



Boral Pty Ltd
Preliminary Site Investigation

Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW

11 November 2020

59586/132086 (Rev 0)
JBS&G Australia Pty Ltd

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Abbreviations

Term	Definition
ACM	Asbestos Containing Material
AEC	Area of Environmental Concern
AHD	Australian Height Datum
ASS	Acid Sulfate Soils
AST	Above Ground Storage Tank
bgs	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene and Xylenes
CLM Act	Contaminated Land Management Act 1997
COPC	Contaminant of Potential Concern
CSM	Conceptual Site Model
DECCW	NSW Department of Environment, Climate Change and Water
DLWC	NSW Department of Land and Water Conservation
DP	Deposited Plan
DSI	Detailed Site Investigation
EPA	NSW Environment Protection Authority
EPL	Environment Protection Licence
HBMS	Hazardous Building Material Surveys
JBS&G	JBS&G Australia Pty Ltd
LEP	Local Environmental Plan
NEPC	National Environment Protection Council
OCPs	Organochlorine Pesticides
OEH	Office of Environment and Heritage
PAHs	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
POEO Act	Protection of the Environment Operations Act 1997
PSI	Preliminary Site Investigation
TRH	Total Recoverable Hydrocarbons

Executive Summary

JBS&G Australia Pty Ltd (JBS&G) was engaged by Boral (the client) to conduct a Preliminary Site Investigation (PSI) of Boral landholdings at Maldon near the intersection of Picton Road and Menangle Road, south of Picton Road. The site is located on the western side of Maldon Bridge Road, and is legally identified as Lot 1 in Deposited Plan (DP) 748675, Lot 1 DP162140, Lot 1 DP795225, Lot 1 & 2 DP1138675, Lot W DP163774, Lot X DP161196 and Lot 31 DP6022144. The site covers an area of approximately 23.3 hectares (ha) and the site location and site layout are presented on **Figures 1 and 2** respectively.

The site is currently zoned RU2 Rural Landscape under *Wollondilly Local Environmental Plan 2012* and has not yet been intensively developed. The site could be rezoned to expand the employment capacity of the existing operation or establish new industrial uses.

It is understood that the client requires an assessment of potential contamination status at the site, to support planning proposals for rezoning to IN3 Heavy Industrial, compliant with *State Environmental Planning Policy 55 – Remediation of Land* (SEPP 55). The PSI has been developed in general accordance with guidelines made or approved by the NSW Environment Protection Authority (EPA) including the *National Environment Protection (Assessment of Site Contamination) Measure 1999* as amended 2013 (NEPC 2013¹), and relevant Australian Standards.

The completed scope of work comprised a desktop review of readily available site history and site condition records to identify areas of environmental concern (AECs) and associated contaminants of potential concern (COPCs), and completion of a detailed site inspection by an appropriately qualified and experienced JBS&G environmental consultant on 23 September 2020.

The site was bound by Maldon Bridge Road to the east, agricultural land to the north, Stonequarry Creek to the west, and commercial property and the Nepean River to the south. The site was partially developed with areas of residual bushland. For the purposes of this assessment, the site has been divided into areas defined as Residential Area, Bushland Area, Cleared Area and Concrete Plant, as presented on **Figure 3**. Key site features are shown on **Figures 4, 4A and 4B**.

The Residential Area was characterised by workers cottages with several sheds, caravans and shelters in the immediate area, sealed/gravel surfaced roads and grassed, cleared land. Brick and/or potential asbestos containing material (ACM) were used to construct the cottages. Some areas of exposed soil with minor anthropogenic materials including brick, concrete, glass and tiles, were noted in surface soils in the area. Septic tanks were noted at existing and former residences.

The Bushland Area was characterised by thick residual bushland. Numerous stockpiles of discarded anthropogenic waste including brick, metal framework and concrete, were observed adjacent to Park Road. ACM was observed at one location, associated with a pile of bricks.

The Cleared Area was characterised by cleared grass land with sparse tree cover, two dams and concrete sealed/gravel surfaced carparks and driveways. PVC pipes, wooden posts and a 250L drum were observed to be stored within the fenced area of the southern dam. Plastic drums were observed within the fence line of the northern dam. The contents of the drums were unknown. Minor inclusions of brick, concrete and glass fragments were visible in the exposed soil track. ACM fragments were observed in areas of exposed soil, across the southern portion of the Cleared Area.

The Concrete Plant was located in the south eastern end of the site, and included stored chemicals, an aboveground fuel storage tank (AST), stockpiled imported soils, and a truck wash facility.

¹ *National Environmental Protection (assessment of Site Contamination) Measure 1999* (as amended 2013), National Environment Protection Council, 2013 (NEPC 2013).

A summary of the findings of the PSI are as follows:

- An assessment of the site history has identified that the primary land use in developed areas of the site was residential and commercial/ industrial. The site was used for residential purposes in the northern and central eastern portions of the site (Lot 1 DP748675) with cottages constructed between 1949 and 1955. The eastern cottages were demolished between 1994 and 2002. The northern residential area is currently in use, although a number of former structures have been demolished. Lot 1 DP162140 may have been used for agricultural purposes between 1921 and 1956. The southern portion (Lot 31 DP602144) has also been in use for commercial purposes as a concrete plant. The plant was established between 1975 and 1984, and is currently operational. Two dams were constructed on the site between 1975 and 1984. The remainder of the site appears to have been dedicated to residual bushland, carparks and to access paths to site facilities.
- Based on an assessment of the history, environmental setting and a detailed site inspection, potentially contaminating activities were identified, including use of the land for commercial and rural residential use, possible introduction of fill to create site levels and dams, discarded soil and anthropogenic waste, fuel and chemical storage/use, and the presence of current and former structures potentially containing hazardous building materials such as ACM and lead-based paint.
- Aesthetic issues were observed including ACM on the ground surface, an AST, chemical storage drums/containers, discarded anthropogenic waste (including brick, concrete, and metal stockpiles), and general anthropogenic inclusions (i.e. brick, concrete, tile and glass) in fill.
- Although the potential for contamination is noted, the assessment did not identify the potential for gross or widespread contamination which may preclude redevelopment for the intended land use, and potential contamination and aesthetic issues identified are readily able to be remedied by standard industry methods.

Based on the findings of this investigation and the limitations in **Section 6**, it is concluded the site is capable of being made suitable for the proposed IN3 Heavy Industrial land use.

It is recommended that the site be subject to detailed site investigation(s) at the time of future development applications, consistent with SEPP 55.

It is also recommended that Hazardous Building Material Surveys (HBMS) be undertaken on existing site structures prior to any demolition works.

1. Introduction

JBS&G Australia Pty Ltd (JBS&G) was engaged by Boral (the client) to conduct a Preliminary Site Investigation (PSI) of Boral landholdings at Maldon near the intersection of Picton Road and Menangle Road, south of Picton Road. The site is located on the western side of Maldon Bridge Road, and is legally identified as Lot 1 in Deposited Plan (DP) 748675, Lot 1 DP162140, Lot 1 DP795225, Lot 1 & 2 DP1138675, Lot W DP163774, Lot X DP161196 and Lot 31 DP6022144. The site covers an area of approximately 23.3 hectares (ha). The site location and layout are presented on **Figures 1 and 2** respectively.

The site is currently zoned RU2 Rural Landscape under *Wollondilly Local Environmental Plan 2012* (Wollondilly LEP) and has not yet been intensively developed. The site could be rezoned to expand the employment capacity of the existing operation or establish new industrial uses.

It is understood that the client requires an assessment of potential contamination status at the site, to support planning proposals for rezoning to IN3 Heavy Industrial, compliant with *State Environmental Planning Policy 55 – Remediation of Land* (SEPP 55). The PSI has been developed in general accordance with guidelines made or approved by the NSW Environment Protection Authority (EPA) including *National Environment Protection (Assessment of Site Contamination) Measure 1999* as amended 2013 (NEPC 2013²), and relevant Australian Standards.

1.1 Objectives

The objectives of the investigations are to assess the potential for contamination based on current and historical site activities and to draw preliminary conclusions of the potential contamination status of the site to support planning proposals for rezoning to IN3 Heavy Industrial, compliant with SEPP 55.

1.2 Scope of Work

To achieve the objectives of the investigation, the following scope of works was conducted:

- Desktop review of readily available site history and site condition records to identify areas of environmental concern (AECs) and associated contaminants of potential concern (COPCs);
- Compilation of historical aerial photographs, council planning certificates, current and historical land title records, Office of Environment and Heritage (OEH) heritage records, EPA notifications, EPA contaminated land records, and review licensed groundwater data;
- Completion of a detailed site inspection; and
- Preparation of a PSI report in general accordance with relevant EPA guidelines, including recommendations for further investigation of potential contamination if deemed appropriate.

² National Environmental Protection (assessment of Site Contamination) Measure 1999 (as amended 2013), National Environment Protection Council, 2013 (NEPC 2013).

2. Site Condition and Surrounding Environment

2.1 Site Identification

The site location is shown on **Figure 1**. The site layout and associated cadastral boundaries are shown on **Figure 2**. The site details are summarised in **Table 2.1** and described in detail in the following sections.

Table 2.1 Summary Site Details

Lot/Deposited Plan (DP)	Lot 1 in DP748675, Lot 31 in DP602144, Lot 1 in DP795225, Lot W in DP163774, Lot X in DP161196, Lots 1 & 2 in DP1138675 and Lot 1 in DP162140
Address	Boral Lands, West of Maldon Bridge Road, Maldon, NSW Addresses as detailed in planning certificates include 40, 50, 80 & 100 Maldon Bridge Road and Staff Road, Maldon, NSW.
Local Government Authority	Wollondilly Shire Council
Approximate MGA Coordinates (GDA94 - MGA56)	E: 281670 N: 6213569
Site Zoning	RU2 Rural Landscape under Wollondilly Local Environmental Plan 2012 (LEP)
Current Use	Rural residential/agricultural/commercial
Previous Use	Rural residential/agricultural/commercial
Site Area	Approximately 23.3 hectares

2.2 Site Description

A detailed site inspection was completed by an experienced and appropriately qualified JBS&G environmental consultant on 23 September 2020. Photographs collected during the inspection are presented in **Appendix A**.

The site was bound by Maldon Bridge Road to the east, agricultural land to the north, Stonequarry Creek to the west, and commercial property and the Nepean River to the south.

The site was partially developed with some areas of residual bushland. For the purposes of this assessment, the site has been divided into areas defined as Residential Area, Bushland Area, Cleared Area and Concrete Plant, as presented on **Figure 3**. Each of the areas is described in detail below. Potential areas of environmental concern and visible indicators of potential contamination are presented in **Figure 4** and in more detail for the northern and southern portions of the site in **Figures 4A** and **4B** respectively.

Residential Area:

The Residential Area is in the north west of the site, and site features are presented on **Figure 4A**.

The following observations were made:

- The area was accessed via Staff Road, an asphalt and gravel sealed road (**Photo 1**).
- Six workers cottages were noted, with several sheds, caravans and shelters in the surrounding area. Septic tanks were also observed in the front yard of each residence (**Photo 2**).
- The northernmost structure and garage, and two south easternmost structures and a garage were constructed of potential asbestos containing (ACM) cement fibre board (**Photo 2**). The westernmost structure was constructed of potential ACM weatherboard cladding. Eaves should also be considered as potential ACM.
- Potential lead paint was observed on window and door frames.
- Minor anthropogenic materials including brick, concrete, glass and tiles, were noted in surface soils of a vacant plot near a former concrete driveway (**Photo 3**). No ACM was observed.

- A shelter with wooden frame, metal roof and a concrete slab (**Photo 4**) was observed in the southern portion of the Residential Area, at the end of Staff Road. A gravel path lead to the structure and brick, concrete and tile fragments were observed in surface soils in the vicinity. No ACM was observed.
- South east of the shelter was a concrete footing on the eastern side of Staff Road, in the south eastern portion of the Residential Area. Brick, concrete, glass and tile fragments were observed in surrounding surface soil. No ACM was observed.
- Two concrete septic tanks were observed to the south of the footing.

Bushland Area

The Bushland Area was located across most of the site, generally in the western portion. Site features are presented on **Figures 4A & 4B**.

The area was heavily vegetated with thick residual bushland.

Numerous stockpiles of discarded anthropogenic waste including brick, metal framework and concrete, were observed adjacent to Park Road, in the central southern portion of the site (**Photos 5 to 8**). ACM was observed at one location, associated with a pile of bricks (**Photo 6**). The discarded waste stockpiles extended approximately 5 m west into the area. No significant anthropogenic materials were observed closer to the Creek.

No observable signs of contamination or anthropogenic materials were noted in the bushland in the north, between the Cleared and Residential Areas or to the west between the Residential Area and Stonequarry Creek. The western length of the site was bordered by a steep sandstone rocky outcrop and steep decline towards Stonequarry Creek.

Cleared Area

The Cleared Area was present adjacent to Maldon Bridge Road in the eastern end of the site, and site features are presented on **Figures 4A & 4B**.

Two dams were present in the northern portion of the area. The land surrounding the dams was largely covered in grass, with sparse tree cover and exposed soil observed in areas of high foot traffic. A staircase was present at the south eastern end of the southern dam, potentially leading to a pump. It is unknown what the water held by the dams was used for, although it is surmised they relate to the adjacent cement work operations. A small stockpile of soil with inclusions of gravel and organic matter was present north west of the northern dam. No ACM was observed.

The land between the two dams was characterised by thick, knee-high grass cover. A drainage line was noted through the area, running south towards the southern dam. A second drainage line ran south from the southern dam to Stonequarry Creek.

The dams were secured by a chain wire fence and observations were made from the fence line as there was no access at the time of the inspection. PVC pipes, wooden posts and a 250L drum were observed to be stored within the fenced area of the southern dam (**Photo 9**). Plastic drums were observed within the fence line of the northern dam (**Photo 10**). The contents of the drums were unknown.

A concrete sealed/gravel surfaced carpark was present north east of the northern dam, which was approximately 2.5 to 3 m above the ground level to the west (**Photo 11**). A gravel and concrete sealed road lead south from the carpark to a second carpark (**Photo 12**), east of the southern dam. Some pooled surface water was noted in wheel ruts. No odours or sheens were overserved on the water. Fly tipped general waste was observed in the carpark areas.

The grassed area south of the southern dam appeared to have been levelled via potential cut and fill activities, and sloped steeply downward at the southern end, towards Park Road (**Photo 13**). A dirt

track led from the south eastern corner of the southern dam to Park Road (see **Figure 4A**). Minor inclusions of brick, concrete and glass fragments were visible in the exposed soil track. A third carpark was present east of the dirt footpath.

Park Road extended west into the site from Maldon Bridge Road. The northern (east to west) length of the road was sealed with asphalt, and continued as a dirt vehicle track to the south and then east back toward Maldon Bridge Road north of the Concrete Plant.

The general centre of the Cleared Area had formerly held worker cottages. Excavation work had previously occurred in the area for the installation of a sprinkler system (**Photo 14**). Dilapidated drainage inlets were noted in the area (**Photo 15**). Potential ACM fragments were observed on the ground surface in the area (**Photo 16**). A stockpile of gravel and a concrete slab was present in the western end of the area (**Photo 17**).

South of the former worker cottages, the land was characterised by sparse trees with expansive grass cover and dirt footpaths and track were common. Potential ACM fragments were observed on the ground surface in areas of exposed soil (**Photo 18**). A gravel surfaced area was located off Maldon Bridge Road and was in use at the time for truck and dog parking (**Photo 19**).

At the southern end of the area was a transmission line easement where exposed soils of red/yellow sandy clay were observed (**Photo 20**).

Concrete Plant:

The Concrete Plant was located in the south eastern end of the site, and site features are presented on **Figure 4B**.

The following observations were made:

- The Plant area ground surface was sealed with concrete.
- Three semi-permanent operational structures were present in the area including a site office, chemical storage building (**Photo 21**) and a control building (**Photo 22**). They were constructed of metal, with potential ACM eaves observed on the chemical storage and control buildings. Several metal sheds and a shipping container were also present. A bunded concrete additive chemical storage tank area was present at the western end of the control building, in the general centre of the plant.
- The chemical storage building in the south western portion of the occupied area (**Photo 21**) stored chemicals including oil, oxides, weed killer and truck washing products.
- Sand and aggregates were stockpiled in bays in the northern end of the concrete plant (**Photo 23**).
- A 4,500 L capacity aboveground storage tank (AST) labelled for distillate (diesel) storage was located in a bund, in the east of the concrete plant (**Photo 24**). Potential leakage was evident as staining on the southern bund wall.
- Truck wash facility in the west of the concrete plant.

2.3 Surrounding Land-use

Surrounding land-uses at the time of site inspection are described following:

- North: Southern Highlands Train Line, commercial property (Picton Karting Track), Picton Road, and commercial (Multiquip poultry hatchery) and agricultural land/ rural residential properties beyond;
- East: Maldon Bridge Road and commercial/ industrial property (Boral Cement and Quarry Terminal). Residual bushland and Carriage Creek were present beyond;

- South: Maldon Bridge Road, commercial/ industrial property (Council-owned material storage area), bushland and the Nepean River; and
- West: Stonequarry Creek, residual bushland and agricultural land.

2.4 Topography

Review of topographic information obtained from Google Earth Pro (Google Earth, 2018³) indicated that site had an undulating elevation, ranging from 94 m to 152 m Australian Height Datum (AHD) sloping down to Stonequarry Creek, generally to the west. The highest elevation was located in the general centre of the eastern site boundary, with the lowest located at the southernmost point of Stonequarry Creek.

2.5 Geology and Soils

A review of the Wollongong – Port Hacking 1:100 000 Geological Series Sheet (DME 1985⁴) indicated that most of the site is underlain by middle Triassic aged Hawkesbury Sandstone from the Hawkesbury Sandstone Group. This material is characterised by medium to coarse-grained quartz sandstone, very minor shale and laminate lenses. In areas along the eastern edge of the site Hawkesbury Sandstone may be overlain by middle Triassic aged Wianamatta Group sediment including Ashfield Shale characterised by laminite and dark-grey siltstone. Exposed sandstone was observed during the site inspection, as a rocky outcrop along Stonequarry Creek.

Reference to the online ESPADE 2.0 tool hosted by the NSW Office of Environment and Heritage (OEHS 2020⁵) indicates that most of the site is present within the Blacktown Soil Landscape Group. This Landscape Group is characterised by:

- **Landscape:** Gently undulating rises on Wianamatta Group shale. Local relief to 30m; slopes are usually <5%. Broad rounded crests and ridges with gently inclined slopes. Almost completely cleared eucalypt woodland, open-forest and tall open-forest (wet sclerophyll forest).
- **Soils:** Shallow to deep (<150 cm) Red Podzolic Soils and Brown Podzolic Soils on crests, upper slopes and well-drained areas; deep (150-300 cm) Yellow Podzolic Soils and Soloths on lower slopes and in drainage depressions and localised areas of poor drainage.
- **Limitations:** Moderately reactive, highly plastic subsoils, low soil fertility.

2.6 Hydrology

The closest water body was Stonequarry Creek which bordered the western length of the site. The confluence of Teatree Gully to Stonequarry Creek was located at the most western point of the site. Stonequarry Creek flowed south to the Nepean River, 80m south of the site.

As discussed in **Section 2.2**, the site was predominantly unsealed, with some pockets of residual bushland. As such, precipitation falling onto the site is expected to infiltrate surface soils where exposed at a rate reflective of the permeability of the underlying soils. Excess water, especially during periods of heavy or prolonged rainfall, is expected to follow the topographic gradient and be collected by the two dams and associated drainage system or Stonequarry Creek.

³ Google Earth Pro, imagery date 12 March 2018, accessed 16 September 2020, (Google Earth, 2018)

⁴ Wollongong – Port Hacking Geological Series Sheet 9029-9129 (1st Edition), NSW Department of Minerals and Energy, 1985 (DME 1985)

⁵ ESPADE 2.0. NSW Office of Environment and heritage, accessed 16 September 2020 (OEHS 2020)

2.7 Hydrogeology

A search for registered groundwater bore information was undertaken on Water NSW⁶ website and results are included as **Appendix B**. A total of 4 registered bores were located within a 1.5 km radius of the site boundary, and their relevant information is summarised in **Table 2.2**.

Although the standing water level of the two closest wells were not provided, as monitoring wells they were installed to target groundwater between 15 m to 27 m based on the well depths. It is anticipated that groundwater will be shallowest close to Stonequarry Creek, at the southern end of the site. The other bores were installed to capture deeper groundwater in bedrock aquifers.

Table 2.2: Registered Groundwater Bore Search Summary

Bore ID	Use	SWL ¹ (m bgs)	Final Drilled Depth (m)	Approximate distance/direction from site centre	Lithology
GW102481	Monitoring	-	27.0	360 m West	-
GW102482	Monitoring	-	17.0	1 km South West	-
GW067606	Stock, Domestic, Farming	WBZ ² : 98.5-98.8 and 140.7-140.9	150	1.2 km South East	0.0-0.3m: Topsoil 0.3-4.8m: Shale 4.8-35.8m: Sandstone 35.8-36.1m: Shale 36.1-150m: Sandstone
GW104558	Domestic	103	186	1.4 km South East	0.0-3.0m: Clay 3.0-48.0m: Sandstone 48.0-49.0m: Shale 49.0-62.0m: Sandstone 62.0-64.0m: Shale 64.0-186.0m: Sandstone

1. SWL: Standing water level

2. WBZ: Water bearing zones

2.8 Acid Sulfate Soils

Review of the Acid Sulfate Soil (ASS) Risk Maps (DLWC 1997⁷) catalogue indicates that there are no risk maps available for Maldon. Review of the Australia Soil Resource Information System (ASRIS 2014⁸) maps indicated that the site is located within an area of extremely low probability of occurrence of ASS. This is consistent with the topographic and geologic setting of the site.

Based on review of geology maps, soil maps and site topography it is unlikely that acid sulfate soils would be present on-site. No further consideration of requirements for the management of acid sulfate soil is required.

2.9 Salinity

Review of the regional salinity potential map⁹ indicated that the eastern length of the site is located in an area of moderate salinity potential, consistent with the area underlain by shale/siltstone bedrock.

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

- scalding

⁶ Water NSW website, <https://realtime.data.watarnsw.com.au/>, accessed 16 September 2020

⁷ *Acid Sulfate Soil Risk Maps* (Edition 2), NSW Department of Land and Water Conservation (DLWC 1997)

⁸ Australian Soil Resource Information System, <http://www.asris.csiro.au/mapping/viewer.htm>, Last updated 30 June 2014, accessed 16 September 2020 (ASIRS 2014)

⁹ Salinity Potential in Western Sydney 2002, Department of Infrastructure, Planning and Natural Resources (DIPNR, 2003).

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

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

Urban infrastructure such as roads, buildings, water and sewage pipes can be degraded by urban salinity to such an extent that they have to undergo expensive repair or premature replacement.¹⁰

During the site inspection, no evidence of scalding, salt efflorescence or vegetation dieback were noted during the site inspection.

¹⁰ Introduction to Urban Salinity, DIPNR, 2006.

3. Assessment of Background Records and Site History

3.1 EPA Records

A search of the NSW EPA database was undertaken for the site and immediate surrounding properties. EPA records are provided in **Appendix C**. The search was done through the following public registers:

- NSW EPA *Protection of the Environment Operations Act 1997* (POEO Act) public register of licence, applications and notices (maintained under Section 308 of the POEO Act).
 - No prevention, clean-up or prohibitions notices has been issued under the POEO Act for the site.
 - An Environment Protection Licence (EPL) (No. 212) was issued to Boral Cement Limited currently located at the site. The licence relates to cement or lime production and is currently active, predominantly on the main cement works east of the site. The EPL refers to monitoring of air emissions and water discharges, and includes reference to one sediment dam in the west of the cement works. Maldon Cement Works are listed on the Australian Government's National Pollution Inventory (NPI) database¹¹, which lists fugitive air emission data for a range of substance including particulate matter, polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs). No land or water emissions were noted.
 - An Environment Protection Licence (EPL) (No. 12498) was issued to Allied Pinnacle Pty Ltd (Allied Mills) 330 Picton Road, Maldon, approximately 600 m east of the site. The licence relates to general agricultural processing. Considering the distance and nature of the licence (agricultural processing), it is unlikely to impact the site.
- NSW EPA contaminated land public register of record of notices (under Section 58 of the *Contaminated Land Management Act 1997* (CLM Act)).
 - No notices have been issued under the CLM Act for the site and immediate surroundings.
 - A notice was issued to Blue Circle Southern Cement Ltd Lot 2 Wilton Road, Maldon, located south of site and south of the Nepean River. The notice relates to the disposal of asbestos contaminated wastes on site. Considering the distance from the site, with the river in between, and nature of the contaminant (asbestos waste), it is unlikely to impact the site.
- NSW contaminated sites notified to the EPA (under Section 60 of the CLM Act).
 - The site or immediate surrounding are not on the list of NSW contaminated sites notified to the EPA.
- Per- and polyfluoroalkyl substances (PFAS) Investigation Program.
 - The site is not listed by EPA on the NSW Government PFAS Investigation program. The closest PFAS investigation area identified by the EPA is the Camden Airport (Aerodrome Road, Cobbitty). Given the Airport is 17.5 km north east of the site, and its location outside the catchment area of the site, it is unlikely any PFAS related impacts at the airport pose a risk to the site.

¹¹ 2017/2018 report for Boral Cement Limited, Maldon Cement Works - Maldon, NSW, Australian Government, Department of the Environment and Energy, accessed 06-10-2020, <http://www.npi.gov.au/npidata/action/load/emission-by-individual-facility-result/criteria/state/NSW/year/2018/jurisdiction-facility/454>

3.2 Australian and NSW Heritage Register

A search of the Australian Heritage and the NSW Heritage database did not identify any heritage listed items at the site or surrounding area.

Both Australian Heritage Trust and NSW Heritage information are included in **Appendix D**.

3.3 Section 10.7 Planning Certificate Search

Section 10.7 (2) and (5) Planning certificates were obtained for Lot 1 DP748675, Lot 31 DP602144, Lot 1 DP795225, Lot W DP163774, Lot X DP161196, Lots 1 & 2 DP1138675 and Lot 1 DP162140 from Wollondilly Shire Council (**Appendix E**). The planning certificates included the following pertinent information regarding the site:

- The site is zoned as RU2 Rural Landscape under Wollondilly LEP;
- The land is not affected by policy for landslip, bushfire, tidal inundation, subsidence or any other risk (other than flooding);
- The land is within a Mine subsidence district;
- Part of the land is wholly bushfire prone (Lot 1 DP795225, Lot 31 DP602144), part of the land is partially bush fire prone (W DP163774, Lot 1 DP1138675, Lot X DP161196, Lot 1 DP748675) and part of the land is not shown as bushfire prone (Lot 2 DP1138675);
- Council has not been notified by NSW Fair Trading of any residential premises on this land being identified in the Loose-Fill Asbestos Insulation Register;
- The land or part of the land is not subject to flood related development controls for the purposes of dwelling, dual occupancies, multi dwelling housing or residential buildings. The land is not subject to riverine flood related development controls;
- The land does not include or comprise critical habitat, is not in a conservation area and is not biodiversity certified;
- The land is not in a Heritage Conservation Area and no Items of environmental heritage are situated on the land;
- The land is not within an investigation area or remedial site, subject to a management or remediation order, subject of an approved voluntary management or remediation proposal, or subject of a site audit statement within the meaning of the CLM Act 1997.

3.4 Aerial Photographs

Historical aerial photographs provided by the Land and Property Information Division of the Department of Finances, Services and Innovation or Near-Map Imagery were reviewed for this assessment (**Appendix F**). The aerial photograph review identified the following features in relation to historical use of the site:

1949	<p>The site was partially cleared, with some residual bushland and some sparse tree cover. The site appeared to have been vacant, with no structures evident.</p> <p>A drainage channel/creek line was present through the north western area of the site, running from the north end to the general north of the western boundary, into Stonequarry Creek.</p> <p>Maldon Bridge Road, Picton Road and the Southern Highland Train Line had been established. The surrounding land to the east appeared to be in use primarily for commercial use in the footprint of the current cement works, with a small orchard to the northeast. Residual bushland was present to the west and south of the site. The land further west and to the north of the site was in use for agricultural purposes</p>
-------------	---

1955	<p>The site was partly obscured by cloud or smoke. Staff Road was present and led to a residential area of workers cottages in the northern portion of the site. Cottages were also present in the general centre of the eastern portion of the site. The ground appeared to have been disturbed on the eastern boundary in the north, where current carparks exist.</p> <p>The commercial property east of the site (cement works) appeared the have been further developed, and preparation of a rail siding in the north has replaced the orchard.</p> <p>The remainder of the site and surrounding land appeared similar to the 1949 imagery.</p>
1961	<p>Potential earthworks or clearing had occurred north of the cottages in the eastern portion of the site, including the establishment of Park Road and a carpark.</p> <p>The remainder of the site and the surrounding land appeared similar to the 1955 image. The rail siding in the north of the cement works has been completed and was in use.</p>
1975	<p>Additional dwellings had been constructed in the northern cottage area, including one southeast of Staff Road, and further tree clearing had occurred in the area. A cottage with shed in the south of the Cleared Area of the site has been demolished. Further ground disturbance was evident north of the cottages in the eastern portion of the site.</p> <p>A track had appeared in the southern end of the site, leading to a cleared area south of site, but north of the Nepean river, where the Council-owned material storage area currently exists.</p> <p>The commercial area (cement works) to the east of site had expanded east. The remainder of the site and surrounding land appeared similar to the 1961 image.</p>
1984	<p>A driveway and carparks had been constructed along the eastern boundary, with a structure (possible office) located at the edge of the concrete driveway central to the eastern boundary. Two dams had been established on site in the north. Drainage lines were visible that ran to the drainage channel/creek line.</p> <p>A stand of trees had been planted north of the northern residential area.</p> <p>The Concrete Plant had been established in the southern end of the site.</p> <p>The southern cleared area had been expanded and appeared to hold stockpiled materials.</p>
1994	<p>A cottage had been demolished in the northern residential area west of Staff Road, and the structure southeast of Staff Road in this area had also been demolished.</p> <p>The site and the surrounding land appeared similar to the 1984 image.</p>
2002	<p>Concrete carpark had been added to the concrete driveway in the northern end of the eastern boundary. The central eastern cottages had been demolished. The remainder of the site appeared similar to the 1994 image.</p> <p>A recreational use carting track had been established north of site. Centre pivot irrigation had been installed west of the site on property west of Nepean River.</p> <p>The remainder of the surrounds appeared similar to the 1994 image.</p>
2010	<p>The southern carpark on the eastern boundary had been extended south. Further expansion of southern commercial area on site.</p> <p>The remainder of the site and surrounds appeared similar to the 2002 image.</p>
2020	<p>Bare ground was visible along the eastern boundary towards the south. Further structures had been demolished in the northern residential area.</p> <p>Commercial structure built to north of site, north of Picton Road and the trainline.</p> <p>The remainder of the site and the surrounding land appeared similar to the 2010 image.</p>

3.5 Historical Title Review

A copy of the historical title's documentation obtained for the site is provided in **Appendix G**. A summary of the search findings is provided below.

Most of the site (all except Lot 1 DP162140) was held by a private landowner (Robert Antill, Esquire) from 1901, until the lots were transferred to Perpetual Trustee Company Ltd in 1928. They were then transferred to Metropolitan Portland Cement Pty Ltd in 1949.

Lot 1 DP795225 and Lot X DP161196 were owned by various commercial properties from the mid-1950s until 1978.

Lot 1 DP162140 was owned by a farmer likely forming part of the neighbouring agricultural area from 1921 to 1956. The land was then transferred to a school teacher from 1956 until 1966, and was likely used for residential purposes during that time. The lot was then acquired by The Commonwealth Portland Cement Company Pty Ltd.

Between 1959 and 1978, Lot W DP163774 was held by private landowners including a manager, process worker, store keepers and a retired coal miner. Historical structures on the site at this time may have been utilised for commercial or residential purposes. Metropolitan Portland Cement Pty Ltd acquired the lot in 1978.

Following the ownership as outlined above, the site was acquired by Boral (formerly Blue Circle Southern Cement) in 1979 (Lot 31 DP602144) and 1989 (Lot 1 DP795225, Lot X DP161196, Lot 1 DP162140 and Lot W DP163774). Lots 1 & 2 DP1138675 were acquired in 1987 by Metropolitan Portland Cement Ltd.

3.6 Integrity Assessment and Summary of Site History

Historically, the site appeared to have been used for residential purposes in the northern and central eastern portions of the site (Lot 1 DP748675) with cottages constructed between 1949 and 1955. The eastern cottages were demolished between 1994 and 2002. A cottage in the south of Cleared Area was demolished earlier, between 1961 and 1975. The northern residential area is currently in use, although some structures have been demolished. Lot 1 DP162140 may have been used for agricultural purposes between 1921 and 1956.

The site has also been in use for commercial purposes as a concrete plant, in the southern portion (Lot 31 DP602144). The plant was established between 1975 and 1984 and is currently operational.

Two dams were constructed on the site between 1975 and 1984. The remainder of the site appears to have been dedicated to residual bushland, carparks and to access paths to site facilities.

Based on the range of sources and the general consistency of the historical information along with historical aerial photographs, it is considered that the historical assessment has an acceptable level of accuracy with respect to the potentially contaminating activities historically occurring at the site. These appear to relate predominantly to use of the land for commercial and rural residential use, possible introduction of fill to create site levels and dams, discarded soil and anthropogenic waste, a diesel AST, stored chemicals, and the presence of current and former structures possibly containing hazardous building materials.

4. Conceptual Site Model (CSM)

4.1 Potential Areas of Environmental Concern

Based on the history review and observations made during the JBS&G inspection of the site, areas of environmental concern have been identified and are presented in **Table 4.1**.

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

Area of Environmental Concern (AEC)	Primary Contaminants of Potential Concern (COPC)
Fill materials of unknown origin used to create current site levels	Total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene and xylene (BTEX), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyl (PCBs), heavy metals, organochlorine pesticides (OCPs) and asbestos
Historical filling associated with easement construction and service installation	TRH, BTEX, PAHs, PCBs, heavy metals, OCPs and asbestos
Fly-tipping or illegal dumping (waste & stockpiles)	TRH, BTEX, PAHs, PCBs, heavy metals, OCPs and asbestos
Dam walls (filling or dumping during formation)	TRH, BTEX, PAHs, PCBs, heavy metals, OCPs and asbestos
Surface water and sediments in dams	Heavy metals, OCPs, TRH/BTEX, PAHs, Nutrients, biologicals (E.coli, faecal coliforms), per- and polyfluoroalkyl substances (PFAS), pH
Current and former residential structures with hazardous building materials (asbestos, lead-based paint), including garden maintenance and septic systems	Asbestos, heavy metals, OCPs, TRH, BTEX, PAH, biologicals and PFAS (septic)
Commercial land use (concrete plant) including fuel and chemical storage/use, waste/process water & sediments, vehicle wash bay, possible storage/use of PFAS-containing aqueous film-forming foams for fire-fighting	TRH, BTEX, PAHs, phenols, heavy metals, OCPs, asbestos, PFAS, pH
Historical agricultural land use	OCPs and heavy metals
Off-site sources including cement works and agriculture, with surface water runoff, wastewater discharges, particulate emission fallout	TRH, BTEX, PAHs, phenols, heavy metals, OCPs, PFAS, pH

4.2 Potentially Contaminated Media

Potentially contaminated media present at the site includes:

- Surface/fill soils;
- Natural soils/bedrock;
- Surface water; and
- Soil vapour.

Fill and surface soils are considered to be potential impacted media. There was evidence of use of fill materials to create site levels and dams, discarded soil and anthropogenic waste, potential ACM fragments on the ground surface in localised areas, and the presence of current and former structures containing hazardous building materials and with septic systems. In addition, surface soils may be impacted by activities associated with commercial land-uses such as heavy vehicle use and maintenance, process products and waste streams, stored fuels and chemicals, and off-site contaminant sources.

Based on the potential leachability of contaminants within fill material/surface soils, vertical migration of contamination from the fill materials/surface soils into shallow underlying natural soils/rock may have occurred. As such, the natural site soils are considered to be a potentially contaminated medium.

Given the established drainage channels and surface water storage dams observed on and off site, it is considered that where present, contaminants could migrate onto site and off-site via surface

water runoff. In the northern portion of the site, potentially contaminated surface water may be captured and held by the dams.

Groundwater at depth below the site is considered not to be a potentially contaminated medium based on the likely depth to groundwater within bedrock. There may be some shallow/perched seepage water at the soil/rock interface dependent on rainfall infiltration and leakage from surface water storage areas, and such perched groundwater could be contaminated through leaching of contaminants from soil/fill or leaking fuel storage or other surface infrastructure and off-site sources (cement works).

Based on the volatile nature of some identified COPC, there is potential that where these are present in soil and perched groundwater, vapour may be present in areas of the site, particularly at the concrete plant.

4.3 Potential for Migration from Site

Contaminants generally migrate from source areas via a combination of windblown dusts, rainwater infiltration, groundwater migration, vapour convection/diffusion and surface water runoff. The potential for contaminants to migrate is a combination of:

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

The COPC identified as part of the site history review and site inspection are potentially present in solid form (e.g. asbestos, cement products, etc.) or liquid form (e.g. fuels/oils, chemicals, etc.).

Given the observations of grass, gravel or hardstand covered ground there is limited potential for wind-blown dust migration. It is also noted that where identified, asbestos fragments were observed to be non-friable and in good condition, however there is the potential for weathered/damaged fragments to release fibres and for non-visible friable asbestos forms to be present.

There is potential for infiltration of water and subsequent migration through the soil profile as most of the site is unsealed.

Given the sloping nature of the site and well-established drainage channels observed during the site inspection, it is considered that where present, contaminants could migrate onto site and off-site via surface water runoff.

It is anticipated contamination in liquid form will also be absorbed in the soils. Given the depth to groundwater, migration to and via deeper bedrock groundwater aquifers from the site is considered to be a low risk. However, there is a risk of COPC migration onto and from the site via shallow perched groundwater at/near the soil/rock interface.

Where volatile COPC may have entered soil or shallow groundwater, there is the potential for volatile COPC to migrate via vapour.

Migration of COPC from off-site sources (i.e. the cement works) via fallout of air emissions is a possibility based on NPI data (**Section 3.1**).

4.4 Exposure Pathways and Receptors

Potential pathways and receptors of environmental impact within the site which will need to be addressed with respect to potential risks to current and/or future site user include:

- Current and future site users and landowners who may potentially be exposed to COPC through direct contact with or ingestion of impacted soils/surface water and/or inhalation of

dusts / fibres /gases / vapours associated with impacted soils and/or shallow groundwater; and/or

- Excavation / construction / maintenance workers conducting activities at the site, who may potentially be exposed to COPC through direct contact with impacted soils/surface water/perched groundwater present within excavations and/or inhalation of dusts / fibres associated with impacted soils;
- Any flora species to be established on the vegetated areas of the site;
- Existing and/or future users/occupants and of adjoining properties should contamination migrate from the site. This is anticipated to be limited to potential contaminant migration via windblown dusts / airborne fibres
- Existing and/or future ecological receptors, namely the Stonequarry creek and Nepean River system should contamination migrate from the site. This is anticipated to be limited to potential contaminant migration via windblown dusts / airborne fibres and/or surface water and shallow perched groundwater.

The site is currently primarily covered by vegetation with some areas of gravel, concrete or asphalt sealed surfaces, presenting an ongoing risk to potential ecological receptors, although no vegetation stress relating to potential contamination from known AECs was observed during site inspection. Flora on site are potential receptors of shallow soil contamination if present. Possible off-site ecological receptors include potential surface water dams and Stonequarry Creek, which the drainage lines flow into.

4.5 Preferential Pathways

For the purpose of this assessment, preferential pathways have been defined as natural and/or man-made pathways that result in the preferential migration of COPC as either solid (sediments, dust, etc) or liquid (surface water).

Man-made preferential pathways are likely present throughout the site, generally associated with areas of previously disturbed natural ground present beneath the existing ground surface and unconsolidated fill materials, such as historic buildings. Fill materials and disturbed natural soil are anticipated to have a higher permeability than the underlying natural soils and/or bedrock.

5. Conclusions and Recommendations

A summary of the findings of the PSI are as follows:

- An assessment of the site history has identified that the primary land use in developed areas of the site was residential and commercial/ industrial. The site was used for residential purposes in the northern and central eastern portions of the site (Lot 1 DP748675) with cottages constructed between 1949 and 1955. The eastern cottages were demolished between 1994 and 2002. The northern residential area is currently in use, although a number of former structures have been demolished. Lot 1 DP162140 may have been used for agricultural purposes between 1921 and 1956. The southern portion (Lot 31 DP602144) has also been in use for commercial purposes as a concrete plant. The plant was established between 1975 and 1984, and is currently operational. Two dams were constructed on the site between 1975 and 1984. The remainder of the site appears to have been dedicated to residual bushland, carparks and to access paths to site facilities.
- Based on an assessment of the history, environmental setting and a detailed site inspection, potentially contaminating activities were identified, including use of the land for commercial and rural residential use, possible introduction of fill to create site levels and dams, discarded soil and anthropogenic waste, fuel and chemical storage/use, and the presence of current and former structures potentially containing hazardous building materials such as ACM and lead-based paint.
- Aesthetic issues were observed including ACM on the ground surface, an AST, chemical storage drums/containers, discarded anthropogenic waste (including brick, concrete, and metal stockpiles), and general anthropogenic inclusions (i.e. brick, concrete, tile and glass) in fill.
- Although the potential for contamination was noted, the assessment did not identify the potential for gross or widespread contamination which may preclude redevelopment for the intended IN3 Heavy Industrial land use, and potential contamination and aesthetic issues identified are readily able to be remedied by standard industry methods.

Based on the findings of this investigation and the limitations in **Section 6**, it is concluded the site is capable of being made suitable for the proposed IN3 Heavy Industrial land use.

5.1 Recommendations

It is recommended that the site be subject to detailed site investigation(s) at the time of future development applications, consistent with SEPP 55.

It is also recommended that Hazardous Building Material Surveys (HBMS) be undertaken on existing site structures prior to any demolition works.

6. Limitations

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

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

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

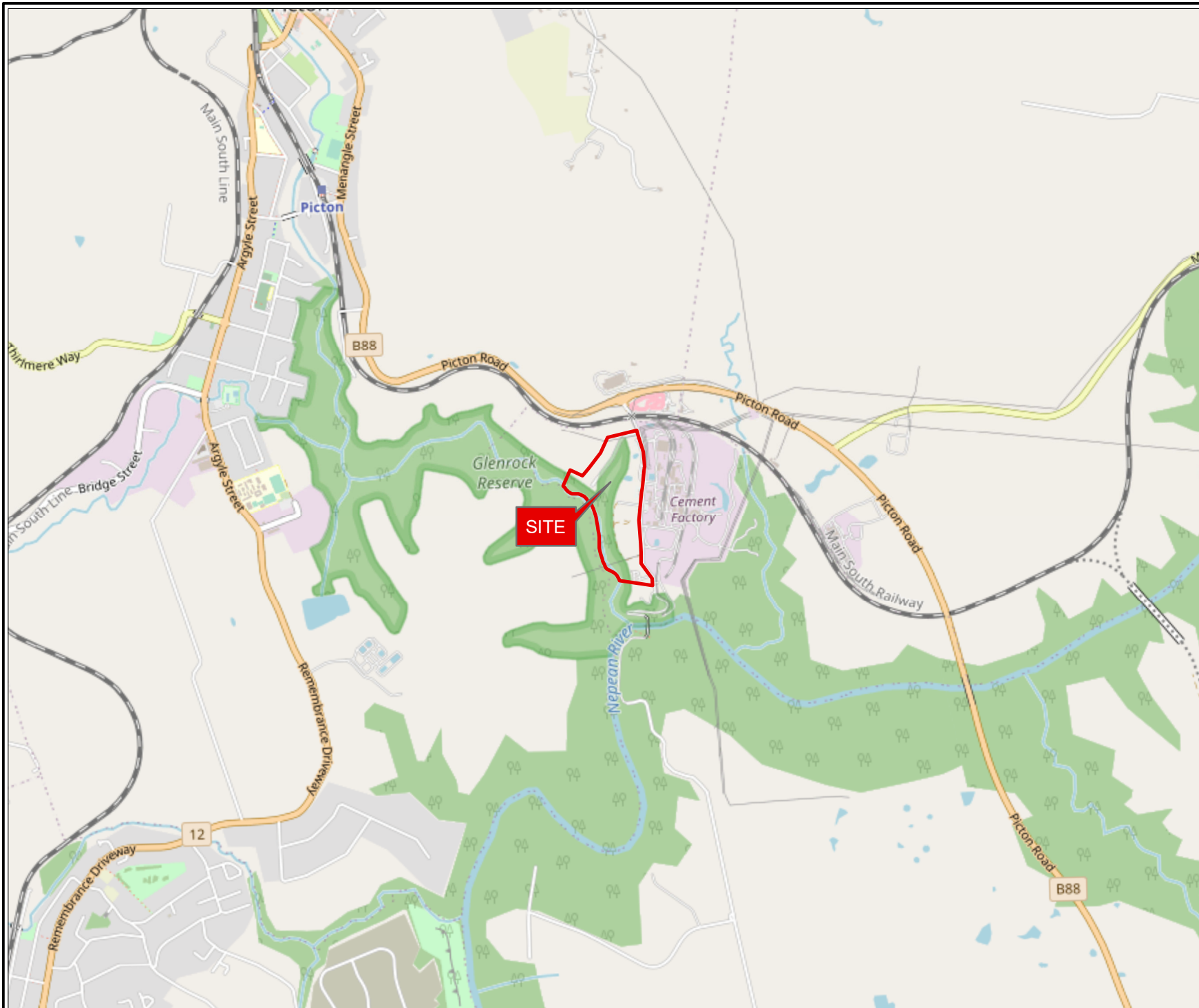
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the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

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


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

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

Figures



Legend:

 Approximate Site Boundary



Job No: 59586

Client: Boral

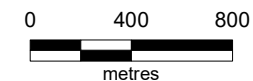
Version: R01 Rev A

Date 11/09/2020

Drawn By: AS

Checked By: SG

Scale 1:30,000



Coord. Sys. GDA 1994 MGA Zone 56

**Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW**

SITE LOCATION

FIGURE 1



Legend:

- Approximate Site Boundary
- NSW Cadastre (DFSI, 2020)
- Waterway



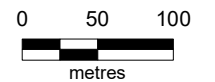
Job No: 59586

Client: Boral

Version: R01 Rev A Date 6/10/2020

Drawn By: AS Checked By: SG

Scale 1:5,000



Coord. Sys. GDA 1994 MGA Zone 56

**Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW**

SITE LAYOUT

FIGURE 2



- Legend:**
- Approximate Site Boundary
 - Waterway
 - Bushland
 - Cleared Area
 - Concrete Plant
 - Current Building
 - Residential Area
 - Former Building Footprint



Job No: 59586

Client: Boral

Version: R01 Rev A Date 7/10/2020

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Scale 1:5,000



0 50 100
metres

Coord. Sys. GDA 1994 MGA Zone 56

**Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW**

SITE AREAS

FIGURE 3



Legend:

 Approximate Site Boundary

Site Features

● ACM

A AST

C Chemical Storage Building

D Drum

T Septic Tanks

— Drainage Line

 Additive Storage Tanks

 Anthropogenic inclusions in surface soil

 Carparks and Driveways

 Control Building

 Imported Material Bays

 Potential ACM Cottages

 Site Office

 Stockpile

 Truck Wash Facility

 Current Building

 Former Building Footprint



Job No: 59586

Client: Boral

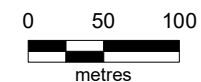
Version: R01 Rev A

Date 7/10/2020

Drawn By: AS

Checked By: SG

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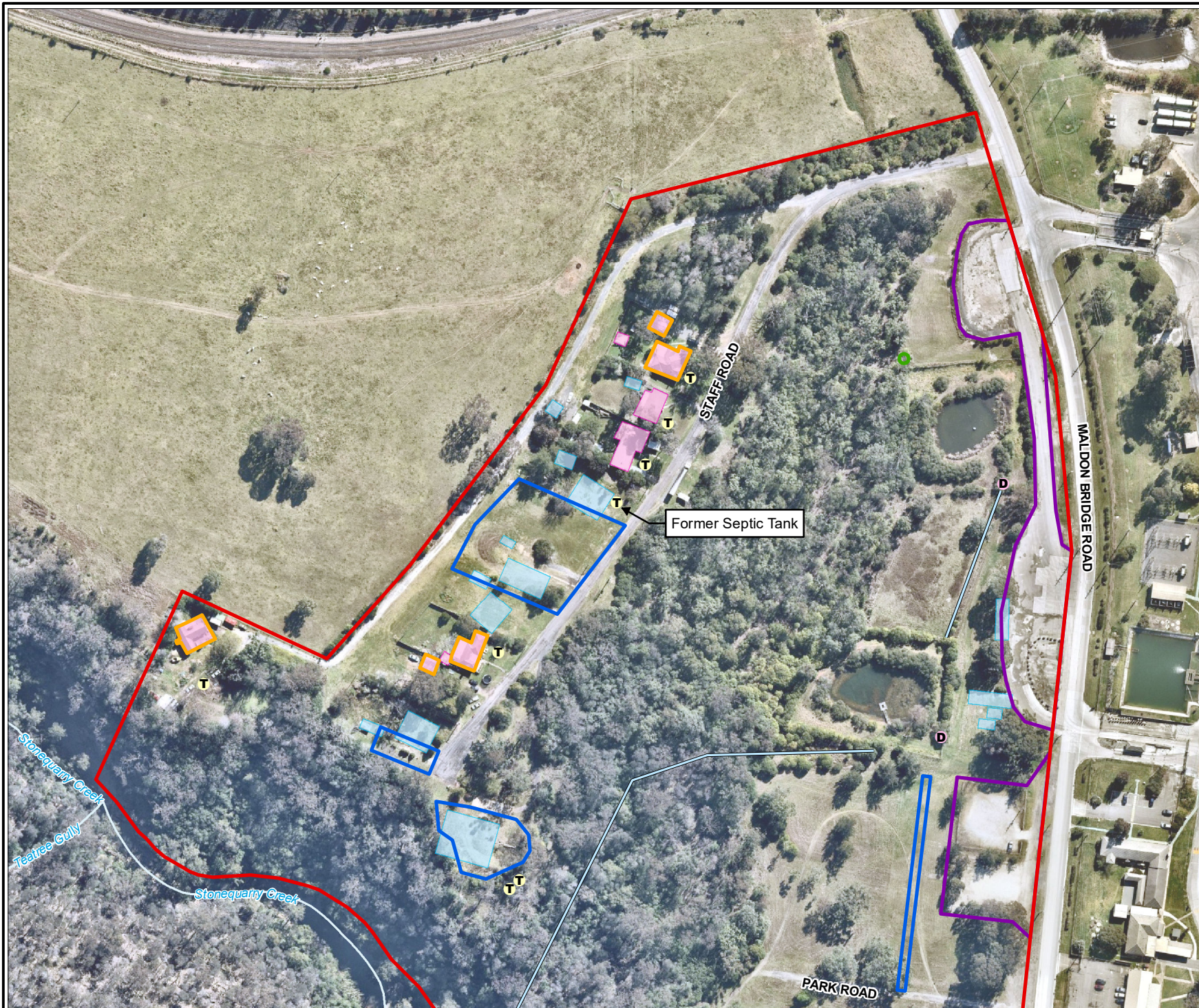


Coord. Sys. GDA 1994 MGA Zone 56

**Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW**

SITE FEATURES

FIGURE 4



Legend:

Approximate Site Boundary

Site Features

Drum

Septic Tanks

Drainage Line

Anthropogenic inclusions in surface soil

Carparks and Driveways

Potential ACM Cottages

Stockpile

Current Building

Former Building Footprint



Job No: 59586

Client: Boral

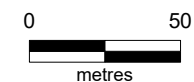
Version: R01 Rev A

Date 7/10/2020

Drawn By: AS

Checked By: SG

Scale 1:2,500



Coord. Sys. GDA 1994 MGA Zone 56

**Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW**

SITE FEATURES - NORTH

FIGURE 4A



Legend:

Approximate Site Boundary

Site Features

● ACM

● AST

■ Chemical Storage Building

— Drainage Line

■ Additive Storage Tanks

■ Carports and Driveways

■ Control Building

■ Imported Material Bays

■ Site Office

■ Stockpile

■ Truck Wash Facility

■ Former Building Footprint



Job No: 59586

Client: Boral

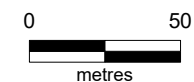
Version: R01 Rev A

Date 6/10/2020

Drawn By: AS

Checked By: SG

Scale 1:2,500



Coord. Sys. GDA 1994 MGA Zone 56

**Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW**

SITE FEATURES - SOUTH

FIGURE 4B

Appendix A Photographic Log

1: STAFF ROAD LEADING INTO THE RESIDENTIAL AREA, FACING SOUTH WEST



2: NORTHERNMOST COTTAGE CONSTRUCTED WITH POTENTIAL ACM, FACING WEST. ALSO NOTED IS POTENTIAL LEAD PAINT ON WINDOW AND DOOR FRAMES.



3: CONCRETE INCLUSIONS IN SURFACE SOIL



4: SHELTER IN SOUTHERN PORTION OF THE RESIDENTIAL AREA, FACING NORTH



Job No: 59586

Client: Boral

Version: R01 Rev A

Date: 30/09/2020

Drawn By: SG

Checked By: MB

Not to Scale

Coord. Sys n/a

**Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW**

Residential Area

APPENDIX A – PHOTO LOG

5: DISCARDED ANTHROPOGENIC IN SOUTHERN END OF BUSHLAND AREA



6: DISCARDED ANTHROPOGENIC IN SOUTHERN END OF BUSHLAND AREA. POTENTIAL ACM FRAGMENT IS CIRCLED



7: DISCARDED ANTHROPOGENIC IN SOUTHERN END OF BUSHLAND AREA



8: DISCARDED ANTHROPOGENIC IN SOUTHERN END OF BUSHLAND AREA



Job No: 59586

Client: Boral

Version: R01 Rev A

Date: 30/09/2020

Drawn By: SG

Checked By: MB

Not to Scale

Coord. Sys n/a

**Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW**

Bushland Area

APPENDIX A – PHOTO LOG

9: PVC PIPES, WOODEN POSTS AND A 250L DRUM STORED WITHIN THE FENCED AREA OF THE SOUTHERN DAM



10: PLASTIC DRUMS WITHIN THE FENCE LINE OF THE NORTHERN DAM



11: CONCRETE SEALED/GRAVEL SURFACED CARPARK HELD APPROXIMATELY 2.5 TO 3 M ABOVE THE GROUND LEVEL TO THE WEST, FACING EAST



12: CARPARK EAST OF SOUTHERN DAM, FACING SOUTH EAST



Job No: 59586

Client: Boral

Version: R01 Rev A

Date: 30/09/2020

Drawn By: SG

Checked By: MB

Not to Scale

Coord. Sys n/a

**Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW**

Cleared Area (North)

APPENDIX A – PHOTO LOG

13: SLOPED SOUTHERN END OF LEVELLED GRASSED AREA, SOUTH OF THE SOUTHERN DAM (FACING WEST)



14: SPRINKLER SYSTEM IN HISTORICAL COTTAGE AREA, FACING WEST



15: DILAPIDATED DRAINAGE INLET IN HISTORICAL COTTAGE AREA



16: POTENTIAL ACM FRAGMENTS ON GROUND SURFACE OF HISTORICAL COTTAGE AREA. POTENTIAL ACM FRAGMENT IS CIRCLED



Job No: 59586

Client: Boral

Version: R01 Rev A

Date: 30/09/2020

Drawn By: SG

Checked By: MB

Not to Scale

Coord. Sys n/a

**Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW**

Cleared Area (Central)

APPENDIX A – PHOTO LOG

17: GRAVEL AND A CONCRETE SLAB WAS PRESENT IN THE WESTERN END OF THE HISTORICAL COTTAGES, FACING NORTH



18: POTENTIAL ACM FRAGMENTS ON THE GROUND SURFACE IN AREAS OF EXPOSED SOIL, SOUTH OF THE HISTORICAL COTTAGES



19: GRAVEL SURFACED AREA IN USE FOR TRUCK AND DOG PARKING, FACING EAST



20: TRANSMISSION LINE EASEMENT IN THE SOUTHERN END OF THE CLEARED AREA, FACING WEST



Job No: 59586	
Client: Boral	
Version: R01 Rev A	Date: 30/09/2020
Drawn By: SG	Checked By: MB
Not to Scale	
Coord. Sys n/a	
Boral Lands, West of Maldon Bridge Road, Maldon, NSW	
Cleared Area (South)	
APPENDIX A – PHOTO LOG	

21: CHEMICAL STORAGE BUILDING, FACING WEST



22: CONCRETE ADDITIVE CHEMICAL STORAGE TANKS AND CONTROL BUILDING, FACING NORTH EAST



23: BAYS OF STOCKPILED SAND AND AGGREGATES, FACING NORTH



24: BUNDED 4,500 L CAPACITY ABOVEGROUND STORAGE TANK, FACING NORTH EAST. POTENTIAL LEAKAGES ARE EVIDENT ON THE RIGHT WALL.



Job No: 59586

Client: Boral

Version: R01 Rev A

Date: 30/09/2020

Drawn By: SG

Checked By: MB

Not to Scale

Coord. Sys n/a

**Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW**

Concrete Plant

APPENDIX A – PHOTO LOG

Appendix B Registered Groundwater Bores

WaterNSW

Work Summary

GW067606

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): STOCK, DOMESTIC, FARMING

Work Type: Bore

Work Status:

Construct.Method: Cable Tool

Owner Type: Private

Commenced Date:

Completion Date: 03/10/1989

Final Depth: 150.00 m

Drilled Depth: 150.00 m

Contractor Name: (None)

Driller: John Hans Iselt

Assistant Driller:

Property:

Standing Water Level (m):

GWMA:

Salinity Description: Fresh

GW Zone:

Yield (L/s):

Site Details

Site Chosen By:

County

Parish

Cadastre

Form A: CAMDEN

WILTON

L5 DP243079

Licensed:

Region: 10 - Sydney South Coast

CMA Map:

River Basin: 212 - HAWKESBURY RIVER

Grid Zone:

Area/District:

Scale:

Elevation: 0.00 m (A.H.D.)

Northing: 6212095.000

Latitude: 34°12'34.1"S

Elevation Source: Unknown

Easting: 282421.000

Longitude: 150°38'18.1"E

GS Map: -

MGA Zone: 56

Coordinate Source: GD.,ACC.GIS

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Galvanised Steel	-0.30	6.20	168			Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
98.50	98.80	0.30	Consolidated	98.00		0.30			
140.70	141.90	1.20	Consolidated	94.00		2.50			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30		Topsoil	
0.30	4.80	4.50	Shale & Clay	Shale	
4.80	13.10	8.30	Grey Sandstone	Sandstone	
13.10	27.40	14.30	Yellow Sandstone	Sandstone	
27.40	35.80	8.40	Brown Sandstone	Sandstone	
35.80	36.10	0.30		Shale	

36.10	98.50	62.40	Grey Sandstone	Sandstone	
98.50	98.80	0.30	Grey Sandstone (w.b.)	Sandstone	
98.80	140.70	41.90	Grey Sandstone	Sandstone	
140.70	141.90	1.20	Grey Sandstone (w.b.)	Sandstone	
141.90	150.00	8.10	Grey Sandstone	Sandstone	

*** End of GW067606 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW102481

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Bore	
Work Status:	
Construct.Method:	
Owner Type:	
Commenced Date:	Final Depth: 27.00 m
Completion Date: 01/01/1995	Drilled Depth:
Contractor Name: ENGINEERING EXPLORATIONS PTY LTD	
Driller:	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County	Parish	Cadastre
	Form A: Licensed:	UNKNOWN	
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6213597.000	Latitude: 34°11'44.3"S	
Elevation Source: Unknown	Easting: 281032.000	Longitude: 150°37'25.2"E	
GS Map: -	MGA Zone: 56	Coordinate Source: Unknown	

Remarks

01/10/1999: DATA FROM AG APPLICATION ONLY
*** End of GW102481 ***
Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW102482

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Bore	
Work Status:	
Construct.Method:	
Owner Type:	
Commenced Date:	Final Depth: 17.00 m
Completion Date: 01/01/1995	Drilled Depth:
Contractor Name: ENGINEERING EXPLORATIONS PTY LTD	
Driller:	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County	Parish	Cadastre
	Form A: Licensed:	UNKNOWN	
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6212276.000	Latitude: 34°12'27.3"S	
Elevation Source: Unknown	Easting: 281217.000	Longitude: 150°37'31.2"E	
GS Map: -	MGA Zone: 56	Coordinate Source: Unknown	

Remarks

01/01/1995: Form A Remarks: DATA FROM AG APPLICATION ONLY
*** End of GW102482 ***
Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW104558

Licence: 10WA110798	Licence Status: CURRENT
Authorised Purpose(s): DOMESTIC Intended Purpose(s): DOMESTIC	
Work Type: Bore	
Work Status: Supply Obtained	
Construct.Method: Rotary	
Owner Type: Private	
Commenced Date:	Final Depth: 186.00 m
Completion Date: 11/12/2002	Drilled Depth: 186.00 m
Contractor Name: SOUTHERN TABLELANDS DRILLING	
Driller: Roger Charles Ritchie	
Assistant Driller:	
Property: N/A NSW	Standing Water Level 103.000 (m):
GWMA: -	Salinity Description:
GW Zone: -	Yield (L/s): 0.260

Site Details

Site Chosen By:	County Form A: CAMDEN Licensed: CAMDEN	Parish WILTON WILTON	Cadastre LT8 DP243079 Whole Lot 8//243079
Region: 10 - Sydney South Coast	CMA Map: 9029-4S		
River Basin: 212 - HAWKESBURY RIVER Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation Source: (Unknown)	Northing: 6211841.000 Easting: 282447.000	Latitude: 34°12'42.4"S Longitude: 150°38'18.9"E	
GS Map: -	MGA Zone: 56	Coordinate Source: Unknown	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	36.00	205			Down Hole Hammer
1		Hole	Hole	36.00	186.00	165			Down Hole Hammer
1	1	Casing	Pvc Class 9	-0.50	36.00	160	148		

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
125.00	126.00	1.00	Unknown	103.00		0.17	126.00		
140.00	141.00	1.00	Unknown	103.00		0.16	141.00		
149.00	150.00	1.00	Unknown	103.00		0.26	150.00		

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.00	3.00	CLAY AND SOIL	Clay	
3.00	16.00	13.00	WHITE SANDSTONE	Sandstone	
16.00	18.00	2.00	SANDSTONE 10% SHALE	Sandstone	

18.00	32.00	14.00	YELLOW SANDSTONE	Sandstone	
32.00	33.00	1.00	YELLOW SANDSTONE AND 10%SHALE	Sandstone	
33.00	36.00	3.00	YELLOW SANDSTONE	Sandstone	
36.00	38.00	2.00	YELLOW SANDSTONE AND SHALE	Sandstone	
38.00	48.00	10.00	YELLOW SANDSTONE	Sandstone	
48.00	49.00	1.00	SHALE AND SANDSTONE	Shale	
49.00	62.00	13.00	WHITE SANDSTONE	Sandstone	
62.00	64.00	2.00	SHALE AND SANDSTONE	Shale	
64.00	163.00	99.00	WHITE SANDSTONE	Sandstone	
163.00	186.00	23.00	WHITE SANDSTONE AND 10%SHALE	Sandstone	

*** End of GW104558 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Appendix C EPA Records

List of current or former licences, applications, notices, audits or pollution studies and reduction programs

Number	Name	Location	Type	Status	Issued date	Comments
1096534	ALLIED MILLS AUSTRALIA PTY LIMITED	330 Picton Road, MALDON, NSW 2571	s.58 Licence Variation	Issued	2-Feb-09	0.6km West, General agricultural processing
1109597	ALLIED MILLS AUSTRALIA PTY LIMITED	330 Picton Road, MALDON, NSW 2571	s.58 Licence Variation	Issued	4-Dec-09	0.6km West, General agricultural processing
1502889	ALLIED MILLS AUSTRALIA PTY LIMITED	330 Picton Road, MALDON, NSW 2571	s.58 Licence Variation	Issued	23-Jan-12	0.6km West, General agricultural processing
12498	ALLIED PINNACLE PTY LIMITED	330 Picton Road, MALDON, NSW 2571	POEO licence	Issued	6-Jul-06	0.6km West, General agricultural processing
212	BORAL CEMENT LIMITED	40 MALDON BRIDGE ROAD, MALDON, NSW 2571	POEO licence	Issued	19-Oct-00	Onsite, Cement or lime production
1018313	BORAL CEMENT LIMITED	40 MALDON BRIDGE ROAD, MALDON, NSW 2571	s.58 Licence Variation	Issued	18-Feb-03	Onsite, Cement or lime production
1044518	BORAL CEMENT LIMITED	40 MALDON BRIDGE ROAD, MALDON, NSW 2571	s.58 Licence Variation	Issued	17-Feb-05	Onsite, Cement or lime production
1052303	BORAL CEMENT LIMITED	40 MALDON BRIDGE ROAD, MALDON, NSW 2571	s.58 Licence Variation	Issued	2-Dec-05	Onsite, Cement or lime production
1081359	BORAL CEMENT LIMITED	40 MALDON BRIDGE ROAD, MALDON, NSW 2571	s.58 Licence Variation	Issued	16-Jan-08	Onsite, Cement or lime production
1087628	BORAL CEMENT LIMITED	40 MALDON BRIDGE ROAD, MALDON, NSW 2571	s.58 Licence Variation	Issued	9-Jul-08	Onsite, Cement or lime production
1104422	BORAL CEMENT LIMITED	40 MALDON BRIDGE ROAD, MALDON, NSW 2571	s.58 Licence Variation	Issued	25-Sep-09	Onsite, Cement or lime production
1129114	BORAL CEMENT LIMITED	40 MALDON BRIDGE ROAD, MALDON, NSW 2571	s.58 Licence Variation	Issued	6-Jul-11	Onsite, Cement or lime production
1500876	BORAL CEMENT LIMITED	40 MALDON BRIDGE ROAD, MALDON, NSW 2571	s.58 Licence Variation	Issued	23-Aug-11	Onsite, Cement or lime production
1503505	BORAL CEMENT LIMITED	40 MALDON BRIDGE ROAD, MALDON, NSW 2571	s.58 Licence Variation	Issued	17-Jan-12	Onsite, Cement or lime production
1505365	BORAL CEMENT LIMITED	40 MALDON BRIDGE ROAD, MALDON, NSW 2571	s.58 Licence Variation	Issued	5-Apr-12	Onsite, Cement or lime production
1507249	BORAL CEMENT LIMITED	40 MALDON BRIDGE ROAD, MALDON, NSW 2571	s.58 Licence Variation	Issued	10-Jul-12	Onsite, Cement or lime production
1507847	BORAL CEMENT LIMITED	40 MALDON BRIDGE ROAD, MALDON, NSW 2571	s.58 Licence Variation	Issued	6-Aug-12	Onsite, Cement or lime production
1508365	BORAL CEMENT LIMITED	40 MALDON BRIDGE ROAD, MALDON, NSW 2571	s.58 Licence Variation	Issued	24-Aug-12	Onsite, Cement or lime production
1515385	BORAL CEMENT LIMITED	40 MALDON BRIDGE ROAD, MALDON, NSW 2571	s.58 Licence Variation	Issued	26-Jul-13	Onsite, Cement or lime production
1518203	BORAL CEMENT LIMITED	40 MALDON BRIDGE ROAD, MALDON, NSW 2571	s.58 Licence Variation	Issued	13-Dec-13	Onsite, Cement or lime production
1577287	BORAL CEMENT LIMITED	40 MALDON BRIDGE ROAD, MALDON, NSW 2571	s.58 Licence Variation	Issued	2-Apr-19	Onsite, Cement or lime production

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

Search results

Your search for:Suburb: MALDON

Matched 1 notice relating to 1 site.

[Search Again](#)
[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
MALDON	Lot 2 Wilton Park ROAD	Maldon Works	1 current

Page 1 of 1

21 September 2020

For business and industry ☐

For local government ☐

Contact us

- ☐ 131 555 (tel:131555)
- ☐ Online (<https://yoursay.epa.nsw.gov.au/epa-website-feedback>)
- ☐ info@epa.nsw.gov.au (<mailto:info@epa.nsw.gov.au>)
- ☐ EPA Office Locations (<https://www.epa.nsw.gov.au/about-us/contact-us/locations>)

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

☐ <https://au.linkedin.com/company/epa-nsw>
☐ <https://www.facebook.com/epa.nsw>
☐ <https://www.youtube.com/channel/UCpWt1p1W6V>
Find us on

Background

A strategy to systematically prioritise, assess and respond to notifications under Section 60 of the *Contaminated Land Management Act 1997* (CLM Act) has been developed by the EPA. This strategy acknowledges the EPA's obligations to make information available to the public under *Government Information (Public Access) Act 2009*.

When a site is notified to the EPA, it may be accompanied by detailed site reports where the owner has been proactive in addressing the contamination and its source. However, often there is minimal information on the nature or extent of the contamination.

After receiving a report, the first step is to confirm that the report does not relate to a pollution incident. The Protection of the Environment Operations Act 1997 (POEO Act) deals with pollution incidents, waste stockpiling or dumping. The EPA also has an incident management process to manage significant incidents (<https://www.epa.nsw.gov.au/reporting-and-incidents/incident-management>).

In many cases, the information indicates the contamination is securely immobilised within the site, such as under a building or carpark, and is not currently causing any significant risks for the community or environment. Such sites may still need to be cleaned up, but this can be done in conjunction with any subsequent building or redevelopment of the land. These sites do not require intervention under the CLM Act, and are dealt with through the planning and development consent process. In these cases, the EPA informs the local council or other planning authority, so that the information can be recorded and considered at the appropriate time (<https://www.epa.nsw.gov.au/your-environment/contaminated-land/managing-contaminated-land/role-of-planning-authorities>).

Where indications are that the contamination could cause actual harm to the environment or an unacceptable offsite impact (i.e. the land is 'significantly contaminated'), the EPA would apply the regulatory provisions of the CLM Act to have the responsible polluter and/or landowner investigate and remediate the site. If the reported contamination could present an immediate or long-term threat to human health NSW Health will be consulted. SafeWork NSW and Water NSW can also be consulted if there appear to be occupational health and safety risks or an impact on groundwater quality.

As such, the sites notified to the EPA and presented in the list of contaminated sites notified to the EPA are at various stages of the assessment and remediation process. Understanding the nature of the underlying contamination, its implications and implementing a remediation program where required, can take a considerable period of time. The list provides an indication, in relation to each nominated site, as to the management status of that particular site. Further detailed information may be available from the EPA or the person who notified the site.

The following questions and answers may assist those interested in this issue.

Frequently asked questions

Why does my land appear on the list of notified sites?

Your land may appear on the list because:

- the site owner and/or the polluter has notified the EPA under section 60 of the CLM Act
- the EPA has been notified via other means and is satisfied that the site is or was contaminated.

If a site is on the list, it does not necessarily mean the contamination is significant enough to regulate under the CLM Act.

Does the list contain all contaminated sites in NSW?

No. The list only contains contaminated sites that EPA is aware of. If a site is not on the list, it does not necessarily mean the site is not contaminated.

The EPA relies on responsible parties and the public to notify contaminated sites.

How are notified contaminated sites managed by the EPA?

There are different ways the EPA can manage notified contaminated sites. Options include:

- regulation under the CLM Act, POEO Act, or both
- notifying the relevant planning authority for management under the planning and development process
- managing the site under the Protection of the Environment Operation (Underground Petroleum Storage Systems) Regulation 2014.

There are specific cases where contamination is managed under a tailored program operated by another agency (for example, the Resources & Geoscience's Legacy Mines Program).

What should I do if I am a potential buyer of a site that appears on the list?

You should seek advice from the seller to understand the contamination issue. You may need to seek independent contamination or legal advice.

The information provided in the list is indicative only and a starting point for your own assessment. Land contamination from past site uses is common, mainly in urban environments. If the site is properly remediated or managed, it may not affect the intended future use of the site.

Who can I contact if I need more information about a site?

You can contact the Environment Line at any time by calling 131 555 or by emailing info@environment.nsw.gov.au.

List of NSW Contaminated Sites Notified to the EPA

Disclaimer

The EPA has taken all reasonable care to ensure that the information in the list of contaminated sites notified to the EPA (the list) is complete and correct. The EPA does not, however, warrant or represent that the list is free from errors or omissions or that it is exhaustive.

The EPA may, without notice, change any or all of the information in the list at any time.

You should obtain independent advice before you make any decision based on the information in the list.

The list is made available on the understanding that the EPA, its servants and agents, to the extent permitted by law, accept no responsibility for any damage, cost, loss or expense incurred by you as a result of:

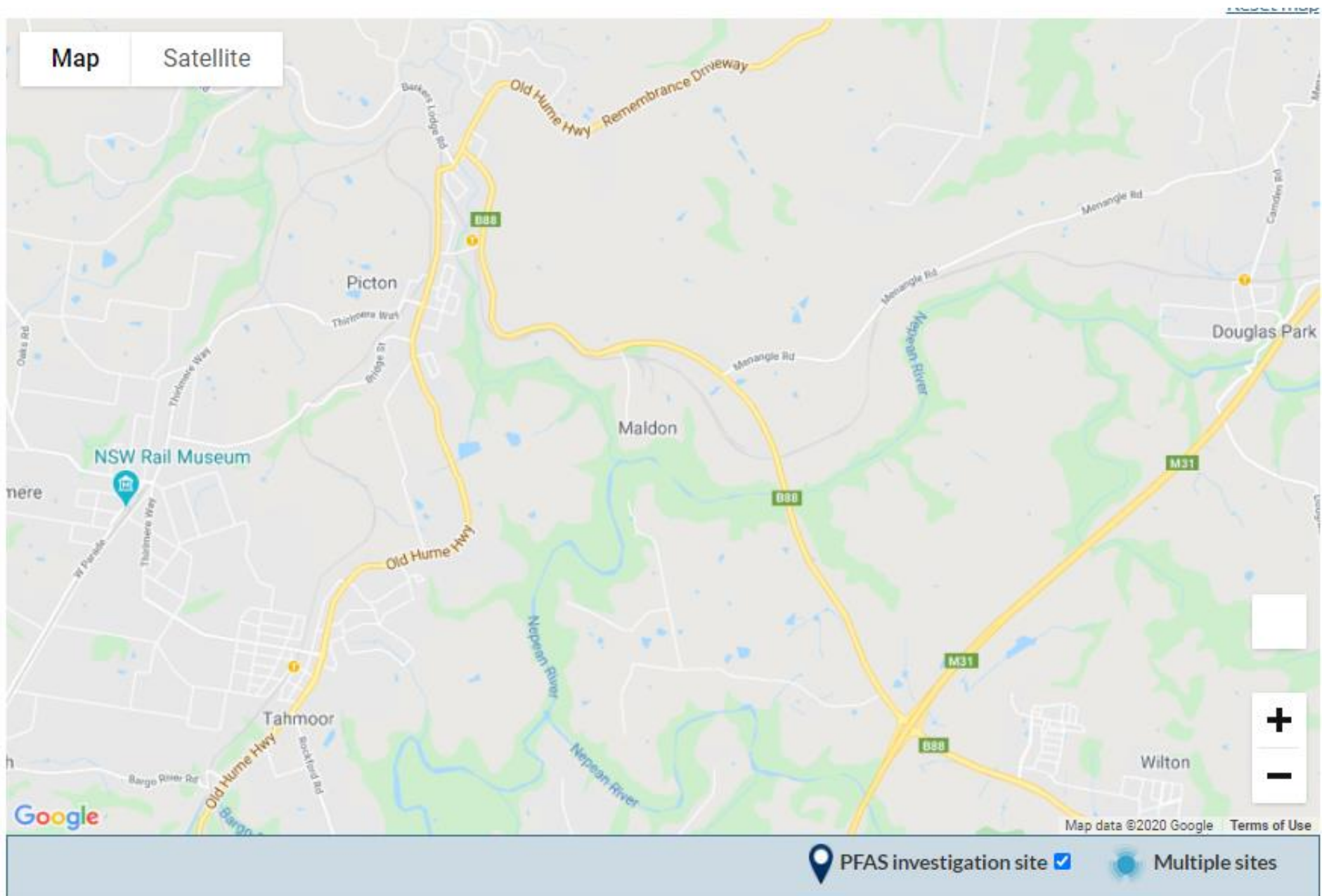
1. any information in the list; or
2. any error, omission or misrepresentation in the list; or
3. any malfunction or failure to function of the list;
4. without limiting (2) or (3) above, any delay, failure or error in recording, displaying or updating information.

Site Status	Explanation
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 <i>Protection of the Environment Operations Act 1997</i> .
Under Preliminary Investigation Order	The EPA has issued a Preliminary Investigation Order under s10 of the <i>Contaminated Land Management Act 1997</i> , to obtain additional information needed to complete the assessment.

Regulation under CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the <i>Contaminated Land Management Act 1997</i> is not required.
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 <i>Contaminated Land Management Act 1997</i> . A regulatory approach is being finalised.
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.
Contamination currently regulated under POEO Act	Contamination is currently regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA as the appropriate regulatory authority reasonably suspects that a pollution incident is occurring/ has occurred and that it requires regulation under the POEO Act. The EPA may use environment protection notices, such as clean up notices, to require clean up action to be taken. Such regulatory notices are available on the POEO public register.
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 <i>Environmental Planning and Assessment Act 1979</i> (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 formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the <i>Contaminated Land Management Act 1997</i> (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 <i>Protection of the Environment Operations Act 1997</i> (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 <i>Environmental Planning and Assessment Act 1979</i> (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.

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
MACQUARIE PARK	Caltex North Ryde Service Station	41-43 Epping ROAD	Service Station	Regulation under CLM Act not required	-33.79138236	151.1312248
MACQUARIE PARK	1-7 Waterloo Road, Macquarie Park	1-7 Waterloo ROAD	Other Petroleum	Regulation under CLM Act not required	-33.78806877	151.1332148
MACQUARIE PARK	Porters Creek Depot - Proposed Operations Centre Site	160 Wicks ROAD	Landfill	Regulation under CLM Act not required	-33.785348	151.13663
MACQUARIE PARK	De Burghs Cycleway - Lane Cove National Park	Riverside DRIVE	Other Petroleum	Regulation under CLM Act not required	-33.77802854	151.1367529
MAITLAND	Maitland Gasworks	Charles STREET	Gasworks	Contamination currently regulated under CLM Act	-32.73603658	151.5578926
MAITLAND	Hannan and High Street	Hannan Street and High STREET	Service Station	Regulation under CLM Act not required	-32.72731682	151.5515673
MAITLAND	Coles Express Service Station	235 High STREET	Service Station	Regulation under CLM Act not required	-32.73923807	151.5620399
MALABAR	ANZAC Rifle Range former landfill	Franklin STREET	Landfill	Regulation being finalised	-33.95792671	151.2566373
MANDALONG	Mandalong Mine	Mandalong ROAD	Other Industry	Regulation under CLM Act not required	-33.11725583	151.4616452
MANGROVE MOUNTAIN	Poultry Litter Containment Pit site	258 Waratah ROAD	Unclassified	Regulation under CLM Act not required	-33.28917277	151.167235
MANILLA	Tamworth Regional Council Works Depot - Manilla	73 River STREET	Other Petroleum	Regulation under CLM Act not required	-30.74879943	150.7181011
MANLY	Caltex Service Station	86 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.79306889	151.2858638
MANLY	Former Little Manly Point Gasworks	End of Stuart STREET	Gasworks	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.80842005	151.2877784
MANLY	St Patrick's Estate	151 Darley ROAD	Unclassified	Regulation under CLM Act not required	-33.8044568	151.2938595
MANLY	Little Manly Point	Stuart STREET	Gasworks	Contamination formerly regulated under the CLM Act	-33.80814626	151.2876245



Appendix D Heritage Records

Search Results

2 results found.

Maldon Bridge Wilton Park Rd	Maldon via Picton, NSW, Australia	(Registered) Register of the National Estate (Non-statutory archive)
Wilton Park Stables Group Wilton Park Rd	Maldon via Picton, NSW, Australia	(Registered) Register of the National Estate (Non-statutory archive)

Report Produced: Tue Sep 29 18:00:01 2020

Search for NSW Heritage

[Return to search page where you can refine/broaden your search.](#)

Statutory listed items

Information and items listed in the State Heritage Inventory come from a number of sources. This means that there may be several entries for the same heritage item in the database. For clarity, the search results have been divided into three sections.

- **Section 1** - contains Aboriginal Places declared by the **Minister for the Environment** under the National Parks and Wildlife Act. This information is provided by Heritage NSW.
- **Section 2** - contains heritage items listed by the **Heritage Council of NSW** under the Heritage Act. This includes listing on the State Heritage Register, an Interim Heritage Order or protected under section 136 of the Heritage Act. This information is provided by Heritage NSW.
- **Section 3** - contains items listed by **local councils** on Local Environmental Plans under the Environmental Planning and Assessment Act and **State government agencies** under s.170 of the Heritage Act. This information is provided by local councils and State government agencies.

Section 1. Aboriginal Places listed under the National Parks and Wildlife Act.

Your search did not return any matching results.

Section 2. Items listed under the Heritage Act.

Your search did not return any matching results.

Section 3. Items listed by Local Government and State Agencies.

Your search returned 3 records.

Item name	Address	Suburb	LGA	Information source
Maldon Weir		Maldon (Nepean River)	Wollondilly	LGOV
Suspension Bridge over Nepean River	End of Maldon Bridge Rd End of Wilton Park Dr	Maldon	Wollondilly	LGOV
Webster Street Cottages	Webster Street	MALDON	Wollondilly	LGOV

There was a total of 3 records matching your search criteria.

Key:

LGA = Local Government Area

GAZ= NSW Government Gazette (statutory listings prior to 1997), HGA = Heritage Grant Application, HS = Heritage Study, LGOV = Local Government, SGOV = State Government Agency.

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

Appendix E Section 10.7 Planning Certificates

PLANNING CERTIFICATE UNDER SECTION 10.7(2) & (5) ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

APPLICANT: Ms S Gray
sgray@jbsg.com.au

Planning Certificate No.: 20201957
Receipt No.: 721
Issue Date: 22 September 2020
Applicant's Reference: 59586
Property No.: 15430

DESCRIPTION OF PROPERTY

Address: 40 Maldon Bridge Road MALDON 2571
Land Description: Lot: 1 DP: 795225

Notes:

The following prescribed matters may apply to the land to which this certificate relates and is supplied in good faith.

Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.

The following information is provided pursuant to Section 10.7(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them from Council's Administration Centre at 62-64 Menangle Street, Picton or view free of charge on Council's Website www.wollondilly.nsw.gov.au.

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPS

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.
- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).
- (3) The name of each development control plan that applies to the carrying out of development on the land.
- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

ENVIRONMENTAL PLANNING INSTRUMENTS

Wollondilly Local Environmental Plan 2011.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2 - 1997)

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

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

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

State Environmental Planning Policy No 21 - Caravan Parks

State Environmental Planning Policy No 33 - Hazardous and Offensive Development

State Environmental Planning Policy No 50 - Canal Estate Development

State Environmental Planning Policy No 55 - Remediation of Land

State Environmental Planning Policy No 64 - Advertising and Signage

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

State Environmental Planning Policy (Infrastructure) 2007

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

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (State and Regional Development) 2011

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

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

State Environmental Planning Policy (State Significant Precincts) 2005

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

State Environmental Planning Policy (Concurrences and Consents) 2018

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

State Environmental Planning Policy (Koala Habitat Protection) 2019
(Note: Excludes land dedicated or reserved as National Park)

PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) applies to this land. The draft LEP proposes various matters.

Draft State Environmental Planning Policy (Competition) 2010

Draft State Environmental Planning Policy (Environment)

Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019

Draft State Environmental Planning Policy - Remediation of Land

State Environmental Planning Policy (State and Regional Development) 2011 – Water Treatment Facilities Proposed Amendment

Draft State Environmental Planning Policy (Housing Diversity) 2020

Draft State Environmental Planning Policy (Strategic Conservation Planning) - to support the Cumberland Plain Conservation Plan

DEVELOPMENT CONTROL PLANS

Wollondilly Development Control Plan 2016 applies to all land covered by Wollondilly Local Environmental Plan 2011.

2. ZONING AND LAND USE UNDER RELEVANT LEPS

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

WOLLONDILLY LOCAL ENVIRONMENTAL PLAN 2011

- (a) the identity of the zone, whether by reference to a name (such as “Residential Zone” or “Heritage Area”) or by reference to a number (such as “Zone No 2 (a)”);

Zone RU2 Rural Landscape

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

Extensive agriculture; Home occupations and development listed in Schedule 2 of Wollondilly Local Environmental Plan 2011 provided it meets the criteria in that schedule

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

Agriculture; Airports; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat building and repair facilities; Boat sheds; Cellar door premises; Cemeteries; Community facilities; Crematoria; Depots; Dual occupancies (attached); Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Funeral homes; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hospitals; Information and education facilities; Landscaping material supplies; Mortuaries; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers’ dwellings; Secondary dwellings; Signage; Transport depots; Veterinary hospitals; Water recreation structures; Water supply systems

- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Stock and sale yards; Turf farming; Any other development not specified in item (b) or (c)

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

A dwelling house cannot be erected on any lot created under clause 4.2 of Wollondilly Local Environmental Plan 2011. That is, a dwelling house cannot be erected on lots less than the minimum allotment size for subdivision which have only been created for the purpose of primary production.

Reference must be made to clause 4.2 of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

Wollondilly Local Environmental Plan 2011 Clause 4.2A and the Minimum Lot Size Map sets the minimum land dimensions for the erection of a dwelling house on this land as follows:

Development consent for the purposes of the erection of a dwelling house may only be granted if no dwelling house has been erected on the land (unless the application is to replace the existing dwelling-house) and;

- (a) the lot is at least the minimum lot size specified for that land by the Lot Size Map being 100 hectares; or
- (b) the lot was created before this Plan commenced and on which a dwelling house was permissible immediately before that commencement; or
- (c) the lot resulted from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision has been registered before that commencement.

Reference must be made to Clause 4.2A of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

- (f) whether the land includes or comprises critical habitat,

None known

- (g) whether the land is in a conservation area (however described),

The land is not located within a Heritage Conservation Area as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

- (h) whether an item of environmental heritage (however described) is situated on the land.

The land does not contain an item of environmental heritage as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

Planning Proposal - Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal).

- (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any new development standards.

- (f) whether the land includes or comprises critical habitat,

None known

- (g) whether the land is in a conservation area (however described),

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not identify a change to land in a conservation area.

- (h) whether an item of environmental heritage (however described) is situated on the land.

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not identify a change to any items of environmental heritage.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The land is located within the Wilton Priority Growth Area.

The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies to the land, however, Zoning and Land Use for the land are specified under Wollondilly Local Environmental Plan 2011 (refer to clause 2 of this planning certificate).

3. COMPLYING DEVELOPMENT

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

THE HOUSING CODE

Complying development MAY be carried out on the land under the Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE RURAL HOUSING CODE

Complying development MAY be carried out on the land under the Rural Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE GREENFIELD HOUSING CODE

Complying development MAY be carried out on the land under the Greenfield Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE LOW RISE HOUSING DIVERSITY CODE

Complying development MAY be carried out on the land under the Low Rise Housing Diversity Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE HOUSING ALTERATIONS CODE

Complying development MAY be carried out on the land under the Housing Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE GENERAL DEVELOPMENT CODE

Complying development MAY be carried out on the land under the General Development Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development MAY be carried out on the land under the Commercial and Industrial Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development MAY be carried out on the land under the Commercial and Industrial (New Buildings and Additions) Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE CONTAINER RECYCLING FACILITIES CODE

Complying development MAY be carried out on the land under the Container Recycling Facilities Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE SUBDIVISIONS CODE

Complying development MAY be carried out on the land under the Subdivisions Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE DEMOLITION CODE

Complying development MAY be carried out on the land under the Demolition Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE FIRE SAFETY CODE

Complying development MAY be carried out on the land under the Fire Safety Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

4. (REPEALED)

4A. (REPEALED)

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

This clause is not applicable to the Wollondilly Local Government Area.

5. MINE SUBSIDENCE

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

The land IS WITHIN a declared Mine Subsidence District of Wilton under section 20 of the Coal Mine Subsidence Compensation Act 2017. Certain development in a Mine Subsidence District requires approval from Subsidence Advisory NSW – further information can be obtained from Subsidence Advisory NSW. Subsidence Advisory NSW provides compensation to property owners for mine subsidence damage. To be eligible for compensation, development must be constructed in accordance with Subsidence Advisory NSW approval. Subsidence Advisory NSW has set surface development guidelines for properties in Mine Subsidence Districts that specify building requirements to help prevent potential damage from coal mine subsidence.

6. ROAD WIDENING AND ROAD REALIGNMENT

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

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

No

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy:

- (a) Adopted by the council, or
- (b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

No

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.
- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.
- (3) Words and expressions in this clause have the same meanings as in the Standard Instrument.

No

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

There are no Environmental Planning Instruments referred to in Clause 1 that make provision for the acquisition of the land by a public authority as referred to under section 3.15 of the Act.

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not provide for the acquisition of the subject land by a public authority as referred to in section 3.15 of the Act.

9. CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land.

Wollondilly Development Contributions Plan 2020 applies to the land.

9A. BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

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

The land is not biodiversity certified land (under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016).

10. BIODIVERSITY STEWARDSHIP SITES

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

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

Council has not been notified of the existence of any biodiversity stewardship agreements or biobanking agreements by the Chief Executive of the Office of Environment and Heritage under the Threatened Species Conservation Act 1995 for this land.

10A. NATIVE VEGETATION CLEARING SET ASIDES

If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

Council has not been notified of the existence of any set aside areas by Local Land Services. Council has not been notified of the existence of a set aside area under section 60ZC of the Local Land Services Act 2013 by the Local Land Services. The land is not registered in the public register as a set aside area under section 60ZC of the Local Land Services Act 2013.

11. BUSH FIRE PRONE LAND

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land is wholly bush fire prone land as shown in Council's records. Further details of any applicable restrictions on development of the land may be obtained on application to Council.

12. PROPERTY VEGETATION PLANS

If the land is land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that

effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under the Act).

Council has not been notified of any such plan that affects this land.

13. ORDER UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Whether an order has been made under the *Trees (Disputes between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No

14. DIRECTIONS UNDER PART 3A

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

No

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

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

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department, and

There is not a current site compatibility certificate (seniors housing) as described that applies to this land.

- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

There are currently no conditions of consent relating to a development application for seniors housing that apply to the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

There is not a valid site compatibility certificate (infrastructure, schools or TAFE establishments) as described that applies to this land.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, that statement is to include:

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the head office of the Department.

There is not a current site compatibility certificate (affordable rental housing) as described that applies to this land.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

There are currently no conditions of consent relating to a development application for affordable rental housing that apply to the land.

18. PAPER SUBDIVISION INFORMATION

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

None

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

None

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of Environmental Planning and Assessment Regulation 2000.

19. SITE VERIFICATION CERTIFICATES

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

NOTE. A site verification certificate sets out the Planning Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

- (b) the date on which the certificate ceases to be current (if any), and
(c) that a copy may be obtained from the head office of the Department.

There is no current Site Verification Certificate as described that applies to this land.

20. LOOSE-FILL ASBESTOS INSULATION

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.

Council has not been notified by NSW Fair Trading of any residential premises on this land being identified in the Loose-Fill Asbestos Insulation Register.

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.

Council is NOT aware of any affected building notice in respect of the land.

- (2) A statement of:
- (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

Council is NOT aware of any building product rectification order as detailed above.

Council is NOT aware of any notice of intention as detailed above.

- (3) In this clause:

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

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

The land is subject to a management order within the meaning of that Act. Further details can be obtained from the Department of Environment and Climate Change.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

THE FOLLOWING ADDITIONAL INFORMATION IS PROVIDED UNDER:

SECTION 10.7(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

For the purposes of Section 10.7(5), the following information is provided in relation to the subject property:

1. The subject land is not affected by a Foreshore Building Line.
2. Any enquiries relating to whether or not the land has frontage to a classified road or a controlled access road should be referred directly to Roads and Maritime Services (RMS) on 02 4221 2495.
3. **WESTERN SYDNEY INTERNATIONAL (NANCY-BIRD WALTON) AIRPORT**

In April 2014 the Australian Government announced Badgerys Creek as the site of a second major airport for Sydney. The Western Sydney International (Nancy-Bird Walton) Airport plans were finalised in 2016. Construction of the future airport has commenced and is on track to begin operations in 2026. The location of the airport will have implications for certain lands in the Wollondilly local government area, including, but not limited to, a number of suburbs being Warragamba, Silverdale, Lake Burragorang, Wallacia, Werombi and Theresa Park.

Information on the current status of proposed Flight Path Design and further Noise Assessment for the airport (including aircraft noise measures (Australian Noise Exposure Concept (ANEC), Australian Noise Exposure Forecast (ANEF) and potential Obstacle Height Limitations) can be obtained from the Federal Department of Infrastructure, Transport, Cities and Regional Development or at <http://www.westernsydneyairport.gov.au>.

The plans for the Western Sydney Aerotropolis, which includes the Airport site were released on 6 December 2019. For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/aerotropolis>

4. **DRAFT STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY AEROTROPOLIS)**

Plans for NSW's newest city were released by the NSW Government on 6 December 2019. The plan sets the future vision for the region and provides a roadmap for the rezoning of individual precincts, including the site for the Western Sydney International (Nancy-Brid Walton) Airport.

For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/aerotropolis>

5. Other Matters (if applicable)

PROTECTION OF TRANSPORT CORRIDORS IN WESTERN SYDNEY

In March 2018 the State Government announced the recommended corridor for the Outer Sydney Orbital (Stage One). The location of the corridor was updated in June 2018 following the outcome of community consultation.

The Outer Sydney Orbital (Stage One) will provide for a motorway and freight line to connect Illawarra and Central Coast via Western Sydney Airport.

The Outer Sydney Orbital (Stage One) corridor passes through the Wollondilly local government area (Brownlow Hill, Cawdor, Douglas Park, Menangle and Mount Hunter).

For more information contact Transport for NSW or visit their website at www.transport.nsw.gov.au/corridors.

WILTON 2040: A PLAN FOR THE WILTON GROWTH AREA

Parts of Wilton are within a State Government declared Growth Area. The Wilton Growth Area is guided by Wilton 2040: A Plan for the Wilton Growth Area.

For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Wilton>
SHIRE WIDE FLOOD STUDY

Council wants to be proactive about flooding in the Shire and in partnership with the NSW State Government we are looking for ways to mitigate flood risks for the community.

A flood study for areas not currently covered by a study has commenced with the aim of identifying the flood risk for every property in the Shire.

Refer to Council's website www.wollondilly.nsw.gov.au or contact Council for more information on 4677 1100.

In respect of matters beyond the control and/or responsibility of Council, information provided is provided only to the extent that Council has been so notified by the relevant Authorities or Departments, which have responsibility for the administration of the particular status referred to. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

Digitally Signed: Max Strassmeir Senior Development Assessment Planner Wednesday, 23 September 2020 2:59:12 PM Development Services
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*Signed on behalf of the
Chief Executive Officer of*

WOLLONDILLY SHIRE COUNCIL

Any request for further information in connection with the above should be directed to Council's Duty Planner, Monday to Friday between the hours of 8:30am and 12:30pm, by telephoning (02) 4677 1100.

NOTICE TO PURCHASERS OF RURAL LAND

Wollondilly Shire Council supports the rights of persons in rural areas of the Shire to undertake and pursue agricultural production activities that are consistent with land capability and use reasonable and practical measures to avoid environmental harm and minimise impact to adjoining land users. Intending purchasers are advised that agricultural production **can** include the following activities that may have implications for occupiers and prospective purchasers of rural land:

Use of agricultural machinery (tractors, chainsaws, motorbikes)

Use of bird-scare devices

Intensive livestock production (cattle feedlots, poultry farms, piggeries, restricted dairies)

Operation of rural industries (packing sheds, abattoirs, stock and sale yards, sawmills)

Vegetation clearing

Grazing of livestock

Crop and fodder production

Soil cultivation

Crop harvesting

Use of firearms

Bushfire hazard reduction burning

Construction of firebreaks

Earthworks (construction of dams, drains, contour banks, access roads and tracks)

Fencing

Pumping and irrigation

Use of pesticides and herbicides

Spreading of manure, compost and treated effluent

Fertiliser usage

Slashing and mowing of grass

Production of silage

Re-vegetation activities (planting trees and shrubs)

Agroforestry

Livestock droving on roads

This is not an exhaustive list and intending purchasers of rural land should assess surrounding agricultural land uses and the impact these activities may have when being pursued in close proximity their proposed purchase. If you think these types of activities will affect your ability to live in a rural locality then intending purchasers are advised to reconsider their purchase and seek independent advice.

This notice is not intended to affect the rights of individuals to take action under the common law or legislation and is provided for information purposes only.

PLANNING CERTIFICATE UNDER SECTION 10.7(2) & (5) ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

APPLICANT: Ms S Gray
sgray@jbsg.com.au

Planning Certificate No.: 20201961
Receipt No.: 721
Issue Date: 22 September 2020
Applicant's Reference: 59586
Property No.: 15433

DESCRIPTION OF PROPERTY

Address: 40 Maldon Bridge Road MALDON 2571
Land Description: Lot: W DP: 163774

Notes:

The following prescribed matters may apply to the land to which this certificate relates and is supplied in good faith.

Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.

The following information is provided pursuant to Section 10.7(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them from Council's Administration Centre at 62-64 Menangle Street, Picton or view free of charge on Council's Website www.wollondilly.nsw.gov.au.

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPS

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.
- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).
- (3) The name of each development control plan that applies to the carrying out of development on the land.
- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

ENVIRONMENTAL PLANNING INSTRUMENTS

Wollondilly Local Environmental Plan 2011.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2 - 1997)

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

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

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

State Environmental Planning Policy No 21 - Caravan Parks

State Environmental Planning Policy No 33 - Hazardous and Offensive Development

State Environmental Planning Policy No 50 - Canal Estate Development

State Environmental Planning Policy No 55 - Remediation of Land

State Environmental Planning Policy No 64 - Advertising and Signage

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

State Environmental Planning Policy (Infrastructure) 2007

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

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (State and Regional Development) 2011

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

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

State Environmental Planning Policy (State Significant Precincts) 2005

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

State Environmental Planning Policy (Concurrences and Consents) 2018

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

State Environmental Planning Policy (Koala Habitat Protection) 2019
(Note: Excludes land dedicated or reserved as National Park)

PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) applies to this land. The draft LEP proposes various matters.

Draft State Environmental Planning Policy (Competition) 2010

Draft State Environmental Planning Policy (Environment)

Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019

Draft State Environmental Planning Policy - Remediation of Land

State Environmental Planning Policy (State and Regional Development) 2011 – Water Treatment Facilities Proposed Amendment

Draft State Environmental Planning Policy (Housing Diversity) 2020

Draft State Environmental Planning Policy (Strategic Conservation Planning) - to support the Cumberland Plain Conservation Plan

DEVELOPMENT CONTROL PLANS

Wollondilly Development Control Plan 2016 applies to all land covered by Wollondilly Local Environmental Plan 2011.

2. ZONING AND LAND USE UNDER RELEVANT LEPS

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

WOLLONDILLY LOCAL ENVIRONMENTAL PLAN 2011

- (a) the identity of the zone, whether by reference to a name (such as “Residential Zone” or “Heritage Area”) or by reference to a number (such as “Zone No 2 (a)”);

Zone RU2 Rural Landscape

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

Extensive agriculture; Home occupations and development listed in Schedule 2 of Wollondilly Local Environmental Plan 2011 provided it meets the criteria in that schedule

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

Agriculture; Airports; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat building and repair facilities; Boat sheds; Cellar door premises; Cemeteries; Community facilities; Crematoria; Depots; Dual occupancies (attached); Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Funeral homes; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hospitals; Information and education facilities; Landscaping material supplies; Mortuaries; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers’ dwellings; Secondary dwellings; Signage; Transport depots; Veterinary hospitals; Water recreation structures; Water supply systems

- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Stock and sale yards; Turf farming; Any other development not specified in item (b) or (c)

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

A dwelling house cannot be erected on any lot created under clause 4.2 of Wollondilly Local Environmental Plan 2011. That is, a dwelling house cannot be erected on lots less than the minimum allotment size for subdivision which have only been created for the purpose of primary production.

Reference must be made to clause 4.2 of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

Wollondilly Local Environmental Plan 2011 Clause 4.2A and the Minimum Lot Size Map sets the minimum land dimensions for the erection of a dwelling house on this land as follows:

Development consent for the purposes of the erection of a dwelling house may only be granted if no dwelling house has been erected on the land (unless the application is to replace the existing dwelling-house) and;

- (a) the lot is at least the minimum lot size specified for that land by the Lot Size Map being 100 hectares; or
- (b) the lot was created before this Plan commenced and on which a dwelling house was permissible immediately before that commencement; or
- (c) the lot resulted from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision has been registered before that commencement.

Reference must be made to Clause 4.2A of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

- (f) whether the land includes or comprises critical habitat,

None known

- (g) whether the land is in a conservation area (however described),

The land is not located within a Heritage Conservation Area as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

- (h) whether an item of environmental heritage (however described) is situated on the land.

The land does not contain an item of environmental heritage as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

Planning Proposal - Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal).

- (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any new development standards.

- (f) whether the land includes or comprises critical habitat,

None known

- (g) whether the land is in a conservation area (however described),

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not identify a change to land in a conservation area.

- (h) whether an item of environmental heritage (however described) is situated on the land.

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not identify a change to any items of environmental heritage.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The land is located within the Wilton Priority Growth Area.

The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies to the land, however, Zoning and Land Use for the land are specified under Wollondilly Local Environmental Plan 2011 (refer to clause 2 of this planning certificate).

3. COMPLYING DEVELOPMENT

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

THE HOUSING CODE

Complying development MAY be carried out on the land under the Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE RURAL HOUSING CODE

Complying development MAY be carried out on the land under the Rural Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE GREENFIELD HOUSING CODE

Complying development MAY be carried out on the land under the Greenfield Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE LOW RISE HOUSING DIVERSITY CODE

Complying development MAY be carried out on the land under the Low Rise Housing Diversity Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE HOUSING ALTERATIONS CODE

Complying development MAY be carried out on the land under the Housing Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE GENERAL DEVELOPMENT CODE

Complying development MAY be carried out on the land under the General Development Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development MAY be carried out on the land under the Commercial and Industrial Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development MAY be carried out on the land under the Commercial and Industrial (New Buildings and Additions) Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE CONTAINER RECYCLING FACILITIES CODE

Complying development MAY be carried out on the land under the Container Recycling Facilities Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE SUBDIVISIONS CODE

Complying development MAY be carried out on the land under the Subdivisions Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE DEMOLITION CODE

Complying development MAY be carried out on the land under the Demolition Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE FIRE SAFETY CODE

Complying development MAY be carried out on the land under the Fire Safety Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

4. (REPEALED)

4A. (REPEALED)

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

This clause is not applicable to the Wollondilly Local Government Area.

5. MINE SUBSIDENCE

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

The land IS WITHIN a declared Mine Subsidence District of Wilton under section 20 of the Coal Mine Subsidence Compensation Act 2017. Certain development in a Mine Subsidence District requires approval from Subsidence Advisory NSW – further information can be obtained from Subsidence Advisory NSW. Subsidence Advisory NSW provides compensation to property owners for mine subsidence damage. To be eligible for compensation, development must be constructed in accordance with Subsidence Advisory NSW approval. Subsidence Advisory NSW has set surface development guidelines for properties in Mine Subsidence Districts that specify building requirements to help prevent potential damage from coal mine subsidence.

6. ROAD WIDENING AND ROAD REALIGNMENT

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

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

No

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy:

- (a) Adopted by the council, or
- (b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

No

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.
- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.
- (3) Words and expressions in this clause have the same meanings as in the Standard Instrument.

No

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

There are no Environmental Planning Instruments referred to in Clause 1 that make provision for the acquisition of the land by a public authority as referred to under section 3.15 of the Act.

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not provide for the acquisition of the subject land by a public authority as referred to in section 3.15 of the Act.

9. CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land.

Wollondilly Development Contributions Plan 2020 applies to the land.

9A. BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

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

The land is not biodiversity certified land (under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016).

10. BIODIVERSITY STEWARDSHIP SITES

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

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

Council has not been notified of the existence of any biodiversity stewardship agreements or biobanking agreements by the Chief Executive of the Office of Environment and Heritage under the Threatened Species Conservation Act 1995 for this land.

10A. NATIVE VEGETATION CLEARING SET ASIDES

If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

Council has not been notified of the existence of any set aside areas by Local Land Services. Council has not been notified of the existence of a set aside area under section 60ZC of the Local Land Services Act 2013 by the Local Land Services. The land is not registered in the public register as a set aside area under section 60ZC of the Local Land Services Act 2013.

11. BUSH FIRE PRONE LAND

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land is partially bush fire prone land as shown in Council's records. Further details of any applicable restrictions on development of the land may be obtained on application to Council.

12. PROPERTY VEGETATION PLANS

If the land is land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that

effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under the Act).

Council has not been notified of any such plan that affects this land.

13. ORDER UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Whether an order has been made under the *Trees (Disputes between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No

14. DIRECTIONS UNDER PART 3A

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

No

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

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

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department, and

There is not a current site compatibility certificate (seniors housing) as described that applies to this land.

- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

There are currently no conditions of consent relating to a development application for seniors housing that apply to the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

There is not a valid site compatibility certificate (infrastructure, schools or TAFE establishments) as described that applies to this land.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, that statement is to include:

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the head office of the Department.

There is not a current site compatibility certificate (affordable rental housing) as described that applies to this land.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

There are currently no conditions of consent relating to a development application for affordable rental housing that apply to the land.

18. PAPER SUBDIVISION INFORMATION

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

None

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

None

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of Environmental Planning and Assessment Regulation 2000.

19. SITE VERIFICATION CERTIFICATES

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

NOTE. A site verification certificate sets out the Planning Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

- (b) the date on which the certificate ceases to be current (if any), and
(c) that a copy may be obtained from the head office of the Department.

There is no current Site Verification Certificate as described that applies to this land.

20. LOOSE-FILL ASBESTOS INSULATION

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.

Council has not been notified by NSW Fair Trading of any residential premises on this land being identified in the Loose-Fill Asbestos Insulation Register.

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.

Council is NOT aware of any affected building notice in respect of the land.

- (2) A statement of:
- (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

Council is NOT aware of any building product rectification order as detailed above.

Council is NOT aware of any notice of intention as detailed above.

- (3) In this clause:

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

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

The land is subject to a management order within the meaning of that Act. Further details can be obtained from the Department of Environment and Climate Change.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

THE FOLLOWING ADDITIONAL INFORMATION IS PROVIDED UNDER:

SECTION 10.7(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

For the purposes of Section 10.7(5), the following information is provided in relation to the subject property:

1. The subject land is not affected by a Foreshore Building Line.
2. Any enquiries relating to whether or not the land has frontage to a classified road or a controlled access road should be referred directly to Roads and Maritime Services (RMS) on 02 4221 2495.
3. **WESTERN SYDNEY INTERNATIONAL (NANCY-BIRD WALTON) AIRPORT**

In April 2014 the Australian Government announced Badgerys Creek as the site of a second major airport for Sydney. The Western Sydney International (Nancy-Bird Walton) Airport plans were finalised in 2016. Construction of the future airport has commenced and is on track to begin operations in 2026. The location of the airport will have implications for certain lands in the Wollondilly local government area, including, but not limited to, a number of suburbs being Warragamba, Silverdale, Lake Burragorang, Wallacia, Werombi and Theresa Park.

Information on the current status of proposed Flight Path Design and further Noise Assessment for the airport (including aircraft noise measures (Australian Noise Exposure Concept (ANEC), Australian Noise Exposure Forecast (ANEF) and potential Obstacle Height Limitations) can be obtained from the Federal Department of Infrastructure, Transport, Cities and Regional Development or at <http://www.westernsydneyairport.gov.au>.

The plans for the Western Sydney Aerotropolis, which includes the Airport site were released on 6 December 2019. For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/aerotropolis>

4. **DRAFT STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY AEROTROPOLIS)**

Plans for NSW's newest city were released by the NSW Government on 6 December 2019. The plan sets the future vision for the region and provides a roadmap for the rezoning of individual precincts, including the site for the Western Sydney International (Nancy-Brid Walton) Airport.

For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/aerotropolis>

5. Other Matters (if applicable)

PROTECTION OF TRANSPORT CORRIDORS IN WESTERN SYDNEY

In March 2018 the State Government announced the recommended corridor for the Outer Sydney Orbital (Stage One). The location of the corridor was updated in June 2018 following the outcome of community consultation.

The Outer Sydney Orbital (Stage One) will provide for a motorway and freight line to connect Illawarra and Central Coast via Western Sydney Airport.

The Outer Sydney Orbital (Stage One) corridor passes through the Wollondilly local government area (Brownlow Hill, Cawdor, Douglas Park, Menangle and Mount Hunter).

For more information contact Transport for NSW or visit their website at www.transport.nsw.gov.au/corridors.

WILTON 2040: A PLAN FOR THE WILTON GROWTH AREA

Parts of Wilton are within a State Government declared Growth Area. The Wilton Growth Area is guided by Wilton 2040: A Plan for the Wilton Growth Area.

For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Wilton>
SHIRE WIDE FLOOD STUDY

Council wants to be proactive about flooding in the Shire and in partnership with the NSW State Government we are looking for ways to mitigate flood risks for the community.

A flood study for areas not currently covered by a study has commenced with the aim of identifying the flood risk for every property in the Shire.

Refer to Council's website www.wollondilly.nsw.gov.au or contact Council for more information on 4677 1100.

In respect of matters beyond the control and/or responsibility of Council, information provided is provided only to the extent that Council has been so notified by the relevant Authorities or Departments, which have responsibility for the administration of the particular status referred to. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

Digitally Signed: Max Starssmeir Senior Development Assessment Planner Wednesday, 23 September 2020 2:58:56 PM Development Services
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*Signed on behalf of the
Chief Executive Officer of*

WOLLONDILLY SHIRE COUNCIL

Any request for further information in connection with the above should be directed to Council's Duty Planner, Monday to Friday between the hours of 8:30am and 12:30pm, by telephoning (02) 4677 1100.

NOTICE TO PURCHASERS OF RURAL LAND

Wollondilly Shire Council supports the rights of persons in rural areas of the Shire to undertake and pursue agricultural production activities that are consistent with land capability and use reasonable and practical measures to avoid environmental harm and minimise impact to adjoining land users. Intending purchasers are advised that agricultural production **can** include the following activities that may have implications for occupiers and prospective purchasers of rural land:

Use of agricultural machinery (tractors, chainsaws, motorbikes)

Use of bird-scare devices

Intensive livestock production (cattle feedlots, poultry farms, piggeries, restricted dairies)

Operation of rural industries (packing sheds, abattoirs, stock and sale yards, sawmills)

Vegetation clearing

Grazing of livestock

Crop and fodder production

Soil cultivation

Crop harvesting

Use of firearms

Bushfire hazard reduction burning

Construction of firebreaks

Earthworks (construction of dams, drains, contour banks, access roads and tracks)

Fencing

Pumping and irrigation

Use of pesticides and herbicides

Spreading of manure, compost and treated effluent

Fertiliser usage

Slashing and mowing of grass

Production of silage

Re-vegetation activities (planting trees and shrubs)

Agroforestry

Livestock droving on roads

This is not an exhaustive list and intending purchasers of rural land should assess surrounding agricultural land uses and the impact these activities may have when being pursued in close proximity their proposed purchase. If you think these types of activities will affect your ability to live in a rural locality then intending purchasers are advised to reconsider their purchase and seek independent advice.

This notice is not intended to affect the rights of individuals to take action under the common law or legislation and is provided for information purposes only.

PLANNING CERTIFICATE UNDER SECTION 10.7(2) & (5) ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

APPLICANT: Ms S Gray
sgray@jbsg.com.au

Planning Certificate No.: 20201958
Receipt No.: 721
Issue Date: 22 September 2020
Applicant's Reference: 59586
Property No.: 22203

DESCRIPTION OF PROPERTY

Address: 40 Maldon Bridge Road MALDON 2571
Land Description: Lot: 1 DP: 1138675

Notes:

The following prescribed matters may apply to the land to which this certificate relates and is supplied in good faith.

Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.

The following information is provided pursuant to Section 10.7(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them from Council's Administration Centre at 62-64 Menangle Street, Picton or view free of charge on Council's Website www.wollondilly.nsw.gov.au.

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPS

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.
- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).
- (3) The name of each development control plan that applies to the carrying out of development on the land.
- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

ENVIRONMENTAL PLANNING INSTRUMENTS

Wollondilly Local Environmental Plan 2011.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2 - 1997)

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

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

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

State Environmental Planning Policy No 21 - Caravan Parks

State Environmental Planning Policy No 33 - Hazardous and Offensive Development

State Environmental Planning Policy No 50 - Canal Estate Development

State Environmental Planning Policy No 55 - Remediation of Land

State Environmental Planning Policy No 64 - Advertising and Signage

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

State Environmental Planning Policy (Infrastructure) 2007

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

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (State and Regional Development) 2011

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

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

State Environmental Planning Policy (State Significant Precincts) 2005

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

State Environmental Planning Policy (Concurrences and Consents) 2018

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

State Environmental Planning Policy (Koala Habitat Protection) 2019
(Note: Excludes land dedicated or reserved as National Park)

PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) applies to this land. The draft LEP proposes various matters.

Draft State Environmental Planning Policy (Competition) 2010

Draft State Environmental Planning Policy (Environment)

Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019

Draft State Environmental Planning Policy - Remediation of Land

State Environmental Planning Policy (State and Regional Development) 2011 – Water Treatment Facilities Proposed Amendment

Draft State Environmental Planning Policy (Housing Diversity) 2020

Draft State Environmental Planning Policy (Strategic Conservation Planning) - to support the Cumberland Plain Conservation Plan

DEVELOPMENT CONTROL PLANS

Wollondilly Development Control Plan 2016 applies to all land covered by Wollondilly Local Environmental Plan 2011.

2. ZONING AND LAND USE UNDER RELEVANT LEPS

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

WOLLONDILLY LOCAL ENVIRONMENTAL PLAN 2011

- (a) the identity of the zone, whether by reference to a name (such as “Residential Zone” or “Heritage Area”) or by reference to a number (such as “Zone No 2 (a)”);

Zone RU2 Rural Landscape

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

Extensive agriculture; Home occupations and development listed in Schedule 2 of Wollondilly Local Environmental Plan 2011 provided it meets the criteria in that schedule

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

Agriculture; Airports; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat building and repair facilities; Boat sheds; Cellar door premises; Cemeteries; Community facilities; Crematoria; Depots; Dual occupancies (attached); Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Funeral homes; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hospitals; Information and education facilities; Landscaping material supplies; Mortuaries; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers’ dwellings; Secondary dwellings; Signage; Transport depots; Veterinary hospitals; Water recreation structures; Water supply systems

- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Stock and sale yards; Turf farming; Any other development not specified in item (b) or (c)

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

A dwelling house cannot be erected on any lot created under clause 4.2 of Wollondilly Local Environmental Plan 2011. That is, a dwelling house cannot be erected on lots less than the minimum allotment size for subdivision which have only been created for the purpose of primary production.

Reference must be made to clause 4.2 of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

Wollondilly Local Environmental Plan 2011 Clause 4.2A and the Minimum Lot Size Map sets the minimum land dimensions for the erection of a dwelling house on this land as follows:

Development consent for the purposes of the erection of a dwelling house may only be granted if no dwelling house has been erected on the land (unless the application is to replace the existing dwelling-house) and;

- (a) the lot is at least the minimum lot size specified for that land by the Lot Size Map being 100 hectares; or
- (b) the lot was created before this Plan commenced and on which a dwelling house was permissible immediately before that commencement; or
- (c) the lot resulted from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision has been registered before that commencement.

Reference must be made to Clause 4.2A of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

- (f) whether the land includes or comprises critical habitat,

None known

- (g) whether the land is in a conservation area (however described),

The land is not located within a Heritage Conservation Area as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

- (h) whether an item of environmental heritage (however described) is situated on the land.

The land does not contain an item of environmental heritage as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

Planning Proposal - Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal).

- (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any new development standards.

- (f) whether the land includes or comprises critical habitat,

None known

- (g) whether the land is in a conservation area (however described),

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not identify a change to land in a conservation area.

- (h) whether an item of environmental heritage (however described) is situated on the land.

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not identify a change to any items of environmental heritage.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The land is located within the Wilton Priority Growth Area.

The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies to the land, however, Zoning and Land Use for the land are specified under Wollondilly Local Environmental Plan 2011 (refer to clause 2 of this planning certificate).

3. COMPLYING DEVELOPMENT

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

THE HOUSING CODE

Complying development MAY be carried out on the land under the Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE RURAL HOUSING CODE

Complying development MAY be carried out on the land under the Rural Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE GREENFIELD HOUSING CODE

Complying development MAY be carried out on the land under the Greenfield Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE LOW RISE HOUSING DIVERSITY CODE

Complying development MAY be carried out on the land under the Low Rise Housing Diversity Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE HOUSING ALTERATIONS CODE

Complying development MAY be carried out on the land under the Housing Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE GENERAL DEVELOPMENT CODE

Complying development MAY be carried out on the land under the General Development Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development MAY be carried out on the land under the Commercial and Industrial Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development MAY be carried out on the land under the Commercial and Industrial (New Buildings and Additions) Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE CONTAINER RECYCLING FACILITIES CODE

Complying development MAY be carried out on the land under the Container Recycling Facilities Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE SUBDIVISIONS CODE

Complying development MAY be carried out on the land under the Subdivisions Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE DEMOLITION CODE

Complying development MAY be carried out on the land under the Demolition Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE FIRE SAFETY CODE

Complying development MAY be carried out on the land under the Fire Safety Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

4. (REPEALED)

4A. (REPEALED)

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

This clause is not applicable to the Wollondilly Local Government Area.

5. MINE SUBSIDENCE

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

The land IS WITHIN a declared Mine Subsidence District of Wilton under section 20 of the Coal Mine Subsidence Compensation Act 2017. Certain development in a Mine Subsidence District requires approval from Subsidence Advisory NSW – further information can be obtained from Subsidence Advisory NSW. Subsidence Advisory NSW provides compensation to property owners for mine subsidence damage. To be eligible for compensation, development must be constructed in accordance with Subsidence Advisory NSW approval. Subsidence Advisory NSW has set surface development guidelines for properties in Mine Subsidence Districts that specify building requirements to help prevent potential damage from coal mine subsidence.

6. ROAD WIDENING AND ROAD REALIGNMENT

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

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

No

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy:

- (a) Adopted by the council, or
- (b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

No

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.
- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.
- (3) Words and expressions in this clause have the same meanings as in the Standard Instrument.

No

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

There are no Environmental Planning Instruments referred to in Clause 1 that make provision for the acquisition of the land by a public authority as referred to under section 3.15 of the Act.

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not provide for the acquisition of the subject land by a public authority as referred to in section 3.15 of the Act.

9. CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land.

Wollondilly Development Contributions Plan 2020 applies to the land.

9A. BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

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

The land is not biodiversity certified land (under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016).

10. BIODIVERSITY STEWARDSHIP SITES

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

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

Council has not been notified of the existence of any biodiversity stewardship agreements or biobanking agreements by the Chief Executive of the Office of Environment and Heritage under the Threatened Species Conservation Act 1995 for this land.

10A. NATIVE VEGETATION CLEARING SET ASIDES

If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

Council has not been notified of the existence of any set aside areas by Local Land Services. Council has not been notified of the existence of a set aside area under section 60ZC of the Local Land Services Act 2013 by the Local Land Services. The land is not registered in the public register as a set aside area under section 60ZC of the Local Land Services Act 2013.

11. BUSH FIRE PRONE LAND

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land is partially bush fire prone land as shown in Council's records. Further details of any applicable restrictions on development of the land may be obtained on application to Council.

12. PROPERTY VEGETATION PLANS

If the land is land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that

effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under the Act).

Council has not been notified of any such plan that affects this land.

13. ORDER UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Whether an order has been made under the *Trees (Disputes between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No

14. DIRECTIONS UNDER PART 3A

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

No

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

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

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department, and

There is not a current site compatibility certificate (seniors housing) as described that applies to this land.

- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

There are currently no conditions of consent relating to a development application for seniors housing that apply to the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

There is not a valid site compatibility certificate (infrastructure, schools or TAFE establishments) as described that applies to this land.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, that statement is to include:

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the head office of the Department.

There is not a current site compatibility certificate (affordable rental housing) as described that applies to this land.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

There are currently no conditions of consent relating to a development application for affordable rental housing that apply to the land.

18. PAPER SUBDIVISION INFORMATION

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

None

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

None

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of Environmental Planning and Assessment Regulation 2000.

19. SITE VERIFICATION CERTIFICATES

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

NOTE. A site verification certificate sets out the Planning Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

- (b) the date on which the certificate ceases to be current (if any), and
(c) that a copy may be obtained from the head office of the Department.

There is no current Site Verification Certificate as described that applies to this land.

20. LOOSE-FILL ASBESTOS INSULATION

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.

Council has not been notified by NSW Fair Trading of any residential premises on this land being identified in the Loose-Fill Asbestos Insulation Register.

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.

Council is NOT aware of any affected building notice in respect of the land.

- (2) A statement of:
- (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

Council is NOT aware of any building product rectification order as detailed above.

Council is NOT aware of any notice of intention as detailed above.

- (3) In this clause:

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

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

No.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

THE FOLLOWING ADDITIONAL INFORMATION IS PROVIDED UNDER:

SECTION 10.7(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

For the purposes of Section 10.7(5), the following information is provided in relation to the subject property:

1. The subject land is not affected by a Foreshore Building Line.
2. Any enquiries relating to whether or not the land has frontage to a classified road or a controlled access road should be referred directly to Roads and Maritime Services (RMS) on 02 4221 2495.
3. **WESTERN SYDNEY INTERNATIONAL (NANCY-BIRD WALTON) AIRPORT**

In April 2014 the Australian Government announced Badgerys Creek as the site of a second major airport for Sydney. The Western Sydney International (Nancy-Bird Walton) Airport plans were finalised in 2016. Construction of the future airport has commenced and is on track to begin operations in 2026. The location of the airport will have implications for certain lands in the Wollondilly local government area, including, but not limited to, a number of suburbs being Warragamba, Silverdale, Lake Burragorang, Wallacia, Werombi and Theresa Park.

Information on the current status of proposed Flight Path Design and further Noise Assessment for the airport (including aircraft noise measures (Australian Noise Exposure Concept (ANEC), Australian Noise Exposure Forecast (ANEF) and potential Obstacle Height Limitations) can be obtained from the Federal Department of Infrastructure, Transport, Cities and Regional Development or at <http://www.westernsydneyairport.gov.au>.

The plans for the Western Sydney Aerotropolis, which includes the Airport site were released on 6 December 2019. For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/aerotropolis>

4. **DRAFT STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY AEROTROPOLIS)**

Plans for NSW's newest city were released by the NSW Government on 6 December 2019. The plan sets the future vision for the region and provides a roadmap for the rezoning of individual precincts, including the site for the Western Sydney International (Nancy-Brid Walton) Airport.

For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/aerotropolis>

5. Other Matters (if applicable)

PROTECTION OF TRANSPORT CORRIDORS IN WESTERN SYDNEY

In March 2018 the State Government announced the recommended corridor for the Outer Sydney Orbital (Stage One). The location of the corridor was updated in June 2018 following the outcome of community consultation.

The Outer Sydney Orbital (Stage One) will provide for a motorway and freight line to connect Illawarra and Central Coast via Western Sydney Airport.

The Outer Sydney Orbital (Stage One) corridor passes through the Wollondilly local government area (Brownlow Hill, Cawdor, Douglas Park, Menangle and Mount Hunter).

For more information contact Transport for NSW or visit their website at www.transport.nsw.gov.au/corridors.

WILTON 2040: A PLAN FOR THE WILTON GROWTH AREA

Parts of Wilton are within a State Government declared Growth Area. The Wilton Growth Area is guided by Wilton 2040: A Plan for the Wilton Growth Area.

For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Wilton>
SHIRE WIDE FLOOD STUDY

Council wants to be proactive about flooding in the Shire and in partnership with the NSW State Government we are looking for ways to mitigate flood risks for the community.

A flood study for areas not currently covered by a study has commenced with the aim of identifying the flood risk for every property in the Shire.

Refer to Council's website www.wollondilly.nsw.gov.au or contact Council for more information on 4677 1100.

In respect of matters beyond the control and/or responsibility of Council, information provided is provided only to the extent that Council has been so notified by the relevant Authorities or Departments, which have responsibility for the administration of the particular status referred to. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

Digitally Signed: Max Strassmeir Senior Development Assessment Planner Wednesday, 23 September 2020 2:58:25 PM Development Services
--

*Signed on behalf of the
Chief Executive Officer of*

WOLLONDILLY SHIRE COUNCIL

Any request for further information in connection with the above should be directed to Council's Duty Planner, Monday to Friday between the hours of 8:30am and 12:30pm, by telephoning (02) 4677 1100.

NOTICE TO PURCHASERS OF RURAL LAND

Wollondilly Shire Council supports the rights of persons in rural areas of the Shire to undertake and pursue agricultural production activities that are consistent with land capability and use reasonable and practical measures to avoid environmental harm and minimise impact to adjoining land users. Intending purchasers are advised that agricultural production **can** include the following activities that may have implications for occupiers and prospective purchasers of rural land:

Use of agricultural machinery (tractors, chainsaws, motorbikes)

Use of bird-scare devices

Intensive livestock production (cattle feedlots, poultry farms, piggeries, restricted dairies)

Operation of rural industries (packing sheds, abattoirs, stock and sale yards, sawmills)

Vegetation clearing

Grazing of livestock

Crop and fodder production

Soil cultivation

Crop harvesting

Use of firearms

Bushfire hazard reduction burning

Construction of firebreaks

Earthworks (construction of dams, drains, contour banks, access roads and tracks)

Fencing

Pumping and irrigation

Use of pesticides and herbicides

Spreading of manure, compost and treated effluent

Fertiliser usage

Slashing and mowing of grass

Production of silage

Re-vegetation activities (planting trees and shrubs)

Agroforestry

Livestock droving on roads

This is not an exhaustive list and intending purchasers of rural land should assess surrounding agricultural land uses and the impact these activities may have when being pursued in close proximity their proposed purchase. If you think these types of activities will affect your ability to live in a rural locality then intending purchasers are advised to reconsider their purchase and seek independent advice.

This notice is not intended to affect the rights of individuals to take action under the common law or legislation and is provided for information purposes only.

PLANNING CERTIFICATE UNDER SECTION 10.7(2) & (5) ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

APPLICANT: Ms S Gray
sgray@jbsg.com.au

Planning Certificate No.: 20201959
Receipt No.: 721
Issue Date: 22 September 2020
Applicant's Reference: 59586
Property No.: 22204

DESCRIPTION OF PROPERTY

Address: 42 Maldon Bridge Road MALDON 2571
Land Description: Lot: 2 DP: 1138675

Notes:

The following prescribed matters may apply to the land to which this certificate relates and is supplied in good faith.

Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.

The following information is provided pursuant to Section 10.7(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them from Council's Administration Centre at 62-64 Menangle Street, Picton or view free of charge on Council's Website www.wollondilly.nsw.gov.au.

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPS

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.
- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).
- (3) The name of each development control plan that applies to the carrying out of development on the land.
- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

ENVIRONMENTAL PLANNING INSTRUMENTS

Wollondilly Local Environmental Plan 2011.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2 - 1997)

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

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

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

State Environmental Planning Policy No 21 - Caravan Parks

State Environmental Planning Policy No 33 - Hazardous and Offensive Development

State Environmental Planning Policy No 50 - Canal Estate Development

State Environmental Planning Policy No 55 - Remediation of Land

State Environmental Planning Policy No 64 - Advertising and Signage

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

State Environmental Planning Policy (Infrastructure) 2007

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

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (State and Regional Development) 2011

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

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

State Environmental Planning Policy (State Significant Precincts) 2005

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

State Environmental Planning Policy (Concurrences and Consents) 2018

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

State Environmental Planning Policy (Koala Habitat Protection) 2019
(Note: Excludes land dedicated or reserved as National Park)

PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) applies to this land. The draft LEP proposes various matters.

Draft State Environmental Planning Policy (Competition) 2010

Draft State Environmental Planning Policy (Environment)

Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019

Draft State Environmental Planning Policy - Remediation of Land

State Environmental Planning Policy (State and Regional Development) 2011 – Water Treatment Facilities Proposed Amendment

Draft State Environmental Planning Policy (Housing Diversity) 2020

Draft State Environmental Planning Policy (Strategic Conservation Planning) - to support the Cumberland Plain Conservation Plan

DEVELOPMENT CONTROL PLANS

Wollondilly Development Control Plan 2016 applies to all land covered by Wollondilly Local Environmental Plan 2011.

2. ZONING AND LAND USE UNDER RELEVANT LEPS

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

WOLLONDILLY LOCAL ENVIRONMENTAL PLAN 2011

- (a) the identity of the zone, whether by reference to a name (such as “Residential Zone” or “Heritage Area”) or by reference to a number (such as “Zone No 2 (a)”);

Zone RU2 Rural Landscape

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

Extensive agriculture; Home occupations and development listed in Schedule 2 of Wollondilly Local Environmental Plan 2011 provided it meets the criteria in that schedule

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

Agriculture; Airports; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat building and repair facilities; Boat sheds; Cellar door premises; Cemeteries; Community facilities; Crematoria; Depots; Dual occupancies (attached); Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Funeral homes; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hospitals; Information and education facilities; Landscaping material supplies; Mortuaries; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers’ dwellings; Secondary dwellings; Signage; Transport depots; Veterinary hospitals; Water recreation structures; Water supply systems

- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Stock and sale yards; Turf farming; Any other development not specified in item (b) or (c)

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

A dwelling house cannot be erected on any lot created under clause 4.2 of Wollondilly Local Environmental Plan 2011. That is, a dwelling house cannot be erected on lots less than the minimum allotment size for subdivision which have only been created for the purpose of primary production.

Reference must be made to clause 4.2 of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

Wollondilly Local Environmental Plan 2011 Clause 4.2A and the Minimum Lot Size Map sets the minimum land dimensions for the erection of a dwelling house on this land as follows:

Development consent for the purposes of the erection of a dwelling house may only be granted if no dwelling house has been erected on the land (unless the application is to replace the existing dwelling-house) and;

- (a) the lot is at least the minimum lot size specified for that land by the Lot Size Map being 100 hectares; or
- (b) the lot was created before this Plan commenced and on which a dwelling house was permissible immediately before that commencement; or
- (c) the lot resulted from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision has been registered before that commencement.

Reference must be made to Clause 4.2A of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

- (f) whether the land includes or comprises critical habitat,

None known

- (g) whether the land is in a conservation area (however described),

The land is not located within a Heritage Conservation Area as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

- (h) whether an item of environmental heritage (however described) is situated on the land.

The land does not contain an item of environmental heritage as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

Planning Proposal - Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal).

- (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any new development standards.

- (f) whether the land includes or comprises critical habitat,

None known

- (g) whether the land is in a conservation area (however described),

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not identify a change to land in a conservation area.

- (h) whether an item of environmental heritage (however described) is situated on the land.

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not identify a change to any items of environmental heritage.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The land is located within the Wilton Priority Growth Area.

The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies to the land, however, Zoning and Land Use for the land are specified under Wollondilly Local Environmental Plan 2011 (refer to clause 2 of this planning certificate).

3. COMPLYING DEVELOPMENT

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

THE HOUSING CODE

Complying development MAY be carried out on the land under the Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE RURAL HOUSING CODE

Complying development MAY be carried out on the land under the Rural Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE GREENFIELD HOUSING CODE

Complying development MAY be carried out on the land under the Greenfield Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE LOW RISE HOUSING DIVERSITY CODE

Complying development MAY be carried out on the land under the Low Rise Housing Diversity Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE HOUSING ALTERATIONS CODE

Complying development MAY be carried out on the land under the Housing Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE GENERAL DEVELOPMENT CODE

Complying development MAY be carried out on the land under the General Development Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development MAY be carried out on the land under the Commercial and Industrial Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development MAY be carried out on the land under the Commercial and Industrial (New Buildings and Additions) Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE CONTAINER RECYCLING FACILITIES CODE

Complying development MAY be carried out on the land under the Container Recycling Facilities Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE SUBDIVISIONS CODE

Complying development MAY be carried out on the land under the Subdivisions Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE DEMOLITION CODE

Complying development MAY be carried out on the land under the Demolition Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE FIRE SAFETY CODE

Complying development MAY be carried out on the land under the Fire Safety Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

4. (REPEALED)

4A. (REPEALED)

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

This clause is not applicable to the Wollondilly Local Government Area.

5. MINE SUBSIDENCE

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

The land IS WITHIN a declared Mine Subsidence District of Wilton under section 20 of the Coal Mine Subsidence Compensation Act 2017. Certain development in a Mine Subsidence District requires approval from Subsidence Advisory NSW – further information can be obtained from Subsidence Advisory NSW. Subsidence Advisory NSW provides compensation to property owners for mine subsidence damage. To be eligible for compensation, development must be constructed in accordance with Subsidence Advisory NSW approval. Subsidence Advisory NSW has set surface development guidelines for properties in Mine Subsidence Districts that specify building requirements to help prevent potential damage from coal mine subsidence.

6. ROAD WIDENING AND ROAD REALIGNMENT

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

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

No

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy:

- (a) Adopted by the council, or
- (b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

No

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.
- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.
- (3) Words and expressions in this clause have the same meanings as in the Standard Instrument.

No

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

There are no Environmental Planning Instruments referred to in Clause 1 that make provision for the acquisition of the land by a public authority as referred to under section 3.15 of the Act.

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not provide for the acquisition of the subject land by a public authority as referred to in section 3.15 of the Act.

9. CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land.

Wollondilly Development Contributions Plan 2020 applies to the land.

9A. BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

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

The land is not biodiversity certified land (under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016).

10. BIODIVERSITY STEWARDSHIP SITES

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

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

Council has not been notified of the existence of any biodiversity stewardship agreements or biobanking agreements by the Chief Executive of the Office of Environment and Heritage under the Threatened Species Conservation Act 1995 for this land.

10A. NATIVE VEGETATION CLEARING SET ASIDES

If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

Council has not been notified of the existence of any set aside areas by Local Land Services. Council has not been notified of the existence of a set aside area under section 60ZC of the Local Land Services Act 2013 by the Local Land Services. The land is not registered in the public register as a set aside area under section 60ZC of the Local Land Services Act 2013.

11. BUSH FIRE PRONE LAND

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land is not shown as bushfire prone land in Council's records.

12. PROPERTY VEGETATION PLANS

If the land is land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under the Act).

Council has not been notified of any such plan that affects this land.

13. ORDER UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Whether an order has been made under the *Trees (Disputes between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No

14. DIRECTIONS UNDER PART 3A

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

No

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

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

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department, and

There is not a current site compatibility certificate (seniors housing) as described that applies to this land.

- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

There are currently no conditions of consent relating to a development application for seniors housing that apply to the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is

aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

There is not a valid site compatibility certificate (infrastructure, schools or TAFE establishments) as described that applies to this land.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, that statement is to include:

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the head office of the Department.

There is not a current site compatibility certificate (affordable rental housing) as described that applies to this land.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

There are currently no conditions of consent relating to a development application for affordable rental housing that apply to the land.

18. PAPER SUBDIVISION INFORMATION

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

None

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

None

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of Environmental Planning and Assessment Regulation 2000.

19. SITE VERIFICATION CERTIFICATES

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

NOTE. A site verification certificate sets out the Planning Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

- (b) the date on which the certificate ceases to be current (if any), and
- (c) that a copy may be obtained from the head office of the Department.

There is no current Site Verification Certificate as described that applies to this land.

20. LOOSE-FILL ASBESTOS INSULATION

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.

Council has not been notified by NSW Fair Trading of any residential premises on this land being identified in the Loose-Fill Asbestos Insulation Register.

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.

Council is NOT aware of any affected building notice in respect of the land.

- (2) A statement of:
 - (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

Council is NOT aware of any building product rectification order as detailed above.

Council is NOT aware of any notice of intention as detailed above.

- (3) In this clause:

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

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

No.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

THE FOLLOWING ADDITIONAL INFORMATION IS PROVIDED UNDER:

SECTION 10.7(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

For the purposes of Section 10.7(5), the following information is provided in relation to the subject property:

1. The subject land is not affected by a Foreshore Building Line.
2. Any enquiries relating to whether or not the land has frontage to a classified road or a controlled access road should be referred directly to Roads and Maritime Services (RMS) on 02 4221 2495.
3. **WESTERN SYDNEY INTERNATIONAL (NANCY-BIRD WALTON) AIRPORT**

In April 2014 the Australian Government announced Badgerys Creek as the site of a second major airport for Sydney. The Western Sydney International (Nancy-Bird Walton) Airport plans were finalised in 2016. Construction of the future airport has commenced and is on track to begin operations in 2026. The location of the airport will have implications for certain lands in the Wollondilly local government area, including, but not limited to, a number of suburbs being Warragamba, Silverdale, Lake Burragorang, Wallacia, Werombi and Theresa Park.

Information on the current status of proposed Flight Path Design and further Noise Assessment for the airport (including aircraft noise measures (Australian Noise Exposure Concept (ANEC), Australian Noise Exposure Forecast (ANEF) and potential Obstacle Height Limitations) can be obtained from the Federal Department of Infrastructure, Transport, Cities and Regional Development or at <http://www.westernsydneyairport.gov.au>.

The plans for the Western Sydney Aerotropolis, which includes the Airport site were released on 6 December 2019. For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/aerotropolis>

4. **DRAFT STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY AEROTROPOLIS)**

Plans for NSW's newest city were released by the NSW Government on 6 December 2019. The plan sets the future vision for the region and provides a roadmap for the rezoning of individual precincts, including the site for the Western Sydney International (Nancy-Brid Walton) Airport.

For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/aerotropolis>

5. Other Matters (if applicable)

PROTECTION OF TRANSPORT CORRIDORS IN WESTERN SYDNEY

In March 2018 the State Government announced the recommended corridor for the Outer Sydney Orbital (Stage One). The location of the corridor was updated in June 2018 following the outcome of community consultation.

The Outer Sydney Orbital (Stage One) will provide for a motorway and freight line to connect Illawarra and Central Coast via Western Sydney Airport.

The Outer Sydney Orbital (Stage One) corridor passes through the Wollondilly local government area (Brownlow Hill, Cawdor, Douglas Park, Menangle and Mount Hunter).

For more information contact Transport for NSW or visit their website at www.transport.nsw.gov.au/corridors.

WILTON 2040: A PLAN FOR THE WILTON GROWTH AREA

Parts of Wilton are within a State Government declared Growth Area. The Wilton Growth Area is guided by Wilton 2040: A Plan for the Wilton Growth Area.

For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Wilton>
SHIRE WIDE FLOOD STUDY

Council wants to be proactive about flooding in the Shire and in partnership with the NSW State Government we are looking for ways to mitigate flood risks for the community.

A flood study for areas not currently covered by a study has commenced with the aim of identifying the flood risk for every property in the Shire.

Refer to Council's website www.wollondilly.nsw.gov.au or contact Council for more information on 4677 1100.

In respect of matters beyond the control and/or responsibility of Council, information provided is provided only to the extent that Council has been so notified by the relevant Authorities or Departments, which have responsibility for the administration of the particular status referred to. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

Digitally Signed: Max Strassmeir Senior Development Assessment Planner Wednesday, 23 September 2020 3:23:53 PM Development Services
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*Signed on behalf of the
Chief Executive Officer of*

WOLLONDILLY SHIRE COUNCIL

Any request for further information in connection with the above should be directed to Council's Duty Planner, Monday to Friday between the hours of 8:30am and 12:30pm, by telephoning (02) 4677 1100.

NOTICE TO PURCHASERS OF RURAL LAND

Wollondilly Shire Council supports the rights of persons in rural areas of the Shire to undertake and pursue agricultural production activities that are consistent with land capability and use reasonable and practical measures to avoid environmental harm and minimise impact to adjoining land users. Intending purchasers are advised that agricultural production **can** include the following activities that may have implications for occupiers and prospective purchasers of rural land:

Use of agricultural machinery (tractors, chainsaws, motorbikes)

Use of bird-scare devices

Intensive livestock production (cattle feedlots, poultry farms, piggeries, restricted dairies)

Operation of rural industries (packing sheds, abattoirs, stock and sale yards, sawmills)

Vegetation clearing

Grazing of livestock

Crop and fodder production

Soil cultivation

Crop harvesting

Use of firearms

Bushfire hazard reduction burning

Construction of firebreaks

Earthworks (construction of dams, drains, contour banks, access roads and tracks)

Fencing

Pumping and irrigation

Use of pesticides and herbicides

Spreading of manure, compost and treated effluent

Fertiliser usage

Slashing and mowing of grass

Production of silage

Re-vegetation activities (planting trees and shrubs)

Agroforestry

Livestock droving on roads

This is not an exhaustive list and intending purchasers of rural land should assess surrounding agricultural land uses and the impact these activities may have when being pursued in close proximity their proposed purchase. If you think these types of activities will affect your ability to live in a rural locality then intending purchasers are advised to reconsider their purchase and seek independent advice.

This notice is not intended to affect the rights of individuals to take action under the common law or legislation and is provided for information purposes only.

PLANNING CERTIFICATE UNDER SECTION 10.7(2) & (5) ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

APPLICANT: Ms S Gray
sgray@jbsg.com.au

Planning Certificate No.: 20201962
Receipt No.: 721
Issue Date: 22 September 2020
Applicant's Reference: 59586
Property No.: 15431

DESCRIPTION OF PROPERTY

Address: 50 Maldon Bridge Road MALDON 2571
Land Description: Lot: X DP: 161196

Notes:

The following prescribed matters may apply to the land to which this certificate relates and is supplied in good faith.

Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.

The following information is provided pursuant to Section 10.7(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them from Council's Administration Centre at 62-64 Menangle Street, Picton or view free of charge on Council's Website www.wollondilly.nsw.gov.au.

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPS

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.
- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).
- (3) The name of each development control plan that applies to the carrying out of development on the land.
- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

ENVIRONMENTAL PLANNING INSTRUMENTS

Wollondilly Local Environmental Plan 2011.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2 - 1997)

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

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

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

State Environmental Planning Policy No 21 - Caravan Parks

State Environmental Planning Policy No 33 - Hazardous and Offensive Development

State Environmental Planning Policy No 50 - Canal Estate Development

State Environmental Planning Policy No 55 - Remediation of Land

State Environmental Planning Policy No 64 - Advertising and Signage

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

State Environmental Planning Policy (Infrastructure) 2007

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

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (State and Regional Development) 2011

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

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

State Environmental Planning Policy (State Significant Precincts) 2005

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

State Environmental Planning Policy (Concurrences and Consents) 2018

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

State Environmental Planning Policy (Koala Habitat Protection) 2019
(Note: Excludes land dedicated or reserved as National Park)

PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) applies to this land. The draft LEP proposes various matters.

Draft State Environmental Planning Policy (Competition) 2010

Draft State Environmental Planning Policy (Environment)

Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019

Draft State Environmental Planning Policy - Remediation of Land

State Environmental Planning Policy (State and Regional Development) 2011 – Water Treatment Facilities Proposed Amendment

Draft State Environmental Planning Policy (Housing Diversity) 2020

Draft State Environmental Planning Policy (Strategic Conservation Planning) - to support the Cumberland Plain Conservation Plan

DEVELOPMENT CONTROL PLANS

Wollondilly Development Control Plan 2016 applies to all land covered by Wollondilly Local Environmental Plan 2011.

2. ZONING AND LAND USE UNDER RELEVANT LEPS

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

WOLLONDILLY LOCAL ENVIRONMENTAL PLAN 2011

- (a) the identity of the zone, whether by reference to a name (such as “Residential Zone” or “Heritage Area”) or by reference to a number (such as “Zone No 2 (a)”);

Zone RU2 Rural Landscape

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

Extensive agriculture; Home occupations and development listed in Schedule 2 of Wollondilly Local Environmental Plan 2011 provided it meets the criteria in that schedule

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

Agriculture; Airports; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat building and repair facilities; Boat sheds; Cellar door premises; Cemeteries; Community facilities; Crematoria; Depots; Dual occupancies (attached); Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Funeral homes; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hospitals; Information and education facilities; Landscaping material supplies; Mortuaries; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers’ dwellings; Secondary dwellings; Signage; Transport depots; Veterinary hospitals; Water recreation structures; Water supply systems

- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Stock and sale yards; Turf farming; Any other development not specified in item (b) or (c)

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

A dwelling house cannot be erected on any lot created under clause 4.2 of Wollondilly Local Environmental Plan 2011. That is, a dwelling house cannot be erected on lots less than the minimum allotment size for subdivision which have only been created for the purpose of primary production.

Reference must be made to clause 4.2 of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

Wollondilly Local Environmental Plan 2011 Clause 4.2A and the Minimum Lot Size Map sets the minimum land dimensions for the erection of a dwelling house on this land as follows:

Development consent for the purposes of the erection of a dwelling house may only be granted if no dwelling house has been erected on the land (unless the application is to replace the existing dwelling-house) and;

- (a) the lot is at least the minimum lot size specified for that land by the Lot Size Map being 100 hectares; or
- (b) the lot was created before this Plan commenced and on which a dwelling house was permissible immediately before that commencement; or
- (c) the lot resulted from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision has been registered before that commencement.

Reference must be made to Clause 4.2A of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

- (f) whether the land includes or comprises critical habitat,

None known

- (g) whether the land is in a conservation area (however described),

The land is not located within a Heritage Conservation Area as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

- (h) whether an item of environmental heritage (however described) is situated on the land.

The land does not contain an item of environmental heritage as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

Planning Proposal - Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal).

- (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any new development standards.

- (f) whether the land includes or comprises critical habitat,

None known

- (g) whether the land is in a conservation area (however described),

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not identify a change to land in a conservation area.

- (h) whether an item of environmental heritage (however described) is situated on the land.

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not identify a change to any items of environmental heritage.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The land is located within the Wilton Priority Growth Area.

The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies to the land, however, Zoning and Land Use for the land are specified under Wollondilly Local Environmental Plan 2011 (refer to clause 2 of this planning certificate).

3. COMPLYING DEVELOPMENT

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

THE HOUSING CODE

Complying development MAY be carried out on the land under the Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE RURAL HOUSING CODE

Complying development MAY be carried out on the land under the Rural Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE GREENFIELD HOUSING CODE

Complying development MAY be carried out on the land under the Greenfield Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE LOW RISE HOUSING DIVERSITY CODE

Complying development MAY be carried out on the land under the Low Rise Housing Diversity Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE HOUSING ALTERATIONS CODE

Complying development MAY be carried out on the land under the Housing Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE GENERAL DEVELOPMENT CODE

Complying development MAY be carried out on the land under the General Development Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development MAY be carried out on the land under the Commercial and Industrial Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development MAY be carried out on the land under the Commercial and Industrial (New Buildings and Additions) Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE CONTAINER RECYCLING FACILITIES CODE

Complying development MAY be carried out on the land under the Container Recycling Facilities Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE SUBDIVISIONS CODE

Complying development MAY be carried out on the land under the Subdivisions Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE DEMOLITION CODE

Complying development MAY be carried out on the land under the Demolition Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE FIRE SAFETY CODE

Complying development MAY be carried out on the land under the Fire Safety Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

4. (REPEALED)

4A. (REPEALED)

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

This clause is not applicable to the Wollondilly Local Government Area.

5. MINE SUBSIDENCE

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

The land IS WITHIN a declared Mine Subsidence District of Wilton under section 20 of the Coal Mine Subsidence Compensation Act 2017. Certain development in a Mine Subsidence District requires approval from Subsidence Advisory NSW – further information can be obtained from Subsidence Advisory NSW. Subsidence Advisory NSW provides compensation to property owners for mine subsidence damage. To be eligible for compensation, development must be constructed in accordance with Subsidence Advisory NSW approval. Subsidence Advisory NSW has set surface development guidelines for properties in Mine Subsidence Districts that specify building requirements to help prevent potential damage from coal mine subsidence.

6. ROAD WIDENING AND ROAD REALIGNMENT

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

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

No

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy:

- (a) Adopted by the council, or
- (b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

No

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.
- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.
- (3) Words and expressions in this clause have the same meanings as in the Standard Instrument.

No

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

There are no Environmental Planning Instruments referred to in Clause 1 that make provision for the acquisition of the land by a public authority as referred to under section 3.15 of the Act.

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not provide for the acquisition of the subject land by a public authority as referred to in section 3.15 of the Act.

9. CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land.

Wollondilly Development Contributions Plan 2020 applies to the land.

9A. BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

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

The land is not biodiversity certified land (under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016).

10. BIODIVERSITY STEWARDSHIP SITES

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

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

Council has not been notified of the existence of any biodiversity stewardship agreements or biobanking agreements by the Chief Executive of the Office of Environment and Heritage under the Threatened Species Conservation Act 1995 for this land.

10A. NATIVE VEGETATION CLEARING SET ASIDES

If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

Council has not been notified of the existence of any set aside areas by Local Land Services. Council has not been notified of the existence of a set aside area under section 60ZC of the Local Land Services Act 2013 by the Local Land Services. The land is not registered in the public register as a set aside area under section 60ZC of the Local Land Services Act 2013.

11. BUSH FIRE PRONE LAND

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land is partially bush fire prone land as shown in Council's records. Further details of any applicable restrictions on development of the land may be obtained on application to Council.

12. PROPERTY VEGETATION PLANS

If the land is land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that

effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under the Act).

Council has not been notified of any such plan that affects this land.

13. ORDER UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Whether an order has been made under the *Trees (Disputes between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No

14. DIRECTIONS UNDER PART 3A

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

No

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

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

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department, and

There is not a current site compatibility certificate (seniors housing) as described that applies to this land.

- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

There are currently no conditions of consent relating to a development application for seniors housing that apply to the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

There is not a valid site compatibility certificate (infrastructure, schools or TAFE establishments) as described that applies to this land.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, that statement is to include:

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the head office of the Department.

There is not a current site compatibility certificate (affordable rental housing) as described that applies to this land.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

There are currently no conditions of consent relating to a development application for affordable rental housing that apply to the land.

18. PAPER SUBDIVISION INFORMATION

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

None

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

None

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of Environmental Planning and Assessment Regulation 2000.

19. SITE VERIFICATION CERTIFICATES

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

NOTE. A site verification certificate sets out the Planning Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

- (b) the date on which the certificate ceases to be current (if any), and
(c) that a copy may be obtained from the head office of the Department.

There is no current Site Verification Certificate as described that applies to this land.

20. LOOSE-FILL ASBESTOS INSULATION

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.

Council has not been notified by NSW Fair Trading of any residential premises on this land being identified in the Loose-Fill Asbestos Insulation Register.

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.

Council is NOT aware of any affected building notice in respect of the land.

- (2) A statement of:
- (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

Council is NOT aware of any building product rectification order as detailed above.

Council is NOT aware of any notice of intention as detailed above.

- (3) In this clause:

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

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

The land is subject to a management order within the meaning of that Act. Further details can be obtained from the Department of Environment and Climate Change.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

THE FOLLOWING ADDITIONAL INFORMATION IS PROVIDED UNDER:

SECTION 10.7(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

For the purposes of Section 10.7(5), the following information is provided in relation to the subject property:

1. The subject land is not affected by a Foreshore Building Line.
2. Any enquiries relating to whether or not the land has frontage to a classified road or a controlled access road should be referred directly to Roads and Maritime Services (RMS) on 02 4221 2495.
3. **WESTERN SYDNEY INTERNATIONAL (NANCY-BIRD WALTON) AIRPORT**

In April 2014 the Australian Government announced Badgerys Creek as the site of a second major airport for Sydney. The Western Sydney International (Nancy-Bird Walton) Airport plans were finalised in 2016. Construction of the future airport has commenced and is on track to begin operations in 2026. The location of the airport will have implications for certain lands in the Wollondilly local government area, including, but not limited to, a number of suburbs being Warragamba, Silverdale, Lake Burragorang, Wallacia, Werombi and Theresa Park.

Information on the current status of proposed Flight Path Design and further Noise Assessment for the airport (including aircraft noise measures (Australian Noise Exposure Concept (ANEC), Australian Noise Exposure Forecast (ANEF) and potential Obstacle Height Limitations) can be obtained from the Federal Department of Infrastructure, Transport, Cities and Regional Development or at <http://www.westernsydneyairport.gov.au>.

The plans for the Western Sydney Aerotropolis, which includes the Airport site were released on 6 December 2019. For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/aerotropolis>

4. **DRAFT STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY AEROTROPOLIS)**

Plans for NSW's newest city were released by the NSW Government on 6 December 2019. The plan sets the future vision for the region and provides a roadmap for the rezoning of individual precincts, including the site for the Western Sydney International (Nancy-Brid Walton) Airport.

For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/aerotropolis>

5. Other Matters (if applicable)

PROTECTION OF TRANSPORT CORRIDORS IN WESTERN SYDNEY

In March 2018 the State Government announced the recommended corridor for the Outer Sydney Orbital (Stage One). The location of the corridor was updated in June 2018 following the outcome of community consultation.

The Outer Sydney Orbital (Stage One) will provide for a motorway and freight line to connect Illawarra and Central Coast via Western Sydney Airport.

The Outer Sydney Orbital (Stage One) corridor passes through the Wollondilly local government area (Brownlow Hill, Cawdor, Douglas Park, Menangle and Mount Hunter).

For more information contact Transport for NSW or visit their website at www.transport.nsw.gov.au/corridors.

WILTON 2040: A PLAN FOR THE WILTON GROWTH AREA

Parts of Wilton are within a State Government declared Growth Area. The Wilton Growth Area is guided by Wilton 2040: A Plan for the Wilton Growth Area.

For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Wilton>
SHIRE WIDE FLOOD STUDY

Council wants to be proactive about flooding in the Shire and in partnership with the NSW State Government we are looking for ways to mitigate flood risks for the community.

A flood study for areas not currently covered by a study has commenced with the aim of identifying the flood risk for every property in the Shire.

Refer to Council's website www.wollondilly.nsw.gov.au or contact Council for more information on 4677 1100.

In respect of matters beyond the control and/or responsibility of Council, information provided is provided only to the extent that Council has been so notified by the relevant Authorities or Departments, which have responsibility for the administration of the particular status referred to. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

Digitally Signed: Max Strassmeir Senior Development Assessment Planner Wednesday, 23 September 2020 3:05:55 PM Development Services
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*Signed on behalf of the
Chief Executive Officer of*

WOLLONDILLY SHIRE COUNCIL

Any request for further information in connection with the above should be directed to Council's Duty Planner, Monday to Friday between the hours of 8:30am and 12:30pm, by telephoning (02) 4677 1100.

NOTICE TO PURCHASERS OF RURAL LAND

Wollondilly Shire Council supports the rights of persons in rural areas of the Shire to undertake and pursue agricultural production activities that are consistent with land capability and use reasonable and practical measures to avoid environmental harm and minimise impact to adjoining land users. Intending purchasers are advised that agricultural production **can** include the following activities that may have implications for occupiers and prospective purchasers of rural land:

Use of agricultural machinery (tractors, chainsaws, motorbikes)

Use of bird-scare devices

Intensive livestock production (cattle feedlots, poultry farms, piggeries, restricted dairies)

Operation of rural industries (packing sheds, abattoirs, stock and sale yards, sawmills)

Vegetation clearing

Grazing of livestock

Crop and fodder production

Soil cultivation

Crop harvesting

Use of firearms

Bushfire hazard reduction burning

Construction of firebreaks

Earthworks (construction of dams, drains, contour banks, access roads and tracks)

Fencing

Pumping and irrigation

Use of pesticides and herbicides

Spreading of manure, compost and treated effluent

Fertiliser usage

Slashing and mowing of grass

Production of silage

Re-vegetation activities (planting trees and shrubs)

Agroforestry

Livestock droving on roads

This is not an exhaustive list and intending purchasers of rural land should assess surrounding agricultural land uses and the impact these activities may have when being pursued in close proximity their proposed purchase. If you think these types of activities will affect your ability to live in a rural locality then intending purchasers are advised to reconsider their purchase and seek independent advice.

This notice is not intended to affect the rights of individuals to take action under the common law or legislation and is provided for information purposes only.

PLANNING CERTIFICATE UNDER SECTION 10.7(2) & (5) ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

APPLICANT: Ms S Gray
sgray@jbsg.com.au

Planning Certificate No.: 20201956
Receipt No.: 721
Issue Date: 22 September 2020
Applicant's Reference: 59586
Property No.: 11477

DESCRIPTION OF PROPERTY

Address: 80 Maldon Bridge Road MALDON 2571
Land Description: Lot: 1 DP: 748675

Notes:

The following prescribed matters may apply to the land to which this certificate relates and is supplied in good faith.

Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.

The following information is provided pursuant to Section 10.7(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them from Council's Administration Centre at 62-64 Menangle Street, Picton or view free of charge on Council's Website www.wollondilly.nsw.gov.au.

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPS

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.
- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).
- (3) The name of each development control plan that applies to the carrying out of development on the land.
- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

ENVIRONMENTAL PLANNING INSTRUMENTS

Wollondilly Local Environmental Plan 2011.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2 - 1997)

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

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

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

State Environmental Planning Policy No 21 - Caravan Parks

State Environmental Planning Policy No 33 - Hazardous and Offensive Development

State Environmental Planning Policy No 50 - Canal Estate Development

State Environmental Planning Policy No 55 - Remediation of Land

State Environmental Planning Policy No 64 - Advertising and Signage

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

State Environmental Planning Policy (Infrastructure) 2007

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

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (State and Regional Development) 2011

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

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

State Environmental Planning Policy (State Significant Precincts) 2005

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

State Environmental Planning Policy (Concurrences and Consents) 2018

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

State Environmental Planning Policy (Koala Habitat Protection) 2019
(Note: Excludes land dedicated or reserved as National Park)

PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) applies to this land. The draft LEP proposes various matters.

Draft State Environmental Planning Policy (Competition) 2010

Draft State Environmental Planning Policy (Environment)

Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019

Draft State Environmental Planning Policy - Remediation of Land

State Environmental Planning Policy (State and Regional Development) 2011 – Water Treatment Facilities Proposed Amendment

Draft State Environmental Planning Policy (Housing Diversity) 2020

Draft State Environmental Planning Policy (Strategic Conservation Planning) - to support the Cumberland Plain Conservation Plan

DEVELOPMENT CONTROL PLANS

Wollondilly Development Control Plan 2016 applies to all land covered by Wollondilly Local Environmental Plan 2011.

2. ZONING AND LAND USE UNDER RELEVANT LEPS

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

WOLLONDILLY LOCAL ENVIRONMENTAL PLAN 2011

- (a) the identity of the zone, whether by reference to a name (such as “Residential Zone” or “Heritage Area”) or by reference to a number (such as “Zone No 2 (a)”);

Zone RU2 Rural Landscape

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

Extensive agriculture; Home occupations and development listed in Schedule 2 of Wollondilly Local Environmental Plan 2011 provided it meets the criteria in that schedule

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

Agriculture; Airports; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat building and repair facilities; Boat sheds; Cellar door premises; Cemeteries; Community facilities; Crematoria; Depots; Dual occupancies (attached); Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Funeral homes; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hospitals; Information and education facilities; Landscaping material supplies; Mortuaries; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers’ dwellings; Secondary dwellings; Signage; Transport depots; Veterinary hospitals; Water recreation structures; Water supply systems

- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Stock and sale yards; Turf farming; Any other development not specified in item (b) or (c)

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

A dwelling house cannot be erected on any lot created under clause 4.2 of Wollondilly Local Environmental Plan 2011. That is, a dwelling house cannot be erected on lots less than the minimum allotment size for subdivision which have only been created for the purpose of primary production.

Reference must be made to clause 4.2 of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

Wollondilly Local Environmental Plan 2011 Clause 4.2A and the Minimum Lot Size Map sets the minimum land dimensions for the erection of a dwelling house on this land as follows:

Development consent for the purposes of the erection of a dwelling house may only be granted if no dwelling house has been erected on the land (unless the application is to replace the existing dwelling-house) and;

- (a) the lot is at least the minimum lot size specified for that land by the Lot Size Map being 100 hectares; or
- (b) the lot was created before this Plan commenced and on which a dwelling house was permissible immediately before that commencement; or
- (c) the lot resulted from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision has been registered before that commencement.

Reference must be made to Clause 4.2A of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

- (f) whether the land includes or comprises critical habitat,

None known

- (g) whether the land is in a conservation area (however described),

The land is not located within a Heritage Conservation Area as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

- (h) whether an item of environmental heritage (however described) is situated on the land.

The land does not contain an item of environmental heritage as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

Planning Proposal - Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal).

- (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any new development standards.

- (f) whether the land includes or comprises critical habitat,

None known

- (g) whether the land is in a conservation area (however described),

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not identify a change to land in a conservation area.

- (h) whether an item of environmental heritage (however described) is situated on the land.

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not identify a change to any items of environmental heritage.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The land is located within the Wilton Priority Growth Area.

The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies to the land, however, Zoning and Land Use for the land are specified under Wollondilly Local Environmental Plan 2011 (refer to clause 2 of this planning certificate).

3. COMPLYING DEVELOPMENT

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

THE HOUSING CODE

Complying development under the Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on part of the land. The land is excluded land being land identified by an environmental planning instrument as being partly within an area of environmentally sensitive land.

THE RURAL HOUSING CODE

Complying development under the Rural Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on part of the land. The land is excluded land being land identified by an environmental planning instrument as being partly within an area of environmentally sensitive land.

Note: If the land is a lot to which the Rural Housing Code applies, complying development may be carried out on the part of the lot to which this clause does not apply.

THE GREENFIELD HOUSING CODE

Complying development under the Greenfield Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on part of the land. The land is excluded land being land identified by an environmental planning instrument as being partly within an area of environmentally sensitive land.

THE LOW RISE HOUSING DIVERSITY CODE

Complying development under the Low Rise Housing Diversity Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on part of the land. The land is excluded land being land identified by an environmental planning instrument as being partly within an area of environmentally sensitive land.

THE HOUSING ALTERATIONS CODE

Complying development MAY be carried out on the land under the Housing Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE GENERAL DEVELOPMENT CODE

Complying development MAY be carried out on the land under the General Development Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development MAY be carried out on the land under the Commercial and Industrial Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial and Industrial (New Buildings and Additions) Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on part of the land. The land is excluded land being land identified by an environmental planning instrument as being partly within an area of environmentally sensitive land.

THE CONTAINER RECYCLING FACILITIES CODE

Complying development MAY be carried out on the land under the Container Recycling Facilities Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE SUBDIVISIONS CODE

Complying development MAY be carried out on the land under the Subdivisions Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE DEMOLITION CODE

Complying development MAY be carried out on the land under the Demolition Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE FIRE SAFETY CODE

Complying development MAY be carried out on the land under the Fire Safety Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

4. (REPEALED)

4A. (REPEALED)

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

This clause is not applicable to the Wollondilly Local Government Area.

5. MINE SUBSIDENCE

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

The land IS WITHIN a declared Mine Subsidence District of Wilton under section 20 of the Coal Mine Subsidence Compensation Act 2017. Certain development in a Mine Subsidence District requires approval from Subsidence Advisory NSW – further information can be obtained from Subsidence Advisory NSW. Subsidence Advisory NSW provides compensation to property owners for mine subsidence damage. To be eligible for compensation, development must be constructed in accordance with Subsidence Advisory NSW approval. Subsidence Advisory NSW has set surface development guidelines for properties in Mine Subsidence Districts that specify building requirements to help prevent potential damage from coal mine subsidence.

6. ROAD WIDENING AND ROAD REALIGNMENT

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

- (a) Division 2 of Part 3 of the *Roads Act* 1993, or
 - (b) Any environmental planning instrument, or
-

(c) Any resolution of the council.

No

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy:

(a) Adopted by the council, or

(b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

No

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

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

(3) Words and expressions in this clause have the same meanings as in the Standard Instrument.

No

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

There are no Environmental Planning Instruments referred to in Clause 1 that make provision for the acquisition of the land by a public authority as referred to under section 3.15 of the Act.

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not provide for the acquisition of the subject land by a public authority as referred to in section 3.15 of the Act.

9. CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land.

Wollondilly Development Contributions Plan 2020 applies to the land.

9A. BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

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

The land is not biodiversity certified land (under Part 7AA of the *Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016*).

10. BIODIVERSITY STEWARDSHIP SITES

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

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

Council has not been notified of the existence of any biodiversity stewardship agreements or biobanking agreements by the Chief Executive of the Office of Environment and Heritage under the *Threatened Species Conservation Act 1995* for this land.

10A. NATIVE VEGETATION CLEARING SET ASIDES

If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

Council has not been notified of the existence of any set aside areas by Local Land Services. Council has not been notified of the existence of a set aside area under section 60ZC of the *Local Land Services Act 2013* by the Local Land Services. The land is not registered in the public register as a set aside area under section 60ZC of the *Local Land Services Act 2013*.

11. BUSH FIRE PRONE LAND

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land is partially bush fire prone land as shown in Council's records. Further details of any applicable restrictions on development of the land may be obtained on application to Council.

12. PROPERTY VEGETATION PLANS

If the land is land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under the Act).

Council has not been notified of any such plan that affects this land.

13. ORDER UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Whether an order has been made under the *Trees (Disputes between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No

14. DIRECTIONS UNDER PART 3A

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

No

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

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

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
-

- (ii) that a copy may be obtained from the head office of the Department, and

There is not a current site compatibility certificate (seniors housing) as described that applies to this land.

- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

There are currently no conditions of consent relating to a development application for seniors housing that apply to the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

There is not a valid site compatibility certificate (infrastructure, schools or TAFE establishments) as described that applies to this land.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, that statement is to include:

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the head office of the Department.

There is not a current site compatibility certificate (affordable rental housing) as described that applies to this land.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

There are currently no conditions of consent relating to a development application for affordable rental housing that apply to the land.

18. PAPER SUBDIVISION INFORMATION

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

None

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

None

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of Environmental Planning and Assessment Regulation 2000.

19. SITE VERIFICATION CERTIFICATES

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

NOTE. A site verification certificate sets out the Planning Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

- (b) the date on which the certificate ceases to be current (if any), and

- (c) that a copy may be obtained from the head office of the Department.

There is no current Site Verification Certificate as described that applies to this land.

20. LOOSE-FILL ASBESTOS INSULATION

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.

Council has not been notified by NSW Fair Trading of any residential premises on this land being identified in the Loose-Fill Asbestos Insulation Register.

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.

Council is NOT aware of any affected building notice in respect of the land.

- (2) A statement of:

- (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
- (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

Council is NOT aware of any building product rectification order as detailed above.

Council is NOT aware of any notice of intention as detailed above.

(3) In this clause:

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

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

The land is subject to a management order within the meaning of that Act. Further details can be obtained from the Department of Environment and Climate Change.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

THE FOLLOWING ADDITIONAL INFORMATION IS PROVIDED UNDER:

SECTION 10.7(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

For the purposes of Section 10.7(5), the following information is provided in relation to the subject property:

1. The subject land is not affected by a Foreshore Building Line.
2. Any enquiries relating to whether or not the land has frontage to a classified road or a controlled access road should be referred directly to Roads and Maritime Services (RMS) on 02 4221 2495.
3. **WESTERN SYDNEY INTERNATIONAL (NANCY-BIRD WALTON) AIRPORT**

In April 2014 the Australian Government announced Badgerys Creek as the site of a second major airport for Sydney. The Western Sydney International (Nancy-Bird Walton) Airport plans were finalised in 2016. Construction of the future airport has commenced and is on track to begin operations in 2026. The location of the airport will have implications for certain lands in the Wollondilly local government area, including, but not limited to, a number of suburbs being Warragamba, Silverdale, Lake Burragorang, Wallacia, Werombi and Theresa Park.

Information on the current status of proposed Flight Path Design and further Noise Assessment for the airport (including aircraft noise measures (Australian Noise Exposure Concept (ANEC), Australian Noise Exposure Forecast (ANEF) and potential Obstacle Height Limitations) can be obtained from the Federal Department of Infrastructure, Transport, Cities and Regional Development or at <http://www.westernsydneyairport.gov.au>.

The plans for the Western Sydney Aerotropolis, which includes the Airport site were released on 6 December 2019. For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/aerotropolis>

4. **DRAFT STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY AEROTROPOLIS)**

Plans for NSW's newest city were released by the NSW Government on 6 December 2019. The plan sets the future vision for the region and provides a roadmap for the rezoning of individual precincts, including the site for the Western Sydney International (Nancy-Brid Walton) Airport.

For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/aerotropolis>

5. Other Matters (if applicable)

PROTECTION OF TRANSPORT CORRIDORS IN WESTERN SYDNEY

In March 2018 the State Government announced the recommended corridor for the Outer Sydney Orbital (Stage One). The location of the corridor was updated in June 2018 following the outcome of community consultation.

The Outer Sydney Orbital (Stage One) will provide for a motorway and freight line to connect Illawarra and Central Coast via Western Sydney Airport.

The Outer Sydney Orbital (Stage One) corridor passes through the Wollondilly local government area (Brownlow Hill, Cawdor, Douglas Park, Menangle and Mount Hunter).

For more information contact Transport for NSW or visit their website at www.transport.nsw.gov.au/corridors.

WILTON 2040: A PLAN FOR THE WILTON GROWTH AREA

Parts of Wilton are within a State Government declared Growth Area. The Wilton Growth Area is guided by Wilton 2040: A Plan for the Wilton Growth Area.

For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Wilton>
SHIRE WIDE FLOOD STUDY

Council wants to be proactive about flooding in the Shire and in partnership with the NSW State Government we are looking for ways to mitigate flood risks for the community.

A flood study for areas not currently covered by a study has commenced with the aim of identifying the flood risk for every property in the Shire.

Refer to Council's website www.wollondilly.nsw.gov.au or contact Council for more information on 4677 1100.

In respect of matters beyond the control and/or responsibility of Council, information provided is provided only to the extent that Council has been so notified by the relevant Authorities or Departments, which have responsibility for the administration of the particular status referred to. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

Digitally Signed: Max Strassmeir Senior Development Assessment Planner Wednesday, 23 September 2020 3:05:37 PM Development Services
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*Signed on behalf of the
Chief Executive Officer of*

WOLLONDILLY SHIRE COUNCIL

Any request for further information in connection with the above should be directed to Council's Duty Planner, Monday to Friday between the hours of 8:30am and 12:30pm, by telephoning (02) 4677 1100.

NOTICE TO PURCHASERS OF RURAL LAND

Wollondilly Shire Council supports the rights of persons in rural areas of the Shire to undertake and pursue agricultural production activities that are consistent with land capability and use reasonable and practical measures to avoid environmental harm and minimise impact to adjoining land users. Intending purchasers are advised that agricultural production **can** include the following activities that may have implications for occupiers and prospective purchasers of rural land:

Use of agricultural machinery (tractors, chainsaws, motorbikes)

Use of bird-scare devices

Intensive livestock production (cattle feedlots, poultry farms, piggeries, restricted dairies)

Operation of rural industries (packing sheds, abattoirs, stock and sale yards, sawmills)

Vegetation clearing

Grazing of livestock

Crop and fodder production

Soil cultivation

Crop harvesting

Use of firearms

Bushfire hazard reduction burning

Construction of firebreaks

Earthworks (construction of dams, drains, contour banks, access roads and tracks)

Fencing

Pumping and irrigation

Use of pesticides and herbicides

Spreading of manure, compost and treated effluent

Fertiliser usage

Slashing and mowing of grass

Production of silage

Re-vegetation activities (planting trees and shrubs)

Agroforestry

Livestock droving on roads

This is not an exhaustive list and intending purchasers of rural land should assess surrounding agricultural land uses and the impact these activities may have when being pursued in close proximity their proposed purchase. If you think these types of activities will affect your ability to live in a rural locality then intending purchasers are advised to reconsider their purchase and seek independent advice.

This notice is not intended to affect the rights of individuals to take action under the common law or legislation and is provided for information purposes only.

PLANNING CERTIFICATE UNDER SECTION 10.7(2) & (5) ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

APPLICANT: Ms S Gray
sgray@jbsg.com.au

Planning Certificate No.: 20201960
Receipt No.: 721
Issue Date: 22 September 2020
Applicant's Reference: 59586
Property No.: 12533

DESCRIPTION OF PROPERTY

Address: 100 Maldon Bridge Road MALDON 2571
Land Description: Lot: 31 DP: 602144

Notes:

The following prescribed matters may apply to the land to which this certificate relates and is supplied in good faith.

Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.

The following information is provided pursuant to Section 10.7(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them from Council's Administration Centre at 62-64 Menangle Street, Picton or view free of charge on Council's Website www.wollondilly.nsw.gov.au.

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPS

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.
- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).
- (3) The name of each development control plan that applies to the carrying out of development on the land.
- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

ENVIRONMENTAL PLANNING INSTRUMENTS

Wollondilly Local Environmental Plan 2011.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2 - 1997)

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

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

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

State Environmental Planning Policy No 21 - Caravan Parks

State Environmental Planning Policy No 33 - Hazardous and Offensive Development

State Environmental Planning Policy No 50 - Canal Estate Development

State Environmental Planning Policy No 55 - Remediation of Land

State Environmental Planning Policy No 64 - Advertising and Signage

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

State Environmental Planning Policy (Infrastructure) 2007

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

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (State and Regional Development) 2011

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

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

State Environmental Planning Policy (State Significant Precincts) 2005

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

State Environmental Planning Policy (Concurrences and Consents) 2018

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

State Environmental Planning Policy (Koala Habitat Protection) 2019
(Note: Excludes land dedicated or reserved as National Park)

PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) applies to this land. The draft LEP proposes various matters.

Draft State Environmental Planning Policy (Competition) 2010

Draft State Environmental Planning Policy (Environment)

Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019

Draft State Environmental Planning Policy - Remediation of Land

State Environmental Planning Policy (State and Regional Development) 2011 – Water Treatment Facilities Proposed Amendment

Draft State Environmental Planning Policy (Housing Diversity) 2020

Draft State Environmental Planning Policy (Strategic Conservation Planning) - to support the Cumberland Plain Conservation Plan

DEVELOPMENT CONTROL PLANS

Wollondilly Development Control Plan 2016 applies to all land covered by Wollondilly Local Environmental Plan 2011.

2. ZONING AND LAND USE UNDER RELEVANT LEPS

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

WOLLONDILLY LOCAL ENVIRONMENTAL PLAN 2011

- (a) the identity of the zone, whether by reference to a name (such as “Residential Zone” or “Heritage Area”) or by reference to a number (such as “Zone No 2 (a)”);

Zone RU2 Rural Landscape

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

Extensive agriculture; Home occupations and development listed in Schedule 2 of Wollondilly Local Environmental Plan 2011 provided it meets the criteria in that schedule

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

Agriculture; Airports; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat building and repair facilities; Boat sheds; Cellar door premises; Cemeteries; Community facilities; Crematoria; Depots; Dual occupancies (attached); Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Funeral homes; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hospitals; Information and education facilities; Landscaping material supplies; Mortuaries; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers’ dwellings; Secondary dwellings; Signage; Transport depots; Veterinary hospitals; Water recreation structures; Water supply systems

- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Stock and sale yards; Turf farming; Any other development not specified in item (b) or (c)

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

A dwelling house cannot be erected on any lot created under clause 4.2 of Wollondilly Local Environmental Plan 2011. That is, a dwelling house cannot be erected on lots less than the minimum allotment size for subdivision which have only been created for the purpose of primary production.

Reference must be made to clause 4.2 of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

Wollondilly Local Environmental Plan 2011 Clause 4.2A and the Minimum Lot Size Map sets the minimum land dimensions for the erection of a dwelling house on this land as follows:

Development consent for the purposes of the erection of a dwelling house may only be granted if no dwelling house has been erected on the land (unless the application is to replace the existing dwelling-house) and;

- (a) the lot is at least the minimum lot size specified for that land by the Lot Size Map being 100 hectares; or
- (b) the lot was created before this Plan commenced and on which a dwelling house was permissible immediately before that commencement; or
- (c) the lot resulted from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision has been registered before that commencement.

Reference must be made to Clause 4.2A of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

- (f) whether the land includes or comprises critical habitat,

None known

- (g) whether the land is in a conservation area (however described),

The land is not located within a Heritage Conservation Area as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

- (h) whether an item of environmental heritage (however described) is situated on the land.

The land does not contain an item of environmental heritage as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

Planning Proposal - Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal).

- (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any new development standards.

- (f) whether the land includes or comprises critical habitat,

None known

- (g) whether the land is in a conservation area (however described),

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not identify a change to land in a conservation area.

- (h) whether an item of environmental heritage (however described) is situated on the land.

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not identify a change to any items of environmental heritage.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The land is located within the Wilton Priority Growth Area.

The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies to the land, however, Zoning and Land Use for the land are specified under Wollondilly Local Environmental Plan 2011 (refer to clause 2 of this planning certificate).

3. COMPLYING DEVELOPMENT

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

THE HOUSING CODE

Complying development MAY be carried out on the land under the Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE RURAL HOUSING CODE

Complying development MAY be carried out on the land under the Rural Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE GREENFIELD HOUSING CODE

Complying development MAY be carried out on the land under the Greenfield Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE LOW RISE HOUSING DIVERSITY CODE

Complying development MAY be carried out on the land under the Low Rise Housing Diversity Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE HOUSING ALTERATIONS CODE

Complying development MAY be carried out on the land under the Housing Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE GENERAL DEVELOPMENT CODE

Complying development MAY be carried out on the land under the General Development Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development MAY be carried out on the land under the Commercial and Industrial Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development MAY be carried out on the land under the Commercial and Industrial (New Buildings and Additions) Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE CONTAINER RECYCLING FACILITIES CODE

Complying development MAY be carried out on the land under the Container Recycling Facilities Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE SUBDIVISIONS CODE

Complying development MAY be carried out on the land under the Subdivisions Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE DEMOLITION CODE

Complying development MAY be carried out on the land under the Demolition Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE FIRE SAFETY CODE

Complying development MAY be carried out on the land under the Fire Safety Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

4. (REPEALED)

4A. (REPEALED)

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

This clause is not applicable to the Wollondilly Local Government Area.

5. MINE SUBSIDENCE

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

The land IS WITHIN a declared Mine Subsidence District of Wilton under section 20 of the Coal Mine Subsidence Compensation Act 2017. Certain development in a Mine Subsidence District requires approval from Subsidence Advisory NSW – further information can be obtained from Subsidence Advisory NSW. Subsidence Advisory NSW provides compensation to property owners for mine subsidence damage. To be eligible for compensation, development must be constructed in accordance with Subsidence Advisory NSW approval. Subsidence Advisory NSW has set surface development guidelines for properties in Mine Subsidence Districts that specify building requirements to help prevent potential damage from coal mine subsidence.

6. ROAD WIDENING AND ROAD REALIGNMENT

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

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

No

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy:

- (a) Adopted by the council, or
- (b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

No

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.
- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.
- (3) Words and expressions in this clause have the same meanings as in the Standard Instrument.

No

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

There are no Environmental Planning Instruments referred to in Clause 1 that make provision for the acquisition of the land by a public authority as referred to under section 3.15 of the Act.

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not provide for the acquisition of the subject land by a public authority as referred to in section 3.15 of the Act.

9. CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land.

Wollondilly Development Contributions Plan 2020 applies to the land.

9A. BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

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

The land is not biodiversity certified land (under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016).

10. BIODIVERSITY STEWARDSHIP SITES

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

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

Council has not been notified of the existence of any biodiversity stewardship agreements or biobanking agreements by the Chief Executive of the Office of Environment and Heritage under the Threatened Species Conservation Act 1995 for this land.

10A. NATIVE VEGETATION CLEARING SET ASIDES

If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

Council has not been notified of the existence of any set aside areas by Local Land Services. Council has not been notified of the existence of a set aside area under section 60ZC of the Local Land Services Act 2013 by the Local Land Services. The land is not registered in the public register as a set aside area under section 60ZC of the Local Land Services Act 2013.

11. BUSH FIRE PRONE LAND

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land is wholly bush fire prone land as shown in Council's records. Further details of any applicable restrictions on development of the land may be obtained on application to Council.

12. PROPERTY VEGETATION PLANS

If the land is land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that

effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under the Act).

Council has not been notified of any such plan that affects this land.

13. ORDER UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Whether an order has been made under the *Trees (Disputes between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No

14. DIRECTIONS UNDER PART 3A

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

No

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

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

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department, and

There is not a current site compatibility certificate (seniors housing) as described that applies to this land.

- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

There are currently no conditions of consent relating to a development application for seniors housing that apply to the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

There is not a valid site compatibility certificate (infrastructure, schools or TAFE establishments) as described that applies to this land.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, that statement is to include:

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the head office of the Department.

There is not a current site compatibility certificate (affordable rental housing) as described that applies to this land.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

There are currently no conditions of consent relating to a development application for affordable rental housing that apply to the land.

18. PAPER SUBDIVISION INFORMATION

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

None

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

None

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of Environmental Planning and Assessment Regulation 2000.

19. SITE VERIFICATION CERTIFICATES

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

NOTE. A site verification certificate sets out the Planning Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

- (b) the date on which the certificate ceases to be current (if any), and
(c) that a copy may be obtained from the head office of the Department.

There is no current Site Verification Certificate as described that applies to this land.

20. LOOSE-FILL ASBESTOS INSULATION

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.

Council has not been notified by NSW Fair Trading of any residential premises on this land being identified in the Loose-Fill Asbestos Insulation Register.

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.

Council is NOT aware of any affected building notice in respect of the land.

- (2) A statement of:
- (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

Council is NOT aware of any building product rectification order as detailed above.

Council is NOT aware of any notice of intention as detailed above.

- (3) In this clause:

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

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

The land is subject to a management order within the meaning of that Act. Further details can be obtained from the Department of Environment and Climate Change.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

THE FOLLOWING ADDITIONAL INFORMATION IS PROVIDED UNDER:

SECTION 10.7(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

For the purposes of Section 10.7(5), the following information is provided in relation to the subject property:

1. The subject land is not affected by a Foreshore Building Line.
2. Any enquiries relating to whether or not the land has frontage to a classified road or a controlled access road should be referred directly to Roads and Maritime Services (RMS) on 02 4221 2495.
3. **WESTERN SYDNEY INTERNATIONAL (NANCY-BIRD WALTON) AIRPORT**

In April 2014 the Australian Government announced Badgerys Creek as the site of a second major airport for Sydney. The Western Sydney International (Nancy-Bird Walton) Airport plans were finalised in 2016. Construction of the future airport has commenced and is on track to begin operations in 2026. The location of the airport will have implications for certain lands in the Wollondilly local government area, including, but not limited to, a number of suburbs being Warragamba, Silverdale, Lake Burragorang, Wallacia, Werombi and Theresa Park.

Information on the current status of proposed Flight Path Design and further Noise Assessment for the airport (including aircraft noise measures (Australian Noise Exposure Concept (ANEC), Australian Noise Exposure Forecast (ANEF) and potential Obstacle Height Limitations) can be obtained from the Federal Department of Infrastructure, Transport, Cities and Regional Development or at <http://www.westernsydneyairport.gov.au>.

The plans for the Western Sydney Aerotropolis, which includes the Airport site were released on 6 December 2019. For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/aerotropolis>

4. **DRAFT STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY AEROTROPOLIS)**

Plans for NSW's newest city were released by the NSW Government on 6 December 2019. The plan sets the future vision for the region and provides a roadmap for the rezoning of individual precincts, including the site for the Western Sydney International (Nancy-Brid Walton) Airport.

For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/aerotropolis>

5. Other Matters (if applicable)

PROTECTION OF TRANSPORT CORRIDORS IN WESTERN SYDNEY

In March 2018 the State Government announced the recommended corridor for the Outer Sydney Orbital (Stage One). The location of the corridor was updated in June 2018 following the outcome of community consultation.

The Outer Sydney Orbital (Stage One) will provide for a motorway and freight line to connect Illawarra and Central Coast via Western Sydney Airport.

The Outer Sydney Orbital (Stage One) corridor passes through the Wollondilly local government area (Brownlow Hill, Cawdor, Douglas Park, Menangle and Mount Hunter).

For more information contact Transport for NSW or visit their website at www.transport.nsw.gov.au/corridors.

WILTON 2040: A PLAN FOR THE WILTON GROWTH AREA

Parts of Wilton are within a State Government declared Growth Area. The Wilton Growth Area is guided by Wilton 2040: A Plan for the Wilton Growth Area.

For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Wilton>
SHIRE WIDE FLOOD STUDY

Council wants to be proactive about flooding in the Shire and in partnership with the NSW State Government we are looking for ways to mitigate flood risks for the community.

A flood study for areas not currently covered by a study has commenced with the aim of identifying the flood risk for every property in the Shire.

Refer to Council's website www.wollondilly.nsw.gov.au or contact Council for more information on 4677 1100.

In respect of matters beyond the control and/or responsibility of Council, information provided is provided only to the extent that Council has been so notified by the relevant Authorities or Departments, which have responsibility for the administration of the particular status referred to. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

Digitally Signed: Max Strassmeir Senior Development Assessment Planner Wednesday, 23 September 2020 3:08:05 PM Development Services
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*Signed on behalf of the
Chief Executive Officer of*

WOLLONDILLY SHIRE COUNCIL

Any request for further information in connection with the above should be directed to Council's Duty Planner, Monday to Friday between the hours of 8:30am and 12:30pm, by telephoning (02) 4677 1100.

NOTICE TO PURCHASERS OF RURAL LAND

Wollondilly Shire Council supports the rights of persons in rural areas of the Shire to undertake and pursue agricultural production activities that are consistent with land capability and use reasonable and practical measures to avoid environmental harm and minimise impact to adjoining land users. Intending purchasers are advised that agricultural production **can** include the following activities that may have implications for occupiers and prospective purchasers of rural land:

Use of agricultural machinery (tractors, chainsaws, motorbikes)

Use of bird-scare devices

Intensive livestock production (cattle feedlots, poultry farms, piggeries, restricted dairies)

Operation of rural industries (packing sheds, abattoirs, stock and sale yards, sawmills)

Vegetation clearing

Grazing of livestock

Crop and fodder production

Soil cultivation

Crop harvesting

Use of firearms

Bushfire hazard reduction burning

Construction of firebreaks

Earthworks (construction of dams, drains, contour banks, access roads and tracks)

Fencing

Pumping and irrigation

Use of pesticides and herbicides

Spreading of manure, compost and treated effluent

Fertiliser usage

Slashing and mowing of grass

Production of silage

Re-vegetation activities (planting trees and shrubs)

Agroforestry

Livestock droving on roads

This is not an exhaustive list and intending purchasers of rural land should assess surrounding agricultural land uses and the impact these activities may have when being pursued in close proximity their proposed purchase. If you think these types of activities will affect your ability to live in a rural locality then intending purchasers are advised to reconsider their purchase and seek independent advice.

This notice is not intended to affect the rights of individuals to take action under the common law or legislation and is provided for information purposes only.

PLANNING CERTIFICATE UNDER SECTION 10.7(2) & (5) ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

APPLICANT: Ms S Gray
sgray@jbsg.com.au

Planning Certificate No.: 20201955
Receipt No.: 721
Issue Date: 22 September 2020
Applicant's Reference: 59586
Property No.: 14852

DESCRIPTION OF PROPERTY

Address: Staff Road MALDON 2571
Land Description: Lot: 1 DP: 162140

Notes:

The following prescribed matters may apply to the land to which this certificate relates and is supplied in good faith.

Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.

The following information is provided pursuant to Section 10.7(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them from Council's Administration Centre at 62-64 Menangle Street, Picton or view free of charge on Council's Website www.wollondilly.nsw.gov.au.

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPS

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.
- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).
- (3) The name of each development control plan that applies to the carrying out of development on the land.
- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

ENVIRONMENTAL PLANNING INSTRUMENTS

Wollondilly Local Environmental Plan 2011.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2 - 1997)

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

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

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

State Environmental Planning Policy No 21 - Caravan Parks

State Environmental Planning Policy No 33 - Hazardous and Offensive Development

State Environmental Planning Policy No 50 - Canal Estate Development

State Environmental Planning Policy No 55 - Remediation of Land

State Environmental Planning Policy No 64 - Advertising and Signage

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

State Environmental Planning Policy (Infrastructure) 2007

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

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (State and Regional Development) 2011

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

State Environmental Planning Policy (State Significant Precincts) 2005

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

State Environmental Planning Policy (Concurrences and Consents) 2018

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

State Environmental Planning Policy (Koala Habitat Protection) 2019
(Note: Excludes land dedicated or reserved as National Park)

PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) applies to this land. The draft LEP proposes various matters.

Draft State Environmental Planning Policy (Competition) 2010

Draft State Environmental Planning Policy (Environment)

Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019

Draft State Environmental Planning Policy - Remediation of Land

State Environmental Planning Policy (State and Regional Development) 2011 – Water Treatment Facilities Proposed Amendment

Draft State Environmental Planning Policy (Housing Diversity) 2020

Draft State Environmental Planning Policy (Strategic Conservation Planning) - to support the Cumberland Plain Conservation Plan

DEVELOPMENT CONTROL PLANS

Wollondilly Development Control Plan 2016 applies to all land covered by Wollondilly Local Environmental Plan 2011.

2. ZONING AND LAND USE UNDER RELEVANT LEPS

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

WOLLONDILLY LOCAL ENVIRONMENTAL PLAN 2011

- (a) the identity of the zone, whether by reference to a name (such as “Residential Zone” or “Heritage Area”) or by reference to a number (such as “Zone No 2 (a)”),

Zone RU2 Rural Landscape

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

Extensive agriculture; Home occupations and development listed in Schedule 2 of Wollondilly Local Environmental Plan 2011 provided it meets the criteria in that schedule

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

Agriculture; Airports; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat building and repair facilities; Boat sheds; Cellar door premises; Cemeteries; Community facilities; Crematoria; Depots; Dual occupancies (attached); Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Funeral homes; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hospitals; Information and education facilities; Landscaping material supplies; Mortuaries; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers’ dwellings; Secondary dwellings; Signage; Transport depots; Veterinary hospitals; Water recreation structures; Water supply systems

- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Stock and sale yards; Turf farming; Any other development not specified in item (b) or (c)

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

A dwelling house cannot be erected on any lot created under clause 4.2 of Wollondilly Local Environmental Plan 2011. That is, a dwelling house cannot be erected on lots less than the minimum allotment size for subdivision which have only been created for the purpose of primary production.

Reference must be made to clause 4.2 of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

Wollondilly Local Environmental Plan 2011 Clause 4.2A and the Minimum Lot Size Map sets the minimum land dimensions for the erection of a dwelling house on this land as follows:

Development consent for the purposes of the erection of a dwelling house may only be granted if no dwelling house has been erected on the land (unless the application is to replace the existing dwelling-house) and;

- (a) the lot is at least the minimum lot size specified for that land by the Lot Size Map being 100 hectares; or
- (b) the lot was created before this Plan commenced and on which a dwelling house was permissible immediately before that commencement; or
- (c) the lot resulted from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision has been registered before that commencement.

Reference must be made to Clause 4.2A of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

- (f) whether the land includes or comprises critical habitat,

None known

- (g) whether the land is in a conservation area (however described),

The land is not located within a Heritage Conservation Area as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

- (h) whether an item of environmental heritage (however described) is situated on the land.

The land does not contain an item of environmental heritage as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

Planning Proposal - Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal).

- (a) the identity of the zone, whether by reference to a name (such as “Residential Zone” or “Heritage Area”) or by reference to a number (such as “Zone No 2 (a)”);

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any changes to the existing zone under Wollondilly Local Environmental Plan 2011.

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

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not propose any new development standards.

- (f) whether the land includes or comprises critical habitat,

None known

- (g) whether the land is in a conservation area (however described),

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not identify a change to land in a conservation area.

- (h) whether an item of environmental heritage (however described) is situated on the land.

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not identify a change to any items of environmental heritage.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The land is not within a Growth Centre.

3. COMPLYING DEVELOPMENT

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

THE HOUSING CODE

Complying development under the Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on part of the land. The land is excluded land being land identified by an environmental planning instrument as being partly within an area of environmentally sensitive land.

THE RURAL HOUSING CODE

Complying development under the Rural Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on part of the land. The land is excluded land being land identified by an environmental planning instrument as being partly within an area of environmentally sensitive land.

Note: If the land is a lot to which the Rural Housing Code applies, complying development may be carried out on the part of the lot to which this clause does not apply.

THE GREENFIELD HOUSING CODE

Complying development under the Greenfield Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on part of the land. The land is excluded land being land identified by an environmental planning instrument as being partly within an area of environmentally sensitive land.

THE LOW RISE HOUSING DIVERSITY CODE

Complying development under the Low Rise Housing Diversity Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on part of the land. The land is excluded land being land

identified by an environmental planning instrument as being partly within an area of environmentally sensitive land.

THE HOUSING ALTERATIONS CODE

Complying development MAY be carried out on the land under the Housing Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE GENERAL DEVELOPMENT CODE

Complying development MAY be carried out on the land under the General Development Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development MAY be carried out on the land under the Commercial and Industrial Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial and Industrial (New Buildings and Additions) Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on part of the land. The land is excluded land being land identified by an environmental planning instrument as being partly within an area of environmentally sensitive land.

THE CONTAINER RECYCLING FACILITIES CODE

Complying development MAY be carried out on the land under the Container Recycling Facilities Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE SUBDIVISIONS CODE

Complying development MAY be carried out on the land under the Subdivisions Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE DEMOLITION CODE

Complying development MAY be carried out on the land under the Demolition Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE FIRE SAFETY CODE

Complying development MAY be carried out on the land under the Fire Safety Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

4. (REPEALED)

4A. (REPEALED)

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

This clause is not applicable to the Wollondilly Local Government Area.

5. MINE SUBSIDENCE

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

The land IS WITHIN a declared Mine Subsidence District of Wilton under section 20 of the Coal Mine Subsidence Compensation Act 2017. Certain development in a Mine Subsidence District requires approval from Subsidence Advisory NSW – further information can be obtained from Subsidence Advisory NSW. Subsidence Advisory NSW provides compensation to property owners for mine subsidence damage. To be eligible for compensation, development must be constructed in accordance with Subsidence Advisory NSW approval. Subsidence Advisory NSW has set surface development guidelines for properties in Mine Subsidence Districts that specify building requirements to help prevent potential damage from coal mine subsidence.

6. ROAD WIDENING AND ROAD REALIGNMENT

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

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

No

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy:

- (a) Adopted by the council, or
- (b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

No

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.
- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.
- (3) Words and expressions in this clause have the same meanings as in the Standard Instrument.

No

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

There are no Environmental Planning Instruments referred to in Clause 1 that make provision for the acquisition of the land by a public authority as referred to under section 3.15 of the Act.

Draft LEP Amendment to Wollondilly Local Environmental Plan 2011 (LEP Review Program Stage 1 Planning Proposal) does not provide for the acquisition of the subject land by a public authority as referred to in section 3.15 of the Act.

9. CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land.

Wollondilly Development Contributions Plan 2020 applies to the land.

9A. BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

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

The land is not biodiversity certified land (under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016).

10. BIODIVERSITY STEWARDSHIP SITES

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

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

Council has not been notified of the existence of any biodiversity stewardship agreements or biobanking agreements by the Chief Executive of the Office of Environment and Heritage under the Threatened Species Conservation Act 1995 for this land.

10A. NATIVE VEGETATION CLEARING SET ASIDES

If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

Council has not been notified of the existence of any set aside areas by Local Land Services. Council has not been notified of the existence of a set aside area under section 60ZC of the Local Land Services Act 2013 by the Local Land Services. The land is not registered in the public register as a set aside area under section 60ZC of the Local Land Services Act 2013.

11. BUSH FIRE PRONE LAND

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land is wholly bush fire prone land as shown in Council's records. Further details of any applicable restrictions on development of the land may be obtained on application to Council.

12. PROPERTY VEGETATION PLANS

If the land is land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that

effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under the Act).

Council has not been notified of any such plan that affects this land.

13. ORDER UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Whether an order has been made under the *Trees (Disputes between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No

14. DIRECTIONS UNDER PART 3A

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

No

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

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

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department, and

There is not a current site compatibility certificate (seniors housing) as described that applies to this land.

- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

There are currently no conditions of consent relating to a development application for seniors housing that apply to the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

There is not a valid site compatibility certificate (infrastructure, schools or TAFE establishments) as described that applies to this land.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, that statement is to include:

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the head office of the Department.

There is not a current site compatibility certificate (affordable rental housing) as described that applies to this land.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

There are currently no conditions of consent relating to a development application for affordable rental housing that apply to the land.

18. PAPER SUBDIVISION INFORMATION

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

None

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

None

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of Environmental Planning and Assessment Regulation 2000.

19. SITE VERIFICATION CERTIFICATES

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

NOTE. A site verification certificate sets out the Planning Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

- (b) the date on which the certificate ceases to be current (if any), and
(c) that a copy may be obtained from the head office of the Department.

There is no current Site Verification Certificate as described that applies to this land.

20. LOOSE-FILL ASBESTOS INSULATION

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.

Council has not been notified by NSW Fair Trading of any residential premises on this land being identified in the Loose-Fill Asbestos Insulation Register.

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.

Council is NOT aware of any affected building notice in respect of the land.

- (2) A statement of:
- (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

Council is NOT aware of any building product rectification order as detailed above.

Council is NOT aware of any notice of intention as detailed above.

- (3) In this clause:

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

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

No.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

THE FOLLOWING ADDITIONAL INFORMATION IS PROVIDED UNDER:

SECTION 10.7(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

For the purposes of Section 10.7(5), the following information is provided in relation to the subject property:

1. The subject land is not affected by a Foreshore Building Line.
2. Any enquiries relating to whether or not the land has frontage to a classified road or a controlled access road should be referred directly to Roads and Maritime Services (RMS) on 02 4221 2495.
3. **WESTERN SYDNEY INTERNATIONAL (NANCY-BIRD WALTON) AIRPORT**

In April 2014 the Australian Government announced Badgerys Creek as the site of a second major airport for Sydney. The Western Sydney International (Nancy-Bird Walton) Airport plans were finalised in 2016. Construction of the future airport has commenced and is on track to begin operations in 2026. The location of the airport will have implications for certain lands in the Wollondilly local government area, including, but not limited to, a number of suburbs being Warragamba, Silverdale, Lake Burragorang, Wallacia, Werombi and Theresa Park.

Information on the current status of proposed Flight Path Design and further Noise Assessment for the airport (including aircraft noise measures (Australian Noise Exposure Concept (ANEC), Australian Noise Exposure Forecast (ANEF) and potential Obstacle Height Limitations) can be obtained from the Federal Department of Infrastructure, Transport, Cities and Regional Development or at <http://www.westernsydneyairport.gov.au>.

The plans for the Western Sydney Aerotropolis, which includes the Airport site were released on 6 December 2019. For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/aerotropolis>

4. **DRAFT STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY AEROTROPOLIS)**

Plans for NSW's newest city were released by the NSW Government on 6 December 2019. The plan sets the future vision for the region and provides a roadmap for the rezoning of individual precincts, including the site for the Western Sydney International (Nancy-Brid Walton) Airport.

For more information please contact the Department of Planning, Industry and Environment, or view their website: <https://www.planning.nsw.gov.au/aerotropolis>

5. Other Matters (if applicable)

PROTECTION OF TRANSPORT CORRIDORS IN WESTERN SYDNEY

In March 2018 the State Government announced the recommended corridor for the Outer Sydney Orbital (Stage One). The location of the corridor was updated in June 2018 following the outcome of community consultation.

The Outer Sydney Orbital (Stage One) will provide for a motorway and freight line to connect Illawarra and Central Coast via Western Sydney Airport.

The Outer Sydney Orbital (Stage One) corridor passes through the Wollondilly local government area (Brownlow Hill, Cawdor, Douglas Park, Menangle and Mount Hunter).

For more information contact Transport for NSW or visit their website at www.transport.nsw.gov.au/corridors.

SHIRE WIDE FLOOD STUDY

Council wants to be proactive about flooding in the Shire and in partnership with the NSW State Government we are looking for ways to mitigate flood risks for the community.

A flood study for areas not currently covered by a study has commenced with the aim of identifying the flood risk for every property in the Shire.

Refer to Council's website www.wollondilly.nsw.gov.au or contact Council for more information on 4677 1100.

In respect of matters beyond the control and/or responsibility of Council, information provided is provided only to the extent that Council has been so notified by the relevant Authorities or Departments, which have responsibility for the administration of the particular status referred to. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

Digitally Signed: Anthony Richardson DA Planner Thursday, 24 September 2020 11:45:07 AM Development Services

*Signed on behalf of the
Chief Executive Officer of*
WOLLONDILLY SHIRE COUNCIL

Any request for further information in connection with the above should be directed to Council's Duty Planner, Monday to Friday between the hours of 8:30am and 12:30pm, by telephoning (02) 4677 1100.

NOTICE TO PURCHASERS OF RURAL LAND

Wollondilly Shire Council supports the rights of persons in rural areas of the Shire to undertake and pursue agricultural production activities that are consistent with land capability and use reasonable and practical measures to avoid environmental harm and minimise impact to adjoining land users. Intending purchasers are advised that agricultural production **can** include the following activities that may have implications for occupiers and prospective purchasers of rural land:

Use of agricultural machinery (tractors, chainsaws, motorbikes)

Use of bird-scare devices

Intensive livestock production (cattle feedlots, poultry farms, piggeries, restricted dairies)

Operation of rural industries (packing sheds, abattoirs, stock and sale yards, sawmills)

Vegetation clearing

Grazing of livestock

Crop and fodder production

Soil cultivation

Crop harvesting

Use of firearms

Bushfire hazard reduction burning

Construction of firebreaks

Earthworks (construction of dams, drains, contour banks, access roads and tracks)

Fencing

Pumping and irrigation

Use of pesticides and herbicides

Spreading of manure, compost and treated effluent

Fertiliser usage

Slashing and mowing of grass

Production of silage

Re-vegetation activities (planting trees and shrubs)

Agroforestry


Livestock droving on roads

This is not an exhaustive list and intending purchasers of rural land should assess surrounding agricultural land uses and the impact these activities may have when being pursued in close proximity their proposed purchase. If you think these types of activities will affect your ability to live in a rural locality then intending purchasers are advised to reconsider their purchase and seek independent advice.

This notice is not intended to affect the rights of individuals to take action under the common law or legislation and is provided for information purposes only.

Appendix F Historical Aerial Photographs



Legend:
 Approximate Site Boundary



Job No: 59586


Client: Boral

Version: R01 Rev A Date 11/09/2020

Drawn By: AS Checked By: SG

Scale 1:10,000



0 100 200

metres


Coord. Sys. GDA 1994 MGA Zone 56

**Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW**

**HISTORICAL AERIAL
IMAGERY 1949**

FIGURE 1949

**Legend:**

 Approximate Site Boundary



Job No: 59586


Client: Boral

Version: R01 Rev A Date 14/09/2020

Drawn By: AS Checked By: SG

Scale 1:10,000



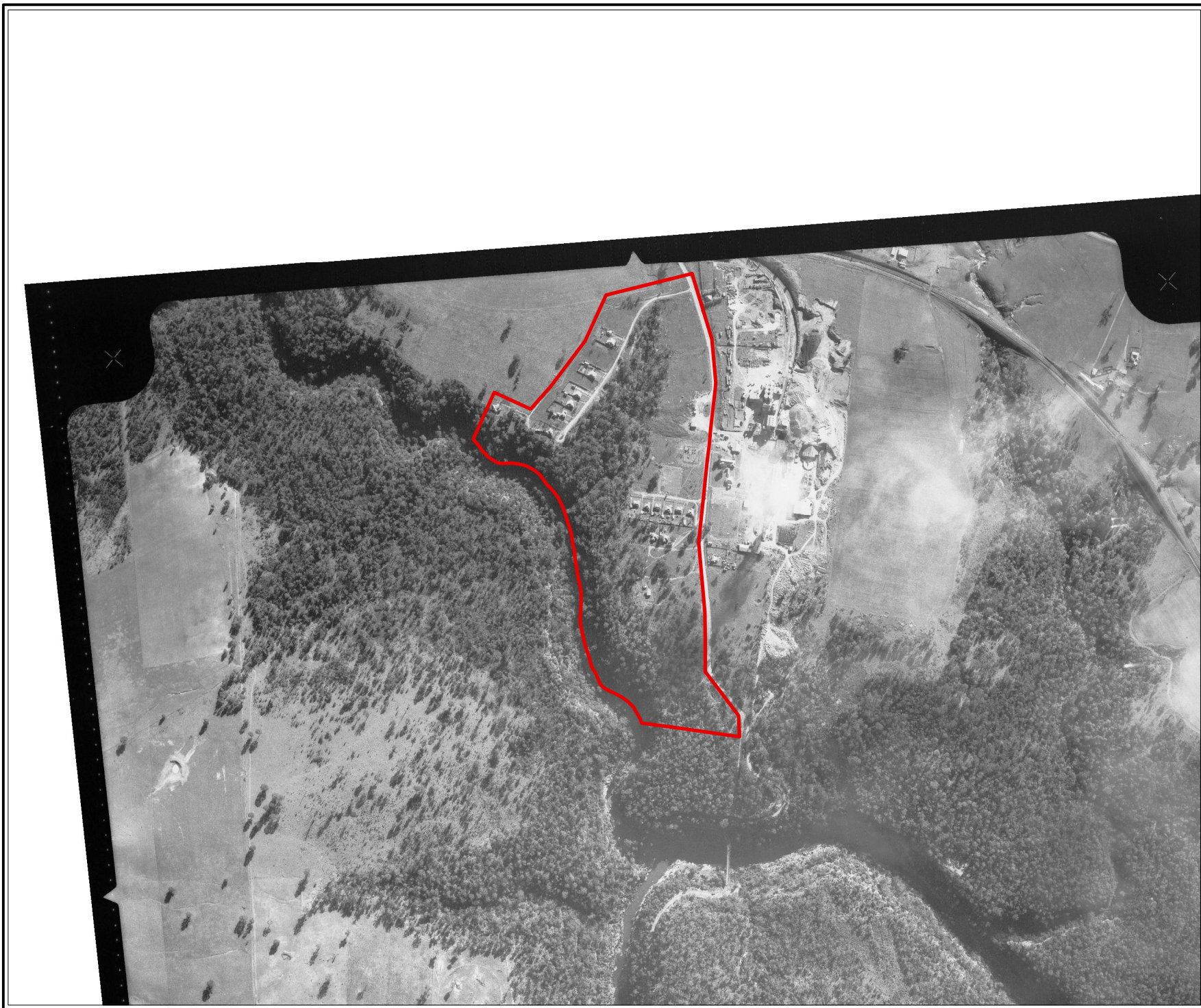
0 100 200

metres

Coord. Sys. GDA 1994 MGA Zone 56


**Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW**

**HISTORICAL AERIAL
IMAGERY 1955**

FIGURE 1955



Legend:

 Approximate Site Boundary



Job No: 59586

Client: Boral

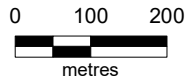
Version: R01 Rev A

Date 11/09/2020

Drawn By: AS

Checked By: SG

Scale 1:10,000




Coord. Sys. GDA 1994 MGA Zone 56

**Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW**

**HISTORICAL AERIAL
IMAGERY 1961**

FIGURE 1961

**Legend:**

 Approximate Site Boundary



Job No: 59586

Client: Boral

Version: R01 Rev A Date 11/09/2020

Drawn By: AS Checked By: SG

Scale 1:10,000



0 100 200
metres

Coord. Sys. GDA 1994 MGA Zone 56


**Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW**

**HISTORICAL AERIAL
IMAGERY 1975**

FIGURE 1975



Legend:

 Approximate Site Boundary



Job No: 59586

Client: Boral

Version: R01 Rev A Date 14/09/2020

Drawn By: AS Checked By: SG

Scale 1:10,000



0 100 200
metres


Coord. Sys. GDA 1994 MGA Zone 56

**Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW**

**HISTORICAL AERIAL
IMAGERY 1984**

FIGURE 1984



Legend:
 Approximate Site Boundary



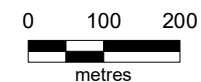
Job No: 59586

Client: Boral

Version: R01 Rev A Date 11/09/2020

Drawn By: AS Checked By: SG

Scale 1:10,000




Coord. Sys. GDA 1994 MGA Zone 56

**Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW**

**HISTORICAL AERIAL
IMAGERY 1994**

FIGURE 1994

**Legend:**

 Approximate Site Boundary



Job No: 59586


Client: Boral

Version: R01 Rev A Date 11/09/2020

Drawn By: AS Checked By: SG

Scale 1:10,000



0 100 200

metres


Coord. Sys. GDA 1994 MGA Zone 56

**Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW**

**HISTORICAL AERIAL
IMAGERY 2002**

FIGURE 2002



Legend:
 Approximate Site Boundary



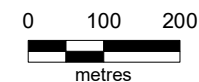
Job No: 59586

Client: Boral

Version: R01 Rev A Date 11/09/2020

Drawn By: AS Checked By: SG

Scale 1:10,000

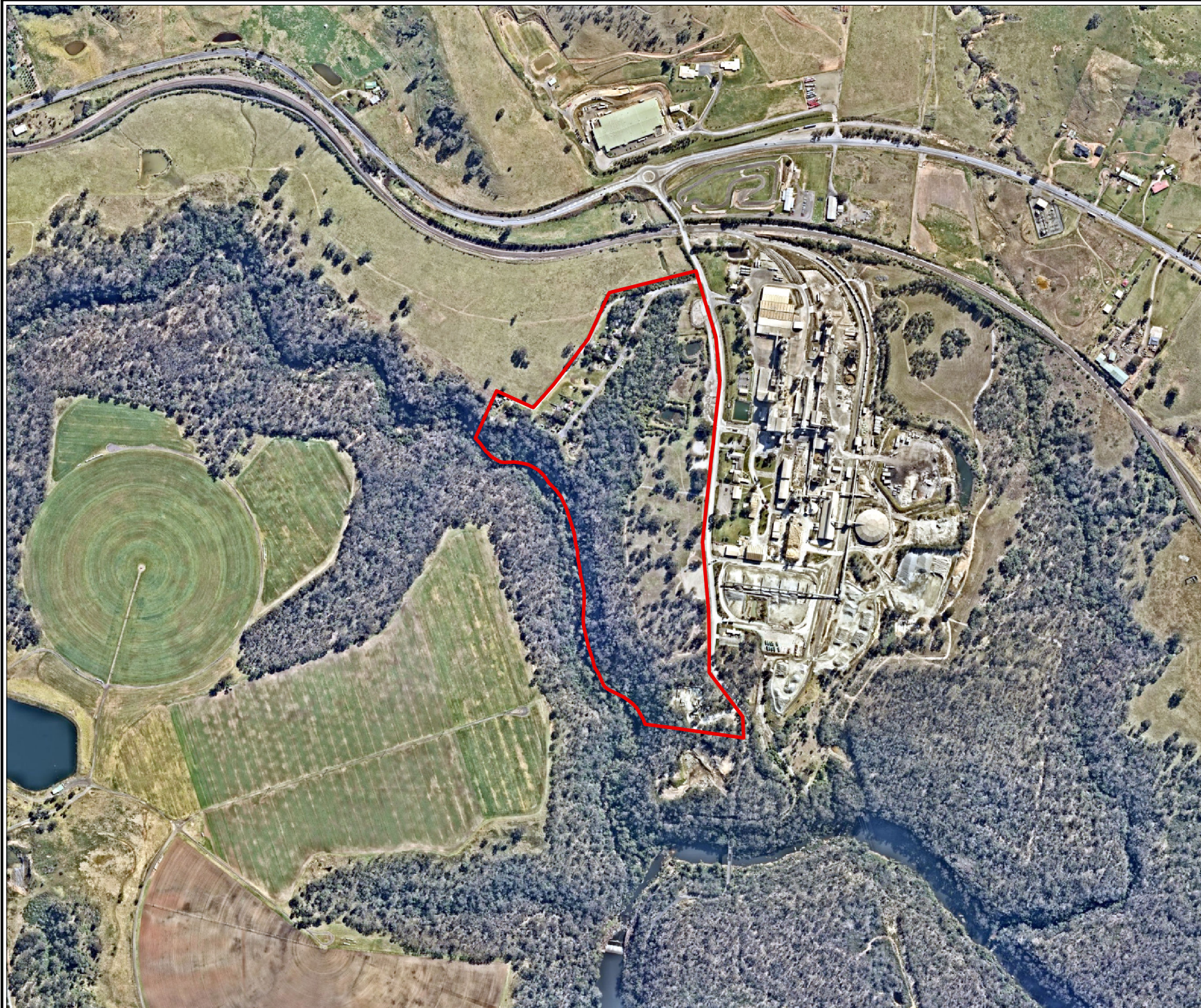



Coord. Sys. GDA 1994 MGA Zone 56

**Boral Lands,
 West of Maldon Bridge Road,
 Maldon, NSW**

**HISTORICAL AERIAL
 IMAGERY 2010**

FIGURE 2010

**Legend:**

 Approximate Site Boundary



Job No: 59586


Client: Boral

Version: R01 Rev A Date 11/09/2020

Drawn By: AS Checked By: SG

Scale 1:10,000



0 100 200

metres

Coord. Sys. GDA 1994 MGA Zone 56

**Boral Lands,
West of Maldon Bridge Road,
Maldon, NSW**

**HISTORICAL AERIAL
IMAGERY 2020**

FIGURE 2020

Appendix G Historical Land Title Records



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

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

Summary of Owners Report

Address: - Maldon Bridge Road, Maldon

As regards to Lot 1 in D.P. 748675

<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>
21.02.1901 (1901 to 1928)	Robert Henry Antill (Esquire)	Book 682 No 62
10.09.1928 (1928 to 1949)	Perpetual trustee Company (Limited)	Book 1537 No 290
26.07.1949 (1949 to 1989)	Metropolitan Portland Cement Pty Limited	Book 2099 No 49 Now 1/748675
23.10.1989 (1989 to date)	#Blue Circle Southern Cement Limited Now #Boral Cement Limited	1/748675

Denotes current registered proprietors

Leases: - NIL

Easements: -

(Y3939865) Easement for Transmission Line
(E317631) Easement for Transmission purposes

As regards to Lot 31 in D.P. 602144

<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>
21.02.1901 (1901 to 1928)	Robert Henry Antill (Esquire)	Book 682 No 62
10.09.1928 (1928 to 1949)	Perpetual trustee Company (Limited)	Book 1537 No 290
26.07.1949 (1949 to 1989)	Metropolitan Portland Cement Pty Limited	Book 2099 No 49 Now Vol 13875 Fol 165
20.09.1979 (1979 to date)	#Blue Metal & Gravel (Country) Pty. Limited Now #Boral Resources (Country) Pty Limited	Vol 13875 Fol 165 Now 31/602144

Denotes current registered proprietors

Easements & Leases: - NIL



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

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

As regards to Lot 1 in D.P. 795225

<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>
21.02.1901 (1901 to 1928)	Robert Henry Antill (Esquire)	Book 682 No 62
10.09.1928 (1928 to 1949)	Perpetual trustee Company (Limited)	Book 1537 No 290
26.07.1949 (1949 to 1956)	Metropolitan Portland Cement Limited	Book 2099 No 49
20.12.1956 (1956 to 1971)	Orbit Haulage Pty Limited Now Burraneer Trading Pty Limited	Book 2400 No 676
10.02.1971 (1971 to 1978)	TNT Holdings Pty Ltd	Book 3006 No 88
26.05.1978 (1978 to 1989)	Metropolitan Portland Cement Pty Limited	Book 3321 No 271
06.10.1989 (1989 to date)	#Blue Circle Southern Cement Limited Now #Boral Cement Limited	Book 3788 No 51 Now 1/795225

Denotes current registered proprietors

Easements & Leases: - NIL

As regards to Lot X in D.P. 161196

<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>
21.02.1901 (1901 to 1928)	Robert Henry Antill (Esquire)	Book 682 No 62
10.09.1928 (1928 to 1949)	Perpetual trustee Company (Limited)	Book 1537 No 290
26.07.1949 (1949 to 1955)	Metropolitan Portland Cement Pty Limited	Book 2099 No 49
13.07.1955 (1955 to 1970)	Nepean River County Council	Book 2339 No 837
08.07.1970 (1970 to 1978)	Commonwealth Portland Cement Co. Pty. Ltd.	Book 2979 No 194
27.11.1978 (1978 to 1989)	Metropolitan Portland Cement Pty Limited	Book 3348 No 140
06.10.1989 (1989 to date)	#Blue Circle Southern Cement Limited Now #Boral Cement Limited	Book 3788 No 50 Now X/161196

Denotes current registered proprietors

Easements & Leases: - NIL



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

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

As regards to Lot 1 in D.P. 162140

<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>
25.07.1921 (1921 to 1956)	Leslie Alphonsus Tyson Sheil (Farmer)	Book 1230 Fol 145
19.01.1956 (1956 to 1966)	Herbert Thomas Hodges (School teacher) Shirley Marsh Hodges (Wife)	Book 2361 No 127
08.02.1966 (1966 to 1989)	The Commonwealth Portland Cement Company Limited Now The Commonwealth Portland Cement Company Pty Limited	Book 2780 No 115
06.10.1989 (1989 to date)	#Blue Circle Southern Cement Limited Now #Boral Cement Limited	Book 3788 No 52 Now 1/162140

Denotes current registered proprietors

Easements & Leases: - NIL

As regards to Lot W in D.P. 163774

<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>
21.02.1901 (1901 to 1928)	Robert Henry Antill (Esquire)	Book 682 No 62
10.09.1928 (1928 to 1949)	Perpetual trustee Company (Limited)	Book 1537 No 290
26.07.1949 (1949 to 1956)	Metropolitan Portland Cement Limited	Book 2099 No 49
20.12.1956 (1956 to 1959)	Orbit Haulage Pty Limited	Book 2400 No 676
24.08.1959 (1959 to 1972)	Vernon Alexander Roach (Manager)	Book 2512 Fol 83 Now Vol 10977 Fol 20
28.04.1972 (1972 to 1975)	Ashley Mervyn Simmons (Process Worker) Joyce Kathleen Simmons (Wife) Mary Teresa Gullison (Married Woman)	Vol 10977 Fol 20
17.07.1975 (1975 to 1976)	Thomas William Gullison (Storekeeper) Helen Marie Gullison (Storekeeper)	Vol 10977 Fol 20
19.07.1976 (1976 to 1978)	Clarence Lawrence Gullison (Retired Coal Miner)	Vol 10977 Fol 20
13.06.1978 (1978 to 1989)	Metropolitan Portland Cement Pty Limited	Vol 10977 Fol 20 Now W/163774
23.10.1989 (1989 to date)	#Blue Circle Southern Cement Limited Now #Boral Cement Limited	W/163774

Denotes current registered proprietors

Easements & Leases: - NIL



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

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

As regards to Lot 1 & 2 in D.P. 1138675

<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>
21.02.1901 (1968 to 1969)	Robert Henry Antill (Esquire)	Book 682 No 62
10.09.1928 (1928 to 1987)	Perpetual trustee Company (Limited)	Book 1537 No 290
26.07.1949 (1987 to 1987)	Metropolitan Portland Cement Pty Limited	Book 2099 No 49 Now 1/1138675 2/1138675
23.10.1987 (1987 to date)	#Metropolitan Portland Cement Limited	1/1138675 2/1138675

Denotes current registered proprietors

Easements & Leases: - NIL

Yours Sincerely
Ashleigh Taylor-Reeve
(Checked by Mark Groll)
7 October 2020



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

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

Summary of Owners Report

Address: - Maldon Bridge Road, Maldon

As regards to Lot 1 in D.P. 748675

<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>
21.02.1901 (1901 to 1928)	Robert Henry Antill (Esquire)	Book 682 No 62
10.09.1928 (1928 to 1949)	Perpetual trustee Company (Limited)	Book 1537 No 290
26.07.1949 (1949 to 1989)	Metropolitan Portland Cement Pty Limited	Book 2099 No 49 Now 1/748675
23.10.1989 (1989 to date)	#Blue Circle Southern Cement Limited Now #Boral Cement Limited	1/748675

Denotes current registered proprietors

Leases: - NIL

Easements: -

(Y3939865) Easement for Transmission Line
(E317631) Easement for Transmission purposes

As regards to Lot 31 in D.P. 602144

<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>
21.02.1901 (1901 to 1928)	Robert Henry Antill (Esquire)	Book 682 No 62
10.09.1928 (1928 to 1949)	Perpetual trustee Company (Limited)	Book 1537 No 290
26.07.1949 (1949 to 1989)	Metropolitan Portland Cement Pty Limited	Book 2099 No 49 Now Vol 13875 Fol 165
20.09.1979 (1979 to date)	#Blue Metal & Gravel (Country) Pty. Limited Now #Boral Resources (Country) Pty Limited	Vol 13875 Fol 165 Now 31/602144

Denotes current registered proprietors

Easements & Leases: - NIL



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

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

As regards to Lot 1 in D.P. 795225

<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>
21.02.1901 (1901 to 1928)	Robert Henry Antill (Esquire)	Book 682 No 62
10.09.1928 (1928 to 1949)	Perpetual trustee Company (Limited)	Book 1537 No 290
26.07.1949 (1949 to 1956)	Metropolitan Portland Cement Limited	Book 2099 No 49
20.12.1956 (1956 to 1971)	Orbit Haulage Pty Limited Now Burraneer Trading Pty Limited	Book 2400 No 676
10.02.1971 (1971 to 1978)	TNT Holdings Pty Ltd	Book 3006 No 88
26.05.1978 (1978 to 1989)	Metropolitan Portland Cement Pty Limited	Book 3321 No 271
06.10.1989 (1989 to date)	#Blue Circle Southern Cement Limited Now #Boral Cement Limited	Book 3788 No 51 Now 1/795225

Denotes current registered proprietors

Easements & Leases: - NIL

As regards to Lot X in D.P. 161196

<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>
21.02.1901 (1901 to 1928)	Robert Henry Antill (Esquire)	Book 682 No 62
10.09.1928 (1928 to 1949)	Perpetual trustee Company (Limited)	Book 1537 No 290
26.07.1949 (1949 to 1955)	Metropolitan Portland Cement Pty Limited	Book 2099 No 49
13.07.1955 (1955 to 1970)	Nepean River County Council	Book 2339 No 837
08.07.1970 (1970 to 1978)	Commonwealth Portland Cement Co. Pty. Ltd.	Book 2979 No 194
27.11.1978 (1978 to 1989)	Metropolitan Portland Cement Pty Limited	Book 3348 No 140
06.10.1989 (1989 to date)	#Blue Circle Southern Cement Limited Now #Boral Cement Limited	Book 3788 No 50 Now X/161196

Denotes current registered proprietors

Easements & Leases: - NIL



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

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

As regards to Lot 1 in D.P. 162140

<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>
25.07.1921 (1921 to 1956)	Leslie Alphonsus Tyson Sheil (Farmer)	Book 1230 Fol 145
19.01.1956 (1956 to 1966)	Herbert Thomas Hodges (School teacher) Shirley Marsh Hodges (Wife)	Book 2361 No 127
08.02.1966 (1966 to 1989)	The Commonwealth Portland Cement Company Limited Now The Commonwealth Portland Cement Company Pty Limited	Book 2780 No 115
06.10.1989 (1989 to date)	#Blue Circle Southern Cement Limited Now #Boral Cement Limited	Book 3788 No 52 Now 1/162140

Denotes current registered proprietors

Easements & Leases: - NIL

As regards to Lot W in D.P. 163774

<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>
21.02.1901 (1901 to 1928)	Robert Henry Antill (Esquire)	Book 682 No 62
10.09.1928 (1928 to 1949)	Perpetual trustee Company (Limited)	Book 1537 No 290
26.07.1949 (1949 to 1956)	Metropolitan Portland Cement Limited	Book 2099 No 49
20.12.1956 (1956 to 1959)	Orbit Haulage Pty Limited	Book 2400 No 676
24.08.1959 (1959 to 1972)	Vernon Alexander Roach (Manager)	Book 2512 Fol 83 Now Vol 10977 Fol 20
28.04.1972 (1972 to 1975)	Ashley Mervyn Simmons (Process Worker) Joyce Kathleen Simmons (Wife) Mary Teresa Gullison (Married Woman)	Vol 10977 Fol 20
17.07.1975 (1975 to 1976)	Thomas William Gullison (Storekeeper) Helen Marie Gullison (Storekeeper)	Vol 10977 Fol 20
19.07.1976 (1976 to 1978)	Clarence Lawrence Gullison (Retired Coal Miner)	Vol 10977 Fol 20
13.06.1978 (1978 to 1989)	Metropolitan Portland Cement Pty Limited	Vol 10977 Fol 20 Now W/163774
23.10.1989 (1989 to date)	#Blue Circle Southern Cement Limited Now #Boral Cement Limited	W/163774

Denotes current registered proprietors

Easements & Leases: - NIL



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

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

As regards to Lot 1 & 2 in D.P. 1138675

<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>
21.02.1901 (1968 to 1969)	Robert Henry Antill (Esquire)	Book 682 No 62
10.09.1928 (1928 to 1987)	Perpetual trustee Company (Limited)	Book 1537 No 290
26.07.1949 (1987 to 1987)	Metropolitan Portland Cement Pty Limited	Book 2099 No 49 Now 1/1138675 2/1138675
23.10.1989 (1987 to date)	#Metropolitan Portland Cement Limited	1/1138675 2/1138675

Denotes current registered proprietors

Easements & Leases: - NIL

Yours Sincerely
Ashleigh Taylor-Reeve
(Checked by Mark Groll)
7 October 2020



SEARCH DATE

6/10/2020 12:58PM

FOLIO: 1/748675

First Title(s): OLD SYSTEM

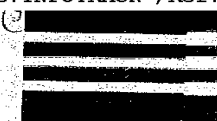
Prior Title(s): VOL 13875 FOL 166

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
19/10/1987	DP748675	DEPOSITED PLAN	FOLIO CREATED EDITION 1
16/3/1989	DP642037	DEPOSITED PLAN	
14/6/1989	Y393865	TRANSFER GRANTING EASEMENT	EDITION 2
23/10/1989	Y660365	TRANSFER	EDITION 3
2/9/1991	DP645050	DEPOSITED PLAN	
19/3/1992	E317631	TRANSFER GRANTING EASEMENT	EDITION 4
4/8/2017	AM617341	DEPARTMENTAL DEALING	
1/9/2020	AQ354102	CHANGE OF NAME	EDITION 5
16/9/2020	AQ396904	DEPARTMENTAL DEALING	EDITION 6

*** END OF SEARCH ***

RP 13

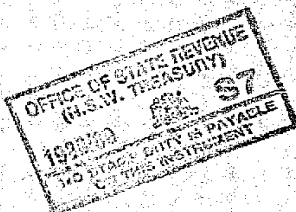
STAMP DUTY



OFFICE USE ONLY



Y660365



TRANSFER
 REAL PROPERTY ACT, 1900

T	B	1	of	X	R	1
				\$	44	

DESCRIPTION
 OF LAND
 Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
VOLUME 10977 FOLIO 20-14319-13875-168- FOLIO IDENTIFIER 1/748675 3/748675 2/216580	WHOLE Now w/163774 Now 1/608195	MALDON MALDON MALDON MALDON MALDON
METROPOLITAN PORTLAND CEMENT PTY LIMITED of 1 McLaren Street, NORTH SYDNEY		

TRANSFEROR
 Note (b)

ESTATE
 Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$the terms of a Deed dated the 14th day of July 1989 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEE
 Note (d)

**BLUE CIRCLE SOUTHERN CEMENT LIMITED of 1 McLaren Street,
 NORTH SYDNEY**

OFFICE USE ONLY

S

TENANCY
 Note (e)

as joint tenants/tenants in common

PRIOR
 ENCUMBRANCES
 Note (f)

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

DATE 14. 7. 89

The COMMON SEAL of **METROPOLITAN PORTLAND CEMENT PTY LIMITED** was affixed hereto in the presence of:

EXECUTION
 Note (g)

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

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

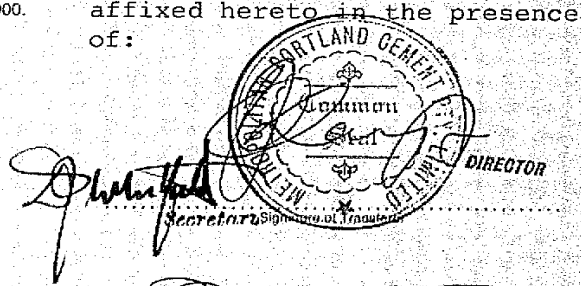
Signed in my presence by the transferee who is personally known to me

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Note (g)



JOHN KEVIN SMITH
 1 McLaren Street,
 NORTH SYDNEY 2060.

Solicitor for the Transferee

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

LODGED BY J.K. SMITH, SOLICITOR, 1 McLAREN STREET, NORTH SYDNEY 2060				LOCATION OF DOCUMENTS CT / OTHER	
Ref: Delivery Box Number 4Q				(S)	Herewith
					In L.T.O. with
					Produced by
Checked Passed Signed	Extra Fee	REGISTERED -19 23 OCT 1989	Secondary Directions	Delivery Directions	CT 4Q J.K Smith Solicitor 1 McLaren St North Sydney 2060

OFFICE USE ONLY

548
 1/24

ANNEXURE

To a Transfer BETWEEN METROPOLITAN PORTLAND CEMENT PTY LIMITED
Transferor and BLUE CIRCLE SOUTHERN CEMENT LIMITED dated 14
September, 1989.

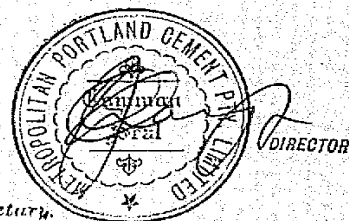
Prior Encumbrances:

Folio Identifier 1/748675	1. BK 2099 No. 49
	2. BK 1238 No. 652
	3. Y393865
3/748675	1. BK 2099 No. 49
	2. Excepting land below 20 metres - See DP 252232
	3. Easement - K712382
	4. BK 1238 No. 652
	5. Y393865
2/216580	1. BK 1238 No. 652
	2. BK 2099 No. 49
	3. Y393865

The COMMON SEAL of METROPOLITAN)
PORTLAND CEMENT PTY LIMITED was)
affixed hereto in the presence)
of:)

[Signature]

Secretary.



[Signature]
Solicitor for Transferee
JOHN KEVIN SMITH
1 McLaren Street,
NORTH SYDNEY 2060.



FOLIO: 1/748675

SEARCH DATE	TIME	EDITION NO	DATE
6/10/2020	3:01 PM	6	16/9/2020

LAND

LOT 1 IN DEPOSITED PLAN 748675
AT MALDON
LOCAL GOVERNMENT AREA WOLLONDILLY
PARISH OF PICTON COUNTY OF CAMDEN
TITLE DIAGRAM DP748675

FIRST SCHEDULE

BORAL CEMENT LIMITED (CN AQ354102)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 BK 2099 NO 49 LAND EXCLUDES MINERALS BELOW A DEPTH OF 60.96 METRES
- 3 BK 1238 NO 652 COVENANT
- 4 Y393865 EASEMENT FOR TRANSMISSION LINE AFFECTING THAT PART OF THE LAND WITHIN DESCRIBED DESIGNATED (A) IN DP642037
- 5 E317631 EASEMENT FOR TRANSMISSION PURPOSES AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS EASEMENT FOR TRANSMISSION LINE IN DP645050

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13875165

Vol. 13875 Fol. 165

Appln. No.42926

Prior Title Vol.9765 Fol.147



CANCELLED ISSUED
15 6 1979

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

SEE AUTO FOLIO

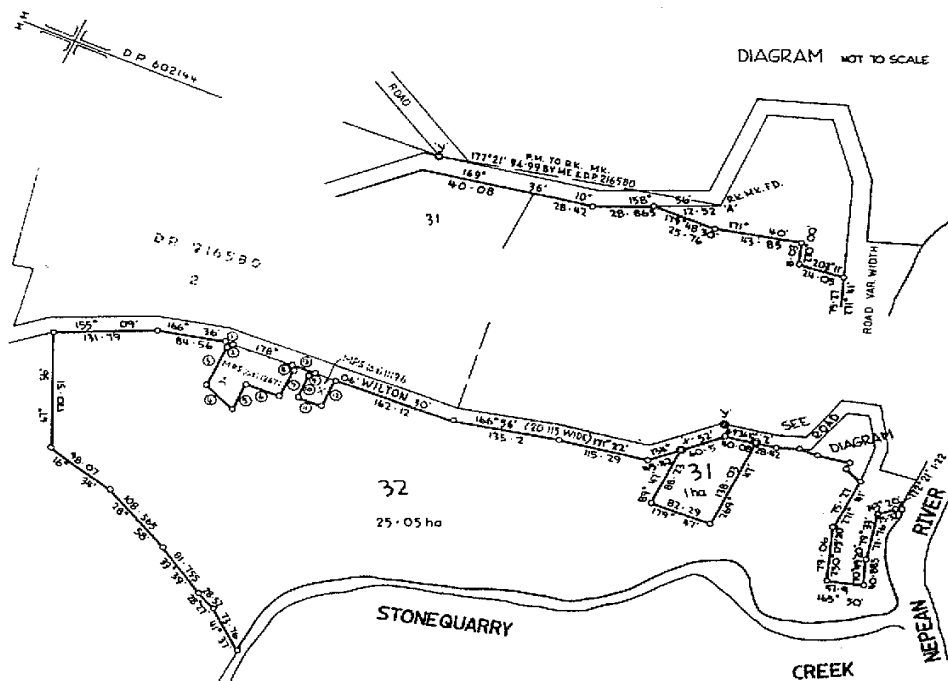
[Signature]

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



NO.	BEARING	DISTANCE
1	178° 04' 30"	40.51
2	334° 03' 30"	0.57
3	210° 01'	61.61
4	324° 38'	50.19
5	140° 01'	41.61
6	178° 04' 30"	45.12
7	90° 01'	41.75
8	144° 03'	6.355
9	334° 01' 40"	6.57
10	210° 01'	35.06
11	178° 04' 30"	30.755
12	90° 01'	39.63
13	178° 04' 30"	29.17

PERMANENT MARKS		
NO.	TYPE OF MARK	BEARING TO CORNER
X	RM G.I. PIPE	89° 47' 1.0
Y	RM C.B. JOULD	297° 28' 0.435
Z	RM G.I. PIPE	269° 47' 0.64

D P 216580

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 31 in Deposited Plan 602144 at Maldon in the Shire of Wollondilly Parish of Picton and County of Camden being part of Portion 146 granted to Henry Colden Antill on 9-7-1822. EXCEPTING THEREOUT the mines veins and seams of coal and ironstone and other mines minerals and metals below a depth of 60.96 metres from the surface excepted by Conveyance Book 2099 No.49.

FIRST SCHEDULE

METROPOLITAN PORTLAND CEMENT PTY. LIMITED.

SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grant above referred to.
- Book 1238 No.652p Covenant.

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

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

(Page 1) Vol. 13875 Fol. 165

2433185T

FIRST SCHEDULE (continued)

[illegible]

SECOND SCHEDULE (continued)

[illegible]

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



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/10/2020 12:59PM

FOLIO: 31/602144

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13875 FOL 165

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
31/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
1/9/2020	AQ354144	CHANGE OF NAME	EDITION 1

*** END OF SEARCH ***

Maldon

PRINTED ON 6/10/2020

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FOLIO: 31/602144

SEARCH DATE	TIME	EDITION NO	DATE
6/10/2020	3:01 PM	1	1/9/2020

LAND

LOT 31 IN DEPOSITED PLAN 602144
AT MALDON
LOCAL GOVERNMENT AREA WOLLONDILLY
PARISH OF PICTON COUNTY OF CAMDEN
TITLE DIAGRAM DP602144

FIRST SCHEDULE

BORAL RESOURCES (COUNTRY) PTY LIMITED (CN AQ354144)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 BK 2099 NO 49 LAND EXCLUDES MINERALS EXCEPTED BELOW A DEPTH OF
60.96 METRES FROM THE SURFACE
- 3 BK 1238 NO 652 COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/10/2020 12:58PM

FOLIO: 1/795225

First Title(s): OLD SYSTEM

Prior Title(s): CA42551

Recorded	Number	Type of Instrument	C.T. Issue
27/11/1989	CA42551	CONVERSION ACTION	FOLIO CREATED EDITION 1
1/9/2020	AQ354102	CHANGE OF NAME	EDITION 2
16/9/2020	AQ396904	DEPARTMENTAL DEALING	EDITION 3

*** END OF SEARCH ***

Maldon

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FOLIO: 1/795225

SEARCH DATE	TIME	EDITION NO	DATE
6/10/2020	3:01 PM	3	16/9/2020

LAND

LOT 1 IN DEPOSITED PLAN 795225
AT MALDON
LOCAL GOVERNMENT AREA WOLLONDILLY
PARISH OF PICTON COUNTY OF CAMDEN
TITLE DIAGRAM DP795225

FIRST SCHEDULE

BORAL CEMENT LIMITED (CN AQ354102)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J(1) AND 28J(1A) OF THE REAL PROPERTY ACT, 1900. ENTERED 27.11.1989 BK 3788 NO 51
- 3 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/10/2020 12:59PM

FOLIO: X/161196

First Title(s): OLD SYSTEM

Prior Title(s): CA42551

Recorded	Number	Type of Instrument	C.T. Issue
27/11/1989	CA42551	CONVERSION ACTION	FOLIO CREATED EDITION 1
1/9/2020	AQ354102	CHANGE OF NAME	EDITION 2
16/9/2020	AQ396904	DEPARTMENTAL DEALING	EDITION 3

*** END OF SEARCH ***

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Received: 06/10/2020 12:59:25



FOLIO: X/161196

SEARCH DATE	TIME	EDITION NO	DATE
6/10/2020	3:01 PM	3	16/9/2020

LAND

LOT X IN DEPOSITED PLAN 161196
AT MALDON
LOCAL GOVERNMENT AREA WOLLONDILLY
PARISH OF PICTON COUNTY OF CAMDEN
TITLE DIAGRAM DP161196

FIRST SCHEDULE

BORAL CEMENT LIMITED

(CN AQ354102)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J(1) AND 28J(1A) OF THE REAL PROPERTY ACT, 1900. ENTERED 27.11.1989 BK 3788 NO 50
- 3 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

maldon

PRINTED ON 6/10/2020



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/10/2020 12:58PM

FOLIO: 1/162140

First Title(s): OLD SYSTEM

Prior Title(s): CA42551

Recorded	Number	Type of Instrument	C.T. Issue
27/11/1989	CA42551	CONVERSION ACTION	FOLIO CREATED EDITION 1
1/9/2020	AQ354102	CHANGE OF NAME	EDITION 2
16/9/2020	AQ396904	DEPARTMENTAL DEALING	EDITION 3

*** END OF SEARCH ***

Maldon

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Received: 06/10/2020 12:59:26



FOLIO: 1/162140

SEARCH DATE	TIME	EDITION NO	DATE
6/10/2020	3:01 PM	3	16/9/2020

LAND

LOT 1 IN DEPOSITED PLAN 162140
AT MALDON
LOCAL GOVERNMENT AREA WOLLONDILLY
PARISH OF PICTON COUNTY OF CAMDEN
TITLE DIAGRAM DP162140

FIRST SCHEDULE

BORAL CEMENT LIMITED (CN AQ354102)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J(1) AND 28J(1A) OF THE REAL PROPERTY ACT, 1900. ENTERED 27.11.1989 BK 3788 NO 52
- 3 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

maldon

PRINTED ON 6/10/2020

NEW SOUTH WALES

IVA No.1969

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



ID

Vol. **10977** Fol. **20**
CANCELLED
Edition issued -4-2-1969

SEE AUTO FOLIO

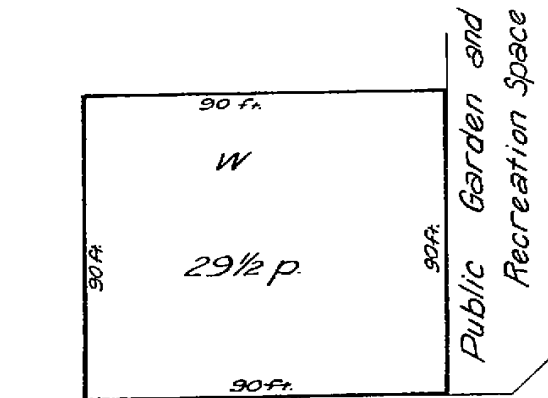
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *L. Belliver*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



IVA 1969 M.F.

Scale: 40 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot W in Miscellaneous Plan of Subdivision (O.S.) Registered No.13774 (filed as F.P.163774) at Maldon in the Shire of Wollondilly Parish of Picton and County of Camden being part of Portion 146 granted to Henry Colden Antill on 9-7-1822 EXCEPTING THEREOUT the mines, veins and seams of coal and ironstone and all other mines and minerals and metals below a depth of 200 feet from the surface excepted by Deed Book 2099 No.49.

FIRST SCHEDULE

~~VERNON ALEXANDER ROACH~~ of Primbee, Manager.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. CAUTION No. L308043 pursuant to Section 28 of the Real Property Act, 1900. (cancelled Q618027)
3. Caveat No. L308044 of the Registrar General. WITHDRAWN M560438

Jawatson
Registrar General

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Robert Murray Gullison of Yverdon, Swiss subject and John William Gullison his wife, joint tenants	Transfer	M560438	25-10-1971	28-4-1972	Justation
Mary Teresa Gullison of Yverdon, Married woman	Transfer	M560439	25-10-1971	28-4-1972	Justation
Thomas William Gullison and Helen Marie Gullison, both of Maldon, Storekeepers as joint tenants	Transfer	P333363	---	17-7-1975	Justation
Clarence Lawrence Gullison of Maldon, Retired Coal Miner	Transfer	P808555	---	19-7-1976	Justation
Metropolitan Portland Cement Pty.Ltd.	Transfer	Q717176	---	13-6-1978	Justation

M144521
 M560438
 P333363
 P674729
 P808555
 P5
 Q611027
 Appln
 0...717176

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
NATURE	NUMBER	DATE						
Caveat	M144521	20-1-1971		9-2-1971	Justation	Withdrawn	M560437	Justation
Mortgage	P674729	---	to Commonwealth Trading Bank of Australia	13-4-1976	Justation	Discharged	P808554	Justation

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



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/10/2020 12:59PM

FOLIO: W/163774

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

Prior Title(s): VOL 10977 FOL 20

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/10/1989	Y660365	TRANSFER	EDITION 1
1/9/2020	AQ354102	CHANGE OF NAME	EDITION 2
16/9/2020	AQ396904	DEPARTMENTAL DEALING	EDITION 3

*** END OF SEARCH ***

Maldon

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Received: 06/10/2020 12:59:24



FOLIO: W/163774

SEARCH DATE	TIME	EDITION NO	DATE
6/10/2020	3:01 PM	3	16/9/2020

LAND

LOT W IN DEPOSITED PLAN 163774
AT MALDON
LOCAL GOVERNMENT AREA WOLLONDILLY
PARISH OF PICTON COUNTY OF CAMDEN
TITLE DIAGRAM DP163774

FIRST SCHEDULE

BORAL CEMENT LIMITED

(CN AQ354102)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 BK 2099 NO 49 LAND EXCLUDES MINERALS BELOW A DEPTH OF 60.96 METRES
FROM THE SURFACE

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

maldon

PRINTED ON 6/10/2020



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/10/2020 12:59PM

FOLIO: 2/1138675

First Title(s): OLD SYSTEM

Prior Title(s): BK 2099 NO 49

Recorded	Number	Type of Instrument	C.T. Issue
28/4/2009	DP1138675	DEPOSITED PLAN	FOLIO CREATED
28/4/2009	CA137911	CONVERSION ACTION	CT NOT ISSUED

*** END OF SEARCH ***

Maldon

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FOLIO: 1/1138675

SEARCH DATE	TIME	EDITION NO	DATE
6/10/2020	3:01 PM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 1 IN DEPOSITED PLAN 1138675
AT MALDON
LOCAL GOVERNMENT AREA WOLLONDILLY
PARISH OF PICTON COUNTY OF CAMDEN
TITLE DIAGRAM DP1138675

FIRST SCHEDULE

METROPOLITAN PORTLAND CEMENT LIMITED (CA137911)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT 1900. THIS TITLE WAS CREATED USING LAND AND PROPERTY INFORMATION RECORDS IN ACCORDANCE WITH SECTION 28D OF THE REAL PROPERTY ACT 1900. DELIVERY OF THE TITLE AND/OR REGISTRATION OF ANY DEALING WILL REQUIRE LODGMENT OF A STATEMENT OF TITLE PARTICULARS SUPPLYING COMPLETE OWNERSHIP DETAILS.
- * 3 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 28-4-2009 BK. 2099 NO. 49
- * 4 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- * 5 BK 2099 NO 49 LAND EXCLUDES MINERALS BELOW A DEPTH OF 60.96 METRES FROM THE SURFACE

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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FOLIO: 2/1138675

SEARCH DATE	TIME	EDITION NO	DATE
6/10/2020	3:02 PM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 2 IN DEPOSITED PLAN 1138675
AT MALDON
LOCAL GOVERNMENT AREA WOLLONDILLY
PARISH OF PICTON COUNTY OF CAMDEN
TITLE DIAGRAM DP1138675

FIRST SCHEDULE

METROPOLITAN PORTLAND CEMENT LIMITED (CA137911)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
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NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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Document Status

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0	Sarah Gray	Matthew Bennett	Matthew Bennett		11/11/2020

