

Preliminary Contamination Investigation Report

Lot 711 DP 1128593.

Greigs Flat NSW

November 6, 2021

Prepared for:

Graeme Payten

C/o

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Executive Summary

At the request of Garrett Barry Planning Services PTY, LTD. on behalf of Mr. Graeme Payten (Client), A.F. Legler & Associates PTY, LTD. (AFLA) has conducted Preliminary Contamination Investigation of the undeveloped portion of lot 711, DP 1128593 Greigs Flat NSW, (Subject Property).

The objectives of the investigation are to identify potential land contamination issues, and to make recommendations for further assessment or remediation if necessary.

The scope of work has included Preliminary Contamination Investigation based on NSW EPA Guidelines for Consultants Reporting on Contaminated Sites.

The site inspection revealed no evidence land contamination in the form of land filling, dumping, chemicals, chemical spills, drums and containers, or soil staining.

A review of the site's history has been undertaken by local Historian Angela George who's report is attached In **Appendix C**. The review of site history identified burial of demolition waste from the former Milking Complex and yards located on proposed Lot 3 as well as the potential use of pesticides and other chemicals associated with buildings, farming and/or market gardening. The report also indicates that asbestos containing materials as well as lead based paints and/or galvanized metals may have been used in existing and/or former buildings. Additionally, the report indicates that there is no record of livestock dipping or mining activity on the site.

Minor amounts of debris including the remains of boiler and several tires and wheels were identified in the northwest corner of the property, which the Review of Site History has identified as possible relics of past timber getting or fodder processing operations.

Based on the above, additional assessment may be warranted regarding potential buried demolition waste on Proposed Lot 3, otherwise no additional assessment is recommended.

1.0 Introduction

At the request of Garrett Barry Planning Services PTY, LTD. on behalf of Mr. Graeme Payten (Client), A.F. Legler & Associates PTY, LTD. (AFLA) has conducted a Preliminary Contamination Investigation of Lot 711, DP 1128593, Greigs Flat, NSW (Subject Property).

2.0 Scope of Work

The scope of work included a detailed inspection of the un developed portions of the Subject Property and surrounding land, interviews with knowledgeable persons, review of other available information, and report preparation.

A detailed inspection of buildings including the residence and out buildings located on Proposed Lot 4 and Rose Hill Cottage and adjacent out buildings located on proposed Lot 5 was not conducted.

3.0 Site Identification

3.1 Lot Number and DP

Lot 711, DP 1128593

3.2 Locality Map

See **Figure 1 – Site Locality Map (Appendix A)**

3.3 Site Plan

See **Figure 2- Detailed Site Plan (Appendix A)**

3.4 Previous Assessments

There are no known previous assessments pertaining to contaminated land concerning the subject property.

4.0 Site History and Land Use

A Review of Site History prepared by local Historian Angela George is attached in **Appendix C**. The Review of Site History included the following information relevant to potential land contamination:

- Burial of demolition waste from the former Milking Complex and yards is reported to be located on proposed Lot 3;
- Potential use of pesticides and other chemicals associated with, buildings, farming and/or market gardening;
- Asbestos containing materials, lead based paints, galvanized metals may have been used in existing and/or former buildings;
- A fertilizer dump is reported to have been located in the vicinity of proposed Lot 3;
- No record of livestock dipping or mining activity have been identified regarding the Subject Property;
- Disused machinery located about 100 m from new residence likely to be associated with timber getting activities or fodder processing;

A letter obtained from the current owner of the property Graeme Payten, from John Chester a previous owner of the property indicates that there were no cattle or sheep dips located on the property. (**See Appendix C**).

4.1 Zoning

The site is currently zoned 1(a) Rural General Zone.

4.2 Land Use

The Subject Property comprises approximately 41 Ha. The proposed subdivision includes 15 Lots of which lots 4 & 5 contain existing infrastructure. Lot 4 contains a relatively new residential home and out buildings currently owned and occupied by Graeme Payten. Lot 4 contains an 19890's era weatherboard cottage (Rose Hill Cottage) as well as a number of out buildings.

The remainder of the property is un developed with the exception of one small dam on Lot 1 another small dam on the boundary of Lots 12 & 13.

4.3 Summary of Council Rezoning, Development, Building Approvals, 10.7 Planning Certificates, and other Information.

4.3.1 Section 10.7 Certificates

A 10.7 (2) certificate for the subject property was obtained from Bega Valley Shire Council (**See Appendix B**).

Based on review of the 10.7(2) certificate page 14 & 15, Notes: (a) through (e).

- The Subject Property is not declared significantly contaminated land by DECC under the CLM Act;

- The Subject Property is not subject to management order issued by DECC under the CLM Act;
- A voluntary management proposal for the Subject Property has not been agreed to;
- The Subject Property is not subject to an ongoing maintenance order;
- The Subject Property is not the subject of a site audit statement.

The 10.7(5) Certificate obtained from Bega Valley Shire Council (**See Appendix B**) does not list additional information in regard to potential contaminated land.

4.3.2 Contaminated Land Record Search

A search was made of the NSW DECC Contaminated Land Data Base. The following records were searched for the Bega Valley LGA (**See Appendix B**):

- Declaration of Investigation Area
- Investigation Order
- Note of Existing or Voluntary Investigation Proposal
- Declaration of Remediation Site
- Notice of Maintaining Remediation
- Notice to Repeal Declaration of Significantly Contaminated Land
- Revocation of Notice
- Completion of Voluntary Proposal
- Site Audit Statement

The above search returned no records.

The NSW EPA publishes a list of notified contaminated sites each month. The list of notified sites contain land that has been notified to the EPA as being potentially contaminated. The list states whether the land is regulated under the CLM Act. There were no sites listed for Pambula or South Pambula.

The NSW DECC Protection of the Environment Order License data base was searched. There were no sites listed for Pambula or South Pambula.

4.3.4 Building and Planning Approvals

There are no building or planning approvals listed in the 10.7 (5) planning certificate (**See Appendix B**)

4.4 Aerial Photographs

One arial photograph obtained from NSW Spatial Information Exchange has been used in the assessment of the property and shows the exiting development. (**See Figure 2 - Appendix A**)

4.5 Disposal Locations

The Review of Site History **Appendix C**, has identified the potential for buried demolition waste on proposed Lot 3 as well as the potential for onsite dumping of rubbish.

4.6 Details of Building and Related Permits Licenses Approvals and Trade Waste Agreements

Based on review of the 10.7 planning certificate as well as an interview with the property owner, no building and related permits, license approvals or trade waste agreements are known to exist for the subject property.

4.7 Historical Use of Adjacent Land

Adjacent land use consists of rural residential development on lot 5 DP 262002, lot 61 DP 861043 and Lot 4 DP 262002. Lot 712 DP 1128593, Lot 20 DP 877192 consist of mostly un developed bush land. These lots are reported to have been used historically for grazing of sheep and cattle, and dairying since the time of original development in the 1840's.

Adjacent land to the south west of the Subject Property is reported to have been part of the Pambula Gold Fields. Mining activity is known to have occurred however it is not known whether ore processing or tailings are present.

The review of site history indicates that there is no record of mining activity on the Subject Property.

4.8 Use of Surface and Groundwater

The Subject Property contains two small dams as shown in **Figure 2**. No water bores are known to be present on the Subject Property.

4.9 Integrity Assessment

Records obtained from, Council, public agencies and other sources are assumed to be accurate and of reliable quality.

5.0 Site Condition and Surrounding Environment

5.1 General Site Condition

The Subject Property was inspected by walking the boundary and the surface of the property. Digital photographs were taken throughout the inspection and are presented in **Appendix D**

The area of proposed Lots 3 and 5 which were previously occupied by the Rose Hill Farm dairy and cattle yards was inspected in detail. With the exception of concrete foundation materials, no evidence of the previous structures was noted.

5.2 Topography

The natural topography of the Subject Property consists of rolling hills which slope to the northeast.

5.3 Conditions of Site Boundary

The Subject Property is bounded by an undeveloped land on the south west and western boundaries. Inspection of the boundary with Lot 712 DP 1128593 revealed debris on the adjacent lot including what may be abandon mining equipment. The boundaries with Lots 4 DP 262002, Lot 5 DP 262002, Lot 61 DP 861043, and Lot 20 DP 877192 did not reveal evidence of debris or potential contamination.

5.4 Visible Signs of Contamination

Visible signs of contamination were not observed at the time of the site inspection.

5.5 Visible Signs of Plant Stress

Visible signs of plant stress were not observed at the time of the site inspection.

5.6 Presence of Drums, Wastes or Fill Materials.

No drums, containers, or waste products were observed at the time of the site inspection.

Waste fill materials were not observed at the time of the site inspection.

Minor amounts of debris including the remains of boiler and several tires and wheels were identified in the northwest corner of the property.

Locations of debris are referenced in **Figure 2**.

5.7 Odours

Odours were not observed at the time of the site inspection.

5.8 Condition of Buildings and Roads

Lots 4 & 5 of the proposed subdivision contain existing infrastructure. Lot 4 contains a relatively new residential home and out buildings currently owned and occupied by Graeme Payten. The buildings on Proposed Lot 4 were not inspected in detail, however appear to be well maintained and in good condition. Proposed Lot 5 contains an 1890's era weatherboard cottage (Rose Cottage) as well as a number of out buildings. The buildings on proposed Lot 5 were not inspected in detail. Based on a cursory inspection of the exterior the existing cottage appears to have been maintained and outbuildings appear to be serviceable.

Existing access to Proposed Lot 5 consists of a sealed one lane driveway off of Summer Hill Road and is in good condition. Existing access to Rose Hill Cottage off of the Princes Highway consists of a single lane partially sealed driveway in serviceable condition.

5.9 Site Photographs

Site photographs are presented in **Appendix D**.

5.10 Inventory of Chemicals and Wastes

No chemical storage was observed at the time of the site inspection.

5.11 Possible Contaminate Sources and Potential Offsite Effects

The 10.7(2) Certificate section 5 indicates that the land is not within a mine subsidence district. The Review of Site History **Appendix C** indicated that there are no records of mining on the subject property. The Review of Site history identified no potential off site contamination sources or potential offsite effects.

5.12 Quality of Surface Water

An intermittent tributary of the Yowaka River flows through the site and along the north eastern boundary. Inspection of the water course from the bank revealed no evidence of surface water quality issues.

5.13 Flood Potential

The 10.7(2) certificate section 7A , a & b (**Appendix B**) indicates that the Subject Property is not subject to flood related development controls.

The extreme south western boundary of Lot 13 within the proposed development may be subject to flooding due to its proximity to the Yowaka River.

5.14 Details of Relevant Local Sensitive Environments

Relevant local sensitive environments include rivers, lakes, creeks, wetlands, local habitat areas, and endangered flora & fauna. These issues are addressed in other reports including a Statement of Environmental Effects.

6.0 Geology and Hydrogeology

6.1 Geology

Based on review of the Bega 1:250,000 series Geologic Map the geology of the surrounding area is classified as Late Devonian volcanic rocks and associate sediment and intrusive's in the Boyd Volcanic Complex (Db) consisting of undifferentiated acid volcanic's, basalts, quartz, porphyries and minor sediments.

6.2 Onsite Water Well Bores

No water well bores are known to exist on the subject property.

6.3 Springs & Wells in Vicinity

A search of the NSW Water All Groundwater Map reveled no listed water works on the Subject Property. The nearest water bore GW110974.1.1 is located on Lot 5 DP 262002, is 58.8 m deep and was installed on 20-3-2009.

6.4 Depth to Groundwater Table

Review of adjacent water bore information did not indicate water depth.

6.5 Direction and Rate of Groundwater Flow

The direction of groundwater flow and velocity at the Subject Property is unknown; however, the direction of flow may be assumed to follow the land slope in a northeasterly direction.

6.6 Direction of Surface Water Run Off

Runoff from the site would follow the slope of the property in a north easterly direction

6.7 Background Water Quality

Unknown

6.8 Preferential Water Courses

A tributary of the Yowaka River runs along the northeastern boundary Subject Property as shown in **Figure 2**. There are three intermittent tributaries which form preferential water courses that drain across Subject Property to the north east as shown in **Figure 2**.

6.9 Local Meteorology

Available climate statistics for Merimbula, include a mean maximum temperature of 20.9 Celsius, mean minimum temperature of 9.9 Celsius, mean annual rainfall of 742 mm.

7.0 Discussion

The site inspection revealed no evidence land contamination in the form of land filling, dumping, chemicals, chemical spills, drums and containers, or soil staining.

The Review of Site History identified the potential for buried demolition waste on proposed Lot 3 as well as the potential for historic rubbish dumping. Based on the site inspection no evidence of buried waste or rubbish dumping was noted.

The Review of Site History also identified the potential for the use of pesticides, chemicals and fertilizers as well as potential asbestos containing building materials.

Minor amounts of debris including the remains of boiler and several tires and wheels were identified in the northwest corner of the property and have been identified in the Review of Site History as possible relics of timber getting or fodder processing.

8.0 Conclusion and Recommendations

This investigation has consisted of a Preliminary Contamination Site Investigation. The Investigation has included an inspection and assessment of the site, surface of the property, property boundary, and adjacent land.

Based on the Review of Site History buried demolition waste may be present on proposed Lot 3. The potential for rubbish dumps has also been identified. Based on the site inspection no evidence of rubbish dumping was noted in the gullies and ravines which are the most likely locations. Further, a detailed inspection of proposed Lot 3 revealed no evidence of unusual soil mounding, surface depressions or debris. The property owner has also indicated that mowing activities have never identified debris in this area.

Minor amounts of debris including the remains of a boiler and several tires and wheels were identified in the northwest corner of the property which may be relics of past mining activity, timber getting, or fodder processing.

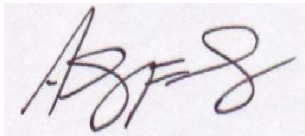
Based on the above, additional assessment may be warranted regarding potential buried demolition waste on Proposed Lot 3, otherwise no additional assessment is recommended.

9.0 Disclaimer

Our services consist of professional opinions and recommendations consistent with generally accepted environmental engineering principles and practices. The information presented in this report unless otherwise specified conforms to the scope of work and is intended to represent conditions encountered at the place and time stated.

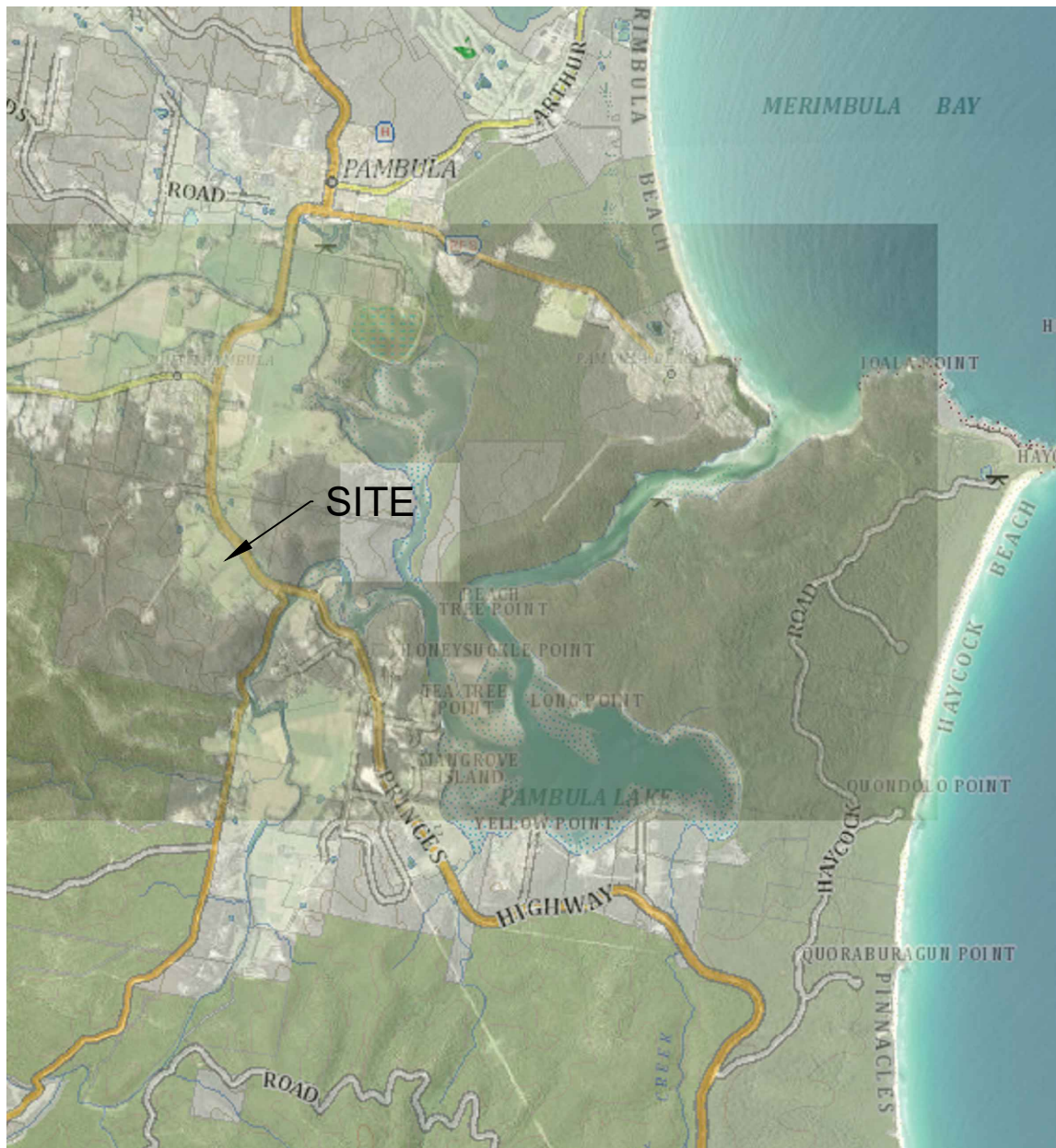
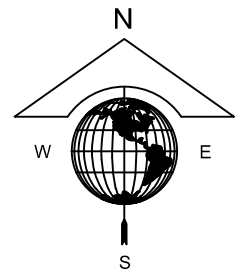
This report has been prepared for the Client and their assigns for the specific site and time stated. No part of this report may be used by any other party for any purpose without written permission of both the client and AFLA.

A.F. Legler & Associates PTY LTD

A handwritten signature in black ink, appearing to read 'AFL-8', is shown on a light-colored background.

Austin F. Legler C.P. Eng.

Appendix A- Figures



Appendix B- Planning Certificates and Search Results

Planning certificate under Section 10.7(5) Environmental Planning and Assessment Act 1979

Applicant: A F Legler
11 Ives Street
PAMBULA NSW 2549

Certificate No: 24224 **Receipt No:** 1751565

Certificate Date: 07/09/2021 **Applicant's Ref:**

Property: 23 Summerhill Road GREIGS FLAT 2549

Description: Lot: 711 DP: 1128593 **Parcel No:** 34864

In accordance with the requirements of section 10.7(5) of the *Environmental Planning and Assessment Act 1979*, the following prescribed matters relate to the land at the date of this certificate.

1 Is the land affected by Council's preservation of trees or vegetation provisions?

No

2 The following development consent has been granted by Council within the previous five years.

Development Applications

None

Complying Developments

None

10.7 (5) certificate

3 Has any development consent with respect to the subject land been granted by the Minister for Planning?

No

4 Does any order under the Heritage Act 1977 affect the land?

No

5 Does the subject land contain land that is classified as being steep? That is, it has a gradient of equal or greater than 15% or 7.5°.

Yes

6 Does the subject land fall within an extractive industry buffer?

No

CAUTION:

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referenced in this certificate.

When advice in accordance with Section 10.7(5) of the *Environmental Planning and Assessment Act 1979*, (the Act) is requested the Council is under no obligation to furnish any advice. If advice is provided, Council draws your attention to section 10.7(5) and section 145B of the Act which have the effect that the Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

Should any additional information be required, please contact Council's Customer Service and Administration section to obtain the procedure and cost of the relevant development or planning enquiry.

Planning certificate under Section 10.7(2) *Environmental Planning and Assessment Act 1979*

Applicant: A F Legler
11 Ives Street
PAMBULA NSW 2549

Certificate No: 24232 **Receipt No:** 1751565

Certificate Date: 08/09/2021 **Applicant's Ref:**

Property: 23 Summerhill Road GREIGS FLAT 2549

Description: Lot: 711 DP: 1128593 **Parcel No:** 34864

In accordance with the requirements of section 10.7(2) of the *Environmental Planning and Assessment Act 1979*, the following prescribed matters relate to the land at the date of this certificate.

1 Names of relevant planning instruments and DCPs that apply to the carrying out of development on the land

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

Bega Valley Local Environmental Plan 2002

State Environmental Planning Policy No. 21 - Caravan Parks

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

State Environmental Planning Policy No. 36 - Manufactured Home Estates

State Environmental Planning Policy No. 50 - Canal Estate Development

State Environmental Planning Policy No. 55 - Remediation of Land

State Environmental Planning Policy No. 64 - Advertising Signs

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

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

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

State Environmental Planning Policy (Concurrences) 2018

State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017
 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
 State Environmental Planning Policy (Infrastructure) 2007
 State Environmental Planning Policy (Koala Habitat Protection) 2020
 State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
 State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
 State Environmental Planning Policy (Primary Production and Rural Development) 2019
 State Environmental Planning Policy (State and Regional Development) 2011
 State Environmental Planning Policy (State Significant Precincts) 2005
 State Environmental Planning Policy (Urban Renewal) 2010
 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
 State Environmental Planning Policy (Coastal Management) 2018

(b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979* (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Draft State Environmental Planning Policy (State and Regional Development SEPP – Water Treatment Plants)

Draft State Environmental Planning Policy (Remediation of Land SEPP)

Draft Local Environmental Plan (Planning Proposal) to amend clause 4.1A

Minimum site area for dwelling houses, dual occupancies, multi dwelling housing and residential flat buildings in certain zones

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

Bega Valley Development Control Plan 2013

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

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone:

a) The identity of the zone

Zone 1(a) Rural General Zone

b) The purposes for which the instrument provides that development may be carried out within the zone without the need for development consent

Development for the purpose of: agriculture; environmental facilities; farm forestry

c) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent

Any development not included in subclause (b) or (d)

d) The purposes for which the instrument provides that development is prohibited within the zone

Development for the purpose of: advertisements not displaying how the land is lawfully used or directional information; boarding houses; brothels; bulk stores; bulky goods retail outlets; caretakers' residences; commercial premises; detached dual occupancies; exhibition homes; granny flats; heavy industries; hostels; hotels; medical centres; motels; motor showrooms; multi unit housing; public buildings; recreation facilities; refreshment rooms; serviced apartments; sex shops; shops; warehouses.

e) Are there any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land.

Yes, minimum land dimensions for a dwelling vary in this zone. See Clauses 15 & 17 of the Bega Valley Local Environmental Plan 2002. Purchasers are strongly advised to make separate enquiries to Council about dwelling house permissibility for this land.

(f) Does the land include or comprise critical habitat?

Council does not have any notification of where critical habitat is located within the Bega Valley Shire. Council is aware that a number of endangered species and endangered ecological communities do exist in the Shire. It is strongly recommended that the purchaser make their own enquiries with regard to critical habitat.

(g) Is the land in a conservation area?

No, the land is not in a conservation area.

(h) Is an item of environmental heritage situated on the land?

Yes, an item of environmental heritage is situated on the land.

3 Complying development

Is the land, land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008? If complying development may not be carried out on that land because of the provisions of clauses 1.17A(1)-(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy, what are the reasons why it may not be carried out?

(a) Housing Code

No. Complying development under the General Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be carried out on this land. This land is excluded as it is identified by an environmental planning instrument as being affected by coastal inundation.

No. Complying development under the General Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be carried out on this land. This land is excluded as it is identified by an environmental planning instrument as containing a heritage item. However, if an item not listed on the State Heritage Register but identified as an item of environmental heritage in an environmental planning instrument does not comprise, or is not located on, the whole of the relevant land this exclusion applies only to the part of the land that is described and mapped on that instrument.

(b) Rural Housing Code

No. Complying development under the Rural Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be carried out on this land. This land is excluded as it is identified by an environmental planning instrument as being affected by coastal inundation.

No. Complying development under the Rural Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be carried out on this land. This land is excluded as it is identified by an environmental planning instrument as containing a heritage item. However, if an item not listed on the State Heritage Register but identified as an item of environmental heritage in an environmental planning instrument does not comprise, or is not located on, the whole of the relevant land this exclusion applies only to the part of the land that is described and mapped on that instrument.

(c) Low Rise Housing Diversity Code

No. Complying development under the Low Rise Housing Diversity Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be able to be carried out on this land. This land is excluded as it is identified by an environmental planning instrument as being affected by coastal inundation.

No. Complying development under the Low Rise Housing Diversity Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be carried out on this land. This land is excluded as it is identified by an environmental planning instrument as containing a heritage item. However, if an item not listed on the State Heritage Register but identified as an item of environmental heritage in an environmental planning instrument does not comprise, or is not located on, the whole of the relevant land this exclusion applies only to the part of the land that is described and mapped on that instrument.

(d) Housing Alterations Code

No. Complying development under the Housing Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be carried out on this land. This land is excluded as it is identified by an environmental planning instrument as containing a heritage item. However, if an item not listed on the State Heritage Register but identified as an item of environmental heritage in an environmental planning instrument does not comprise, or is not located on, the whole of the relevant land this exclusion applies only to the part of the land that is described and mapped on that instrument.

(e) General Development Code

No. Complying development under the General Development Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be carried out on this land. This land is excluded as it is identified by an environmental planning instrument as containing a heritage item. However, if an item not listed on the State Heritage Register but identified as an item of environmental heritage in an environmental planning instrument does not comprise, or is not located on, the whole of the relevant land this exclusion applies only to the part of the land that is described and mapped on that instrument.

(f) Commercial and Industrial Alterations Code

No. Complying development under the General Commercial and Industrial Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be carried out on this land. This land is excluded as it is identified by an environmental planning instrument as containing a heritage item. However, if an item not listed on the State Heritage Register but identified as an item of environmental heritage in an environmental planning instrument does not comprise, or is not located on, the whole of the relevant land this exclusion applies only to the part of the land that is described and mapped on that instrument.

(g) Commercial and Industrial (New Buildings and Additions) Code

No. Complying development under the Commercial and Industrial (New Buildings and Alterations) Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be carried out on this land. This land is excluded as it is identified by an environmental planning instrument as containing a heritage item. However, if an item not listed on the State Heritage Register but identified as an item of environmental heritage in an environmental planning instrument does not comprise, or is not located on, the whole of the relevant land this exclusion applies only to the part of the land that is described and mapped on that instrument.

No. Complying development under the Commercial and Industrial (New Buildings and Alterations) Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be carried out on this land. This land is excluded as it is identified by an environmental planning instrument as being affected by coastal inundation.

(h) Container Recycling Facility Code

No. Complying development under the Container Recycling Facility Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be carried out on this land. This land is excluded as it is identified by an environmental planning instrument as containing a heritage item. However, if an item not listed on the State Heritage Register but identified as an item of environmental heritage in an environmental planning instrument does not comprise, or is not located on, the whole of the relevant land this exclusion applies only to the part of the land that is described and mapped on that instrument.

(i) Subdivision Code

No. Complying development under the Subdivisions Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be carried out on this land. This land is excluded as it is identified by an environmental planning instrument as containing a heritage item. However, if an item not listed on the State Heritage Register but identified as an item of environmental heritage in an environmental planning instrument does not comprise, or is not located on, the whole of the relevant land this exclusion applies only to the part of the land that is described and mapped on that instrument.

(j) Demolition Code

No. Complying development under the Demolition Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be carried out on this land. This land is excluded as it is identified by an environmental planning instrument as containing a heritage item. However, if an item not listed on the State Heritage Register but identified as an item of environmental heritage in an environmental planning instrument does not comprise, or is not located on, the whole of the relevant land this exclusion applies only to the part of the land that is described and mapped on that instrument.

(k) Fire Safety Code

No. Complying development under the Fire Safety Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be carried out on this land. This land is excluded as it is identified by an environmental planning instrument as containing a heritage item. However, if an item not listed on the State Heritage Register but identified as an item of environmental heritage in an environmental planning instrument does not comprise, or is not located on, the whole of the relevant land this exclusion applies only to the part of the land that is described and mapped on that instrument.

4 Annual charges for coastal protection services under *Local Government Act 1993*

Has the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for

coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the *Local Government Act 1993*.

No.

5 Mine subsidence

Is the land proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*?

No, the land is not within an area proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

6 Road widening and road realignment

Is the land affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the *Roads Act 1993*, or

No

(b) any environmental planning instrument, or

No

(c) any resolution of the council?

No

7 Council and other public authority policies on hazard risk restrictions

(a) Is the land affected by a policy adopted by the council that restricts the development of the land because of the likelihood of:

(i) land slip

No

(ii) bushfire

No

(iii) tidal inundation

No

(iv) subsidence

No

(v) acid sulphate soils

No

(vi) coastal hazard

This land has been identified in Clause 6.4 of the Bega Valley Local Environmental Plan 2013 as having an exposure to coastal hazards. The land is identified Clause 6.4 of the Bega Valley Local Environmental Plan 2013 because it is located or partially located within the coastal zone below the 3 metre AHD contour and reflects information available at this time. At this time Council is not in a position to clearly identify whether the coastal hazard is a current or future hazard. Contact Council on 6499 2222 for more information.

(vii) any other risk (other than flooding)

Yes, Development in Flight Paths - Clause 6.8 of Bega Valley Local Environmental Plan 2013 applies.

Note: The fact that the subject land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

(b) Is the land affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council that restricts the development of the land because of the likelihood of:

(i) land slip

No

(ii) bushfire

Yes, the subject land, or part of the subject land, is bushfire prone land. Please make separate enquiries to Council about planning and development controls that may apply to this land under Clause 10.3 of the Environmental Planning and Assessment Act 1979 (NOTE: The Act requires Councils to specify land that is identified as Bushfire Prone Land on Bushfire Prone Land Maps certified by the Commissioner, NSW Rural Fire Service. These maps are available for inspection at Council's Bega Office, Zingel Place, Bega)

(iii) tidal inundation

No

(iv) subsidence

No

(v) acid sulphate soils

No

(vi) coastal hazard

No

(vii) any other risk (other than flooding)

No

Note: The fact that the subject land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

7A Flood related development controls information

(a) Is the land or part of the land within the flood planning area and is subject to flood related development controls?

No (However it is strongly recommended that the purchaser make their own enquiries in regard to flooding).

(b) Is the land or part of the land between the flood planning area and the probable maximum flood and subject to flood related development controls?

Bega Valley Shire Council currently does not have any flood related development controls for land between the flood planning area and the probable maximum flood.

Note: 'Flood planning area' and 'probable maximum flood' have the same meaning as in the Floodplain Development Manual. 'Floodplain Development Manual' means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

8 Land reserved for acquisition

Does any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 make provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the *Environmental Planning and Assessment Act 1979*?

No, an environmental planning instrument or proposed environmental planning instrument referred to in clause 1 does not make provision in relation to the acquisition of the land by a public authority.

9 Contributions plans

The name of each contribution plan applying to the land

Bega Valley Section 94 & 94A Contribution Plan 2014
Bega Valley Shire Council Development Servicing Plan for Sewerage February 2013
Bega Valley Shire Council Development Servicing Plan for Water February 2013

9A Biodiversity certified land

Is the land biodiversity certified land under part 8 of the *Biodiversity Conservation Act 2016*?

No

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

10 Biobanking agreements

To the extent that the council has been notified by the Chief Executive of the Office of Environment and Heritage, is the land identified as a biodiversity stewardship site under Part 5 of the *Biodiversity Conservation Act 2016*?

No, the land is not affected by a biodiversity stewardship agreement under Biodiversity Conservation Act 2016, but only to the extent that Council has been notified by the Chief Executive of the Office of Environment and Heritage.

10A Native vegetation clearing set asides

Has Council been notified whether the land contains as set aside area under section 60ZC of the *Local Land Services Act 2013*?

No

11 Bush fire prone land

Is any of the land bush fire prone land (as defined in the *Environmental Planning and Assessment Act 1979*)?

See question 7 (a)(ii) and (b)(ii)

12 Property vegetation plans

Has council been notified whether the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

No, Council has not been notified of the existence of a property vegetation plan.

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, Council has not been notified of 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.

14 Directions under Part 3A

Is there a direction by the Minister in force under section 75P (2) (c1) of the *Environmental Planning and Assessment Act 1979* that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the *Environmental Planning and Assessment Act 1979* does not have effect?

No, Council is not aware of a direction by the Minister that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the *Environmental Planning and Assessment Act 1979* does not have effect.

15 Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

Has a current site compatibility certificate (seniors housing), of which the council is aware, been issued under clause 25 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* in respect of proposed development on the land?

No, Council is not aware of a current site compatibility statement being issued.

16 Site compatibility certificates for infrastructure

Has a valid site compatibility certificate (infrastructure), of which the council is aware, been issued under clause 19 of *State Environmental Planning Policy (Infrastructure) 2007* in respect of proposed development on the land?

No, Council is not aware of a current site compatibility statement being issued

17 Site compatibility certificates and conditions for affordable rental housing

Has a current site compatibility certificate (affordable rental housing), of which the council is aware, been issued under clause 37 of *State Environmental Planning Policy (Affordable Rental Housing) 2009* in respect of proposed development on the land?

No, Council is not aware of a current site compatibility statement being issued

18 Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

No

(2) The date of any subdivision order that applies to the land.

No

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

No

19 Site verification certificates

Has a current site verification certificate of which the council is aware, been issued under clause Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 in respect of the land?

No

20 Loose-fill asbestos insulation

Bega Valley Shire Council has been identified as a local government area where some residential homes may contain loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

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

Contact NSW Fair Trading for further information.

21 Affected building notices and building product rectification orders

(1) Is there any affected building notice of which Council is aware that is in force in respect of the land?

No, Council is not aware of any affected building notice in force in respect of the land.

- (2) Is there any building product rectification order of which Council is aware that is in force in respect of the land and has not been fully complied with?

No, Council is not aware of any building product rectification order in force in respect of the land.

Note:

Affected building notice has the same meaning as Part 4 of the *Building Products (Safety) Act 2017*.

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

NOTE:

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

- (a) Is the land (or part of the land) significantly contaminated land with the meaning of the *Contaminated Land Management Act 1997* at the date of this certificate?

No

- (b) Is the land subject to a management order within the meaning of the *Contaminated Land Management Act 1997* at the date of this certificate?

No

- (c) Is the land the subject of an approved voluntary management proposal with the meaning of the *Contaminated Land Management Act 1997* at the date of this certificate?

No

- (d) Is the land subject to an ongoing maintenance order with the meaning of the *Contaminated Land Management Act 1997* at the date of this certificate?

No

- (e) Is the land subject of a site audit statement that has been provided to the Council within the meaning of the *Contaminated Land Management Act 1997* at the date of this certificate?

No

NOTE:

Has the Council been provided with a copy of any exemption or authorisation by the Co-ordinator General under section 23 or authorisation under section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 in relation to the land?

No

CAUTION:

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referenced in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the *Environmental Planning and Assessment Regulation 2000* and is provided only to the extent that the Council has been notified by the Department of Public Works or Department of Planning.

Should any additional information be required, please contact Council's Customer Service and Administration section to obtain the procedure and cost of the relevant development or planning enquiry.

Appendix C- Historical Documentation

Review of Site History – Lot 711 DP 1128593

For Austin F. Legler

Angela George
Email: teaghan11@yahoo.com.au
October 2021.

The site:

- Address: 23 Summerhill Road, Greigs Flat, NSW
- Comprising of Lot 711 DP 1128593.
- The site encompasses an area of about 40 hectares.
- It is situated south of the existing Summerhill Road.
- Based on aerial imagery, the property currently has two existing dwellings, five outbuildings / sheds, stock yards, and water tanks.
- Access is to Princes Highway via a bitumen driveway; and to Summerhill Road, via a bitumen (?) driveway.
- It consists predominantly of cleared paddocks with some vegetated areas, including a combination of native and introduced species.
- Domestic gardens around the existing dwellings are comprised of introduced species and native species, planted for ornamental purposes.
- The property was developed for farming and agricultural purposes.
- Historically it has been (and continues to be) used predominantly for livestock grazing (dairy cattle, beef cattle and sheep along with some horses).

Chronology of ownership and other events:

Year:	Event:
1856	John Lloyd, of Yowaka in the Colony of New South Wales, a Commander in Her Majesty's Royal Navy – 658 acres or thereabouts, Portion number 9, Parish of Yowaka, Country of Auckland, granted by Deed of Grant.
1868	Death of John Lloyd.
1873	Estate of John Lloyd to William Lloyd of Bengal, East Indies, Gentleman – 639 acres or thereabouts, Portion number 9, Parish of Yowaka, County of Auckland, by Transmission of an Estate.
1873	William Lloyd to Arthur Lloyd of Norwood, Province of South Australia, Gentleman – 639 acres or thereabouts, Portion number 9, Parish of Yowaka, County of Auckland, Transferred under Instrument of Transfer.
1885	Arthur Lloyd to Thomas Rawlinson, of Bega, Solicitor – 639 acres or thereabouts, Portion number 9, Parish of Yowaka, County of Auckland, Transferred under Instrument of Transfer.
C. mid- 1880s	Existing weatherboard homestead erected.
C. 1903	Original Portion number 9 of 639 acres divided into three lots of 204 acres 3 roods 30 perches (purchased by Henry Cole Jnr, 1903), 370 acres 1 rood 1 ½ perches (purchased by David Kiss, 1904), and 51 acres 3 roods 18 perches (purchased by William Dowling Snr, 1904).
1903	Thomas Rawlinson to Henry Cole Junior of Pambula, Farmer – 204 acres 3 roods 30 perches, part of Portion number 9, Transferred under Instrument of Transfer.
Early 1900s	Commencement of dairy cattle raising.
Early 1900s	Commencement of dairying.
Early 1900s	Commencement of pig raising.
Early 1900s	Construction of original dairy / milking shed.
C. 1900s / 10s	Butchery slaughter yard in use.
C. 1920s / 30s	Chinese market gardening.

1943	Death of Henry Cole Jnr.
C. 1950	New dairy / milking shed erected closer to the homestead and connected to electricity.
1963	Estate of Henry Cole Jnr to Royston Clifford Cole of Pambula, farmer and John Dunbar of Concord, Police Officer, executors, as joint tenants.
1964	Royston Clifford Cole and John Dunbar to Kevin Clifford Cole and Marlene Mavis Cole.
C. mid-1960s	Shift from dairying to beef cattle raising.
1971	Kevin Clifford Cole and Marlene Mavis Cole to Chester Pastoral Company Pty Ltd.
C. 1980?	Chester Pastoral Company Pty Ltd to Shane Summers.
Pre-1983	Barn and piggery demolished.
C. 1984	Shane Summers to John and Lorraine Hodgkins.
C. 2002	John and Lorraine Hodgkins to Graeme Payten.
C. 2003	Sheep grazing commenced.

Site history and historical background:

Historic information relating to the subject site has been researched through the land records of the NSW Land Registry Services, historic newspapers and direct communication with other researchers, historians, and previous property owners.

Most of the subject site is disturbed pasture-land that has been used for grazing purposes since at least the 1880s and possibly as early as the 1850s.

It formed part of the 658 acres contained in Portion number 9, Parish of Yowaka, County of Auckland, granted to Commander John Lloyd RN in 1856. It was probably used for grazing and agricultural purposes by Lloyd and subsequently by the various tenants of his son Arthur, as beneficiary of his estate.

Bega solicitor Thomas Rawlinson purchased the whole Portion number 9 from Arthur Lloyd in 1885. Some land clearing was undertaken during Rawlinson's ownership, and although he didn't reside on the property, he had the existing weatherboard homestead erected in about the 1880s for rental purposes. Among the tenants known to have lived in the residence were Charles E. Bland during the 1890s, while manager of the Bland Proprietary Mine on the nearby Pambula Gold Fields, at the same time reportedly also pursuing some farming activities on the subject site. Teachers from the Nethercote and Yowaka Schools also lived in the homestead during the late 1890s and early 1900s. Later, it was occupied by various property owners.

Henry Cole Jnr bought the subject land in 1903, then consisting of a 204 acre 3 rood 30 perch part of Portion number 9. The residue of the property was purchased in two lots by David Kiss of Sydney, and William Dowling Senior of Pambula.

After Cole became owner of the site, he undertook land clearing and commenced dairying. His cattle were grazed on the Pambula River Flats during the day before returning to the home farm at night. Dry cattle were turned out on Haycock Point, then owned by his brother William Cole.

The earliest recorded milking complex on the site was erected on top of the hill north-east of the recently constructed home. Around 1950, the dairy / milking shed was moved to a spot

near the original homestead and connected to electricity. It remained in use until the switch was made from dairying to beef cattle raising in the mid-1960s. These buildings and yards were subsequently bulldozed and buried in situ by then owner Shane Summers in 1982.

In addition to dairying, Henry Cole bred and sold pedigree Jersey cattle and calves during the 1920s and '30s.

By the 1930s, Henry was farming the property together with his son Royston Clifford ("Cliff") Cole and in 1939, it consisted of 225 acres of basalt hill country in the homestead portion (part of the subject site), as well as other land on the Pambula Flats, with a herd of mostly pedigree Jersey cattle. Henry Cole was described as one of the oldest breeders of Jerseys in the district.

As a traditional adjunct to dairying, pig raising was also carried on. The piggery was demolished prior to 1983, with the concrete foundation reportedly remaining in situ today.

Cole also had a license and contract to supply timber for the boilers at the Pambula Co-operative Creamery and Dairy Company's butter factory at Lochiel and disused machinery located about 100 metres from the new residence is considered likely to be associated with either these timber getting activities or alternatively with fodder processing.

From the early 1900s until the late 1910s a slaughter yard, used by Henry's brother William for his butchery business, was located on the flat to the north of the original homestead. During the 1920s / 30s, a Chinese market garden also operated on the subject site, situated immediately to the south-east of the present cattle yards.

Like many in the local area at the time, the Cole family switched from dairying to beef cattle raising in the early to mid-1960s, a practice that was continued by subsequent owners until about 2005. Chester Pastoral Company also kept horses for use in the trail ride business they operated to the nearby Pambula goldfields.

Sheep grazing is now the predominant livestock activity on the subject site.

The spot previously used as a swimming hole by the Cole family was dammed with gradual silting up as a result. A series of walls were installed during the 1970s (probably by the Chester Pastoral Company), 1983 (Shane Summers) and 1992 (John Whipp, on what is now the adjacent property).

In 1981, three ten-acre lots fronting the Princes Highway and two larger bush blocks to the west were subdivided from "Rosehill".

There are five [?] existing outbuildings of various ages extant on the subject property, along with others that have been demolished (including the above-mentioned barns, yards, and a milking sheds / dairies).

There is reportedly surface evidence of Aboriginal occupation and / or use of the site in the form of stone scatters.

Although currently unlisted, the existing weatherboard homestead is likely to have important heritage values at least at a local level. Suggestions that it was an imported American structure would add significantly to this.

See attachment 1 – Rosehill historic land use map for approximate locations, where known.

Potential historic contamination links:

- Pesticides may have been used underneath and around the 1880s weatherboard homestead. Given its age, the use of lead-based paint and / or Asbestos Containing Material (ACM) may also be associated with the building.
- Pesticides may have been used on, underneath and around the various buildings, yards and other structures that have or do occupy the subject site. Residue may remain in the footprint of demolished buildings.
- Various buildings, yards and other structures may have used ACM, lead based paints and / or galvanised metals. These structures may also have been used to store potentially toxic materials including fertiliser, pesticides, stock feed, fuels, painted storage drums, batteries, and paints.
- Dairy buildings, yards and a pigsty are known to have been bulldozed and buried in situ.
- A bulk fertiliser dump was situated adjacent to a shed demolished prior to 1983.
- Disused machinery, probably associated with either timber getting or fodder processing, remains approximately 100 metres from the current owners recently constructed residence.
- A slaughter yard used for butchery purposes was located north of the original homestead and may have involved the use of chemicals.
- Chinese market gardens operated south-east of the present cattle yards and may have involved the use of pesticides and / or fertilisers.
- On-site sewerage management systems continue to serve the subject site.
- Although not located, it is highly likely that the subject site would have had an on-site rubbish dump.
- No records have been found of historic livestock dipping. It is unknown whether any livestock dipping activities are currently undertaken on site.
- No mining activity is recorded on the subject property.
- There are no known human burials on the subject site.
- A rock quarry was opened on adjacent land during the 1960s and carried on sporadically through until about the 1990s. Tremolite asbestos veins have been found in the basalt dolerite of the Boyd Volcanic complex in the Nethercote area and according to Public Works Department Report No. E. G. 8:3008, Dec. 1983 is probably widespread throughout all occurrences of basalt / dolerite in the area. The likelihood of previous contamination having occurred from this source is unknown .

Key:

- 1: Original dairy (early 1900s).
- 2: Dairy (C. 1950s).
- 3: Pigsty
- 4: Shed with bulk fertiliser dump adjacent.
- 5: W. Cole's slaughter yard.
- 6-8: Failed dam walls.

NB: All locations are approximate only.



Appendix D- Site Photos



P1: Looking north west along property boundary.



P2: Debris in gully



P3: Debris In gully



P4: Looking south east along property boundary



P5: Looking south west along property boundary



P6: Looking north east towards Lot 4 DP 262002



P7: Looking south west along property boundary



P8: Looking north east along property boundary



P9: Entrance road looking north



P10: Entrance road looking south



P11: Boundary with Lot 4 DP 262002 looking north west



P12: Boundary with Lot 4 DP 262002 looking southwest



P13: Boundary with Lot 4 DP 262002 looking WNW



P14: Boundary with Lot 4 DP 262002 looking ESE



14a: Looking WSW across Proposed Lot 2.



P15: Small dam located on Proposed Lot 1



P16: Entrance road looking SW



P17: Gully downstream of dam on Proposed Lot 3



P18: Gully Proposed Lot 3 looking NE



P19: Site of former yards & dairy, Rose Hill Cottage & out buildings in background



P20: Looking ENE across Proposed Lot 5



P21: Gully in NE corner of Proposed Lots 3 & 5



P22: Entrance road to Rose Hill Cottage looking NE



P23: Rose Hill Cottage looking SW



P24: Rose Hill out buildings looking SW



P25: Looking SW across Proposed Lot 6



P26: Looking SW into head of gully Proposed Lots 6, 7 & 8



P27: Looking NE into bottom of gully Proposed Lots 5 & 10



P28: Small dam Proposed Lot 7, looking SSW



P29: Intermittent waterway looking NNW



P30: Small dam Proposed Lot 13, looking SW



P31: Looking NE down gully Proposed Lot 13



P32: Intermittent waterway looking NW



P33: Looking SW, Proposed Lot 14



P34: looking SW boundary of Proposed Lot 13 & 14
& Lot 5 DP 262002



P35: looking SW boundry of Proposed Lot 15
& Lot 5 DP 262002



P36: looking SW Proposed Lot 15



P37: Undeveloped bush land, Proposed Lot 15, looking SW



P38: Looking NW along SW boundary