



Preliminary Site Investigation

259 Averys Lane, Buchanan

Project: C1592

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Client: Amie Shearman



HC Ref: C1592-PSI-001-Rev0
Preliminary Site Investigation
259 Averys Lane, Buchanan

2 September 2022

Prepared for

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Project Details

Site Address:	259 Averys Lane, Buchanan	
Project Type:	Preliminary Site Investigation	
Project no	Report type	Report no
C1592	PSI	001

Report Register

Revision Number	Reported By	Reviewed By	Date
Rev0	JD	MH	01/09/2022

We confirm that the following report has been produced for Amie Shearman, based on the described methods and conditions within.

For and on behalf of **Hunter Civilab**,

Jake Duck

Environmental Services

Executive Summary

Hunter Civilab (HC) was engaged by Amie Shearman to undertake a Preliminary Site Investigation (PSI) at the site located at 259 Averys Lane, Buchanan (herein referred to as the site).

The site is currently proposed to undergo redevelopment to incorporate rezoning to enable residential development. The PSI is required as part of the development application.

This PSI includes the following elements:

- Review of historical aerial images of the site and surrounding area;
- Compilation of a historical title summary;
- Review of a Section 10.7 Planning Certificate;
- Review of publicly available environmental databases and legislative instruments;
- Site inspection and interview with knowledgeable site representative (if available);
- A preliminary Conceptual Site Model (CSM) with assessment of source-pathway-receptor linkages; and
- Recommendations for further investigation, any management requirements and/or any ongoing management, monitoring or remedial works that may be required.

The detailed desktop review of available information and thorough site inspection have enabled the development of a preliminary conceptual site model allowing assessment of potential health and environmental issues relating to the site. Key findings were:

1. Potential contamination sources at the site are limited based on historical land and current use; and
2. Visible signs of gross contamination were not observed during site inspection.

In summary, based on the desktop study and site inspection conducted on the Site, no indication of gross contamination has been identified which would constrain the development of the Site for its proposed land use as a residential development.

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1 Introduction

1.1 Background

Hunter Civilab (HC) was engaged by Amie Shearman to undertake a Preliminary Site Investigation (PSI) at 259 Averys Lane, Buchanan, NSW (herein referred to as 'the site').

The site is currently proposed to undergo rezoning to enable residential development. It is understood that this PSI is required as part of the development application.

A Site Locality Plan and Site Features Plan are presented as **Figure 1 of Annex A**.

1.2 Objectives

The objective of this PSI is to investigate potential contaminant sources, pathways and receptors in relation to the site as well as inform preliminary consideration of potential risks to human health and/or the environment within the context of the most sensitive potential land use.

This report has been prepared in general accordance with provisions for a PSI as defined within the *National Environment Protection Measure* (NEPC 2013), NSW EPA (2022) Contaminated Land Guidelines: Sampling design part 1 – application, the NSW EPA (2020) Guidelines for Consultants Reporting on Contaminated Sites and National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM 1999).

All information collected informed the development of the preliminary conceptual site model which provides a representation of potential contamination sources, receptors and exposure pathways between these sources and receptors.

1.3 Scope of Works

1.3.1 Preliminary Site Investigation

This PSI includes the following elements:

- Review of historical aerial images of the site and surrounding area;
- Compilation of a historical title summary;
- Review of a Section 10.7 Planning Certificate;
- Review of publicly available environmental databases and legislative instruments;
- Site inspection and interview with knowledgeable site representative (if available);
- A preliminary Conceptual Site Model (CSM) with assessment of source-pathway-receptor linkages; and
- Recommendations for further investigation, any management requirements and/or any ongoing management, monitoring or remedial works that may be required.

2 Site Description

2.1 Site and Lot identification

The site is located at 259 Averys Lane, Buchanan, NSW. The site is legally identified as Lot 10 on Deposited Plan (DP) 1085485. The investigation area forms a rectangular shaped block of approximately 13,800m², within the allotment.

A summary of site information is provided in **Table 1** below.

Table 1 - Site Identification

Item	Description
Current Site Owner	Cheryl Diane Sherman
Site Address	259 Averys Lane, Buchanan
Current Zoning	RU2 – Rural Landscape
Proposed Land Use	Residential
Legal Description	Lot 10, Deposited Plan (DP) 1085485
Local Government Authority	Cessnock City Council
Site Area	Approximately 13,800m ²
Elevation	Approximately 18m Above Sea Level (ASL)
Geographical Location (GDA94-MGA56)	361069.147 E 6367355.415 N

Review the Cessnock Local Environmental Plan (LEP) 2011 together with the Planning Certificate under Section 10.7 Part 2 and 5 of the Environmental Planning and Assessment Act 1979 (attached as **Annex B**) provides the following information:

1. The site is not affected by heritage items;
2. The site is within an area with provision for land acquisition by a public authority;
3. The site is not affected by environmentally sensitive land or critical habitat;
4. The site and/or adjacent lots are not subject to flood planning constraints;
5. There are no prescribed matters under section 59(2) of the Contaminated Land Management Act 1997 to be disclosed;
6. The site is subject to flood related development controls.

2.2 Surrounding Land Use

The site is located predominantly within a rural area of Buchanan, NSW. Review of satellite imagery identified surrounding land uses as summarised in **Table 2** below.

Table 2 - Summary of surrounding land uses

Direction	Land Use	Distance
North	Residential development works	Adjacent
East	Vacant Land Residential Dwelling	Adjacent 440m
South	Residential development works	Adjacent
West	Residential development works	Adjacent

3 Background Data Review and Database Searches

3.1 Summary of ownership and site use

Historical title searches completed for the site provide a summary of ownership as described in **Table 3** below.

Table 3 - Summary of site ownership

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
11.01.1923 (1923 to 1960)	Edwin Earl Bridge (Farmer)	Volume 3407 Folio 173
25.07.1960 (1960 to 1960)	Ella May Bridge (Spinster) (Section 94 Application not investigated)	Volume 3407 Folio 173
25.07.1960 (1960 to 1969)	Vera Ada Peral Ryan (Married Woman)	Volume 3407 Folio 173
30.10.1969 (1969 to 1972)	Rawley Edwards Hodgson (Secretary Manager) Dorothy Hodgson (Married Woman)	Volume 3407 Folio 173
23.08.1972 (1972 to 1991)	Colin Ernest Horner (Panel Beater) Margaret Horner (Married Woman)	Volume 3407 Folio 173 Now 1/10443

06.08.1991 (1991 to 2007)	Gary Robert Shearman Cheryl Diane Sherman	1/10443 Now 701/828687
08.02.2007 (2007 to Date)	# Cheryl Diane Sherman	701/828687 Now 10/1085485

Denotes current registered proprietor

Leases: - NIL

Easements: -

- 23.03.1993 (D.P. 828687): Right of Carriageway 10.06 wide affecting the part designated (F) in the title diagram.
- 18.07.2008 (AE8016): Right of Carriageway 15 metre(s) wide and variable affecting the site designated (A) in D.P. 1085485.

Historical title documents sourced as part of this assessment are presented as **Annex C**.

3.2 Historical Photographs

Historical aerials and satellite images dating 1954-2020 provide a summary of development at the site and within the surrounding area. Historical images are presented as part of **Annex D** and a summary of review in **Table 4** below.

Table 4 - Historical Aerial Review

Date	Summary
1954	Low-resolution colour image. At this time the site is undeveloped
1961	Low-resolution colour image. This image appears consistent with the previous image.
1971	Low-resolution colour image. This image appears consistent with the previous image. A dwelling is seen to the south of the lot boundary.
1977	Low resolution colour image. The site and surrounding area appears consistent with the previous image
1984	Low-resolution colour image. This image appears consistent with the previous image.

Date	Summary
1993	Low-resolution colour image. This image appears consistent with the previous image. Some residential development can be seen to the northwest of the lot boundary.
2006	Low-resolution colour image. A residential dwelling can be seen to the northeastern corner of the lot boundary.
2010	High resolution colour image. At this time the shed and water tanks can be depicted at the site. An additional residential dwelling is seen opposite the site to the west.
2015	High resolution colour image. At this time the site and surrounding areas appear consistent with the previous image.
2020	High resolution colour image. At this time the site and surrounding areas appear consistent with the previous image.

3.3 Site Setting

3.4 Topography and hydrology

Topography of the area is characterised rolling low hills on Permian sediments. Review of Google Earth Pro (2021) indicates the site slightly slopes from 20m Above Sea Level (ASL) in the West to 10m ASL in the East. The closest surface water body identified is Wallace Creek located approximately 0.6km to the east of site.

3.4.1 Lithology and Geology

Review of the NSW Office of Environment and Heritage soil landscape database– indicates that the site falls within the Bolwarra Heights Soil Landscape.

Review of the NSW Department of Industry, Resources & Energy database Geological Sheet indicates that the site lies on the Mulbring Siltstone units and Alluvial backswamp deposits. Typical lithology includes siltstone, claystone, rare thin sandstone/limestone beds, silt, lithic to quartz lithic sand and gravel.

3.4.2 Hydrogeology

Review of the NSW Department of Primary Industries – Office of Water / Water Administration Ministerial Corporation database identified two (2) registered bores within 1km of the site. Bore details are presented in **Table 5** below.

Table - Groundwater Bore Details

NGIS Bore ID	NSW Bore ID	Bore Type	Drill Date	Bore Depth (m)	Distance	Direction
10133700	GW053412	Irrigation	01/03/1981	7.9	359m	South
10137858	GW053411	Irrigation	01/03/1981	20	398m	South

Groundwater data for the identified bores were not available for review at the time of this report.

3.5 Chemical storage and waste production / disposal

The results of the SafeWork Dangerous Goods Search were not considered necessary due to the historical and current land use of the site.

3.6 Environmental incident history / register

Sources to inform consideration of potential environment incidents at the site were not identified as part of this investigation.

3.7 Online Database Searches

3.7.1 Current and Former Environmental Protection Licenses

A review of the licenced activities under the Protection of the Environment Operations act 1997 was completed on the 29th of August 2022.

A number of NSW EPA licensed activities have been conducted within proximity to the Site. The tables below list both former and current licensed activities and the type of licensed activity conducted.

Table 5 - Current Licensed EPA Activities

EPL	Organisation	Activity	Approximate Distance from Site
4708	Cessnock City Council	Other (application of herbicides to waterways)	Onsite

Table 6 - Delicensed and Former Licensed EPA Activities

Licence No	Organisation	Activity	Location Confidence	Approximate Distance from Site
4653	Luhrmann Environment Management Pty Ltd	Other Activities / Non Scheduled Activity -	Network of Features	On-site

		Application of Herbicides		
4838	Robert Orchard	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	On-site
6630	Sydney Weed & Pest Management Pty Ltd	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	On-site
13285	Roads And Maritime Services	Road construction	Road Match	South
13296	Thiess Pty Ltd	Road construction	Road Match	South
13296	Thiess Pty Ltd	Crushing, grinding or separating	Road Match	South
13296	Thiess Pty Ltd	Land-based extractive activity	Road Match	South

3.7.2 Heritage

Review of the Heritage Data Source - Planning & Environment, indicates the site is not affected by heritage items. The closest registered heritage item is Buchanan Gallery situated 822m northeast of the Site.

A figure detailing the location of the heritage item listed above is presented within Lotsearch Report in **Annex D**.

3.7.3 Contaminated Land Records

A review of the NSW EPA Contaminated Land Record of Notices was completed on 29th of August 2022. This review identified that the site is not subject to regulation by the NSW EPA under Section 60 of the *Contaminated Land Management (CLM) Act 1997* and similarly that there are no sites within the surrounding area subject to regulation under the *CLM Act 1997*.

A review of the NSW EPA List of Contaminated Sites was completed 29th of August 2022. This review identified that the site has not been notified to the EPA as a contaminated site and similarly that there are no sites within the surrounding area that have been notified. The findings of these reviews indicate that the site is unlikely to be impacted by contamination known to the EPA.

3.7.4 Naturally Occurring Asbestos

NSW Department of Industry, Resources & Energy (2016) identifies that the site does not fall in an area known to contain naturally occurring asbestos.

3.7.5 Acid Sulfate Soils

Review of the eSPADE online database (2022) identifies the site as being within an area of no known acid sulfate occurrence.

4 Site Inspection

Hunter Civilab attended the site on the 29th of August 2022 to consolidate the desktop review described in the sections above. The site visit included a detailed visual inspection of the site surface and infrastructure. Key findings are presented below:

The site consists of a rural allotment, at the time of investigation site structures included a large shed and a number of smaller covered spaces such as an outdoor kitchen / entertainment area and a small, enclosed dwelling to the north of the main shed. A small outdoor nursery was located to the northwest of the main shed. Two IBCs were identified situated adjacent to the outdoor nursery. The IBCs contained water and was used for irrigation of plants within the nursery. An inground Earth Safe Septic Tank was identified to the southeast of the main shed, the surface of the septic tank appeared to be visually in good condition.

Topographically the site sloped gradually from Averys Lane towards the floodplain located to the east. The site contained an abundance of large native trees and appeared to be consistent with the natural topography of the area. A driveway to the front of the shed was cut into the site surface exposing a residual clay underlying topsoil.

No visual signs of gross contamination or potential contamination sources were identified during the site investigation.

5 Preliminary Conceptual Site Model

A CSM is a representation of site related information regarding contaminant sources, exposure pathways and receptors. A CSM facilitates consideration of risks to human health and the environment associated with site contamination through assessment of source – pathway – receptor linkages. A preliminary CSM based on the understanding of site history and environmental setting is presented in the following sections.

5.1 Potential Sources and Associated Contaminants of Concern

On-site sources of contamination with potential to affect the site were considered unlikely based on-site observations and historical land use of the site.

Off-site sources of contamination with the potential to affect the site were considered unlikely taking into consideration information discussed in **Section 2.2** of this report.

5.2 Potential Receptors and Pathways

The following receptors have been identified based on current site setting and proposed future development:

1. Construction workers associated with the proposed development;
2. Current and future site users (including construction workers);
3. Future on-site intrusive maintenance workers; and
4. Terrestrial flora and fauna.

Pathways by which the contamination may affect the receptors presented above includes:

1. Direct contact (dermal contact, incidental ingestion and dust inhalation); and
2. Ecological uptake.

5.3 SPR Linkage Assessment

A source-pathway-receptor (SPR) linkage is present when a pathway links a source with a receptor. These linkages are considered complete where a risk to the identified receptors may exist, now or in the future. Given the historical and current land use of the site and with regards to observations during the site inspection, the SPR linkage is incomplete. Therefore, a potential exposure risk is considered unlikely.

6 Conclusions

The detailed desktop review of available information and thorough site inspection have enabled the development of a preliminary conceptual site model allowing assessment of potential health and environmental issues relating to the site. Key findings were:

1. Potential contamination sources at the site are limited based on historical land and current use; and
2. Visible signs of gross contamination were not observed during site inspection.

In summary, based on the desktop study and site inspection conducted on the Site, no indication of gross contamination has been identified which would constrain the development of the Site for its proposed land use as a residential development.

If you have any further questions about this report, please contact the undersigned.

For and on behalf of

Valley Civilab Pty Ltd, trading as Hunter Civilab

Reported by:

A handwritten signature in blue ink, appearing to read "Jake Duck".

Jake Duck

Environmental Scientist

Reviewed by:

A handwritten signature in blue ink, appearing to read "Marc Henty".

Marc Henty

General Manager



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259 Averys Lane, Buchanan

Bachelor of Environmental Science and
Management

References:

Australian Standard AS 4482.1-2005 (2005) *Guide to the Sampling and Investigation of Potentially Contaminated Soil. Part 1 – Non-volatile and Semi-Volatile Compounds.*

National Environment Protection Council (NEPC), (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999, NEPM, Canberra. Schedule B2: Guideline On-site Characterisation.*

NSW EPA (2020) *Contaminated Land Guidelines: Guidelines for Consultants Reporting on Contaminated Land.*

NSW EPA (1997). *Contaminated Land Management Act 1997.*

NSW EPA (2017) *Naturally Occurring Asbestos in NSW*

<https://trade.maps.arcgis.com/apps/PublicInformation/index.html?appid=87434b6ec7dd4aba8cb664d8e646fb06> accessed 1/9/2022.

Lotsearch (2022) Enviro Professional, *Reference: LS035742 EP – 29 August 2022 15:12:17*



Annex A



Note:
(1) Base layer sourced from NearMap (2022).

Figure 1: Site Plan





Annex B



PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)
ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
and associated
ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021

Emily Munday
6/37 Alfred Street
Milsons Point 2061

Applicants Reference
LS035742_EP - 259 Averys Lane,

CERTIFICATE DETAILS

Certificate Number: 2461
Date of Certificate: 29/08/2022

PROPERTY DETAILS

Address: 261 Averys Lane BUCHANAN NSW 2323
Title: LOT: 10 DP: 1085485
Parcel No.: 505580

BACKGROUND INFORMATION

This certificate provides information on how the relevant parcel of land may be developed, including the planning restrictions that apply to development of the land, as at the date the certificate is issued. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

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ISSUED UNDER SECTION 10.7 (2) & (5)
ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
and associated

ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021

1. Name of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

[Cessnock Local Environmental Plan 2011](#)

[Hunter Regional Plan 2036](#)

[State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development](#)

[State Environmental Planning Policy \(Building Sustainability Index: BASIX\) 2004](#)

[State Environmental Planning Policy \(Resilience and Hazards\) 2021](#)

[State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#)

[State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#)

[State Environmental Planning Policy \(Resources and Energy\) 2021](#)

[State Environmental Planning Policy \(Primary Production\) 2021](#)

[State Environmental Planning Policy \(Planning Systems\) 2021](#)

[State Environmental Planning Policy \(Biodiversity and Conservation\) 2021](#)

[State Environmental Planning Policy \(Housing\) 2021](#)

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ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021

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

DRAFT Planning Proposal - 18/2020/2 - Administrative Amendment 2020

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

Cessnock Development Control Plan 2010

2. Zoning and land use under relevant LEPs

- (a) The land is identified as being in:

RU2 Rural Landscape under the Cessnock Local Environmental Plan 2011.

SP2 Infrastructure under the Cessnock Local Environmental Plan 2011.

C2 Environmental Conservation under the Cessnock Local Environmental Plan 2011.

- (b) The purpose for which development may be carried out without consent within the zone;
(c) The purposes for which development may not be carried out within the zone except with development consent; and
(d) The purpose for which development is prohibited within the zone.

RU2 Rural Landscape

- 2) Permitted without consent

Extensive agriculture; Home occupations; Horticulture

- 3) Permitted with consent

Aquaculture; Cellar door premises; Dual occupancies; Dwelling houses; Environmental protection works; Farm buildings; Health consulting rooms; Home industries; Hospitals; Neighbourhood shops; Pubs; Restaurants or cafes; Roads; Roadside stalls; Rural supplies; Self-storage units; Any other development not specified in item 2 or 4.

- 4) Prohibited

Boat building and repair facilities; Car parks; Charter and tourism boating facilities; Commercial premises; Depots; Entertainment facilities; Exhibition homes; Exhibition villages; Freight transport facilities; Health services facilities; Heavy industrial storage establishments; Heliports; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Passenger transport facilities; Recreation facilities (indoor); Residential accommodation; Restricted premises; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle bodrepair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies



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SP2 Infrastructure

2) Permitted without consent

Roads

3) Permitted with consent

Aquaculture; Group homes; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3

C2 Environmental Conservation

2) Permitted without consent

Home occupations

3) Permitted with consent

Dwelling houses; Environmental facilities; Environmental protection works; Extensive agriculture; Home-based child care; Oyster aquaculture Recreation areas; Roads; Secondary dwellings; Tourist and visitor accommodation

(e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed:

No

(f) Whether the land includes or comprises critical habitat:

The land is not land that includes or comprises critical habitat declared to be critical habitat under Part 3 of the Threatened Species Conservation Act 1995.

(g) Whether the land is a conservation area (however described):

The land is not a conservation area under the Cessnock Local Environmental Plan 2011.

(h) Whether an item of environmental heritage (however described) is situated on the land:

An item of environmental heritage identified in Cessnock Local Environmental Plan 2011 is not situated on the land.

3. Complying Development

(1) Complying development may be carried out on the land under each of the following codes for complying development, to the extent stated, 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*.

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ISSUED UNDER SECTION 10.7 (2) & (5)
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ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021

- (2) Complying development may not be carried out on the land under each of the following codes for complying development, to the extent and for the reasons stated under 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*.

Housing Code	Complying Development may not be carried out under the Housing Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.
Rural housing code	Complying Development under the Rural Housing Code may not be carried out on the land as the land is reserved for a public purpose by an environmental planning instrument. Complying Development MAY NOT be carried out under the Rural Housing Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.
Low Rise Housing Diversity Code	Complying Development may not be carried out under the Low Rise Housing Diversity Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.
Greenfield Housing Code	Complying Development may not be carried out under the Greenfield Housing Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.
Housing Alterations Code	Complying Development may be carried out on the land under the Housing Alterations Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
General Development Code	Complying Development may be carried out on the land under the General Development Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
Commercial and Industrial Alterations Code	Complying Development may be carried out on the land under the Commercial and Industrial Alterations Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
Commercial and Industrial (New Buildings and Additions) Code	Complying Development may not be carried out under the Commercial & Industrial (New Buildings

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	and Additions) Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.
Container Recycling Facilities Code	Complying Development may not be carried out under the Container Recycling Facilities Code as the subject land falls within a Local Environmental Plan zone that does not meet the requirements of the code.
Subdivisions Code	Complying Development may be carried out on the land under the Subdivision Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
Demolition Code	Complying Development may be carried out on the land under the Demolition Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
Fire Safety Code	Complying Development may be carried out on the land under the Fire Safety Code, subject to the development complying with the relevant standards contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

No

6. Road widening and road alignment

Whether or not the land is affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the *Roads Act 1993*, or**
- (b) any environmental planning instrument, or**
- (c) any resolution of the council.**

The land is not affected by a road widening or road realignment proposal under:

- (a) Division 2 of Part 3 of the *Roads Act 1993*, or
- (b) any environmental planning instrument, or
- (c) any resolution of the council.



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ISSUED UNDER SECTION 10.7 (2) & (5)
ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
and associated

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7. Council and other public authority hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) 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:

(1) Landslip

No

(2) Bushfire

No

(3) Tidal inundation

No

(4) Subsidence

No

(5) Acid Sulphate Soils

No

(6) Any other risk (other than flooding)

No

7A. Flood related development controls

- (1) Whether or not the land or part of the land is within the flood planning area and subject to flood related development controls..

Yes

- (2) Whether or not the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

Yes

Note: In this clause –

Flood planning area has 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

Probable maximum flood has the same meaning as in the Floodplain Development Manual



PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)
ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
and associated
ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 (above) makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the *Environmental Planning & Assessment Act 1979*.

Yes

9. Contributions plans

The name of each contributions plan/s applying to the land.

Cessnock Section 7.12 Levy Contributions Plan 2017.

Cessnock City Wide Local Infrastructure Contributions Plan 2020.

9A. Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

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

10. Biodiversity stewardship sites

The land is not a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, but only insofar as the Council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage.

Note. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the *Threatened Species Conservation Act 1995* that are taken to be biodiversity stewardship agreements under Part 5 of the *Biodiversity Conservation Act 2016*.

10A. Native vegetation clearing set asides

The land is not a set aside area under section 60ZC of the Local Land Services Act 2013, but only insofar as the Council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section.

11. Bush fire prone land

Some of the land is bushfire prone land as defined in the Environmental Planning & Assessment Act 1979.

12. Property vegetation plans

The land is not land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies, only insofar as the Council has been notified of the existence of the plan by the person or body that approved the plan under the Act.

PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)
ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
and associated
ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021

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

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 (but only if the council has been notified of the order).

No

14. Directions under Part 3A

There is not a direction by the Minister in force under Section 75P(2)(c1) of the Environmental Planning & 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 of the land under Part 4 of that Act does not have effect.

15. Conditions for Seniors Housing

Development consent conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5* applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

No

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

There is not a valid site compatibility certificate (infrastructure) of which Council is aware, in respect of proposed development on the land.

17. Site compatibility certificates for affordable rental housing

- (1) There is not a current site compatibility certificate (affordable rental housing), of which the Council is aware, in respect of proposed development on the land.
- (2) There are no terms of a kind referred to in chapter 2 of the *State Environmental Planning Policy (Housing) 2021* that have been imposed as a condition of consent to a development application in respect of the land.

18. Paper subdivision information

- (1) There is no development plan adopted by a relevant authority that applies to the land of that is proposed to be subject to a consent ballot.
- (2) There is no subdivision order that applies to the land

Note: words and expressions in this clause have the same meaning as they have in Part 16C of the *Environmental Planning and Assessment Regulation 2021*.

19. Site verification certificates



PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)
ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
and associated
ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021

There is not a current site verification certificate, of which Council is aware, in respect of the land.

21. Affected building notices and building product rectification orders

- (1) There is not an affected building notice, as defined by the Building Products (Safety) Act 2017, in force in respect to the land.
- (2)(a) There is not an outstanding building product rectification order, as defined by the Building Products (Safety) Act 2017, in force in respect to the land.
- (2)(b) A notice of intent to make a building product rectification order, as defined by the Building Products (Safety) Act 2017, has not been served in respect to the land.

Matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

- (a) The land or part of the land is not significantly contaminated land within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.
- (b) The land is not subject to a management order within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.
- (c) The land is not the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.
- (d) The land is not the subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997 at the date this certificate is issued.
- (e) The land is not the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 (if a copy of such a statement has been provided at any time) to the local authority issuing the certificate.

For further information, please contact Council's Assistant Strategic Planner on 02 4993 4100.

Peter Mickleson
Director Planning and Environment



PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)
ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
and associated
ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021

Emily Munday
6/37 Alfred Street
Milsons Point 2061

Applicants Reference
LS035742_EP - 259 Averys Lane,

CERTIFICATE DETAILS

Certificate Number: 2461
Date of Certificate: 29/08/2022

PROPERTY DETAILS

Address: 261 Averys Lane BUCHANAN NSW 2323
Title: LOT: 10 DP: 1085485
Parcel No.: 505580

BACKGROUND INFORMATION

This certificate provides information on how the relevant parcel of land may be developed, including the planning restrictions that apply to development of the land, as at the date the certificate is issued. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

t 02 4993 4100 f 02 4993 2500
p: PO Box 152 Cessnock NSW 2325
e: council@cessnock.nsw.gov.au w: www.cessnock.nsw.gov.au
ABN 60 919 148 928



PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7 (2) & (5)
ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
and associated

ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021

Additional information pursuant to Section 10.7(5) of the *Environmental Planning & Assessment Act 1979*

(5) A council may, in a planning certificate, include advice on such other relevant matters affecting the land of which it may be aware.

Council's records do not indicate that the land the subject of this Certificate is subject to Noise Exposure.

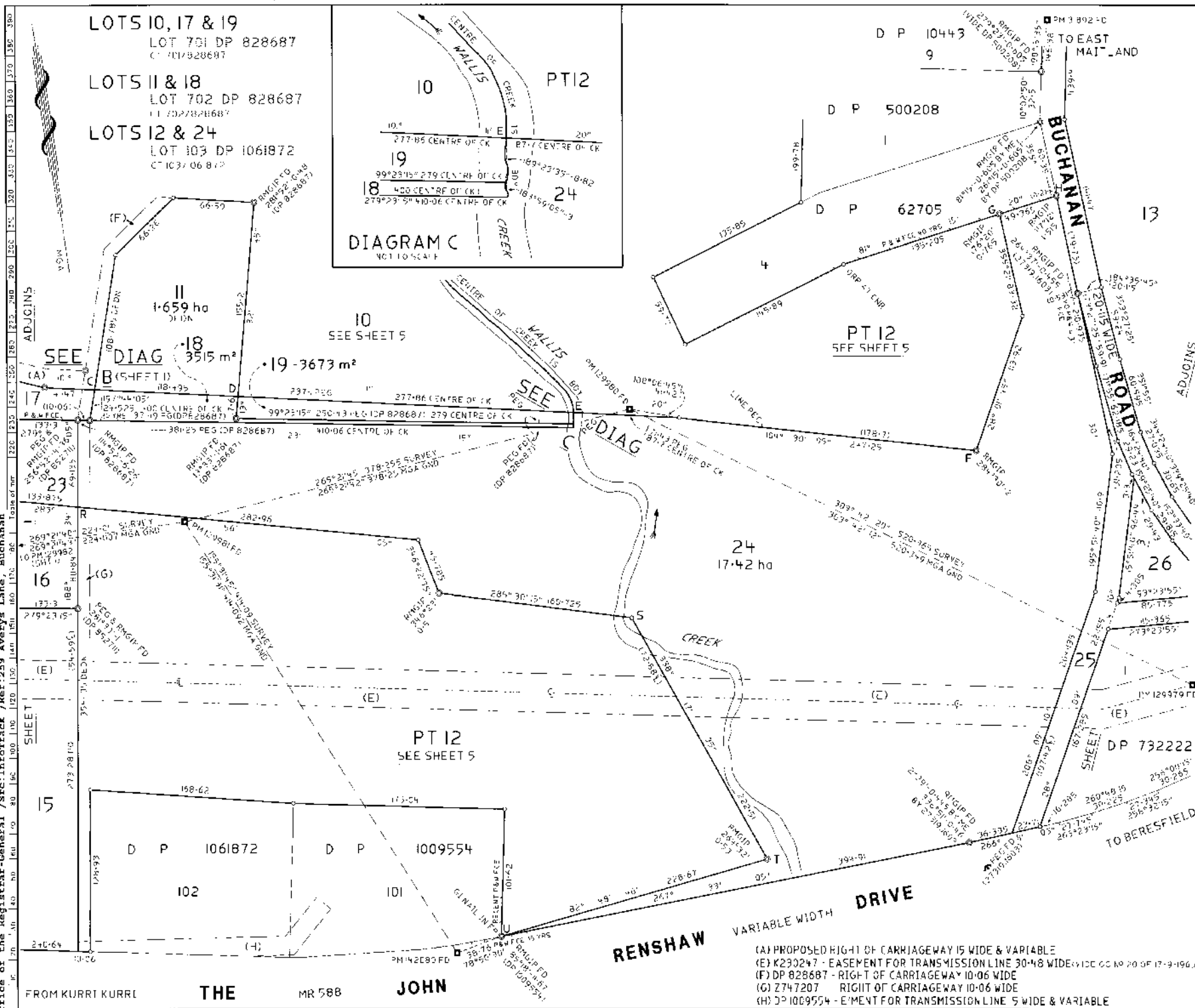
For further information, please contact Council's Strategic Land Use Planning unit, of the Planning and Environment directorate on 02 4993 4100.

A handwritten signature in black ink, appearing to read "P. Mickleson", is written over a light blue horizontal line.

Peter Mickleson
Director Planning and Environment



Annex C



DP1085485

Registered:  16-8-2005

18-1. -ECC5

Signature Terry Lee Date 27-5-05
 Surveyor registered under: Surveying Act, 2002.

1985-1989: all the pigs of sheers
covered by Supervision Committee Mo-

* Author: Any Person/General Manager/Authorized Signatory
* Delete wherever is inapplicable

L.G.A.: CESSNOCK CITY

Locality: BUCHANAN

Parish: STOCKRINGTON

County: NORTHUMBERLAND

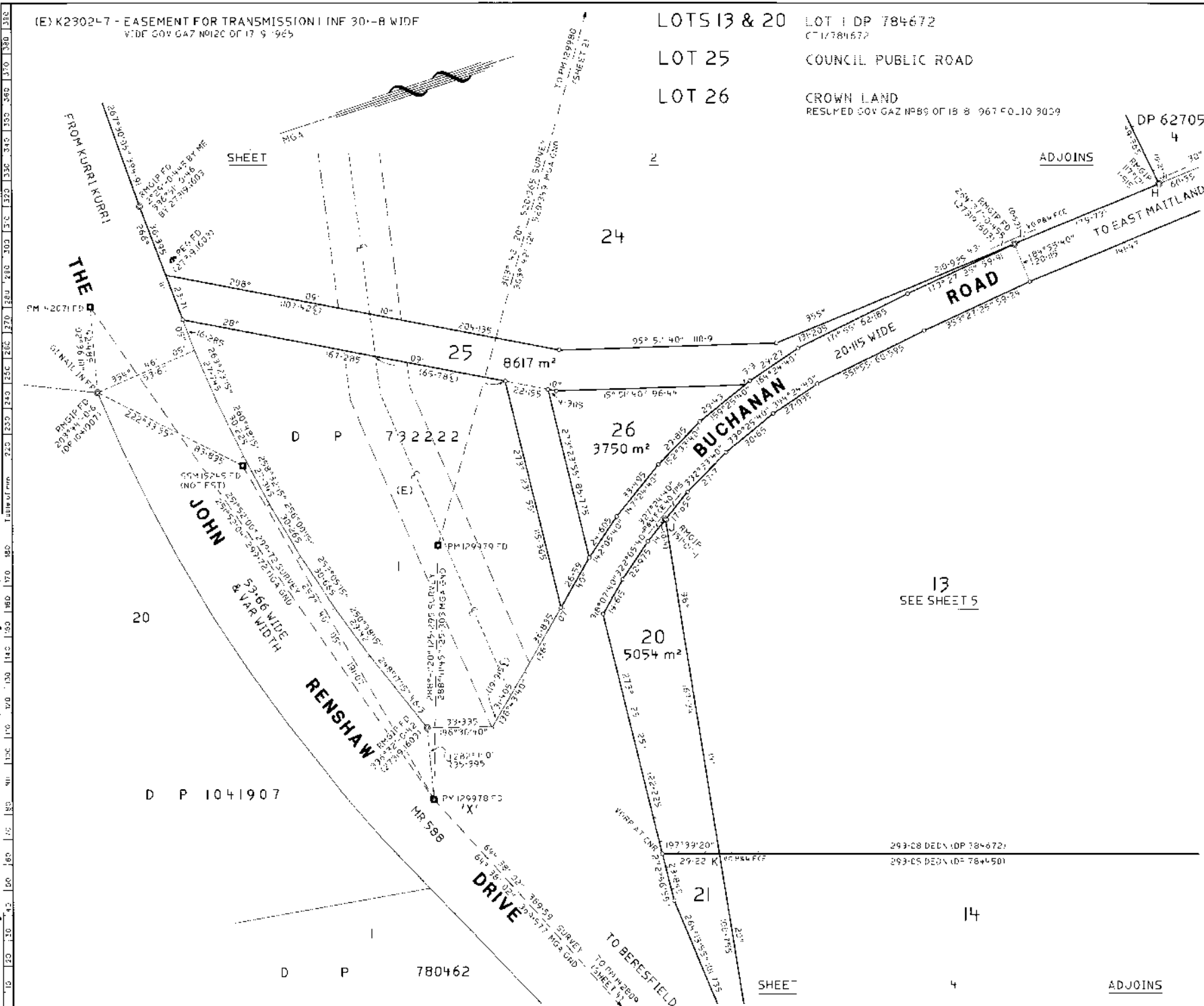
For use as a guide only: not to be used for legal purposes.

architecte peintres Reducir les Vols : 2500

1978-1979

WIA PLAN 0500 285 44 0922

Reg: 3382582 / Doc: DP 1085485 P / Rev: 18-Aug-2005 / NSW LRS / Pgs: ALL / Ppt: 30-Aug-2022 14:51 / Seq: 3 of 5
 & Office of the Registrar-General / Src: Informack / Ref: 259 Averys Lane, Buchanan



DP1085485

Registered: 16-08-2005

This is sheet 3 of my plan in 5 sheets
 dated 8-4-2005

Signature: [Signature] dated 27-5-05
 Surveyor: [Signature] under Surveying Act, 2002.

This is sheet 3 of the plan of sheets
 covered by Subdivision Certificate No: 1041907

• Authorised Person/General Manager/Agreed Officer
 • Delete whichever is inapplicable

L.G.A.: CESSNOCK CITY

Locality: BUCHANAN

Parish: STOCKRINGTON

County: NORTHUMBERLAND

For use where space is small, class on map page on Plan Form 2

Lengths in metres Reduction Ratio 250

DP1085485

Registered: 16-3-2005

This is sheet 4 of my plan in 5 sheets
dated 18-4-2005Signature: *Thompson* Dated: 27-5-05
Surveyor registered under Surveying Act, 2002This is sheet 4 of the plan of sheets
covered by Subdivision Certificate No. 101
of* Authorised Person (Inspector of Maps) / * Certified Draftsman
* Details of which are in the margin

L.G.A.: CESSNOCK CITY

Locality: BUCHANAN

Parish: STOCKRINGTON

County: NORTHUMBERLAND

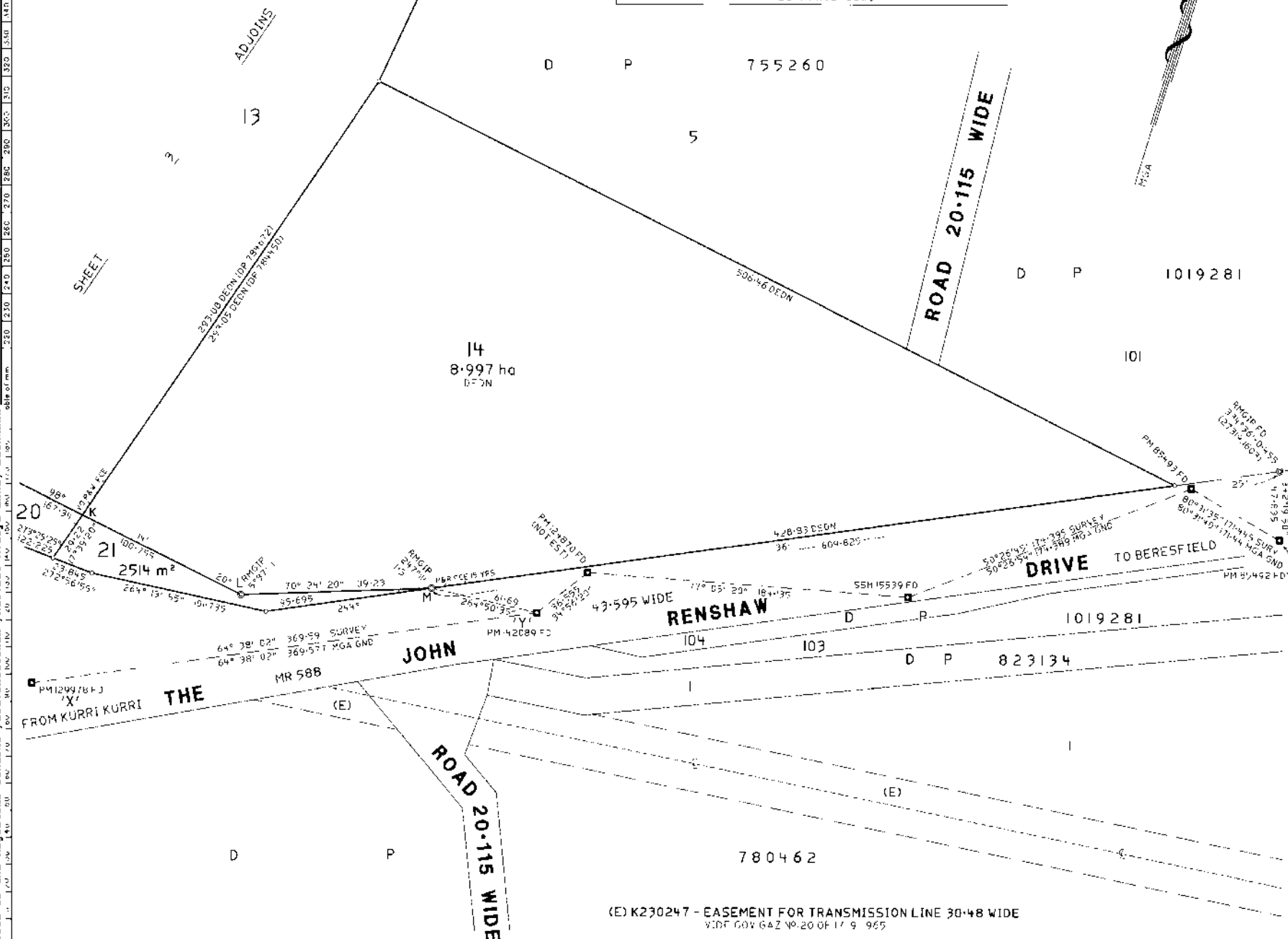
For use where space is insufficient in any panel on Plan Form 2

Lengths are in metres. Reduction Ratio: 1:500

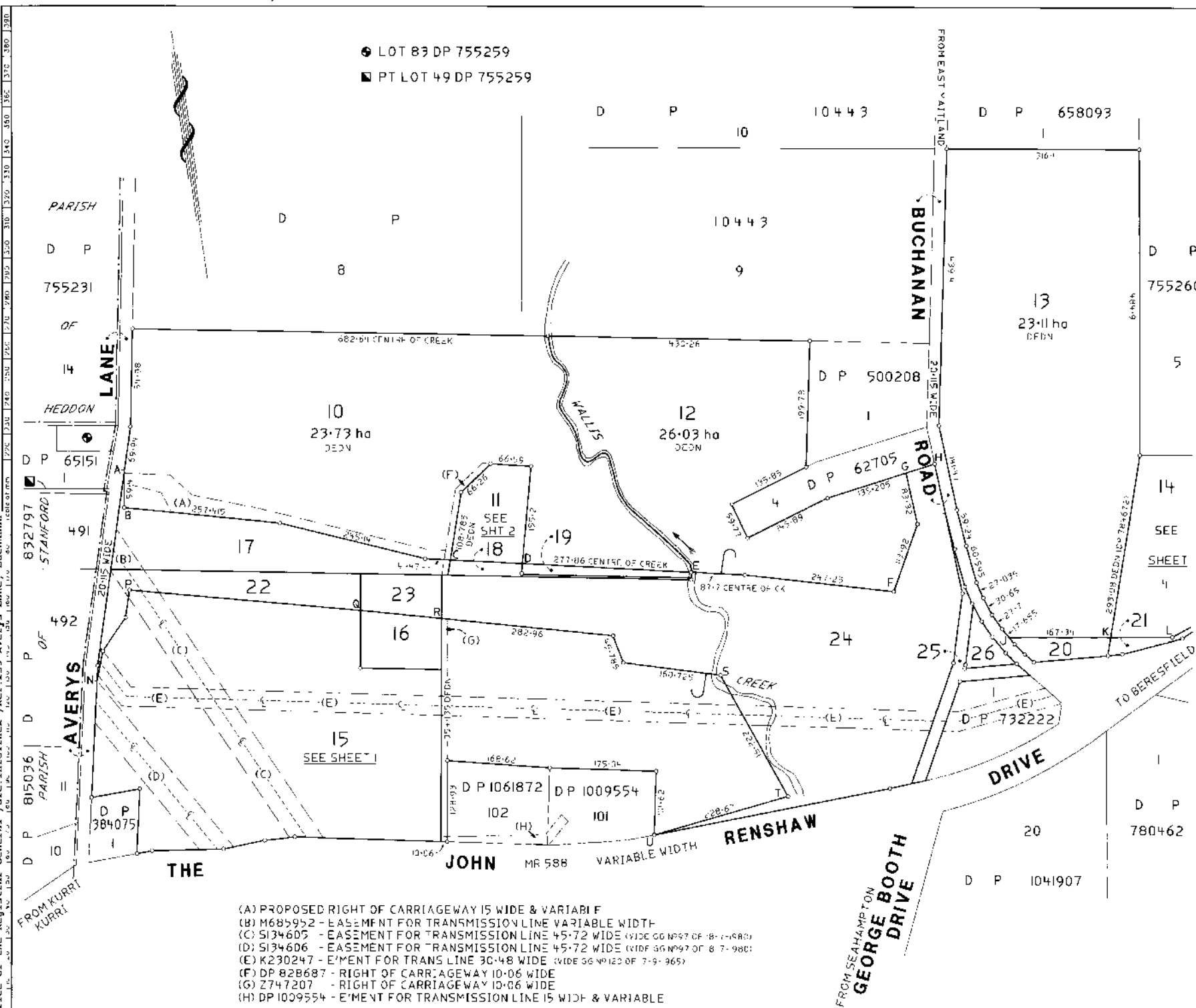
RTA PLAN: 0009 085 55 2955

LOTS 14 & 21 LOT 1 DP 784450
CT 784450

SURVEYING REGULATION 200 (CLAUSE 32(2))						
MARK	M.G.A. CO. ORDINATES		ZONE	CL.	ORD.	
	EASTING	NORTHING				
PM 29978	362 208 913	6 356 610 897	56	PM	29978	
PM 42089	362 824 800	6 356 769 37	56	PM	42089	
PM 42071	362 224 126	6 356 517 518	56	PM	42071	
COMBINED SEA LEVEL AND SCALE FACTOR 0.999827						
SOURCE: M.G.A. COORDINATES ADOPTED FROM L.C. ON 28 APRIL 2005						



Req:R382592 /Doc:DP 1085485 P /Rev:18-Aug-2005 /NSW LRS /Pgs:ALL /Prt:30-Aug-2022 14:51 /Seq:5 of 5



Registered: 16-B-2005

This is short 5 of my phone 5 shopping
dated 18-4-2005

Signature: Troyce .. Dated 27-5-05
 Surveyor registered under Surveying Act, 2002

This is sheet _____ of the plan of _____
_____ County Subdivision Certificate No. _____

* Delete #N/A here: is inapplicable

L.G.A.: CESSNOCK CITY

Locality: BUCHANAN

Parish: STOCKRINGTON

County: NORTHUMBERLAND

³ Or use where autoc is insufficient in any place as time given.

Lengths are in metres. Recycled Paper 100%

RTA P_AA : 0000 085 55 0955

Plan Drawing only to appear in this space

RTA FILE : 9/85.190

RTA P_A5 : 0000 085 55 0955



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

30/8/2022 2:53PM

FOLIO: 7/10443

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

Prior Title(s): VOL 3407 FOL 173

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
18/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/6/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
6/8/1991	Z747207	TRANSFER GRANTING EASEMENT	
6/8/1991	Z747208	TRANSFER	EDITION 1
23/3/1993	DP828687	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

RP 13

STAMP DUTY



B



2
747208 F



TRANSFER
REAL PROPERTY ACT, 1900

T

1	2	2	X	R
\$	47			3/2

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Certificate of Title Volume 3407 Folio 173 NOW BEING <u>whole</u> OF LAND COMPRISED IN FOLIO <u>7/10443</u>	WHOLE	"Fernlea" Buchanan

TRANSFEROR
Note (b)

COLIN ERNEST HORNER and MARGARET HORNER

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 330,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEE

TRANSFEE
Note (d)

GARRY ROBERT SHEARMAN of 8 James Street, Kurri Kurri and **CHERYL DIANE SHEARMAN**
of the same address.

OFFICE USE ONLY

JT2

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

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

DATE 7TH JUNE 1991

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

EXECUTION
Note (g)

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

Beth Lane
Signature of Witness

Bessie MAJORIE Lane
Name of Witness (BLOCK LETTERS)

112. Ranson Street
Address and occupation of Witness

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

Note (g)

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address and occupation of Witness

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

LODGED BY <u>Jones & Major</u>		LOCATION OF DOCUMENTS	
50 ELLIOTT STREET SYDNEY		<input checked="" type="checkbox"/> CT	OTHER
LX 420 233-2411		Herewith	
Ref: 35D AP6268 HALLAM		In L.T.O. with	
Delivery Box Number		Produced by	
Checked <u>652</u> <u>2</u>	Passed	Secondary Directions	
Signed	Extra Fee	Delivery Directions	CT 35D
REGISTERED -19			
06 AUG 1991			

OFFICE USE ONLY



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

30/8/2022 2:52PM

FOLIO: 701/828687

First Title(s): OLD SYSTEM

Prior Title(s): 7/10443

Recorded	Number	Type of Instrument	C.T. Issue
23/3/1993	DP828687	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/5/1995	0212109	REQUEST	
16/8/2005	DP1085485	DEPOSITED PLAN	FOLIO CANCELLED
25/5/2006	AC329973	DEPARTMENTAL DEALING	FOLIO RESTORED
8/2/2007	AC776812	TRANSFER	
8/2/2007	AC776813	MORTGAGE	EDITION 2
15/11/2007	AD484301	REQUEST	
13/3/2008	AD766291	CAVEAT	
18/7/2008	AE8015	DISCHARGE OF MORTGAGE	
18/7/2008	AE8016	TRANSFER INCLUDING EASEMENT	FOLIO CANCELLED
18/7/2008	AE92205	DEPARTMENTAL DEALING	FOLIO CANCELLED

*** END OF SEARCH ***

Form: 111WC
Licence: 05-11-651
Licensee: Softdocs

TRANSFER
without monetary consideration
New South Wales
Real Property Act 1900



AC776812A

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar to use this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY
22 DEC 2006

Office of State Revenue use only

NEW SOUTH WALES DUTY
19-06-2006 0003535699-001
SECTION 68(1)-ORIGINAL
NO DUTY PAYABLE

TIME: 11-00

(A) TORRENS TITLE

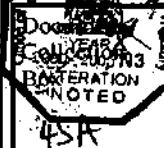
FI 701/828687



RELOADED

(B) LODGED BY

7 FEB 2007



Name, Address or DX and Telephone

LLPN: 1230110

National Australia Bank Limited
197 Prospect Highway
Seven Hills NSW 2147
Tel: (02) 8825 0898

CODE

T
TW
(Sheriff)

Reference (optional): 06WL3601

(C) TRANSFEROR

GARRY ROBERT SHEARMAN

(D) CONSIDERATION Pursuant to order of the Family Court of Australia at Newcastle dated 16/05/2006

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

(F) SHARE
TRANSFERRED Whole

(G) Encumbrances (if applicable): Nil

(H) TRANSFEE

CHERYL DIANE SHEARMAN

(I) TENANCY:

DATE 29/09/2006

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

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

Signature of witness:

Signature of transferor:

Name of witness: JILLIAN MARGARET STIBBARD

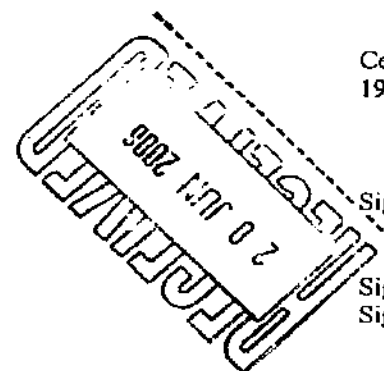
Address of witness: 132-138 Pacific Highway,
Charlestown

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

Signature:

A Wright

Signatory's name: ALAN MICHAEL WRIGHT
Signatory's capacity: Solicitor for the transferee





SEARCH DATE

30/8/2022 2:52PM

FOLIO: 10/1085485

First Title(s): OLD SYSTEM

Prior Title(s): 701/828687

Recorded	Number	Type of Instrument	C.T. Issue
16/8/2005	DP1085485	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
21/7/2008	AE8016	TRANSFER INCLUDING EASEMENT	FOLIO CREATED EDITION 1
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 2 CORD ISSUED
7/6/2022	AS194040	CAVEAT	EDITION 3

*** END OF SEARCH ***



FOLIO: 10/1085485

SEARCH DATE	TIME	EDITION NO	DATE
30/8/2022	2:44 PM	3	7/6/2022

LAND

LOT 10 IN DEPOSITED PLAN 1085485

AT BUCHANAN

LOCAL GOVERNMENT AREA CESSNOCK

PARISH OF STOCKRINGTON COUNTY OF NORTHUMBERLAND

TITLE DIAGRAM DP1085485

FIRST SCHEDULE

CHERYL DIANE SHEARMAN

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A855859 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
- 3 Z747207 RIGHT OF CARRIAGEWAY 10.06 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE DESIGNATED (G) IN THE TITLE DIAGRAM
- 4 DP828687 RIGHT OF CARRIAGEWAY 10.06 WIDE AFFECTING THE PART DESIGNATED (F) IN THE TITLE DIAGRAM
- 5 AC776813 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 6 AE8016 RIGHT OF CARRIAGEWAY 15 METRE(S) WIDE AND VARIABLE AFFECTING THE SITE DESIGNATED (A) IN DP1085485
- 7 AE8016 COVENANT
- * 8 AS194040 CAVEAT BY AMIE MAREE SHEARMAN

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



Annex D



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 29 Aug 2022 15:12:17

Reference: LS035742 EP

Address: 259 Averys Lane, Buchanan, NSW 2323

Disclaimer:

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

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

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

Dataset Listing

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

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	17/06/2022	17/06/2022	Quarterly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	22/08/2022	22/08/2022	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	01/08/2022	07/07/2022	Monthly	1000m	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority	19/08/2022	19/08/2022	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority	03/06/2022	14/07/2021	Quarterly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	23/08/2022	13/07/2012	Annually	1000m	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	01/08/2022	14/07/2021	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	01/08/2022	01/08/2022	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	01/08/2022	01/08/2022	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	01/08/2022	01/08/2022	Monthly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	06/06/2022	06/06/2022	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	16/02/2022	13/12/2018	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	19/08/2022	19/08/2022	Monthly	1000m	1	1	1
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	19/08/2022	19/08/2022	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	19/08/2022	19/08/2022	Monthly	1000m	3	7	7
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	0	0
Points of Interest	NSW Department of Customer Service - Spatial Services	18/08/2022	18/08/2022	Quarterly	1000m	0	1	6
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	18/08/2022	18/08/2022	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	18/08/2022	18/08/2022	Quarterly	1000m	0	0	0
Major Easements	NSW Department of Customer Service - Spatial Services	29/08/2022	29/08/2022	Quarterly	1000m	1	3	9
State Forest	Forestry Corporation of NSW	16/08/2022	14/08/2022	Annually	1000m	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	10/02/2022	31/12/2021	Annually	1000m	0	0	1
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	Annually	1000m	1	1	1
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	28/03/2022	23/02/2018	Annually	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	24/01/2022	24/01/2022	Annually	2000m	0	0	2

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
NSW Seamless Geology Single Layer: Rock Units	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	6	6	9
NSW Seamless Geology – Single Layer: Trendlines	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	0	0	0
NSW Seamless Geology – Single Layer: Geological Boundaries and Faults	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	0	0	2
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000m	2	2	4
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	18/08/2022	27/07/2020	Annually	1000m	2	3	4
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	26/05/2022	06/05/2022	Monthly	500m	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	2	2	3
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000m	1	1	1
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	19/08/2021	05/08/2021	Quarterly	1000m	0	0	2
Current Mining Titles	NSW Department of Industry	01/08/2022	01/08/2022	Monthly	1000m	1	1	1
Mining Title Applications	NSW Department of Industry	01/08/2022	01/08/2022	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	01/08/2022	01/08/2022	Monthly	1000m	8	8	9
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	15/11/2021	07/12/2018	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	15/11/2021	05/11/2021	Monthly	1000m	3	6	17
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	17/08/2022	11/02/2022	Quarterly	1000m	0	0	0
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	26/05/2022	01/04/2022	Monthly	1000m	0	0	1
Bush Fire Prone Land	NSW Rural Fire Service	29/08/2022	08/08/2022	Weekly	1000m	2	3	3
Lower Hunter and Central Coast Regional Vegetation Survey	NSW Office of Environment & Heritage	28/02/2015	16/11/2009	As required	1000m	6	11	14
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	28/03/2022	19/03/2020	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	14/08/2017	15/05/2017	Annually	1000m	1	3	5
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000m	1	5	10
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	29/08/2022	29/08/2022	Weekly	10000m	-	-	-

Site Diagram

259 Averys Lane, Buchanan, NSW 2323



Legend

- ▬ Site Boundary
- ▬ Internal Parcel Boundaries

Total Area: 238068m²

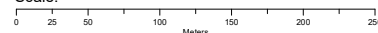
Total Perimeter: 2.69km

Disclaimers:

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

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

Scale:



Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 29 August 2022

Contaminated Land

259 Averys Lane, Buchanan, NSW 2323

List of NSW contaminated sites notified to EPA

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

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

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

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

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

Contaminated Land

259 Averys Lane, Buchanan, NSW 2323

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

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

Contaminated Land Records of Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit

<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

Former Gasworks within the dataset buffer:

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

Former Gasworks Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Waste Management & Liquid Fuel Facilities

259 Averys Lane, Buchanan, NSW 2323

National Waste Management Site Database

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

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

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

National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

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

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

PFAS Investigation & Management Programs

259 Averys Lane, Buchanan, NSW 2323

EPA PFAS Investigation Program

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

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

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

Defence PFAS Investigation Program

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

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

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

Defence PFAS Management Program

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

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

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

Airservices Australia National PFAS Management Program

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

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

259 Averys Lane, Buchanan, NSW 2323

Defence 3 Year Regional Contamination Investigation Program

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

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

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

EPA Other Sites with Contamination Issues

259 Averys Lane, Buchanan, NSW 2323

EPA Other Sites with Contamination Issues

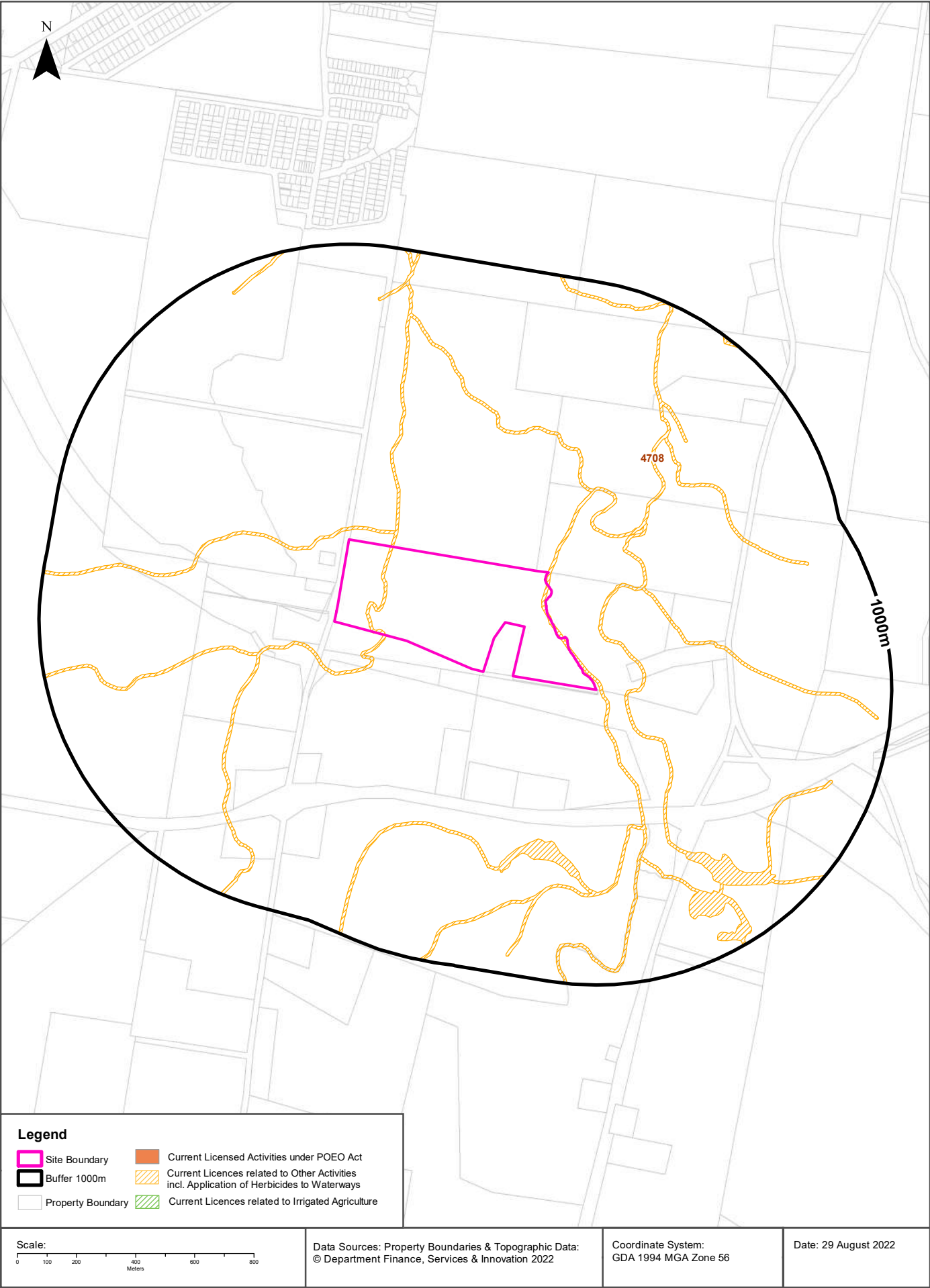
This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

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

Sites within the dataset buffer:

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

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



EPA Activities

259 Averys Lane, Buchanan, NSW 2323

Licensed Activities under the POEO Act 1997

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

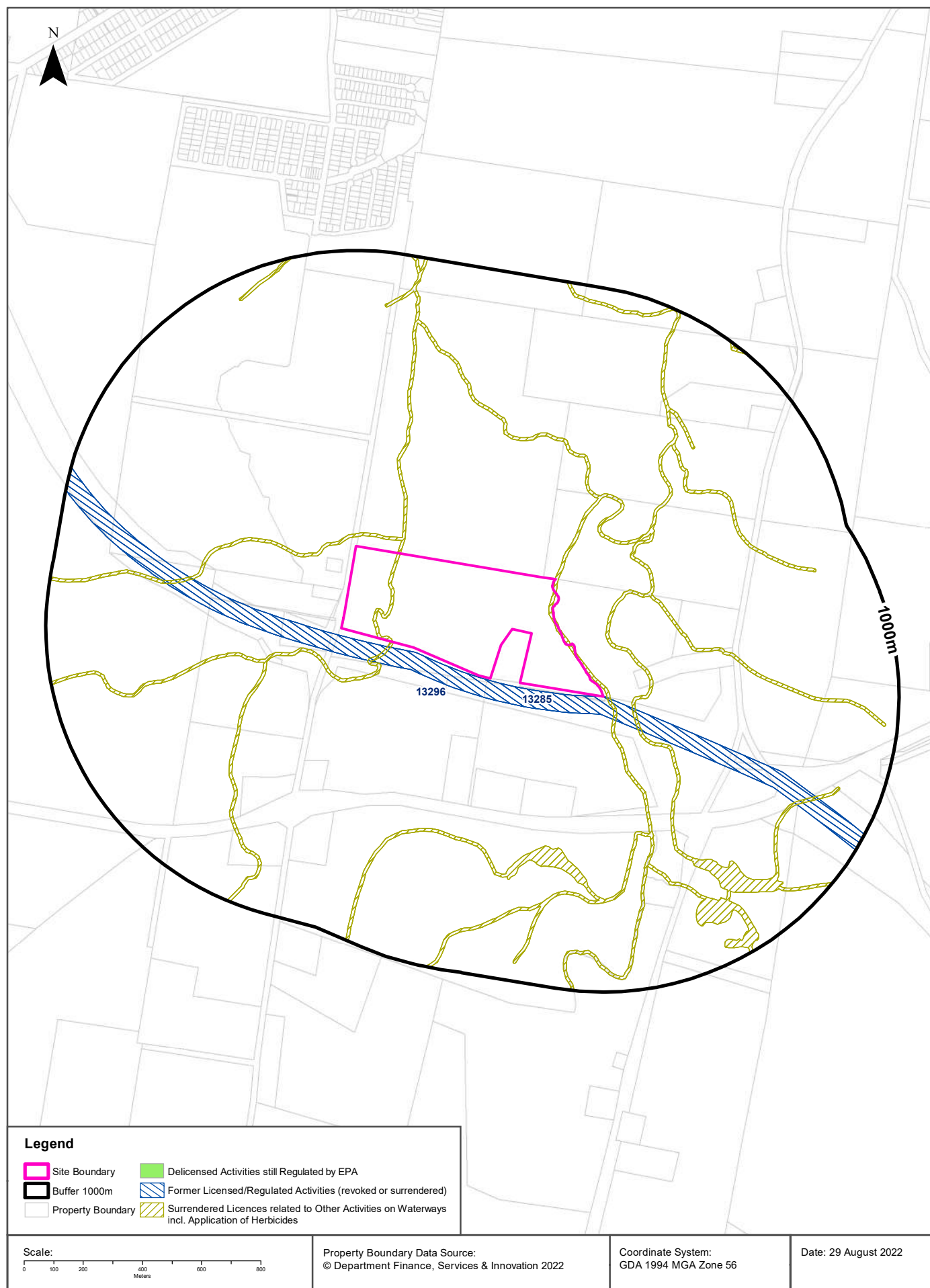
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
4708	CESSNOCK CITY COUNCIL	-	-	CESSNOCK	Other activities	Network of Features	0m	On-site

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

259 Averys Lane, Buchanan, NSW 2323



EPA Activities

259 Averys Lane, Buchanan, NSW 2323

Delicensed Activities still regulated by the EPA

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

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

Delicensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

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

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

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
13285	ROADS AND MARITIME SERVICES	Hunter Expressway, SEAHAMPTON, NSW 2286	Surrendered	01/07/2010	Road construction	Road Match	0m	South
13296	THIESS PTY LTD	1416 George Booth Drive, BUCHANAN, NSW 2323	Surrendered	23/07/2010	Road construction	Road Match	0m	South
13296	THIESS PTY LTD	1416 George Booth Drive, BUCHANAN, NSW 2323	Surrendered	23/07/2010	Land-based extractive activity	Road Match	0m	South
13296	THIESS PTY LTD	1416 George Booth Drive, BUCHANAN, NSW 2323	Surrendered	23/07/2010	Crushing, grinding or separating	Road Match	0m	South

Former Licensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Historical Business Directories

259 Averys Lane, Buchanan, NSW 2323

Business Directory Records 1950-1991 Premise or Road Intersection Matches

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

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

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

Business Directory Records 1950-1991 Road or Area Matches

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

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

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

Historical Business Directories

259 Averys Lane, Buchanan, NSW 2323

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

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

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

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

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

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

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

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

Aerial Imagery 2020

259 Averys Lane, Buchanan, NSW 2323



Scale:
0 80 160 240 320
Meters

Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 29 August 2022

Aerial Imagery 2015

259 Averys Lane, Buchanan, NSW 2323



Scale:
0 80 160 240 320
Meters

Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 29 August 2022





Scale: 0 80 160 240 320 Meters	Data Source Aerial Imagery: © 2022 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 56	Date: 25 August 2022
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Aerial Imagery 1993

259 Averys Lane, Buchanan, NSW 2323





Scale: 0 80 160 240 320 Meters	Data Source Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 25 August 2022
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Aerial Imagery 1961

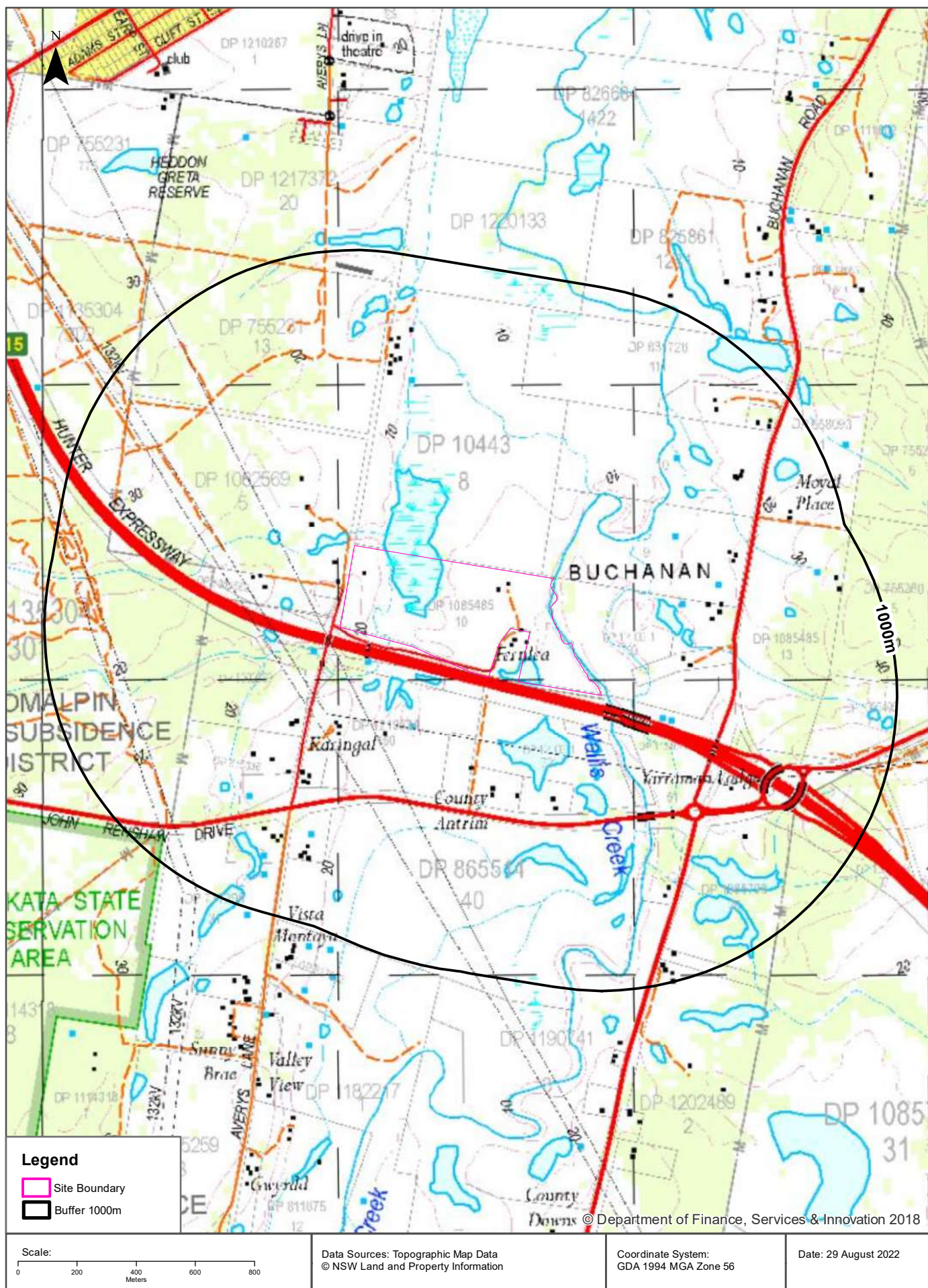
259 Averys Lane, Buchanan, NSW 2323





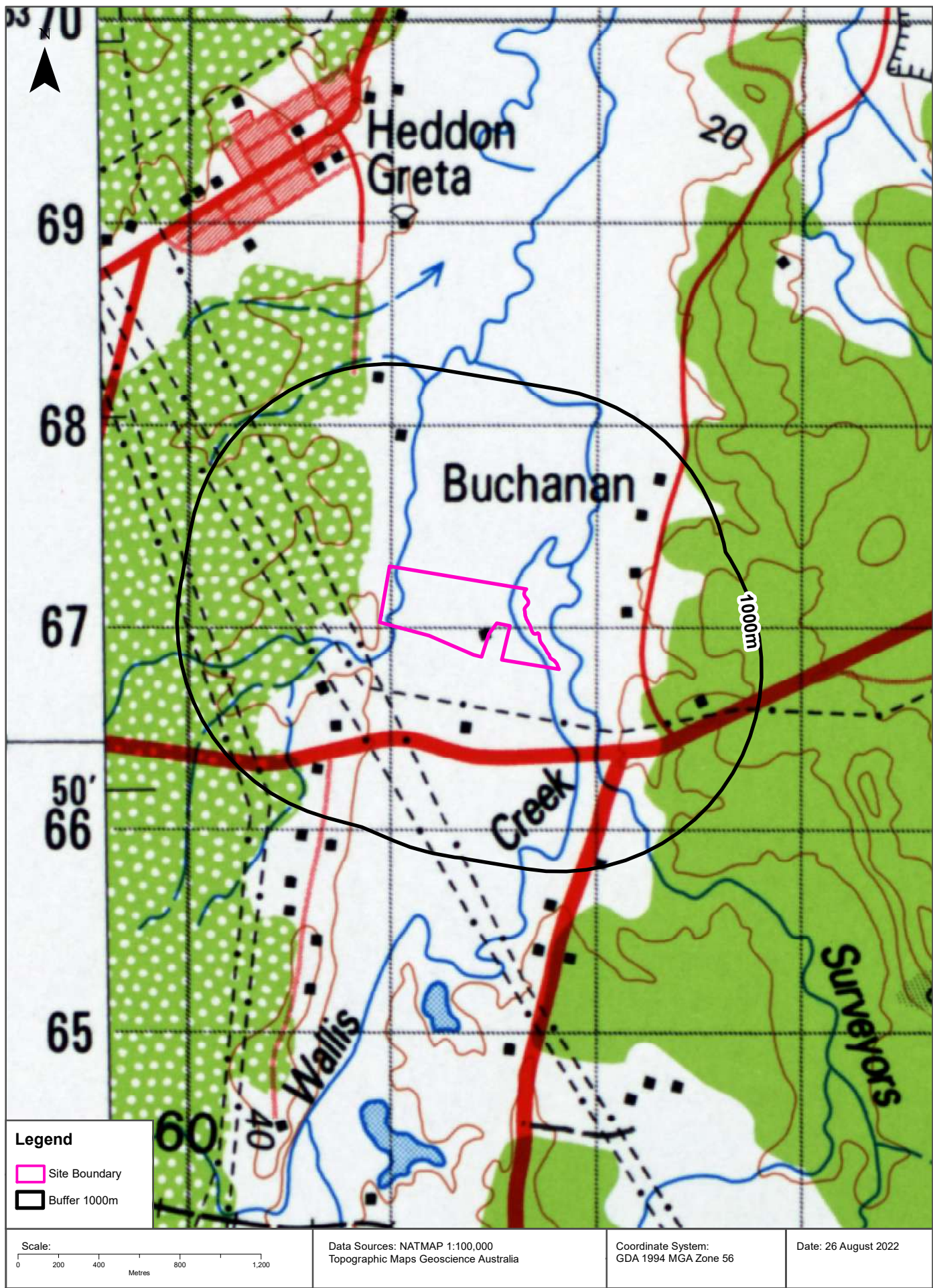
Topographic Map 2015

259 Averys Lane, Buchanan, NSW 2323



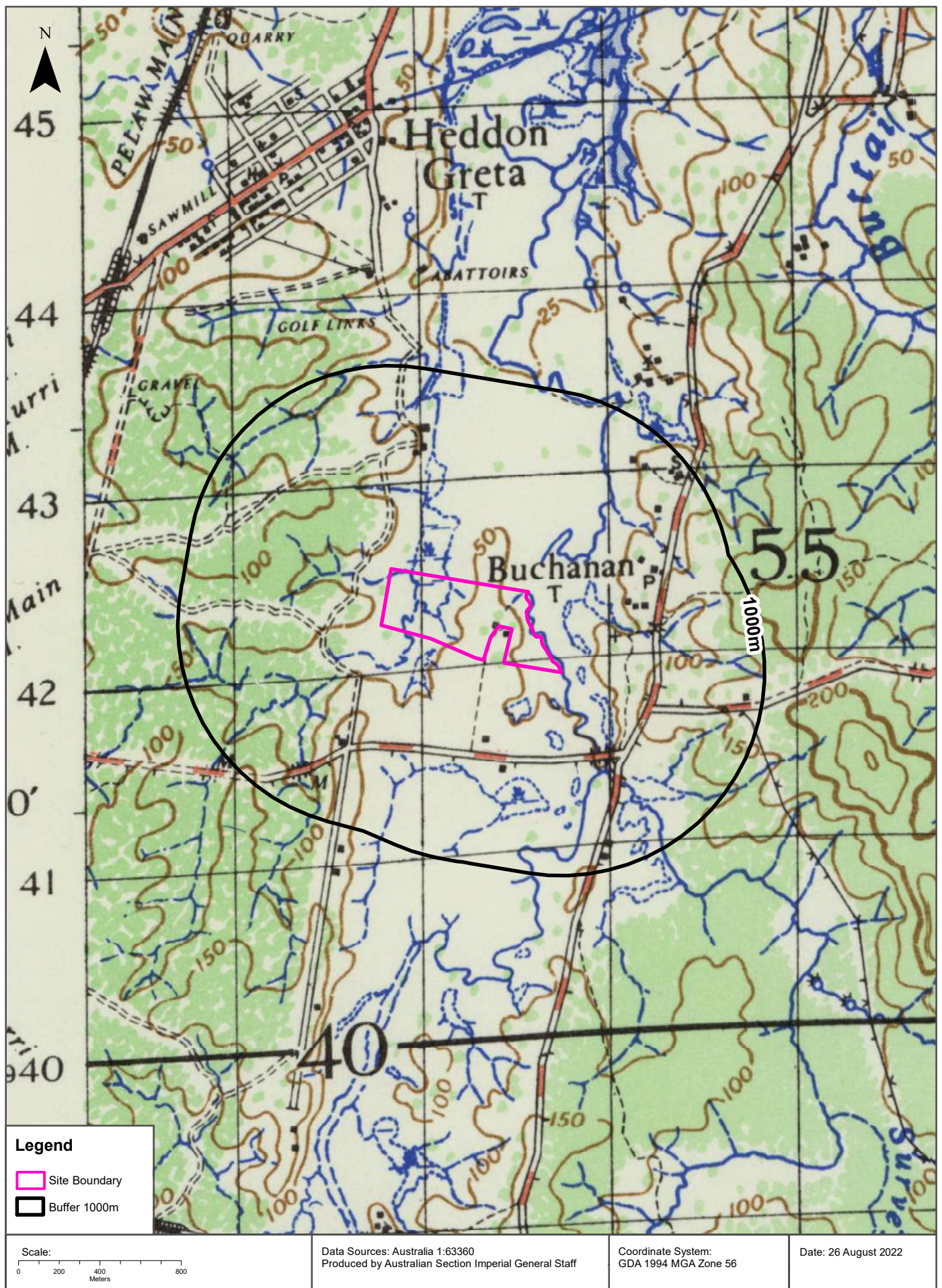
Historical Map 1981

259 Averys Lane, Buchanan, NSW 2323



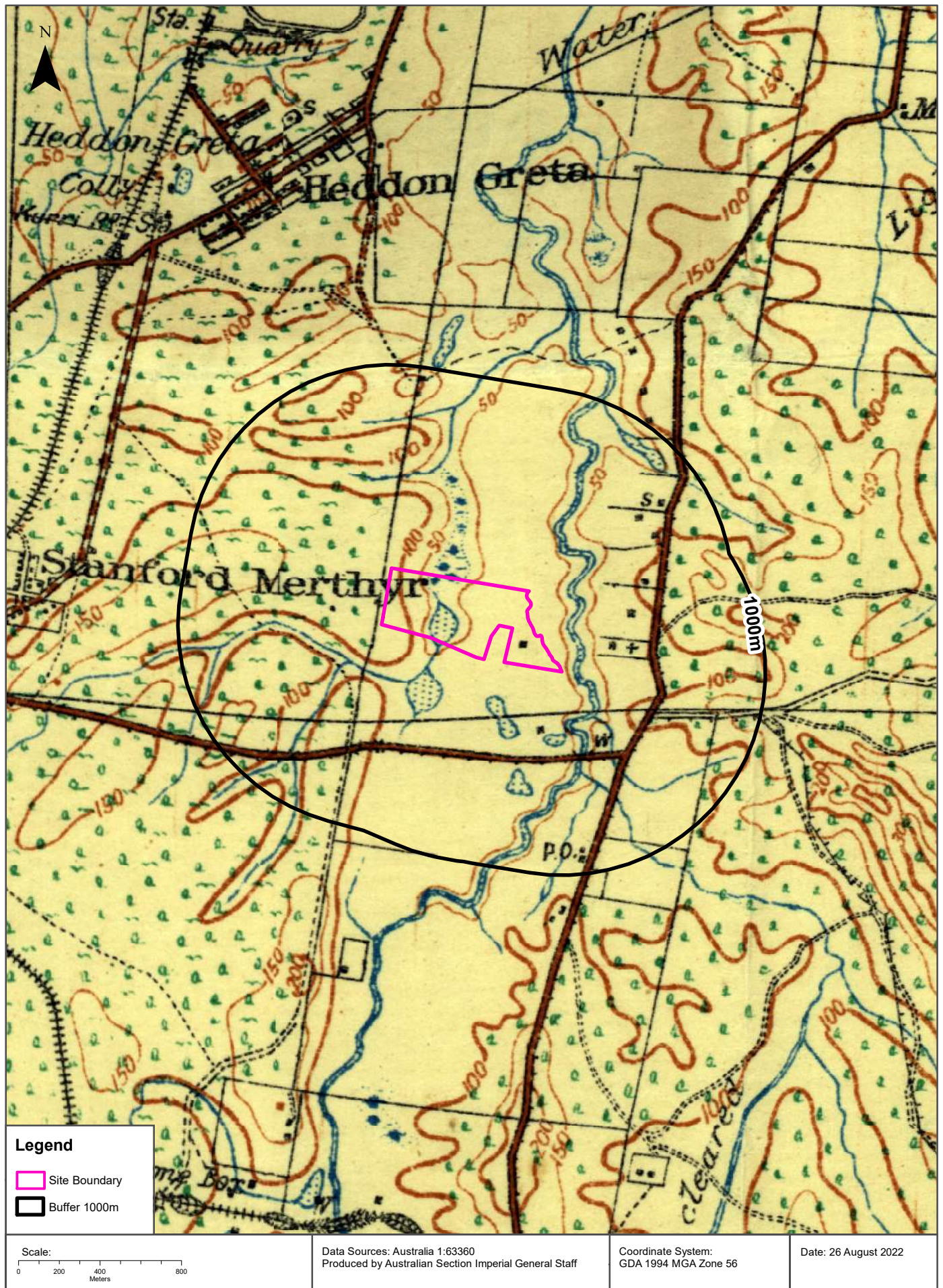
Historical Map c.1941

259 Averys Lane, Buchanan, NSW 2323



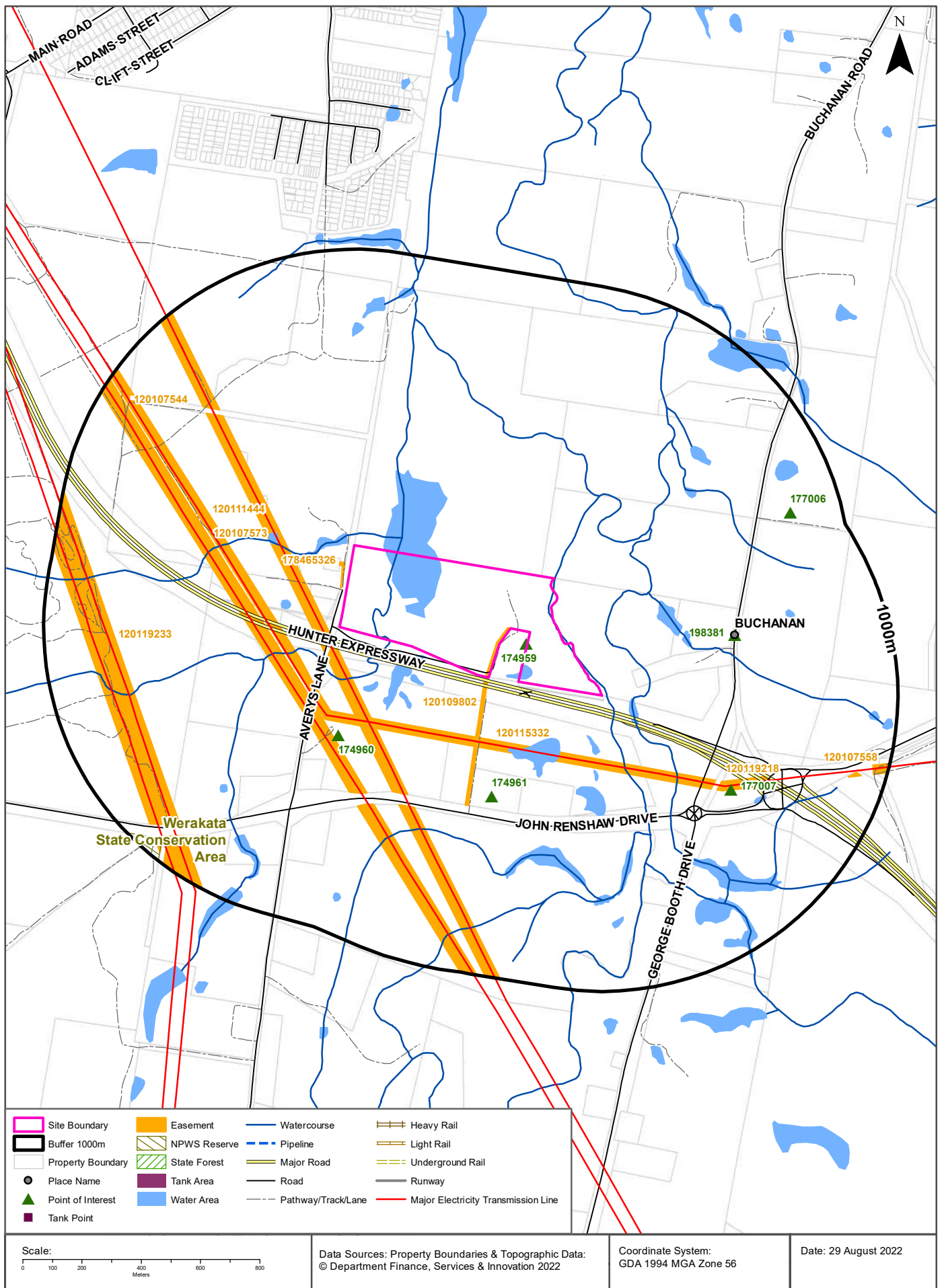
Historical Map c.1913

259 Averys Lane, Buchanan, NSW 2323



Topographic Features

259 Averys Lane, Buchanan, NSW 2323



Topographic Features

259 Averys Lane, Buchanan, NSW 2323

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
174959	Homestead	FERNLEA	4m	South East
174960	Homestead	KARINGAL	354m	South West
174961	Homestead	COUNTY ANTRIM	398m	South
198381	Locality	BUCHANAN	493m	East
177007	Homestead	YARRAMAN LODGE	540m	South East
177006	Homestead	MOYAL PLACE	828m	East

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

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Topographic Features

259 Averys Lane, Buchanan, NSW 2323

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

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

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

Tanks (Points)

What are the Tank Points located within the dataset buffer?

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

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

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

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Major Easements

What Major Easements exist within the dataset buffer?

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

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120109802	Primary	Undefined		0m	On-site
178465326	Primary	Right of way	Variable Width	20m	West
120119233	Primary	Undefined		39m	South West
120111444	Primary	Undefined		170m	West
120115332	Primary	Undefined		207m	South
120107573	Primary	Undefined		212m	West
120119218	Primary	Undefined		498m	South East
120107558	Primary	Undefined		877m	East
120107544	Primary	Undefined		899m	North West

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

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Topographic Features

259 Averys Lane, Buchanan, NSW 2323

State Forest

What State Forest exist within the dataset buffer?

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

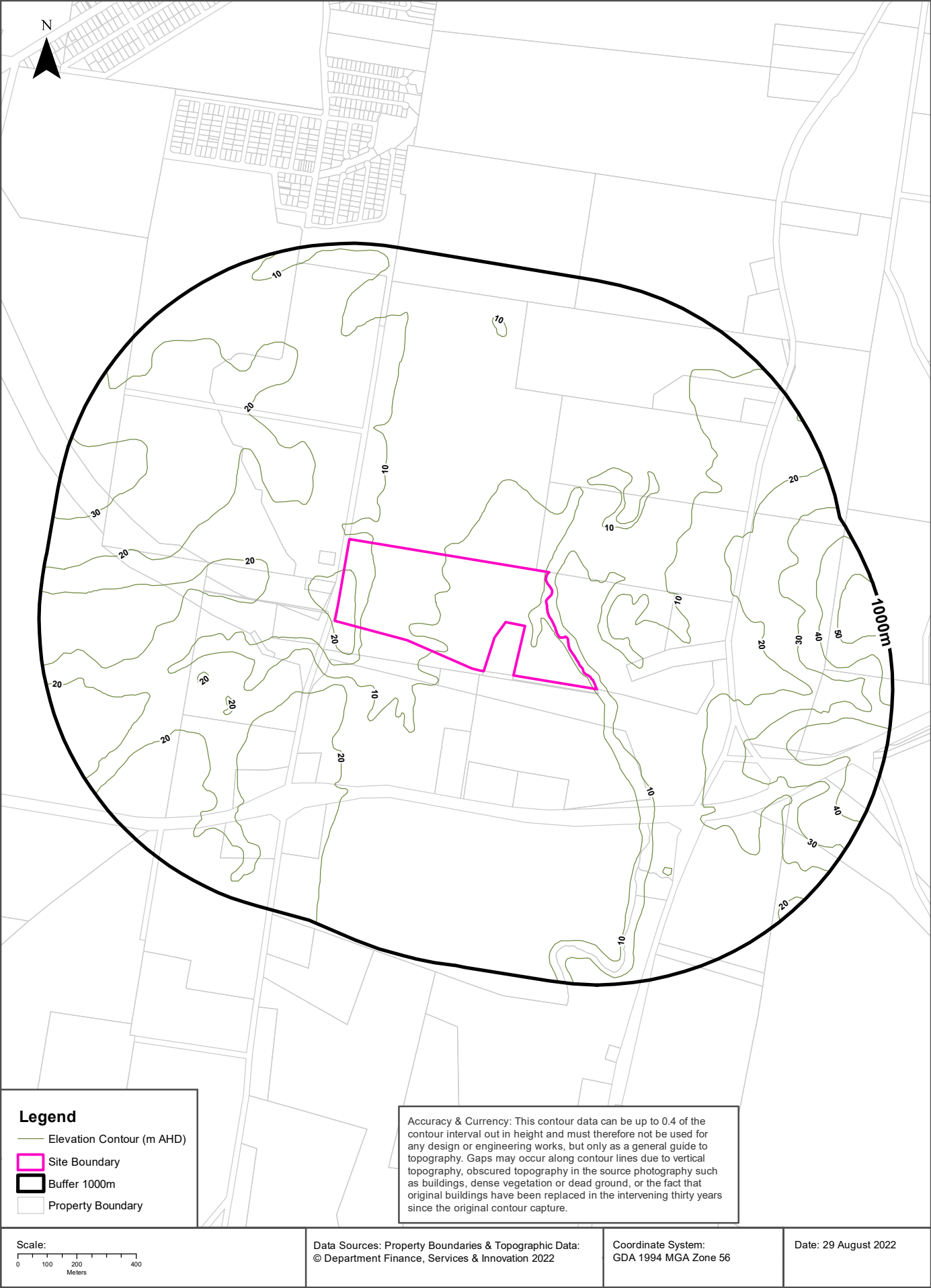
State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N1105	STATE CONSERVATION AREA	Werakata State Conservation Area	01/07/2007	928m	South West

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

259 Averys Lane, Buchanan, NSW 2323

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Fractured or fissured, extensive aquifers of low to moderate productivity	0m	On-site

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

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

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

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

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



Hydrogeology & Groundwater

259 Averys Lane, Buchanan, NSW 2323

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10133700	GW053412	Irrigation	Unknown	01/03/1981	7.90		AHD	0-500 ppm			359m	South
10137858	GW053411	Irrigation	Unknown	01/03/1981	20.00		AHD	0-500 ppm			398m	South

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

Hydrogeology & Groundwater

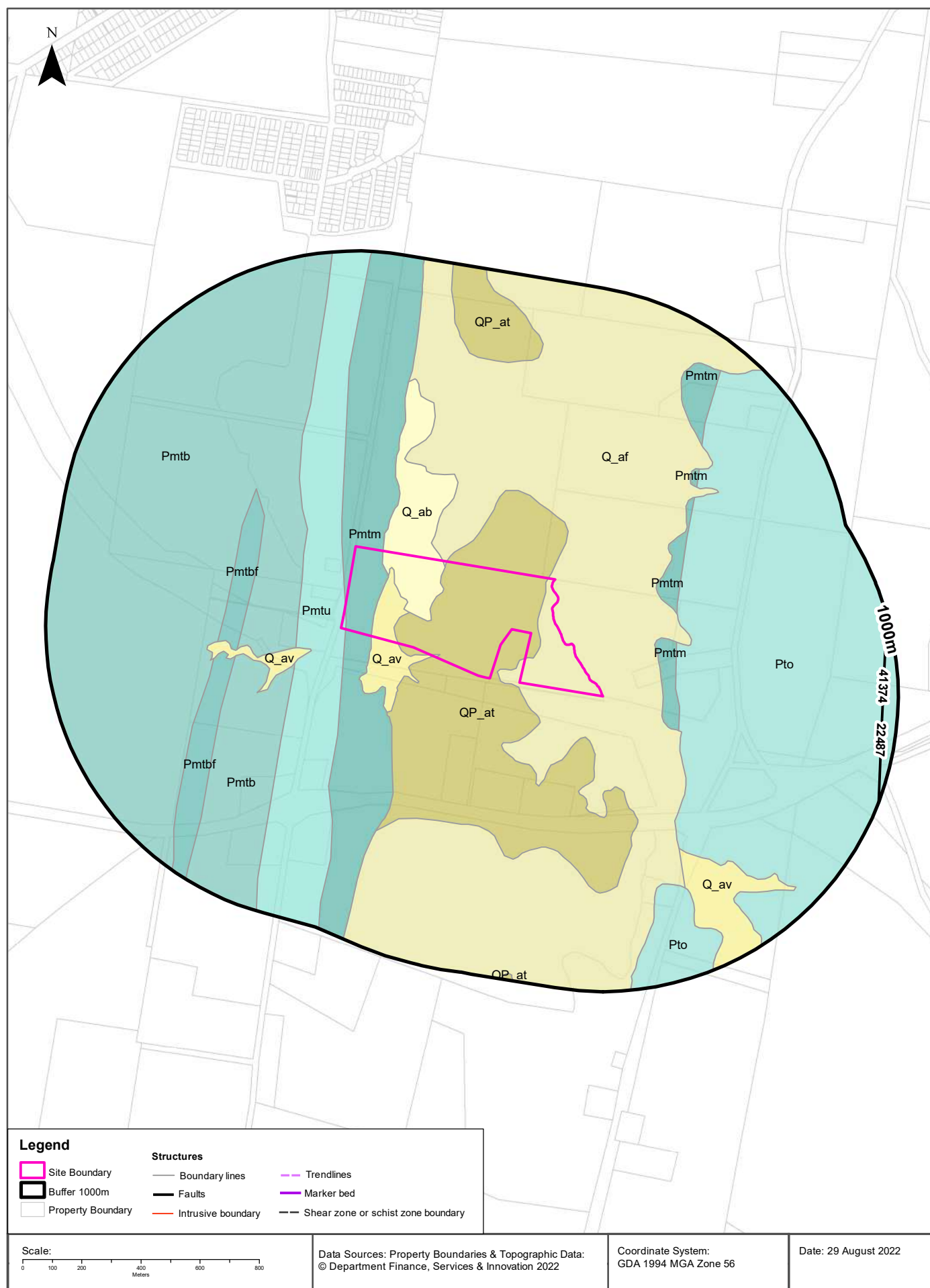
259 Averys Lane, Buchanan, NSW 2323

Driller's Logs

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

NGIS Bore ID	Drillers Log	Distance	Direction
10133700	0.00m-0.30m Soil 0.30m-5.50m Clay Gravel 5.50m-6.70m Sandstone 6.70m-7.90m Shale Water Supply	359m	South
10137858	0.00m-0.60m Soil Clay 0.60m-2.13m Sand 2.13m-4.30m Clay Gravel 4.30m-5.20m Sandstone Soft 5.20m-20.00m Shale Grey Sandy	398m	South

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



Geology

259 Averys Lane, Buchanan, NSW 2323

Geological Units

What are the Geological Units within the dataset buffer?

Unit Code	Unit Name	Description	Unit Stratigraphy	Age	Dominant Lithology	Distance
QP_at	Alluvial terrace deposits	Silt, clay, (fluvially-deposited) fine- to medium-grained quartz-lithic sand, polymictic gravel.	/Alluvium//Alluvial terrace deposits//	Quaternary (base) to Now (top)	Clastic sediment	0m
Q_af	Alluvial floodplain deposits	Silt, very fine- to medium-grained lithic to quartz-rich sand, clay.	/Alluvium//Alluvial floodplain deposits//	Quaternary (base) to Now (top)	Clastic sediment	0m
Q_ab	Alluvial backswamp deposits	Organic-rich mud, peat, silt, clay.	/Alluvium//Alluvial backswamp deposits//	Quaternary (base) to Now (top)	Organic rich sediment	0m
Pmtm	Mulbring Siltstone	Medium- to dark-grey siltstone, minor claystone, sporadic thin cherty beds (resistant), rare thin sandstone and limestone beds, sporadic marine fossils.	/Maitland Group//Mulbring Siltstone//	Guadalupian (base) to Guadalupian (top)	Siltstone	0m
Q_av	Alluvial valley deposits	Silt, clay, (fluvially deposited) lithic to quartz-lithic sand, gravel.	/Alluvium//Alluvial valley deposits//	Quaternary (base) to Now (top)	Clastic sediment	0m
Pmtu	Muree Sandstone	Fine- to coarse-grained sandstone, conglomerate, minor claystone.	/Maitland Group//Muree Sandstone//	Roadian (base) to Roadian (top)	Sandstone	0m
Pmtb	Branxton Formation	Conglomerate, sandstone, siltstone.	/Maitland Group//Branxton Formation//	Roadian (base) to Roadian (top)	Conglomerate	149m
Pto	Tomago Coal Measures	Very fine- to medium-grained grey lithic sandstone, (sporadically interbedded with) laminated to carbonaceous shale and mudstone, siltstone, coal with sporadic interbeds of carbonaceous shale, claystone, sideritic bands, rare pebble paraconglomerate	Singleton Supergroup/Tomago Coal Measures///	Lopingian (base) to Lopingian (top)	Sandstone	248m
Pmtbf	Fenestella Shale Member	Medium- to dark-grey siltstone, interbedded with light green-brown fine-grained sandstone, abundant fenestellids including Fenestella and Polypora.	/Maitland Group//Branxton Formation/Fenestella Shale Member/	Roadian (base) to Roadian (top)	Siltstone	316m

Linear Geological Structures

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

Map ID	Feature Description	Map Sheet Name	Distance
No Features			

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

Map ID	Boundary Type	Description	Map Sheet Name	Distance
41374	Faulted boundary	Fault, position accurate	Newcastle Coalfield 1:100,000 Regional Geology	948m
22487	Faulted boundary	Fault, position accurate	Newcastle Coalfield 1:100,000 Regional Geology	949m

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

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Naturally Occurring Asbestos Potential

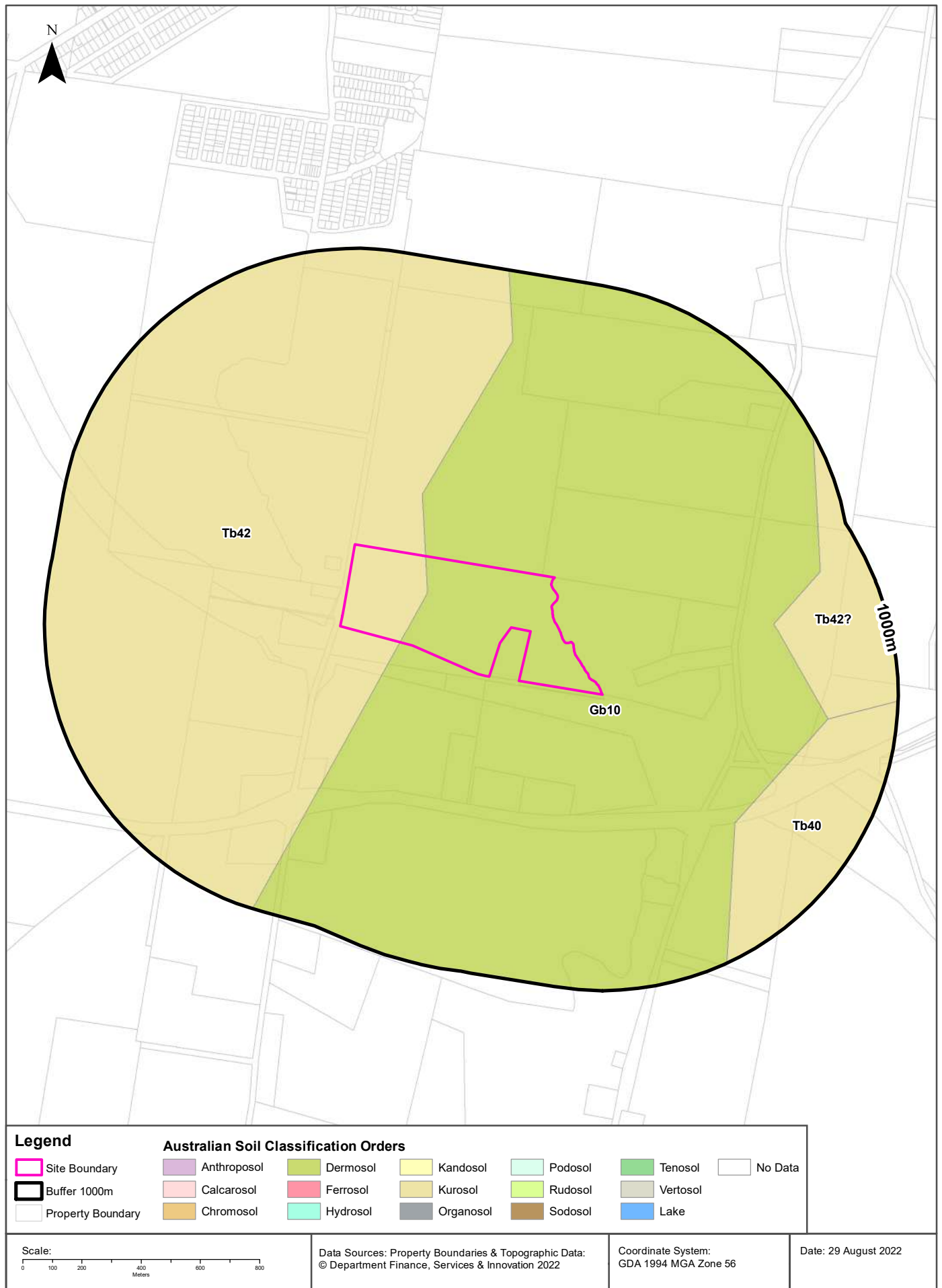
259 Averys Lane, Buchanan, NSW 2323

Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

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



Soils

259 Averys Lane, Buchanan, NSW 2323

Atlas of Australian Soils

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

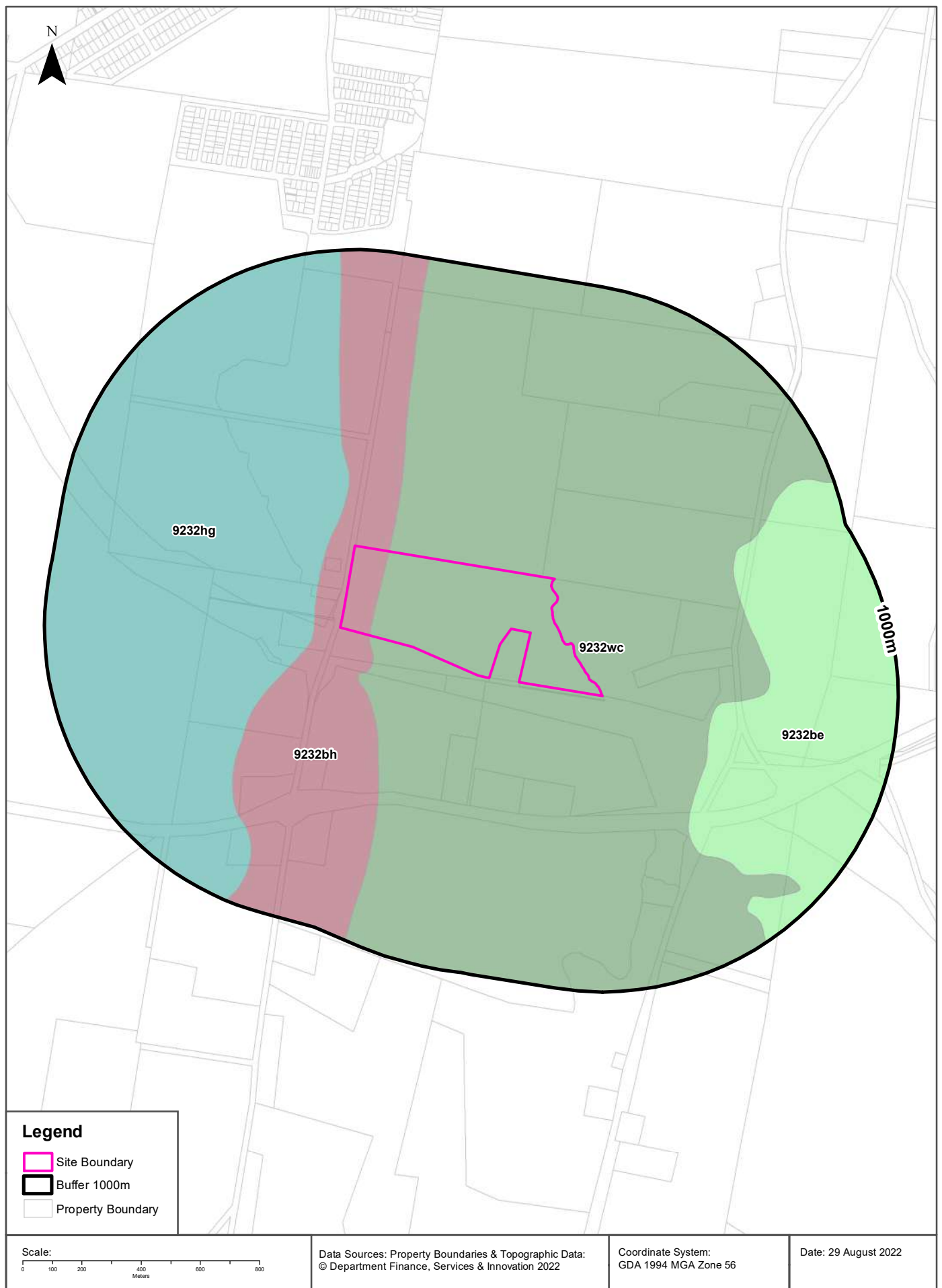
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Gb10	Dermosol	River terraces, levees, flood-plains, coastal swamps, and tidal flats: this unit contains the same land forms and soils as unit Gb9, but in addition has (i) swamps and levees of the lower river flood-plain of (Uf6.6), (Ug5), and other undescribed soils; (ii) estuarine flats of peaty or organic soils over acid clays; and (iii) tidal mud flats. The soils of these areas are not well known but probably have similarities with the soils of units J3, Mc4, NY1, and NN1. The smaller areas mapped as unit Gb10 consist mainly of areas of (i) and/or (iii) above.	0m	On-site
Tb42	Kurosol	Undulating to hilly with a general ridge, slope, and valley sequence throughout; some outcropping sandstone or conglomerate on the ridges, occasionally some escarpments: chief soils are hard acidic yellow mottled soils (Dy3.41), possibly with (Dy3.42). Associated are: narrow ridges of shallow (Dy3.41) and (Dr3.41) soils, both often containing ironstone gravel; (Dr2.41) soils on broader ridges some broad sandy flats of (Dy5.81) soils containing ironstone gravels; dunes of (Uc1.2) soils on local sand deposits; and various undescribed soils along the streams where salinity is a common local feature.	0m	On-site
Tb40	Kurosol	Undulating to hilly areas with some steep slopes and cliffs, rock outcrops, and narrow terraced valleys: chief soils are hard acidic yellow mottled soils (Dy3.41) with some shallow soils such as (Um4.1) and (Uc4.1) on the steeper slopes. Associated are: (Gn2.2) soils and (Dd1) soils, both of which occur on slopes; undescribed soils in the valleys; and some (Dy5) and (Uc1 .2) soils along the coast. As mapped, small areas of units Gb10 and Cb28 are included.	621m	South East
Tb42?	Kurosol?	Undulating to hilly with a general ridge, slope, and valley sequence throughout; some outcropping sandstone or conglomerate on the ridges, occasionally some escarpments: chief soils are hard acidic yellow mottled soils (Dy3.41), possibly with (Dy3.42). Associated are: narrow ridges of shallow (Dy3.41) and (Dr3.41) soils, both often containing ironstone gravel; (Dr2.41) soils on broader ridges some broad sandy flats of (Dy5.81) soils containing ironstone gravels; dunes of (Uc1.2) soils on local sand deposits; and various undescribed soils along the streams where salinity is a common local feature.	625m	East

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

259 Averys Lane, Buchanan, NSW 2323



Soils

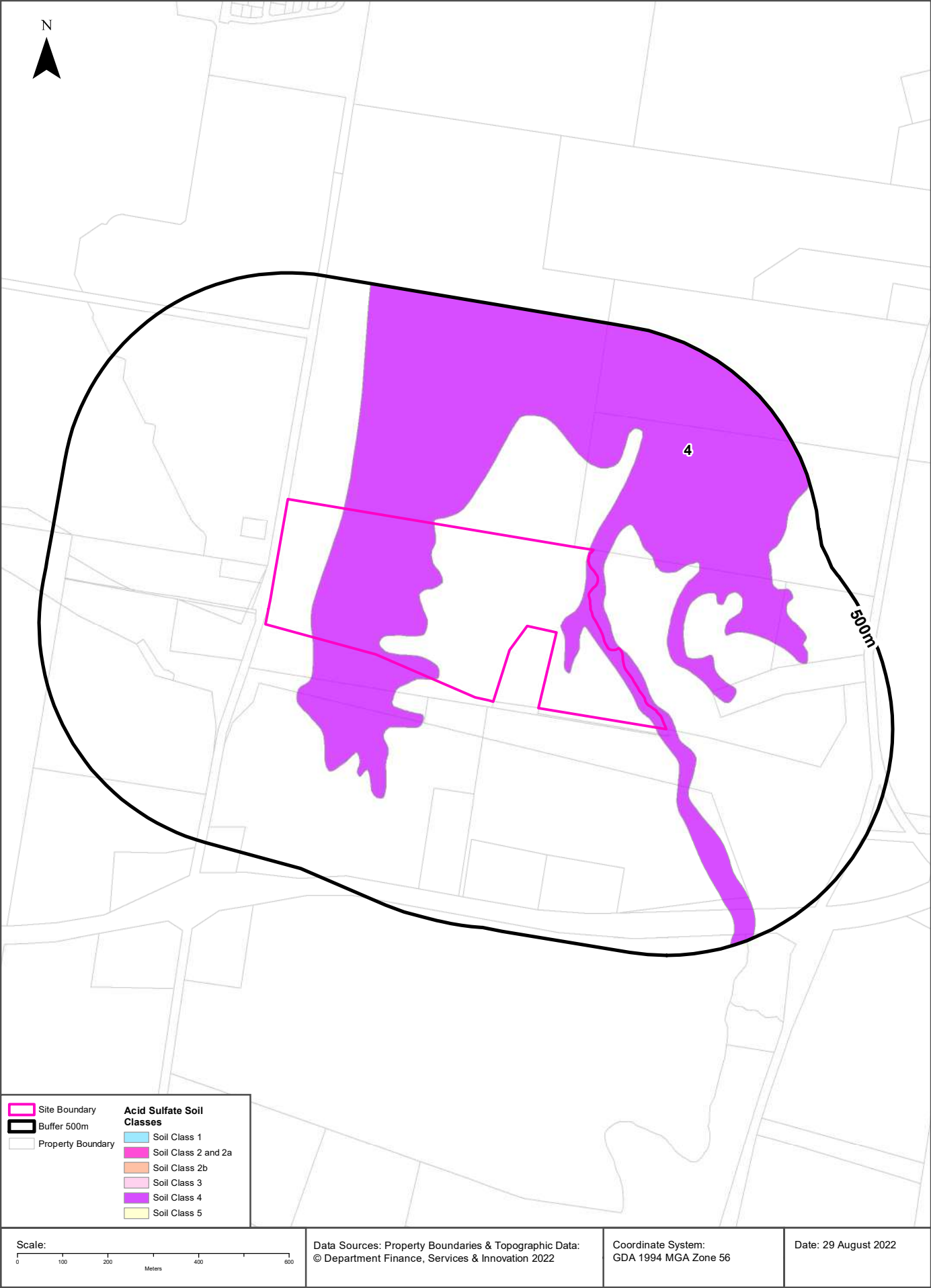
259 Averys Lane, Buchanan, NSW 2323

Soil Landscapes of Central and Eastern NSW

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

Soil Code	Name	Distance	Direction
9232wc	Wallis Creek	0m	On-site
9232bh	Bolwarra Heights	0m	On-site
9232hg	Heddon Greta	87m	West
9232be	Beresfield	373m	East

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

259 Averys Lane, Buchanan, NSW 2323

Environmental Planning Instrument - Acid Sulfate Soils

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

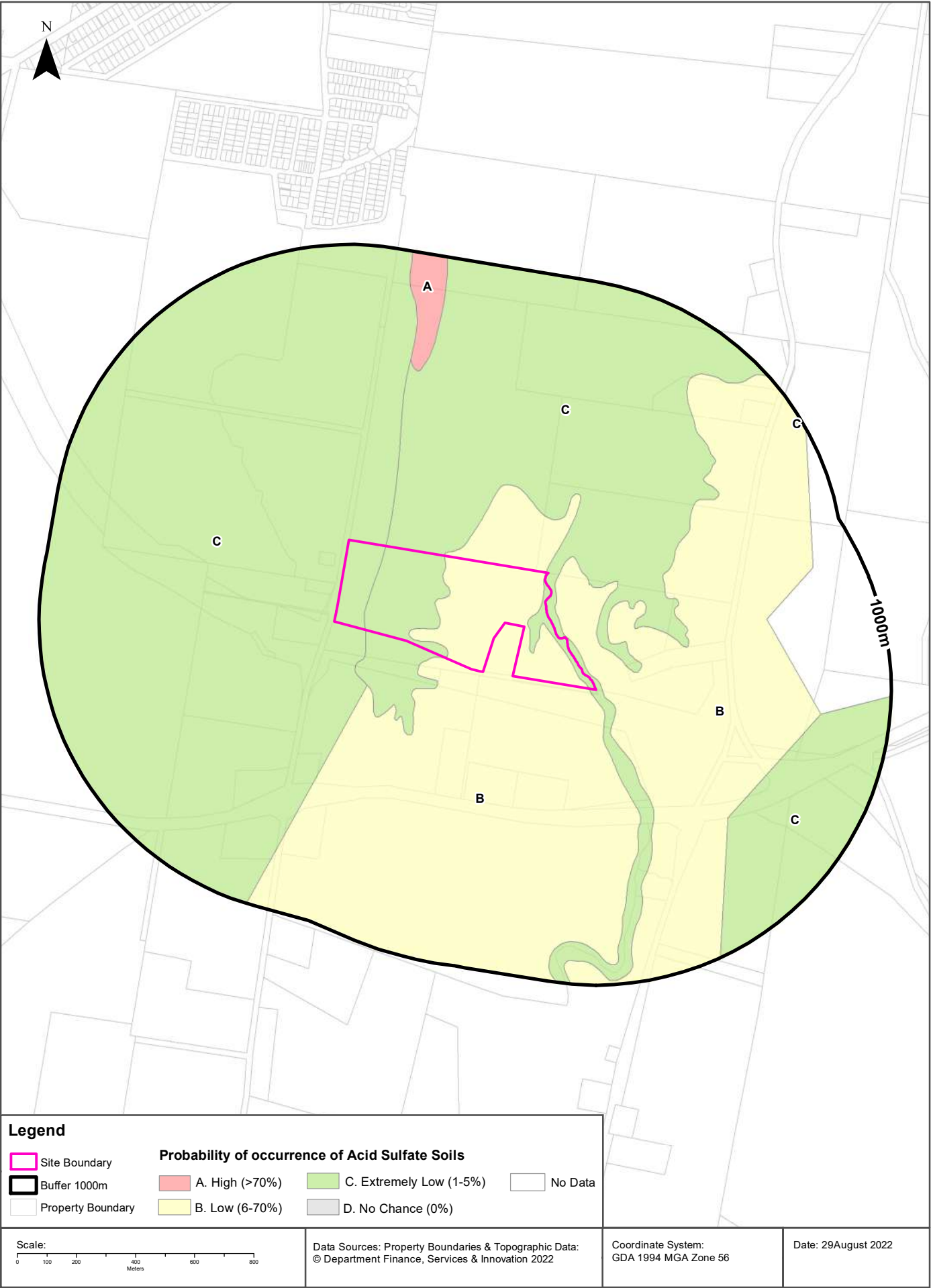
Soil Class	Description	EPI Name
4	Works more than 2 metres below natural ground surface present an environmental risk; Works by which the watertable is likely to be lowered more than 2 metres below natural ground surface, present an environmental risk	Cessnock Local Environmental Plan 2011

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

Soil Class	Description	EPI Name	Distance	Direction
N/A				

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Acid Sulfate Soils

259 Averys Lane, Buchanan, NSW 2323

Atlas of Australian Acid Sulfate Soils

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

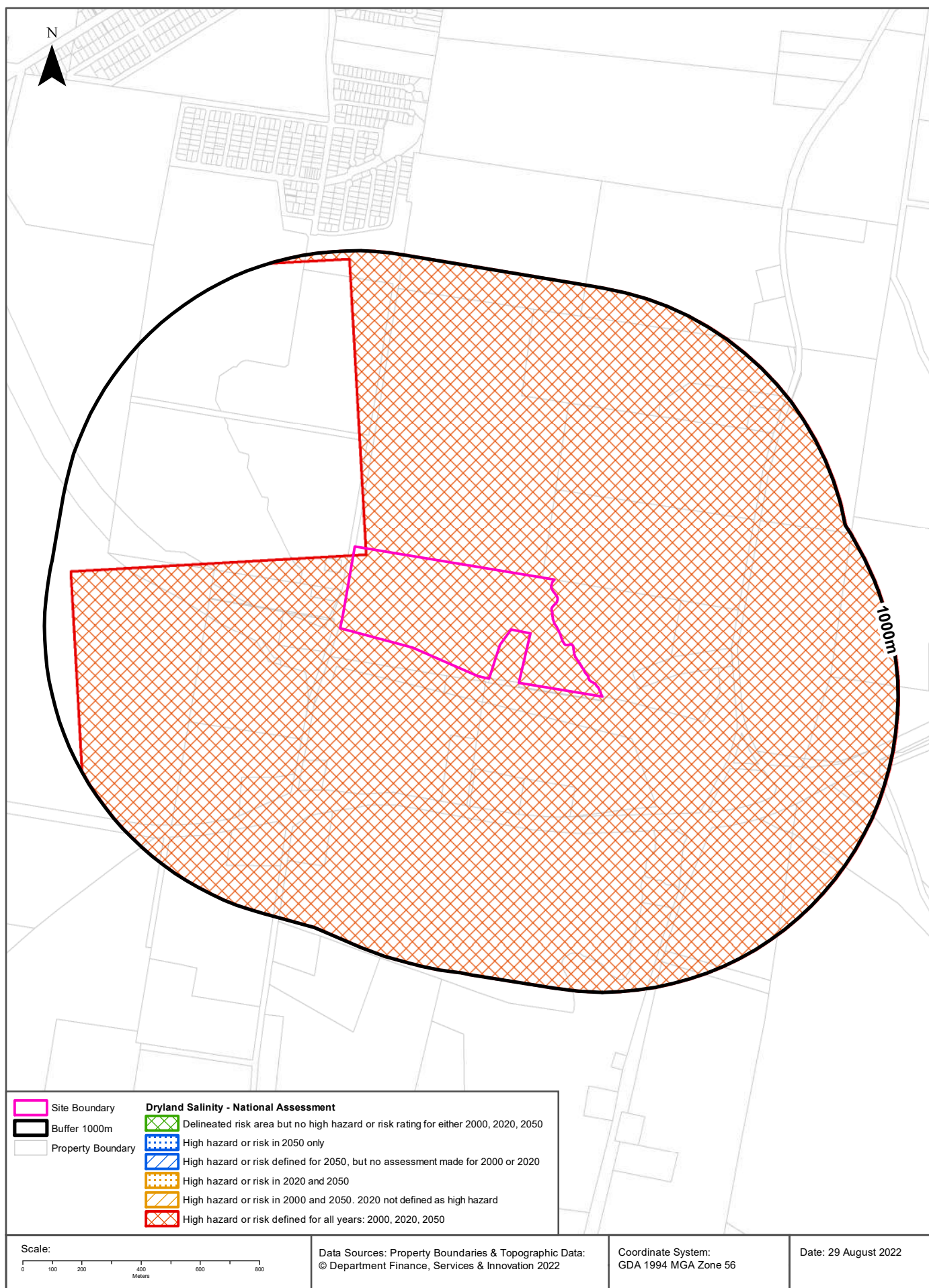
Class	Description	Distance	Direction
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m	On-site
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site
A	High Probability of occurrence. >70% chance of occurrence.	602m	North

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

259 Averys Lane, Buchanan, NSW 2323



Dryland Salinity

259 Averys Lane, Buchanan, NSW 2323

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

Yes

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

Yes

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
High hazard or risk	High hazard or risk	High hazard or risk	0m	On-site

Dryland Salinity Data Source : National Land and Water Resources Audit

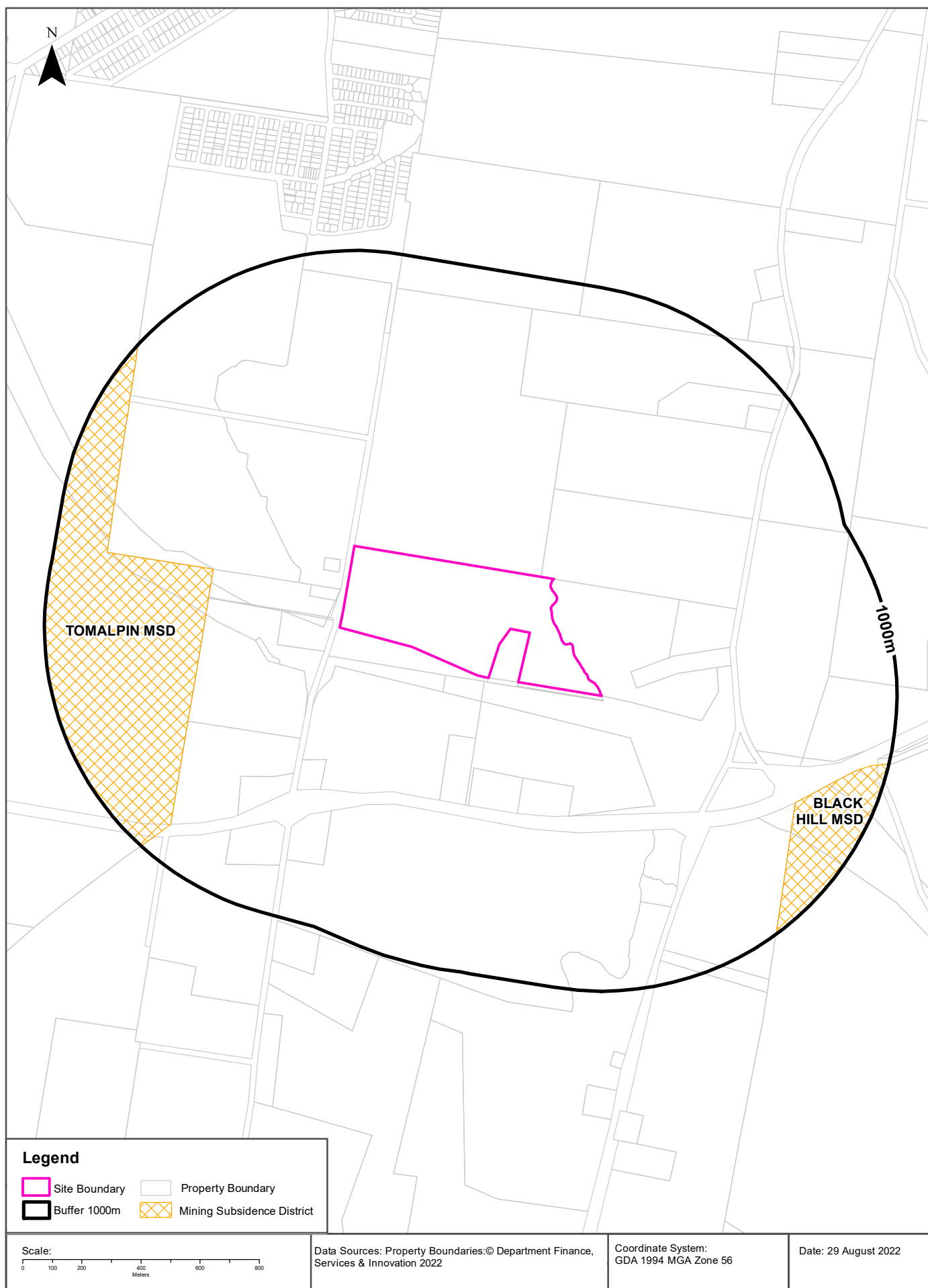
The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information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

Any persons using this information do so at their own risk.

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

Mining Subsidence Districts

259 Averys Lane, Buchanan, NSW 2323



Mining

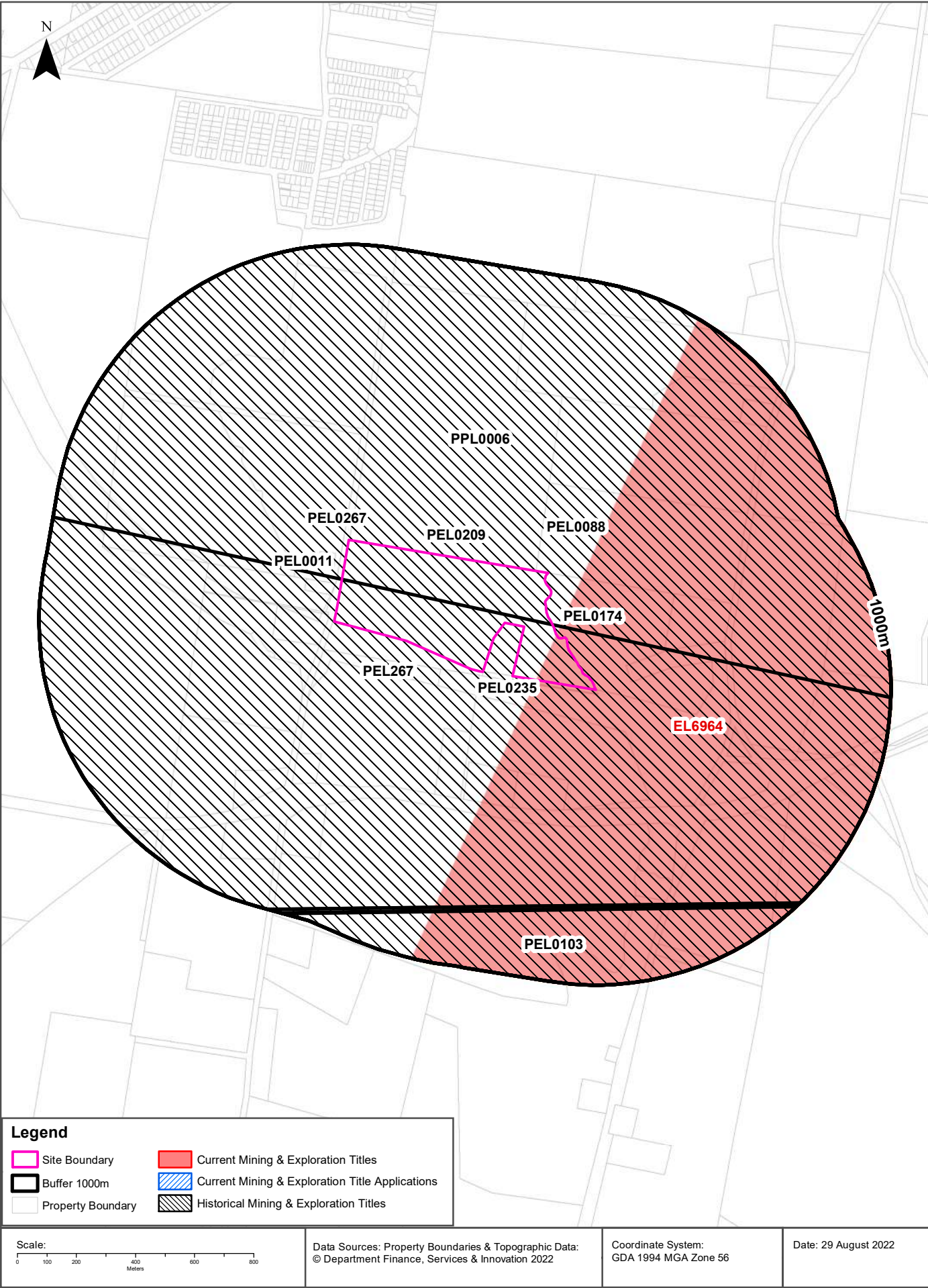
259 Averys Lane, Buchanan, NSW 2323

Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
TOMALPIN	455m	West
BLACK HILL	748m	South East

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

259 Averys Lane, Buchanan, NSW 2323

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
EL6964	DONALDSON COAL PTY LTD	10/12/2007	10/12/2023	12 May 2021	EXPLORING	COAL	Group 9, Group 9a	0m	On-site

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

Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

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

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

Mining

259 Averys Lane, Buchanan, NSW 2323

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PEL0209	EARTH RESOURCES AUSTRALIA PTY LTD			PETROLEUM	Petroleum	0m	On-site
PEL267	AGL UPSTREAM INVESTMENTS PTY LIMITED			MINERALS		0m	On-site
PEL0174	NSW OIL AND GAS COMPANY NL			PETROLEUM	Petroleum	0m	On-site
PEL0235	EASTMET LTD	17/04/1980		PETROLEUM	Petroleum	0m	On-site
PPL0006	PLANET EXPLORATION	15/05/1905		PETROLEUM	Petroleum	0m	On-site
PEL0267	SYDNEY OIL CO (NSW) PTY LTD, MANVANE PTY LTD AUSTRALIA NL, BASE RESOURCES LTD, SEAHAWK OIL AUSTRALIA NL, READING & BATES	20/01/1984	6/07/2015	PETROLEUM	Petroleum	0m	On-site
PEL0088	PLANET EXPLORATION COMPANY PTY LTD			PETROLEUM	Petroleum	0m	On-site
PEL0011	PLANET EXPLORATION COMPANY PTY LTD			PETROLEUM	Petroleum	0m	On-site
PEL0103	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	740m	South

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

State Environmental Planning Policy

259 Averys Lane, Buchanan, NSW 2323

State Significant Precincts

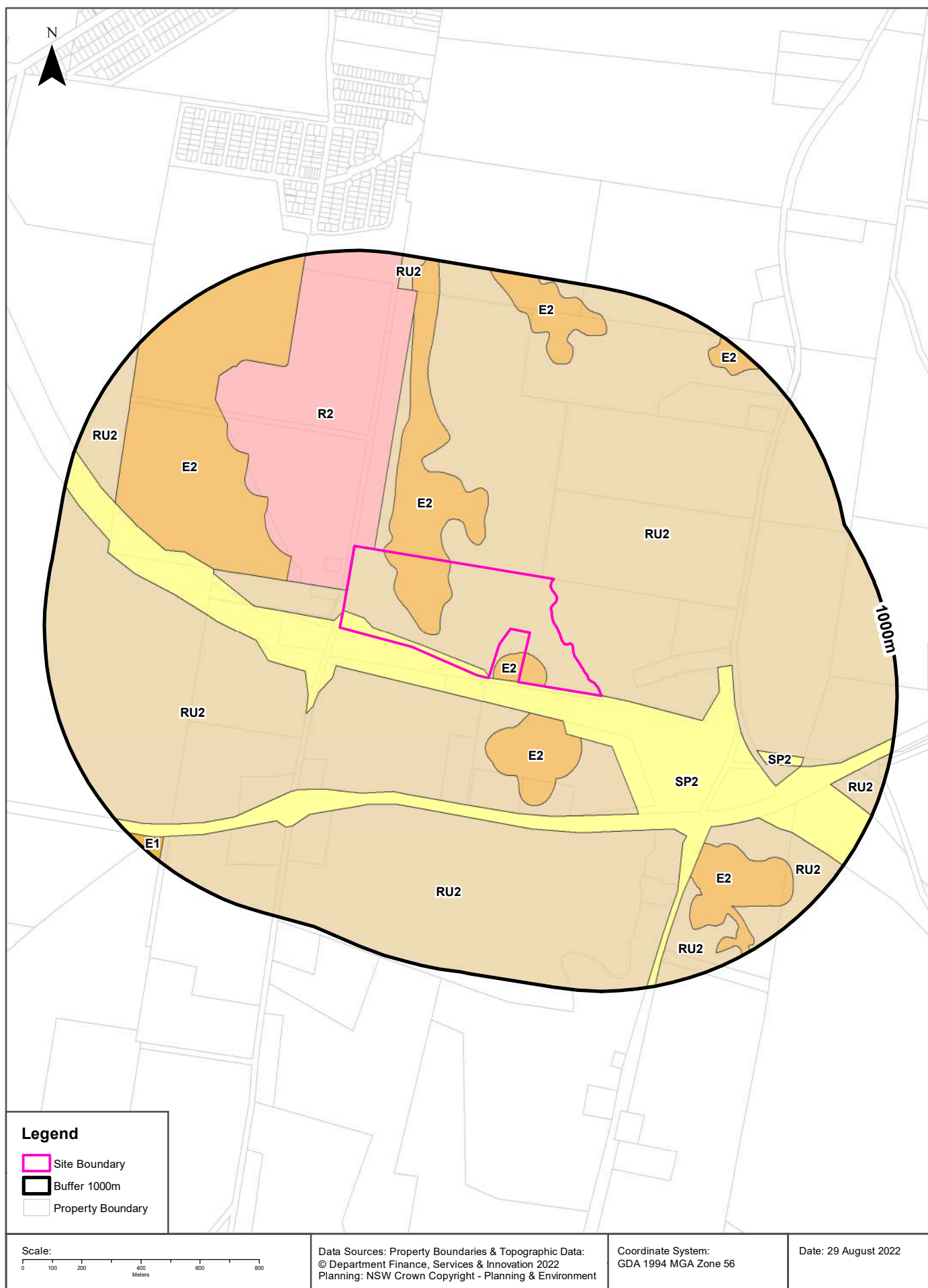
What SEPP State Significant Precincts exist within the dataset buffer?

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

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EPI Planning Zones

259 Averys Lane, Buchanan, NSW 2323



Environmental Planning Instrument

259 Averys Lane, Buchanan, NSW 2323

Land Zoning

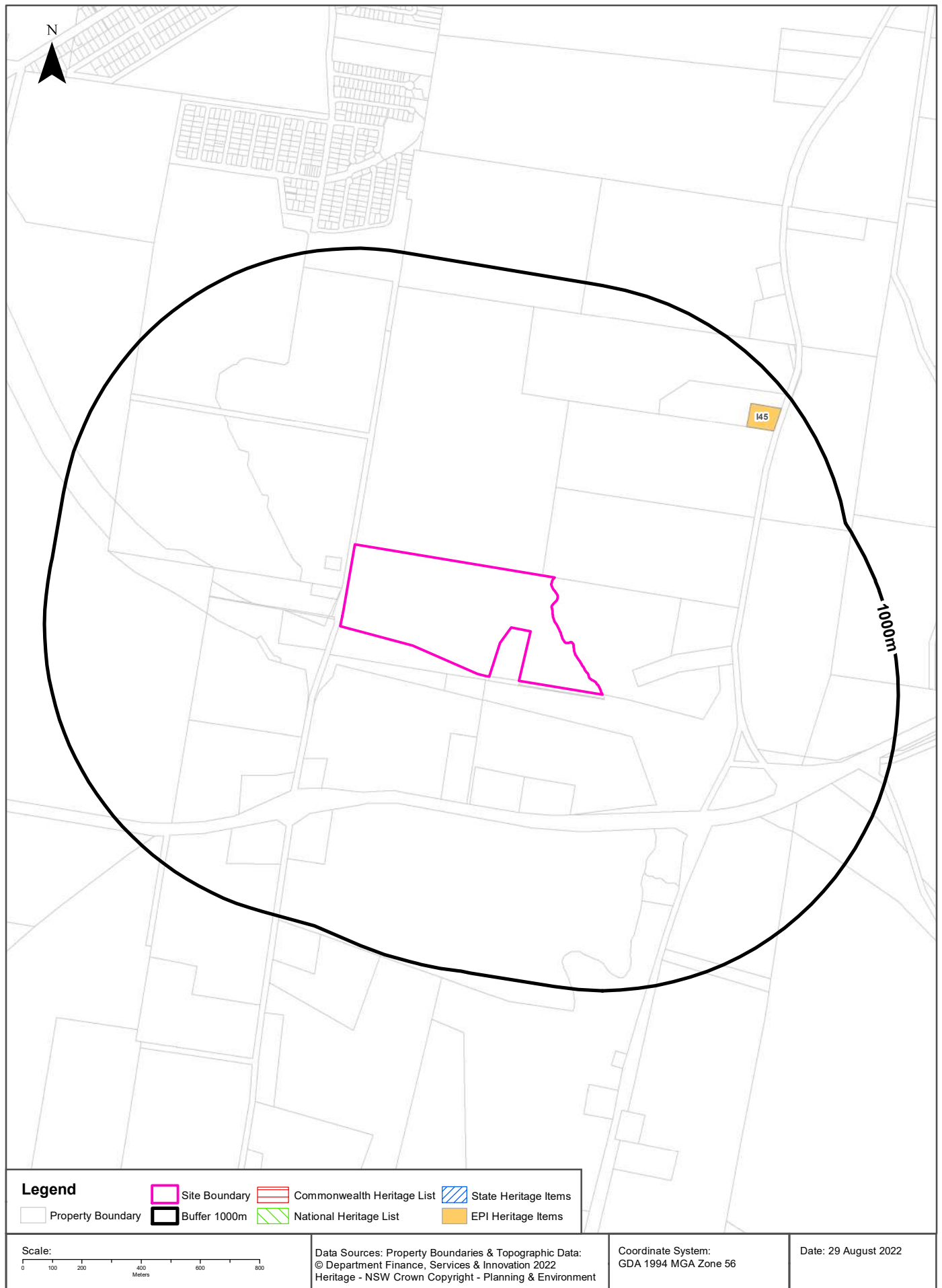
What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RU2	Rural Landscape		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	20/08/2021		0m	On-site
SP2	Infrastructure	Classified Road	Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	20/08/2021		0m	On-site
E2	Environmental Conservation		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	20/08/2021		0m	On-site
R2	Low Density Residential		Cessnock Local Environmental Plan 2011	18/10/2013	18/10/2013	20/08/2021	Amendment No 5	0m	North West
RU2	Rural Landscape		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	20/08/2021		83m	South West
E2	Environmental Conservation		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	20/08/2021		96m	South East
E2	Environmental Conservation		Cessnock Local Environmental Plan 2011	18/10/2013	18/10/2013	20/08/2021	Amendment No 5	206m	North West
RU2	Rural Landscape		Cessnock Local Environmental Plan 2011	02/11/2018	02/11/2018	20/08/2021	Amendment No 28	460m	South
SP2	Infrastructure	Classified Road	Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	20/08/2021		555m	South East
RU2	Rural Landscape		Cessnock Local Environmental Plan 2011	01/04/2016	01/04/2016	20/08/2021	Amendment No 16	576m	South East
E2	Environmental Conservation		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	20/08/2021		606m	South East
E2	Environmental Conservation		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	20/08/2021		720m	North
RU2	Rural Landscape		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	20/08/2021		825m	North West
RU2	Rural Landscape		Cessnock Local Environmental Plan 2011	13/04/2017	13/04/2017	20/08/2021	Amendment No 24	827m	South East
RU2	Rural Landscape		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	20/08/2021		885m	North
E2	Environmental Conservation		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	20/08/2021		900m	North East
E1	National Parks and Nature Reserves		Cessnock Local Environmental Plan 2011	02/11/2018	02/11/2018	20/08/2021	Amendment No 28	928m	South West

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Heritage Items

259 Averys Lane, Buchanan, NSW 2323



Heritage

259 Averys Lane, Buchanan, NSW 2323

Commonwealth Heritage List

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

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

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

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

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

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

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

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

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

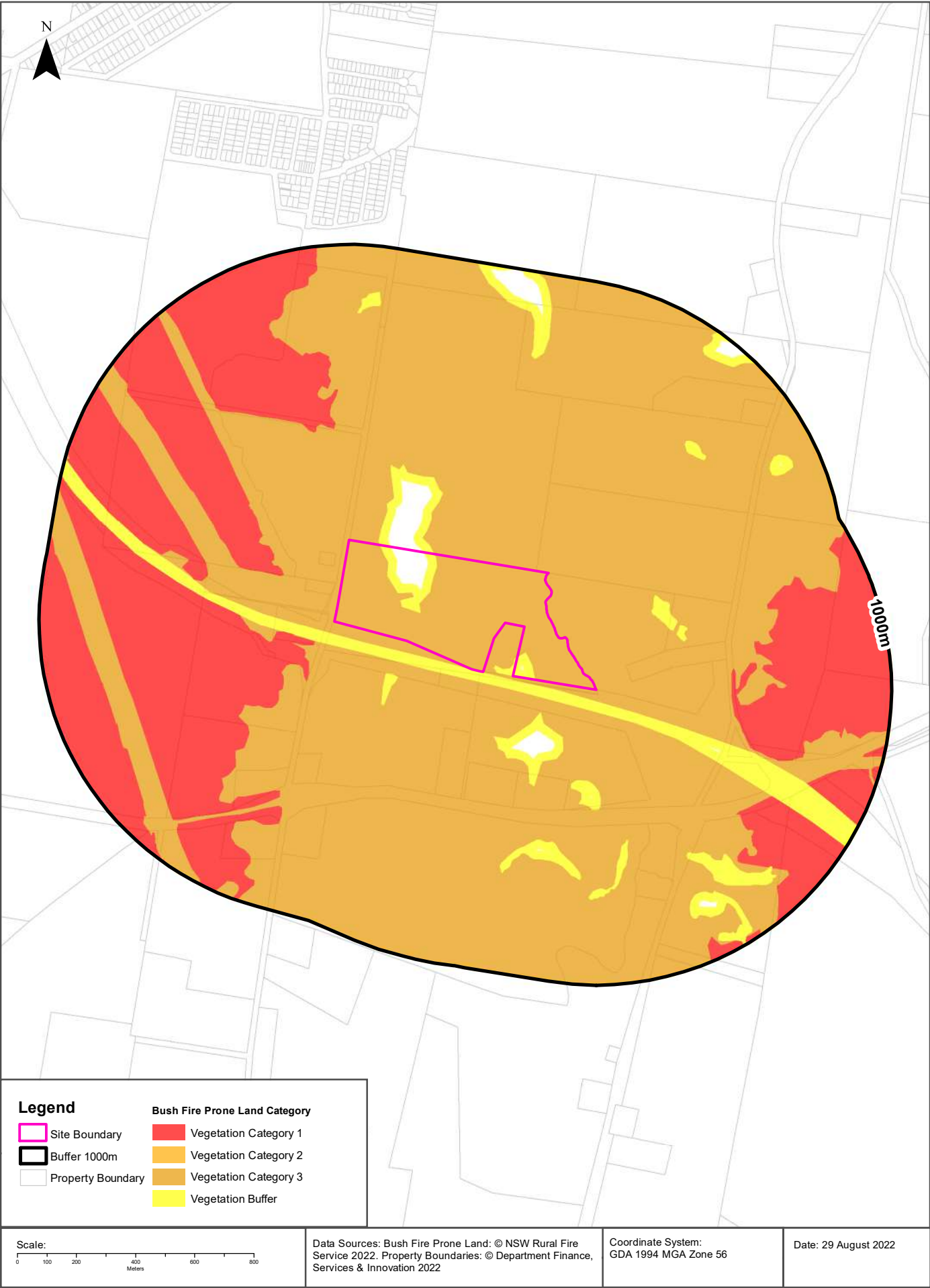
Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage
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Environmental Planning Instrument - Heritage

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

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I45	Buchanan Gallery	Item - General	Local	Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	03/05/2019	822m	North East

Heritage Data Source: NSW Crown Copyright - Planning & Environment
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Natural Hazards

259 Averys Lane, Buchanan, NSW 2323

Bush Fire Prone Land

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

Bush Fire Prone Land Category	Distance	Direction
Vegetation Category 3	0m	On-site
Vegetation Buffer	0m	On-site
Vegetation Category 1	96m	West

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

Ecological Constraints - Vegetation & Ramsar Wetlands

259 Averys Lane, Buchanan, NSW 2323



Ecological Constraints

259 Averys Lane, Buchanan, NSW 2323

Lower Hunter and Central Coast Regional Vegetation Survey

What vegetation from the Lower Hunter and Central Coast Regional Survey exists within the dataset buffer?

Map Id	Unit Desc	Canopy Code	Canopy Cover	Species	Distance	Direction
5	Alluvial Tall Moist Forest	W	Wetland	E. saligna / S. glomulifera / Glochidion ferdinandi	0m	On-site
19	Hunter Lowland Redgum Forest	OF	Mid Dense (Open Forest) 50- <100% cover	E. tereticornis / E. punctata / E. crebra / A. floribunda / C. maculata	0m	On-site
17	Lower Hunter Spotted Gum - Ironbark Forest	W	Wetland	C. maculata / E. fibrosa / E. punctata	0m	On-site
5	Alluvial Tall Moist Forest	OF	Mid Dense (Open Forest) 50- <100% cover	E. saligna / S. glomulifera / Glochidion ferdinandi	0m	On-site
19	Hunter Lowland Redgum Forest	W	Wetland	E. tereticornis / E. punctata / E. crebra / A. floribunda / C. maculata	0m	On-site
5	Alluvial Tall Moist Forest	WO	Sparse (Woodland) 20-<50% cover	E. saligna / S. glomulifera / Glochidion ferdinandi	0m	On-site
19	Hunter Lowland Redgum Forest	OW	Very Sparse (Open Woodland) 10-20% cover	E. tereticornis / E. punctata / E. crebra / A. floribunda / C. maculata	22m	West
17	Lower Hunter Spotted Gum - Ironbark Forest	OW	Very Sparse (Open Woodland) 10-20% cover	C. maculata / E. fibrosa / E. punctata	23m	West
17	Lower Hunter Spotted Gum - Ironbark Forest	OF	Mid Dense (Open Forest) 50- <100% cover	C. maculata / E. fibrosa / E. punctata	78m	West
35	Kurri Sand Swamp Woodland	OW	Very Sparse (Open Woodland) 10-20% cover	E. parramattensis subsp decadens / A. bakeri / Melaleuca nodosa	82m	North West
35	Kurri Sand Swamp Woodland	OF	Mid Dense (Open Forest) 50- <100% cover	E. parramattensis subsp decadens / A. bakeri / Melaleuca nodosa	89m	West
5	Alluvial Tall Moist Forest	OW	Very Sparse (Open Woodland) 10-20% cover	E. saligna / S. glomulifera / Glochidion ferdinandi	339m	East
17	Lower Hunter Spotted Gum - Ironbark Forest	WO	Sparse (Woodland) 20-<50% cover	C. maculata / E. fibrosa / E. punctata	519m	South West
35	Kurri Sand Swamp Woodland	WO	Sparse (Woodland) 20-<50% cover	E. parramattensis subsp decadens / A. bakeri / Melaleuca nodosa	811m	West

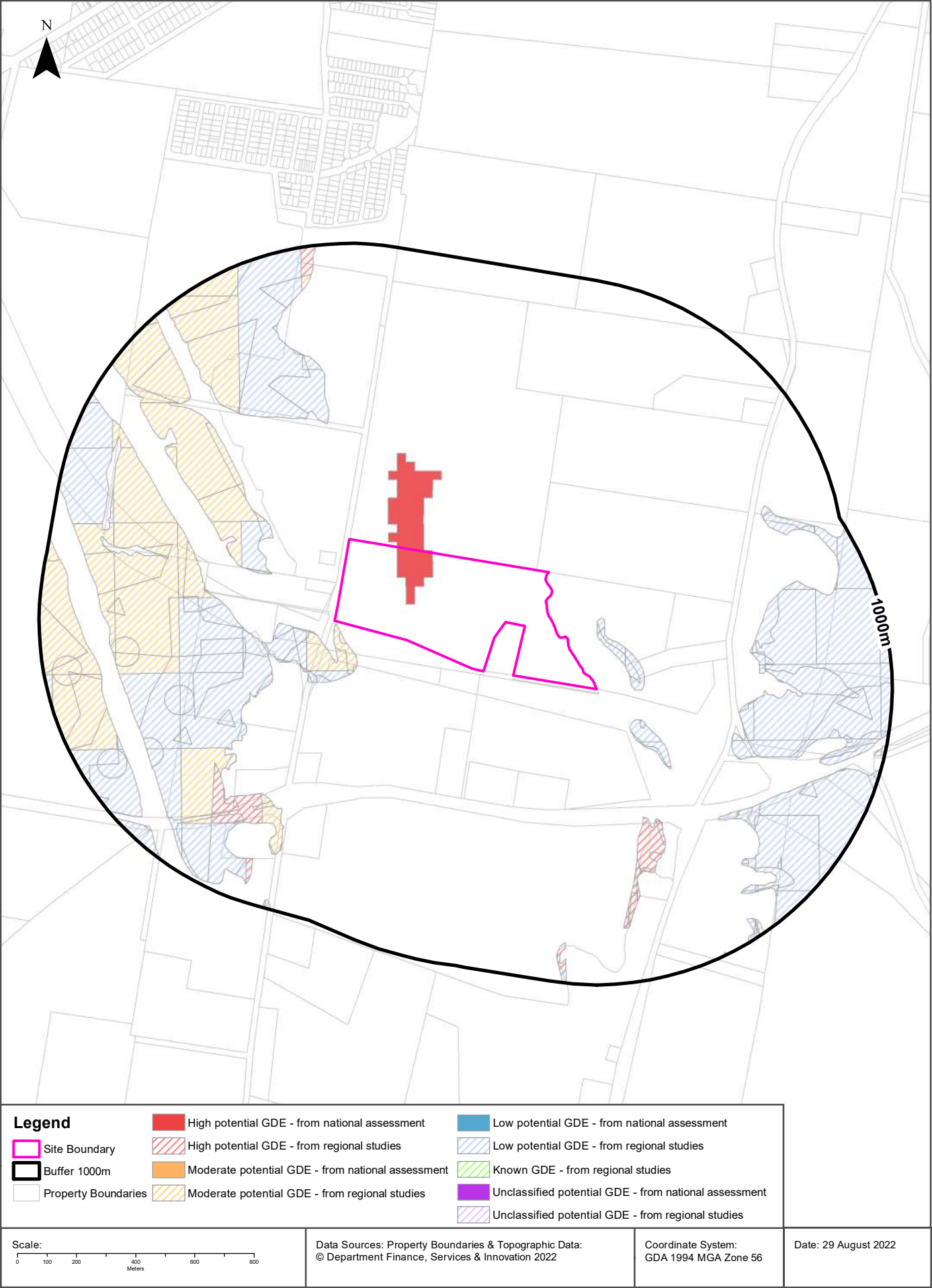
Lower Hunter and Central Coast Regional Vegetation Survey: NSW Office of Environment and Heritage

Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

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

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment



Ecological Constraints

259 Averys Lane, Buchanan, NSW 2323

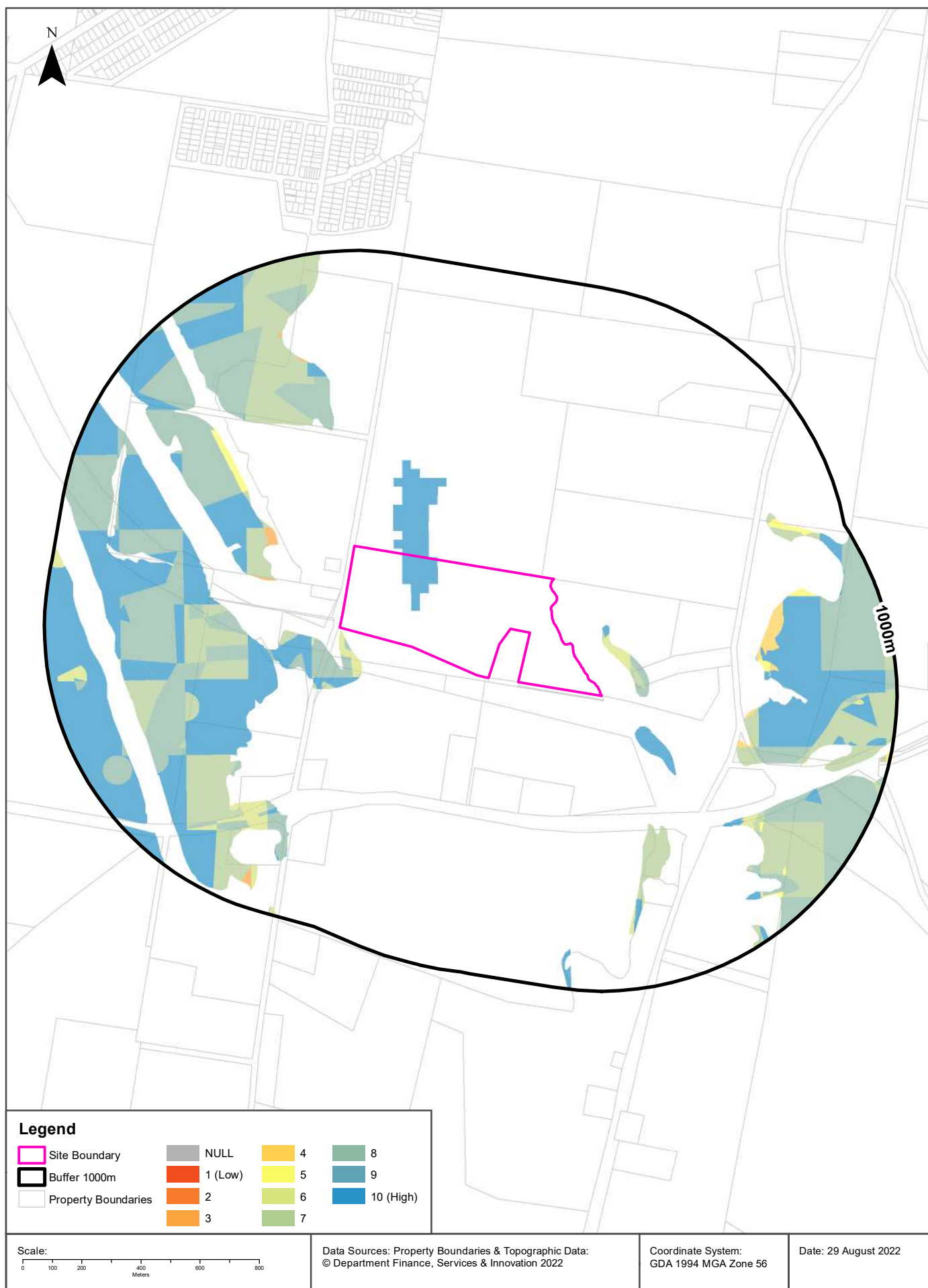
Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Aquatic	High potential GDE - from national assessment	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Wetland		0m	On-site
Terrestrial	Moderate potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		5m	South West
Terrestrial	Low potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		98m	East
Terrestrial	Low potential GDE - from regional studies	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		227m	South East
Terrestrial	High potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		460m	South East

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

259 Averys Lane, Buchanan, NSW 2323



Ecological Constraints

259 Averys Lane, Buchanan, NSW 2323

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Aquatic	10	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Wetland		0m	On-site
Terrestrial	8	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		5m	South West
Terrestrial	6	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		10m	South West
Terrestrial	10	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		93m	South West
Terrestrial	7	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		100m	South West
Terrestrial	10	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		227m	South East
Terrestrial	3	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		240m	West
Terrestrial	5	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		409m	North West
Terrestrial	4	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		485m	South East
Terrestrial	8	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		898m	East

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

259 Averys Lane, Buchanan, NSW 2323

NSW BioNet Atlas

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

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria brevipalmata	Green-thighed Frog	Vulnerable	Not Sensitive	Not Listed	
Animalia	Amphibia	Mixophyes balbus	Stuttering Frog	Endangered	Category 2	Vulnerable	
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ardenna pacifica	Wedge-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Endangered	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris melanotos	Pectoral Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Endangered	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptorhynchus lathami	Glossy Black-Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Chthonicola sagittata	Speckled Warbler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Circus assimilis	Spotted Harrier	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Cuculus optatus	Oriental Cuckoo	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Falco subniger	Black Falcon	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hamirostra melanosternon	Black-breasted Buzzard	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Irediparra gallinacea	Comb-crested Jacana	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Category 3	Critically Endangered	
Animalia	Aves	Limosa limosa	Black-tailed Godwit	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Neochmia ruficauda	Star Finch	Presumed Extinct	Not Sensitive	Endangered	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Numenius minutus	Little Curlew	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Oxyura australis	Blue-billed Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pachycephala pectoralis contempta	Golden Whistler (Lord Howe Is. subsp.)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pezoporus wallicus wallicus	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Pomatostomus temporalis temporalis	Grey-crowned Babbler (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ptilinopus magnificus	Wompoo Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Rostratula australis	Australian Painted Snipe	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Sternula albifrons	Little Tern	Endangered	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Tringa glareola	Wood Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa nebularia	Common Greenshank	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa stagnatilis	Marsh Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tyto longimembris	Eastern Grass Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	<i>Tyto tenebrosa</i>	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Mammalia	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Micronomus norfolkensis</i>	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Miniopterus australis</i>	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Myotis macropus</i>	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Petauroides volans</i>	Greater Glider	Not Listed	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Petaurus australis</i>	Yellow-bellied Glider	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Petaurus australis</i>	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Petaurus norfolkensis</i>	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Phascogale cinerea</i>	Koala	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Pseudomys novaehollandiae</i>	New Holland Mouse	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Vespadelus troughtoni</i>	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	<i>Chelonia mydas</i>	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Acacia bakeri</i>	Marblewood	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Acacia bynoeana</i>	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Callistemon linearifolius</i>	Netted Bottle Brush	Vulnerable	Category 3	Not Listed	
Plantae	Flora	<i>Cymbidium canaliculatum</i>	Tiger Orchid	Endangered Population	Category 2	Not Listed	
Plantae	Flora	<i>Cynanchum elegans</i>	White-flowered Wax Plant	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Diuris pedunculata</i>	Small Snake Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	<i>Eucalyptus glaucina</i>	Slaty Red Gum	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus parramattensis</i> subsp. <i>decadens</i>		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Grevillea parviflora</i> subsp. <i>parviflora</i>	Small-flower Grevillea	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Maundia triglochinos</i>		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Pterostylis chaetophora</i>		Vulnerable	Category 2	Not Listed	
Plantae	Flora	<i>Pterostylis gibbosa</i>	Illawarra Greenhood	Endangered	Category 2	Endangered	
Plantae	Flora	<i>Rhodamnia rubescens</i>	Scrub Turpentine	Critically Endangered	Not Sensitive	Critically Endangered	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Rhodomyrtus psidioides	Native Guava	Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	Rutidosia heterogama	Heath Wrinklewort	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Tetralochea juncea	Black-eyed Susan	Vulnerable	Not Sensitive	Vulnerable	

Data does not include NSW category 1 sensitive species.

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Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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Annex E



Photograph 1 – Shed located towards the centre of the site



Photograph 2 – Water tank and small shed adjacent to driveway



Photograph 3 – Eastern boundary of investigation area facing South



Photograph 4 – Nursery building



Photograph 5 – IBCs to the rear of nursery building



Photograph 6 – Greenhouse area



Photograph 7 – Driveway from Avey's Lane into the site



Photograph 8 – Horse paddocks to the Southern portion of the site



Photograph 9 – *Earthsafe* Septic Tank to the rear of the main shed