

Preliminary Site Investigation

285 Elderslie Road, Branxton, NSW

Prepared for: Belford Land Pty Ltd
EP2849.001 8 November 2022



QMS Certification Services



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Preliminary Site Investigation

285 Elderslie Road, Branxton, NSW

Belford Land Pty Ltd
47 Maitland Street,
Branxton, NSW 2335

8 November 2022

Our Ref: EP2849.001

LIMITATIONS

This Preliminary Site Investigation was conducted on the behalf of Belford Land Pty Ltd for the purpose/s stated in **Section 1**.

EP Risk has prepared this document in good faith but is unable to provide certification outside of areas over which EP Risk had some control or were reasonably able to check. The report also relies upon information provided by third parties. EP Risk has undertaken all practical steps to confirm the reliability of the information provided by third parties and do not accept any liability for false or misleading information provided by these parties.

It is not possible in a Preliminary Site Investigation to present all data, which could be of interest to all readers of this report. Readers are referred to any referenced investigation reports for further data.

Users of this document should satisfy themselves concerning its application to, and where necessary seek expert advice in respect to, their situation.

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Version	Author	Date	Reviewer	Date	Quality Review	Date
v1	N. McGuire	1/11/2022	K. Guenther	1/11/2022	K. Guenther	1/11/2022
v2	N. McGuire	8/11/2022	K. Guenther	8/11/2022	K. Guenther	8/11/2022

DOCUMENT CONTROL

Version	Date	Reference	Submitted to
v1	1/11/2022	EP2849.001 Belford Land_Branxton_PSI_v1	Belford Land Pty Ltd
v2	8/11/2022	EP2849.001 Belford Land_Branxton_PSI_v1	Belford Land Pty Ltd

Executive Summary

Introduction

EP Risk was engaged by Belford Land Pty Ltd (Belford Land) to undertake a Preliminary Site Investigation (PSI) for the proposed rezoning at 285 Elderslie Road, Branxton, NSW. It is understood the Site is proposed to be rezoned into large lot residential land and the PSI is required to assess contamination as part of the rezoning proposal. The Site is legally described as Lot 1 in deposited plan (DP) 1124566, Lot 111 in DP850244, lot 122 in DP1165184 and part lot 300 in DP1248134.

Objective

The objective of the PSI is to assess whether any contaminating activities are likely to have occurred at the Site and the risk level the contamination poses to the Proposed Rezoning.

Site Condition and Surrounding Environment

At the time of the site inspection, the general site features observed are summarised below:

Lot 111 in DP850244:

- Three recently demolished residential dwellings.
- Horse stables and cattle yards in the eastern portion of the Site.
- An abandoned above ground fuel storage adjacent to the stables.
- Multiple anthropogenic waste piles around the Site.
- Two large dams.
- A creek running south-east to north west.
- A caravan adjacent to the Creek.

Lot 122 in DP1165184:

- A residential dwelling.
- A septic tank associated with the residential dwelling.

Part Lot 300 in DP1248134:

- Partially cleared bushland.
- Three small dams.
- Two storage shipping containers.

Lot 1 in DP 1124566:

- Five dams.
- A demolished residential dwelling in the centre of the Site
- Irrigated paddocks.
- A timber barn and greenhouse in the southern portion of the Site.

Site History Review

Based on the review of the historical information, the Site was formerly used as cleared farmland and multiple residential dwellings have been constructed across the Site the earliest being around 1984. The Site has been

historically owned by farmers, and earthmoving contractor and more recently Belford Land the current owner. No business records were matched to the Site and/or road and area. The surrounding land use comprised rural / agricultural land use.

Conclusion and Recommendations

Based on the results of the site history review and site inspection it is considered the Site may be or can be made suitable for residential land use however the following is recommended prior to submitting the development application:

- Further investigation of the identified areas of environmental concern (AECs) and consideration of whether the Site is suitable for the proposed development in its current state or whether remediation and/or management is required.
- Anthropogenic material from the demolition of the existing buildings and infrastructure should be removed from the Site prior to any further vegetation clearance or earthworks activities.
- High potential salinity soils were identified onsite as part of the desktop review. A salinity management plan should be included as part of the construction environmental management plan for the Site.
- An unexpected finds protocol should be implemented during redevelopment to address any unidentified contamination that may be encountered during any proposed future redevelopment works.

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1 Introduction

EP Risk Management Pty Ltd (EP Risk) was engaged by Belford land Pty Ltd (Belford) to undertake a Preliminary Site Investigation for a property located at 285 Elderslie Road, Branxton, New South Wales (NSW) (the Site). It is understood the Site is proposed to be rezoned for residential land use and the PSI is required to support the rezoning application (Proposed Rezoning).

1.1 Objective

The objective of the PSI is to assess whether any contaminating activities are likely to have occurred at the Site and the risk level the contamination poses to the Proposed Rezoning.

1.2 Scope of Work

The scope of work completed to achieve the objective was:

- Undertake a desktop study for a Site history review, based upon:
 - Council and regulatory records;
 - Historical and current land title records;
 - Historical aerial photographs;
 - Regulatory searches, including NSW Environmental Protection Authority (EPA) Notified, Contaminated and Investigation Sites; and
 - Geological and hydrological information.
- Undertake a Site visit to observe onsite and offsite conditions.
- Identify potentially contaminating activities that have occurred at the Site and develop a preliminary site conceptual model (CSM).
- Preparation of a report in accordance with the NSW Environment Protection Authority (NSW EPA) (2020) *Guideline for Consultants Reporting on Contaminated Land* and the National Environment Protection (Assessment of Site Contamination) Measure 1999 (ASC NEPM 2013).

1.3 Site Identification

The Site identification details are presented in **Table 1**.

Table 1 – Site Identification	
Item	Description
Address	285 Elderslie Road, Branxton, NSW (Figure 1)
Legal description	The Site is legally described as Lot 1 in deposited plan (DP) 1124566, Lot 111 in DP850244, lot 122 in DP1165184 and part lot 300 in DP1248134.
Approximate Area	Approximately 82 hectares (ha).
Municipality	Singleton Council (Council)
Zoning	The Singleton Environment Plan (LEP) 2013 identifies the Site as RU1 - Primary Production.

2 Technical Framework

The PSI was conducted in general accordance with:

- ASC NEPM (2013).
- NSW EPA (2017) Guidelines for the NSW Auditor Scheme (3rd Edition) (NSW Auditor Guidelines).
- NSW EPA (2020) Contaminated Land Guidelines – Consultants Reporting on Contaminated Sites.
- Protection of the Environment Operations (POEO) Act 1997.
- The Singleton LEP (2013).
- State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)
- AS 4482.2-1999: Guide to the investigation and sampling of sites with potentially contaminated soil, Part 2: Volatile substances.
- Department of Urban Affairs and Planning and Environment Protection Authority (EPA) (1998) *Managing Land Contamination, Planning Guidelines, SEPP 55 – Remediation of Land*.
- Department of Environment and Conservation NSW (DEC) (2007) *Guidelines for the Assessment and Management of Groundwater Contamination*.
- Friebel, E & Nadebaum, P 2011, Health Screening Levels for Petroleum Hydrocarbons in soil and Groundwater. Part 1: Technical development document, CRC CARE Technical Report no. 10, CRC for Contamination Assessment and Remediation of the Environment (CRC CARE), Adelaide, Australia.
- ANZG (2018) *Australian and New Zealand Guidelines for Fresh and Marine Water Quality* Australian and New Zealand Governments and Australian state and territory governments, Canberra ACT, Australia.
- National Health and Medical Research Council (NHMRC) (2008) *Guidelines for Managing Risk in Recreational Waters*.
- NHMRC and National Resource Management Ministerial Council (NHRMC) (2011) National Water Quality Management Strategy, Australian Drinking Water Guidelines 6, 2011 (version 3.5 updated August 2018) (ADWG 2011).
- NSW EPA (2022) *Sampling Design Guidelines*.
- United State Environment Protection Agency (USEPA) (2006) Guidance on Systematic Planning Using the Data Quality Objectives Process, ref: EPA QA/G-4.
- Western Australian (WA) Department of Health (DOH) (2020) Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia (DOH 2020).
- NSW EPA (2021) Position Statement – WA Guidelines for asbestos contaminated sites.

3 Site Condition and Surrounding Environment

The majority of information provided in the following sections was obtained from Lotsearch Environmental Risk and Planning Report (Lotsearch, 2022) which was obtained for the Site. A copy of the Lotsearch (2022) report is attached as **Appendix A**.

3.1 Land Use and Layout

The Site comprises of two large rectangular shaped lots (Lot 1 and Lot 111), a small rectangular lot (Lot 122) and part of Lot 300 comprising a total area of approximately 82 Ha. An Environmental Engineer from EP Risk attended the Site on 29th September 2022 to undertake a site walkover and visual inspection. General site features observed are summarised below and site photographs are presented in **Appendix B**:

Lot 111 in DP850244:

- Three recently demolished residential dwellings (**Plate 6, Plate 13 and Plate 15**).
- Horse stables and cattle yards in the eastern portion of the Site (**Plate 10, Plate 11 and Plate 12**).
- An abandoned above ground fuel storage adjacent to the stables (**Plate 12**).
- Multiple anthropogenic waste piles around the Site (**Plate 11, Plate 12, Plate 13, Plate 14, Plate 15, Plate 16 and Plate 18**).
- Two large dams (**Plate 9 and Plate 17**)
- A creek running south-east to north west.
- A caravan adjacent to the Creek (**Plate 17**).

Lot 122 in DP1165184:

- A residential dwelling (**Plate 25**).
- A septic tank associated with the residential dwelling.

Part Lot 300 in DP1248134:

- Partially cleared bushland.
- Three small dams (**Plate 22**).
- Two storage shipping containers (**Plate 22**).

Lot 1 in DP 1124566:

- Five dams (**Plate 19**).
- A demolished residential dwelling in the centre of the Site
- Irrigated paddocks (**Plate 20**).
- A timber barn and greenhouse in the southern portion of the Site (**Plate 21**).

Photographs of the Site are attached as **Appendix B** and a figure showing the site features and areas of environmental concern is presented as **Figure 2**.

3.2 Surrounding Land Use

As of 14th September 2022, surrounding land uses comprised:

- North: Rural residential properties zoned RU1.
- South: Radford Park residential subdivision (zoned R5 – large lot residential) and rural residential land use beyond.

- East: Rural residential properties zoned RU1.
- West: Rural residential properties zoned RU1.

3.3 Proposed Rezoning

The Proposed Rezoning includes rezoning the land to R5 – large lot residential and connecting the Site to the residential subdivision to the south.

3.4 Topography and Drainage

The majority of the Site is undulating and gently to moderate slopes to the south-east with hills located in the north and central portion of the Site. Elevations across the Site range from 40 m above Australian Height Datum (AHD) to 70 m AHD. The Site drainage is considered to consist of surface runoff migrating across the Site following surface contours as overland flow towards the onsite dams and creeks in the south and north-west towards Hunter River (located approximately 5 km south east).

A plan showing the topographical contours of the Site is provided within the Lotsearch (2022) Report in **Appendix A**.

3.5 Geology

Based on the geological data sourced from the NSW Department of Industry, Resources and Energy (Lotsearch, 2022) the Site is underlain by the Branxton Formation comprising Permian aged conglomerate, sandstone and siltstone.

3.6 Soil Landscapes

Based on the soil landscapes data sourced from the NSW OEH (Lotsearch, 2022) the Site is located predominately within the Kurosol soil order with Dermosols present in the north-west corner. These soil landscapes cover undulating and rolling low hills south and south-east of Singleton. Red Podzolic Soils (Dr3.21, Dr5.21) occur on upper slopes with Yellow Podzolic Soils (Dy2.41) on midslopes and on lower slopes and drainage lines.

3.7 Natural Occurring Asbestos Potential

No reported naturally occurring asbestos potential has been identified within 1 km of the Site.

3.8 Acid Sulfate Soils

Based upon a review of the Singleton LEP (2013), the Site is not located within an area mapped as an acid sulfate soil risk area. A search of the Atlas of Australian ASS database completed by Lotsearch (2022) identifies the Site to be within a Class B and Class C category for acid sulfate soils. The Class B category is considered to have an extremely low probability of ASS occurrence (1-5% chance) of occurrence and Class C is considered to have a low probability of occurrence (6-70% chance).

3.9 Hydrology and Hydrogeology

A search of the NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation undertaken by Lotsearch (2022) indicated there were no registered groundwater bores located on-site. However, 17 registered groundwater bore was located within 2 km of the Site. The authorised purpose of the surrounding bores was a mix of monitoring, stock and domestic, water supply, and irrigation. The total

depths ranged from 2.9 m below ground level (m BGL) and 102 m BGL, the standing water level ranged between 1.73 m BGL and 6 m BGL, and salinity was reported in one bore at between 3,001-7,000 ppm.

Review of the Hydrogeology Map of Australia, Lotsearch (2022) identified porous, extensive highly productive aquifers. Regional groundwater flow direction of the upper aquifer is expected to be to the north towards Hunter River.

3.1 Dryland Salinity

With reference to the Dryland Salinity Data sourced from Lotsearch (2022), the Site is located within a high hazard or risk of dryland salinity potential.

3.2 Mining Subsidence

With reference to the Mining Subsidence District Data sourced from Lotsearch (2022), the Site is not located within a mining subsidence district.

3.3 Underground Coal Mining Areas

No records of underground coal mining areas were found within the surrounding area of the Site in a search undertaken by Lotsearch (2022), however a number of historical mining and exploration titles for minerals and petroleum were identified at the Site and one mineral exploration title (copper, lead, zinc and silver) for a Site located 989 m north-east.

3.4 Cattle Dips

No records of cattle dips were recorded at or within 1 km of the Site according to a search of the Department of Primary Industries Data Base and visual observations of the Site. Former cattle yards were present at the Site but no evidence of any dip tanks/pits were observed.

3.5 Regulatory Searches

A summary of the regulatory searches performed by Lotsearch (2022) are summarised in **Table 2**.

Table 2 – Regulatory Searches	
Search	Results
State Environmental Planning Policy (SEPP) Protected Areas	No SEPP State Significant Precincts have been identified at or within 1 km of the Site.
Contaminated Sites Notified to the NSW EPA	As of 14 th September 2022, there is no record of contaminated sites notified to the NSW EPA in accordance with the <i>Contaminated Land Management Act 1979</i> (CLM Act).
Contaminated Land: Records of Notice	No contaminated land records of notices have been identified at or within 1 km of the Site.
Former Gasworks	No former gasworks have been identified at or within 1 km of the Site.
NSW EPA per- and poly-fluoroalkyl substances (PFAS) Investigation and Management Programs	No sites under the NSW PFAS Investigation Program, Defence PFAS Investigation Program, Defence PFAS Management Program or Airservices Australian National PFAS Management Program were identified at or within 1 km of the Site.

Table 2 – Regulatory Searches

Search	Results
Defence 3 Year Regional Contamination Investigation Program	No sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program were identified within 1 km of the Site.
Waste Management Facilities	No records of waste management facilities were reported at or within 1 km of the Site.
National Liquid Fuel Facilities	No records of National Liquid Fuel Facilities were reported at or within 1km of the Site.

3.6 Licensed Activities Under the Protection of the Environment Operations Act 1997

Licensed activities under the POEO Act at or within 1 km of the Site are provided in **Table 3**.

Table 3 – Current licensed activities under the POEO Act, now surrendered

Licence No.	Organisation	Location	Activity	Distance from Site
4706	Cessnock City Council	Cessnock	Other activities (application of herbicides)	901 m south

The licensed activities in **Table 3** are considered to present a low risk of contamination based upon the nature of the activities and the separation distance from the Site.

3.1 Delicensed Activities Still Regulated by the NSW EPA

No delicensed activities still regulated by the NSW EPA were identified at or within 1 km of the Site.

3.2 Former Licensed Activities under the POEO Act, now Surrendered

Former licensed activities under the POEO Act, now surrendered identified at or within 1 km of the Site are provided in **Table 4**.

Table 4 – Former licensed activities under the POEO Act, now surrendered

Licence No.	Organisation	Location	Activity	Distance from Site
4653	Luhrmann Environment Management Pty Ltd	Waterways throughout NSW	Application of Herbicides	Onsite
4838	Robert Orchard			
6630	Sydney Weed and Pest Management Pty Ltd			
11677	Upper Hunter County Council			

The former licensed activities in **Table 4** are considered to present a low risk of contamination based upon the nature of the activities.

4 Site History

The Site history sources utilised during the review included:

- Historical aerial photography.
- Historical business directories.
- Historical title search information.

4.1 Review of Historical Aerial Photos

Aerial photographs from 1963, 1974, 1984, 1994, 2007, 2010, 2015 and 2021 were reviewed to identify past land uses of the Site and surroundings. **Table 5** provides a summary of the review.

Table 5 – Historical Aerial Photograph Review	
Year	Description
1963	<p>Site: The Site is predominantly cleared of vegetation with uncleared land predominately in the north-east portion of the Site, a few mature trees. A creek runs north-west to south-east through the Site. No structures are evident at the Site during this time.</p> <p>Surroundings: The Site is surrounded by mostly cleared agricultural and rural residential land.</p>
1974	<p>Site: A dam has been constructed in the south of the Site. No other significant changes have occurred.</p> <p>Surroundings: Orchards have been planted to the north-east and a dam constructed to the south. No other significant changes have occurred.</p>
1984	<p>Site: A residential dwelling has been constructed in Lot 122, some clearing has occurred around the creek in the north and six dams have been constructed across the Site.</p> <p>Surroundings: Multiple rural residential dwellings have been constructed to the south and east of the Site.</p>
1994	<p>Site: No significant changes have occurred.</p> <p>Surroundings: No significant changes have occurred.</p>
2007	<p>Site: One residential dwelling in the south (Lot 1) and one in the north-east (Lot 111) portion of the Site have been constructed.</p> <p>Surroundings: Multiple rural residential dwellings have been constructed to the south and east of the Site.</p>
2010	<p>Site: One residential dwelling in the north-east (Lot 111) portion of the Site has been constructed.</p> <p>Surroundings: Multiple rural residential dwellings have been constructed to the south-east of the Site.</p>
2015	<p>Site: The residential dwelling in the south (Lot 1) has been demolished.</p> <p>Surroundings: No significant changes have occurred.</p>
2021	<p>Site: A shed has been constructed in the southern portion of the Site (Lot 1).</p> <p>Surroundings: A residential subdivision has been constructed to the south-east at the adjoining Radford Park development.</p>

The aerial photographs reviewed are provided in the Lotsearch (2022) report provided as **Appendix A**.

4.2 Business Directory Search

No business activities, records of garages or dry cleaners were recorded onsite or matched to the area or roads.

4.3 Historical Title Search

The historical title search completed by Lotsearch (2022) indicated the land titles were created in 1906. Notable owners include farmers, dairy farmers, graziers, an earth moving contractor (Lot 300 and Lot 122 between 1979-1983) and the current owner Belford Land. The historical title search completed by Lotsearch (2022) is attached as **Appendix D**.

4.4 Summary of Site History

Based on the review of the historical information, the Site was formerly used as cleared farmland and multiple residential dwellings have been constructed across the Site the earliest being around 1984. The Site has been historically owned by farmers, and earthmoving contractor and more recently Belford Land the current owner. No business records were matched to the Site and/or road and area. The surrounding land use comprised rural / agricultural land use.

5 Preliminary Conceptual Site Model

A conceptual site model (CSM) has been developed based upon the information provided in previous sections of this report.

Contaminating activities based on the Site inspection and review of historical records, the following activities have occurred at the Site which may have resulted in the potential for contamination. These activities are summarised as follows:

- Clearing of land with potential use of herbicides and pesticides.
- Rural agricultural land use.
- Operation of septic tanks.
- Demolition of buildings potentially containing asbestos.

5.1 Affected Media

The potential affected media at the Site are considered to be soil, sediment, groundwater and surface water.

5.2 Human and Ecological Receptors

Sensitive receptors identified at and near the Site were considered to be:

- Future residential users at the Site (ASC NEPM 2013 HIL A and HSL A).
- Future construction and sub-surface maintenance workers at the Site (ASC NEPM 2013 HIL D and HSL D – commercial/industrial; CRC CARE 2011 Direct contact and intrusive maintenance workers HSLs and Vapour Intrusion HSLs for Intrusive Maintenance Workers (Shallow Trench)).
- Terrestrial fauna and flora at the Site and on adjoining land (ASC NEPM EIL and ESLs).
- Ecosystems dependant on the downgradient Creeks and Rivers.

5.3 Potential and Complete Exposure Pathways

An analysis of the potential exposure pathways between the COPC and the identified human and ecological receptors are presented in **Table 6**.

Table 6 – Source-Pathway-Receptor Linkages							
Sources				Pathways	Receptors	Linkages	Comments
Primary	Secondary	Contaminants	Affected Media	Exposure Pathways			
Clearing of land	Potential use of herbicides and pesticides	OCP and OPP	Soil, sediment, surface water and groundwater	<u>Human Health</u> <ul style="list-style-type: none"> • Dermal contact • Incidental ingestion 	<ul style="list-style-type: none"> • Future construction and sub-surface maintenance workers. • Future residential users. 	Potentially Complete	Further investigation required however it is considered low risk since most of the Site has been cleared prior to the 1950s-1960s and no evidence of intensive agriculture at the Site except for the recently irrigated paddocks in the southern portion of the Site.
				<u>Ecological:</u> <ul style="list-style-type: none"> • Uptake by flora and fauna 	<ul style="list-style-type: none"> • Terrestrial fauna and flora at the Site and on adjoining land. • Ecosystems dependant on the downgradient Creeks and Rivers 		
Rural agricultural land use	Use of machinery and storage of equipment Use of above ground fuel storage tank	TRH, BTEX, PAH and heavy metals	Soil, sediment, surface water and groundwater	<u>Human Health</u> <ul style="list-style-type: none"> • Dermal contact • Incidental ingestion 	<ul style="list-style-type: none"> • Future construction and sub-surface maintenance workers. • Future residential users. 	Potentially Complete	Further investigation required in particular around the former cattle yards, above ground fuel tank, and farm sheds in the southern portion of the Site.
				<u>Ecological:</u> <ul style="list-style-type: none"> • Uptake by flora and fauna 	<ul style="list-style-type: none"> • Terrestrial fauna and flora at the Site and on adjoining land. • Ecosystems dependant on the downgradient Creeks and Rivers 		
Operation of the septic tanks and transpiration area	Leaching into soil, sediment, surface water and groundwater	Faecal coliforms and E. Coli	Soil, sediment, surface water and groundwater	<u>Human Health</u> <ul style="list-style-type: none"> • Dermal contact • Incidental ingestion 	<ul style="list-style-type: none"> • Future construction and sub-surface maintenance workers. • Future residential users. 	Potentially Complete	One operational septic tank was observed at Lot 122 and one demolished septic tank at Lot 111. Further investigation of these should be undertaken so this pathway remains potentially complete.
Demolition of buildings potentially containing asbestos	Air emissions and/or burial of asbestos from poor demolition practices	Asbestos	Soil and building materials	<u>Human Health</u> <ul style="list-style-type: none"> • Inhalation 	<ul style="list-style-type: none"> • Future construction and sub-surface maintenance workers. • Future residential users. 	Potentially Complete	Demolition of residential dwellings was observed in three locations across the Site as shown in Figure 2. No asbestos was observed during the site walkover however further investigation should be undertaken and a hazardous materials assessment should be conducted on the existing residential dwelling to assess whether this pathway is complete.

6 Conclusion and Recommendations

EP Risk was engaged by Belford Land to undertake a PSI for the proposed rezoning of a Site located at 285 Elderslie Road, NSW. It is understood the Site is proposed to be rezoned into large lot residential land use and the PSI is required to assess contamination and as part of the rezoning proposal.

The objective of the PSI is to assess whether any contaminating activities are likely to have occurred at the Site which may present a risk to the Proposed Rezoning.

Potentially contaminating activities identified to have been undertaken at the Site include clearing of land with potential use of herbicides and pesticides, rural agricultural land use, operation of septic tanks onsite and demolition of residential dwellings potentially containing asbestos.

Based on the review of the historical information, the Site was formerly used as cleared farmland and multiple residential dwellings have been constructed across the Site, the earliest being around 1984. The Site has been historically owned by farmers, an earthmoving contractor and more recently Belford Land the current owner. No business records were matched to the Site and/or road and area. The surrounding land use comprised predominately rural / agricultural land use.

During the Site walkover and intrusive investigation evidence of demolished residential dwellings were observed as well as scattered anthropogenic materials. No suspected asbestos containing materials were observed during the site walkover however due to the multiple scattered locations of anthropogenic materials across the Site the presence of asbestos materials should not be ruled out. The identified AECs are shown in **Figure 2**.

It is considered the Site may be or can be made suitable for residential land use however the following is recommended prior to submitting the development application:

- Further investigation in the identified AECs and consideration of whether the Site is suitable for the proposed development in its current state or whether remediation and/or management is required.
- Anthropogenic material from the demolition of the existing buildings and infrastructure should be removed from the Site prior to any further vegetation clearance or earthworks activities.
- High potential salinity soils were identified onsite as part of the desktop review. A Salinity management should be included as part of the construction environmental management plan for the Site.
- An unexpected finds protocol should be implemented during redevelopment to address any unidentified contamination that may be encountered during any proposed future redevelopment works.

Figures



Approximate Scale Only (m)

Figure 1 – Site Location



Figure 2 – Site Layout and Areas of Environmental Concern

Appendix A

LOT SEARCH ENVIRONMENTAL REPORT (2022)



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 14 Sep 2022 11:51:01

Reference: LS036272 EP

Address: 285 Elderslie Road, Branxton, NSW 2335

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	02/09/2022	10/08/2022	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	02/09/2022	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	02/09/2022	14/07/2021	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	02/09/2022	02/09/2022	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	02/09/2022	02/09/2022	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	02/09/2022	02/09/2022	Monthly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	02/09/2022	02/09/2022	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	0	0	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	4	4	4
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	1	1	9
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	1	9
Major Easements	NSW Department of Customer Service - Spatial Services	29/08/2022	29/08/2022	Quarterly	1000m	0	2	5
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	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	29/08/2022	19/08/2019	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	17

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	1	2	4
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	0
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	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	18/08/2022	27/07/2020	Annually	1000m	2	2	3
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	02/09/2022	12/08/2022	Monthly	500m	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	2	2	2
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000m	1	1	2
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	19/08/2021	05/08/2021	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Industry	02/09/2022	02/09/2022	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Industry	02/09/2022	02/09/2022	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	02/09/2022	02/09/2022	Monthly	1000m	5	5	6
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	2	3	7
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	02/09/2022	26/08/2022	Monthly	1000m	0	0	0
Bush Fire Prone Land	NSW Rural Fire Service	05/09/2022	08/08/2022	Weekly	1000m	3	4	4
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	2	2	4
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000m	8	8	14
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	05/09/2022	05/09/2022	Weekly	10000m	-	-	-

Site Diagram

285 Elderslie Road, Branxton, NSW 2335



Legend <div><div></div> Site Boundary</div> <div><div></div> Internal Parcel Boundaries</div>	Total Area: 818812m ² Total Perimeter: 5.27km <small>Disclaimers:</small> Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	Scale: 0 25 50 100 150 200 250 Meters Data Source Aerial Imagery: © Aerometrex Pty Ltd Coordinate System: GDA 1994 MGA Zone 56 Date: 14 September 2022
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Contaminated Land

285 Elderslie Road, Branxton, NSW 2335

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

285 Elderslie Road, Branxton, NSW 2335

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

285 Elderslie Road, Branxton, NSW 2335

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

285 Elderslie Road, Branxton, NSW 2335

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

285 Elderslie Road, Branxton, NSW 2335

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

285 Elderslie Road, Branxton, NSW 2335

EPA Other Sites with Contamination Issues

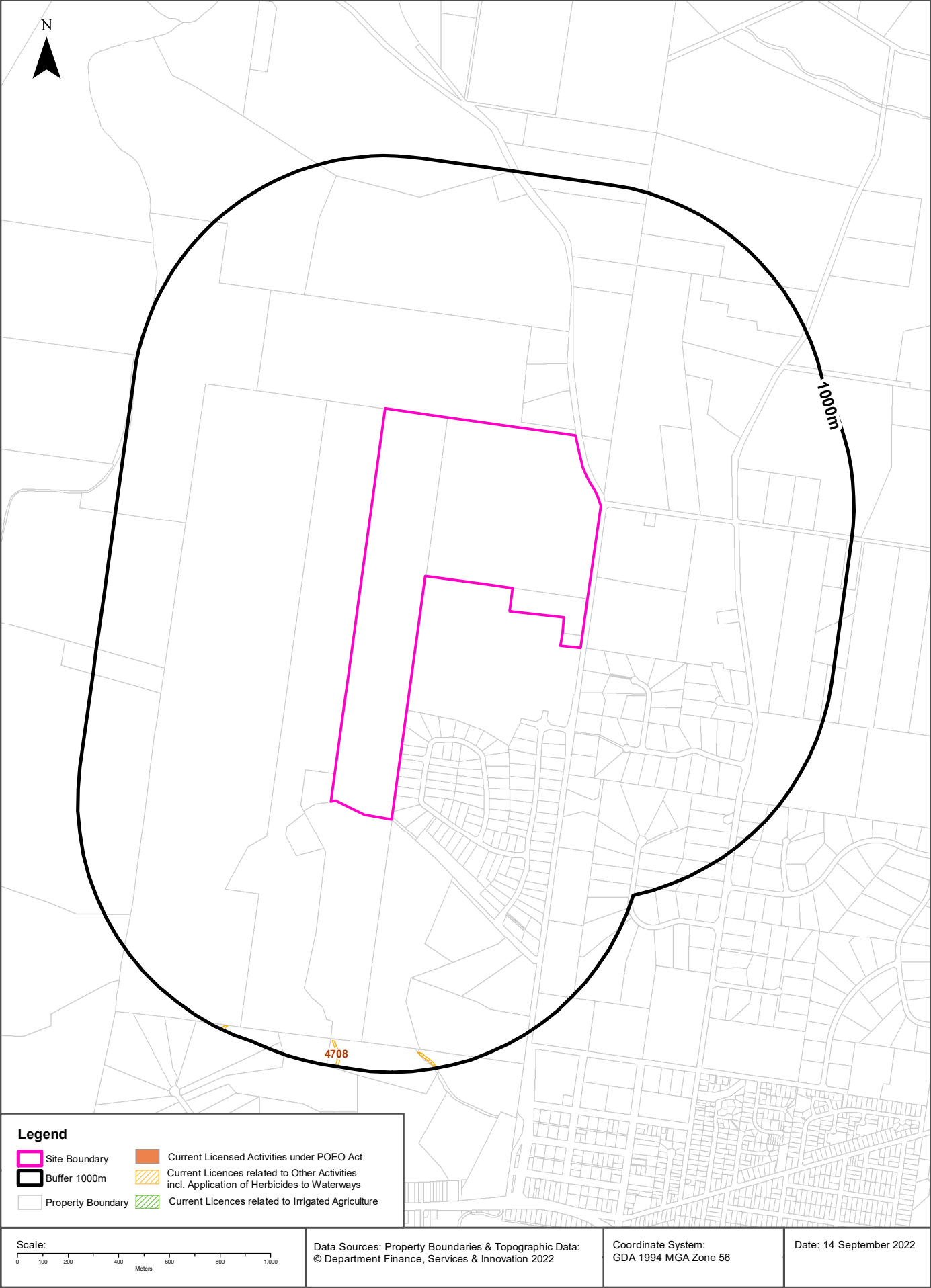
This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- 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

285 Elderslie Road, Branxton, NSW 2335

Licensed Activities under the POEO Act 1997

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

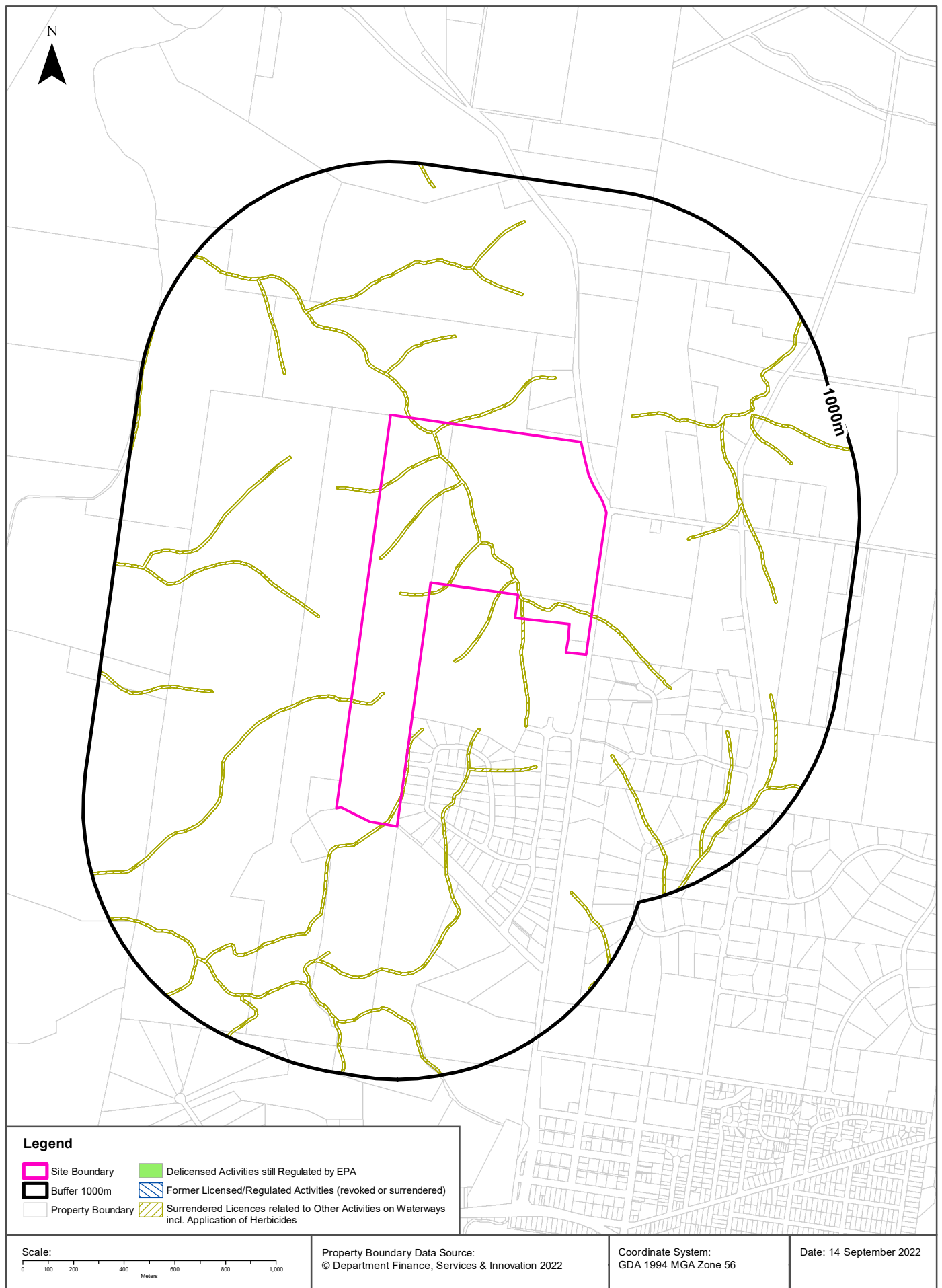
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
4708	CESSNOCK CITY COUNCIL	-	-	CESSNOCK	Other activities	Network of Features	901m	South

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

285 Elderslie Road, Branxton, NSW 2335



EPA Activities

285 Elderslie Road, Branxton, NSW 2335

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
11677	UPPER HUNTER COUNTY COUNCIL	WATERS WITHIN UPPER HUNTER COUNTY COUNCIL, NEW ENGLAND HIGHWAY, MUSWELLBROOK	Surrendered	21/06/2002	Miscellaneous licensed discharge to waters (at any time)	Network of Features	0m	On-site

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

Historical Business Directories

285 Elderslie Road, Branxton, NSW 2335

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						

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Business Directory Records 1950-1991 Road or Area Matches

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

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

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

Historical Business Directories

285 Elderslie Road, Branxton, NSW 2335

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 2021

285 Elderslie Road, Braxton, NSW 2335



Legend

- Site Boundary
- Buffer 150m

Scale:

0 100 200 300 400
Meters

Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 September 2022

Aerial Imagery 2015

285 Elderslie Road, Branxton, NSW 2335



Legend

- Site Boundary
- Buffer 150m

Scale:
0 100 200 300 400
Meters

Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 September 2022



Aerial Imagery 2007

285 Elderslie Road, Bransford, NSW 2335



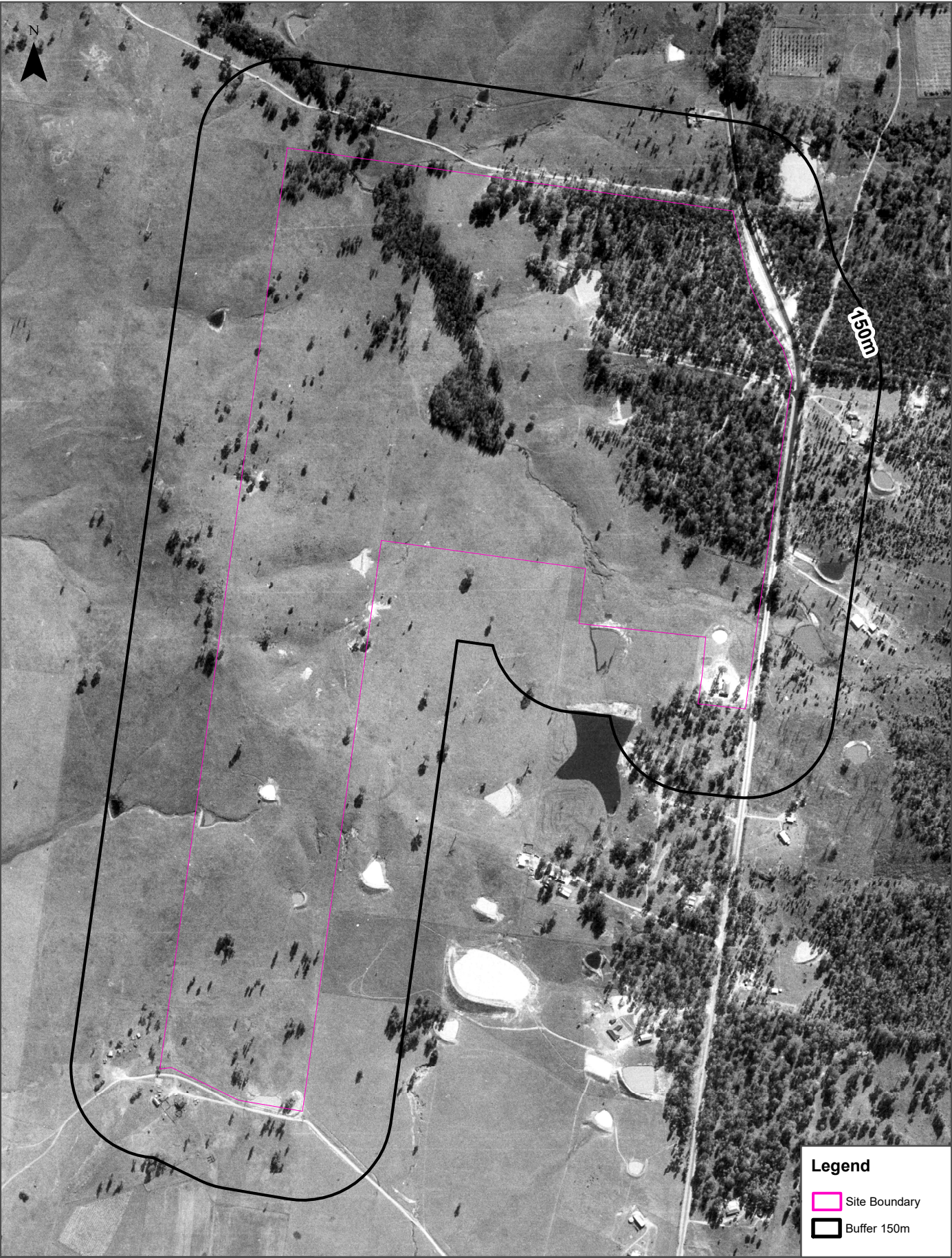
Aerial Imagery 1994

285 Elderslie Road, Branxton, NSW 2335



Aerial Imagery 1984

285 Elderslie Road, Branxton, NSW 2335

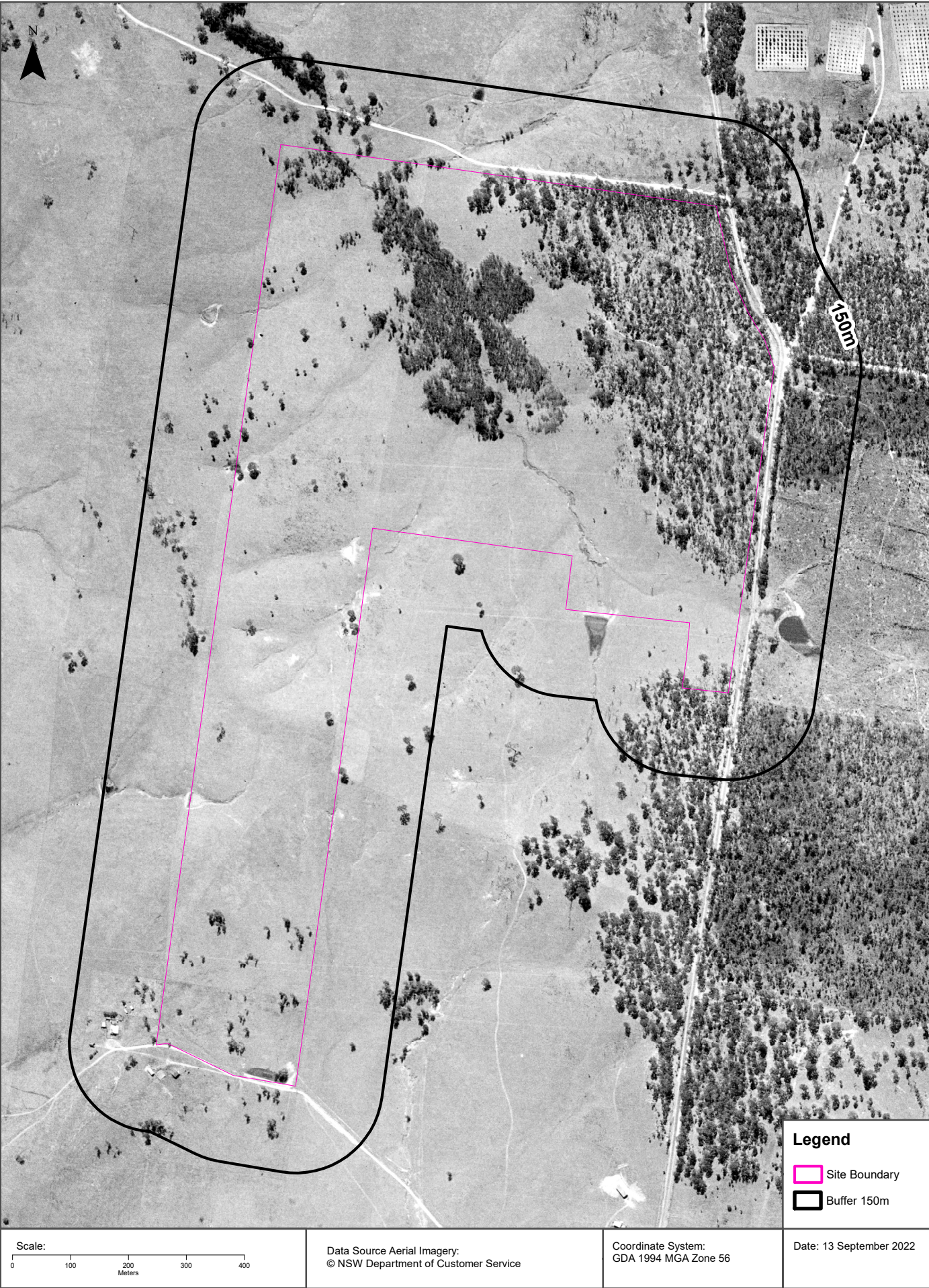


- Legend**
- Site Boundary
 - Buffer 150m

Scale: 0 100 200 300 400 Meters	Data Source Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 13 September 2022
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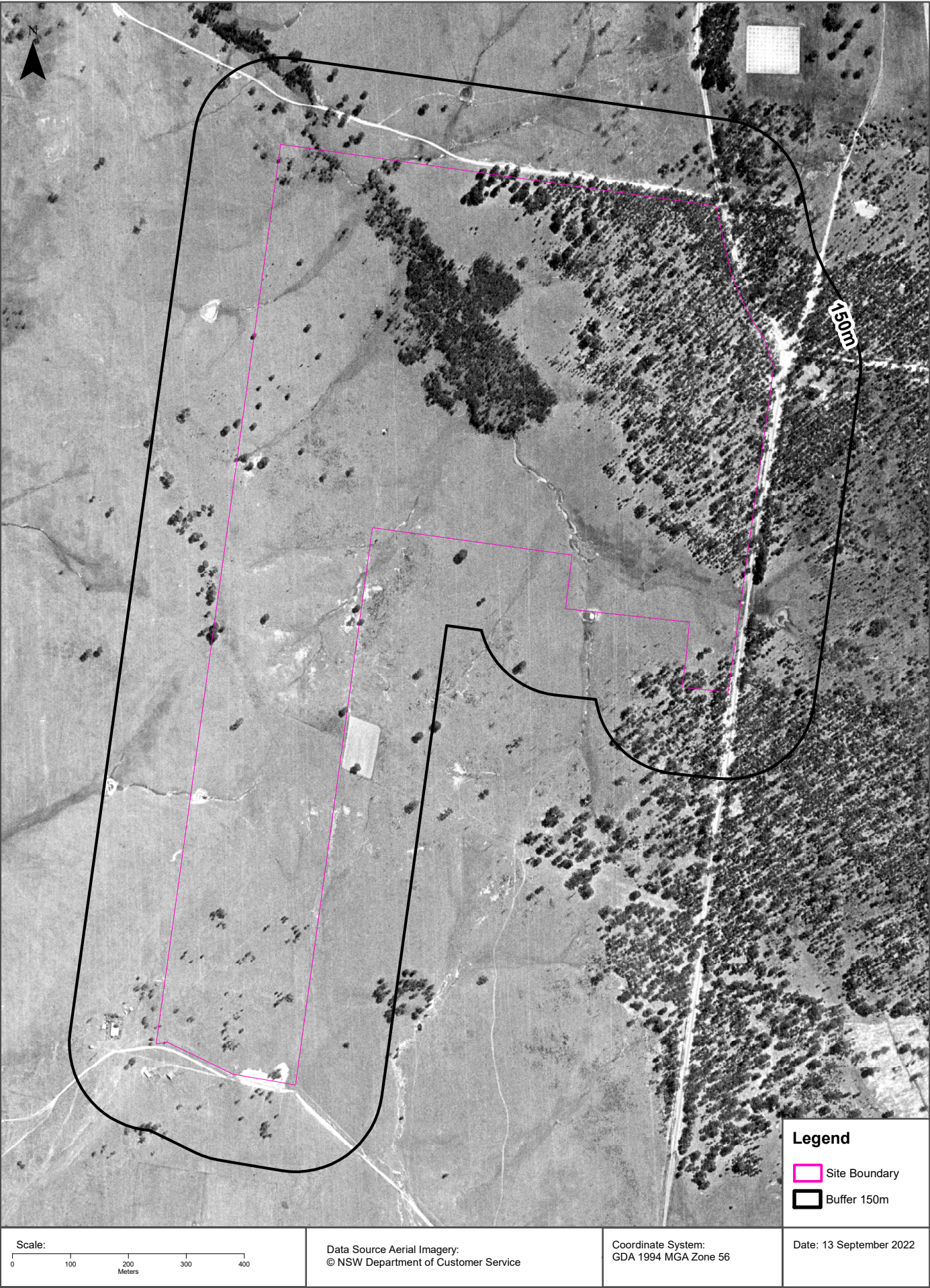
Aerial Imagery 1974

285 Elderslie Road, Bransnton, NSW 2335



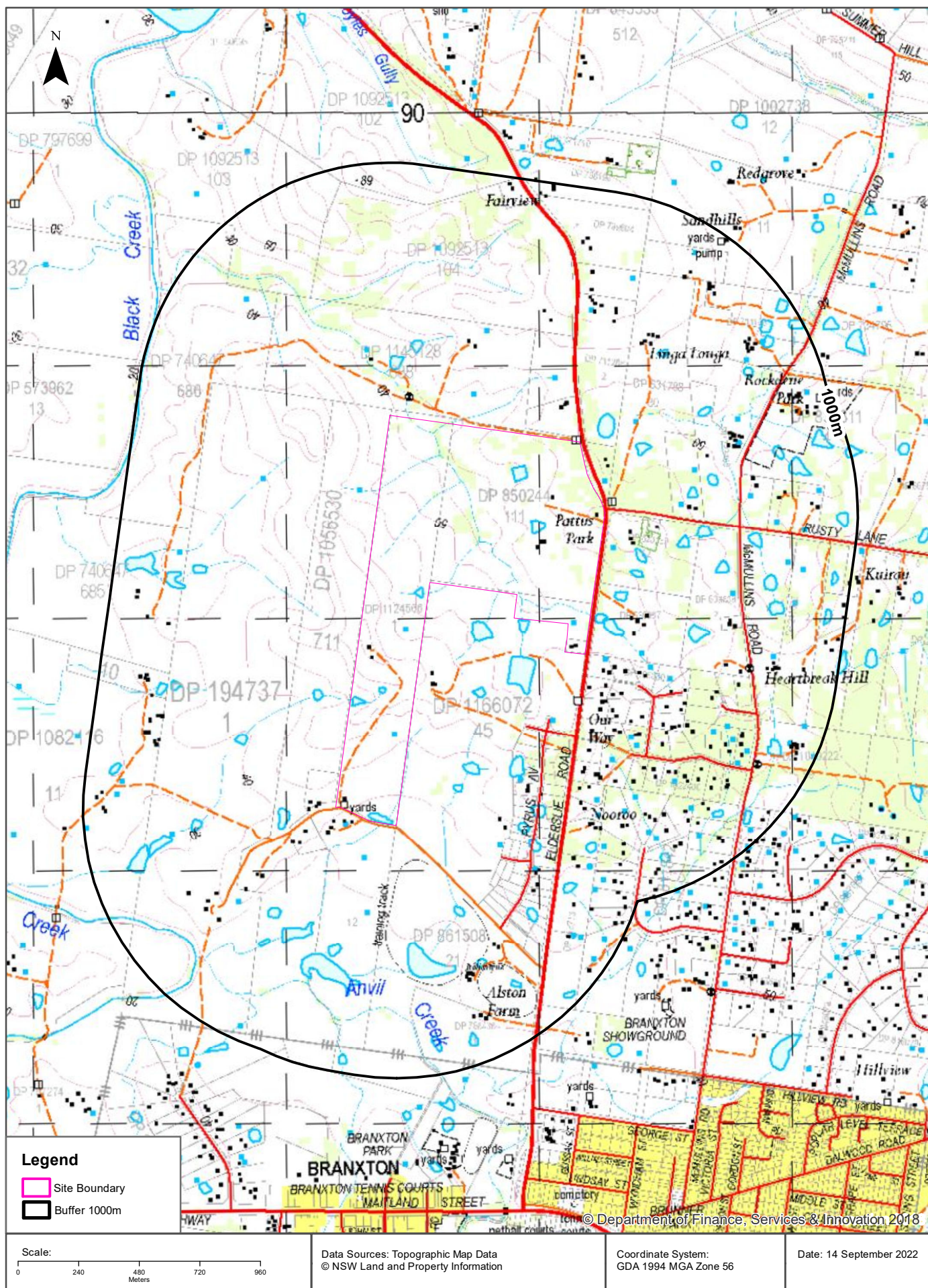
Aerial Imagery 1963

285 Elderslie Road, Braxnton, NSW 2335



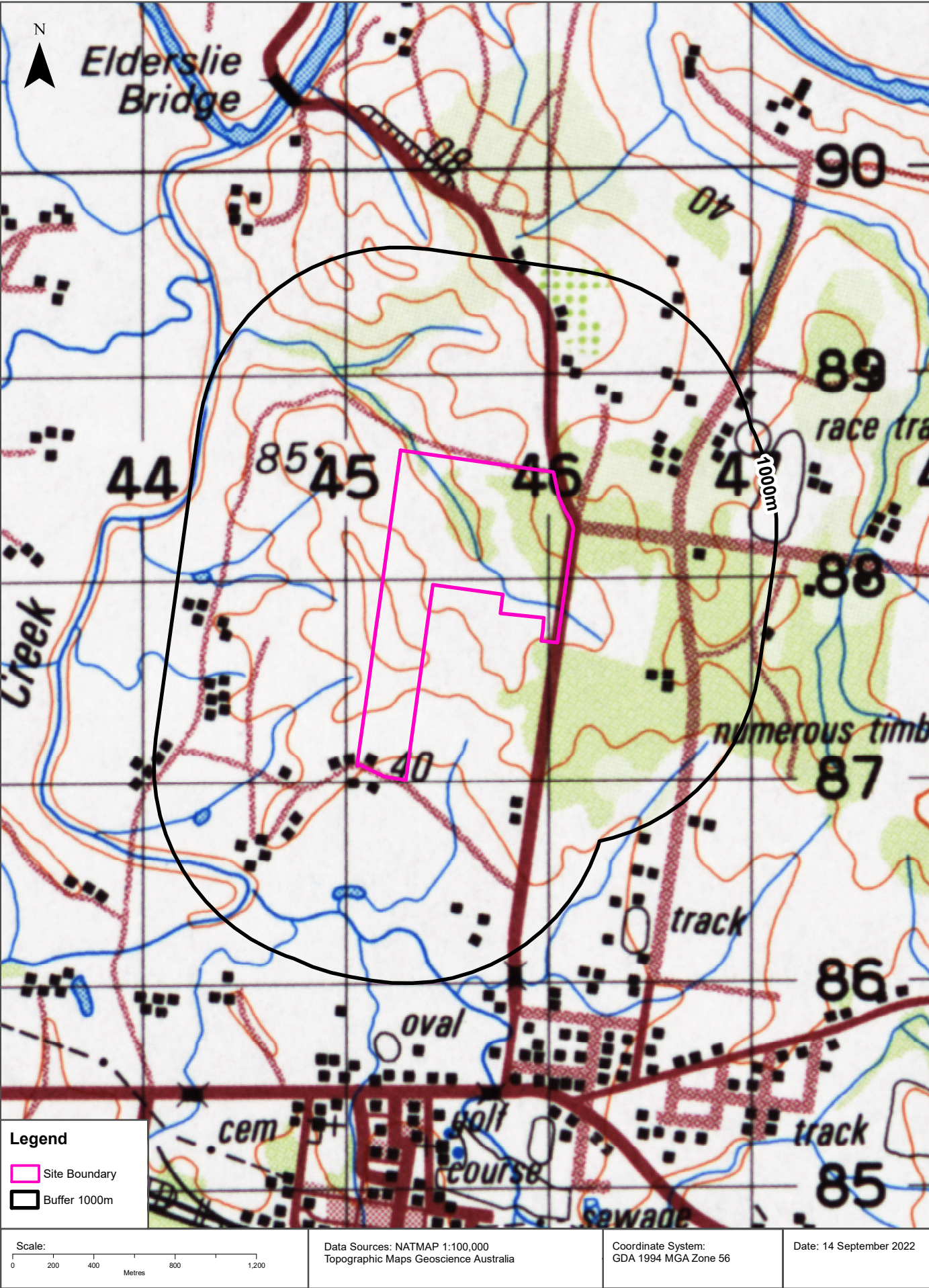
Topographic Map 2015

285 Elderslie Road, Branxton, NSW 2335



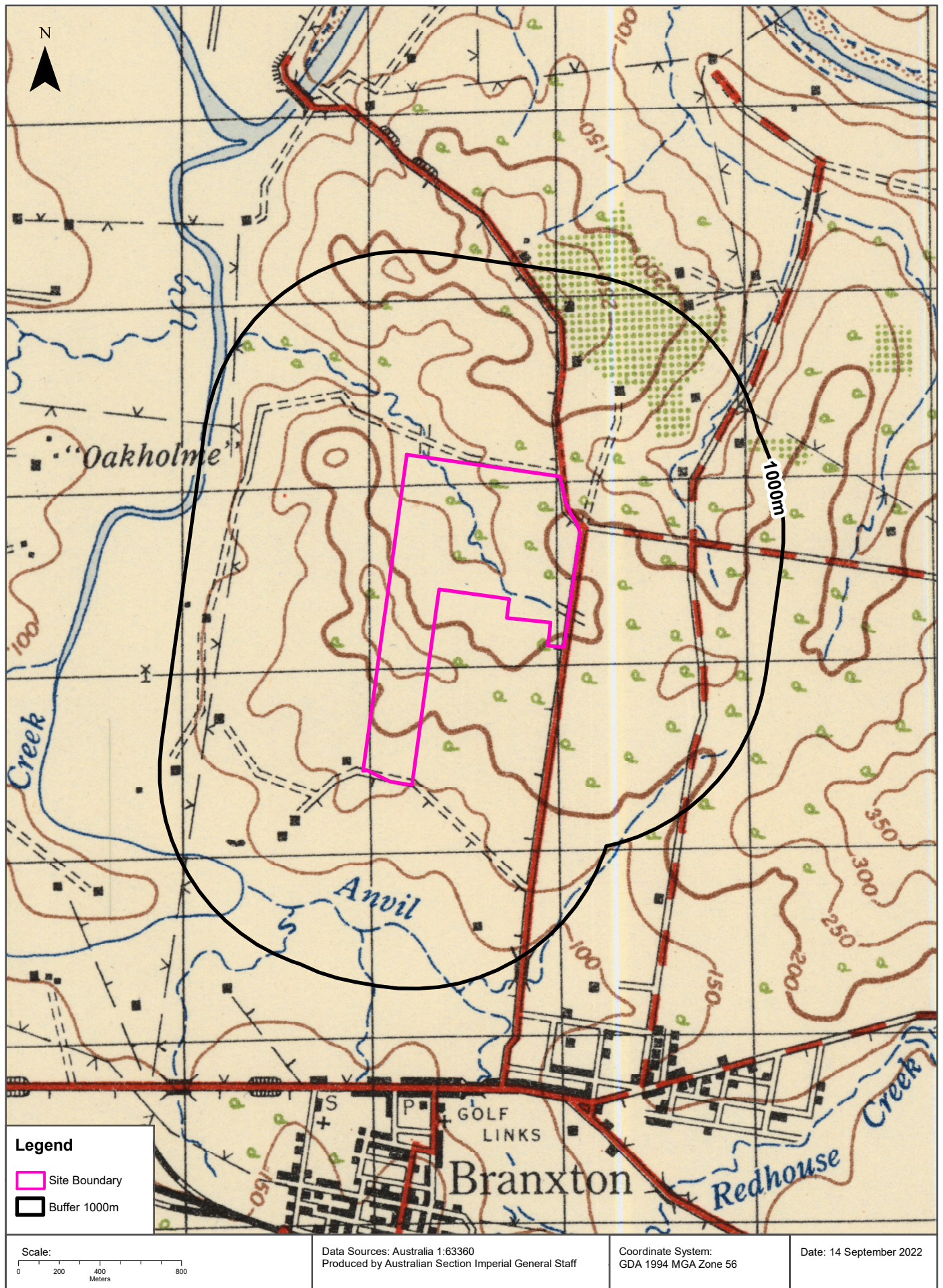
Historical Map 1982

285 Elderslie Road, Branxton, NSW 2335



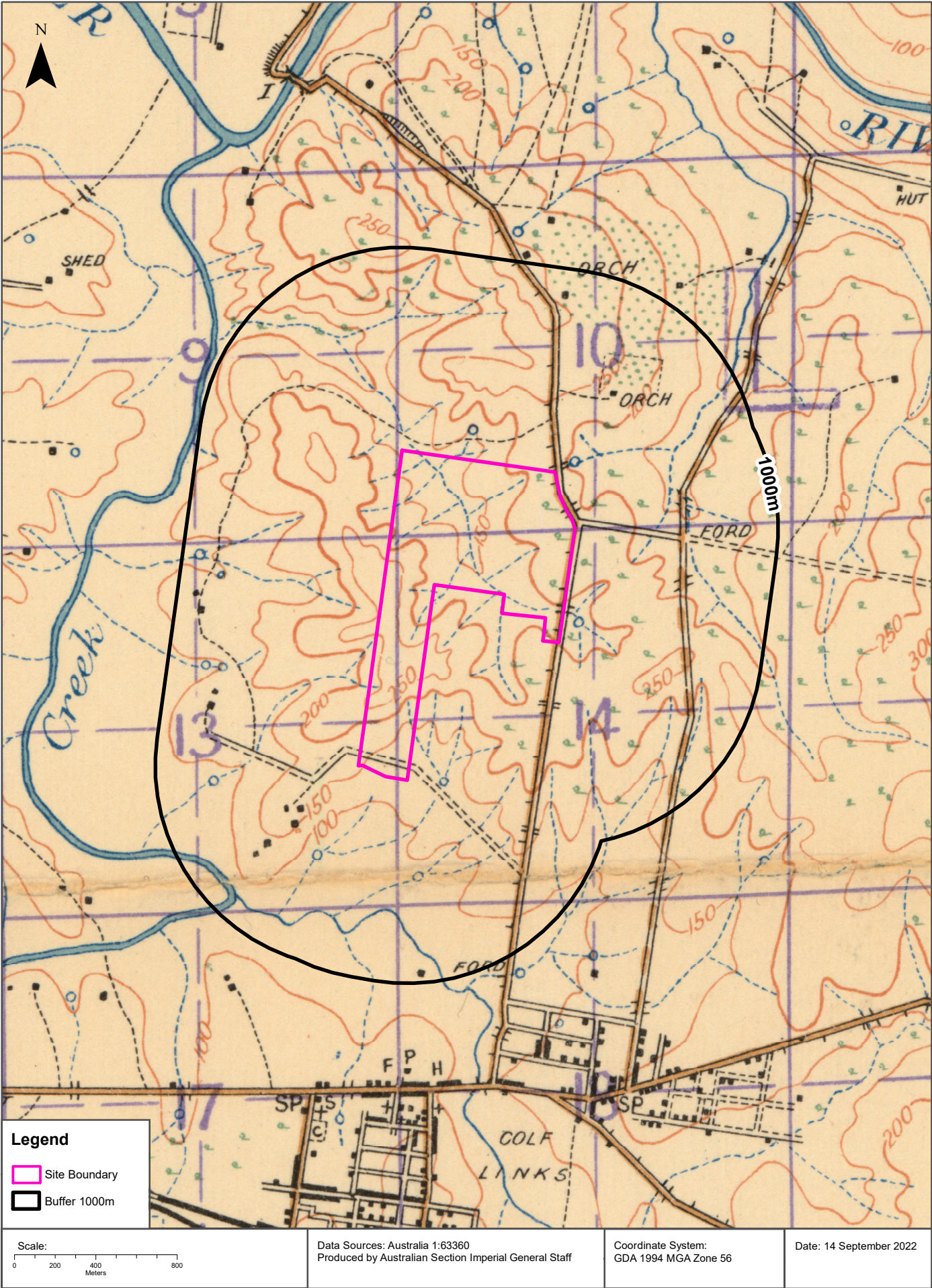
Historical Map c.1955

285 Elderslie Road, Branxton, NSW 2335



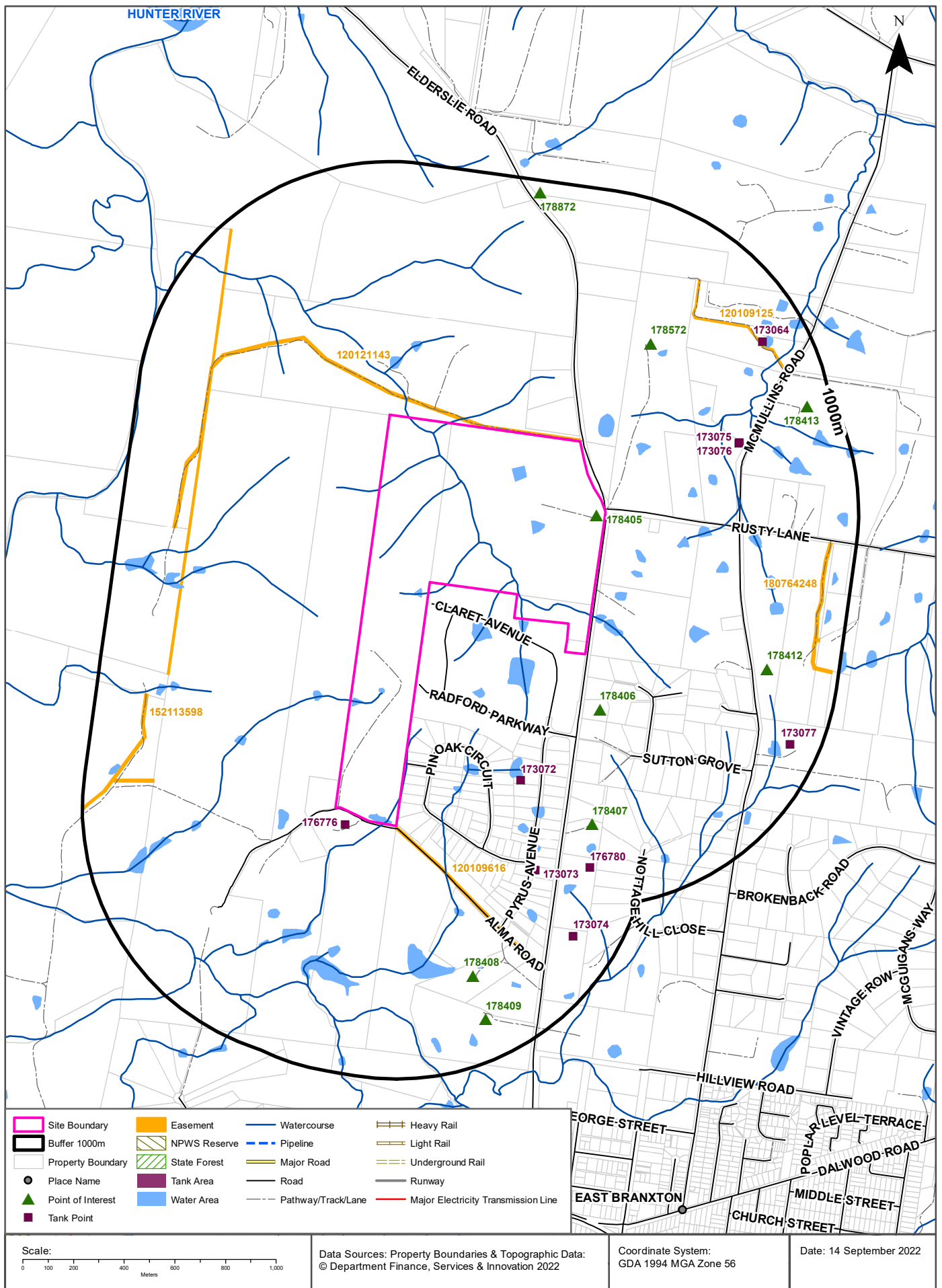
Historical Map c.1927

285 Elderslie Road, Branxton, NSW 2335



Topographic Features

285 Elderslie Road, Branxton, NSW 2335



Topographic Features

285 Elderslie Road, Branxton, NSW 2335

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
178405	Homestead	PATTUS PARK	0m	On-site
178406	Homestead	OUR WAY	227m	South East
178572	Homestead	LINGA LONGA	477m	North East
178408	Homestead	BALLANTYNE	664m	South
178407	Homestead	NOOROO	672m	South East
178412	Homestead	HEARTBREAK HILL	719m	East
178409	Homestead	ALSTON FARM	841m	South
178413	Homestead	ROCKDENE PARK	893m	North East
178872	Homestead	FAIRVIEW	952m	North

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

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Topographic Features

285 Elderslie Road, Branxton, NSW 2335

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
176776	Water	Operational		01/10/2011	54m	South West
173072	Water	Operational		01/10/2011	461m	South
173073	Water	Operational		01/10/2011	575m	South
173075	Water	Operational		01/10/2011	587m	North East
173076	Water	Operational		01/10/2011	590m	North East
176780	Water	Operational		01/10/2011	782m	South East
173064	Water	Operational		01/10/2011	822m	North East
173074	Water	Operational		01/10/2011	824m	South
173077	Water	Operational		01/10/2011	884m	South East

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
120109616	Primary	Undefined		0m	South
120121143	Primary	Undefined		0m	North West
120109125	Primary	Undefined		665m	North East
152113598	Primary	Right of way	10m	725m	South West
180764248	Primary	Right of way	10m	880m	East

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

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Topographic Features

285 Elderslie Road, Branxton, NSW 2335

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)

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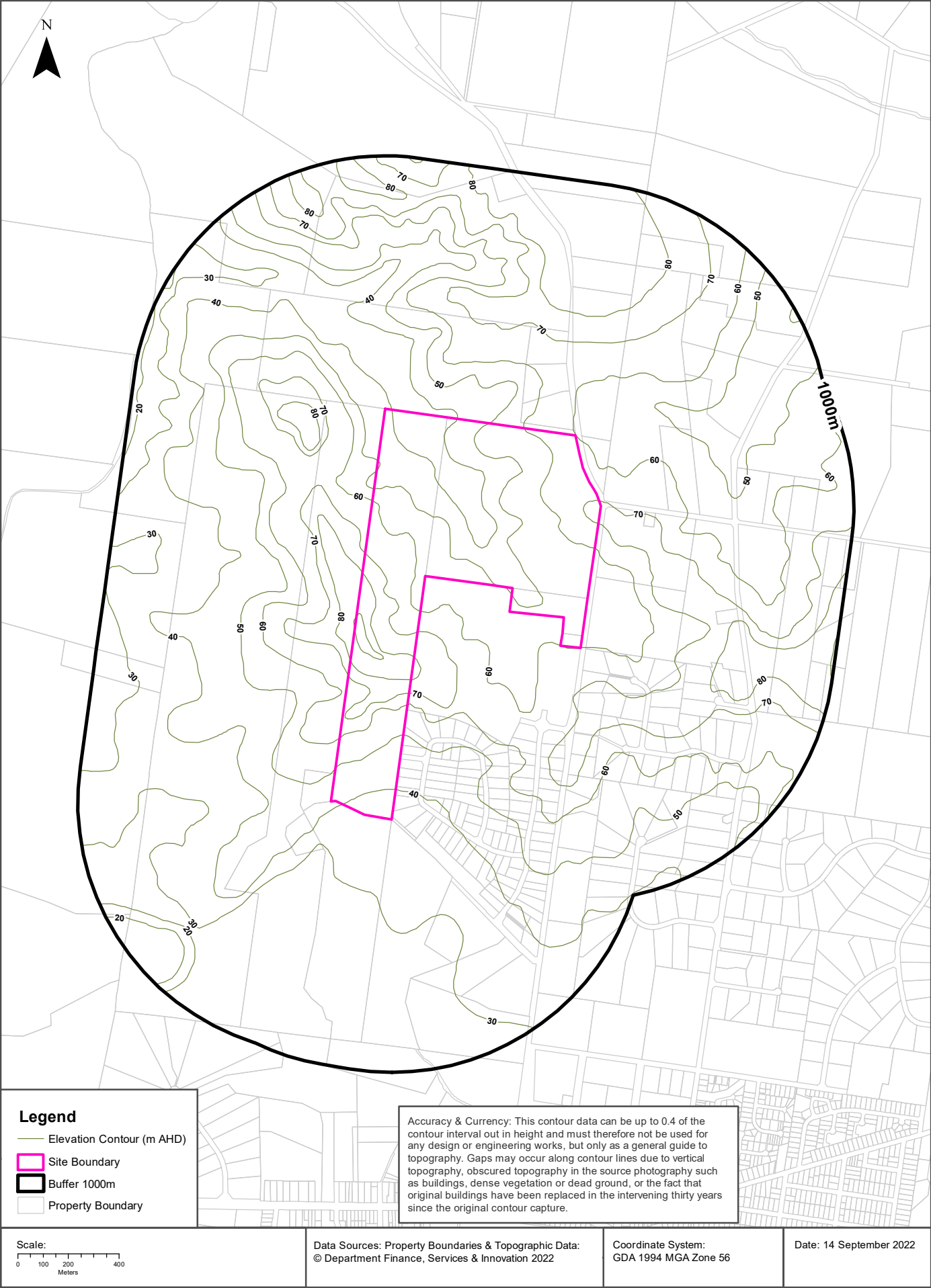
National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

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

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

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Hydrogeology & Groundwater

285 Elderslie Road, Branxton, NSW 2335

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive highly productive aquifers	0m	On-site

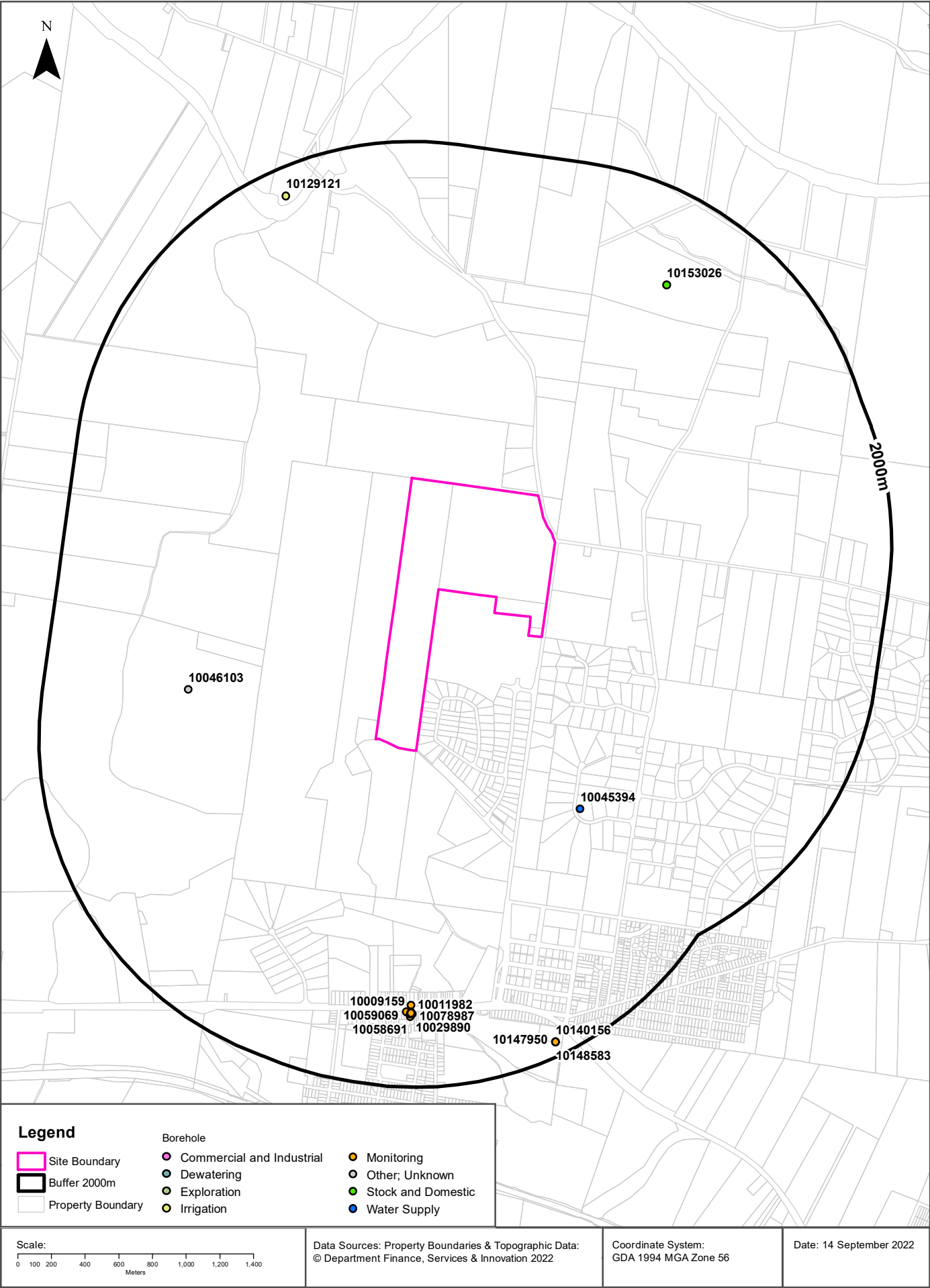
Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

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

285 Elderslie Road, Branxton, NSW 2335

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
10045394	GW203481	Water Supply	Functioning	28/03/2015	30.00		AHD			4.00	1036m	South East
10046103	GW023082	Unknown	Unknown	01/08/1965	6.10		AHD	3001-7000 ppm			1140m	West
10153026	GW204098	Stock and Domestic	Functioning	27/11/2017	102.00		AHD				1468m	North East
10034263	GW202474	Monitoring	Functional	27/04/2012	9.00		AHD				1515m	South
10009159	GW202471	Monitoring	Functional	27/04/2012	4.50		AHD				1548m	South
10011982	GW202472	Monitoring	Functional	27/04/2012	9.30		AHD				1550m	South
10059069	GW202475	Monitoring	Functional	27/04/2012	2.90		AHD				1553m	South
10078987	GW201375	Monitoring	Functional	23/02/2010	5.00	33.26	AHD			3.07	1554m	South
10035380	GW201378	Monitoring	Functional	23/02/2010	4.95	33.23	AHD			2.51	1557m	South
10099046	GW201373	Monitoring	Functional	22/02/2010	4.50	33.58	AHD			2.10	1561m	South
10029890	GW201376	Monitoring	Functional	22/02/2010	5.10	33.74	AHD			1.40	1565m	South
10069565	GW201377	Monitoring	Functional	22/02/2010	4.60	33.72	AHD			1.73	1565m	South
10058691	GW201374	Monitoring	Functional	22/02/2010	4.90	33.79	AHD			4.20	1579m	South
10129121	GW060110	Irrigation	Unknown	01/06/1982	19.80		AHD				1834m	North West
10140156	GW080976	Monitoring	Unknown	06/12/2005	36.00	31.97	AHD		0.780	6.00	1920m	South
10147950	GW080976	Unknown	Unknown			31.97	AHD		0.780	6.00	1920m	South
10148583	GW080976	Unknown	Unknown			31.97	AHD		0.780	6.00	1920m	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

285 Elderslie Road, Branxton, NSW 2335

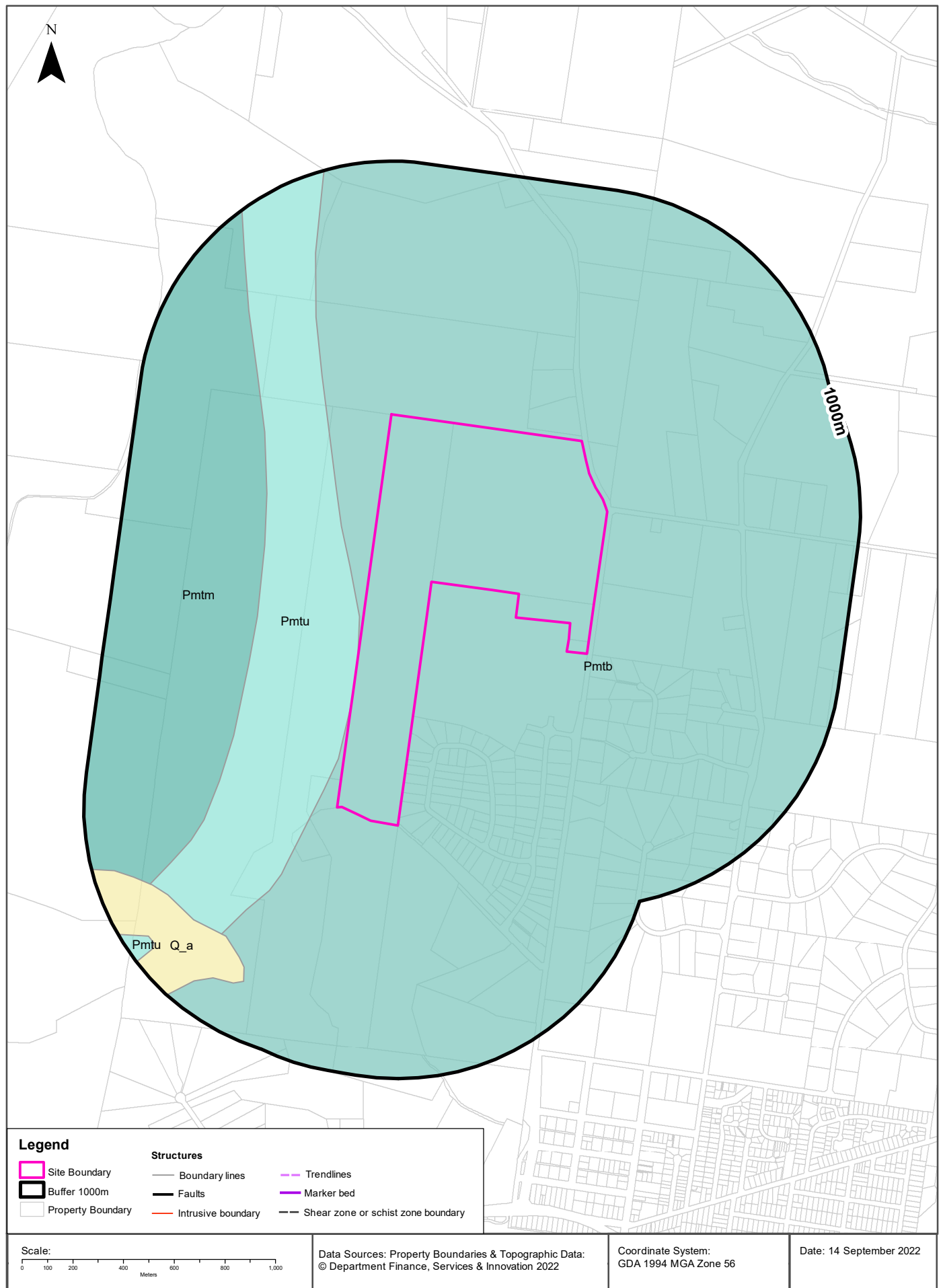
Driller's Logs

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

NGIS Bore ID	Drillers Log	Distance	Direction
10045394	0.00m-0.50m Topsoil 0.50m-3.00m Clay 3.00m-5.00m Shale; light 5.00m-30.00m Shale; hard, grey	1036m	South East
10046103	0.00m-6.10m Gravel Nominal 0.00m-6.10m Sand Clayey Nominal	1140m	West
10034263	0.00m-0.50m Silty Clay; medium plasticity, dark brown/dark grey, moist 0.50m-1.50m Silty Clay; medium to high plasticity, brown, some light grey mottling, moist 1.50m-2.50m Silty Clay; high plasticity, dark grey some brown mottling, trace of fine sand, moist, becoming sandy with depth 2.50m-3.50m Silty Clay; as above, slight HC odour 3.50m-7.00m Sandy Clay; low plasticity, pale grey, some light brown mottling, wet, strong HC odour 7.00m-8.30m Sandy Clay; as above, with fine sub rounded gravel 8.30m-9.00m Mudstone/Claystone	1515m	South
10009159	0.00m-0.10m Fill; Roadbase 0.10m-0.50m Sandy Clay; low to medium plasticity, dark brown, with fine to coarse sub angular/sub rounded gravel 0.50m-1.50m Silty Clay; high plasticity, brown 1.50m-2.50m Silty Clay; high plasticity, brown/red brown, trace of fine to medium sub angular gravel, slightly moist 2.50m-3.70m Sandy Clay; low plasticity, light brown, moist, HC odour @ 2.8m 3.70m-4.50m Silty Clay; low to medium plasticity, dark grey, wet, strong HC odour, becoming light grey @ 4m	1548m	South
10011982	0.00m-0.10m Fill; Roadbase 0.10m-0.50m Sandy Clay; low to medium plasticity, dark brown, with fine to coarse sub angular/sub rounded gravel 0.50m-1.50m Silty Clay; high plasticity, brown 1.50m-2.50m Silty Clay; high plasticity, brown/red brown, trace of fine to medium sub angular gravel, slightly moist 2.50m-3.70m Sandy Clay; low plasticity, light brown, moist, HC odour @ ~2.8m 3.70m-5.00m Silty Clay; low to medium plasticity, dark grey, wet, strong HC odour, becoming light grey @ 4m 5.00m-6.00m Mudstone/Claystone; HC odour 6.00m-7.00m Mudstone/Claystone; fractured 7.00m-9.30m Siltstone; dark grey/dark blue, some fractured	1550m	South
10059069	0.00m-0.30m Sandy Clay; dark brown, becoming brown/orange brown, trace of fine to medium sub rounded gravel, moist 0.30m-0.60m Silty Clay; high plasticity, brown/orange brown, slightly moist 0.60m-2.90m Claystone; orange/orange brown, slightly moist	1553m	South
10078987	0.00m-1.20m Fill, roadbase 1.20m-3.50m Clay; brown, slightly moist, stiff, @2m moisture decreasing, colour getting lighter with depth 3.50m-4.20m Clay; grey, moist 4.20m-5.00m Claystone; weathered, dry, hard	1554m	South
10035380	0.00m-1.00m Fill; roadbase 1.00m-1.50m Clay; brown, with silt, dry, stiff 1.50m-1.80m Clay; brown, slightly moist, stiff 1.80m-3.00m Clay; red/brown, slightly moist, stiff 3.00m-3.50m Clay; green/brown, dry, stiff 3.50m-4.95m Claystone; weathered, dry, stiff	1557m	South
10099046	0.00m-1.20m Fill, roadbase 1.20m-2.00m Silty Clay; grey, with gravel, increasing stiffness & decreasing moisture with depth 2.00m-2.50m Clay; brown, with silt 2.50m-3.70m Clay; brown 3.70m-4.50m Claystone; weathered	1561m	South
10029890	0.00m-1.00m Fill; roadbase 1.00m-3.20m Silty Clay; grey, with gravel, moist @ 2m 3.20m-4.70m Claystone; weathered, stiff, @3.8m, the amount of water made it impossible to determine the type of material encountered 4.70m-5.10m Claystone; dry, hard	1565m	South
10069565	0.00m-0.60m Fill; roadbase 0.60m-2.30m Silty Clay; grey, with gravel 2-3mm diameter, moist 2.30m-2.90m Clay; red/brown, moist 2.90m-3.50m Clay; brown/grey, slightly moist, firm 3.50m-3.80m Claystone, with Gravel; weathered, slightly moist, stiff 3.80m-4.60m Claystone; dry, hard	1565m	South

NGIS Bore ID	Drillers Log	Distance	Direction
10058691	0.00m-0.20m Fill, roadbase 0.20m-0.80m Silt, Clayey; black 0.80m-2.00m Clay, red/brown 2.00m-3.50m Clay; brown, @2.75m stiffness increasing & moisture decreasing with depth 3.50m-4.30m Clay; grey 4.30m-4.90m Shale/Sandstone; fine grained	1579m	South
10129121	0.00m-11.58m Loam 11.58m-16.76m Sand Water Supply 16.76m-19.81m Gravel Water Supply	1834m	North West
10140156	0.00m-0.40m Top soil 0.40m-3.00m Clay, sandy 3.00m-5.00m Shale, brown 5.00m-36.00m Pyroclastics, gray tuff	1920m	South
10147950	0.00m-0.40m Top soil 0.40m-3.00m Clay, sandy 3.00m-5.00m Shale, brown 5.00m-36.00m Pyroclastics, gray tuff	1920m	South
10148583	0.00m-0.40m Top soil 0.40m-3.00m Clay, sandy 3.00m-5.00m Shale, brown 5.00m-36.00m Pyroclastics, gray tuff	1920m	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

285 Elderslie Road, Branxton, NSW 2335

Geological Units

What are the Geological Units within the dataset buffer?

Unit Code	Unit Name	Description	Unit Stratigraphy	Age	Dominant Lithology	Distance
Pmtb	Branxton Formation	Conglomerate, sandstone, siltstone.	/Maitland Group//Branxton Formation//	Roadian (base) to Roadian (top)	Conglomerate	0m
Pmtu	Muree Sandstone	Fine- to coarse-grained sandstone, conglomerate, minor claystone.	/Maitland Group//Muree Sandstone//	Roadian (base) to Roadian (top)	Sandstone	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	414m
Q_a	Alluvium	Unconsolidated grey to brown to beige humic (±)micaceous silty clay, quartz-(±)lithic silt, fine- to medium-grained quartz-rich to quartz-lithic sand, polymictic pebble to cobble gravel (as sporadic lenses); sporadic palaeosol horizons.	/Alluvium///	Quaternary (base) to Now (top)	Clastic sediment	671m

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
No Features				

Geological Data Source: Statewide Seamless Geology v2.1, Department of Regional NSW
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Naturally Occurring Asbestos Potential

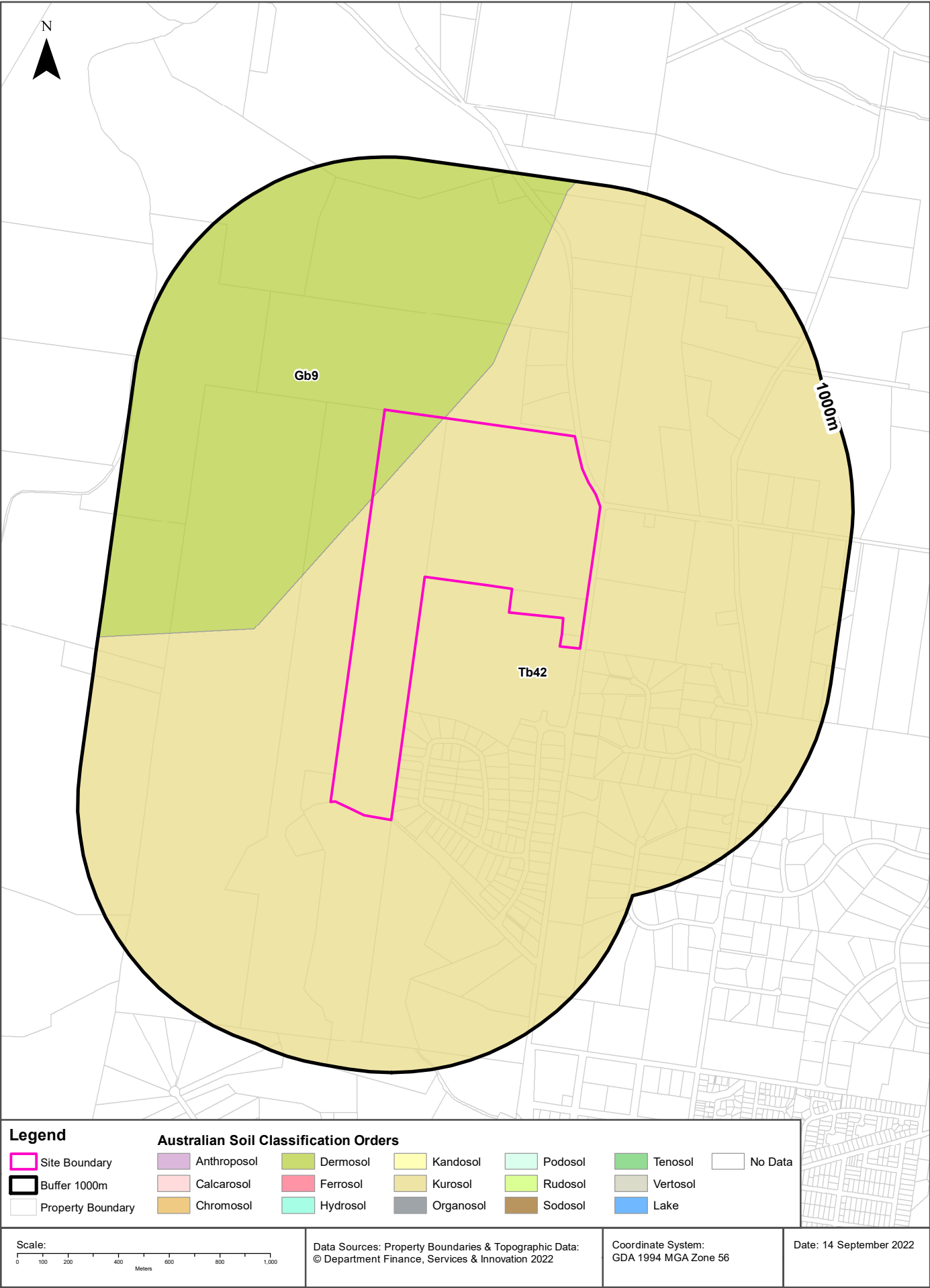
285 Elderslie Road, Branxton, NSW 2335

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

285 Elderslie Road, Branxton, NSW 2335

Atlas of Australian Soils

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

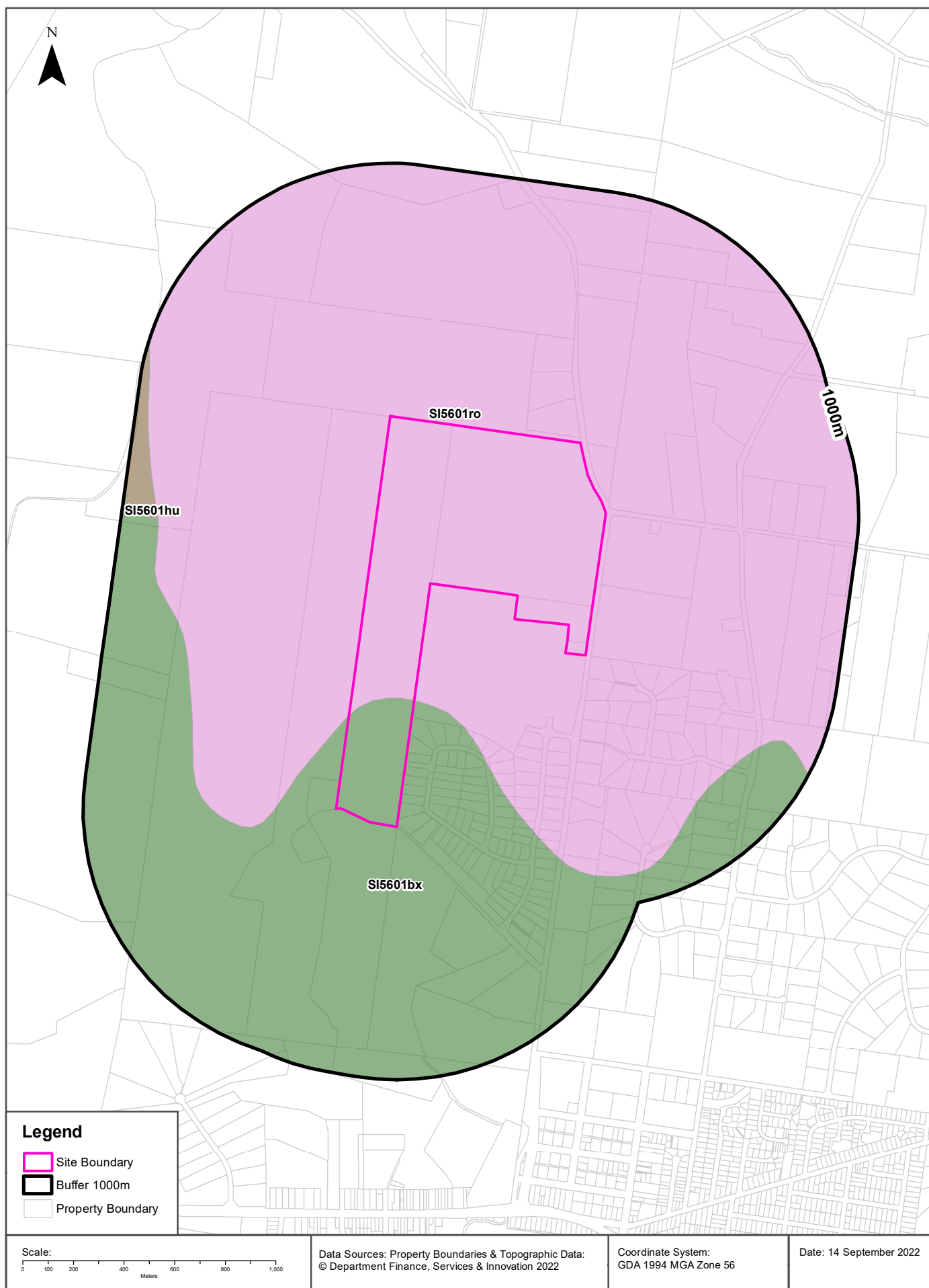
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Tb42	Kurosol	Undulating to hilly with a general ridge, slope, and valley sequence throughout; some outcropping sandstone or conglomerate on the ridges, occasionally some escarpments: chief soils are hard acidic yellow mottled soils (Dy3.41), 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
Gb9	Dermosol	River terraces and flood-plains: chief soils are dark friable loamy soils (Um6.11) locally underlain by either sandy or clayey substrata, and occurring on the middle river terraces. Associated are hard alkaline dark soils (Dd1.33 and Dd1.43), and/or friable dark soils (Dd3.12), and/or hard alkaline brown soils (Db1.33) on terrace remnants flanking the valley slopes; siliceous sands (Uc1.23) on low terraces adjoining the river; and local areas of various soils including (Ug5.15), (Ug5.16) and possibly (Ug5.4), (Db1), and (Dy) soils. Locally the (Ug5) soils may form soil complexes with the (Dd) and (Db) soils.	0m	On-site

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

285 Elderslie Road, Branxton, NSW 2335



Soils

285 Elderslie Road, Branxton, NSW 2335

Soil Landscapes of Central and Eastern NSW

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

Soil Code	Name	Distance	Direction
SI5601ro	Rothbury	0m	On-site
SI5601bx	Branxton	0m	On-site
SI5601hu	Hunter	854m	West

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

285 Elderslie Road, Branxton, NSW 2335

Environmental Planning Instrument - Acid Sulfate Soils

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

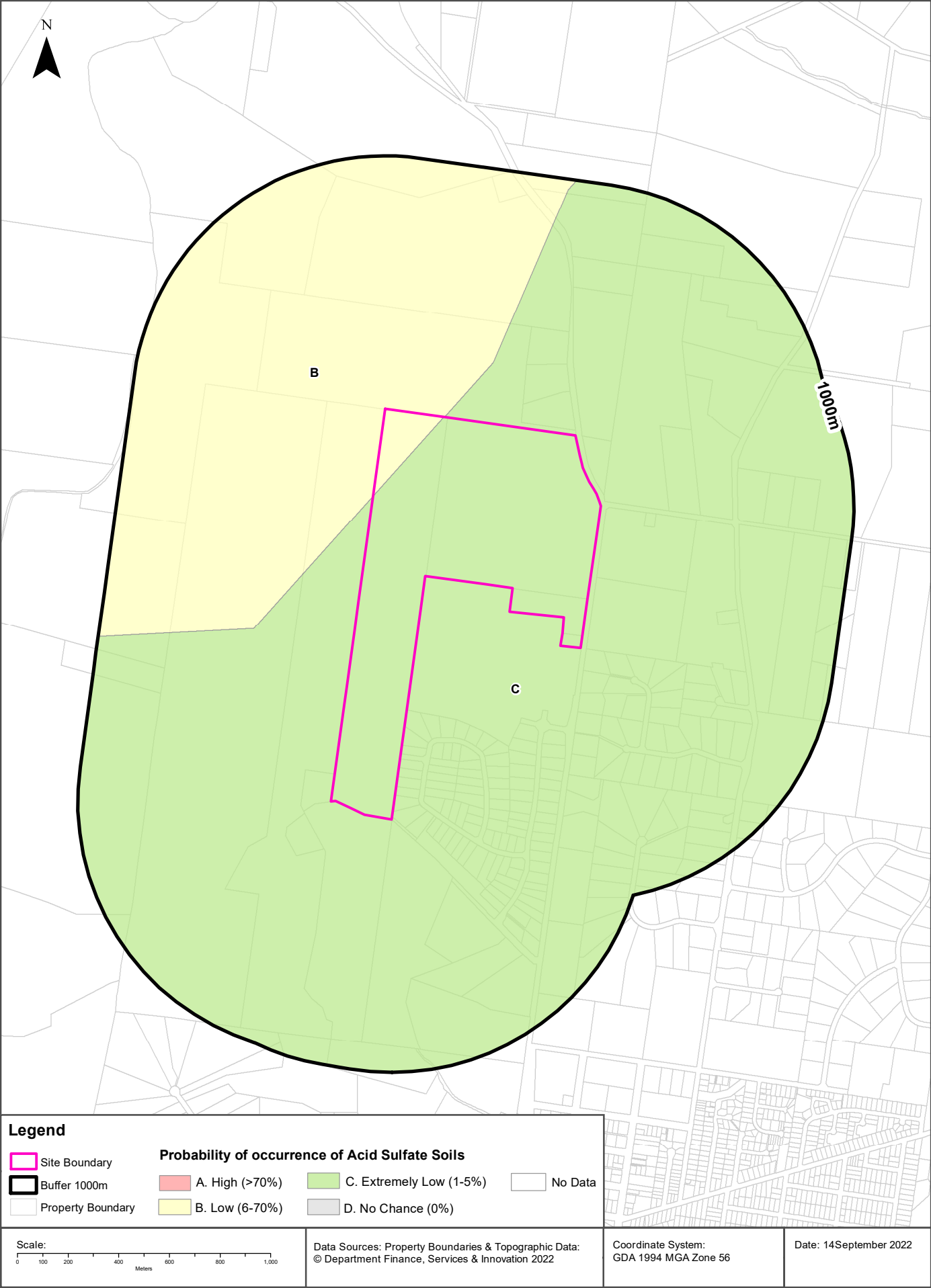
Soil Class	Description	EPI Name
N/A		

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

Soil Class	Description	EPI Name	Distance	Direction
N/A				

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Acid Sulfate Soils

285 Elderslie Road, Branxton, NSW 2335

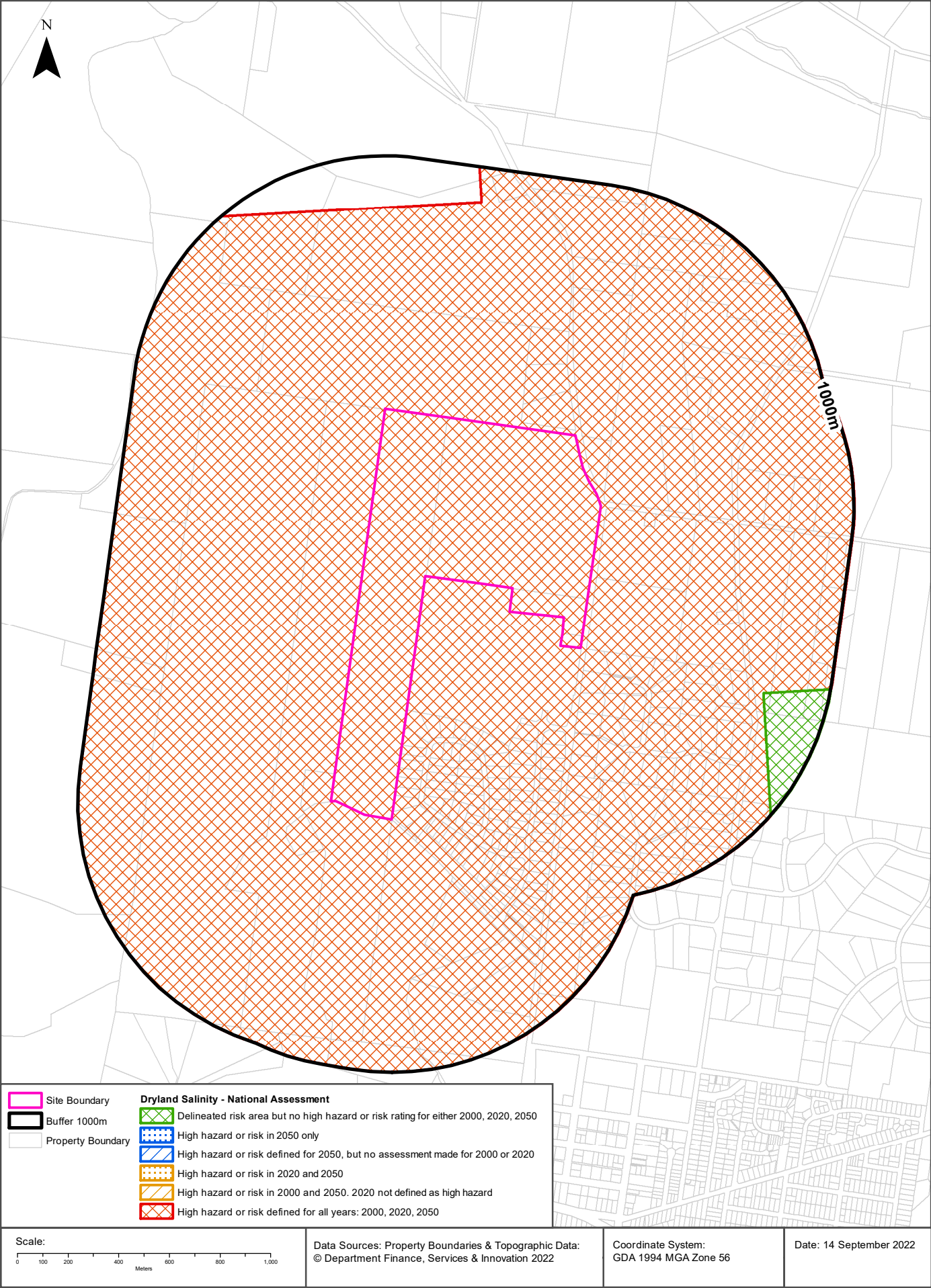
Atlas of Australian Acid Sulfate Soils

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

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

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

285 Elderslie Road, Branxton, NSW 2335

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
Delineated risk area but no high hazard or risk rating	Delineated risk area but no high hazard or risk rating	Delineated risk area but no high hazard or risk rating	741m	South East

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

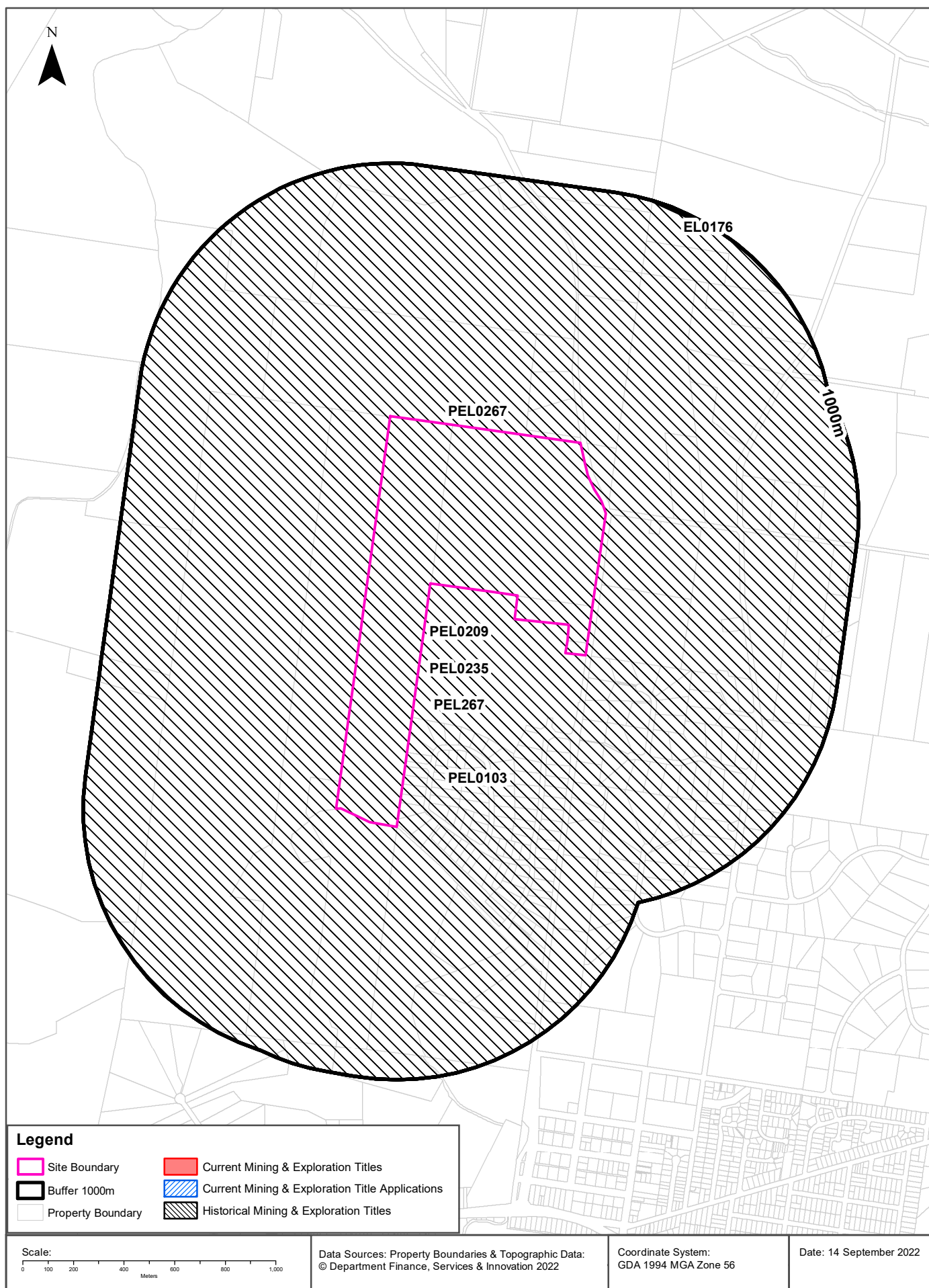
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Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

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

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

285 Elderslie Road, Branxton, NSW 2335

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
N/A	No records in buffer								

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

285 Elderslie Road, Branxton, NSW 2335

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PEL267	AGL UPSTREAM INVESTMENTS PTY LIMITED			MINERALS		0m	On-site
PEL0235	EASTMET LTD	17/04/1980		PETROLEUM	Petroleum	0m	On-site
PEL0209	EARTH RESOURCES AUSTRALIA PTY LTD			PETROLEUM	Petroleum	0m	On-site
PEL0103	AUSTRALIAN OIL AND GAS CORPORATION LTD			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
EL0176	LEFTWICH, R W	01 May 1969	01 May 1970	MINERALS	Cu Pb Zn Ag	989m	North East

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

State Environmental Planning Policy

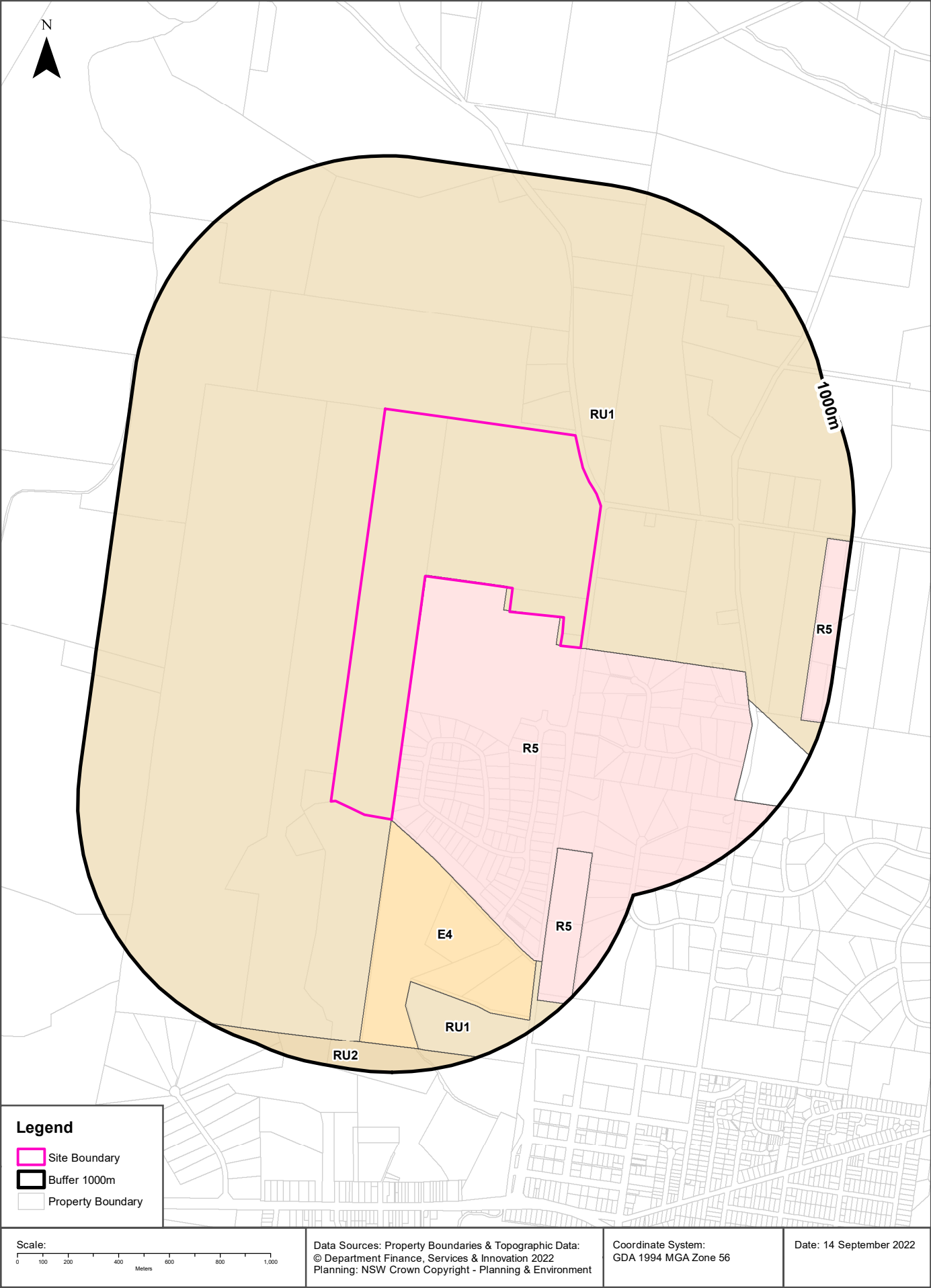
285 Elderslie Road, Branxton, NSW 2335

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							

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment
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Environmental Planning Instrument

285 Elderslie Road, Branxton, NSW 2335

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
RU1	Primary Production		Singleton Local Environmental Plan 2013	14/06/2019	14/06/2019	13/08/2021	Amendment No 8	0m	On-site
R5	Large Lot Residential		Singleton Local Environmental Plan 2013	06/09/2013	06/09/2013	13/08/2021		0m	On-site
E4	Environmental Living		Singleton Local Environmental Plan 2013	06/09/2013	06/09/2013	13/08/2021		0m	South
RU1	Primary Production		Singleton Local Environmental Plan 2013	14/06/2019	14/06/2019	13/08/2021	Amendment No 8	644m	South
R5	Large Lot Residential		Singleton Local Environmental Plan 2013	30/05/2014	30/05/2014	13/08/2021	Amendment No 1	663m	South
RU2	Rural Landscape		Cessnock Local Environmental Plan 2011	23/12/2011	23/12/2011	20/08/2021		889m	South
R5	Large Lot Residential		Singleton Local Environmental Plan 2013	06/09/2013	06/09/2013	13/08/2021		899m	East

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Heritage

285 Elderslie Road, Branxton, NSW 2335

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							

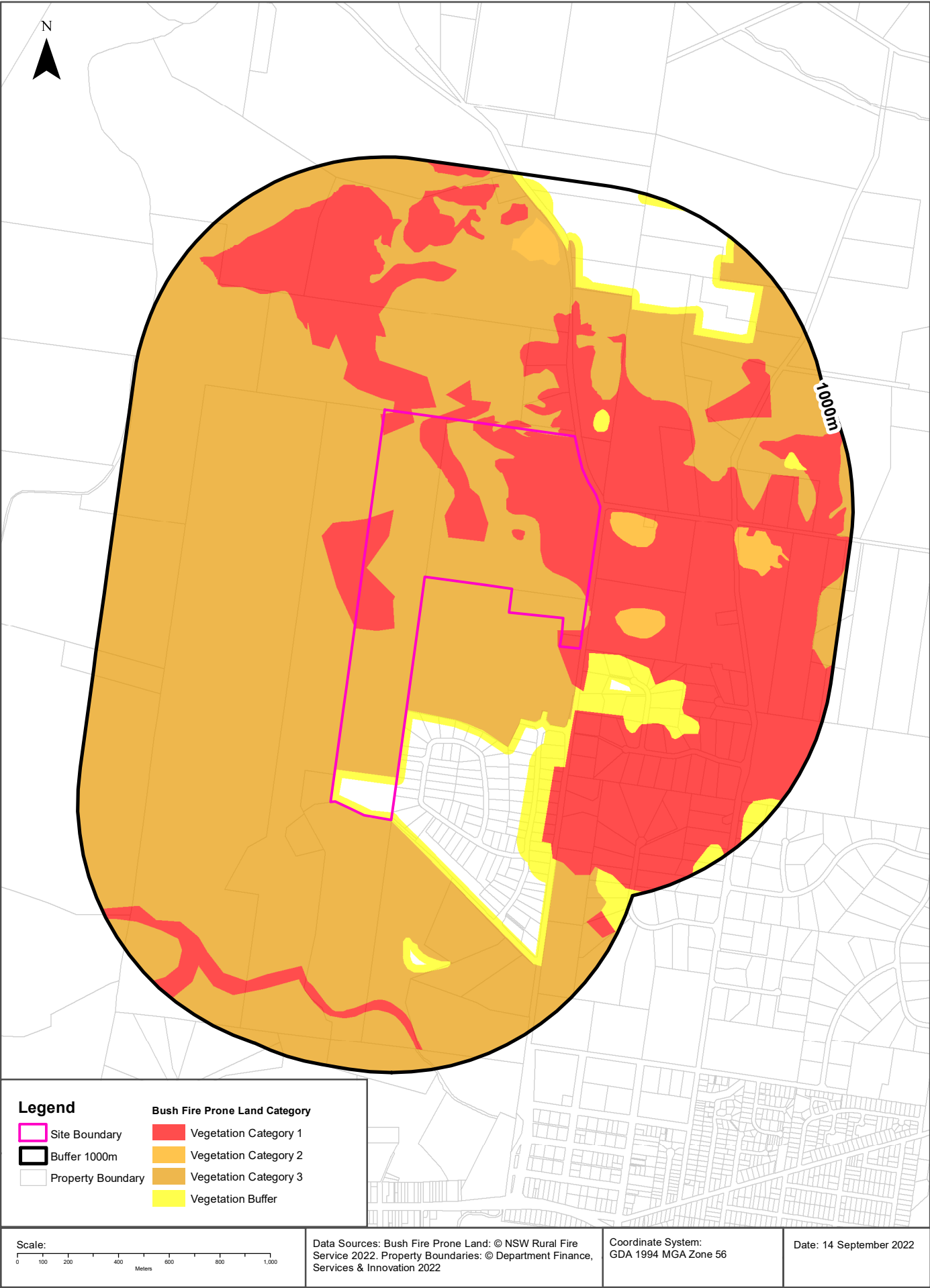
Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage
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Environmental Planning Instrument - Heritage

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
N/A	No records in buffer								

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Natural Hazards

285 Elderslie Road, Branxton, NSW 2335

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 1	0m	On-site
Vegetation Category 3	0m	On-site
Vegetation Buffer	0m	On-site
Vegetation Category 2	43m	East

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

Ecological Constraints

285 Elderslie Road, Branxton, NSW 2335

Ramsar Wetlands

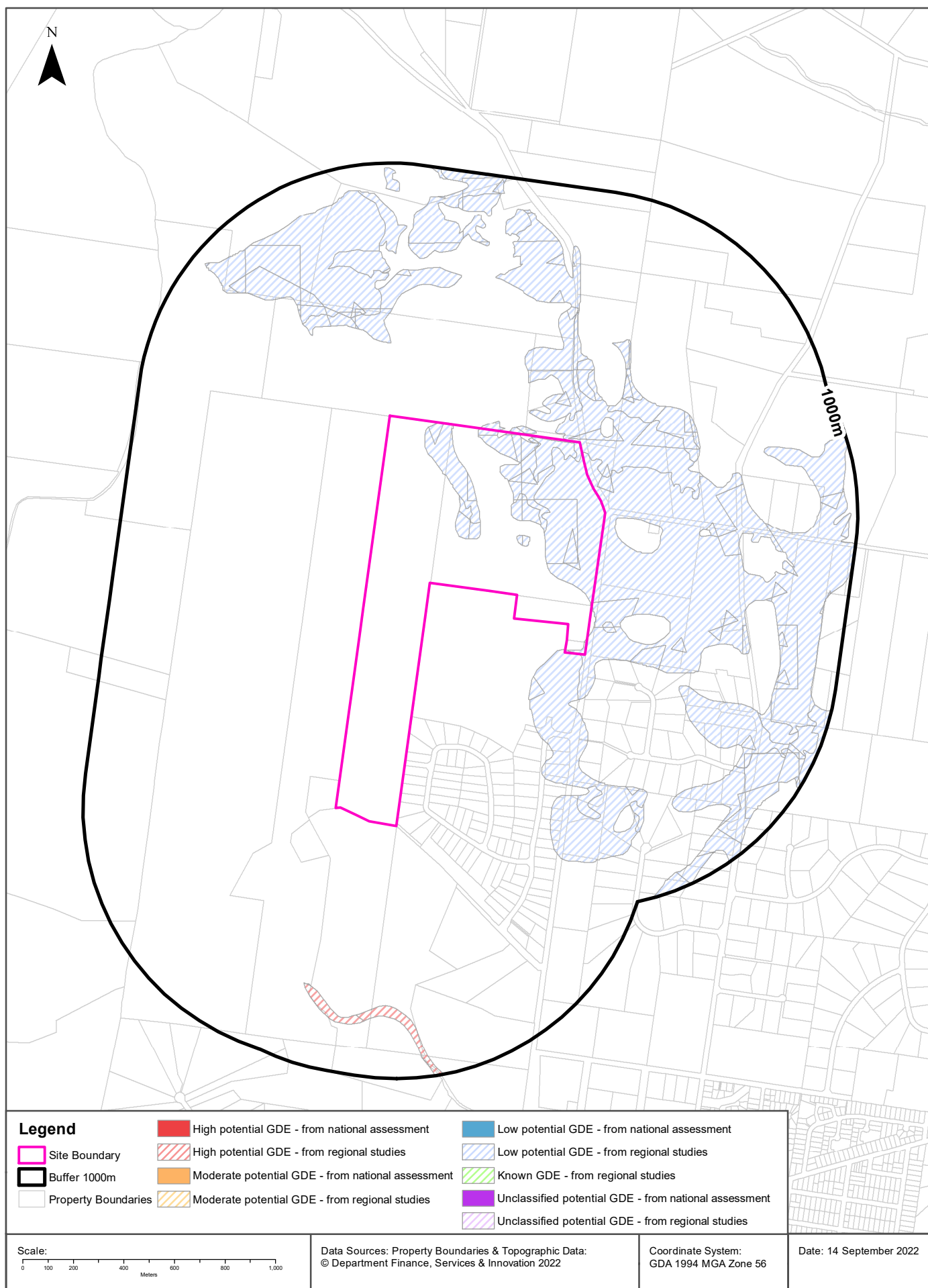
What Ramsar Wetland areas exist within the dataset buffer?

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 - Groundwater Dependent Ecosystems Atlas

285 Elderslie Road, Bransford, NSW 2335



Ecological Constraints

285 Elderslie Road, Branxton, NSW 2335

Groundwater Dependent Ecosystems Atlas

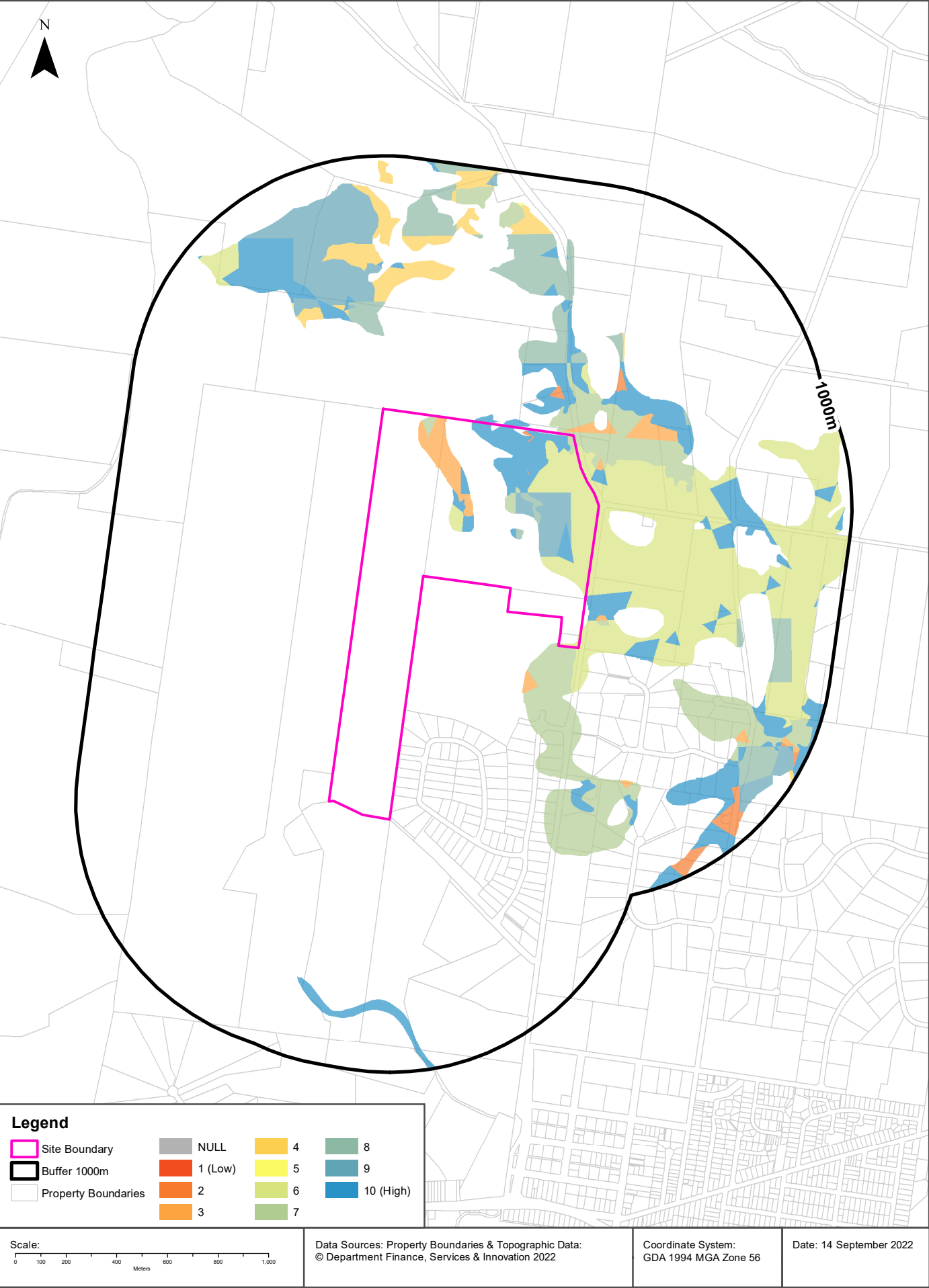
Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	Low potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m	On-site
Terrestrial	Low potential GDE - from regional studies	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		0m	On-site
Terrestrial	Low potential GDE - from regional studies	Deeply dissected sandstone plateaus.	Vegetation		503m	North East
Terrestrial	High potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		686m	South

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology

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Ecological Constraints - Inflow Dependent Ecosystems Likelihood

285 Elderslie Road, Branxton, NSW 2335



Ecological Constraints

285 Elderslie Road, Branxton, NSW 2335

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial		6 Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m	On-site
Terrestrial		3 Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m	On-site
Terrestrial		7 Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m	On-site
Terrestrial		10 Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		0m	On-site
Terrestrial		9 Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m	On-site
Terrestrial		8 Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m	On-site
Terrestrial		10 Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m	On-site
Terrestrial		2 Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m	On-site
Terrestrial		4 Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		350m	North
Terrestrial		8 Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		420m	East
Terrestrial		6 Deeply dissected sandstone plateaus.	Vegetation		503m	North East
Terrestrial		4 Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		849m	North
Terrestrial		5 Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		870m	North
Terrestrial		7 Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		979m	South East

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

285 Elderslie Road, Branxton, NSW 2335

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	Heleioporus australiacus	Giant Burrowing Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Ardena pacifica	Wedge-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Endangered	
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	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	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
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	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	Lathamus discolor	Swift Parrot	Endangered	Category 3	Critically Endangered	
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	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	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pomatostomus temporalis temporalis	Grey-crowned Babbler (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Vulnerable	Category 3	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Vespadelus troughtoni	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Aprasia parapulchella	Pink-tailed Legless Lizard	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia pendula	Weeping Myall, Boree	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	Angophora inopina	Charmhaven Apple	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Cymbidium canaliculatum	Tiger Orchid	Endangered Population	Category 2	Not Listed	
Plantae	Flora	Diuris tricolor	Pine Donkey Orchid	Vulnerable	Category 2	Not Listed	
Plantae	Flora	Eucalyptus camaldulensis	River Red Gum	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus glaucina	Slaty Red Gum	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus parramattensis subsp. decadens		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Macadamia tetraphylla	Rough-shelled Bush Nut	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Persoonia pauciflora	North Rothbury Persoonia	Critically Endangered	Category 3	Critically Endangered	
Plantae	Flora	Pterostylis chaetophora		Vulnerable	Category 2	Not Listed	
Plantae	Flora	Rhodamnia rubescens	Scrub Turpentine	Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	

Data does not include NSW category 1 sensitive species.

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

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

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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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Appendix B

SITE PHOTOGRAPHS



Plate 1

Description:

Lot 122 looking south.

Date:

29/09/2022



Plate 2

Description:

Lot 122 looking north.

Date:

29/09/2022



Plate 3

Description:

Lot 111 looking north east.

Date:

29/09/2022



Plate 4

Description:

Lot 111 looking south west.

Date:

29/09/2022

**Plate 5****Description:**

Lot 111 looking north.

Date:

29/09/2022

**Plate 6****Description:**

Demolished residential dwelling in Lot 111.

Date:

29/09/2022



Plate 7

Description:

Septic tank located adjacent to the demolished residential dwellings in Lot 111.

Date:

29/09/2022



Plate 8

Description:

Lot 111 looking north west.

Date:

29/09/2022



Plate 9

Description:

Large dam in the centre of Lot 111.

Date:

29/09/2022



Plate 10

Description:

Cattle yards and stables in Lot 111.

Date:

29/09/2022



Plate 11

Description:

Anthropogenic material in the stables within Lot 111.

Date:

29/09/2022



Plate 12

Description:

Above ground fuel tank and anthropogenic material adjacent to the stables in Lot 111.

Date:

29/09/2022



Plate 13

Description:

Demolished residential dwelling and anthropogenic material piles in Lot 111.

Date:

29/09/2022



Plate 14

Description:

Anthropogenic stockpile adjacent the former residential dwelling in Lot 111.

Date:

29/09/2022



Plate 15

Description:

Former building footprint of the residential dwelling in Lot 111.

Date:
29/09/2022



Plate 16

Description:

Drums located nearby the former residential dwelling in Lot 111.

Date:
29/09/2022



Plate 17

Description:

Large dam in the northern portion of Lot 111.

Date:

29/09/2022



Plate 18

Description:

Caravan located near the creek in Lot 111.

Date:

29/09/2022



Plate 19

Description:

Large dam in the south of Lot 1.

Date:

29/09/2022



Plate 20

Description:

Irrigated paddocks in the south of Lot 1.

Date:

29/09/2022

**Plate 21****Description:**

Irrigated paddocks and farm buildings in the south of Lot 1. (No access was available to inspect the buildings at the time of the inspection).

Date:
29/09/2022

**Plate 22****Description:**

Dam and shipping containers in Lot 300.

Date:
29/09/2022



Plate 23

Description:

Lot 300 looking south.

Date:

29/09/2022



Plate 24

Description:

Lot 300 looking south west.

Date:

29/09/2022



Plate 25

Description:

Residential
property within
Lot 122.

Date:

29/09/2022

Appendix C

PROPOSED REZONING PLANS

Appendix D

HISTORICAL TITLE SEARCH



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0413 400 020)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Address: - 285 Elderslie Road, Braxton, NSW 2335

Description: - Lot 1 in D.P. 1124566, Lot 111 in D.P. 850244, Part Lot 300 in D.P. 1248134 & Lot 122 in D.P. 1165184

Lot 1 in D.P. 1124566

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
29.06.1906 (1906 to 1947)	William Ballantyne (Farmer) (& his deceased estate)	Book 804 No. 868
01.08.1947 (1947 to 1952)	Archibald Keith Ballantyne (Farmer)	Book 2028 No. 736
05.09.1952 (1952 to 1983)	John Thomas Thomas (Grazier) (& his deceased estate)	Book 2227 No. 585
17.06.1983 (1983 to 1996)	Peter Alfred Thomas (Grazier)	Book 3553 No. 73 Then 1/197825 Now 11/864176
18.12.1996 (1996 to 2007)	Gary James Cooper Donna Gai Cooper	11/864176
02.02.2007 (2007 to 2020)	Belford Land Corporation Pty Ltd	11/864176 Now 1/1124566
10.03.2020 (2020 to 2020)	HV Land 20 Pty Ltd	1/1124566
06.04.2020 (2020 to Date)	# Hunter Agricultural Company Pty Ltd Now # Belford Land Pty Ltd	1/1124566

Denotes current registered proprietor

Leases & Easements: – Nil



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0413 400 020)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Lot 111 in D.P. 850244

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
29.06.1906 (1906 to 1949)	Elizabeth Thrift (Married Woman) (& his deceased estate)	Book 804 No. 869
04.03.1949 (1949 to 1963)	Richard David Thrift (Dairy Farmer) (& his deceased estate)	Book 2079 No. 688
08.07.1963 (1963 to 1978)	Donald George Thrift (Farmer)	Book 2686 No. 499 Now Volume 13646 Folio 161
17.10.1978 (1978 to 1998)	Ronald James Patton (Plant Operator) Gwenneth Ann Patton (Married Woman)	Volume 13646 Folio 161 Then 11/595347 Now 111/850244
09.01.1998 (1998 to 2020)	Troy Anthony Patton David John Patton	111/850244
30.09.2020 (2020 to Date)	# Belford Land Pty Ltd	111/850244

Denotes current registered proprietor

Leases & Easements: – Nil



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0413 400 020)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Part Lot 300 in D.P. 1248134

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
29.06.1906 (1906 to 1949)	Elizabeth Thrift (Married Woman) (& his deceased estate)	Book 804 No. 869
04.03.1949 (1949 to 1963)	Richard David Thrift (Dairy Farmer) (& his deceased estate)	Book 2079 No. 688
08.07.1963 (1963 to 1979)	Donald George Thrift (Farmer)	Book 2686 No. 499 Now Volume 13646 Folio 162
30.01.1979 (1979 to 1983)	Dennis John Barnes (Earth Moving Contractor) Caroline Ruth Barnes (Married Woman)	Volume 13646 Folio 162 Now Volume 14922 Folio 233
11.03.1983 (1983 to 1995)	Barry Morgan (Also known as, Barry William Morgan) Neryl Ann Morgan	Volume 14922 Folio 233 Now 120/628116
21.09.1995 (1995 to 1995)	Neryl Ann Morgan	120/628116
21.09.1995 (1995 to 1998)	Neryl Ann Morgan Barry McCullum	120/628116
16.11.1998 (1998 to 2010)	Neryl Ann McCullum (Formerly known as, Neryl Ann Morgan) Jason William Morgan	120/628116
14.05.2010 (2010 to 2020)	Belford Land Corporation Pty Limited	120/628116 Then 123/1165184 141/1166071 Now 45/1166072
04.03.2020 (2020 to 2020)	HV Land 19 Pty Ltd	45/1166072
06.04.2020 (2020 to Date)	# Hunter Agricultural Company Pty Ltd Now # Belford Land Pty Ltd	45/1166072 Then 200/1248133 Now 300/1248134

Denotes current registered proprietor

Leases & Easements: – Nil



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0413 400 020)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Lot 122 in D.P. 1165184

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
29.06.1906 (1906 to 1949)	Elizabeth Thrift (Married Woman) (& his deceased estate)	Book 804 No. 869
04.03.1949 (1949 to 1963)	Richard David Thrift (Dairy Farmer) (& his deceased estate)	Book 2079 No. 688
08.07.1963 (1963 to 1979)	Donald George Thrift (Farmer)	Book 2686 No. 499 Now Volume 13646 Folio 162
30.01.1979 (1979 to 1983)	Dennis John Barnes (Earth Moving Contractor) Caroline Ruth Barnes (Married Woman)	Volume 13646 Folio 162 Now Volume 14922 Folio 233
11.03.1983 (1983 to 1995)	Barry William Morgan Neryl Ann Morgan	Volume 14922 Folio 233 Now 120/628116
21.09.1995 (1995 to 1995)	Neryl Ann Morgan	120/628116
21.09.1995 (1995 to 1998)	Neryl Ann Morgan Barry McCullum	120/628116
16.11.1998 (1998 to 2010)	Neryl Ann McCullum (Formerly known as, Neryl Ann Morgan) Jason William Morgan	120/628116
14.05.2010 (2010 to 2011)	Belford Land Corporation Pty Limited	120/628116 Then 122/1165184
05.10.2011 (2011 to Date)	# Gregory Rodgers # Fiona Margaret Ruth Hinton-Rodgers	122/1165184

Denotes current registered proprietor

Leases & Easements: – Nil

Yours Sincerely
Harrison Byrne
23rd September 2022

