already developed by creating a simple approach to identify and categorise aquaculture development on the basis of its potential environmental impact. The SEPP also identifies aquaculture development as a designated development only where there are potential environmental risks.

State Environmental Planning Policy No 64 - Advertising and Signage.

Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development.

Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

State Environmental Planning Policy (Basix) 2004

This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

State Environmental Planning Policy (Major Projects) 2005

Defines certain developments that are major projects under Part 3A of the Environmental Planning & Assessment Act, 1979 and determined by the Minister for Planning. The SEPP also lists State significant sites.

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

The Policy aims to provide for the proper management and development of mining, petroleum and extractive material resources for the social and economic welfare of the State. The Policy establishes appropriate planning controls to encourage ecologically sustainable development.

State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007

Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. The SEPP supports the transfer of the regulation of places of public entertainment and temporary structures (such as tents, marquees and booths) from the Local Government Act 1993 to the *Environmental Planning and Assessment Act 1979*.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2004

Amends various environmental planning instruments so as to omit provisions requiring consent authorities to obtain certain concurrences or refer matter to various persons or bodies.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

Removes duplicative or unnecessary requirements in environmental planning instruments which require concurrence from or referral to government agencies.

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

Aims to provide streamlined assessment processes for development that complies with specified development standards.

State Environmental Planning Policy (Affordable Rental Housing) 2009

Aims to provide a consistent planning regime for the retention and provision of affordable rental housing.

State Environmental Planning Policy (Infrastructure) 2007

Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

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The land may be affected by the following environmental planning instrument :

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

Encourage the development of high quality accommodation for our aging population and for people who have disabilities - housing that is in keeping with the local neighbourhood.

- 1.2 The land is affected by the following proposed environmental planning instruments that is or has been the subject of community consultation or on public exhibition under the Act (excludes instruments where the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

Draft State Environmental Planning Policy - Integrating Land Use and Transport

Draft State Environmental Planning Policy (Application of Development Standards) 2004

- 1.3 The land is affected by the following development control plans.

Hawkesbury Development Control Plan 2002

DCP - Contaminated Land

- 1.4 In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. *Zoning and land use under relevant LEPs*

- 2.1 The land is zoned : **Mixed Agriculture under Hawkesbury Local Environmental Plan 1989.**
- 2.2 The purposes for which development may be carried out within the zone without development consent are referred to in the land use matrix Annexure.
- 2.3 The purposes for which development may not be carried out within the zone except with development consent are referred to in the land use matrix Annexure.
- 2.4 The purposes for which the carrying out of development is prohibited within the zone are referred to in the land use matrix Annexure.

The following special provisions apply to the subject property

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Hawkesbury Local Environmental Plan 1989 (as amended)

Clause 10 - Subdivision - general
 Clause 15 - Erection of dwelling-houses
 Clause 17 - Rural workers' dwellings
 Clause 23 - Advertising structures
 Clause 35 - Bush rock removal
 Clause 36 - Clearing of land in certain
 environmental and other zones
 Clause 38 - Community use of school facilities
 and sites
 Clause 39A - Bed & Breakfast accommodation
 Clause 40B - Use of tyres for landfill prohibited
 Clause 45 - Prohibited signs

These special provisions may alter the above mentioned development which may be carried out with or without development consent and prohibited land uses. Please refer to the relevant provisions of **Hawkesbury Local Environmental Plan 1989 (as amended)**

- | | | |
|-----|--|-----------|
| 2.5 | Has Hawkesbury City Council adopted a development standard relating to a minimum dimension of land to permit the erection of a dwelling house on the land? | No |
| 2.6 | Does the subject property include or comprise critical habitat? | No |
| 2.7 | Is the subject property in a local conservation area, however described? | No |
| 2.8 | Is an item of environmental heritage situated on the subject property? | No |

The land may also be subject to a proposed environmental planning instrument (see 1.2) which may change the information given in this section of the certificate. Where relevant, a copy of the proposed environmental planning instrument or plain English explanation of the proposed environmental planning instrument appears in an Annexure.

3. **Complying Development**

3.1 **General Housing Code**

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

No, because:

- the land is bush fire prone.

3.2 **Housing Internal Alterations Code**

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

Yes

3.3 General Commercial and Industrial Code

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

Yes

4. Coastal Protection

Is the subject land affected by the provisions of Section 38 or 39 of the Coastal Protection Act 1979?

No

5. Mine Subsidence

Is the subject land within a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act 1961?

No

6. Road Widening

Is the subject land affected by road widening or road re-alignment under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instruments, or any resolution of Hawkesbury City Council?

No

7. Council and other public authority policies of hazard risk description

Has Hawkesbury City Council or any other public authority adopted a policy that restricts the development of the land because of the likelihood of :

7.1	Landslip?	No
7.2	Bushfire Risk?	Moderate
7.3	Tidal inundation?	No
7.4	Subsidence?	No
7.5	Acid Sulfate Soils?	Yes

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7.6 Any other risk? **No**

7A ***Flood Related Development Controls Information***

- (1) Whether or not development on that 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) is subject to flood related development controls.

The land is not subject to flood related development controls

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

The land is not subject to flood related development controls

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. ***Land Reserved for Acquisition***

Is the land affected by any environmental planning instrument, or proposed environmental planning instrument referred to in clause 1, which makes provision for the acquisition of the land by a public authority, as referred to in Section 27 of the Act?

No

9. ***Contributions Plans***

The Hawkesbury City Council "Section 94 Contributions Plan 2008" applies to the subject land.

The Hawkesbury City Council "Section 94A Development Contributions Plan 2006" applies to the subject land.

10. ***Repealed***

11. ***Bush fire prone land***

Is the land bush fire prone?

All of the land is bush fire prone

12. ***Property Vegetation Plan***

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Has Council been notified that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

No

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

Has Council been notified whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land?

No

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

Is the land subject to a direction by the Minister in force under section 75P (2) (c1) of the *Environmental Planning and Assessment Act 1979*?

No

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

15.1 Is the land subject to a current site compatibility certificate (seniors housing), of which the council is aware, issued under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*?

No

15.2 Has Council granted a development consent after 11 October 2007 in respect of the land, setting out any terms of a kind referred to in clause 18 (2) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*?

No

16. ***Site compatibility certificate for infrastructure***

Is the land subject to a valid site compatibility certificate (infrastructure), of which the council is aware?

No

17. ***Site compatibility certificates and conditions for affordable rental***

17.1 Is the land subject to a current site compatibility certificate (affordable rental housing), of which the council is aware?

No

17.2 Is the land subject to a statement setting out any terms of a kind referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application?

No

Additional Matters

Certain prescribed matters under Section 59(2) of the *Contaminated Land Management Act 1997* (CLMA1997).

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- | | |
|--|-----------|
| a) Is the land significantly contaminated land within the meaning of the CLMA 1997? | No |
| b) Is the land subject to a management order within the meaning of the CLMA 1997? | No |
| c) Is the land subject to an approved voluntary management proposal within the meaning of the CLMA 1997? | No |
| d) Is the land subject to an ongoing maintenance order within the meaning of the CLMA 1997? | No |
| e) Is the land subject to a site audit statement within the meaning of the CLMA 1997? | No |

INFORMATION PURSUANT TO SECTION 149 (5) OF THE ACT

Applicants are advised that Council does not accept any liability in respect of any advice provided under the heading "Development Consent".

1. *Tree Preservation Order*

Hawkesbury City Council has adopted a Tree Preservation Order which applies to the entire local government area.

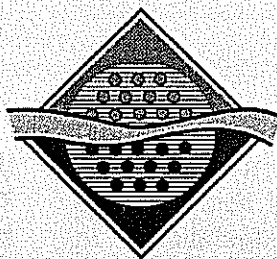
2. *Development Consent*

Has a development consent which applies to the subject land been issued within the past five 5 years? If a development consent has been issued within the past 5 years, reference should be made to Section 95 of the Act to determine whether or not the consent has lapsed.	No
---	-----------

Peter Jackson
General Manager.

Per:

Date: 23 September 2009



What are acid sulphate soils?

Acid sulphate soils are the common name given to soils containing iron sulphides or their oxidation products. These soils form when sea or brackish water mixes with sediments containing organic matter, and are part of the world's natural sulphur cycle.

The acid sulphate soils of most concern are those which formed within the past 10,000 years, during and after the last major sea level rise. Sulphate (SO_4^{2-}) in the sea water reacted with iron oxides in sediments in the presence of organic matter from mangroves and other coastal vegetation. The chemical reaction produced large quantities of iron sulphides, mostly iron pyrite (FeS_2), in the sediments. When exposed to air, sulphides can oxidise to sulphuric acid (H_2SO_4), hence the name acid sulphate soils.

Potential acid sulphate soils

The sulphides in the sediments have generally remained beneath the water table. The water prevents oxygen in the air reacting with the sulphides. These unoxidised sulphidic sediments are commonly known as potential acid sulphate soils because they have the potential to oxidise to sulphuric acid. These soils can be:

- Waterlogged
- mid to dark grey to blue-green in colour
- soft, gel-like and sticky
- grey sands.

Actual acid sulphate soils

When sulphides are exposed to air and sulphuric acid starts to form, the soil is called an actual acid sulphate soil. The soil itself can neutralise some of the sulphuric acid. The remaining acid acidifies the soil water, the groundwater and eventually drainage waters and streams. In moving through the soil, the acid strips iron, aluminium and sometimes manganese from the soil, creating an acidic brew.

Impacts of acid drainage

When this acidic brew remains in the soil it can be toxic to plants or cause severe plant growth problems. As soon as it reaches streams, it can be lethal to aquatic life, particularly fish. It is also suspected that acid water causes fish diseases. Because there are large quantities of sulphides in acid sulphate soils, large volumes of acid can be released with devastating impacts on estuarine ecosystems. In addition, acid waters can corrode concrete and steel structures such as water pipes. The severe impact on sulphuric acid on our environment is the reason acid sulphate soils are of major concern to the community.

Where are acid sulphate soils?

Because of the way they were formed, recent acid sulphate soils are found in the coast zone. They occur in low-lying areas, coastal embayments and estuarine floodplains, and are still being formed today in mangrove and salt marshes, estuaries and tidal lakes. In general, we expect to find them in these areas where the surface elevation is less than five metres above mean sea level.

In New South Wales acid sulphate soils have been found in every estuary and embayment between the Victorian and Queensland borders. The NSW Department of Land and Water Conservation has produced maps showing their probable location in the state. The soils also occur all along the coast of Queensland and in the Northern Territory, and in isolated areas in Western Australia, South Australia and Victoria.

Scientists have estimated that there are more than two million hectares of acid sulphate soils in Australia containing about one billion tonnes of iron pyrite. One tonne of pyrite can produce about 1.5 tonnes of sulphuric acid.

Acid sulphate soils in nature

Under natural conditions potential acid sulphate soils are colonised by native vegetation. In prolonged dry seasons, evapotranspiration by plants can lower the watertable and initiate oxidation of the iron sulphides. When this occurs, acid is generated and, in floods following dry periods, some acid can be released into streams. The rest remains in the soil.

Drainage and excavation

Because potential acid sulphate soil areas are waterlogged, they are often drained. Drainage and excavation of these areas can greatly accelerate the natural rate of oxidation and lead to the rapid release of large slugs of acid into estuarine streams. In addition, excavated soil heaps continually leach acid and are difficult to revegetate. Drainage of these materials should be done with extreme caution and in consultation with relevant authorities.

How long will the acid remain?

In New South Wales there are some acid sulphate soils which were drained 100 years ago and are still releasing acid. For clay soils and oxidation process is very slow, possibly taking centuries. Oxidation of sandy materials can be quite rapid, sometimes less than a year, depending on the conditions.

What can be done about them?

The best management of potential acid sulphate soils is to avoid disturbing them, because they cause little problem while covered by water. Several different management strategies have been developed to treat actual acid sulphate soils. The most common is the use of a neutralising agent such as lime to treat the acid. It is important to recognise that in some areas the amount of sulphides in the soil is enormous and the cost of treatment may be very large. In general, treatment requires professional advice.

Where do I get advice?

Several government departments can assist with advice about management of acid sulphate soils, including the Department of Land and Water Conservation, the Environment Protection Authority, NSW Fisheries and NSW Agriculture. There are also private consultants who specialise in management of these soils. The acid sulphate soils information officer, Rebecca Lines-Kelly can direct you to the most appropriate source of information for your site. You can contact her by phone 066 261 319, fax 066 285 925 or on lineskr@agric.nsw.gov.au if you have e-mail.

FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

North Richmond

Flood chance of occurrence per year and historical floods

Meters above sea level (A H D)

26.1m Probable maximum flood after completion of side spillway. 1 in 100,000 chance per year.



26

24

22

20.4m 1 in 500 chance per year



20

18.9m 1 in 200 chance per year



18

17.5m 1 in 100 chance per year residential floor standard

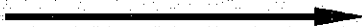


16.4m 1 in 50 chance per year



16

15.1m 1 in 20 chance per year



14.0m 1 in 10 chance per year



14

12.5m 1 in 5 chance per year



12

10

8.4m Level of North Richmond bridge



8

Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

6

4

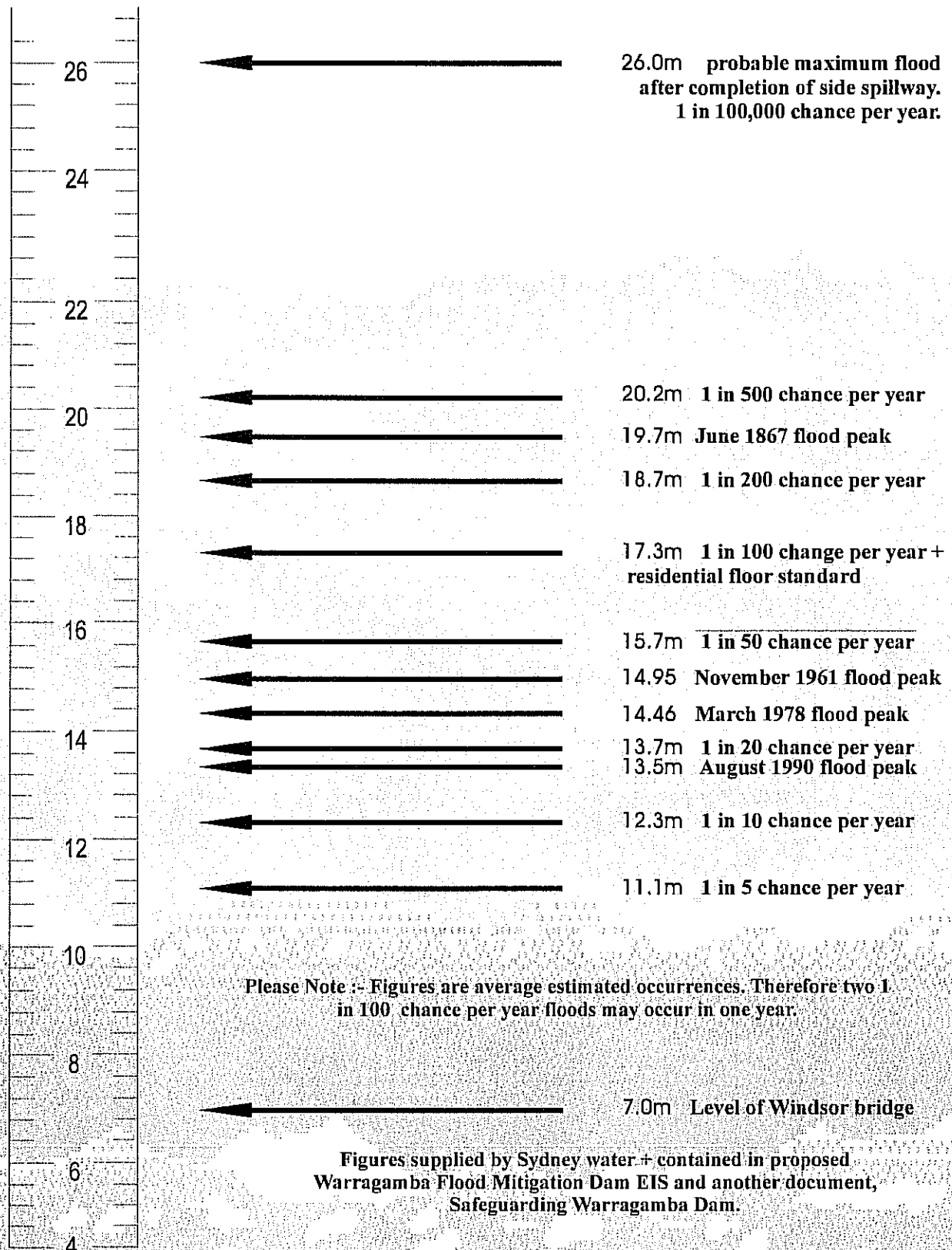
FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

Windsor

Meters above sea level (A H D)

Flood chance of occurrence per year and historical floods



Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

Land Use Matrix Annexure

Extract from Hawkesbury Local Environmental Plan 1989.

Please note that Clause 9 needs to be read in the context of Hawkesbury Local Environmental Plan 1989 as other clauses may apply. Please check contents of the Section 149 Planning Certificate and Hawkesbury Local Environmental Plan 1989.

9 Carrying out of development

- (1) Unless otherwise provided by this plan, the Land Use Matrix set out at the end of this clause specifies the following for each zone:
 - (a) development that does not require consent, where “N” is shown for that development,
 - (b) development that requires consent but may be exempt or complying development, where “X” is shown for that development,
 - (c) development that requires consent where “C” is shown for that development,
 - (d) development that is prohibited where there is no symbol shown for that development.

Note. Development in zones 5 (b) and 8 (a) is dealt with in clauses 9D and 9E.

- (2) Development that is not listed in the Land Use Matrix is prohibited.
- (3) Development will only be exempt development if it complies with the requirements of clause 9B.
- (4) Development will only be complying development if it complies with the requirements of clause 9C.
- (5) Any development listed in the Tables to clauses 9B and 9C that does not comply with the applicable requirements set out in those Tables in relation to the development is development that requires development consent.

Land Use Matrix

Note	
N	Development that does not require consent
X	Development that is either exempt or complying development (see clause 9B or 9C)
C	Development that requires consent
	Where no symbol appears, development is prohibited

Symbol	Zone
MA	Mixed Agriculture
RL	Rural Living
RV	Rural Village
RH	Rural Housing
CL	Consolidated Land Holdings
H	Housing
MU	Multi Unit Housing
3A	3 (a) Business General
3B	3 (b) Business Special
4A	4 (a) Industry General
4B	4 (b) Industry Light
5A	5 (a) Special Uses "A"
6A	6 (a) Open Space (Existing Recreation)
6B	6 (b) Open Space (Proposed Recreation)
6C	6 (c) Open Space (Private Recreation)
7A	7 (a) Environmental Protection (Wetlands)
7D	7 (d) Environmental Protection (Scenic)
EPA	Environmental Protection—Agriculture Protection (Scenic)
EPM	Environmental Protection—Mixed Agriculture (Scenic)
7E	7 (e) Environmental Protection (Consolidated Land Holdings)
9B	9 (b) Proposed Road

Zones																					
Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Access ramps	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Advertisements	X	X	X	X	X	X	X	X	X	X	X					C	C	C	X		
Advertising structures								C	C	C	C										
Agriculture	N	N		C	C	C	C	C	C	C	C	C		C	C		N	N	N	C	C
Airline terminals	C	C			C			C	C	C	C						C		C		
Animal establishments	C	C			C	C	C	C	C	C	C						C	C	C		
Bed and	X	X	X	X	X	X	X	X	X								X	X	X	X	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
breakfast accommodation																					
Boarding-houses	C	C	C		C	C	C	C	C	C	C						C		C		
Bulky goods sales rooms or showrooms								C	C	C	C										
Bus depots	C	C	C		C			C	C	C	C						C		C		
Bus stations	C	C	C		C	C	C	C	C	C	C						C		C		
Car repair stations								C	C	C	C										
Carnivals	N	N	N			C	C	N	N	N	N	N	N	N	N		N	N	N		N
Carports	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
Child care centres	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Clearing native vegetation	C	C	C	C	C	N	N	N	N	N	N	C	C	C	C		C	C	C		X
Clubs	C	C	C	C	C	C	C	C	C	C	C				C		C		C	C	
Commercial premises								C	C												
Community facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Dams	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Demolition	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X
Dual occupancies attached	C	C	C		C												C	C	C	C	
Dwelling-houses	C	C	C	C	C	X	X	C	C								C	C	C	C	
Educational establishments	C	C	C	C	C	C	C	C	C			C					C	C	C	C	
Exhibition homes				C		C	C	C	C												
Extractive industries	C									C	C										
Farm gate sales outlets	C	C	C		C												C	C	C	C	
Fences	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X
Flag poles	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	
Forestry	C				C	C	C	C	C	C	C		C	C			C	C	C		
Garages	X	X	C	C	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
General stores	C	C	C		C	C	C	C	C	C	C						C	C	C		
Generating works	C	C	C		C			C	C	C	C						C	C	C		
Helipads	C	C	C		C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Heliports	C	C			C			C	C	C	C						C		C		
Home industries	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Home occupations	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Hospitals	C	C	C	C	C	C	C	C	C	C	C	C					C		C	C	
Hotels	C	C	C		C			C	C	C	C						C		C		
Identified land uses	C	C	C	C	C	C	C	C	C	C	C	C				C	C	C	C	C	
Industries										C											
Institutions	C	C	C		C					C	C						C		C	C	
Intensive agriculture	C	C			C												C	C	C		
Junk yards	C									C											
Landfilling	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Light industries									C	C	C										
Liquid fuel depots										C	C										
Mineral sand mines	C									C	C										
Mines	C									C	C										
Motels	C	C	C		C		C	C	C		C						C		C	C	
Motor show rooms								C	C	C	C										
Multi unit housing							C	C	C												
Offensive or hazardous industries										C											
Places of assembly	C	C	C	C	C			C	C	C	C						C	C	C	C	
Places of public worship	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Produce stores	C	C	C					C	C	C	C						C	C	C		
Professional and commercial chambers	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Public buildings	C	C	C	C	C	C	C	C	C	C	C	C		C	C		C		C	C	
Public utility undertakings	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N
Real estate sales signs	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Recreation areas	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Recreation facilities	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Recreation vehicle areas	C	C	C					C	C	C	C		C	C	C		C		C		C
Recreational establishments	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	
Refreshment rooms	C	C	C		C			C	C	C	C		C	C	C		C	C	C		
Renovations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Retail plant nurseries	C	C	C					C	C	C	C						C	C	C		
Retaining walls	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Road transport terminals	C				C					C	C										
Roadside stalls	C	C	C		C												C	C	C		
Rural industries	C									C	C						C	C	C		
Rural sheds	X	X	C	C	X	C						X	X	X	X		C	X	X	C	
Rural tourist facilities	C	C			C												C	C		C	
Rural workers' dwellings	C				C												C	C	C		
Satellite dishes	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Sawmills	C									C							C	C	C		
Service stations								C	C	C	C										
Shop fit outs								X	X												
Shops								C	C												
Stock and sale yards	C									C	C						C	C	C		
Structures ancillary to dwellings	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Timber and building supplies											C										
Tourist facilities	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Transport terminals										C	C						C				
Truck depots	C								C	C	C								C		
Units for aged persons						C	C	C	C	C	C										
Utility installations	N	N			N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Warehouses								C	C	C	C										
Waste storage containers	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X

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Certificate No. PC0606/10

John De Martin
C/- JBS Environmental
PO Box 940
MASCOT NSW 1460

HAWKESBURY CITY COUNCIL

PLANNING CERTIFICATE

ISSUED UNDER SECTION 149

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979, AS AMENDED

Your Ref: 40946

LAND DESCRIPTION: Lot 3 DP 784300, 780A-780C Kurmond Road
NORTH RICHMOND NSW 2754

INFORMATION PURSUANT TO SECTION 149 (2) OF THE ACT

1. *Names of relevant planning instruments and Development Control Plans.*

1.1 The land is affected by the following environmental planning instruments:

Hawkesbury Local Environmental Plan 1989 (as amended)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1995)

Identifies regionally significant extractive resources within the Sydney Region to facilitate their utilisation. The plan ensures extraction is carried out in an environmentally acceptable manner and prohibits extraction from certain environmentally sensitive areas. It ensures that decisions on future urban expansion take into account the ability to realise the full potential of important deposits.

Sydney Regional Environmental Plan No 20 - Hawkesbury Nepean River.

SREP No 20 (No 2 - 1997) was gazetted on 6 November 1997, and is accompanied by the 'Hawkesbury-Nepean Action Plan 1997' and 'Codes of Practice for Consultation'.

The aim of SREP No 20 (No 2 - 1997) is to protect the environment of the

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Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

SREP No 20 (No 2 - 1997) requires development consent for the purpose of caravan parks or camping grounds; composting facilities or works; buildings works or land uses within conservation area sub-catchments; remediation of contaminated land; filling; certain activities in relation to items of non-aboriginal heritage; intensive horticulture industries; some intensive animal industries; manufactured home estates; marinas; recreational facilities; land uses in or near the river; land uses in riverine scenic areas; sewerage systems or works.

Development for extractive industries is prohibited in some areas. Consent of Council and the concurrence of the Director-General is required for maintenance dredging and extractive operations carried out downstream of the Wallacia Bridge as a consequence of, and ancillary to, works for flood mitigation, bank stabilisation, the construction of bridges or other instream structures (such as marinas) or the licensed or unlicensed withdrawal of water where extraction is necessary to carry out the works. Some intensive animal industries and potentially hazardous or offensive industries are prohibited if carried out on a floodway. Development in mapped wetlands requires the consent of Council and the concurrence of the Director-General of Urban Affairs and Planning.

State Environmental Planning Policy No 1 - Development Standards

Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

State Environmental Planning Policy No 4 - Development Without Consent; as amended.

This policy allows relatively simple or minor changes of land or building use and certain types of development without the need for formal development applications. The types of development covered in the policy are outlined in the policy.

State Environmental Planning Policy No 6 - Number of Storeys in a Building.

Sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments.

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

Protects and preserves bushland within certain urban areas, as part of the natural heritage or for recreation, educational and scientific purposes. The policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

Hawkesbury City Council

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State Environmental Planning Policy No 21 - Caravan Parks.

Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

State Environmental Planning Policy No 30 - Intensive Agriculture.

Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The policy sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry. The policy does not alter if, and where, such development is permitted, or the functions of the consent authority.

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

Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment, and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

State Environmental Planning Policy No 44 - Koala Habitat.

Encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range. Local councils cannot approve development in an area affected by the policy without an investigation of core koala habitat. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat.

State Environmental Planning Policy No 50 - Canal Estate Development

Bans new canal estates from the date of gazettal, to ensure coastal and aquatic

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environments are not affected by these developments.

State Environmental Planning Policy No 55 - Remediation of Land.

Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.

State Environmental Planning Policy No 62 - Sustainable Aquaculture

Encourages the sustainable expansion of the industry in NSW. The policy implements the regional strategies already developed by creating a simple approach to identify and categorise aquaculture development on the basis of its potential environmental impact. The SEPP also identifies aquaculture development as a designated development only where there are potential environmental risks.

State Environmental Planning Policy No 64 - Advertising and Signage.

Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development.

Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

State Environmental Planning Policy (Basix) 2004

This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

State Environmental Planning Policy (Major Projects) 2005

Defines certain developments that are major projects under Part 3A of the Environmental Planning & Assessment Act, 1979 and determined by the Minister for Planning. The SEPP also lists State significant sites.

Hawkesbury City Council

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

The Policy aims to provide for the proper management and development of mining, petroleum and extractive material resources for the social and economic welfare of the State. The Policy establishes appropriate planning controls to encourage ecologically sustainable development.

State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007

Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. The SEPP supports the transfer of the regulation of places of public entertainment and temporary structures (such as tents, marquees and booths) from the Local Government Act 1993 to the *Environmental Planning and Assessment Act 1979*.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2004

Amends various environmental planning instruments so as to omit provisions requiring consent authorities to obtain certain concurrences or refer matter to various persons or bodies.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

Removes duplicative or unnecessary requirements in environmental planning instruments which require concurrence from or referral to government agencies.

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

Aims to provide streamlined assessment processes for development that complies with specified development standards.

State Environmental Planning Policy (Affordable Rental Housing) 2009

Aims to provide a consistent planning regime for the retention and provision of affordable rental housing.

State Environmental Planning Policy (Infrastructure) 2007

Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

The land may be affected by the following environmental planning instrument :

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

Encourage the development of high quality accommodation for our aging population and for people who have disabilities - housing that is in keeping with the local neighbourhood.

- 1.2 The land is affected by the following proposed environmental planning instruments that is or has been the subject of community consultation or on public exhibition under the Act (excludes instruments where the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

Draft State Environmental Planning Policy - Integrating Land Use and Transport

Draft State Environmental Planning Policy (Application of Development Standards) 2004

- 1.3 The land is affected by the following development control plans.

Hawkesbury Development Control Plan 2002

DCP - Contaminated Land

- 1.4 In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. *Zoning and land use under relevant LEPs*

- 2.1 The land is zoned : **Mixed Agriculture under Hawkesbury Local Environmental Plan 1989.**
- 2.2 The purposes for which development may be carried out within the zone without development consent are referred to in the land use matrix Annexure.
- 2.3 The purposes for which development may not be carried out within the zone except with development consent are referred to in the land use matrix Annexure.
- 2.4 The purposes for which the carrying out of development is prohibited within the zone are referred to in the land use matrix Annexure.

The following special provisions apply to the subject property

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Hawkesbury	Clause 10 - Subdivision - general
Local	Clause 15 - Erection of dwelling-houses
Environmental	Clause 17 - Rural workers' dwellings
Plan 1989	Clause 23 - Advertising structures
(as amended)	Clause 35 - Bush rock removal
	Clause 36 - Clearing of land in certain environmental and other zones
	Clause 38 - Community use of school facilities and sites
	Clause 39A - Bed & Breakfast accommodation
	Clause 40B - Use of tyres for landfill prohibited
	Clause 45 - Prohibited signs

These special provisions may alter the above mentioned development which may be carried out with or without development consent and prohibited land uses. Please refer to the relevant provisions of **Hawkesbury Local Environmental Plan 1989 (as amended)**

- | | | |
|-----|--|-----------|
| 2.5 | Has Hawkesbury City Council adopted a development standard relating to a minimum dimension of land to permit the erection of a dwelling house on the land? | No |
| 2.6 | Does the subject property include or comprise critical habitat? | No |
| 2.7 | Is the subject property in a local conservation area, however described? | No |
| 2.8 | Is an item of environmental heritage situated on the subject property? | No |

The land may also be subject to a proposed environmental planning instrument (see 1.2) which may change the information given in this section of the certificate. Where relevant, a copy of the proposed environmental planning instrument or plain English explanation of the proposed environmental planning instrument appears in an Annexure.

3. **Complying Development**

3.1 **General Housing Code**

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

No, because:

- the land is bush fire prone.

Hawkesbury City Council

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3.2 Housing Internal Alterations Code

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

Yes

3.3 General Commercial and Industrial Code

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

Yes

4. Coastal Protection

Is the subject land affected by the provisions of Section 38 or 39 of the Coastal Protection Act 1979?

No

5. Mine Subsidence

Is the subject land within a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act 1961?

No

6. Road Widening

Is the subject land affected by road widening or road re-alignment under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instruments, or any resolution of Hawkesbury City Council?

No

7. Council and other public authority policies of hazard risk description

Has Hawkesbury City Council or any other public authority adopted a policy that restricts the development of the land because of the likelihood of :

- | | | |
|-----|---------------------|-----------------|
| 7.1 | Landslip? | No |
| 7.2 | Bushfire Risk? | Moderate |
| 7.3 | Tidal inundation? | No |
| 7.4 | Subsidence? | No |
| 7.5 | Acid Sulfate Soils? | Yes |

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7.6 Any other risk? **No**

7A Flood Related Development Controls Information

- (1) Whether or not development on that 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) is subject to flood related development controls.

The land is not subject to flood related development controls

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

The land is not subject to flood related development controls

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. Land Reserved for Acquisition

Is the land affected by any environmental planning instrument, or proposed environmental planning instrument referred to in clause 1, which makes provision for the acquisition of the land by a public authority, as referred to in Section 27 of the Act?

No

9. Contributions Plans

The Hawkesbury City Council "Section 94 Contributions Plan 2008" applies to the subject land.

The Hawkesbury City Council "Section 94A Development Contributions Plan 2006" applies to the subject land.

10. Repealed

11. Bush fire prone land

Is the land bush fire prone?

All of the land is bush fire prone

12. Property Vegetation Plan

Has Council been notified that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

No

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

Has Council been notified whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land? **No**

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

Is the land subject to a direction by the Minister in force under section 75P (2) (c1) of the *Environmental Planning and Assessment Act 1979*? **No**

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

15.1 Is the land subject to a current site compatibility certificate (seniors housing), of which the council is aware, issued under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*? **No**

15.2 Has Council granted a development consent after 11 October 2007 in respect of the land, setting out any terms of a kind referred to in clause 18 (2) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*? **No**

16. ***Site compatibility certificate for infrastructure***

Is the land subject to a valid site compatibility certificate (infrastructure), of which the council is aware? **No**

17. ***Site compatibility certificates and conditions for affordable rental***

17.1 Is the land subject to a current site compatibility certificate (affordable rental housing), of which the council is aware? **No**

17.2 Is the land subject to a statement setting out any terms of a kind referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application? **No**

Additional Matters

Certain prescribed matters under Section 59(2) of the *Contaminated Land Management Act 1997* (CLMA1997).

a) Is the land significantly contaminated land within the meaning of the CLMA 1997? **No**

Hawkesbury City Council

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- | | |
|--|-----------|
| b) Is the land subject to a management order within the meaning of the CLMA 1997? | No |
| c) Is the land subject to an approved voluntary management proposal within the meaning of the CLMA 1997? | No |
| d) Is the land subject to an ongoing maintenance order within the meaning of the CLMA 1997? | No |
| e) Is the land subject to a site audit statement within the meaning of the CLMA 1997? | No |

INFORMATION PURSUANT TO SECTION 149 (5) OF THE ACT

Applicants are advised that Council does not accept any liability in respect of any advice provided under the heading "Development Consent".

1. *Tree Preservation Order*

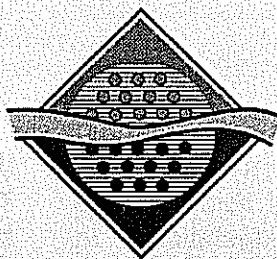
Hawkesbury City Council has adopted a Tree Preservation Order which applies to the entire local government area.

2. *Development Consent*

Has a development consent which applies to the subject land been issued within the past five 5 years? If a development consent has been issued within the past 5 years, reference should be made to Section 95 of the Act to determine whether or not the consent has lapsed. **No**

Peter Jackson
General Manager.

Per:  Date: 22 September 2009



What are acid sulphate soils?

Acid sulphate soils are the common name given to soils containing iron sulphides or their oxidation products. These soils form when sea or brackish water mixes with sediments containing organic matter, and are part of the world's natural sulphur cycle.

The acid sulphate soils of most concern are those which formed within the past 10,000 years, during and after the last major sea level rise. Sulphate (SO_4^{2-}) in the sea water reacted with iron oxides in sediments in the presence of organic matter from mangroves and other coastal vegetation. The chemical reaction produced large quantities of iron sulphides, mostly iron pyrite (FeS_2), in the sediments. When exposed to air, sulphides can oxidise to sulphuric acid (H_2SO_4), hence the name acid sulphate soils.

Potential acid sulphate soils

The sulphides in the sediments have generally remained beneath the water table. The water prevents oxygen in the air reacting with the sulphides. These unoxidised sulphidic sediments are commonly known as potential acid sulphate soils because they have the potential to oxidise to sulphuric acid. These soils can be:

- Waterlogged
- mid to dark grey to blue-green in colour
- soft, gel-like and sticky
- grey sands.

Actual acid sulphate soils

When sulphides are exposed to air and sulphuric acid starts to form, the soil is called an actual acid sulphate soil. The soil itself can neutralise some of the sulphuric acid. The remaining acid acidifies the soil water, the groundwater and eventually drainage waters and streams. In moving through the soil, the acid strips iron, aluminium and sometimes manganese from the soil, creating an acidic brew.

Impacts of acid drainage

When this acidic brew remains in the soil it can be toxic to plants or cause severe plant growth problems. As soon as it reaches streams, it can be lethal to aquatic life, particularly fish. It is also suspected that acid water causes fish diseases. Because there are large quantities of sulphides in acid sulphate soils, large volumes of acid can be released with devastating impacts on estuarine ecosystems. In addition, acid waters can corrode concrete and steel structures such as water pipes. The severe impact on sulphuric acid on our environment is the reason acid sulphate soils are of major concern to the community.

Where are acid sulphate soils?

Because of the way they were formed, recent acid sulphate soils are found in the coast zone. They occur in low-lying areas, coastal embayments and estuarine floodplains, and are still being formed today in mangrove and salt marshes, estuaries and tidal lakes. In general, we expect to find them in these areas where the surface elevation is less than five metres above mean sea level.

In New South Wales acid sulphate soils have been found in every estuary and embayment between the Victorian and Queensland borders. The NSW Department of Land and Water Conservation has produced maps showing their probable location in the state. The soils also occur all along the coast of Queensland and in the Northern Territory, and in isolated areas in Western Australia, South Australia and Victoria.

Scientists have estimated that there are more than two million hectares of acid sulphate soils in Australia containing about one billion tonnes of iron pyrite. One tonne of pyrite can produce about 1.5 tonnes of sulphuric acid.

Acid sulphate soils in nature

Under natural conditions potential acid sulphate soils are colonised by native vegetation. In prolonged dry seasons, evapotranspiration by plants can lower the watertable and initiate oxidation of the iron sulphides. When this occurs, acid is generated and, in floods following dry periods, some acid can be released into streams. The rest remains in the soil.

Drainage and excavation

Because potential acid sulphate soil areas are waterlogged, they are often drained. Drainage and excavation of these areas can greatly accelerate the natural rate of oxidation and lead to the rapid release of large slugs of acid into estuarine streams. In addition, excavated soil heaps continually leach acid and are difficult to revegetate. Drainage of these materials should be done with extreme caution and in consultation with relevant authorities.

How long will the acid remain?

In New South Wales there are some acid sulphate soils which were drained 100 years ago and are still releasing acid. For clay soils and oxidation process is very slow, possibly taking centuries. Oxidation of sandy materials can be quite rapid, sometimes less than a year, depending on the conditions.

What can be done about them?

The best management of potential acid sulphate soils is to avoid disturbing them, because they cause little problem while covered by water. Several different management strategies have been developed to treat actual acid sulphate soils. The most common is the use of a neutralising agent such as lime to treat the acid. It is important to recognise that in some areas the amount of sulphides in the soil is enormous and the cost of treatment may be very large. In general, treatment requires professional advice.

Where do I get advice?

Several government departments can assist with advice about management of acid sulphate soils, including the Department of Land and Water Conservation, the Environment Protection Authority, NSW Fisheries and NSW Agriculture. There are also private consultants who specialise in management of these soils. The acid sulphate soils information officer, Rebecca Lines-Kelly can direct you to the most appropriate source of information for your site. You can contact her by phone 066 261 319, fax 066 285 925 or on lineskr@agric.nsw.gov.au if you have e-mail.

FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

North Richmond

Flood chance of occurrence per year and historical floods

Meters above sea level (A H D)

26.1m Probable maximum flood after completion of side spillway. 1 in 100,000 chance per year.



26

24

22

20.4m 1 in 500 chance per year



20

18.9m 1 in 200 chance per year



18

17.5m 1 in 100 chance per year residential floor standard

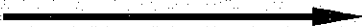


16

16.4m 1 in 50 chance per year



15.1m 1 in 20 chance per year



14

14.0m 1 in 10 chance per year



12

12.5m 1 in 5 chance per year



10

8

8.4m Level of North Richmond bridge



6

4

Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

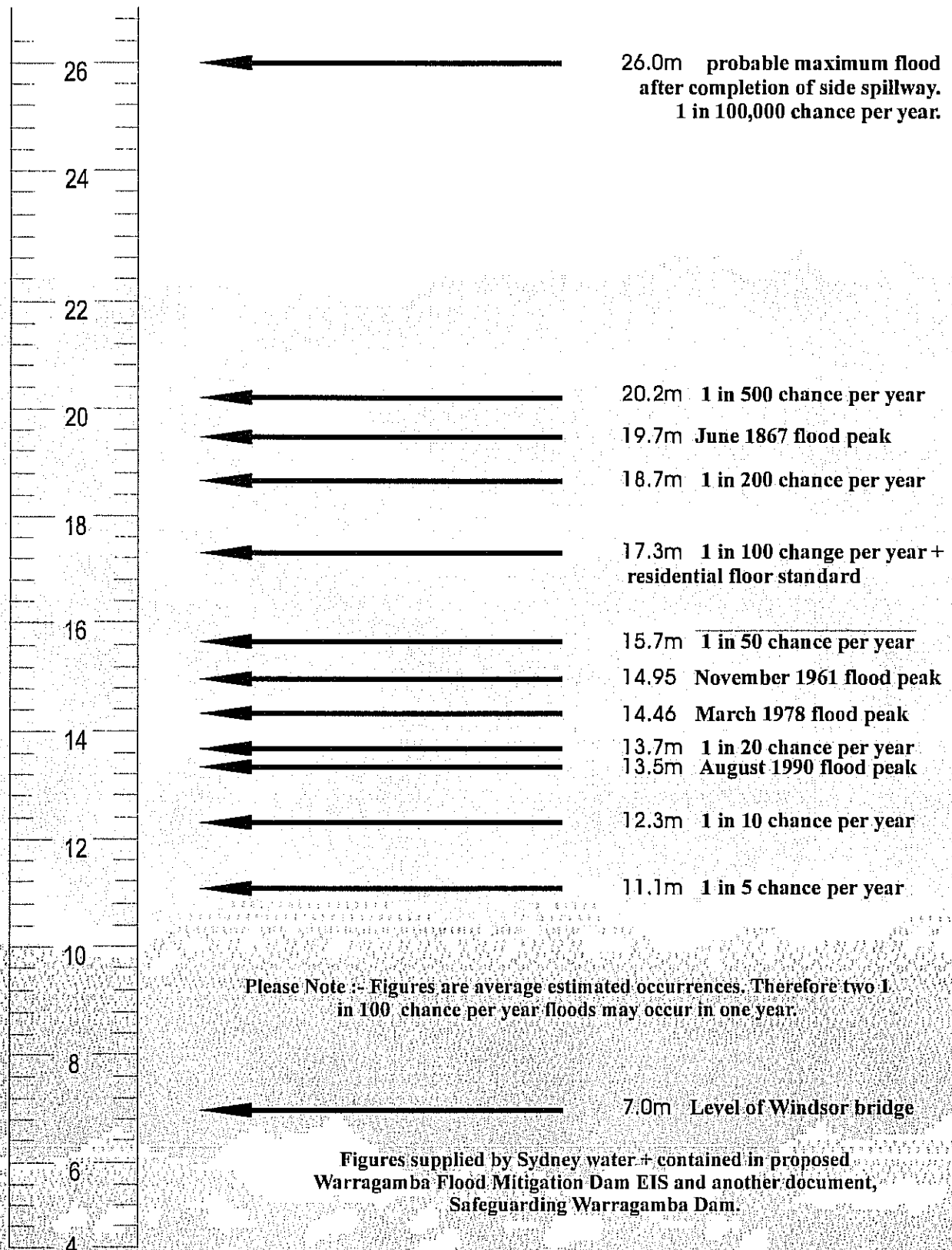
FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

Windsor

Meters above sea level (A H D)

Flood chance of occurrence per year and historical floods



Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

Land Use Matrix Annexure

Extract from Hawkesbury Local Environmental Plan 1989.

Please note that Clause 9 needs to be read in the context of Hawkesbury Local Environmental Plan 1989 as other clauses may apply. Please check contents of the Section 149 Planning Certificate and Hawkesbury Local Environmental Plan 1989.

9 Carrying out of development

- (1) Unless otherwise provided by this plan, the Land Use Matrix set out at the end of this clause specifies the following for each zone:
 - (a) development that does not require consent, where “N” is shown for that development,
 - (b) development that requires consent but may be exempt or complying development, where “X” is shown for that development,
 - (c) development that requires consent where “C” is shown for that development,
 - (d) development that is prohibited where there is no symbol shown for that development.

Note. Development in zones 5 (b) and 8 (a) is dealt with in clauses 9D and 9E.

- (2) Development that is not listed in the Land Use Matrix is prohibited.
- (3) Development will only be exempt development if it complies with the requirements of clause 9B.
- (4) Development will only be complying development if it complies with the requirements of clause 9C.
- (5) Any development listed in the Tables to clauses 9B and 9C that does not comply with the applicable requirements set out in those Tables in relation to the development is development that requires development consent.

Land Use Matrix

Note	
N	Development that does not require consent
X	Development that is either exempt or complying development (see clause 9B or 9C)
C	Development that requires consent
	Where no symbol appears, development is prohibited

Symbol	Zone
MA	Mixed Agriculture
RL	Rural Living
RV	Rural Village
RH	Rural Housing
CL	Consolidated Land Holdings
H	Housing
MU	Multi Unit Housing
3A	3 (a) Business General
3B	3 (b) Business Special
4A	4 (a) Industry General
4B	4 (b) Industry Light
5A	5 (a) Special Uses "A"
6A	6 (a) Open Space (Existing Recreation)
6B	6 (b) Open Space (Proposed Recreation)
6C	6 (c) Open Space (Private Recreation)
7A	7 (a) Environmental Protection (Wetlands)
7D	7 (d) Environmental Protection (Scenic)
EPA	Environmental Protection—Agriculture Protection (Scenic)
EPM	Environmental Protection—Mixed Agriculture (Scenic)
7E	7 (e) Environmental Protection (Consolidated Land Holdings)
9B	9 (b) Proposed Road

Zones																					
Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Access ramps	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Advertisements	X	X	X	X	X	X	X	X	X	X	X					C	C	C	X		
Advertising structures								C	C	C	C										
Agriculture	N	N		C	C	C	C	C	C	C	C	C		C	C		N	N	N	C	C
Airline terminals	C	C			C			C	C	C	C						C		C		
Animal establishments	C	C			C	C	C	C	C	C	C						C	C	C		
Bed and	X	X	X	X	X	X	X	X	X								X	X	X	X	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
breakfast accommodation																					
Boarding-houses	C	C	C		C	C	C	C	C	C	C						C		C		
Bulky goods sales rooms or showrooms								C	C	C	C										
Bus depots	C	C	C		C			C	C	C	C						C		C		
Bus stations	C	C	C		C	C	C	C	C	C	C						C		C		
Car repair stations								C	C	C	C										
Carnivals	N	N	N			C	C	N	N	N	N	N	N	N	N		N	N	N		N
Carports	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
Child care centres	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Clearing native vegetation	C	C	C	C	C	N	N	N	N	N	N	C	C	C	C		C	C	C		X
Clubs	C	C	C	C	C	C	C	C	C	C	C				C		C		C	C	
Commercial premises								C	C												
Community facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Dams	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Demolition	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X
Dual occupancies attached	C	C	C		C												C	C	C	C	
Dwelling-houses	C	C	C	C	C	X	X	C	C								C	C	C	C	
Educational establishments	C	C	C	C	C	C	C	C	C			C					C	C	C	C	
Exhibition homes				C		C	C	C	C												
Extractive industries	C									C	C										
Farm gate sales outlets	C	C	C		C												C	C	C	C	
Fences	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X
Flag poles	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	
Forestry	C				C	C	C	C	C	C	C		C	C			C	C	C		
Garages	X	X	C	C	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
General stores	C	C	C		C	C	C	C	C	C	C						C	C	C		
Generating works	C	C	C		C			C	C	C	C						C	C	C		
Helipads	C	C	C		C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Heliports	C	C			C			C	C	C	C						C		C		
Home industries	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Home occupations	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Hospitals	C	C	C	C	C	C	C	C	C	C	C	C					C		C	C	
Hotels	C	C	C		C			C	C	C	C						C		C		
Identified land uses	C	C	C	C	C	C	C	C	C	C	C	C				C	C	C	C	C	
Industries										C											
Institutions	C	C	C		C					C	C						C		C	C	
Intensive agriculture	C	C			C												C	C	C		
Junk yards	C									C											
Landfilling	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Light industries									C	C	C										
Liquid fuel depots										C	C										
Mineral sand mines	C									C	C										
Mines	C									C	C										
Motels	C	C	C		C		C	C	C		C						C		C	C	
Motor show rooms								C	C	C	C										
Multi unit housing							C	C	C												
Offensive or hazardous industries										C											
Places of assembly	C	C	C	C	C			C	C	C	C						C	C	C	C	
Places of public worship	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Produce stores	C	C	C					C	C	C	C						C	C	C		
Professional and commercial chambers	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Public buildings	C	C	C	C	C	C	C	C	C	C	C	C		C	C		C		C	C	
Public utility undertakings	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N
Real estate sales signs	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Recreation areas	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Recreation facilities	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Recreation vehicle areas	C	C	C					C	C	C	C		C	C	C		C		C		C
Recreational establishments	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	
Refreshment rooms	C	C	C		C			C	C	C	C		C	C	C		C	C	C		
Renovations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Retail plant nurseries	C	C	C					C	C	C	C						C	C	C		
Retaining walls	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Road transport terminals	C				C					C	C										
Roadside stalls	C	C	C		C												C	C	C		
Rural industries	C									C	C						C	C	C		
Rural sheds	X	X	C	C	X	C						X	X	X	X		C	X	X	C	
Rural tourist facilities	C	C			C												C	C		C	
Rural workers' dwellings	C				C												C	C	C		
Satellite dishes	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Sawmills	C									C							C	C	C		
Service stations								C	C	C	C										
Shop fit outs								X	X												
Shops								C	C												
Stock and sale yards	C									C	C						C	C	C		
Structures ancillary to dwellings	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Timber and building supplies											C										
Tourist facilities	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Transport terminals										C	C						C				
Truck depots	C								C	C	C								C		
Units for aged persons						C	C	C	C	C	C										
Utility installations	N	N			N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Warehouses								C	C	C	C										
Waste storage containers	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X

Hawkesbury City Council

366 George Street (PO Box 146) Windsor NSW 2756 Phone: (02) 4560 4444 Facsimile: (02) 4560 4400 DX: 8601 Windsor



Certificate No. PC0613/10

John De Martin
C/- JBS Environmental
PO Box 940
MASCOT NSW 1460

HAWKESBURY CITY COUNCIL

PLANNING CERTIFICATE

ISSUED UNDER SECTION 149

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979, AS AMENDED

Your Ref: 40946

LAND DESCRIPTION: Lot 20 DP 214753, 213 Spinks Road GLOSSODIA
NSW 2756

INFORMATION PURSUANT TO SECTION 149 (2) OF THE ACT

1. *Names of relevant planning instruments and Development Control Plans.*

1.1 The land is affected by the following environmental planning instruments:

Hawkesbury Local Environmental Plan 1989 (as amended)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1995)

Identifies regionally significant extractive resources within the Sydney Region to facilitate their utilisation. The plan ensures extraction is carried out in an environmentally acceptable manner and prohibits extraction from certain environmentally sensitive areas. It ensures that decisions on future urban expansion take into account the ability to realise the full potential of important deposits.

Sydney Regional Environmental Plan No 20 - Hawkesbury Nepean River.

SREP No 20 (No 2 - 1997) was gazetted on 6 November 1997, and is accompanied by the 'Hawkesbury-Nepean Action Plan 1997' and 'Codes of Practice for Consultation'.

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The aim of SREP No 20 (No 2 - 1997) is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

SREP No 20 (No 2 - 1997) requires development consent for the purpose of caravan parks or camping grounds; composting facilities or works; buildings works or land uses within conservation area sub-catchments; remediation of contaminated land; filling; certain activities in relation to items of non-aboriginal heritage; intensive horticulture industries; some intensive animal industries; manufactured home estates; marinas; recreational facilities; land uses in or near the river; land uses in riverine scenic areas; sewerage systems or works.

Development for extractive industries is prohibited in some areas. Consent of Council and the concurrence of the Director-General is required for maintenance dredging and extractive operations carried out downstream of the Wallacia Bridge as a consequence of, and ancillary to, works for flood mitigation, bank stabilisation, the construction of bridges or other instream structures (such as marinas) or the licensed or unlicensed withdrawal of water where extraction is necessary to carry out the works. Some intensive animal industries and potentially hazardous or offensive industries are prohibited if carried out on a floodway. Development in mapped wetlands requires the consent of Council and the concurrence of the Director-General of Urban Affairs and Planning.

State Environmental Planning Policy No 1 - Development Standards

Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

State Environmental Planning Policy No 4 - Development Without Consent; as amended.

This policy allows relatively simple or minor changes of land or building use and certain types of development without the need for formal development applications. The types of development covered in the policy are outlined in the policy.

State Environmental Planning Policy No 6 - Number of Storeys in a Building.

Sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments.

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

Protects and preserves bushland within certain urban areas, as part of the natural heritage or for recreation, educational and scientific purposes. The policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

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State Environmental Planning Policy No 21 - Caravan Parks.

Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

State Environmental Planning Policy No 30 - Intensive Agriculture.

Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The policy sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry. The policy does not alter if, and where, such development is permitted, or the functions of the consent authority.

State Environmental Planning Policy No 32 - Urban Consolidation (Redevelopment of Urban land).

States the Government's intention to ensure that urban consolidation objectives are met in all urban areas throughout the State. The policy focuses on the redevelopment of urban land that is no longer required for the purpose it is currently zoned or used, and encourages local councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the policy. Councils will continue to be responsible for the majority of rezonings. The policy sets out guidelines for the Minister to follow when considering whether to initiate a regional environmental plan (REP) to make particular sites available for consolidated urban redevelopment. Where a site is rezoned by an REP, the Minister will be the consent authority.

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

Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment, and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not

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change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

State Environmental Planning Policy No 44 - Koala Habitat.

Encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range. Local councils cannot approve development in an area affected by the policy without an investigation of core koala habitat. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat.

State Environmental Planning Policy No 50 - Canal Estate Development

Bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments.

State Environmental Planning Policy No 55 - Remediation of Land.

Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.

State Environmental Planning Policy No 62 - Sustainable Aquaculture

Encourages the sustainable expansion of the industry in NSW. The policy implements the regional strategies already developed by creating a simple approach to identify and categorise aquaculture development on the basis of its potential environmental impact. The SEPP also identifies aquaculture development as a designated development only where there are potential environmental risks.

State Environmental Planning Policy No 64 - Advertising and Signage.

Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development.

Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

State Environmental Planning Policy (Basix) 2004

Hawkesbury City Council

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This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

State Environmental Planning Policy (Major Projects) 2005

Defines certain developments that are major projects under Part 3A of the Environmental Planning & Assessment Act, 1979 and determined by the Minister for Planning. The SEPP also lists State significant sites.

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

The Policy aims to provide for the proper management and development of mining, petroleum and extractive material resources for the social and economic welfare of the State. The Policy establishes appropriate planning controls to encourage ecologically sustainable development.

State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007

Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. The SEPP supports the transfer of the regulation of places of public entertainment and temporary structures (such as tents, marquees and booths) from the Local Government Act 1993 to the *Environmental Planning and Assessment Act 1979*.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2004

Amends various environmental planning instruments so as to omit provisions requiring consent authorities to obtain certain concurrences or refer matter to various persons or bodies.

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

Encourage the development of high quality accommodation for our ageing population and for people who have disabilities - housing that is in keeping with the local neighbourhood.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

Removes duplicative or unnecessary requirements in environmental planning

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instruments which require concurrence from or referral to government agencies.

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

Aims to provide streamlined assessment processes for development that complies with specified development standards.

State Environmental Planning Policy (Affordable Rental Housing) 2009

Aims to provide a consistent planning regime for the retention and provision of affordable rental housing.

State Environmental Planning Policy (Infrastructure) 2007

Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

- 1.2 The land is affected by the following proposed environmental planning instruments that is or has been the subject of community consultation or on public exhibition under the Act (excludes instruments where the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

Draft State Environmental Planning Policy - Integrating Land Use and Transport

Draft State Environmental Planning Policy (Application of Development Standards) 2004

- 1.3 The land is affected by the following development control plans.

Hawkesbury Development Control Plan 2002

DCP - Contaminated Land

- 1.4 In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEPs

- 2.1 The land is zoned : **Housing under Hawkesbury Local Environmental Plan 1989.**
- 2.2 The purposes for which development may be carried out within the zone without development consent are referred to in the land use matrix Annexure.

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- 2.3 The purposes for which development may not be carried out within the zone except with development consent are referred to in the land use matrix Annexure.
- 2.4 The purposes for which the carrying out of development is prohibited within the zone are referred to in the land use matrix Annexure.

The following special provisions apply to the subject property

**Hawkesbury Local
Environmental Plan 1989
(as amended)**

Clause 10 - Subdivision - general
Clause 12 - Residential subdivision - general provisions
Clause 23 - Advertising structures
Clause 35 - Bush rock removal
Clause 38 - Community use of school facilities and sites
Clause 39A - Bed & Breakfast accommodation
Clause 40B - Use of tyres for landfill prohibited
Clause 45 - Prohibited signs
Clause 53A - Special provision relating to multi unit housing

These special provisions may alter the above mentioned development which may be carried out with or without development consent and prohibited land uses. Please refer to the relevant provisions of **Hawkesbury Local Environmental Plan 1989 (as amended)**

- | | | |
|-----|--|-----------|
| 2.5 | Has Hawkesbury City Council adopted a development standard relating to a minimum dimension of land to permit the erection of a dwelling house on the land? | No |
| 2.6 | Does the subject property include or comprise critical habitat? | No |
| 2.7 | Is the subject property in a local conservation area, however described? | No |
| 2.8 | Is an item of environmental heritage situated on the subject property? | No |

The land may also be subject to a proposed environmental planning instrument (see 1.2) which may change the information given in this section of the certificate. Where relevant, a copy of the proposed environmental planning instrument or plain English explanation of the proposed environmental planning instrument appears in an Annexure.

3. **Complying Development**

3.1 **General Housing Code**

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

No, because:

- the land is bush fire prone.

3.2 Housing Internal Alterations Code

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

Yes

3.3 General Commercial and Industrial Code

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

Yes

4. Coastal Protection

Is the subject land affected by the provisions of Section 38 or 39 of the Coastal Protection Act 1979?

No

5. Mine Subsidence

Is the subject land within a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act 1961?

No

6. Road Widening

Is the subject land affected by road widening or road re-alignment under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instruments, or any resolution of Hawkesbury City Council?

No

7. Council and other public authority policies of hazard risk description

Has Hawkesbury City Council or any other public authority adopted a policy that restricts the development of the land because of the likelihood of :

7.1 Landslip? **No**

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7.2	Bushfire Risk?	Moderate
7.3	Tidal inundation?	No
7.4	Subsidence?	No
7.5	Acid Sulfate Soils?	Yes
7.6	Any other risk?	No

7A Flood Related Development Controls Information

- (1) Whether or not development on that 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) is subject to flood related development controls.

The land is not subject to flood related development controls

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

The land is not subject to flood related development controls

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. Land Reserved for Acquisition

Is the land affected by any environmental planning instrument, or proposed environmental planning instrument referred to in clause 1, which makes provision for the acquisition of the land by a public authority, as referred to in Section 27 of the Act?

No

9. Contributions Plans

The Hawkesbury City Council "Section 94 Contributions Plan 2008" applies to the subject land.

The Hawkesbury City Council "Section 94A Development Contributions Plan 2006" applies to the subject land.

10. Repealed

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11. **Bush fire prone land**

Is the land bush fire prone? **All of the land is bush fire prone**

12. **Property Vegetation Plan**

Has Council been notified that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies? **No**

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

Has Council been notified whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land? **No**

14. **Directions under Part 3A**

Is the land subject to a direction by the Minister in force under section 75P (2) (c1) of the *Environmental Planning and Assessment Act 1979*? **No**

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

15.1 Is the land subject to a current site compatibility certificate (seniors housing), of which the council is aware, issued under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*? **No**

15.2 Has Council granted a development consent after 11 October 2007 in respect of the land, setting out any terms of a kind referred to in clause 18 (2) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*? **No**

16. **Site compatibility certificate for infrastructure**

Is the land subject to a valid site compatibility certificate (infrastructure), of which the council is aware? **No**

17. **Site compatibility certificates and conditions for affordable rental**

17.1 Is the land subject to a current site compatibility certificate (affordable rental housing), of which the council is aware? **No**

17.2 Is the land subject to a statement setting out any terms of a kind referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing)*? **No**

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2009 that have been imposed as a condition of consent to a development application?

Additional Matters

Certain prescribed matters under Section 59(2) of the *Contaminated Land Management Act 1997* (CLMA1997).

- | | |
|--|-----------|
| a) Is the land significantly contaminated land within the meaning of the CLMA 1997? | No |
| b) Is the land subject to a management order within the meaning of the CLMA 1997? | No |
| c) Is the land subject to an approved voluntary management proposal within the meaning of the CLMA 1997? | No |
| d) Is the land subject to an ongoing maintenance order within the meaning of the CLMA 1997? | No |
| e) Is the land subject to a site audit statement within the meaning of the CLMA 1997? | No |

INFORMATION PURSUANT TO SECTION 149 (5) OF THE ACT

Applicants are advised that Council does not accept any liability in respect of any advice provided under the heading "Development Consent".

1. *Tree Preservation Order*

Hawkesbury City Council has adopted a Tree Preservation Order which applies to the entire local government area.

2. *Development Consent*

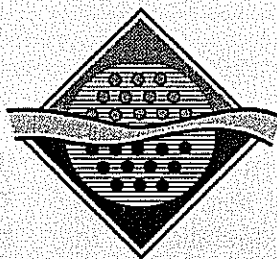
Has a development consent which applies to the subject land been issued within the past five 5 years? If a development consent has been issued within the past 5 years, reference should be made to Section 95 of the Act to determine whether or not the consent has lapsed.

No

Peter Jackson
General Manager.

Per:

Date: 23 September 2009



What are acid sulphate soils?

Acid sulphate soils are the common name given to soils containing iron sulphides or their oxidation products. These soils form when sea or brackish water mixes with sediments containing organic matter, and are part of the world's natural sulphur cycle.

The acid sulphate soils of most concern are those which formed within the past 10,000 years, during and after the last major sea level rise. Sulphate (SO_4^{2-}) in the sea water reacted with iron oxides in sediments in the presence of organic matter from mangroves and other coastal vegetation. The chemical reaction produced large quantities of iron sulphides, mostly iron pyrite (FeS_2), in the sediments. When exposed to air, sulphides can oxidise to sulphuric acid (H_2SO_4), hence the name acid sulphate soils.

Potential acid sulphate soils

The sulphides in the sediments have generally remained beneath the water table. The water prevents oxygen in the air reacting with the sulphides. These unoxidised sulphidic sediments are commonly known as potential acid sulphate soils because they have the potential to oxidise to sulphuric acid. These soils can be:

- Waterlogged
- mid to dark grey to blue-green in colour
- soft, gel-like and sticky
- grey sands.

Actual acid sulphate soils

When sulphides are exposed to air and sulphuric acid starts to form, the soil is called an actual acid sulphate soil. The soil itself can neutralise some of the sulphuric acid. The remaining acid acidifies the soil water, the groundwater and eventually drainage waters and streams. In moving through the soil, the acid strips iron, aluminium and sometimes manganese from the soil, creating an acidic brew.

Impacts of acid drainage

When this acidic brew remains in the soil it can be toxic to plants or cause severe plant growth problems. As soon as it reaches streams, it can be lethal to aquatic life, particularly fish. It is also suspected that acid water causes fish diseases. Because there are large quantities of sulphides in acid sulphate soils, large volumes of acid can be released with devastating impacts on estuarine ecosystems. In addition, acid waters can corrode concrete and steel structures such as water pipes. The severe impact on sulphuric acid on our environment is the reason acid sulphate soils are of major concern to the community.

Where are acid sulphate soils?

Because of the way they were formed, recent acid sulphate soils are found in the coast zone. They occur in low-lying areas, coastal embayments and estuarine floodplains, and are still being formed today in mangrove and salt marshes, estuaries and tidal lakes. In general, we expect to find them in these areas where the surface elevation is less than five metres above mean sea level.

In New South Wales acid sulphate soils have been found in every estuary and embayment between the Victorian and Queensland borders. The NSW Department of Land and Water Conservation has produced maps showing their probable location in the state. The soils also occur all along the coast of Queensland and in the Northern Territory, and in isolated areas in Western Australia, South Australia and Victoria.

Scientists have estimated that there are more than two million hectares of acid sulphate soils in Australia containing about one billion tonnes of iron pyrite. One tonne of pyrite can produce about 1.5 tonnes of sulphuric acid.

Acid sulphate soils in nature

Under natural conditions potential acid sulphate soils are colonised by native vegetation. In prolonged dry seasons, evapotranspiration by plants can lower the watertable and initiate oxidation of the iron sulphides. When this occurs, acid is generated and, in floods following dry periods, some acid can be released into streams. The rest remains in the soil.

Drainage and excavation

Because potential acid sulphate soil areas are waterlogged, they are often drained. Drainage and excavation of these areas can greatly accelerate the natural rate of oxidation and lead to the rapid release of large slugs of acid into estuarine streams. In addition, excavated soil heaps continually leach acid and are difficult to revegetate. Drainage of these materials should be done with extreme caution and in consultation with relevant authorities.

How long will the acid remain?

In New South Wales there are some acid sulphate soils which were drained 100 years ago and are still releasing acid. For clay soils and oxidation process is very slow, possibly taking centuries. Oxidation of sandy materials can be quite rapid, sometimes less than a year, depending on the conditions.

What can be done about them?

The best management of potential acid sulphate soils is to avoid disturbing them, because they cause little problem while covered by water. Several different management strategies have been developed to treat actual acid sulphate soils. The most common is the use of a neutralising agent such as lime to treat the acid. It is important to recognise that in some areas the amount of sulphides in the soil is enormous and the cost of treatment may be very large. In general, treatment requires professional advice.

Where do I get advice?

Several government departments can assist with advice about management of acid sulphate soils, including the Department of Land and Water Conservation, the Environment Protection Authority, NSW Fisheries and NSW Agriculture. There are also private consultants who specialise in management of these soils. The acid sulphate soils information officer, Rebecca Lines-Kelly can direct you to the most appropriate source of information for your site. You can contact her by phone 066 261 319, fax 066 285 925 or on lineskr@agric.nsw.gov.au if you have e-mail.

FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

North Richmond

Flood chance of occurrence per year and historical floods

Meters above sea level (A H D)

26.1m Probable maximum flood after completion of side spillway. 1 in 100,000 chance per year.



26

24

22

20.4m 1 in 500 chance per year



20

18.9m 1 in 200 chance per year



18

17.5m 1 in 100 chance per year residential floor standard



16.4m 1 in 50 chance per year



16

15.1m 1 in 20 chance per year



14.0m 1 in 10 chance per year



14

12.5m 1 in 5 chance per year



12

10

8.4m Level of North Richmond bridge



8

Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

6

4

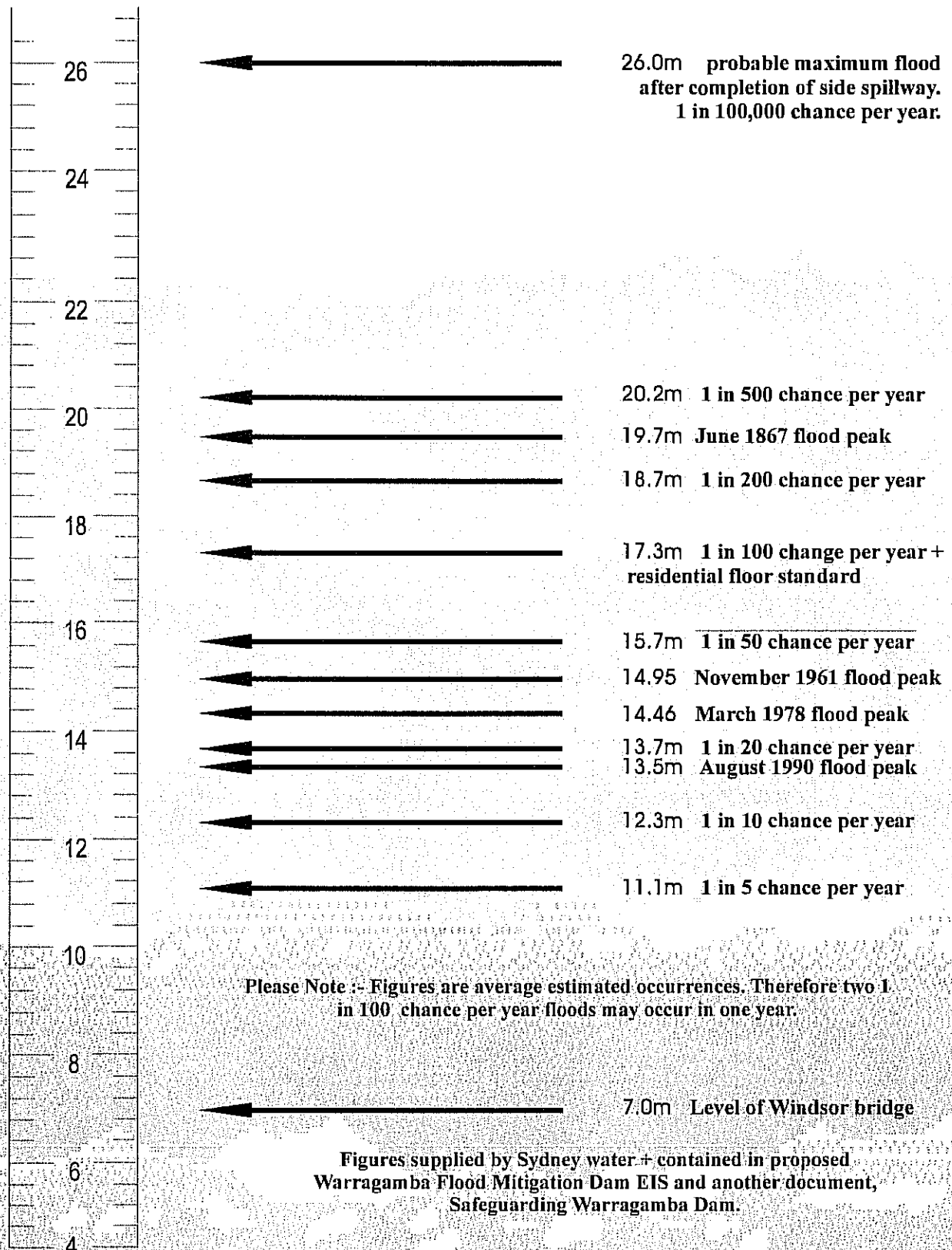
FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

Windsor

Meters above sea level (A H D)

Flood chance of occurrence per year and historical floods



Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

Land Use Matrix Annexure

Extract from Hawkesbury Local Environmental Plan 1989.

Please note that Clause 9 needs to be read in the context of Hawkesbury Local Environmental Plan 1989 as other clauses may apply. Please check contents of the Section 149 Planning Certificate and Hawkesbury Local Environmental Plan 1989.

9 Carrying out of development

- (1) Unless otherwise provided by this plan, the Land Use Matrix set out at the end of this clause specifies the following for each zone:
 - (a) development that does not require consent, where “N” is shown for that development,
 - (b) development that requires consent but may be exempt or complying development, where “X” is shown for that development,
 - (c) development that requires consent where “C” is shown for that development,
 - (d) development that is prohibited where there is no symbol shown for that development.

Note. Development in zones 5 (b) and 8 (a) is dealt with in clauses 9D and 9E.

- (2) Development that is not listed in the Land Use Matrix is prohibited.
- (3) Development will only be exempt development if it complies with the requirements of clause 9B.
- (4) Development will only be complying development if it complies with the requirements of clause 9C.
- (5) Any development listed in the Tables to clauses 9B and 9C that does not comply with the applicable requirements set out in those Tables in relation to the development is development that requires development consent.

Land Use Matrix

Note	
N	Development that does not require consent
X	Development that is either exempt or complying development (see clause 9B or 9C)
C	Development that requires consent
	Where no symbol appears, development is prohibited

Symbol	Zone
MA	Mixed Agriculture
RL	Rural Living
RV	Rural Village
RH	Rural Housing
CL	Consolidated Land Holdings
H	Housing
MU	Multi Unit Housing
3A	3 (a) Business General
3B	3 (b) Business Special
4A	4 (a) Industry General
4B	4 (b) Industry Light
5A	5 (a) Special Uses "A"
6A	6 (a) Open Space (Existing Recreation)
6B	6 (b) Open Space (Proposed Recreation)
6C	6 (c) Open Space (Private Recreation)
7A	7 (a) Environmental Protection (Wetlands)
7D	7 (d) Environmental Protection (Scenic)
EPA	Environmental Protection—Agriculture Protection (Scenic)
EPM	Environmental Protection—Mixed Agriculture (Scenic)
7E	7 (e) Environmental Protection (Consolidated Land Holdings)
9B	9 (b) Proposed Road

Zones																					
Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Access ramps	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Advertisements	X	X	X	X	X	X	X	X	X	X	X					C	C	C	X		
Advertising structures								C	C	C	C										
Agriculture	N	N		C	C	C	C	C	C	C	C	C		C	C		N	N	N	C	C
Airline terminals	C	C			C			C	C	C	C						C		C		
Animal establishments	C	C			C	C	C	C	C	C	C						C	C	C		
Bed and	X	X	X	X	X	X	X	X	X								X	X	X	X	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
breakfast accommodation																					
Boarding-houses	C	C	C		C	C	C	C	C	C	C						C		C		
Bulky goods sales rooms or showrooms								C	C	C	C										
Bus depots	C	C	C		C			C	C	C	C						C		C		
Bus stations	C	C	C		C	C	C	C	C	C	C						C		C		
Car repair stations								C	C	C	C										
Carnivals	N	N	N			C	C	N	N	N	N	N	N	N	N		N	N	N		N
Carports	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
Child care centres	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Clearing native vegetation	C	C	C	C	C	N	N	N	N	N	N	C	C	C	C		C	C	C		X
Clubs	C	C	C	C	C	C	C	C	C	C	C				C		C		C	C	
Commercial premises								C	C												
Community facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Dams	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Demolition	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X
Dual occupancies attached	C	C	C		C												C	C	C	C	
Dwelling-houses	C	C	C	C	C	X	X	C	C								C	C	C	C	
Educational establishments	C	C	C	C	C	C	C	C	C			C					C	C	C	C	
Exhibition homes				C		C	C	C	C												
Extractive industries	C									C	C										
Farm gate sales outlets	C	C	C		C												C	C	C	C	
Fences	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X
Flag poles	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	
Forestry	C				C	C	C	C	C	C	C		C	C			C	C	C		
Garages	X	X	C	C	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
General stores	C	C	C		C	C	C	C	C	C	C						C	C	C		
Generating works	C	C	C		C			C	C	C	C						C	C	C		
Helipads	C	C	C		C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Heliports	C	C			C			C	C	C	C						C		C		
Home industries	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Home occupations	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Hospitals	C	C	C	C	C	C	C	C	C	C	C	C					C		C	C	
Hotels	C	C	C		C			C	C	C	C						C		C		
Identified land uses	C	C	C	C	C	C	C	C	C	C	C	C				C	C	C	C	C	
Industries										C											
Institutions	C	C	C		C					C	C						C		C	C	
Intensive agriculture	C	C			C												C	C	C		
Junk yards	C									C											
Landfilling	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Light industries									C	C	C										
Liquid fuel depots										C	C										
Mineral sand mines	C									C	C										
Mines	C									C	C										
Motels	C	C	C		C		C	C	C		C						C		C	C	
Motor show rooms								C	C	C	C										
Multi unit housing							C	C	C												
Offensive or hazardous industries										C											
Places of assembly	C	C	C	C	C			C	C	C	C						C	C	C	C	
Places of public worship	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Produce stores	C	C	C					C	C	C	C						C	C	C		
Professional and commercial chambers	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Public buildings	C	C	C	C	C	C	C	C	C	C	C	C		C	C		C		C	C	
Public utility undertakings	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N
Real estate sales signs	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Recreation areas	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Recreation facilities	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Recreation vehicle areas	C	C	C					C	C	C	C		C	C	C		C		C		C
Recreational establishments	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	
Refreshment rooms	C	C	C		C			C	C	C	C		C	C	C		C	C	C		
Renovations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Retail plant nurseries	C	C	C					C	C	C	C						C	C	C		
Retaining walls	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Road transport terminals	C				C					C	C										
Roadside stalls	C	C	C		C												C	C	C		
Rural industries	C									C	C						C	C	C		
Rural sheds	X	X	C	C	X	C						X	X	X	X		C	X	X	C	
Rural tourist facilities	C	C			C												C	C		C	
Rural workers' dwellings	C				C												C	C	C		
Satellite dishes	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Sawmills	C									C							C	C	C		
Service stations								C	C	C	C										
Shop fit outs								X	X												
Shops								C	C												
Stock and sale yards	C									C	C						C	C	C		
Structures ancillary to dwellings	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Timber and building supplies											C										
Tourist facilities	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Transport terminals										C	C						C				
Truck depots	C								C	C	C								C		
Units for aged persons						C	C	C	C	C	C										
Utility installations	N	N			N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Warehouses								C	C	C	C										
Waste storage containers	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X

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Certificate No. PC0608/10

John De Martin
JBS Environmental
PO Box 940
MASCOT NSW 1460

HAWKESBURY CITY COUNCIL
PLANNING CERTIFICATE
ISSUED UNDER SECTION 149

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979, AS AMENDED

Your Ref: 40946

LAND DESCRIPTION: Lot 44 DP 214755, 3 Derby Place GLOSSODIA
NSW 2756

INFORMATION PURSUANT TO SECTION 149 (2) OF THE ACT

1. *Names of relevant planning instruments and Development Control Plans.*

1.1 The land is affected by the following environmental planning instruments:

Hawkesbury Local Environmental Plan 1989 (as amended)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1995)

Identifies regionally significant extractive resources within the Sydney Region to facilitate their utilisation. The plan ensures extraction is carried out in an environmentally acceptable manner and prohibits extraction from certain environmentally sensitive areas. It ensures that decisions on future urban expansion take into account the ability to realise the full potential of important deposits.

Sydney Regional Environmental Plan No 20 - Hawkesbury Nepean River.

SREP No 20 (No 2 - 1997) was gazetted on 6 November 1997, and is accompanied by the 'Hawkesbury-Nepean Action Plan 1997' and 'Codes of Practice for Consultation'.

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The aim of SREP No 20 (No 2 - 1997) is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

SREP No 20 (No 2 - 1997) requires development consent for the purpose of caravan parks or camping grounds; composting facilities or works; buildings works or land uses within conservation area sub-catchments; remediation of contaminated land; filling; certain activities in relation to items of non-aboriginal heritage; intensive horticulture industries; some intensive animal industries; manufactured home estates; marinas; recreational facilities; land uses in or near the river; land uses in riverine scenic areas; sewerage systems or works.

Development for extractive industries is prohibited in some areas. Consent of Council and the concurrence of the Director-General is required for maintenance dredging and extractive operations carried out downstream of the Wallacia Bridge as a consequence of, and ancillary to, works for flood mitigation, bank stabilisation, the construction of bridges or other instream structures (such as marinas) or the licensed or unlicensed withdrawal of water where extraction is necessary to carry out the works. Some intensive animal industries and potentially hazardous or offensive industries are prohibited if carried out on a floodway. Development in mapped wetlands requires the consent of Council and the concurrence of the Director-General of Urban Affairs and Planning.

State Environmental Planning Policy No 1 - Development Standards

Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

State Environmental Planning Policy No 4 - Development Without Consent; as amended.

This policy allows relatively simple or minor changes of land or building use and certain types of development without the need for formal development applications. The types of development covered in the policy are outlined in the policy.

State Environmental Planning Policy No 6 - Number of Storeys in a Building.

Sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments.

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

Protects and preserves bushland within certain urban areas, as part of the natural heritage or for recreation, educational and scientific purposes. The policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

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State Environmental Planning Policy No 21 - Caravan Parks.

Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

State Environmental Planning Policy No 30 - Intensive Agriculture.

Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The policy sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry. The policy does not alter if, and where, such development is permitted, or the functions of the consent authority.

State Environmental Planning Policy No 32 - Urban Consolidation (Redevelopment of Urban land).

States the Government's intention to ensure that urban consolidation objectives are met in all urban areas throughout the State. The policy focuses on the redevelopment of urban land that is no longer required for the purpose it is currently zoned or used, and encourages local councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the policy. Councils will continue to be responsible for the majority of rezonings. The policy sets out guidelines for the Minister to follow when considering whether to initiate a regional environmental plan (REP) to make particular sites available for consolidated urban redevelopment. Where a site is rezoned by an REP, the Minister will be the consent authority.

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

Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment, and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not

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change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

State Environmental Planning Policy No 44 - Koala Habitat.

Encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range. Local councils cannot approve development in an area affected by the policy without an investigation of core koala habitat. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat.

State Environmental Planning Policy No 50 - Canal Estate Development

Bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments.

State Environmental Planning Policy No 55 - Remediation of Land.

Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.

State Environmental Planning Policy No 62 - Sustainable Aquaculture

Encourages the sustainable expansion of the industry in NSW. The policy implements the regional strategies already developed by creating a simple approach to identify and categorise aquaculture development on the basis of its potential environmental impact. The SEPP also identifies aquaculture development as a designated development only where there are potential environmental risks.

State Environmental Planning Policy No 64 - Advertising and Signage.

Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development.

Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

State Environmental Planning Policy (Basix) 2004

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366 George Street (PO Box 148) Windsor NSW 2756 Phone: (02) 4560 4444 Facsimile: (02) 4560 4400 DX: 8601 Windsor



This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

State Environmental Planning Policy (Major Projects) 2005

Defines certain developments that are major projects under Part 3A of the Environmental Planning & Assessment Act, 1979 and determined by the Minister for Planning. The SEPP also lists State significant sites.

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

The Policy aims to provide for the proper management and development of mining, petroleum and extractive material resources for the social and economic welfare of the State. The Policy establishes appropriate planning controls to encourage ecologically sustainable development.

State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007

Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. The SEPP supports the transfer of the regulation of places of public entertainment and temporary structures (such as tents, marquees and booths) from the Local Government Act 1993 to the *Environmental Planning and Assessment Act 1979*.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2004

Amends various environmental planning instruments so as to omit provisions requiring consent authorities to obtain certain concurrences or refer matter to various persons or bodies.

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

Encourage the development of high quality accommodation for our ageing population and for people who have disabilities - housing that is in keeping with the local neighbourhood.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

Removes duplicative or unnecessary requirements in environmental planning

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instruments which require concurrence from or referral to government agencies.

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

Aims to provide streamlined assessment processes for development that complies with specified development standards.

State Environmental Planning Policy (Affordable Rental Housing) 2009

Aims to provide a consistent planning regime for the retention and provision of affordable rental housing.

State Environmental Planning Policy (Infrastructure) 2007

Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

- 1.2 The land is affected by the following proposed environmental planning instruments that is or has been the subject of community consultation or on public exhibition under the Act (excludes instruments where the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

Draft State Environmental Planning Policy - Integrating Land Use and Transport

Draft State Environmental Planning Policy (Application of Development Standards) 2004

- 1.3 The land is affected by the following development control plans.

Hawkesbury Development Control Plan 2002

DCP - Contaminated Land

- 1.4 In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. *Zoning and land use under relevant LEPs*

- 2.1 The land is zoned : **Housing under Hawkesbury Local Environmental Plan 1989.**

- 2.2 The purposes for which development may be carried out within the zone without development consent are referred to in the land use matrix Annexure.

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- 2.3 The purposes for which development may not be carried out within the zone except with development consent are referred to in the land use matrix Annexure.
- 2.4 The purposes for which the carrying out of development is prohibited within the zone are referred to in the land use matrix Annexure.

The following special provisions apply to the subject property

Hawkesbury Local Environmental Plan 1989 (as amended)	Clause 10 - Subdivision - general
	Clause 12 - Residential subdivision - general provisions
	Clause 23 - Advertising structures
	Clause 35 - Bush rock removal
	Clause 38 - Community use of school facilities and sites
	Clause 39A - Bed & Breakfast accommodation
	Clause 40B - Use of tyres for landfill prohibited
	Clause 45 - Prohibited signs
	Clause 53A - Special provision relating to multi unit housing

These special provisions may alter the above mentioned development which may be carried out with or without development consent and prohibited land uses. Please refer to the relevant provisions of **Hawkesbury Local Environmental Plan 1989 (as amended)**

- | | | |
|-----|--|-----------|
| 2.5 | Has Hawkesbury City Council adopted a development standard relating to a minimum dimension of land to permit the erection of a dwelling house on the land? | No |
| 2.6 | Does the subject property include or comprise critical habitat? | No |
| 2.7 | Is the subject property in a local conservation area, however described? | No |
| 2.8 | Is an item of environmental heritage situated on the subject property? | No |

The land may also be subject to a proposed environmental planning instrument (see 1.2) which may change the information given in this section of the certificate. Where relevant, a copy of the proposed environmental planning instrument or plain English explanation of the proposed environmental planning instrument appears in an Annexure.

3. **Complying Development**

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3.1 General Housing Code

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

No, because:

- the land is bush fire prone.

3.2 Housing Internal Alterations Code

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

Yes

3.3 General Commercial and Industrial Code

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

Yes

4. Coastal Protection

Is the subject land affected by the provisions of Section 38 or 39 of the Coastal Protection Act 1979?

No

5. Mine Subsidence

Is the subject land within a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act 1961?

No

6. Road Widening

Is the subject land affected by road widening or road re-alignment under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instruments, or any resolution of Hawkesbury City Council?

No

7. Council and other public authority policies of hazard risk description

Has Hawkesbury City Council or any other public authority adopted a policy that restricts the development of the land because of the likelihood of :

7.1 Landslip? **No**

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7.2	Bushfire Risk?	Extreme Major
7.3	Tidal inundation?	No
7.4	Subsidence?	No
7.5	Acid Sulfate Soils?	Yes
7.6	Any other risk?	No

7A Flood Related Development Controls Information

- (1) Whether or not development on that 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) is subject to flood related development controls.

The land is not subject to flood related development controls

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

The land is not subject to flood related development controls

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. Land Reserved for Acquisition

Is the land affected by any environmental planning instrument, or proposed environmental planning instrument referred to in clause 1, which makes provision for the acquisition of the land by a public authority, as referred to in Section 27 of the Act?

No

9. Contributions Plans

The Hawkesbury City Council "Section 94 Contributions Plan 2008" applies to the subject land.

The Hawkesbury City Council "Section 94A Development Contributions Plan 2006" applies to the subject land.

10. Repealed

Hawkesbury City Council

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11. ***Bush fire prone land***

Is the land bush fire prone? **All of the land is bush fire prone**

12. ***Property Vegetation Plan***

Has Council been notified that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies? **No**

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

Has Council been notified whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land? **No**

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

Is the land subject to a direction by the Minister in force under section 75P (2) (c1) of the *Environmental Planning and Assessment Act 1979*? **No**

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

15.1 Is the land subject to a current site compatibility certificate (seniors housing), of which the council is aware, issued under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*? **No**

15.2 Has Council granted a development consent after 11 October 2007 in respect of the land, setting out any terms of a kind referred to in clause 18 (2) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*? **No**

16. ***Site compatibility certificate for infrastructure***

Is the land subject to a valid site compatibility certificate (infrastructure), of which the council is aware? **No**

17. ***Site compatibility certificates and conditions for affordable rental***

17.1 Is the land subject to a current site compatibility certificate (affordable rental housing), of which the council is aware? **No**

17.2 Is the land subject to a statement setting out any terms of a kind referred to in clause 17(1) or 37(1) of *State* **No**

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Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application?

Additional Matters

Certain prescribed matters under Section 59(2) of the *Contaminated Land Management Act 1997* (CLMA1997).

- | | |
|--|-----------|
| a) Is the land significantly contaminated land within the meaning of the CLMA 1997? | No |
| b) Is the land subject to a management order within the meaning of the CLMA 1997? | No |
| c) Is the land subject to an approved voluntary management proposal within the meaning of the CLMA 1997? | No |
| d) Is the land subject to an ongoing maintenance order within the meaning of the CLMA 1997? | No |
| e) Is the land subject to a site audit statement within the meaning of the CLMA 1997? | No |

INFORMATION PURSUANT TO SECTION 149 (5) OF THE ACT

Applicants are advised that Council does not accept any liability in respect of any advice provided under the heading "Development Consent".

1. Tree Preservation Order

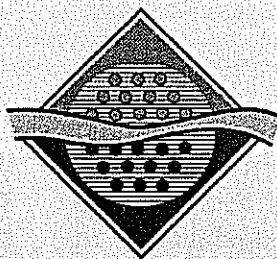
Hawkesbury City Council has adopted a Tree Preservation Order which applies to the entire local government area.

2. Development Consent

Has a development consent which applies to the subject land been issued within the past five 5 years? If a development consent has been issued within the past 5 years, reference should be made to Section 95 of the Act to determine whether or not the consent has lapsed. **No**

Peter Jackson
General Manager.

Per: Date: 22 September 2009



What are acid sulphate soils?

Acid sulphate soils are the common name given to soils containing iron sulphides or their oxidation products. These soils form when sea or brackish water mixes with sediments containing organic matter, and are part of the world's natural sulphur cycle.

The acid sulphate soils of most concern are those which formed within the past 10,000 years, during and after the last major sea level rise. Sulphate (SO_4^{2-}) in the sea water reacted with iron oxides in sediments in the presence of organic matter from mangroves and other coastal vegetation. The chemical reaction produced large quantities of iron sulphides, mostly iron pyrite (FeS_2), in the sediments. When exposed to air, sulphides can oxidise to sulphuric acid (H_2SO_4), hence the name acid sulphate soils.

Potential acid sulphate soils

The sulphides in the sediments have generally remained beneath the water table. The water prevents oxygen in the air reacting with the sulphides. These unoxidised sulphidic sediments are commonly known as potential acid sulphate soils because they have the potential to oxidise to sulphuric acid. These soils can be:

- Waterlogged
- mid to dark grey to blue-green in colour
- soft, gel-like and sticky
- grey sands.

Actual acid sulphate soils

When sulphides are exposed to air and sulphuric acid starts to form, the soil is called an actual acid sulphate soil. The soil itself can neutralise some of the sulphuric acid. The remaining acid acidifies the soil water, the groundwater and eventually drainage waters and streams. In moving through the soil, the acid strips iron, aluminium and sometimes manganese from the soil, creating an acidic brew.

Impacts of acid drainage

When this acidic brew remains in the soil it can be toxic to plants or cause severe plant growth problems. As soon as it reaches streams, it can be lethal to aquatic life, particularly fish. It is also suspected that acid water causes fish diseases. Because there are large quantities of sulphides in acid sulphate soils, large volumes of acid can be released with devastating impacts on estuarine ecosystems. In addition, acid waters can corrode concrete and steel structures such as water pipes. The severe impact on sulphuric acid on our environment is the reason acid sulphate soils are of major concern to the community.

Where are acid sulphate soils?

Because of the way they were formed, recent acid sulphate soils are found in the coast zone. They occur in low-lying areas, coastal embayments and estuarine floodplains, and are still being formed today in mangrove and salt marshes, estuaries and tidal lakes. In general, we expect to find them in these areas where the surface elevation is less than five metres above mean sea level.

In New South Wales acid sulphate soils have been found in every estuary and embayment between the Victorian and Queensland borders. The NSW Department of Land and Water Conservation has produced maps showing their probable location in the state. The soils also occur all along the coast of Queensland and in the Northern Territory, and in isolated areas in Western Australia, South Australia and Victoria.

Scientists have estimated that there are more than two million hectares of acid sulphate soils in Australia containing about one billion tonnes of iron pyrite. One tonne of pyrite can produce about 1.5 tonnes of sulphuric acid.

Acid sulphate soils in nature

Under natural conditions potential acid sulphate soils are colonised by native vegetation. In prolonged dry seasons, evapotranspiration by plants can lower the watertable and initiate oxidation of the iron sulphides. When this occurs, acid is generated and, in floods following dry periods, some acid can be released into streams. The rest remains in the soil.

Drainage and excavation

Because potential acid sulphate soil areas are waterlogged, they are often drained. Drainage and excavation of these areas can greatly accelerate the natural rate of oxidation and lead to the rapid release of large slugs of acid into estuarine streams. In addition, excavated soil heaps continually leach acid and are difficult to revegetate. Drainage of these materials should be done with extreme caution and in consultation with relevant authorities.

How long will the acid remain?

In New South Wales there are some acid sulphate soils which were drained 100 years ago and are still releasing acid. For clay soils and oxidation process is very slow, possibly taking centuries. Oxidation of sandy materials can be quite rapid, sometimes less than a year, depending on the conditions.

What can be done about them?

The best management of potential acid sulphate soils is to avoid disturbing them, because they cause little problem while covered by water. Several different management strategies have been developed to treat actual acid sulphate soils. The most common is the use of a neutralising agent such as lime to treat the acid. It is important to recognise that in some areas the amount of sulphides in the soil is enormous and the cost of treatment may be very large. In general, treatment requires professional advice.

Where do I get advice?

Several government departments can assist with advice about management of acid sulphate soils, including the Department of Land and Water Conservation, the Environment Protection Authority, NSW Fisheries and NSW Agriculture. There are also private consultants who specialise in management of these soils. The acid sulphate soils information officer, Rebecca Lines-Kelly can direct you to the most appropriate source of information for your site. You can contact her by phone 066 261 319, fax 066 285 925 or on lineskr@agric.nsw.gov.au if you have e-mail.

FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

North Richmond

Flood chance of occurrence per year and historical floods

Meters above sea level (A H D)

26.1m Probable maximum flood after completion of side spillway. 1 in 100,000 chance per year.



26

24

22

20.4m 1 in 500 chance per year



20

18.9m 1 in 200 chance per year



18

17.5m 1 in 100 chance per year residential floor standard

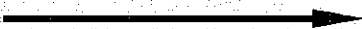


16

16.4m 1 in 50 chance per year



15.1m 1 in 20 chance per year



14

14.0m 1 in 10 chance per year



12

12.5m 1 in 5 chance per year



10

8

8.4m Level of North Richmond bridge



6

4

Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

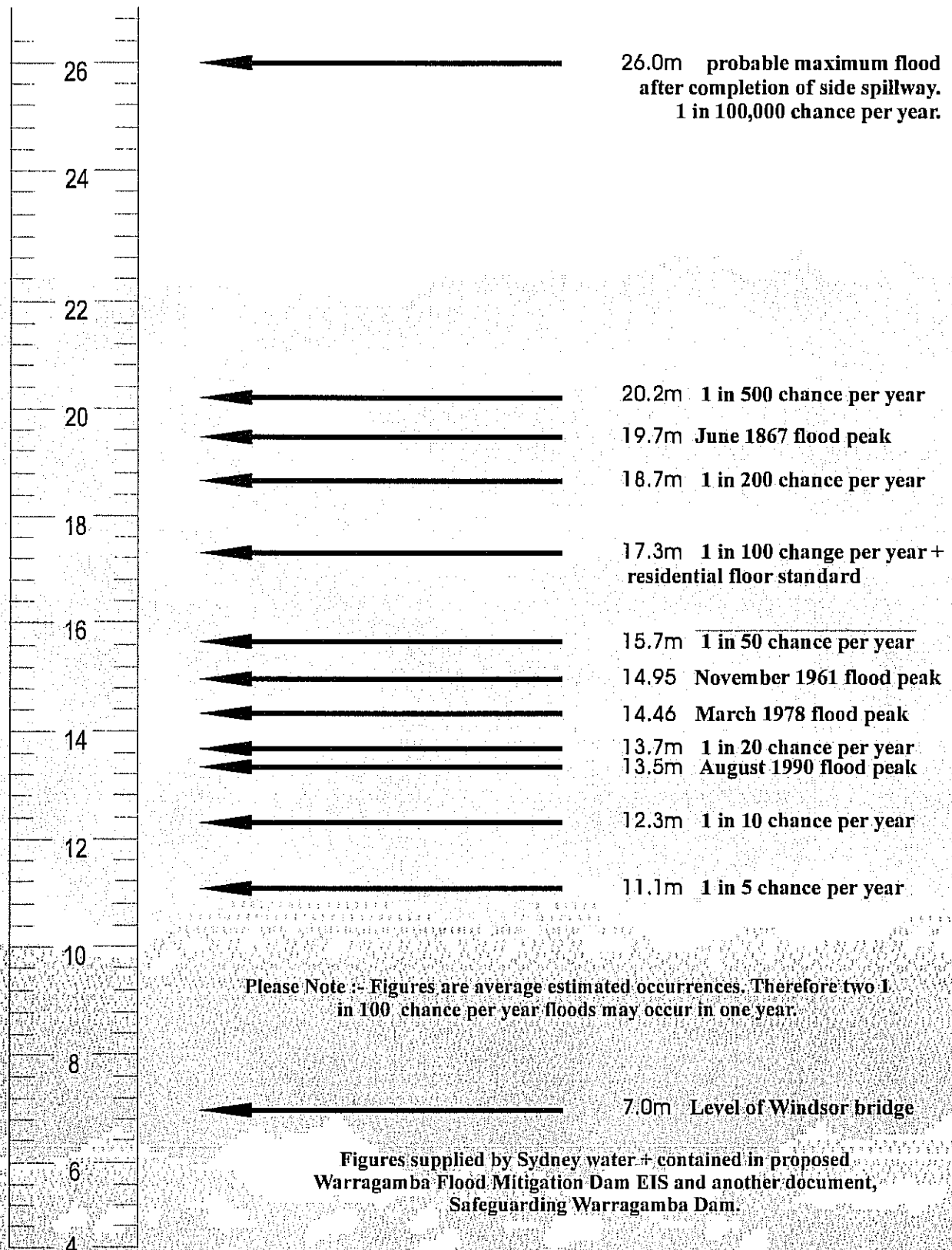
FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

Windsor

Meters above sea level (A H D)

Flood chance of occurrence per year and historical floods



Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

Land Use Matrix Annexure

Extract from Hawkesbury Local Environmental Plan 1989.

Please note that Clause 9 needs to be read in the context of Hawkesbury Local Environmental Plan 1989 as other clauses may apply. Please check contents of the Section 149 Planning Certificate and Hawkesbury Local Environmental Plan 1989.

9 Carrying out of development

- (1) Unless otherwise provided by this plan, the Land Use Matrix set out at the end of this clause specifies the following for each zone:
 - (a) development that does not require consent, where “N” is shown for that development,
 - (b) development that requires consent but may be exempt or complying development, where “X” is shown for that development,
 - (c) development that requires consent where “C” is shown for that development,
 - (d) development that is prohibited where there is no symbol shown for that development.

Note. Development in zones 5 (b) and 8 (a) is dealt with in clauses 9D and 9E.

- (2) Development that is not listed in the Land Use Matrix is prohibited.
- (3) Development will only be exempt development if it complies with the requirements of clause 9B.
- (4) Development will only be complying development if it complies with the requirements of clause 9C.
- (5) Any development listed in the Tables to clauses 9B and 9C that does not comply with the applicable requirements set out in those Tables in relation to the development is development that requires development consent.

Land Use Matrix

Note	
N	Development that does not require consent
X	Development that is either exempt or complying development (see clause 9B or 9C)
C	Development that requires consent
	Where no symbol appears, development is prohibited

Symbol	Zone
MA	Mixed Agriculture
RL	Rural Living
RV	Rural Village
RH	Rural Housing
CL	Consolidated Land Holdings
H	Housing
MU	Multi Unit Housing
3A	3 (a) Business General
3B	3 (b) Business Special
4A	4 (a) Industry General
4B	4 (b) Industry Light
5A	5 (a) Special Uses "A"
6A	6 (a) Open Space (Existing Recreation)
6B	6 (b) Open Space (Proposed Recreation)
6C	6 (c) Open Space (Private Recreation)
7A	7 (a) Environmental Protection (Wetlands)
7D	7 (d) Environmental Protection (Scenic)
EPA	Environmental Protection—Agriculture Protection (Scenic)
EPM	Environmental Protection—Mixed Agriculture (Scenic)
7E	7 (e) Environmental Protection (Consolidated Land Holdings)
9B	9 (b) Proposed Road

Zones																					
Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Access ramps	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Advertisements	X	X	X	X	X	X	X	X	X	X	X					C	C	C	X		
Advertising structures								C	C	C	C										
Agriculture	N	N		C	C	C	C	C	C	C	C	C		C	C		N	N	N	C	C
Airline terminals	C	C			C			C	C	C	C						C		C		
Animal establishments	C	C			C	C	C	C	C	C	C						C	C	C		
Bed and	X	X	X	X	X	X	X	X	X								X	X	X	X	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
breakfast accommodation																					
Boarding-houses	C	C	C		C	C	C	C	C	C	C						C		C		
Bulky goods sales rooms or showrooms								C	C	C	C										
Bus depots	C	C	C		C			C	C	C	C						C		C		
Bus stations	C	C	C		C	C	C	C	C	C	C						C		C		
Car repair stations								C	C	C	C										
Carnivals	N	N	N			C	C	N	N	N	N	N	N	N	N		N	N	N		N
Carports	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
Child care centres	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Clearing native vegetation	C	C	C	C	C	N	N	N	N	N	N	C	C	C	C		C	C	C		X
Clubs	C	C	C	C	C	C	C	C	C	C	C				C		C		C	C	
Commercial premises								C	C												
Community facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Dams	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Demolition	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X
Dual occupancies attached	C	C	C		C												C	C	C	C	
Dwelling-houses	C	C	C	C	C	X	X	C	C								C	C	C	C	
Educational establishments	C	C	C	C	C	C	C	C	C			C					C	C	C	C	
Exhibition homes				C		C	C	C	C												
Extractive industries	C									C	C										
Farm gate sales outlets	C	C	C		C												C	C	C	C	
Fences	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X
Flag poles	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	
Forestry	C				C	C	C	C	C	C	C		C	C			C	C	C		
Garages	X	X	C	C	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
General stores	C	C	C		C	C	C	C	C	C	C						C	C	C		
Generating works	C	C	C		C			C	C	C	C						C	C	C		
Helipads	C	C	C		C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Heliports	C	C			C			C	C	C	C						C		C		
Home industries	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Home occupations	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Hospitals	C	C	C	C	C	C	C	C	C	C	C	C					C		C	C	
Hotels	C	C	C		C			C	C	C	C						C		C		
Identified land uses	C	C	C	C	C	C	C	C	C	C	C	C				C	C	C	C	C	
Industries										C											
Institutions	C	C	C		C					C	C						C		C	C	
Intensive agriculture	C	C			C												C	C	C		
Junk yards	C									C											
Landfilling	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Light industries									C	C	C										
Liquid fuel depots										C	C										
Mineral sand mines	C									C	C										
Mines	C									C	C										
Motels	C	C	C		C		C	C	C		C						C		C	C	
Motor show rooms								C	C	C	C										
Multi unit housing							C	C	C												
Offensive or hazardous industries										C											
Places of assembly	C	C	C	C	C			C	C	C	C						C	C	C	C	
Places of public worship	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Produce stores	C	C	C					C	C	C	C						C	C	C		
Professional and commercial chambers	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Public buildings	C	C	C	C	C	C	C	C	C	C	C	C		C	C		C		C	C	
Public utility undertakings	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N
Real estate sales signs	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Recreation areas	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Recreation facilities	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Recreation vehicle areas	C	C	C					C	C	C	C		C	C	C		C		C		C
Recreational establishments	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	
Refreshment rooms	C	C	C		C			C	C	C	C		C	C	C		C	C	C		
Renovations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Retail plant nurseries	C	C	C					C	C	C	C						C	C	C		
Retaining walls	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Road transport terminals	C				C					C	C										
Roadside stalls	C	C	C		C												C	C	C		
Rural industries	C									C	C						C	C	C		
Rural sheds	X	X	C	C	X	C						X	X	X	X		C	X	X	C	
Rural tourist facilities	C	C			C												C	C		C	
Rural workers' dwellings	C				C												C	C	C		
Satellite dishes	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Sawmills	C									C							C	C	C		
Service stations								C	C	C	C										
Shop fit outs								X	X												
Shops								C	C												
Stock and sale yards	C									C	C						C	C	C		
Structures ancillary to dwellings	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Timber and building supplies											C										
Tourist facilities	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Transport terminals										C	C						C				
Truck depots	C								C	C	C								C		
Units for aged persons						C	C	C	C	C	C										
Utility installations	N	N			N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Warehouses								C	C	C	C										
Waste storage containers	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X

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Certificate No. PC0607/10

John De Martin
C/- JBS Environmental
PO Box 940
MASCOT NSW 1460

HAWKESBURY CITY COUNCIL

PLANNING CERTIFICATE

ISSUED UNDER SECTION 149

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979, AS AMENDED

Your Ref: 40946

LAND DESCRIPTION: Lot 50 DP 751637, 746A Kurmond Road
FREEMANS REACH NSW 2756

INFORMATION PURSUANT TO SECTION 149 (2) OF THE ACT

1. *Names of relevant planning instruments and Development Control Plans.*

1.1 The land is affected by the following environmental planning instruments:

Hawkesbury Local Environmental Plan 1989 (as amended)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1995)

Identifies regionally significant extractive resources within the Sydney Region to facilitate their utilisation. The plan ensures extraction is carried out in an environmentally acceptable manner and prohibits extraction from certain environmentally sensitive areas. It ensures that decisions on future urban expansion take into account the ability to realise the full potential of important deposits.

Sydney Regional Environmental Plan No 20 - Hawkesbury Nepean River.

SREP No 20 (No 2 - 1997) was gazetted on 6 November 1997, and is accompanied by the 'Hawkesbury-Nepean Action Plan 1997' and 'Codes of Practice for Consultation'.

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The aim of SREP No 20 (No 2 - 1997) is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

SREP No 20 (No 2 - 1997) requires development consent for the purpose of caravan parks or camping grounds; composting facilities or works; buildings works or land uses within conservation area sub-catchments; remediation of contaminated land; filling; certain activities in relation to items of non-aboriginal heritage; intensive horticulture industries; some intensive animal industries; manufactured home estates; marinas; recreational facilities; land uses in or near the river; land uses in riverine scenic areas; sewerage systems or works.

Development for extractive industries is prohibited in some areas. Consent of Council and the concurrence of the Director-General is required for maintenance dredging and extractive operations carried out downstream of the Wallacia Bridge as a consequence of, and ancillary to, works for flood mitigation, bank stabilisation, the construction of bridges or other instream structures (such as marinas) or the licensed or unlicensed withdrawal of water where extraction is necessary to carry out the works. Some intensive animal industries and potentially hazardous or offensive industries are prohibited if carried out on a floodway. Development in mapped wetlands requires the consent of Council and the concurrence of the Director-General of Urban Affairs and Planning.

State Environmental Planning Policy No 1 - Development Standards

Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

State Environmental Planning Policy No 4 - Development Without Consent; as amended.

This policy allows relatively simple or minor changes of land or building use and certain types of development without the need for formal development applications. The types of development covered in the policy are outlined in the policy.

State Environmental Planning Policy No 6 - Number of Storeys in a Building.

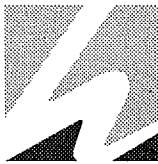
Sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments.

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

Protects and preserves bushland within certain urban areas, as part of the natural heritage or for recreation, educational and scientific purposes. The policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

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State Environmental Planning Policy No 21 - Caravan Parks.

Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

State Environmental Planning Policy No 30 - Intensive Agriculture.

Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The policy sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry. The policy does not alter if, and where, such development is permitted, or the functions of the consent authority.

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

Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment, and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

State Environmental Planning Policy No 44 - Koala Habitat.

Encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range. Local councils cannot approve development in an area affected by the policy without an investigation of core koala habitat. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat.

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State Environmental Planning Policy No 50 - Canal Estate Development

Bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments.

State Environmental Planning Policy No 55 - Remediation of Land.

Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.

State Environmental Planning Policy No 62 - Sustainable Aquaculture

Encourages the sustainable expansion of the industry in NSW. The policy implements the regional strategies already developed by creating a simple approach to identify and categorise aquaculture development on the basis of its potential environmental impact. The SEPP also identifies aquaculture development as a designated development only where there are potential environmental risks.

State Environmental Planning Policy No 64 - Advertising and Signage.

Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development.

Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

State Environmental Planning Policy (Basix) 2004

This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

State Environmental Planning Policy (Major Projects) 2005

Defines certain developments that are major projects under Part 3A of the

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Environmental Planning & Assessment Act, 1979 and determined by the Minister for Planning. The SEPP also lists State significant sites.

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

The Policy aims to provide for the proper management and development of mining, petroleum and extractive material resources for the social and economic welfare of the State. The Policy establishes appropriate planning controls to encourage ecologically sustainable development.

State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007

Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. The SEPP supports the transfer of the regulation of places of public entertainment and temporary structures (such as tents, marquees and booths) from the Local Government Act 1993 to the *Environmental Planning and Assessment Act 1979*.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2004

Amends various environmental planning instruments so as to omit provisions requiring consent authorities to obtain certain concurrences or refer matter to various persons or bodies.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

Removes duplicative or unnecessary requirements in environmental planning instruments which require concurrence from or referral to government agencies.

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

Aims to provide streamlined assessment processes for development that complies with specified development standards.

State Environmental Planning Policy (Affordable Rental Housing) 2009

Aims to provide a consistent planning regime for the retention and provision of affordable rental housing.

State Environmental Planning Policy (Infrastructure) 2007

Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and

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efficiency.

The land may be affected by the following environmental planning instrument :

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

Encourage the development of high quality accommodation for our aging population and for people who have disabilities - housing that is in keeping with the local neighbourhood.

- 1.2 The land is affected by the following proposed environmental planning instruments that is or has been the subject of community consultation or on public exhibition under the Act (excludes instruments where the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

Draft State Environmental Planning Policy - Integrating Land Use and Transport

Draft State Environmental Planning Policy (Application of Development Standards) 2004

- 1.3 The land is affected by the following development control plans.

Hawkesbury Development Control Plan 2002

DCP - Contaminated Land

- 1.4 In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. *Zoning and land use under relevant LEPs*

- 2.1 The land is zoned : **Mixed Agriculture under Hawkesbury Local Environmental Plan 1989.**
- 2.2 The purposes for which development may be carried out within the zone without development consent are referred to in the land use matrix Annexure.
- 2.3 The purposes for which development may not be carried out within the zone except with development consent are referred to in the land use matrix Annexure.
- 2.4 The purposes for which the carrying out of development is prohibited within the zone are referred to in the land use matrix Annexure.

Hawkesbury City Council

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The following special provisions apply to the subject property

Hawkesbury	Clause 10 - Subdivision - general
Local	Clause 15 - Erection of dwelling-houses
Environmental	Clause 17 - Rural workers' dwellings
Plan 1989	Clause 23 - Advertising structures
(as amended)	Clause 35 - Bush rock removal
	Clause 36 - Clearing of land in certain environmental and other zones
	Clause 38 - Community use of school facilities and sites
	Clause 39A - Bed & Breakfast accommodation
	Clause 40B - Use of tyres for landfill prohibited
	Clause 45 - Prohibited signs

These special provisions may alter the above mentioned development which may be carried out with or without development consent and prohibited land uses. Please refer to the relevant provisions of **Hawkesbury Local Environmental Plan 1989 (as amended)**

2.5	Has Hawkesbury City Council adopted a development standard relating to a minimum dimension of land to permit the erection of a dwelling house on the land?	No
2.6	Does the subject property include or comprise critical habitat?	No
2.7	Is the subject property in a local conservation area, however described?	No
2.8	Is an item of environmental heritage situated on the subject property?	No

The land may also be subject to a proposed environmental planning instrument (see 1.2) which may change the information given in this section of the certificate. Where relevant, a copy of the proposed environmental planning instrument or plain English explanation of the proposed environmental planning instrument appears in an Annexure.

3. **Complying Development**

3.1 **General Housing Code**

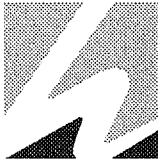
Can complying development under the General Housing Code be carried out on the subject land?

No, because:

- the land is bush fire prone.

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3.2 Housing Internal Alterations Code

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

Yes

3.3 General Commercial and Industrial Code

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

Yes

4. Coastal Protection

Is the subject land affected by the provisions of Section 38 or 39 of the Coastal Protection Act 1979?

No

5. Mine Subsidence

Is the subject land within a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act 1961?

No

6. Road Widening

Is the subject land affected by road widening or road re-alignment under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instruments, or any resolution of Hawkesbury City Council?

No

7. Council and other public authority policies of hazard risk description

Has Hawkesbury City Council or any other public authority adopted a policy that restricts the development of the land because of the likelihood of :

- | | | |
|-----|---------------------|-----------------|
| 7.1 | Landslip? | No |
| 7.2 | Bushfire Risk? | Moderate |
| 7.3 | Tidal inundation? | No |
| 7.4 | Subsidence? | No |
| 7.5 | Acid Sulfate Soils? | Yes |

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7.6 Any other risk? **No**

7A ***Flood Related Development Controls Information***

- (1) Whether or not development on that 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) is subject to flood related development controls.

The land is not subject to flood related development controls

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

The land is not subject to flood related development controls

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. ***Land Reserved for Acquisition***

Is the land affected by any environmental planning instrument, or proposed environmental planning instrument referred to in clause 1, which makes provision for the acquisition of the land by a public authority, as referred to in Section 27 of the Act?

No

9. ***Contributions Plans***

The Hawkesbury City Council "Section 94 Contributions Plan 2008" applies to the subject land.

The Hawkesbury City Council "Section 94A Development Contributions Plan 2006" applies to the subject land.

10. ***Repealed***

11. ***Bush fire prone land***

Is the land bush fire prone?

All of the land is bush fire prone

12. ***Property Vegetation Plan***

Has Council been notified that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

No

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

Has Council been notified whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land? **No**

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

Is the land subject to a direction by the Minister in force under section 75P (2) (c1) of the *Environmental Planning and Assessment Act 1979*? **No**

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

15.1 Is the land subject to a current site compatibility certificate (seniors housing), of which the council is aware, issued under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*? **No**

15.2 Has Council granted a development consent after 11 October 2007 in respect of the land, setting out any terms of a kind referred to in clause 18 (2) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*? **No**

16. ***Site compatibility certificate for infrastructure***

Is the land subject to a valid site compatibility certificate (infrastructure), of which the council is aware? **No**

17. ***Site compatibility certificates and conditions for affordable rental***

17.1 Is the land subject to a current site compatibility certificate (affordable rental housing), of which the council is aware? **No**

17.2 Is the land subject to a statement setting out any terms of a kind referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application? **No**

Additional Matters

Certain prescribed matters under Section 59(2) of the *Contaminated Land Management Act 1997* (CLMA1997).

Is the land significantly contaminated land within the meaning of the CLMA 1997? **No**

Hawkesbury City Council

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- | | |
|--|-----------|
| a) Is the land subject to a management order within the meaning of the CLMA 1997? | No |
| b) Is the land subject to an approved voluntary management proposal within the meaning of the CLMA 1997? | No |
| c) Is the land subject to an ongoing maintenance order within the meaning of the CLMA 1997? | No |
| d) Is the land subject to a site audit statement within the meaning of the CLMA 1997? | No |

INFORMATION PURSUANT TO SECTION 149 (5) OF THE ACT

Applicants are advised that Council does not accept any liability in respect of any advice provided under the heading "Development Consent".

1. *Tree Preservation Order*

Hawkesbury City Council has adopted a Tree Preservation Order which applies to the entire local government area.

2. *Development Consent*

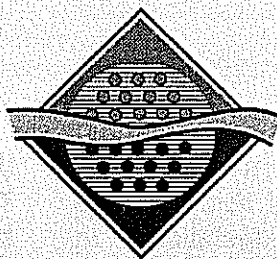
Has a development consent which applies to the subject land been issued within the past five 5 years? If a development consent has been issued within the past 5 years, reference should be made to Section 95 of the Act to determine whether or not the consent has lapsed.

No

Peter Jackson
General Manager.

Per:

Date: 22 September 2009



What are acid sulphate soils?

Acid sulphate soils are the common name given to soils containing iron sulphides or their oxidation products. These soils form when sea or brackish water mixes with sediments containing organic matter, and are part of the world's natural sulphur cycle.

The acid sulphate soils of most concern are those which formed within the past 10,000 years, during and after the last major sea level rise. Sulphate (SO_4^{2-}) in the sea water reacted with iron oxides in sediments in the presence of organic matter from mangroves and other coastal vegetation. The chemical reaction produced large quantities of iron sulphides, mostly iron pyrite (FeS_2), in the sediments. When exposed to air, sulphides can oxidise to sulphuric acid (H_2SO_4), hence the name acid sulphate soils.

Potential acid sulphate soils

The sulphides in the sediments have generally remained beneath the water table. The water prevents oxygen in the air reacting with the sulphides. These unoxidised sulphidic sediments are commonly known as potential acid sulphate soils because they have the potential to oxidise to sulphuric acid. These soils can be:

- Waterlogged
- mid to dark grey to blue-green in colour
- soft, gel-like and sticky
- grey sands.

Actual acid sulphate soils

When sulphides are exposed to air and sulphuric acid starts to form, the soil is called an actual acid sulphate soil. The soil itself can neutralise some of the sulphuric acid. The remaining acid acidifies the soil water, the groundwater and eventually drainage waters and streams. In moving through the soil, the acid strips iron, aluminium and sometimes manganese from the soil, creating an acidic brew.

Impacts of acid drainage

When this acidic brew remains in the soil it can be toxic to plants or cause severe plant growth problems. As soon as it reaches streams, it can be lethal to aquatic life, particularly fish. It is also suspected that acid water causes fish diseases. Because there are large quantities of sulphides in acid sulphate soils, large volumes of acid can be released with devastating impacts on estuarine ecosystems. In addition, acid waters can corrode concrete and steel structures such as water pipes. The severe impact on sulphuric acid on our environment is the reason acid sulphate soils are of major concern to the community.

Where are acid sulphate soils?

Because of the way they were formed, recent acid sulphate soils are found in the coast zone. They occur in low-lying areas, coastal embayments and estuarine floodplains, and are still being formed today in mangrove and salt marshes, estuaries and tidal lakes. In general, we expect to find them in these areas where the surface elevation is less than five metres above mean sea level.

In New South Wales acid sulphate soils have been found in every estuary and embayment between the Victorian and Queensland borders. The NSW Department of Land and Water Conservation has produced maps showing their probable location in the state. The soils also occur all along the coast of Queensland and in the Northern Territory, and in isolated areas in Western Australia, South Australia and Victoria.

Scientists have estimated that there are more than two million hectares of acid sulphate soils in Australia containing about one billion tonnes of iron pyrite. One tonne of pyrite can produce about 1.5 tonnes of sulphuric acid.

Acid sulphate soils in nature

Under natural conditions potential acid sulphate soils are colonised by native vegetation. In prolonged dry seasons, evapotranspiration by plants can lower the watertable and initiate oxidation of the iron sulphides. When this occurs, acid is generated and, in floods following dry periods, some acid can be released into streams. The rest remains in the soil.

Drainage and excavation

Because potential acid sulphate soil areas are waterlogged, they are often drained. Drainage and excavation of these areas can greatly accelerate the natural rate of oxidation and lead to the rapid release of large slugs of acid into estuarine streams. In addition, excavated soil heaps continually leach acid and are difficult to revegetate. Drainage of these materials should be done with extreme caution and in consultation with relevant authorities.

How long will the acid remain?

In New South Wales there are some acid sulphate soils which were drained 100 years ago and are still releasing acid. For clay soils and oxidation process is very slow, possibly taking centuries. Oxidation of sandy materials can be quite rapid, sometimes less than a year, depending on the conditions.

What can be done about them?

The best management of potential acid sulphate soils is to avoid disturbing them, because they cause little problem while covered by water. Several different management strategies have been developed to treat actual acid sulphate soils. The most common is the use of a neutralising agent such as lime to treat the acid. It is important to recognise that in some areas the amount of sulphides in the soil is enormous and the cost of treatment may be very large. In general, treatment requires professional advice.

Where do I get advice?

Several government departments can assist with advice about management of acid sulphate soils, including the Department of Land and Water Conservation, the Environment Protection Authority, NSW Fisheries and NSW Agriculture. There are also private consultants who specialise in management of these soils. The acid sulphate soils information officer, Rebecca Lines-Kelly can direct you to the most appropriate source of information for your site. You can contact her by phone 066 261 319, fax 066 285 925 or on lineskr@agric.nsw.gov.au if you have e-mail.

FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

North Richmond

Flood chance of occurrence per year and historical floods

Meters above sea level (A H D)

26.1m Probable maximum flood after completion of side spillway. 1 in 100,000 chance per year.



26

24

22

20.4m 1 in 500 chance per year



20

18.9m 1 in 200 chance per year



18

17.5m 1 in 100 chance per year residential floor standard



16

16.4m 1 in 50 chance per year



15.1m 1 in 20 chance per year



14

14.0m 1 in 10 chance per year



12

12.5m 1 in 5 chance per year



10

8.4m Level of North Richmond bridge



8

6

4

Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

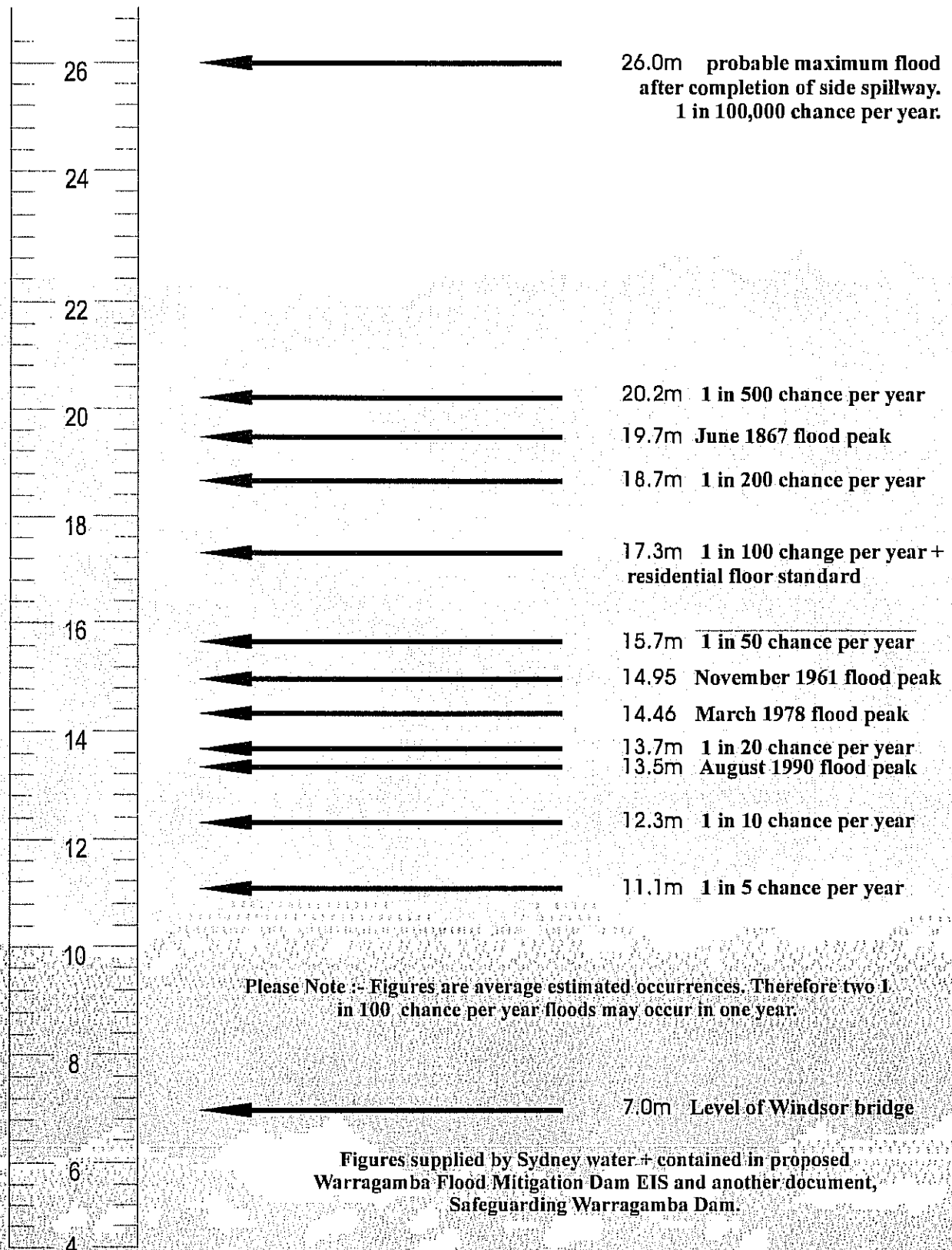
FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

Windsor

Meters above sea level (A H D)

Flood chance of occurrence per year and historical floods



Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

Land Use Matrix Annexure

Extract from Hawkesbury Local Environmental Plan 1989.

Please note that Clause 9 needs to be read in the context of Hawkesbury Local Environmental Plan 1989 as other clauses may apply. Please check contents of the Section 149 Planning Certificate and Hawkesbury Local Environmental Plan 1989.

9 Carrying out of development

- (1) Unless otherwise provided by this plan, the Land Use Matrix set out at the end of this clause specifies the following for each zone:
 - (a) development that does not require consent, where “N” is shown for that development,
 - (b) development that requires consent but may be exempt or complying development, where “X” is shown for that development,
 - (c) development that requires consent where “C” is shown for that development,
 - (d) development that is prohibited where there is no symbol shown for that development.

Note. Development in zones 5 (b) and 8 (a) is dealt with in clauses 9D and 9E.

- (2) Development that is not listed in the Land Use Matrix is prohibited.
- (3) Development will only be exempt development if it complies with the requirements of clause 9B.
- (4) Development will only be complying development if it complies with the requirements of clause 9C.
- (5) Any development listed in the Tables to clauses 9B and 9C that does not comply with the applicable requirements set out in those Tables in relation to the development is development that requires development consent.

Land Use Matrix

Note	
N	Development that does not require consent
X	Development that is either exempt or complying development (see clause 9B or 9C)
C	Development that requires consent
	Where no symbol appears, development is prohibited

Symbol	Zone
MA	Mixed Agriculture
RL	Rural Living
RV	Rural Village
RH	Rural Housing
CL	Consolidated Land Holdings
H	Housing
MU	Multi Unit Housing
3A	3 (a) Business General
3B	3 (b) Business Special
4A	4 (a) Industry General
4B	4 (b) Industry Light
5A	5 (a) Special Uses "A"
6A	6 (a) Open Space (Existing Recreation)
6B	6 (b) Open Space (Proposed Recreation)
6C	6 (c) Open Space (Private Recreation)
7A	7 (a) Environmental Protection (Wetlands)
7D	7 (d) Environmental Protection (Scenic)
EPA	Environmental Protection—Agriculture Protection (Scenic)
EPM	Environmental Protection—Mixed Agriculture (Scenic)
7E	7 (e) Environmental Protection (Consolidated Land Holdings)
9B	9 (b) Proposed Road

Zones																					
Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Access ramps	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Advertisements	X	X	X	X	X	X	X	X	X	X	X					C	C	C	X		
Advertising structures								C	C	C	C										
Agriculture	N	N		C	C	C	C	C	C	C	C	C		C	C		N	N	N	C	C
Airline terminals	C	C			C			C	C	C	C						C		C		
Animal establishments	C	C			C	C	C	C	C	C	C						C	C	C		
Bed and	X	X	X	X	X	X	X	X	X								X	X	X	X	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
breakfast accommodation																					
Boarding-houses	C	C	C		C	C	C	C	C	C	C						C		C		
Bulky goods sales rooms or showrooms								C	C	C	C										
Bus depots	C	C	C		C			C	C	C	C						C		C		
Bus stations	C	C	C		C	C	C	C	C	C	C						C		C		
Car repair stations								C	C	C	C										
Carnivals	N	N	N			C	C	N	N	N	N	N	N	N	N		N	N	N		N
Carports	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
Child care centres	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Clearing native vegetation	C	C	C	C	C	N	N	N	N	N	N	C	C	C	C		C	C	C		X
Clubs	C	C	C	C	C	C	C	C	C	C	C				C		C		C	C	
Commercial premises								C	C												
Community facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Dams	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Demolition	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X
Dual occupancies attached	C	C	C		C												C	C	C	C	
Dwelling-houses	C	C	C	C	C	X	X	C	C								C	C	C	C	
Educational establishments	C	C	C	C	C	C	C	C	C			C					C	C	C	C	
Exhibition homes				C		C	C	C	C												
Extractive industries	C									C	C										
Farm gate sales outlets	C	C	C		C												C	C	C	C	
Fences	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X
Flag poles	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	
Forestry	C				C	C	C	C	C	C	C		C	C			C	C	C		
Garages	X	X	C	C	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
General stores	C	C	C		C	C	C	C	C	C	C						C	C	C		
Generating works	C	C	C		C			C	C	C	C						C	C	C		
Helipads	C	C	C		C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Heliports	C	C			C			C	C	C	C						C		C		
Home industries	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Home occupations	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Hospitals	C	C	C	C	C	C	C	C	C	C	C	C					C		C	C	
Hotels	C	C	C		C			C	C	C	C						C		C		
Identified land uses	C	C	C	C	C	C	C	C	C	C	C	C				C	C	C	C	C	
Industries										C											
Institutions	C	C	C		C					C	C						C		C	C	
Intensive agriculture	C	C			C												C	C	C		
Junk yards	C									C											
Landfilling	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Light industries									C	C	C										
Liquid fuel depots										C	C										
Mineral sand mines	C									C	C										
Mines	C									C	C										
Motels	C	C	C		C		C	C	C		C						C		C	C	
Motor show rooms								C	C	C	C										
Multi unit housing							C	C	C												
Offensive or hazardous industries										C											
Places of assembly	C	C	C	C	C			C	C	C	C						C	C	C	C	
Places of public worship	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Produce stores	C	C	C					C	C	C	C						C	C	C		
Professional and commercial chambers	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Public buildings	C	C	C	C	C	C	C	C	C	C	C	C		C	C		C		C	C	
Public utility undertakings	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N
Real estate sales signs	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Recreation areas	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Recreation facilities	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Recreation vehicle areas	C	C	C					C	C	C	C		C	C	C		C		C		C
Recreational establishments	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	
Refreshment rooms	C	C	C		C			C	C	C	C		C	C	C		C	C	C		
Renovations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Retail plant nurseries	C	C	C					C	C	C	C						C	C	C		
Retaining walls	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Road transport terminals	C				C					C	C										
Roadside stalls	C	C	C		C												C	C	C		
Rural industries	C									C	C						C	C	C		
Rural sheds	X	X	C	C	X	C						X	X	X	X		C	X	X	C	
Rural tourist facilities	C	C			C												C	C		C	
Rural workers' dwellings	C				C												C	C	C		
Satellite dishes	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Sawmills	C									C							C	C	C		
Service stations								C	C	C	C										
Shop fit outs								X	X												
Shops								C	C												
Stock and sale yards	C									C	C						C	C	C		
Structures ancillary to dwellings	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Timber and building supplies											C										
Tourist facilities	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Transport terminals										C	C						C				
Truck depots	C								C	C	C								C		
Units for aged persons						C	C	C	C	C	C										
Utility installations	N	N			N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Warehouses								C	C	C	C										
Waste storage containers	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X

Hawkesbury City Council

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Certificate No. PC0610/10

John De Martin
C/- JBS Environmental
PO Box 940
MASCOT NSW 1460

HAWKESBURY CITY COUNCIL

PLANNING CERTIFICATE

ISSUED UNDER SECTION 149

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979, AS AMENDED

Your Ref: 40946

LAND DESCRIPTION: Lot 52 DP 1104504, 103 Spinks Road
GLOSSODIA NSW 2756

INFORMATION PURSUANT TO SECTION 149 (2) OF THE ACT

1. *Names of relevant planning instruments and Development Control Plans.*

1.1 The land is affected by the following environmental planning instruments:

Hawkesbury Local Environmental Plan 1989 (as amended)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1995)

Identifies regionally significant extractive resources within the Sydney Region to facilitate their utilisation. The plan ensures extraction is carried out in an environmentally acceptable manner and prohibits extraction from certain environmentally sensitive areas. It ensures that decisions on future urban expansion take into account the ability to realise the full potential of important deposits.

Sydney Regional Environmental Plan No 20 - Hawkesbury Nepean River.

SREP No 20 (No 2 - 1997) was gazetted on 6 November 1997, and is accompanied by the 'Hawkesbury-Nepean Action Plan 1997' and 'Codes of Practice for Consultation'.

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The aim of SREP No 20 (No 2 - 1997) is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

SREP No 20 (No 2 - 1997) requires development consent for the purpose of caravan parks or camping grounds; composting facilities or works; buildings works or land uses within conservation area sub-catchments; remediation of contaminated land; filling; certain activities in relation to items of non-aboriginal heritage; intensive horticulture industries; some intensive animal industries; manufactured home estates; marinas; recreational facilities; land uses in or near the river; land uses in riverine scenic areas; sewerage systems or works.

Development for extractive industries is prohibited in some areas. Consent of Council and the concurrence of the Director-General is required for maintenance dredging and extractive operations carried out downstream of the Wallacia Bridge as a consequence of, and ancillary to, works for flood mitigation, bank stabilisation, the construction of bridges or other instream structures (such as marinas) or the licensed or unlicensed withdrawal of water where extraction is necessary to carry out the works. Some intensive animal industries and potentially hazardous or offensive industries are prohibited if carried out on a floodway. Development in mapped wetlands requires the consent of Council and the concurrence of the Director-General of Urban Affairs and Planning.

State Environmental Planning Policy No 1 - Development Standards

Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

State Environmental Planning Policy No 4 - Development Without Consent; as amended.

This policy allows relatively simple or minor changes of land or building use and certain types of development without the need for formal development applications. The types of development covered in the policy are outlined in the policy.

State Environmental Planning Policy No 6 - Number of Storeys in a Building.

Sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments.

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

Protects and preserves bushland within certain urban areas, as part of the natural heritage or for recreation, educational and scientific purposes. The policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

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State Environmental Planning Policy No 21 - Caravan Parks.

Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

State Environmental Planning Policy No 30 - Intensive Agriculture.

Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The policy sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry. The policy does not alter if, and where, such development is permitted, or the functions of the consent authority.

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

Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment, and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

State Environmental Planning Policy No 44 - Koala Habitat.

Encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range. Local councils cannot approve development in an area affected by the policy without an investigation of core koala habitat. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat.

State Environmental Planning Policy No 50 - Canal Estate Development

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Bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments.

State Environmental Planning Policy No 55 - Remediation of Land.

Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.

State Environmental Planning Policy No 62 - Sustainable Aquaculture

Encourages the sustainable expansion of the industry in NSW. The policy implements the regional strategies already developed by creating a simple approach to identify and categorise aquaculture development on the basis of its potential environmental impact. The SEPP also identifies aquaculture development as a designated development only where there are potential environmental risks.

State Environmental Planning Policy No 64 - Advertising and Signage.

Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development.

Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

State Environmental Planning Policy (Basix) 2004

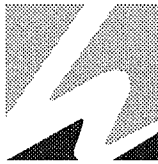
This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

State Environmental Planning Policy (Major Projects) 2005

Defines certain developments that are major projects under Part 3A of the Environmental Planning & Assessment Act, 1979 and determined by the Minister for Planning. The SEPP also lists State significant sites.

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

The Policy aims to provide for the proper management and development of mining, petroleum and extractive material resources for the social and economic welfare of the State. The Policy establishes appropriate planning controls to encourage ecologically sustainable development.

State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007

Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. The SEPP supports the transfer of the regulation of places of public entertainment and temporary structures (such as tents, marquees and booths) from the Local Government Act 1993 to the *Environmental Planning and Assessment Act 1979*.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2004

Amends various environmental planning instruments so as to omit provisions requiring consent authorities to obtain certain concurrences or refer matter to various persons or bodies.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

Removes duplicative or unnecessary requirements in environmental planning instruments which require concurrence from or referral to government agencies.

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

Aims to provide streamlined assessment processes for development that complies with specified development standards.

State Environmental Planning Policy (Affordable Rental Housing) 2009

Aims to provide a consistent planning regime for the retention and provision of affordable rental housing.

State Environmental Planning Policy (Infrastructure) 2007

Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

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The land may be affected by the following environmental planning instrument :

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

Encourage the development of high quality accommodation for our aging population and for people who have disabilities - housing that is in keeping with the local neighbourhood.

- 1.2 The land is affected by the following proposed environmental planning instruments that is or has been the subject of community consultation or on public exhibition under the Act (excludes instruments where the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

Draft State Environmental Planning Policy - Integrating Land Use and Transport

Draft State Environmental Planning Policy (Application of Development Standards) 2004

- 1.3 The land is affected by the following development control plans.

Hawkesbury Development Control Plan 2002

DCP - Contaminated Land

- 1.4 In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. *Zoning and land use under relevant LEPs*

- 2.1 The land is zoned : **Mixed Agriculture under Hawkesbury Local Environmental Plan 1989.**
- 2.2 The purposes for which development may be carried out within the zone without development consent are referred to in the land use matrix Annexure.
- 2.3 The purposes for which development may not be carried out within the zone except with development consent are referred to in the land use matrix Annexure.
- 2.4 The purposes for which the carrying out of development is prohibited within the zone are referred to in the land use matrix Annexure.

The following special provisions apply to the subject property

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Hawkesbury Local Environmental Plan 1989 (as amended)

Clause 10 - Subdivision - general
 Clause 15 - Erection of dwelling-houses
 Clause 17 - Rural workers' dwellings
 Clause 22 - Development fronting a main or arterial road
 Clause 23 - Advertising structures
 Clause 35 - Bush rock removal
 Clause 36 - Clearing of land in certain environmental and other zones
 Clause 38 - Community use of school facilities and sites
 Clause 39A - Bed & Breakfast accommodation
 Clause 40B - Use of tyres for landfill prohibited
 Clause 45 - Prohibited signs

These special provisions may alter the above mentioned development which may be carried out with or without development consent and prohibited land uses. Please refer to the relevant provisions of **Hawkesbury Local Environmental Plan 1989 (as amended)**

- | | | |
|-----|--|-----------|
| 2.5 | Has Hawkesbury City Council adopted a development standard relating to a minimum dimension of land to permit the erection of a dwelling house on the land? | No |
| 2.6 | Does the subject property include or comprise critical habitat? | No |
| 2.7 | Is the subject property in a local conservation area, however described? | No |
| 2.8 | Is an item of environmental heritage situated on the subject property? | No |

The land may also be subject to a proposed environmental planning instrument (see 1.2) which may change the information given in this section of the certificate. Where relevant, a copy of the proposed environmental planning instrument or plain English explanation of the proposed environmental planning instrument appears in an Annexure.

3. **Complying Development**

3.1 **General Housing Code**

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

No, because:

- the land is bush fire prone.

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3.2 Housing Internal Alterations Code

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

Yes

3.3 General Commercial and Industrial Code

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

Yes

4. Coastal Protection

Is the subject land affected by the provisions of Section 38 or 39 of the Coastal Protection Act 1979?

No

5. Mine Subsidence

Is the subject land within a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act 1961?

No

6. Road Widening

Is the subject land affected by road widening or road re-alignment under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instruments, or any resolution of Hawkesbury City Council?

No

7. Council and other public authority policies of hazard risk description

Has Hawkesbury City Council or any other public authority adopted a policy that restricts the development of the land because of the likelihood of :

7.1	Landslip?	No
7.2	Bushfire Risk?	Major Moderate
7.3	Tidal inundation?	No
7.4	Subsidence?	No

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7.5 Acid Sulfate Soils? **Yes**

7.6 Any other risk? **No**

7A Flood Related Development Controls Information

- (1) Whether or not development on that 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) is subject to flood related development controls.

The land is not subject to flood related development controls

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

The land is not subject to flood related development controls

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. Land Reserved for Acquisition

Is the land affected by any environmental planning instrument, or proposed environmental planning instrument referred to in clause 1, which makes provision for the acquisition of the land by a public authority, as referred to in Section 27 of the Act? **No**

9. Contributions Plans

The Hawkesbury City Council "Section 94 Contributions Plan 2008" applies to the subject land.

The Hawkesbury City Council "Section 94A Development Contributions Plan 2006" applies to the subject land.

10. Repealed

11. Bush fire prone land

Is the land bush fire prone? **All of the land is bush fire prone**

12. Property Vegetation Plan

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Has Council been notified that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies? **No**

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

Has Council been notified whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land? **No**

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

Is the land subject to a direction by the Minister in force under section 75P (2) (c1) of the *Environmental Planning and Assessment Act 1979*? **No**

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

15.1 Is the land subject to a current site compatibility certificate (seniors housing), of which the council is aware, issued under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*? **No**

15.2 Has Council granted a development consent after 11 October 2007 in respect of the land, setting out any terms of a kind referred to in clause 18 (2) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*? **No**

16. ***Site compatibility certificate for infrastructure***

Is the land subject to a valid site compatibility certificate (infrastructure), of which the council is aware? **No**

17. ***Site compatibility certificates and conditions for affordable rental***

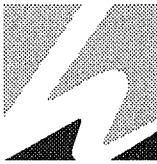
17.1 Is the land subject to a current site compatibility certificate (affordable rental housing), of which the council is aware? **No**

17.2 Is the land subject to a statement setting out any terms of a kind referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application? **No**

Additional Matters

Hawkesbury City Council

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Certain prescribed matters under Section 59(2) of the *Contaminated Land Management Act 1997* (CLMA1997).

- | | |
|--|-----------|
| a) Is the land significantly contaminated land within the meaning of the CLMA 1997? | No |
| b) Is the land subject to a management order within the meaning of the CLMA 1997? | No |
| c) Is the land subject to an approved voluntary management proposal within the meaning of the CLMA 1997? | No |
| d) Is the land subject to an ongoing maintenance order within the meaning of the CLMA 1997? | No |
| e) Is the land subject to a site audit statement within the meaning of the CLMA 1997? | No |

INFORMATION PURSUANT TO SECTION 149 (5) OF THE ACT

Applicants are advised that Council does not accept any liability in respect of any advice provided under the heading "Development Consent".

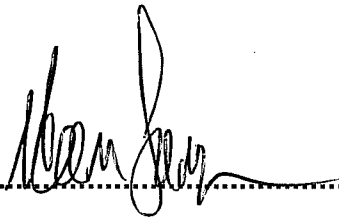
1. ***Tree Preservation Order***

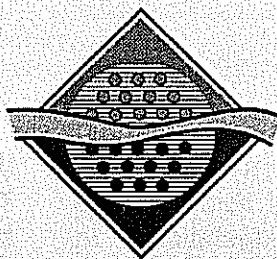
Hawkesbury City Council has adopted a Tree Preservation Order which applies to the entire local government area.

2. ***Development Consent***

Has a development consent which applies to the subject land been issued within the past five 5 years? If a development consent has been issued within the past 5 years, reference should be made to Section 95 of the Act to determine whether or not the consent has lapsed. **No**

Peter Jackson
General Manager.

Per:  Date: 22 September 2009



What are acid sulphate soils?

Acid sulphate soils are the common name given to soils containing iron sulphides or their oxidation products. These soils form when sea or brackish water mixes with sediments containing organic matter, and are part of the world's natural sulphur cycle.

The acid sulphate soils of most concern are those which formed within the past 10,000 years, during and after the last major sea level rise. Sulphate (SO_4^{2-}) in the sea water reacted with iron oxides in sediments in the presence of organic matter from mangroves and other coastal vegetation. The chemical reaction produced large quantities of iron sulphides, mostly iron pyrite (FeS_2), in the sediments. When exposed to air, sulphides can oxidise to sulphuric acid (H_2SO_4), hence the name acid sulphate soils.

Potential acid sulphate soils

The sulphides in the sediments have generally remained beneath the water table. The water prevents oxygen in the air reacting with the sulphides. These unoxidised sulphidic sediments are commonly known as potential acid sulphate soils because they have the potential to oxidise to sulphuric acid. These soils can be:

- Waterlogged
- mid to dark grey to blue-green in colour
- soft, gel-like and sticky
- grey sands.

Actual acid sulphate soils

When sulphides are exposed to air and sulphuric acid starts to form, the soil is called an actual acid sulphate soil. The soil itself can neutralise some of the sulphuric acid. The remaining acid acidifies the soil water, the groundwater and eventually drainage waters and streams. In moving through the soil, the acid strips iron, aluminium and sometimes manganese from the soil, creating an acidic brew.

Impacts of acid drainage

When this acidic brew remains in the soil it can be toxic to plants or cause severe plant growth problems. As soon as it reaches streams, it can be lethal to aquatic life, particularly fish. It is also suspected that acid water causes fish diseases. Because there are large quantities of sulphides in acid sulphate soils, large volumes of acid can be released with devastating impacts on estuarine ecosystems. In addition, acid waters can corrode concrete and steel structures such as water pipes. The severe impact on sulphuric acid on our environment is the reason acid sulphate soils are of major concern to the community.

Where are acid sulphate soils?

Because of the way they were formed, recent acid sulphate soils are found in the coast zone. They occur in low-lying areas, coastal embayments and estuarine floodplains, and are still being formed today in mangrove and salt marshes, estuaries and tidal lakes. In general, we expect to find them in these areas where the surface elevation is less than five metres above mean sea level.

In New South Wales acid sulphate soils have been found in every estuary and embayment between the Victorian and Queensland borders. The NSW Department of Land and Water Conservation has produced maps showing their probable location in the state. The soils also occur all along the coast of Queensland and in the Northern Territory, and in isolated areas in Western Australia, South Australia and Victoria.

Scientists have estimated that there are more than two million hectares of acid sulphate soils in Australia containing about one billion tonnes of iron pyrite. One tonne of pyrite can produce about 1.5 tonnes of sulphuric acid.

Acid sulphate soils in nature

Under natural conditions potential acid sulphate soils are colonised by native vegetation. In prolonged dry seasons, evapotranspiration by plants can lower the watertable and initiate oxidation of the iron sulphides. When this occurs, acid is generated and, in floods following dry periods, some acid can be released into streams. The rest remains in the soil.

Drainage and excavation

Because potential acid sulphate soil areas are waterlogged, they are often drained. Drainage and excavation of these areas can greatly accelerate the natural rate of oxidation and lead to the rapid release of large slugs of acid into estuarine streams. In addition, excavated soil heaps continually leach acid and are difficult to revegetate. Drainage of these materials should be done with extreme caution and in consultation with relevant authorities.

How long will the acid remain?

In New South Wales there are some acid sulphate soils which were drained 100 years ago and are still releasing acid. For clay soils and oxidation process is very slow, possibly taking centuries. Oxidation of sandy materials can be quite rapid, sometimes less than a year, depending on the conditions.

What can be done about them?

The best management of potential acid sulphate soils is to avoid disturbing them, because they cause little problem while covered by water. Several different management strategies have been developed to treat actual acid sulphate soils. The most common is the use of a neutralising agent such as lime to treat the acid. It is important to recognise that in some areas the amount of sulphides in the soil is enormous and the cost of treatment may be very large. In general, treatment requires professional advice.

Where do I get advice?

Several government departments can assist with advice about management of acid sulphate soils, including the Department of Land and Water Conservation, the Environment Protection Authority, NSW Fisheries and NSW Agriculture. There are also private consultants who specialise in management of these soils. The acid sulphate soils information officer, Rebecca Lines-Kelly can direct you to the most appropriate source of information for your site. You can contact her by phone 066 261 319, fax 066 285 925 or on lineskr@agric.nsw.gov.au if you have e-mail.

FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

North Richmond

Flood chance of occurrence per year and historical floods

Meters above sea level (A H D)

26.1m Probable maximum flood after completion of side spillway. 1 in 100,000 chance per year.



26

24

22

20.4m 1 in 500 chance per year



20

18.9m 1 in 200 chance per year



18

17.5m 1 in 100 chance per year residential floor standard



16.4m 1 in 50 chance per year



16

15.1m 1 in 20 chance per year



14.0m 1 in 10 chance per year



14

12.5m 1 in 5 chance per year



12

10

8.4m Level of North Richmond bridge



8

Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

6

4

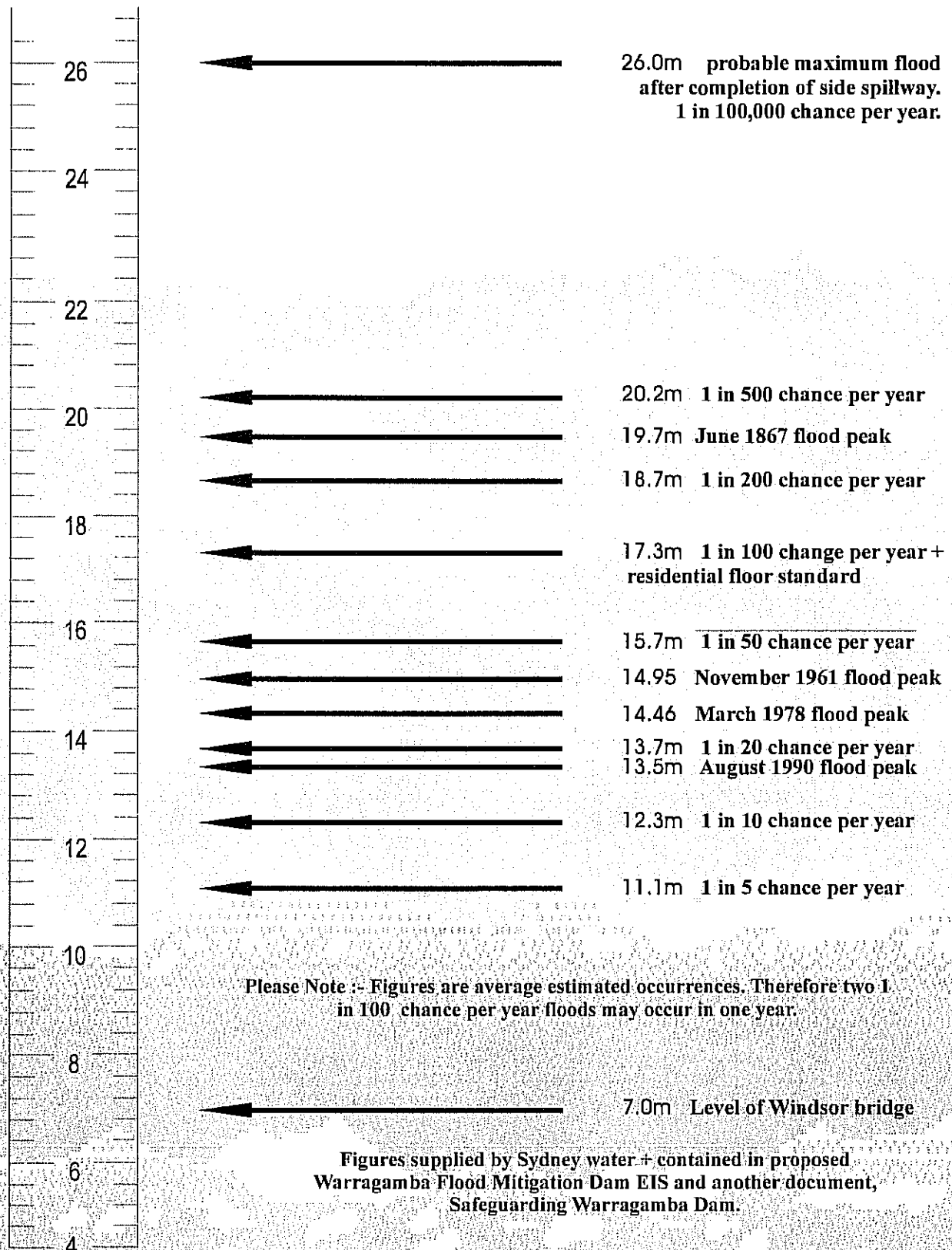
FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

Windsor

Meters above sea level (A H D)

Flood chance of occurrence per year and historical floods



Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

Land Use Matrix Annexure

Extract from Hawkesbury Local Environmental Plan 1989.

Please note that Clause 9 needs to be read in the context of Hawkesbury Local Environmental Plan 1989 as other clauses may apply. Please check contents of the Section 149 Planning Certificate and Hawkesbury Local Environmental Plan 1989.

9 Carrying out of development

- (1) Unless otherwise provided by this plan, the Land Use Matrix set out at the end of this clause specifies the following for each zone:
 - (a) development that does not require consent, where “N” is shown for that development,
 - (b) development that requires consent but may be exempt or complying development, where “X” is shown for that development,
 - (c) development that requires consent where “C” is shown for that development,
 - (d) development that is prohibited where there is no symbol shown for that development.

Note. Development in zones 5 (b) and 8 (a) is dealt with in clauses 9D and 9E.

- (2) Development that is not listed in the Land Use Matrix is prohibited.
- (3) Development will only be exempt development if it complies with the requirements of clause 9B.
- (4) Development will only be complying development if it complies with the requirements of clause 9C.
- (5) Any development listed in the Tables to clauses 9B and 9C that does not comply with the applicable requirements set out in those Tables in relation to the development is development that requires development consent.

Land Use Matrix

Note	
N	Development that does not require consent
X	Development that is either exempt or complying development (see clause 9B or 9C)
C	Development that requires consent
	Where no symbol appears, development is prohibited

Symbol	Zone
MA	Mixed Agriculture
RL	Rural Living
RV	Rural Village
RH	Rural Housing
CL	Consolidated Land Holdings
H	Housing
MU	Multi Unit Housing
3A	3 (a) Business General
3B	3 (b) Business Special
4A	4 (a) Industry General
4B	4 (b) Industry Light
5A	5 (a) Special Uses "A"
6A	6 (a) Open Space (Existing Recreation)
6B	6 (b) Open Space (Proposed Recreation)
6C	6 (c) Open Space (Private Recreation)
7A	7 (a) Environmental Protection (Wetlands)
7D	7 (d) Environmental Protection (Scenic)
EPA	Environmental Protection—Agriculture Protection (Scenic)
EPM	Environmental Protection—Mixed Agriculture (Scenic)
7E	7 (e) Environmental Protection (Consolidated Land Holdings)
9B	9 (b) Proposed Road

Zones																					
Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Access ramps	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Advertisements	X	X	X	X	X	X	X	X	X	X	X					C	C	C	X		
Advertising structures								C	C	C	C										
Agriculture	N	N		C	C	C	C	C	C	C	C	C		C	C		N	N	N	C	C
Airline terminals	C	C			C			C	C	C	C						C		C		
Animal establishments	C	C			C	C	C	C	C	C	C						C	C	C		
Bed and	X	X	X	X	X	X	X	X	X								X	X	X	X	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
breakfast accommodation																					
Boarding-houses	C	C	C		C	C	C	C	C	C	C						C		C		
Bulky goods sales rooms or showrooms								C	C	C	C										
Bus depots	C	C	C		C			C	C	C	C						C		C		
Bus stations	C	C	C		C	C	C	C	C	C	C						C		C		
Car repair stations								C	C	C	C										
Carnivals	N	N	N			C	C	N	N	N	N	N	N	N	N		N	N	N		N
Carports	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
Child care centres	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Clearing native vegetation	C	C	C	C	C	N	N	N	N	N	N	C	C	C	C		C	C	C		X
Clubs	C	C	C	C	C	C	C	C	C	C	C				C		C		C	C	
Commercial premises								C	C												
Community facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Dams	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Demolition	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X
Dual occupancies attached	C	C	C		C												C	C	C	C	
Dwelling-houses	C	C	C	C	C	X	X	C	C								C	C	C	C	
Educational establishments	C	C	C	C	C	C	C	C	C			C					C	C	C	C	
Exhibition homes				C		C	C	C	C												
Extractive industries	C									C	C										
Farm gate sales outlets	C	C	C		C												C	C	C	C	
Fences	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X
Flag poles	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	
Forestry	C				C	C	C	C	C	C	C		C	C			C	C	C		
Garages	X	X	C	C	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
General stores	C	C	C		C	C	C	C	C	C	C						C	C	C		
Generating works	C	C	C		C			C	C	C	C						C	C	C		
Helipads	C	C	C		C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Heliports	C	C			C			C	C	C	C						C		C		
Home industries	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Home occupations	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Hospitals	C	C	C	C	C	C	C	C	C	C	C	C					C		C	C	
Hotels	C	C	C		C			C	C	C	C						C		C		
Identified land uses	C	C	C	C	C	C	C	C	C	C	C	C				C	C	C	C	C	
Industries										C											
Institutions	C	C	C		C					C	C						C		C	C	
Intensive agriculture	C	C			C												C	C	C		
Junk yards	C									C											
Landfilling	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Light industries									C	C	C										
Liquid fuel depots										C	C										
Mineral sand mines	C									C	C										
Mines	C									C	C										
Motels	C	C	C		C		C	C	C		C						C		C	C	
Motor show rooms								C	C	C	C										
Multi unit housing							C	C	C												
Offensive or hazardous industries										C											
Places of assembly	C	C	C	C	C			C	C	C	C						C	C	C	C	
Places of public worship	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Produce stores	C	C	C					C	C	C	C						C	C	C		
Professional and commercial chambers	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Public buildings	C	C	C	C	C	C	C	C	C	C	C	C		C	C		C		C	C	
Public utility undertakings	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N
Real estate sales signs	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Recreation areas	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Recreation facilities	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Recreation vehicle areas	C	C	C					C	C	C	C		C	C	C		C		C		C
Recreational establishments	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	
Refreshment rooms	C	C	C		C			C	C	C	C		C	C	C		C	C	C		
Renovations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Retail plant nurseries	C	C	C					C	C	C	C						C	C	C		
Retaining walls	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Road transport terminals	C				C					C	C										
Roadside stalls	C	C	C		C												C	C	C		
Rural industries	C									C	C						C	C	C		
Rural sheds	X	X	C	C	X	C						X	X	X	X		C	X	X	C	
Rural tourist facilities	C	C			C												C	C		C	
Rural workers' dwellings	C				C												C	C	C		
Satellite dishes	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Sawmills	C									C							C	C	C		
Service stations								C	C	C	C										
Shop fit outs								X	X												
Shops								C	C												
Stock and sale yards	C									C	C						C	C	C		
Structures ancillary to dwellings	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Timber and building supplies											C										
Tourist facilities	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Transport terminals										C	C						C				
Truck depots	C								C	C	C								C		
Units for aged persons						C	C	C	C	C	C										
Utility installations	N	N			N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Warehouses								C	C	C	C										
Waste storage containers	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X

Hawkesbury City Council

366 George Street (PO Box 146) Windsor NSW 2756 Phone: (02) 4560 4444 Facsimile: (02) 4560 4400 DX: 8601 Windsor



Certificate No. PC0620/10

John De Martin
C/- JBS Environmental
PO Box 940
MASCOT NSW 1460

HAWKESBURY CITY COUNCIL
PLANNING CERTIFICATE
ISSUED UNDER SECTION 149

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979, AS AMENDED

Your Ref: 40946

LAND DESCRIPTION: Lot 75 DP 214752, 361 Spinks Road GLOSSODIA
NSW 2756

INFORMATION PURSUANT TO SECTION 149 (2) OF THE ACT

1. *Names of relevant planning instruments and Development Control Plans.*

1.1 The land is affected by the following environmental planning instruments:

Hawkesbury Local Environmental Plan 1989 (as amended)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1995)

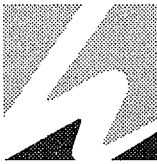
Identifies regionally significant extractive resources within the Sydney Region to facilitate their utilisation. The plan ensures extraction is carried out in an environmentally acceptable manner and prohibits extraction from certain environmentally sensitive areas. It ensures that decisions on future urban expansion take into account the ability to realise the full potential of important deposits.

Sydney Regional Environmental Plan No 20 - Hawkesbury Nepean River.

SREP No 20 (No 2 - 1997) was gazetted on 6 November 1997, and is accompanied by the 'Hawkesbury-Nepean Action Plan 1997' and 'Codes of Practice for Consultation'.

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The aim of SREP No 20 (No 2 - 1997) is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

SREP No 20 (No 2 - 1997) requires development consent for the purpose of caravan parks or camping grounds; composting facilities or works; buildings works or land uses within conservation area sub-catchments; remediation of contaminated land; filling; certain activities in relation to items of non-aboriginal heritage; intensive horticulture industries; some intensive animal industries; manufactured home estates; marinas; recreational facilities; land uses in or near the river; land uses in riverine scenic areas; sewerage systems or works.

Development for extractive industries is prohibited in some areas. Consent of Council and the concurrence of the Director-General is required for maintenance dredging and extractive operations carried out downstream of the Wallacia Bridge as a consequence of, and ancillary to, works for flood mitigation, bank stabilisation, the construction of bridges or other instream structures (such as marinas) or the licensed or unlicensed withdrawal of water where extraction is necessary to carry out the works. Some intensive animal industries and potentially hazardous or offensive industries are prohibited if carried out on a floodway. Development in mapped wetlands requires the consent of Council and the concurrence of the Director-General of Urban Affairs and Planning.

State Environmental Planning Policy No 1 - Development Standards

Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

State Environmental Planning Policy No 4 - Development Without Consent; as amended.

This policy allows relatively simple or minor changes of land or building use and certain types of development without the need for formal development applications. The types of development covered in the policy are outlined in the policy.

State Environmental Planning Policy No 6 - Number of Storeys in a Building.

Sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments.

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

Protects and preserves bushland within certain urban areas, as part of the natural heritage or for recreation, educational and scientific purposes. The policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans

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for urban development are prepared.

State Environmental Planning Policy No 21 - Caravan Parks.

Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

State Environmental Planning Policy No 30 - Intensive Agriculture.

Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The policy sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry. The policy does not alter if, and where, such development is permitted, or the functions of the consent authority.

State Environmental Planning Policy No 32 - Urban Consolidation (Redevelopment of Urban land).

States the Government's intention to ensure that urban consolidation objectives are met in all urban areas throughout the State. The policy focuses on the redevelopment of urban land that is no longer required for the purpose it is currently zoned or used, and encourages local councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the policy. Councils will continue to be responsible for the majority of rezonings. The policy sets out guidelines for the Minister to follow when considering whether to initiate a regional environmental plan (REP) to make particular sites available for consolidated urban redevelopment. Where a site is rezoned by an REP, the Minister will be the consent authority.

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

Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment, and applications to carry out potentially hazardous development

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must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

State Environmental Planning Policy No 44 - Koala Habitat.

Encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range. Local councils cannot approve development in an area affected by the policy without an investigation of core koala habitat. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat.

State Environmental Planning Policy No 50 - Canal Estate Development

Bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments.

State Environmental Planning Policy No 55 - Remediation of Land.

Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.

State Environmental Planning Policy No 62 - Sustainable Aquaculture

Encourages the sustainable expansion of the industry in NSW. The policy implements the regional strategies already developed by creating a simple approach to identify and categorise aquaculture development on the basis of its potential environmental impact. The SEPP also identifies aquaculture development as a designated development only where there are potential environmental risks.

State Environmental Planning Policy No 64 - Advertising and Signage.

Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development.

Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

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State Environmental Planning Policy (Basix) 2004

This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

State Environmental Planning Policy (Major Projects) 2005

Defines certain developments that are major projects under Part 3A of the Environmental Planning & Assessment Act, 1979 and determined by the Minister for Planning. The SEPP also lists State significant sites.

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

The Policy aims to provide for the proper management and development of mining, petroleum and extractive material resources for the social and economic welfare of the State. The Policy establishes appropriate planning controls to encourage ecologically sustainable development.

State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007

Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. The SEPP supports the transfer of the regulation of places of public entertainment and temporary structures (such as tents, marquees and booths) from the Local Government Act 1993 to the *Environmental Planning and Assessment Act 1979*.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2004

Amends various environmental planning instruments so as to omit provisions requiring consent authorities to obtain certain concurrences or refer matter to various persons or bodies.

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

Encourage the development of high quality accommodation for our ageing population and for people who have disabilities - housing that is in keeping with the local neighbourhood.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

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Removes duplicative or unnecessary requirements in environmental planning instruments which require concurrence from or referral to government agencies.

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

Aims to provide streamlined assessment processes for development that complies with specified development standards.

State Environmental Planning Policy (Affordable Rental Housing) 2009

Aims to provide a consistent planning regime for the retention and provision of affordable rental housing.

State Environmental Planning Policy (Infrastructure) 2007

Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

- 1.2 The land is affected by the following proposed environmental planning instruments that is or has been the subject of community consultation or on public exhibition under the Act (excludes instruments where the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

Draft State Environmental Planning Policy - Integrating Land Use and Transport

Draft State Environmental Planning Policy (Application of Development Standards) 2004

- 1.3 The land is affected by the following development control plans.

Hawkesbury Development Control Plan 2002

DCP - Contaminated Land

- 1.4 In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. *Zoning and land use under relevant LEPs*

- 2.1 The land is zoned : **Housing under Hawkesbury Local Environmental Plan 1989.**

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- 2.2 The purposes for which development may be carried out within the zone without development consent are referred to in the land use matrix Annexure.
- 2.3 The purposes for which development may not be carried out within the zone except with development consent are referred to in the land use matrix Annexure.
- 2.4 The purposes for which the carrying out of development is prohibited within the zone are referred to in the land use matrix Annexure.

The following special provisions apply to the subject property

**Hawkesbury Local
Environmental Plan 1989
(as amended)**

Clause 10 - Subdivision - general
Clause 12 - Residential subdivision - general provisions
Clause 23 - Advertising structures
Clause 35 - Bush rock removal
Clause 38 - Community use of school facilities and sites
Clause 39A - Bed & Breakfast accommodation
Clause 40B - Use of tyres for landfill prohibited
Clause 45 - Prohibited signs
Clause 53A - Special provision relating to multi unit housing

These special provisions may alter the above mentioned development which may be carried out with or without development consent and prohibited land uses. Please refer to the relevant provisions of **Hawkesbury Local Environmental Plan 1989 (as amended)**

- | | | |
|-----|--|-----------|
| 2.5 | Has Hawkesbury City Council adopted a development standard relating to a minimum dimension of land to permit the erection of a dwelling house on the land? | No |
| 2.6 | Does the subject property include or comprise critical habitat? | No |
| 2.7 | Is the subject property in a local conservation area, however described? | No |
| 2.8 | Is an item of environmental heritage situated on the subject property? | No |

The land may also be subject to a proposed environmental planning instrument (see 1.2) which may change the information given in this section of the certificate. Where relevant, a copy of the proposed environmental planning instrument or plain English explanation of the proposed environmental planning instrument appears in an Annexure.

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3. *Complying Development*

3.1 **General Housing Code**

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

No, because:

- the land is bush fire prone.

3.2 **Housing Internal Alterations Code**

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

Yes

3.3 **General Commercial and Industrial Code**

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

Yes

4. *Coastal Protection*

Is the subject land affected by the provisions of Section 38 or 39 of the Coastal Protection Act 1979?

No

5. *Mine Subsidence*

Is the subject land within a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act 1961?

No

6. *Road Widening*

Is the subject land affected by road widening or road re-alignment under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instruments, or any resolution of Hawkesbury City Council?

No

7. *Council and other public authority policies of hazard risk description*

Has Hawkesbury City Council or any other public authority adopted a policy that restricts the development of the land because of the likelihood of :

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- | | | |
|-----|---------------------|--------------|
| 7.1 | Landslip? | No |
| 7.2 | Bushfire Risk? | Major |
| 7.3 | Tidal inundation? | No |
| 7.4 | Subsidence? | No |
| 7.5 | Acid Sulfate Soils? | Yes |
| 7.6 | Any other risk? | No |

7A Flood Related Development Controls Information

- (1) Whether or not development on that 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) is subject to flood related development controls.

The land is not subject to flood related development controls

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

The land is not subject to flood related development controls

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. Land Reserved for Acquisition

Is the land affected by any environmental planning instrument, or proposed environmental planning instrument referred to in clause 1, which makes provision for the acquisition of the land by a public authority, as referred to in Section 27 of the Act?

No

9. Contributions Plans

The Hawkesbury City Council "Section 94 Contributions Plan 2008" applies to the subject land.

The Hawkesbury City Council "Section 94A Development Contributions Plan 2006" applies to the subject land.

10. Repealed

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11. ***Bush fire prone land***

Is the land bush fire prone? **All of the land is bush fire prone**

12. ***Property Vegetation Plan***

Has Council been notified that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies? **No**

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

Has Council been notified whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land? **No**

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

Is the land subject to a direction by the Minister in force under section 75P (2) (c1) of the *Environmental Planning and Assessment Act 1979*? **No**

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

15.1 Is the land subject to a current site compatibility certificate (seniors housing), of which the council is aware, issued under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*? **No**

15.2 Has Council granted a development consent after 11 October 2007 in respect of the land, setting out any terms of a kind referred to in clause 18 (2) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*? **No**

16. ***Site compatibility certificate for infrastructure***

Is the land subject to a valid site compatibility certificate (infrastructure), of which the council is aware? **No**

17. ***Site compatibility certificates and conditions for affordable rental***

17.1 Is the land subject to a current site compatibility certificate (affordable rental housing), of which the council is aware? **No**

17.2 Is the land subject to a statement setting out any terms of a kind referred to in clause 17(1) or 37(1) of *State* **No**

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Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application?

Additional Matters

Certain prescribed matters under Section 59(2) of the *Contaminated Land Management Act 1997* (CLMA1997).

- | | |
|--|-----------|
| a) Is the land significantly contaminated land within the meaning of the CLMA 1997? | No |
| b) Is the land subject to a management order within the meaning of the CLMA 1997? | No |
| c) Is the land subject to an approved voluntary management proposal within the meaning of the CLMA 1997? | No |
| d) Is the land subject to an ongoing maintenance order within the meaning of the CLMA 1997? | No |
| e) Is the land subject to a site audit statement within the meaning of the CLMA 1997? | No |

INFORMATION PURSUANT TO SECTION 149 (5) OF THE ACT

Applicants are advised that Council does not accept any liability in respect of any advice provided under the heading "Development Consent".

1. Tree Preservation Order

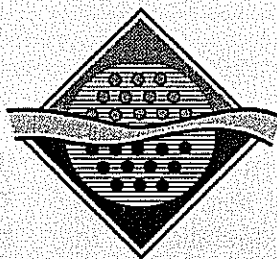
Hawkesbury City Council has adopted a Tree Preservation Order which applies to the entire local government area.

2. Development Consent

Has a development consent which applies to the subject land been issued within the past five 5 years? If a development consent has been issued within the past 5 years, reference should be made to Section 95 of the Act to determine whether or not the consent has lapsed. **No**

Peter Jackson
General Manager.

Per:  Date: 23 September 2009



What are acid sulphate soils?

Acid sulphate soils are the common name given to soils containing iron sulphides or their oxidation products. These soils form when sea or brackish water mixes with sediments containing organic matter, and are part of the world's natural sulphur cycle.

The acid sulphate soils of most concern are those which formed within the past 10,000 years, during and after the last major sea level rise. Sulphate (SO_4^{2-}) in the sea water reacted with iron oxides in sediments in the presence of organic matter from mangroves and other coastal vegetation. The chemical reaction produced large quantities of iron sulphides, mostly iron pyrite (FeS_2), in the sediments. When exposed to air, sulphides can oxidise to sulphuric acid (H_2SO_4), hence the name acid sulphate soils.

Potential acid sulphate soils

The sulphides in the sediments have generally remained beneath the water table. The water prevents oxygen in the air reacting with the sulphides. These unoxidised sulphidic sediments are commonly known as potential acid sulphate soils because they have the potential to oxidise to sulphuric acid. These soils can be:

- Waterlogged
- mid to dark grey to blue-green in colour
- soft, gel-like and sticky
- grey sands.

Actual acid sulphate soils

When sulphides are exposed to air and sulphuric acid starts to form, the soil is called an actual acid sulphate soil. The soil itself can neutralise some of the sulphuric acid. The remaining acid acidifies the soil water, the groundwater and eventually drainage waters and streams. In moving through the soil, the acid strips iron, aluminium and sometimes manganese from the soil, creating an acidic brew.

Impacts of acid drainage

When this acidic brew remains in the soil it can be toxic to plants or cause severe plant growth problems. As soon as it reaches streams, it can be lethal to aquatic life, particularly fish. It is also suspected that acid water causes fish diseases. Because there are large quantities of sulphides in acid sulphate soils, large volumes of acid can be released with devastating impacts on estuarine ecosystems. In addition, acid waters can corrode concrete and steel structures such as water pipes. The severe impact on sulphuric acid on our environment is the reason acid sulphate soils are of major concern to the community.

Where are acid sulphate soils?

Because of the way they were formed, recent acid sulphate soils are found in the coast zone. They occur in low-lying areas, coastal embayments and estuarine floodplains, and are still being formed today in mangrove and salt marshes, estuaries and tidal lakes. In general, we expect to find them in these areas where the surface elevation is less than five metres above mean sea level.

In New South Wales acid sulphate soils have been found in every estuary and embayment between the Victorian and Queensland borders. The NSW Department of Land and Water Conservation has produced maps showing their probable location in the state. The soils also occur all along the coast of Queensland and in the Northern Territory, and in isolated areas in Western Australia, South Australia and Victoria.

Scientists have estimated that there are more than two million hectares of acid sulphate soils in Australia containing about one billion tonnes of iron pyrite. One tonne of pyrite can produce about 1.5 tonnes of sulphuric acid.

Acid sulphate soils in nature

Under natural conditions potential acid sulphate soils are colonised by native vegetation. In prolonged dry seasons, evapotranspiration by plants can lower the watertable and initiate oxidation of the iron sulphides. When this occurs, acid is generated and, in floods following dry periods, some acid can be released into streams. The rest remains in the soil.

Drainage and excavation

Because potential acid sulphate soil areas are waterlogged, they are often drained. Drainage and excavation of these areas can greatly accelerate the natural rate of oxidation and lead to the rapid release of large slugs of acid into estuarine streams. In addition, excavated soil heaps continually leach acid and are difficult to revegetate. Drainage of these materials should be done with extreme caution and in consultation with relevant authorities.

How long will the acid remain?

In New South Wales there are some acid sulphate soils which were drained 100 years ago and are still releasing acid. For clay soils and oxidation process is very slow, possibly taking centuries. Oxidation of sandy materials can be quite rapid, sometimes less than a year, depending on the conditions.

What can be done about them?

The best management of potential acid sulphate soils is to avoid disturbing them, because they cause little problem while covered by water. Several different management strategies have been developed to treat actual acid sulphate soils. The most common is the use of a neutralising agent such as lime to treat the acid. It is important to recognise that in some areas the amount of sulphides in the soil is enormous and the cost of treatment may be very large. In general, treatment requires professional advice.

Where do I get advice?

Several government departments can assist with advice about management of acid sulphate soils, including the Department of Land and Water Conservation, the Environment Protection Authority, NSW Fisheries and NSW Agriculture. There are also private consultants who specialise in management of these soils. The acid sulphate soils information officer, Rebecca Lines-Kelly can direct you to the most appropriate source of information for your site. You can contact her by phone 066 261 319, fax 066 285 925 or on lineskr@agric.nsw.gov.au if you have e-mail.

FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

North Richmond

Flood chance of occurrence per year and historical floods

Meters above sea level (A H D)

26.1m Probable maximum flood after completion of side spillway. 1 in 100,000 chance per year.



26

24

22

20.4m 1 in 500 chance per year



20

18.9m 1 in 200 chance per year



18

17.5m 1 in 100 chance per year residential floor standard



16

16.4m 1 in 50 chance per year



15.1m 1 in 20 chance per year



14

14.0m 1 in 10 chance per year



12

12.5m 1 in 5 chance per year



10

8.4m Level of North Richmond bridge



8

6

4

Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

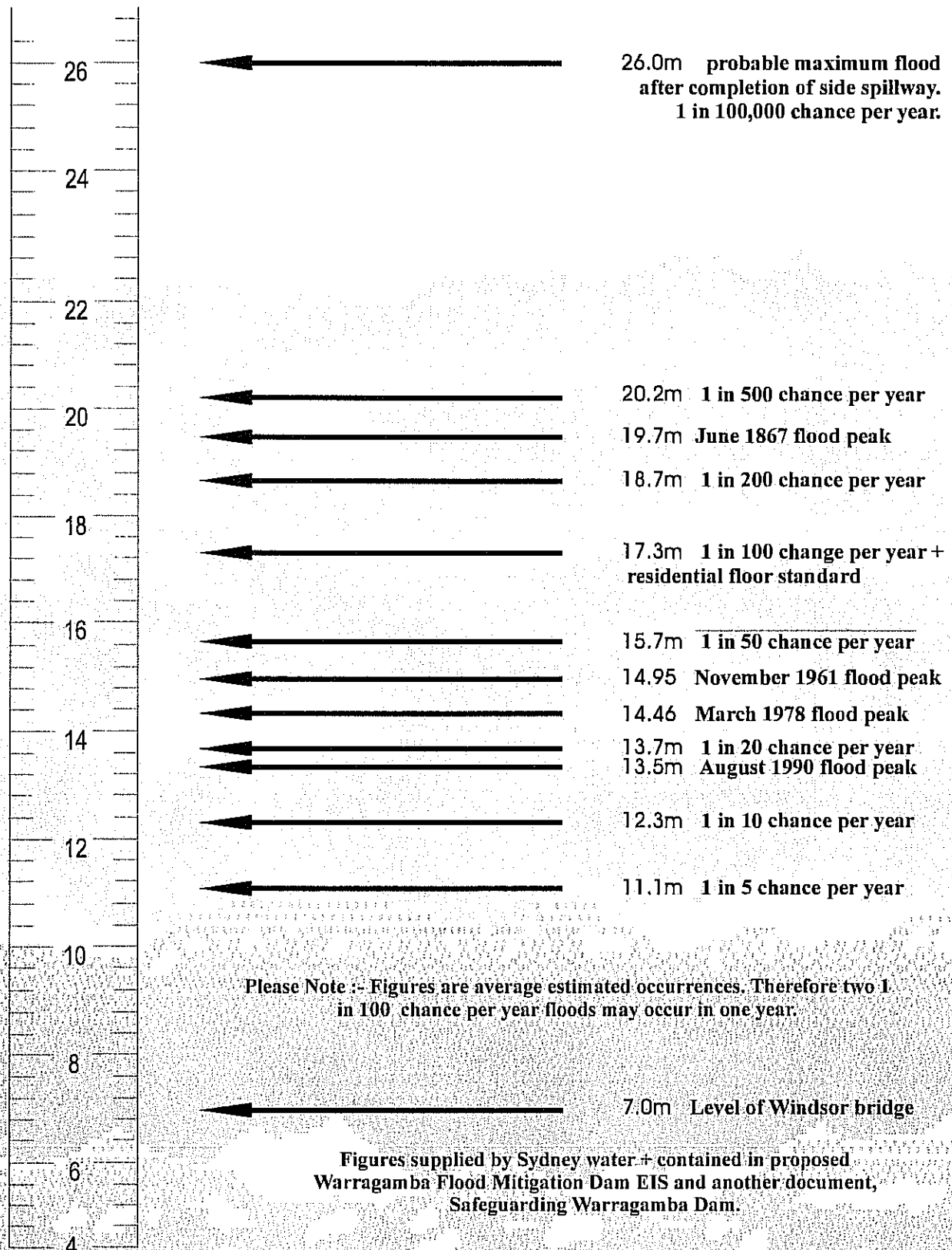
FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

Windsor

Meters above sea level (A H D)

Flood chance of occurrence per year and historical floods



Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

Land Use Matrix Annexure

Extract from Hawkesbury Local Environmental Plan 1989.

Please note that Clause 9 needs to be read in the context of Hawkesbury Local Environmental Plan 1989 as other clauses may apply. Please check contents of the Section 149 Planning Certificate and Hawkesbury Local Environmental Plan 1989.

9 Carrying out of development

- (1) Unless otherwise provided by this plan, the Land Use Matrix set out at the end of this clause specifies the following for each zone:
 - (a) development that does not require consent, where “N” is shown for that development,
 - (b) development that requires consent but may be exempt or complying development, where “X” is shown for that development,
 - (c) development that requires consent where “C” is shown for that development,
 - (d) development that is prohibited where there is no symbol shown for that development.

Note. Development in zones 5 (b) and 8 (a) is dealt with in clauses 9D and 9E.

- (2) Development that is not listed in the Land Use Matrix is prohibited.
- (3) Development will only be exempt development if it complies with the requirements of clause 9B.
- (4) Development will only be complying development if it complies with the requirements of clause 9C.
- (5) Any development listed in the Tables to clauses 9B and 9C that does not comply with the applicable requirements set out in those Tables in relation to the development is development that requires development consent.

Land Use Matrix

Note	
N	Development that does not require consent
X	Development that is either exempt or complying development (see clause 9B or 9C)
C	Development that requires consent
	Where no symbol appears, development is prohibited

Symbol	Zone
MA	Mixed Agriculture
RL	Rural Living
RV	Rural Village
RH	Rural Housing
CL	Consolidated Land Holdings
H	Housing
MU	Multi Unit Housing
3A	3 (a) Business General
3B	3 (b) Business Special
4A	4 (a) Industry General
4B	4 (b) Industry Light
5A	5 (a) Special Uses "A"
6A	6 (a) Open Space (Existing Recreation)
6B	6 (b) Open Space (Proposed Recreation)
6C	6 (c) Open Space (Private Recreation)
7A	7 (a) Environmental Protection (Wetlands)
7D	7 (d) Environmental Protection (Scenic)
EPA	Environmental Protection—Agriculture Protection (Scenic)
EPM	Environmental Protection—Mixed Agriculture (Scenic)
7E	7 (e) Environmental Protection (Consolidated Land Holdings)
9B	9 (b) Proposed Road

Zones																					
Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Access ramps	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Advertisements	X	X	X	X	X	X	X	X	X	X	X					C	C	C	X		
Advertising structures								C	C	C	C										
Agriculture	N	N		C	C	C	C	C	C	C	C	C		C	C		N	N	N	C	C
Airline terminals	C	C			C			C	C	C	C						C		C		
Animal establishments	C	C			C	C	C	C	C	C	C						C	C	C		
Bed and	X	X	X	X	X	X	X	X	X								X	X	X	X	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
breakfast accommodation																					
Boarding-houses	C	C	C		C	C	C	C	C	C	C						C		C		
Bulky goods sales rooms or showrooms								C	C	C	C										
Bus depots	C	C	C		C			C	C	C	C						C		C		
Bus stations	C	C	C		C	C	C	C	C	C	C						C		C		
Car repair stations								C	C	C	C										
Carnivals	N	N	N			C	C	N	N	N	N	N	N	N	N		N	N	N		N
Carports	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
Child care centres	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Clearing native vegetation	C	C	C	C	C	N	N	N	N	N	N	C	C	C	C		C	C	C		X
Clubs	C	C	C	C	C	C	C	C	C	C	C				C		C		C	C	
Commercial premises								C	C												
Community facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Dams	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Demolition	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X
Dual occupancies attached	C	C	C		C												C	C	C	C	
Dwelling-houses	C	C	C	C	C	X	X	C	C								C	C	C	C	
Educational establishments	C	C	C	C	C	C	C	C	C			C					C	C	C	C	
Exhibition homes				C		C	C	C	C												
Extractive industries	C									C	C										
Farm gate sales outlets	C	C	C		C												C	C	C	C	
Fences	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X
Flag poles	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	
Forestry	C				C	C	C	C	C	C	C		C	C			C	C	C		
Garages	X	X	C	C	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
General stores	C	C	C		C	C	C	C	C	C	C						C	C	C		
Generating works	C	C	C		C			C	C	C	C						C	C	C		
Helipads	C	C	C		C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Heliports	C	C			C			C	C	C	C						C		C		
Home industries	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Home occupations	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Hospitals	C	C	C	C	C	C	C	C	C	C	C	C					C		C	C	
Hotels	C	C	C		C			C	C	C	C						C		C		
Identified land uses	C	C	C	C	C	C	C	C	C	C	C	C				C	C	C	C	C	
Industries										C											
Institutions	C	C	C		C					C	C						C		C	C	
Intensive agriculture	C	C			C												C	C	C		
Junk yards	C									C											
Landfilling	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Light industries									C	C	C										
Liquid fuel depots										C	C										
Mineral sand mines	C									C	C										
Mines	C									C	C										
Motels	C	C	C		C		C	C	C		C						C		C	C	
Motor show rooms								C	C	C	C										
Multi unit housing							C	C	C												
Offensive or hazardous industries										C											
Places of assembly	C	C	C	C	C			C	C	C	C						C	C	C	C	
Places of public worship	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Produce stores	C	C	C					C	C	C	C						C	C	C		
Professional and commercial chambers	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Public buildings	C	C	C	C	C	C	C	C	C	C	C	C		C	C		C		C	C	
Public utility undertakings	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N
Real estate sales signs	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Recreation areas	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Recreation facilities	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Recreation vehicle areas	C	C	C					C	C	C	C		C	C	C		C		C		C
Recreational establishments	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	
Refreshment rooms	C	C	C		C			C	C	C	C		C	C	C		C	C	C		
Renovations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Retail plant nurseries	C	C	C					C	C	C	C						C	C	C		
Retaining walls	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Road transport terminals	C				C					C	C										
Roadside stalls	C	C	C		C												C	C	C		
Rural industries	C									C	C						C	C	C		
Rural sheds	X	X	C	C	X	C						X	X	X	X		C	X	X	C	
Rural tourist facilities	C	C			C												C	C		C	
Rural workers' dwellings	C				C												C	C	C		
Satellite dishes	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Sawmills	C									C							C	C	C		
Service stations								C	C	C	C										
Shop fit outs								X	X												
Shops								C	C												
Stock and sale yards	C									C	C						C	C	C		
Structures ancillary to dwellings	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Timber and building supplies											C										
Tourist facilities	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Transport terminals										C	C						C				
Truck depots	C								C	C	C								C		
Units for aged persons						C	C	C	C	C	C										
Utility installations	N	N			N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Warehouses								C	C	C	C										
Waste storage containers	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X

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Certificate No. PC0725/10

John De Martin
C/- JBS Environmental
PO Box 940
MASCOT NSW 1460

HAWKESBURY CITY COUNCIL

PLANNING CERTIFICATE

ISSUED UNDER SECTION 149

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979, AS AMENDED

Your Ref: 40946

LAND DESCRIPTION: Lot 2 DP 533402, 103 Spinks Road
GLOSSODIA NSW 2756

INFORMATION PURSUANT TO SECTION 149 (2) OF THE ACT

1. *Names of relevant planning instruments and Development Control Plans.*

1.1 The land is affected by the following environmental planning instruments:

Hawkesbury Local Environmental Plan 1989 (as amended)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1995)

Identifies regionally significant extractive resources within the Sydney Region to facilitate their utilisation. The plan ensures extraction is carried out in an environmentally acceptable manner and prohibits extraction from certain environmentally sensitive areas. It ensures that decisions on future urban expansion take into account the ability to realise the full potential of important deposits.

Sydney Regional Environmental Plan No 20 - Hawkesbury Nepean River.

SREP No 20 (No 2 - 1997) was gazetted on 6 November 1997, and is accompanied by the 'Hawkesbury-Nepean Action Plan 1997' and 'Codes of Practice for Consultation'.

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The aim of SREP No 20 (No 2 - 1997) is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

SREP No 20 (No 2 - 1997) requires development consent for the purpose of caravan parks or camping grounds; composting facilities or works; buildings works or land uses within conservation area sub-catchments; remediation of contaminated land; filling; certain activities in relation to items of non-aboriginal heritage; intensive horticulture industries; some intensive animal industries; manufactured home estates; marinas; recreational facilities; land uses in or near the river; land uses in riverine scenic areas; sewerage systems or works.

Development for extractive industries is prohibited in some areas. Consent of Council and the concurrence of the Director-General is required for maintenance dredging and extractive operations carried out downstream of the Wallacia Bridge as a consequence of, and ancillary to, works for flood mitigation, bank stabilisation, the construction of bridges or other instream structures (such as marinas) or the licensed or unlicensed withdrawal of water where extraction is necessary to carry out the works. Some intensive animal industries and potentially hazardous or offensive industries are prohibited if carried out on a floodway. Development in mapped wetlands requires the consent of Council and the concurrence of the Director-General of Urban Affairs and Planning.

State Environmental Planning Policy No 1 - Development Standards

Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

State Environmental Planning Policy No 4 - Development Without Consent; as amended.

This policy allows relatively simple or minor changes of land or building use and certain types of development without the need for formal development applications. The types of development covered in the policy are outlined in the policy.

State Environmental Planning Policy No 6 - Number of Storeys in a Building.

Sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments.

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

Protects and preserves bushland within certain urban areas, as part of the natural heritage or for recreation, educational and scientific purposes. The policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

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State Environmental Planning Policy No 21 - Caravan Parks.

Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

State Environmental Planning Policy No 30 - Intensive Agriculture.

Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The policy sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry. The policy does not alter if, and where, such development is permitted, or the functions of the consent authority.

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

Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment, and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

State Environmental Planning Policy No 44 - Koala Habitat.

Encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range. Local councils cannot approve development in an area affected by the policy without an investigation of core koala habitat. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat.

State Environmental Planning Policy No 50 - Canal Estate Development

Bans new canal estates from the date of gazettal, to ensure coastal and aquatic

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environments are not affected by these developments.

State Environmental Planning Policy No 55 - Remediation of Land.

Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.

State Environmental Planning Policy No 62 - Sustainable Aquaculture

Encourages the sustainable expansion of the industry in NSW. The policy implements the regional strategies already developed by creating a simple approach to identify and categorise aquaculture development on the basis of its potential environmental impact. The SEPP also identifies aquaculture development as a designated development only where there are potential environmental risks.

State Environmental Planning Policy No 64 - Advertising and Signage.

Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development.

Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

State Environmental Planning Policy (Basix) 2004

This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

State Environmental Planning Policy (Major Projects) 2005

Defines certain developments that are major projects under Part 3A of the Environmental Planning & Assessment Act, 1979 and determined by the Minister for Planning. The SEPP also lists State significant sites.

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

The Policy aims to provide for the proper management and development of mining, petroleum and extractive material resources for the social and economic welfare of the State. The Policy establishes appropriate planning controls to encourage ecologically sustainable development.

State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007

Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. The SEPP supports the transfer of the regulation of places of public entertainment and temporary structures (such as tents, marquees and booths) from the Local Government Act 1993 to the *Environmental Planning and Assessment Act 1979*.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2004

Amends various environmental planning instruments so as to omit provisions requiring consent authorities to obtain certain concurrences or refer matter to various persons or bodies.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

Removes duplicative or unnecessary requirements in environmental planning instruments which require concurrence from or referral to government agencies.

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

Aims to provide streamlined assessment processes for development that complies with specified development standards.

State Environmental Planning Policy (Affordable Rental Housing) 2009

Aims to provide a consistent planning regime for the retention and provision of affordable rental housing.

State Environmental Planning Policy (Infrastructure) 2007

Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

The land may be affected by the following environmental planning instrument :

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

Encourage the development of high quality accommodation for our aging population and for people who have disabilities - housing that is in keeping with the local neighbourhood.

- 1.2 The land is affected by the following proposed environmental planning instruments that is or has been the subject of community consultation or on public exhibition under the Act (excludes instruments where the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

Draft State Environmental Planning Policy - Integrating Land Use and Transport

Draft State Environmental Planning Policy (Application of Development Standards) 2004

- 1.3 The land is affected by the following development control plans.

Hawkesbury Development Control Plan 2002

DCP - Contaminated Land

- 1.4 In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. *Zoning and land use under relevant LEPs*

- 2.1 The land is zoned : **Mixed Agriculture under Hawkesbury Local Environmental Plan 1989.**
- 2.2 The purposes for which development may be carried out within the zone without development consent are referred to in the land use matrix Annexure.
- 2.3 The purposes for which development may not be carried out within the zone except with development consent are referred to in the land use matrix Annexure.
- 2.4 The purposes for which the carrying out of development is prohibited within the zone are referred to in the land use matrix Annexure.

The following special provisions apply to the subject property

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Hawkesbury Local Environmental Plan 1989 (as amended)

Clause 10 - Subdivision - general
Clause 15 - Erection of dwelling-houses
Clause 17 - Rural workers' dwellings
Clause 22 - Development fronting a main or arterial road
Clause 23 - Advertising structures
Clause 35 - Bush rock removal
Clause 36 - Clearing of land in certain environmental and other zones
Clause 38 - Community use of school facilities and sites
Clause 39A - Bed & Breakfast accommodation
Clause 40B - Use of tyres for landfill prohibited
Clause 45 - Prohibited signs

These special provisions may alter the above mentioned development which may be carried out with or without development consent and prohibited land uses. Please refer to the relevant provisions of **Hawkesbury Local Environmental Plan 1989 (as amended)**

- | | | |
|-----|--|-----------|
| 2.5 | Has Hawkesbury City Council adopted a development standard relating to a minimum dimension of land to permit the erection of a dwelling house on the land? | No |
| 2.6 | Does the subject property include or comprise critical habitat? | No |
| 2.7 | Is the subject property in a local conservation area, however described? | No |
| 2.8 | Is an item of environmental heritage situated on the subject property? | No |

The land may also be subject to a proposed environmental planning instrument (see 1.2) which may change the information given in this section of the certificate. Where relevant, a copy of the proposed environmental planning instrument or plain English explanation of the proposed environmental planning instrument appears in an Annexure.

3. **Complying Development**

3.1 **General Housing Code**

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

No, because:

- the land is bush fire prone.

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3.2 Housing Internal Alterations Code

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

Yes

3.3 General Commercial and Industrial Code

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

Yes

4. Coastal Protection

Is the subject land affected by the provisions of Section 38 or 39 of the Coastal Protection Act 1979?

No

5. Mine Subsidence

Is the subject land within a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act 1961?

No

6. Road Widening

Is the subject land affected by road widening or road re-alignment under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instruments, or any resolution of Hawkesbury City Council?

No

7. Council and other public authority policies of hazard risk description

Has Hawkesbury City Council or any other public authority adopted a policy that restricts the development of the land because of the likelihood of :

7.1	Landslip?	No
7.2	Bushfire Risk?	Major Moderate
7.3	Tidal inundation?	No
7.4	Subsidence?	No
7.5	Acid Sulfate Soils?	Yes

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7.6 Any other risk? **No**

7A ***Flood Related Development Controls Information***

- (1) Whether or not development on that 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) is subject to flood related development controls.

The land is not subject to flood related development controls

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

The land is not subject to flood related development controls

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. ***Land Reserved for Acquisition***

Is the land affected by any environmental planning instrument, or proposed environmental planning instrument referred to in clause 1, which makes provision for the acquisition of the land by a public authority, as referred to in Section 27 of the Act? **No**

9. ***Contributions Plans***

The Hawkesbury City Council "Section 94 Contributions Plan 2008" applies to the subject land.

The Hawkesbury City Council "Section 94A Development Contributions Plan 2006" applies to the subject land.

10. ***Repealed***

11. ***Bush fire prone land***

Is the land bush fire prone? **All of the land is bush fire prone**

12. ***Property Vegetation Plan***

Has Council been notified that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies? **No**

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

Has Council been notified whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land? **No**

14. *Directions under Part 3A*

Is the land subject to a direction by the Minister in force under section 75P (2) (c1) of the *Environmental Planning and Assessment Act 1979*? **No**

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

15.1 Is the land subject to a current site compatibility certificate (seniors housing), of which the council is aware, issued under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*? **No**

15.2 Has Council granted a development consent after 11 October 2007 in respect of the land, setting out any terms of a kind referred to in clause 18 (2) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*? **No**

16. *Site compatibility certificate for infrastructure*

Is the land subject to a valid site compatibility certificate (infrastructure), of which the council is aware? **No**

17. *Site compatibility certificates and conditions for affordable rental*

17.1 Is the land subject to a current site compatibility certificate (affordable rental housing), of which the council is aware? **No**

17.2 Is the land subject to a statement setting out any terms of a kind referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application? **No**

Additional Matters

Certain prescribed matters under Section 59(2) of the *Contaminated Land Management Act 1997* (CLMA1997).

a) Is the land significantly contaminated land within the meaning of the CLMA 1997? **No**

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- | | |
|--|-----------|
| b) Is the land subject to a management order within the meaning of the CLMA 1997? | No |
| c) Is the land subject to an approved voluntary management proposal within the meaning of the CLMA 1997? | No |
| d) Is the land subject to an ongoing maintenance order within the meaning of the CLMA 1997? | No |
| e) Is the land subject to a site audit statement within the meaning of the CLMA 1997? | No |

INFORMATION PURSUANT TO SECTION 149 (5) OF THE ACT

Applicants are advised that Council does not accept any liability in respect of any advice provided under the heading "Development Consent".

1. *Tree Preservation Order*

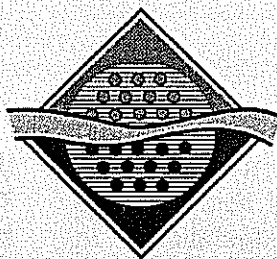
Hawkesbury City Council has adopted a Tree Preservation Order which applies to the entire local government area.

2. *Development Consent*

Has a development consent which applies to the subject land been issued within the past five 5 years? If a development consent has been issued within the past 5 years, reference should be made to Section 95 of the Act to determine whether or not the consent has lapsed. **No**

Peter Jackson
General Manager.

Per: Date: 9 October 2009



What are acid sulphate soils?

Acid sulphate soils are the common name given to soils containing iron sulphides or their oxidation products. These soils form when sea or brackish water mixes with sediments containing organic matter, and are part of the world's natural sulphur cycle.

The acid sulphate soils of most concern are those which formed within the past 10,000 years, during and after the last major sea level rise. Sulphate (SO_4^{2-}) in the sea water reacted with iron oxides in sediments in the presence of organic matter from mangroves and other coastal vegetation. The chemical reaction produced large quantities of iron sulphides, mostly iron pyrite (FeS_2), in the sediments. When exposed to air, sulphides can oxidise to sulphuric acid (H_2SO_4), hence the name acid sulphate soils.

Potential acid sulphate soils

The sulphides in the sediments have generally remained beneath the water table. The water prevents oxygen in the air reacting with the sulphides. These unoxidised sulphidic sediments are commonly known as potential acid sulphate soils because they have the potential to oxidise to sulphuric acid. These soils can be:

- Waterlogged
- mid to dark grey to blue-green in colour
- soft, gel-like and sticky
- grey sands.

Actual acid sulphate soils

When sulphides are exposed to air and sulphuric acid starts to form, the soil is called an actual acid sulphate soil. The soil itself can neutralise some of the sulphuric acid. The remaining acid acidifies the soil water, the groundwater and eventually drainage waters and streams. In moving through the soil, the acid strips iron, aluminium and sometimes manganese from the soil, creating an acidic brew.

Impacts of acid drainage

When this acidic brew remains in the soil it can be toxic to plants or cause severe plant growth problems. As soon as it reaches streams, it can be lethal to aquatic life, particularly fish. It is also suspected that acid water causes fish diseases. Because there are large quantities of sulphides in acid sulphate soils, large volumes of acid can be released with devastating impacts on estuarine ecosystems. In addition, acid waters can corrode concrete and steel structures such as water pipes. The severe impact on sulphuric acid on our environment is the reason acid sulphate soils are of major concern to the community.

Where are acid sulphate soils?

Because of the way they were formed, recent acid sulphate soils are found in the coast zone. They occur in low-lying areas, coastal embayments and estuarine floodplains, and are still being formed today in mangrove and salt marshes, estuaries and tidal lakes. In general, we expect to find them in these areas where the surface elevation is less than five metres above mean sea level.

In New South Wales acid sulphate soils have been found in every estuary and embayment between the Victorian and Queensland borders. The NSW Department of Land and Water Conservation has produced maps showing their probable location in the state. The soils also occur all along the coast of Queensland and in the Northern Territory, and in isolated areas in Western Australia, South Australia and Victoria.

Scientists have estimated that there are more than two million hectares of acid sulphate soils in Australia containing about one billion tonnes of iron pyrite. One tonne of pyrite can produce about 1.5 tonnes of sulphuric acid.

Acid sulphate soils in nature

Under natural conditions potential acid sulphate soils are colonised by native vegetation. In prolonged dry seasons, evapotranspiration by plants can lower the watertable and initiate oxidation of the iron sulphides. When this occurs, acid is generated and, in floods following dry periods, some acid can be released into streams. The rest remains in the soil.

Drainage and excavation

Because potential acid sulphate soil areas are waterlogged, they are often drained. Drainage and excavation of these areas can greatly accelerate the natural rate of oxidation and lead to the rapid release of large slugs of acid into estuarine streams. In addition, excavated soil heaps continually leach acid and are difficult to revegetate. Drainage of these materials should be done with extreme caution and in consultation with relevant authorities.

How long will the acid remain?

In New South Wales there are some acid sulphate soils which were drained 100 years ago and are still releasing acid. For clay soils and oxidation process is very slow, possibly taking centuries. Oxidation of sandy materials can be quite rapid, sometimes less than a year, depending on the conditions.

What can be done about them?

The best management of potential acid sulphate soils is to avoid disturbing them, because they cause little problem while covered by water. Several different management strategies have been developed to treat actual acid sulphate soils. The most common is the use of a neutralising agent such as lime to treat the acid. It is important to recognise that in some areas the amount of sulphides in the soil is enormous and the cost of treatment may be very large. In general, treatment requires professional advice.

Where do I get advice?

Several government departments can assist with advice about management of acid sulphate soils, including the Department of Land and Water Conservation, the Environment Protection Authority, NSW Fisheries and NSW Agriculture. There are also private consultants who specialise in management of these soils. The acid sulphate soils information officer, Rebecca Lines-Kelly can direct you to the most appropriate source of information for your site. You can contact her by phone 066 261 319, fax 066 285 925 or on lineskr@agric.nsw.gov.au if you have e-mail.

FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

North Richmond

Flood chance of occurrence per year and historical floods

Meters above sea level (A H D)

26.1m Probable maximum flood after completion of side spillway. 1 in 100,000 chance per year.



26

24

22

20.4m 1 in 500 chance per year



20

18.9m 1 in 200 chance per year



18

17.5m 1 in 100 chance per year residential floor standard



16.4m 1 in 50 chance per year



16

15.1m 1 in 20 chance per year



14.0m 1 in 10 chance per year



14

12.5m 1 in 5 chance per year



12

10

8.4m Level of North Richmond bridge



8

Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

6

4

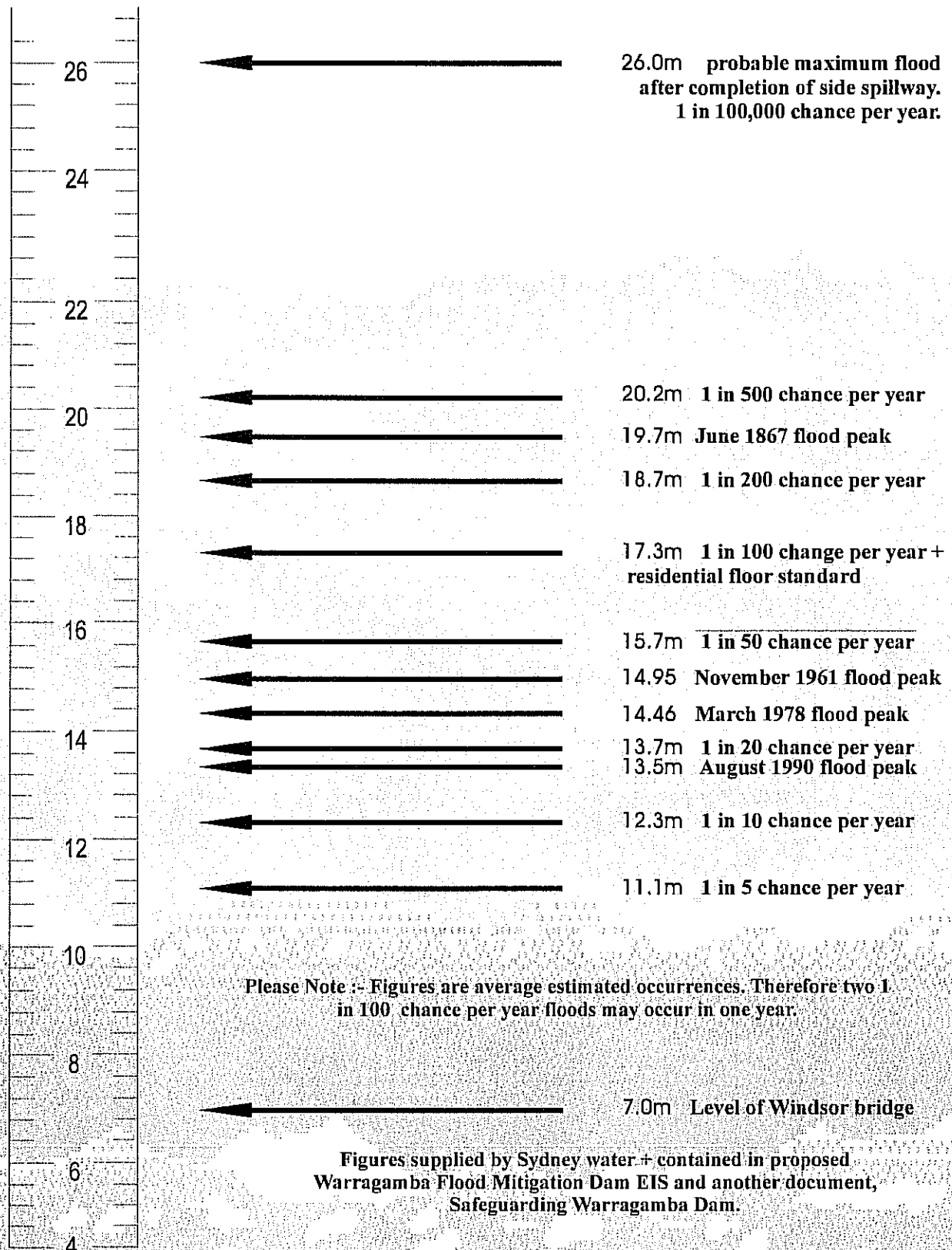
FLOOD AWARENESS - CITY OF HAWKESBURY

Please note that there is a risk of flooding above Council's residential floor height control. The table below indicates levels to Australian Height Datum (above sea level) for estimated flooding probabilities and historical flood peaks.

Windsor

Meters above sea level (A H D)

Flood chance of occurrence per year and historical floods



Please Note :- Figures are average estimated occurrences. Therefore two 1 in 100 chance per year floods may occur in one year.

Figures supplied by Sydney water + contained in proposed Warragamba Flood Mitigation Dam EIS and another document, Safeguarding Warragamba Dam.

Land Use Matrix Annexure

Extract from Hawkesbury Local Environmental Plan 1989.

Please note that Clause 9 needs to be read in the context of Hawkesbury Local Environmental Plan 1989 as other clauses may apply. Please check contents of the Section 149 Planning Certificate and Hawkesbury Local Environmental Plan 1989.

9 Carrying out of development

- (1) Unless otherwise provided by this plan, the Land Use Matrix set out at the end of this clause specifies the following for each zone:
 - (a) development that does not require consent, where “N” is shown for that development,
 - (b) development that requires consent but may be exempt or complying development, where “X” is shown for that development,
 - (c) development that requires consent where “C” is shown for that development,
 - (d) development that is prohibited where there is no symbol shown for that development.

Note. Development in zones 5 (b) and 8 (a) is dealt with in clauses 9D and 9E.

- (2) Development that is not listed in the Land Use Matrix is prohibited.
- (3) Development will only be exempt development if it complies with the requirements of clause 9B.
- (4) Development will only be complying development if it complies with the requirements of clause 9C.
- (5) Any development listed in the Tables to clauses 9B and 9C that does not comply with the applicable requirements set out in those Tables in relation to the development is development that requires development consent.

Land Use Matrix

Note	
N	Development that does not require consent
X	Development that is either exempt or complying development (see clause 9B or 9C)
C	Development that requires consent
	Where no symbol appears, development is prohibited

Symbol	Zone
MA	Mixed Agriculture
RL	Rural Living
RV	Rural Village
RH	Rural Housing
CL	Consolidated Land Holdings
H	Housing
MU	Multi Unit Housing
3A	3 (a) Business General
3B	3 (b) Business Special
4A	4 (a) Industry General
4B	4 (b) Industry Light
5A	5 (a) Special Uses "A"
6A	6 (a) Open Space (Existing Recreation)
6B	6 (b) Open Space (Proposed Recreation)
6C	6 (c) Open Space (Private Recreation)
7A	7 (a) Environmental Protection (Wetlands)
7D	7 (d) Environmental Protection (Scenic)
EPA	Environmental Protection—Agriculture Protection (Scenic)
EPM	Environmental Protection—Mixed Agriculture (Scenic)
7E	7 (e) Environmental Protection (Consolidated Land Holdings)
9B	9 (b) Proposed Road

Zones																					
Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Access ramps	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Advertisements	X	X	X	X	X	X	X	X	X	X	X					C	C	C	X		
Advertising structures								C	C	C	C										
Agriculture	N	N		C	C	C	C	C	C	C	C	C		C	C		N	N	N	C	C
Airline terminals	C	C			C			C	C	C	C						C		C		
Animal establishments	C	C			C	C	C	C	C	C	C						C	C	C		
Bed and	X	X	X	X	X	X	X	X	X								X	X	X	X	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
breakfast accommodation																					
Boarding-houses	C	C	C		C	C	C	C	C	C	C						C		C		
Bulky goods sales rooms or showrooms								C	C	C	C										
Bus depots	C	C	C		C			C	C	C	C						C		C		
Bus stations	C	C	C		C	C	C	C	C	C	C						C		C		
Car repair stations								C	C	C	C										
Carnivals	N	N	N			C	C	N	N	N	N	N	N	N	N		N	N	N		N
Carports	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
Child care centres	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Clearing native vegetation	C	C	C	C	C	N	N	N	N	N	N	C	C	C	C		C	C	C		X
Clubs	C	C	C	C	C	C	C	C	C	C	C				C		C		C	C	
Commercial premises								C	C												
Community facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	
Dams	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Demolition	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X
Dual occupancies attached	C	C	C		C												C	C	C	C	
Dwelling-houses	C	C	C	C	C	X	X	C	C								C	C	C	C	
Educational establishments	C	C	C	C	C	C	C	C	C			C					C	C	C	C	
Exhibition homes				C		C	C	C	C												
Extractive industries	C									C	C										
Farm gate sales outlets	C	C	C		C												C	C	C	C	
Fences	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X
Flag poles	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	
Forestry	C				C	C	C	C	C	C	C		C	C			C	C	C		
Garages	X	X	C	C	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C	
General stores	C	C	C		C	C	C	C	C	C	C						C	C	C		
Generating works	C	C	C		C			C	C	C	C						C	C	C		
Helipads	C	C	C		C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	



Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Heliports	C	C			C			C	C	C	C						C		C		
Home industries	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Home occupations	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Hospitals	C	C	C	C	C	C	C	C	C	C	C	C					C		C	C	
Hotels	C	C	C		C			C	C	C	C						C		C		
Identified land uses	C	C	C	C	C	C	C	C	C	C	C	C				C	C	C	C	C	
Industries										C											
Institutions	C	C	C		C					C	C						C		C	C	
Intensive agriculture	C	C			C												C	C	C		
Junk yards	C									C											
Landfilling	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Light industries									C	C	C										
Liquid fuel depots										C	C										
Mineral sand mines	C									C	C										
Mines	C									C	C										
Motels	C	C	C		C		C	C	C		C						C		C	C	
Motor show rooms								C	C	C	C										
Multi unit housing							C	C	C												
Offensive or hazardous industries										C											
Places of assembly	C	C	C	C	C			C	C	C	C						C	C	C	C	
Places of public worship	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Produce stores	C	C	C					C	C	C	C						C	C	C		
Professional and commercial chambers	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Public buildings	C	C	C	C	C	C	C	C	C	C	C	C		C	C		C		C	C	
Public utility undertakings	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N
Real estate sales signs	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Recreation areas	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Recreation facilities	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	

Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Recreation vehicle areas	C	C	C					C	C	C	C		C	C	C		C		C		C
Recreational establishments	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	
Refreshment rooms	C	C	C		C			C	C	C	C		C	C	C		C	C	C		
Renovations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Retail plant nurseries	C	C	C					C	C	C	C						C	C	C		
Retaining walls	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Road transport terminals	C				C					C	C										
Roadside stalls	C	C	C		C												C	C	C		
Rural industries	C									C	C						C	C	C		
Rural sheds	X	X	C	C	X	C						X	X	X	X		C	X	X	C	
Rural tourist facilities	C	C			C												C	C		C	
Rural workers' dwellings	C				C												C	C	C		
Satellite dishes	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Sawmills	C									C							C	C	C		
Service stations								C	C	C	C										
Shop fit outs								X	X												
Shops								C	C												
Stock and sale yards	C									C	C						C	C	C		
Structures ancillary to dwellings	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Timber and building supplies											C										
Tourist facilities	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Transport terminals										C	C						C				
Truck depots	C								C	C	C								C		
Units for aged persons						C	C	C	C	C	C										
Utility installations	N	N			N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Warehouses								C	C	C	C										
Waste storage containers	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X

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