

28 June 2023

Cameron Yeates  
Senior Development Manager  
Ingham Rural Property Group  
Suite 1.02, 4F Huntley Street,  
ALEXANDRIA NSW 2015

Dear Cameron,

## Re: Advice relating to Preliminary Site Investigation Former Broiler Complex, 345 Appin Road, Appin NSW)

Senversa Pty Ltd (Senversa) has been engaged by Ingham Property Group Pty Ltd (IPG) to provide environmental consulting services in relation to the former broiler complex located at 345 Appin Road, Appin, NSW.

In 2020, Senversa prepared a Preliminary Site Investigation (PSI) report<sup>1</sup> which assessed the potential for contamination to exist at the site as a result of current and/or historical practices. The PSI found a number of potential areas of environmental concern and concluded that further assessment and targeted remediation was required to make the site suitable for the ongoing agricultural use.

In light of the recent decision by the Minister for Planning and Minister for Homes to unlock portions of Western Sydney for potential rezoning to residential use, Senversa has reviewed the PSI and its concluding statements prior to its inclusion in IPGs planning proposal. It is noted that the investigation and subsequent findings detailed in the report relate solely to IPG landholding.

Based on the findings of the report, and our knowledge and understanding of the site's history, it is Senversa's opinion that the site can be made suitable for residential land use. The steps that will need to occur before the site can be made suitable facilitating building works to commence will involve; a detailed site investigation, preparation of a Remedial Action Plan, subsequent targeted remediation in areas of concern, and final sign off by a NSW EPA accredited site auditor.

If you have any comments or questions, please do not hesitate to contact the undersigned at [naomi.lukeman@senversa.com.au](mailto:naomi.lukeman@senversa.com.au) on 0447 514 268.

Yours sincerely,  
On behalf of **Senversa Pty Ltd**



**Naomi Lukeman**  
Senior Associate  
CEvP SC



<sup>1</sup> Preliminary Site Investigation Former Appin Broiler Farm, 345 Appin Road, Appin NSW dated 21 December 2020



## **Preliminary Site Investigation**

**Former Appin Broiler Farm, 345 Appin Road, Appin NSW**

Prepared for:  
Thomson Geer Lawyers  
Acting for and on behalf of:  
Ingham Rural Property Group Pty Ltd  
Level 14, 60 Martin Place  
Sydney NSW 2000

21 December 2020





## Distribution

### Preliminary Site Investigation, Former Appin Broiler Farm, 345 Appin Road, Appin NSW

21 December 2020

Copies	Recipient	Copies	Recipient
1 PDF	<b>Mr Craig Tidemann</b> Partner – Planning and Environment Thomson Geer Lawyers Level 14, 60 Martin Place Sydney NSW 2000	1 PDF	<b>Mr Michael Parkinson</b> General Manager Ingham Rural Property Group PO Box 35 Casula Mall Casula NSW
1 PDF	<b>Mr Craig Patterson</b> Senior Operations Officer – Regulatory Operations NSW Environment Protection Authority	1 PDF	<b>Senversa Project File</b>

#### Disclaimer and Limitations

- This document is confidential and has been prepared by Senversa for use only by its client and for the specific purpose described in our proposal which is subject to limitations. No party other than Senversa's client may rely on this document without the prior written consent of Senversa, and no responsibility is accepted for any damages suffered by any third party arising from decisions or actions based on this document. Matters of possible interest to third parties may not have been specifically addressed for the purposes of preparing this document and the use of professional judgement for the purposes of Senversa's work means that matters may have existed that would have been assessed differently on behalf of third parties.*
- Senversa prepared this document in a manner consistent with the level of care and skill ordinarily exercised by members of Senversa's profession practicing in the same locality under similar circumstances at the time the services were performed.*
- Senversa requires that this document be considered only in its entirety, and reserves the right to amend this report if further information becomes available.*
- This document is issued subject to the technical principles, limitations and assumptions provided in **Section 6.0**.*

#### Senversa Pty Ltd

ABN: 89 132 231 380

Level 5, The Grafton Bond Building, 201 Kent St, Sydney NSW 2000

tel: + 61 2 8252 0000; fax: + 61 3 9606 0074

www.senversa.com.au

Primary  
Author

**Naomi Lukeman**  
Senior Associate



Project  
Manager

**Naomi Lukeman**  
Senior Associate



Technical  
Peer  
Review

**Jason Clay**  
Senior Principal



Project  
Director

**Jason Clay**  
Senior Principal





## Executive Summary

Senversa Pty Ltd (Senversa) was engaged by Thomson Geer Lawyers who act for the Ingham Rural Property Group Pty Ltd (ACN 160 339 882) (IRPG) to conduct a preliminary site investigation (PSI) at Inghams Enterprises Pty Ltd (ACN 008 339 864) (IE) former Appin Broiler Complex located at 345 Appin Road, Appin (the site).

The site is legally described as Lot 105 in Deposited Plan (DP) 11118670 and encompasses approximately 300 hectares. The site location is indicated on Figure 1 and the layout is indicated on Figure 2.

The site was previously a large-scale broiler complex until 2019. Chicken farming operations have ceased at the site and the above-ground site infrastructure has been decommissioned and demolished by IE. The site is currently zoned RU2 Rural Landscape under the *Wollondilly Local Environmental Plan 2011* and the *Campbelltown Local Environmental Plan 2015* (RU2 Zone). IRPG propose to use the site for a type of ongoing agricultural use, namely the use of the site for limited livestock grazing by way of agistment on the land. The ongoing use to which the site is to be put is not to include any 'intensive livestock agriculture' (such as those uses which may have been undertaken by IE previously).

Senversa has undertaken this PSI to assess the potential for soil and groundwater contamination to have arisen from historical site uses and whether further investigations are needed in the context of the site being used for ongoing agricultural use of the type proposed by IRPG.

Senversa reviewed background information relating to the site, including the NSW EPA contaminated land register, historical aerial photographs, groundwater-bore information, relevant government databases, published soil, geology and topographic maps and undertook a site inspection.

The historical desktop assessment indicates that the site has been used for agricultural purposes since it was transferred from Crown Land in the late 1800s. IE or its related entities have owned the site since the 1970s until the land was sold to the Ingham Property Development Pty Ltd (ACN 160 339 864) (IPD) in 2012. Since 2012, IE has occupied the site pursuant to the terms of a registered lease from the IPD. The site was later sold to the IRPG in March 2013, subject to the Lease until IE vacated the site in 2019. The site has been used for grazing stock since that time. No other industrial type use or record of dangerous goods storage has been found for the site.

The site walkover highlighted areas of concern including potential fuel underground storage tanks (USTs), buried animal carcasses, asbestos material, buried cars, chemical drums and other buried waste and imported material. These areas have the potential to be contaminated and require further assessment and possible remediation.

### Workshop Area

Two USTs were suspected to be present in the western workshop area; there is no record of their removal. No bowzers or other items of infrastructure were observed. An aboveground storage tank (AST) was also reported to exist in this area; however, the AST had been removed at the time of inspection.

There is the potential for localised shallow surficial hydrocarbon impact to be present as a result of refuelling from the USTs and AST and general vehicle maintenance.

Any identified hydrocarbon impacts associated with historic UST or ASTs are already being remediated in accordance with the remedial action plan provided to the EPA by the IRPG in July 2020.



## **Farm areas (Farms 1 to 6)**

Limited signs of contamination were observed on farm footprints, with the exception of fragments of potentially asbestos containing materials (ACM) (fibre cement). No USTs were historically installed at the farms and ASTs were removed as part of IE's decommissioning.

Localised stockpiles of fill material (containing ACM) were observed around Farm 1 and 2 and anecdotal evidence indicates that there may be buried chicken carcasses and fill material in areas surrounding all farms.

ACMs are already being remediated in accordance with the RAP provided to the EPA by the IRPG in July 2020.

An infilled dam was present at Farm 3, as well as a stockpile of imported material. The imported material used for backfilling had reportedly been brought to site from unknown sources over the past decade and was observed to contain anthropogenic inclusions of bricks, cement plastic and ACM.

A fire in a shed at the south-west of Farm 5 resulted in the burial of some formaldehyde containers among other things. Material used to infill the area is of unknown quality and has the potential to contain ACM.

To the west of Farm 6 is an area (approximately 0.5 ha) where bird carcasses and ACM impacted fill material were known to have been deposited and loosely covered with site won material.

### **Chicken Burial Area**

A series of burial pits were located east of Farm 4. The area consisted of open pasture land, pitted with a many burial trenches. Trenches were approximately 10 m long and reportedly 3 m deep. The trenches were filled with chicken carcasses and fill material (reported to include ACM).

A number of large dead trees were present in the paddock and leachate was observed to be seeping from a number of trenches. The water was brown and had a sheen with no discernible odour.

### **Landfill Area**

An area of landfill was present to the west of the farm area. The landfill contained cars, engine parts, chemical drums, fuel (oil and petrol) drums, plastic, animal carcasses, as well as other dumped material such as wood and metal. The area is reported to be over 10 m deep and is adjacent to Ousedale Creek. While there is potential for the buried material to have impacted groundwater, there was no observable impacts to surface water in the creek.

To the north-west of this landfill area is an area where amounts of ACM have been buried and fill has been placed. Stockpiles of asbestos sheeting were also observed in this area.

Based on the findings of the walkover, Senversa makes the following recommendations:

- An intrusive site assessment and risk assessment should be undertaken at each of the highlighted areas of concern. Due to the size of the site, it is recommended that the site is assessed in stages.
- Following the intrusive and risk assessments, a remedial action plan should be prepared detailing any remediation required to ensure environmental protection and to ensure the site suitable for the proposed ongoing land use.



# Contents

<b>List of Acronyms</b> .....	<b>vi</b>
<b>1.0 Introduction</b> .....	<b>1</b>
1.1 Background.....	1
1.2 Project Understanding .....	1
1.3 Objective .....	2
1.4 Scope of Work .....	2
<b>2.0 Site Information</b> .....	<b>3</b>
2.1 Site Identification.....	3
2.2 Site Environmental Setting .....	3
2.3 Site History .....	5
2.3.1 Aerial Photography.....	5
2.3.2 Dangerous Goods Search.....	6
2.3.3 NSW EPA Contaminated Land Register Search.....	6
2.3.4 NSW EPA Licenced Activities Search .....	7
2.3.5 Certificate of Title .....	7
2.3.6 NSW EPA PFAS Investigation Program .....	8
2.3.7 Council Planning Certificate – Section 10.7 .....	8
2.3.8 Summary of Site History.....	9
<b>3.0 Site Inspection</b> .....	<b>10</b>
<b>4.0 Conceptual Site Model</b> .....	<b>13</b>
4.1 Potential Sources of Contamination.....	13
4.2 Potential Pathways .....	13
4.3 Potential Receptors .....	13
<b>5.0 Conclusions</b> .....	<b>14</b>
5.1 Findings .....	14
5.2 Recommendations.....	16
<b>6.0 Principles and Limitations of Investigation</b> .....	<b>17</b>
6.1 General Principles and Limitations of Investigation .....	17
<b>7.0 References</b> .....	<b>18</b>



<b>Table 2.1: Site Description</b> .....	<b>3</b>
<b>Table 2.2: Environmental Setting</b> .....	<b>3</b>
<b>Table 2.3: Aerial Photograph Review</b> .....	<b>5</b>
<b>Table 2.4: Licensed Activities</b> .....	<b>7</b>
<b>Table 2.5: Historical Certificates of Title</b> .....	<b>7</b>
<b>Table 6.1: Summary of General Principals and Limitations</b> .....	<b>17</b>

**Figures**

- Figure 1: Site Location Plan
- Figure 2: Site Plan
- Figure 3: Infilled Dam and Stockpile
- Figure 4: Chicken Burial Area
- Figure 5: Unlicensed Landfill Area
- Figure 6: Buried Chicken Carcasses and Fill Material

**Appendix A: Lotsearch Report**

**Appendix B: Planning Certificate, Dangerous Goods and Historic Title Search**

**Appendix C: Site Photographs**



## List of Acronyms

<b>Acronym</b>	<b>Definition</b>
<b>ABN</b>	Australian Business Number
<b>ACM</b>	Asbestos Containing Material
<b>AHD</b>	Australian Height Datum
<b>ASRIS</b>	Australian Soil Resource Information System
<b>AST</b>	Above Ground Storage Tank
<b>BTEX</b>	Benzene, Toluene, Ethylbenzene and Xylenes
<b>CLM</b>	<i>Contaminated Land Management Act 1997</i>
<b>CoPC</b>	Contaminant of Potential Concern
<b>CSIRO</b>	Commonwealth Scientific and Industrial Research Organisation
<b>DPI</b>	Department of Planning and Industry
<b>EPA</b>	Environment Protection Authority (NSW)
<b>EPL</b>	Environment Protection Licence
<b>GDA94</b>	Geocentric Datum of Australia
<b>IE</b>	Inghams Enterprises Pty Ltd
<b>IPD</b>	Inghams Property Development Pty Ltd
<b>IRPG</b>	Ingham Rural Property Group Pty Ltd
<b>LGA</b>	Local Government Authority
<b>MGA</b>	Magnetic Grid of Australia
<b>NEPC</b>	National Environment Protection Council
<b>NEPM</b>	National Environment Protection Measure
<b>NSW</b>	New South Wales
<b>OEH</b>	Office of Environment and Heritage
<b>OCP</b>	Organochlorine Pesticides
<b>OPPs</b>	Organophosphorus Pesticides





---

<b>Acronym</b>	<b>Definition</b>
<b>PAHs</b>	Polycyclic Aromatic Hydrocarbons
<b>PE</b>	Pacific Environmental Pty Ltd
<b>PFAS</b>	Per- and Polyfluoroalkyl Substances
<b>POEO</b>	<i>Protection of the Environment Operations Act 1997</i>
<b>PSI</b>	Preliminary Site Investigation
<b>RAP</b>	Remedial Action Plan
<b>TRH</b>	Total Recoverable Hydrocarbons
<b>TSC</b>	Targeted Soil Contamination (Investigation)
<b>UST</b>	Underground Storage Tank

---



## 1.0 Introduction

### 1.1 Background

Senversa Pty Ltd (Senversa) was engaged by Thomson Geer who act for the Ingham Rural Property Group Pty Ltd (ACN 160 339 882) (IRPG) to conduct a preliminary site investigation (PSI) at the property located at 345 Appin Road, Appin NSW (the site). The site location is indicated on **Figure 1**.

The site is legally described as Lot 105 in Deposited Plan (DP) 1188670 and encompasses approximately 300 hectares. Inghams Enterprises Pty Ltd (ACN 008 339 864) (IE) or its related entities have owned the site since the 1970s until the land was sold to the Ingham Property Development Pty Ltd (ACN 160 339 864) (IPD) in 2012.

Since 2012, IE continued to occupy and use the site pursuant to the terms of a registered lease from the IPD (Lease). The site was later sold to the IRPG in March 2013, subject to the Lease until IE vacated the site in 2019. IE and IRPG are not related companies. The site has been used by IRPG for grazing stock since that time.

The site is situated to the south of Campbelltown approximately 2.5 km north of Appin, the surrounding land use is a mixture of agricultural and rural residential properties. Ousedale Creek runs along the western site boundary and flows north, into the Nepean River approximately 900 m from the site. Mallaty Creek runs along the northern boundary of the site and flows west into Ousedale Creek.

The site consists of large areas of grass land, wooded areas, farm dams, and had six individual 'farms' which, prior to their decommission and demolition, each comprised a series of broiler sheds and smaller buildings, a homestead with associated garden areas and parking. A number of industrial buildings, stock pens, parking and two further homesteads were located at the east of the site. A main access road bisects the site, with access to each farm area being from a sealed road leading from the main road. At the time of writing this report, all buildings had been demolished and no permanent structures were present at the site.

### 1.2 Project Understanding

IE operated the broiler farm pursuant to Environment Protection Licence No. 11636 (EPL 11636) issued by the NSW EPA. Following the cessation of the broiler activities IE proposed to surrender EPL 11636 by engaging Pacific Environmental Pty Ltd (PE) to conduct a Targeted Soil Contamination Investigation<sup>1</sup> at specific areas of the site (TSC Investigation).

The TSC Investigation undertaken in May 2018 assessed fuel storage areas containing banded above ground storage tanks (AST) adjacent to each farm and in the workshop area.. Briefly stated, the TSC Investigation found that soil up to a depth of 1.6 metres below ground level (m bgl) at localised areas within Farms 1, 2, 5, and the workshop area was impacted by petroleum hydrocarbons at concentrations above adopted site criteria. The TSC Investigation concluded that a remedial action plan (RAP) should be prepared for the remediation of the impacted areas.

IE has now vacated the site. As part of a routine inspection of the site, representatives from IRPG noted that bonded asbestos fragments were present on surface soils in the workshop area and Farms 3, 4 and 6. These areas were considered to require remediation.

Senversa prepared a RAP in July 2020<sup>2</sup> for the IRPG. This RAP addressed identified hydrocarbon and ACM impact and was submitted to the EPA for comment.

---

<sup>1</sup> Pacific Environmental Pty Ltd (2018) *Targeted Soil Contamination Assessment - Fuel Storage Areas Appin Farms: 345 Appin Road Appin NSW*

<sup>2</sup> Senversa Pty Ltd (2020) *Remedial Action Plan 345 Appin Road, Appin*



As part of IE's proposed surrender of EPL 11636, IE held a meeting with the EPA. As a stakeholder, the IRPG attended the meeting with advisors Senversa and Thomson Geer. Following this meeting, the EPA made a variation to IE's EPL 11636 (reference EF13/3143), by imposing a special condition (Condition 7 E1.) requiring remediation in accordance with a RAP and validation to be completed by 31 March 2021.

The variation also imposed the further condition (Condition 7 E2), that:

*The licensee must prepare and submit to the EPA a Preliminary Site Investigation report for the premises no later than **30 October 2020**.*

### 1.3 Objective

The objective of the PSI, having regard to Condition 7, E2 of EPL 11636 held by IE, is to assess the potential for soil and groundwater contamination to have arisen from historical site uses by IE, including any actual or potential risks to human health and the environment, and whether further investigations are required in the context of the site being used for ongoing agricultural use of the type proposed by IRPG.

The PSI addresses the requirements identified in the EPA's Contaminated Guidelines titled *Consultants Reporting on Contaminated Land* dated April 2020.

More specifically, the PSI considers:

- The potential for contamination to be present on or beneath the site as a consequence of current or historical activities on and surrounding the land;
- The potential for the contamination to pose a risk to human health or ecological receptors (both onsite and off-site); and
- The potential for the contamination to impact the suitability of the site for ongoing land use.

### 1.4 Scope of Work

To achieve these objectives, Senversa completed the following scope of works:

- A desktop assessment of the site, including a review of:
  - The NSW Environment Protection Authority EPA contaminated land register of notified sites and record of notices;
  - historical aerial photographs;
  - council planning certificate(s) (Section 10.7);
  - SafeWork NSW dangerous goods records;
  - historical titles;
  - groundwater bore searches; and
  - geological, soil, topographic maps.
- A site inspection to 'ground-truth' the background information gathered during the desktop assessment.
- Data evaluation and reporting.



## 2.0 Site Information

### 2.1 Site Identification

A summary of the relevant site identification details is presented in Table 2.1

**Table 2.1: Site Description .**

Item	Description
Site Address	345 Appin Road, Appin, NSW
Title Plan Identifier	Lot 105 in Deposited Plan (DP) 1188670
Site Area	~300 hectares
Latitude and Longitude (centre of site)	-34.174490, 150.774970
Geographic Coordinates (GDA94/MGA)	295342.20, 6215751.74
Municipality	Wollondilly Shire Council and Campbelltown City Council
Parish and County	Parish of Appin, County of Cumberland
Zoning	Zone RU2 Rural Landscape
Current Occupier and Land Use	Vacant site owned by Ingham Rural Property Group and used for limited livestock grazing by way of agistment on the land.
Historical Use	Historically, the site has been used by Inghams Enterprises Pty Ltd for 'intensive livestock agriculture', being chicken farming and stock grazing with no obvious signs of industrial processes having been undertaken at the site.
Site Location and Layout	<b>Figure 1</b> and <b>Figure 2</b>

### 2.2 Site Environmental Setting

Table 2.2 summarises the environmental setting of the site. The site layout is indicated on **Figure 2**.

**Table 2.2: Environmental Setting**

Item	Description
Surrounding Land Use	The land uses immediately surrounding the site comprise pasture land, farm dams, and rural residential properties. Macarthur Motorcycle Club has a dirt track to the south of the site. The town of Appin is situated 2.5 km to the south of the site and the Dharawal National Park is situated approximately 3 km to the east of the site.
Topography	The elevation, as measured from the centre of the site, is approximately 175 m AHD. The site generally slopes to the west towards toward the Nepean River. A ridge runs through the centre of the site and runs north to south.



Item	Description
<b>Hydrology</b>	<p>Farm dams and ephemeral creek lines are present on site and on the surrounding sites. Ousedale Creek runs along the western boundary of the site and flows north into the Nepean River. Mallaty Creek runs along part of the northern boundary and flows west into Ousedale Creek.</p> <p>The heritage listed Elladale Creek Upper Canal is located to the west of the site and adjoins the site boundary in the north-west of the site. The canal is a series of sandstone channels and tunnels and was built in the 1880s, it flows north to the Prospect Reservoir.</p>
<b>Geology, Soils, Acid Sulphate Soils, Naturally occurring asbestos, and salinity risk.</b>	<p>Based on a review of the <i>Geological Survey of NSW 1:100 000 Wollongong – Port Hacking</i> geological map, the site is situated on two distinct geological units.</p> <p>The western half of the site is situated on middle Triassic aged Hawkesbury Sandstone of the Mesozoic era. The Hawkesbury Sandstone is defined as medium to coarse grained quartz sandstone with minor shale and laminate lenses.</p> <p>The eastern half of the site is situated on middle Triassic aged Ashfield Shale which is a subgroup of the Wianamatta Shale, of the Mesozoic era. The Ashfield Shale is described as laminite and dark grey siltstone.</p> <p>These strata are underlain by:</p> <ul style="list-style-type: none"> <li>• Triassic period Narrabeen Group: undifferentiated interbedded quartzose and quartzlithic sandstone and siltstone clay pellet sandstone.</li> <li>• Palaeozoic era, Permian period, Illawarra Coal Measures: interbedded quartz-lithic, grey siltstone, and claystone, carbonaceous claystone, clay, laminate, and coal.</li> <li>• Palaeozoic era, Permian period, Shoalhaven Group: undifferentiated lithic sandstones.</li> </ul> <p>Based on review of the Commonwealth Scientific and Industrial Research Organisation (CSIRO) and Australian Soil Resource Information System (ASRIS), the site is located on a number of soil landscapes:</p> <ul style="list-style-type: none"> <li>• The western boundary of the site along the banks of the Ousedale Creek is situated on the Hawkesbury Soil Landscape, a colluvial landscape.</li> <li>• The ridge in the centre of the site is situated on the Luddenham Soil Landscape, an erosional landscape.</li> <li>• The remainder of the site is situated on the Blacktown Soil Landscape.</li> </ul> <p>The ASRIS Atlas of Australian Acid Sulphate Soils and Salinity suggests that there is an extremely low (1-5%) probability of acid sulphate soils being present on the site. The site is located on an area of low to moderate salinity potential.</p> <p>The site is not located within an area reported to have naturally occurring asbestos.</p>
<b>Hydrogeology</b>	<p>A search of the NSW Department of Primary Industry (DPI) database of registered groundwater bores indicated that there were no bores registered within the site.</p> <p>A number of bores were present within a 2 km buffer of the site, details for the closest three bores are included below:</p> <ul style="list-style-type: none"> <li>• 85 m to the south of the site, private drainage bore drilled to 395 m below ground level (m bgl). The lithology was described as sandstone to 165 m, with shale and mudstone below;</li> <li>• 95 m to the west of the site, a monitoring bore drilled to 69 m bgl. The lithology of this bore was not provided; and</li> <li>• 121 m to the west of the site, a town water supply bore drilled to a depth of 205 m bgl. The lithology of which was described as sandstone to 199 m bgl, overlying claystone.</li> </ul> <p>Groundwater flow within shallow fill and/or sediments will occur in zones of higher permeability with the local flow regime likely to follow bedrock topography, preferential pathways and temporal recharge conditions.</p> <p>Generally, groundwater at the site is expected to flow to the west towards Ousedale Creek, and ultimately the Nepean River.</p>



Item	Description
<b>Mining Impact</b>	<p>The Council 10.7 Planning Certificate(s) (Appendix A) indicate that the land is within the proclaimed 'Mine Subsidence District of Appin'. Approval from the Subsidence Advisory NSW is required for all subdivision and building, except for certain minor structures.</p> <p>Surface development controls are in place to prevent damage from old, current or future mining.</p> <p>A review of the NSW Planning Portal indicated that the site is covered by the Subsidence Advisory NSW Guideline 7 which applies to: "properties within mine subsidence districts where special consideration of the likely subsidence issues are required prior to approval of development. This includes properties assessed as being at risk of subsidence with unknown or severe parameters, properties affected by shallow mine entries or shafts, and properties that are only partially undermined."</p> <p>With regard to allowable residential construction, the guidelines state that:</p> <p><i>"All development on Guideline 7 sites is assessed by SA NSW risk engineers to consider suitability of the development given the risk of subsidence damage."</i></p>

## 2.3 Site History

### 2.3.1 Aerial Photography

Aerial Photographs using a 500 m buffer (**Appendix A**) were reviewed as part of the assessment of the site history. Information obtained as part of the review is included in Table 2.3:

**Table 2.3: Aerial Photograph Review**

Item	Description
<b>1956 – Black and White</b>	<p>Site – the site appears to be slightly developed agricultural land with undeveloped bushland on the western side of the site. There is a small cluster of buildings and two dams present on the eastern side of the site with an access road running to these buildings from the main road to the east of the site.</p> <p>Surrounds – The surrounding area is largely bushland with some cleared land to the north and south of the site.</p>
<b>1961 – Black and White</b>	<p>Site – there were no significant changes from the 1956 image, with the exception of more dams being present.</p> <p>Surrounds – the surrounding area remains largely unchanged with the exception of some development to the south-east of the site.</p>
<b>1965 – Black and White</b>	<p>Site – further development of the agricultural land is present with large areas of bushland being cleared on the western side of the site for agricultural use and for power lines to be erected. A number of access roads have been constructed across the site.</p> <p>Surrounds – there were no significant changes.</p>
<b>1970 – Black and White</b>	<p>Site – there was little change from the 1965 image with the exception of some agricultural development in the north-eastern part of the site.</p> <p>Surrounds – largely unchanged with further development to the south-east of the site.</p>



Item	Description
<b>1984 - Colour</b>	<p>Site – large chicken broiler sheds have been constructed on the site, with many access roads also shown as present across the site. Large areas of bushland had been cleared on the western portion of the site.</p> <p>Surrounds – large areas of bushland had been cleared to the south of the site and a racing track had been constructed in the cleared portion of the site.</p>
<b>1994 - Colour</b>	<p>Site – largely unchanged with increasing areas of bushland having been cleared across the western side of the site for agricultural purposes.</p> <p>Surrounds – increased clearing for the race track to the south of the site.</p>
<b>2002 - Colour</b>	<p>Site – there were no significant changes from the 1994 image.</p> <p>Surrounds – there were no significant changes from the 1994 image.</p>
<b>2009 - Colour</b>	<p>Site – homesteads and small buildings appear to have been constructed on the eastern portion of the site, access roads that cover the site appear well established.</p> <p>Surrounds – large development of the dirt tracks to the south of the site with more bushland being cleared. Increased amount of residential buildings constructed to the east and south-east of the site.</p>
<b>2017 - Colour</b>	<p>Site – there were no significant changes from the 2009 image.</p> <p>Surrounds – large amounts of further land clearing for residential houses to the south-east of the site was apparent.</p>

### 2.3.2 Dangerous Goods Search

A search of the SafeWork NSW Storage of Hazardous Chemicals was undertaken for the site. SafeWork stated that it has no record of hazardous chemical storage at the site.

### 2.3.3 NSW EPA Contaminated Land Register Search

A search of the list of NSW contaminated sites notified to EPA was undertaken for the site. Results indicated that there were two records of contaminated sites notified to the EPA in the suburb of Appin:

- Elladale Creek Aqueduct Upper Canal which is located at the west of the site (see **Figure 2**) has been notified for 'unclassified' contamination however does not require regulation under the *Contaminated Land Management Act 1997* (the CLM Act).
- West Cliff Colliery on Wedderburn Road which was reported for petroleum contamination; however, the site not regulated under the CLM Act. The colliery is 7 km to the south of the site and is not considered to pose a risk to the site receptors given the distance from the site.

A search of the NSW EPA contaminated sites Record of Notices revealed only one site in the LGA area of Wollondilly which had had a regulatory notice issued under the CLM Act:

- Blue Circle Southern Cement Ltd 'Maldon Works' site located at Lot 2 Wilton Park Road Maldon, which is located 12 km to the south-west of the site and is not considered to pose a risk to the site receptors given the distance from the site.



### 2.3.4 NSW EPA Licenced Activities Search

A search of licences issued under the *Protection of the Environment Operations Act 1997* (the POEO Act) within a 1000 m radius of the site boundaries was undertaken; Table 2.4 summarises current licences held under the Act. See **Appendix A**.

**Table 2.4: Licensed Activities**

EPL Number	Licence Holder	Location Name	Address	Fee Based Activity	Distance from the site	Direction
11636	Inghams Enterprises Pty Ltd	Appin Broiler Complex	345 Appin Road, Appin	Bird Accommodation >1000 T accommodated	0m	Onsite
2504	Endeavour Coal Pty Ltd	Appin Colliery	Off Appin Road	Mining for Coal	3.5 km	South-east

### 2.3.5 Certificate of Title

A search of NSW land titles records was undertaken to determine historical site ownership. A summary of records is presented in Table 2.5 a full copy provided in **Appendix B**.

**Table 2.5: Historical Certificates of Title**

Date	Details
2016 – to date	Ingham Rural Property Group Pty Limited (Lot 015 DP 1188670)
<b>(Lot 100 DP 1045694)</b>	
2016 – 2016	Ingham Rural Property Group Pty Limited
2013 – 2016	Ingham Property Development Pty Limited
2013 – 2013	Inghams Enterprises Pty Limited
(2013 – 2016)	<i>(various leases shown on Historical Folio 100/1045694)</i>
<b>(Lot 1 DP 34464)</b>	
2003 – 2013	Inghams Enterprises Pty Limited
<b>(Lot 1 DP 703563)</b>	
1985 – 2003	Inghams Enterprises Pty Limited
<b>(Part Portion 2 Parish Appin – Area 53 Acres 1 Rood 4 Perches – Conv Bk 2987 No. 870)</b>	
1970 – 1985	Inghams Enterprises Pty Limited
<b>(Part Portion 2 Parish Appin – Area 53 Acres 1 Rood 4 Perches – Conv Bk 2921 No. 862)</b>	
1969 – 1970	James Vaughan Avery





Date	Details
<b>(Part Portion 2 Parish Appin – Area 53 Acres 1 Rood 4 Perches – Conv Bk 2433 No. 709)</b>	
1957 – 1969	Australian Iron & Steel Limited
<b>(Part Portion 2 Parish Appin – Area 53 Acres 1 Rood 4 Perches – Conv Bk 1937 No. 607)</b>	
1943 – 1957	Elizabeth Mary Byrne, spinster
<b>(Part Portion 2 Parish Appin and other lands – Appointment of Trustees Bk 1936 No. 337)</b>	
1943 – 1943	Joseph Byrne, water board employee / trustee Edward Byrne, state steel works employee/ trustee Elizabeth Mary Byrne, spinster / trustee Thomas Byrnes, estate
1926 – 1943	Public Trustee Thomas Byrnes, estate
1925 – 1926	Edward Masterson Byrnes, executor Thomas Byrnes, estate
1900 – 1925	Patrick Byrnes, executor Edward Masterson Byrnes, executor Thomas Byrnes, estate
1817 – 1900	Part of Portion 2 Parish Appin Granted to John Oxley 26th March 1817

### 2.3.6 NSW EPA PFAS Investigation Program

A search of the NSW EPA PFAS Investigation Program database undertaken for the site using a 1 km buffer indicated that no records of investigations were being undertaken as part of the program (**Appendix A**).

### 2.3.7 Council Planning Certificate(s) – Section 10.7

No matters pertaining to Section 59(2) CLM Act 1997 were included on the Planning Certificates for the site.

The planning certificate for the site notes that the land may be affected by mine subsidence:

*“The land is within a proclaimed Mine Subsidence District of Appin. The approval from the Subsidence Advisory NSW is required for all subdivision and building, except for certain minor structures. Surface development controls are in place to prevent damage from old, current or future mining.*

*It is strongly recommended prospective purchasers consult with the Subsidence Advisory NSW regarding mine subsidence and any surface development guidelines. The Advisory can assist with information about mine subsidence and advise whether existing structures comply with the requirements of the Act.”*



### 2.3.8 Summary of Site History

Based on the documents reviewed, the site has been used for agricultural purposes since the late 1800s. IE or its related entities have owned the site since the 1970s until the land was sold to the Ingham Property Development Pty Ltd (ACN 160 339 864) (IPD) in 2012. Since 2012, IE has occupied the site pursuant to the terms of a registered lease from the IPD. The site was later sold to IRPG in March 2013, subject to the Lease until IE vacated the site in 2019. The site has been used by the IRPG for grazing stock since that time. Prior to IE acquiring the site in 1970, the use was agricultural with no obvious signs of industrial processes having been undertaken at the site.

IE holds EPL 11636 which remains operative in relation to the premises based scheduled activity of 'Livestock intensive activities', subject to conditions, at the site. While EPL 11636 remains in force and has not been surrendered, there has not been any broiler operations at the site for a number of years.

The site has not been notified to the EPA as being contaminated and, other than EPL 11636, is not under any other regulation by the EPA. The Elladale Creek Upper Canal, is located to the west of the site, has been notified to the EPA as being contaminated, however the contamination type was not listed and as the canal is down-gradient of the site, it is considered unlikely to pose a risk to the site receptors.

No record of dangerous goods having been stored at the site was held by SafeWork NSW and there is no record of PFAS investigation at the site or surrounds.

Council records do not list any issues relating to contamination on the Section 10.7 planning certificate.



## 3.0 Site Inspection

Senversa undertook a site walkover in October 2020 prior to the RAP remedial works commencing. The site layout is indicated on **Figure 2**. The following section details observations which were made during the walkover.

To the east the site is bound by Appin Road and is fenced. The northern boundary is adjoined by the neighbouring property's pasture land and Mallaty Creek which flows west towards Ousedale Creek. The western boundary of the site is adjacent to Ousedale Creek which flows north to the Nepean River. The western end of the southern boundary is adjoined by the Macarthur Motorcycle Club site, the eastern end of the southern boundary is adjoined by woodland, the Appin Greyhound Track and a recreational facility (Appin Paintball).

The site is accessed from Appin Road via a locked gate. The boundaries of the site were not inspected fully given the size of the site however those areas which were able to be seen were fenced from the adjacent properties with chain link or farm fencing. A bitumen roadway bisected the site and ran from Appin Road, through to the western end of the site, roadways and unmetalled tracks ran off this road at various points. Internal fences and gates were present dividing the site into distinct areas which were grazed by sheep, cattle and horses.

### Workshop Area

To the east of the site was an area that formerly housed the workshop, dairy and two homesteads. At the time of the inspection all buildings had been removed and the footprints of buildings were visible as areas of gravel with weeds and grass present throughout. The remainder of the surface of the workshop area was covered with a mixture of bitumen/asphalt and road base gravel, weeds, and some grass. No staining was observed on the site surface. A cattle pen structure was present behind the workshop area in the field.

### Farms 1, 2, and 3

Farms 1, 2, and 3 were located to the west of the Workshop Area. Farm 1 in the north of the site and Farm 2 at the south of the site and Farm 3 in the centre of the site to the northwest of Farm 2. Each was accessed via a bitumen track from the main road bisecting the site and each originally consisted of 16 sheds made of concrete and asbestos fibre cement. The buildings had been removed and all that remained were footprints, visible as areas of gravel and exposed clay.

Small stockpiles (<10 m<sup>3</sup>) of waste materials were present immediately adjacent to the western most sheds of Farm 2, the stockpiles appeared to contain scrapings from the surface of the site. An infilled dam and large mound of stockpiled material was present to the west of the sheds of Farm 3, fragments of asbestos containing material (ACM) were able to be observed on the surface of Farm 3 shed footprints.

An infilled dam was present to the west of the sheds of Farm 3 and is indicated on **Figure 2** and **Figure 3**. IRPG personnel indicated that imported fill material had been brought to the site for approximately the past decade to fill in the dam. The imported material had also been used to create a large stockpile of excess fill material to the north of the dam. The material appeared to comprise of gravelly clay material with inclusions of brick, concrete, fibre cement and other anthropogenic material.



#### Farm 4

Located at the south-west of the site, to the north of Ousedale Creek. The farm originally consisted of 16 sheds made of concrete and asbestos fibre cement; however, these had been demolished and the remnants removed from the site, fragments of ACM were visible on the surface of the site. To the west of the farm location was a ridge which led to a steep drop down to the bank of the Ousedale Creek. Anecdotal evidence from the IE employee during the walkover was that this area was in use as an unlicensed landfill from the 1980s until relatively recently. During the walkover the following items were visible: car bodies, various chemical and petroleum drums in various states of degradation, engine parts, concrete blocks, plastic chemical containers, animal carcasses (cattle) in various stages of decomposition, white goods (e.g. fridges, ovens), metal pipes, corrugated sheeting, bricks, ceramic bathroom fittings and wooden planks and pallets. The landfill is indicated on **Figure 2** and **Figure 5**.

To the north-west of the landfill was a wooded area accessed from the main road through the site, this area had been partially cleared and used to stockpile waste material from the various operations at the site. A stockpile largely comprising fibre cement board was noted to be present in this area. Anecdotal evidence from IRPG was that this area was known to contain large amounts of stockpiled and buried asbestos.

#### Farm 5

Farm 5 was located to the north of Farm 4 adjacent to the northern site boundary. The farm originally consisted of 16 sheds made of concrete and asbestos fibre cement; however, these have been demolished and the remnants removed from the site. Historically, there was a shed located to the south-west of Farm 5 which was used for storage of formaldehyde. A fire resulted in the destruction of the shed and its contents, the remnants of the shed were demolished, left *in-situ* and buried under site-won material.

#### Farm 6

Farm 6 was located at the north-western corner of the site and the buildings had been demolished. A walkover of the base of the sheds revealed a number of fragments of fibre cement and coal washery reject material. To the west of the farm was a paddock area which had been used to bury chicken carcasses and fill material. These areas were visible as small raised mounds and ridges. These are indicated on **Figure 6**. To the north of the farm buildings was an area where a number of car bodies and other metal refuse had been dumped, adjacent to the northern bank of Mallaty Creek which runs along the northern site boundary. Stockpiles of fibre cement were observed amongst the trees and dug into animal burrows to the north of the car bodies.

#### Chicken Burial Area

In the centre of the site adjacent to the southern boundary was a paddock area which sloped gently to the southern boundary of the site and had a large number of visible burial trenches, each of which was approximately 5 m wide by 10 m long (minimum). The area is indicated on **Figure 2** and **Figure 4**. The pits were reported to be approximately 3 m deep and were used to dispose of chicken carcasses from the farms. During the walkover the IE employee noted that the carcasses were known to have been placed in the pits along with asbestos fragments and other refuse from the farms. Seepages of leachate were visible coming from the trenches. A number of large dead trees were visible in the paddock area.



## General Site

The following anecdotal evidence was supplied by an IE employee during the site inspection:

- Each of the farms had an AST, these were removed during the demolition process. The only known underground tanks were located in the workshop area and there is no record of whether they were removed.
- Coal washery rejects were used on the site to form the base of the sheds at each of the farms and the roadways.
- Various small stockpiles of material from the farms (which include wood, bird droppings, fibre cement, and shale) are known to have been deposited around the site. These were recognisable as small raised ridges and mounds in the pasture areas. The majority of these were observed in the north-west around Farm 6; however, are reported to surround all farms. The stockpiles are the result of the periodic cleaning of the shed floors between bird batches, as well as a method of disposing of the dead birds which occur as part of the farming process.
- Disinfectants were used to wash down all sheds at various times in the broiler chicken cycle.



## 4.0 Conceptual Site Model

### 4.1 Potential Sources of Contamination

Based on the site history, background data, the intrusive investigation and Senversa's professional experience, the Contaminants of Potential Concern (CoPC) associated with current and historical land uses undertaken within the site and surrounding area are considered to include the following:

	Potential Source	Key Contaminants of Concern
Onsite	<b>Potential Source 1:</b> Burial pits for chicken carcasses	
	<b>Potential Source 2:</b> Unlicensed landfilling area (Farm 4)	
	<b>Potential Source 3:</b> Imported fill material (Farm 3)	TRH; BTEX; heavy metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc); PAHs, OCP/OPPs, formaldehyde, pathogens and asbestos containing materials (ACM).
	<b>Potential Source 4:</b> Formaldehyde shed (Farm 5)	
	<b>Potential Source 5:</b> Underground fuel tanks (Workshop Area)	
Offsite	<b>Potential Source 6:</b> Surrounding current and historical land uses.	TRH, BTEX, heavy metals, PAHS, OCP/OPPs and ACM

### 4.2 Potential Pathways

The primary potential exposure pathways of concern at the site are:

- Inhalation of vapour (from soil and / or groundwater) and contaminated dust (from soils and / or building materials).
- Dermal contact and / or incidental ingestion with contaminated soils.
- Transport of contamination through surface water flows.
- Transport of contamination to underlying groundwater aquifers and offsite migration.
- Transport of contaminants through mechanical transport.

### 4.3 Potential Receptors

Key receptors at the site have been identified as:

- Current site users (industrial/agricultural) and potential future site users.
- Workers carrying out installation or maintenance works at the site.
- Adjacent sensitive receptors e.g. Ousedale Creek, Mallaty Creek, Elladale Creek Upper Canal.



## 5.0 Conclusions

### 5.1 Findings

Senversa Pty Ltd (Senversa) was engaged by Thomson Geer Lawyers who act for the Ingham Rural Property Group Pty Ltd (ACN 160 339 882) (IRPG) to undertake a PSI at the property located at 345 Appin Road, Appin, NSW (the site). The site is legally described as Lot 105 in DP 1188670 and encompasses approximately 300 hectares. The site location and site layout are indicated on **Figures 1 and 2**.

Inghams Enterprises Pty Ltd (ACN 008 339 864) (IE) or its related entities have owned the site since the 1970s until the land was sold to the Ingham Property Development Pty Ltd (ACN 160 339 864) (IPD) in 2012.

Since 2012, IE continued to occupy and use the site pursuant to the terms of a registered lease from the IPD (Lease). The site was later sold to the IRPG in March 2013, subject to the Lease until IE vacated the site in 2019. IE and IRPG are not related companies. The site has been used by IRPG for grazing stock since that time that use is consistent with the current zoning of the site.

The site is currently zoned RU2 Rural Landscape under the *Wollondilly Local Environmental Plan 2011* and the *Campbelltown Local Environmental Plan 2015* (RU2 Zone). IRPG are to use the site for a type of ongoing agricultural use, namely the use of the site for limited livestock grazing by way of agistment on the land. The ongoing use to which the site is to be put is not to include any 'intensive livestock agriculture' (such as those uses which may have been undertaken by IE previously).

The site was formerly used by IE as a large broiler operation, however, the broiler complexes have been decommissioned and demolished. The objectives of the PSI were to assess whether there was potential for contamination to be present at the site as a result of historical land uses, and if so whether it posed a potentially significant risk to human health or ecological receptors.

Senversa reviewed background information relating to the site, including: the NSW EPA contaminated land register, historical aerial photographs, groundwater-bore information, relevant government databases, published soil, geology and topographic maps and undertook a site inspection.

The western half of the site is underlain by middle Triassic aged Hawkesbury Sandstone and the eastern half by middle Triassic aged Ashfield Shale, a subgroup of the Wianamatta Shale. These both overlie the Triassic Narrabeen Group of sandstones and Permian Illawarra Coal Measures (the site itself being at some limited risk of mine subsidence).

The historical desktop assessment indicates that the site has been used for agricultural purposes since it was transferred from Crown Land in the late 1800's, IRPG, in one form or another, has owned the site since the 1970s. The site has been used continuously for broiler production and grazing stock since that time. A review of historical records did not find any other industrial type use at the site, or dangerous goods stored at the site.

Areas of concern were observed during the site walkover and included: potential UST fuel tanks, buried animal carcasses, ACM, buried waste and imported material. Those areas which are not subject to current remediation under the RAP have the potential to pose a risk to human health and/or the environment and will require further assessment and may require remediation for ongoing agricultural and use by the IRPG. The areas are indicated on **Figure 2** through to **Figure 6**. Findings for each area are summarised below:

#### Workshop Area

Two USTs are suspected to be present in the western workshop area. No bowzers or other items of infrastructure were observed. An AST was also reportedly previously located in the workshop area; however, the tank had been removed at time of inspection.



There is the potential for localised shallow surficial hydrocarbon impact to be present as a result of refuelling from the USTs and AST, as well as from general vehicle and machinery repairs and maintenance undertaken in this area.

There is the potential for fill material to have been placed in this area for site levelling. Based on the site walkover it is possible that any fill material used may contain ACM.

Remediation of hydrocarbon and ACM impacts associated with historic UST or ASTs and broiler shed footprints respectively are already being remediated in accordance with the RAP provide to the EPA by the IRPG in July 2020.

### **Farms 1, 2, and 3**

Limited signs of gross contamination were observed on the footprints of Farms 1, 2 and 3 with the exception of fragments of ACM. No USTs were reported to have been installed at the farms and all ASTs had been removed.

Localised stockpiles of fill material (containing ACM) were observed around Farm 1 and 2 and anecdotal evidence indicates that there may be buried chicken carcasses and fill material in surrounding pasture land.

Any identified hydrocarbon or ACMs impacts associated with historic UST or ASTs are already being remediated in accordance with the RAP provide to the EPA by the IRPG in July 2020.

An infilled dam was present at Farm 3, as well as a large stockpile of imported material. The material used for backfilling had reportedly been brought to site from unknown sources over the past decade and was observed to contain anthropogenic inclusions of bricks, cement plastic and ACM.

### **Chicken Burial Area**

Located to the east of Farm 4, this area consisted of open pasture land. A large number of burial trenches were observed across the paddock. Each trench was at least 10 m long and reportedly 3 m deep. The trenches are reported to be filled with chicken carcasses and fill material (including ACM).

A number of large dead trees were present in the paddock and leachate was observed to be seeping from a number of trenches. The leachate was brown and had a sheen with no discernible odour.

### **Farm 4**

Limited signs of gross contamination were observed on the footprints of Farm 4. No USTs were reported to have been installed and any ASTs had been removed.

Anecdotal evidence indicates that there may be buried chicken carcasses and fill material in surrounding pasture land.

A large area of landfilling was present to the west of the farm area. This landfill area contained cars, engine parts, chemical drums, fuel (oil and petrol) drums, plastic, animal carcasses, as well as other dumped material such as wood and metal. The area is reported to be over 10 m deep and is adjacent to Ousedale Creek. While there is potential for buried material to impact groundwater, no impacts to surface water in the creek were observed.

To the north-west of this landfill area is an area where ACM has been buried and fill has been placed. Stockpiles of asbestos sheeting were also observed in this area.





### Farm 5

Limited signs of gross contamination were observed on the footprint of the farm itself. No USTs were reported to have been installed and all ASTs had been removed.

Anecdotal evidence indicates that there may be buried chicken carcasses and fill material in surrounding pasture land.

A fire in a shed at the south-west of the farm resulted in the burial of formaldehyde containers (and possibly other chemical drums). Material used to infill the area is of unknown quality; however, based on the other areas of the site is likely to contain ACM.

### Farm 6

Limited signs of contamination were observed on the footprints of Farm 6; however, fragments of ACM were observed on the footprints of the former sheds. No USTs were reported to have been installed and any ASTs had been removed.

To the west of the farm footprint was an area (encompassing approximately 0.5 hectares) where bird carcasses and ACM impacted fill material were known to have been buried and covered with site won material and grass. This area is indicated on **Figure 6** and is likely to have a larger extent than has been identified to date.

## 5.2 Recommendations

Based on the findings of the walkover, Senversa makes the following recommendations:

- An intrusive site assessment should be undertaken at each of the highlighted areas of concern. Due to the size of the site, it is recommended that the site is assessed in stages.
- Senversa's opinion is that the landfill area adjacent to the Ousedale Creek is a priority and should be assessed. The investigation should include an assessment of the surface water in the creek as well as the groundwater in the vicinity of the landfill, and a soil assessment to delineate the vertical and lateral extent of the buried waste. A landfill gas assessment should be included as part of the assessment.
- Following the landfill assessment, the next priority should be the potential USTs in the workshop area. A ground penetrating radar survey should be undertaken prior to any intrusive works in order to assess whether the underground fuel tanks are still *in-situ*. The tanks (if present) and associated infrastructure will require removal and the excavations will require validation prior to backfill.
- Other areas of the site which require assessment (buried asbestos waste, buried chicken carcasses, etc) can be staged progressively as IRPG requires as the risk of contaminants migrating or posing a risk to human health and/or ecological receptors is not considered as high as the landfill area and the UST area.
- Following the intrusive assessments, an updated remedial action plan should be prepared detailing the remediation required to ensure environmental protection and ongoing use of the site for agricultural use of the kind proposed by IRPG.



## 6.0 Principles and Limitations of Investigation

### 6.1 General Principles and Limitations of Investigation

The following principles (summarised in the table below) are intended to be referred to in resolving any ambiguity or exercising such discretion.

**Table 6.1: Summary of General Principals and Limitations**

Area	Limitations
<b>Elimination of Uncertainty</b>	Some uncertainty is inherent in all site investigations. Furthermore, any sample, either surface or subsurface, taken for chemical testing may or may not be representative of a larger population or area. Professional judgment and interpretation are inherent in the process, and even when exercised in accordance with objective scientific principles, uncertainty is inevitable. Additional assessment beyond that which was reasonably undertaken may reduce the uncertainty.
<b>Failure to Detect</b>	Even when site investigation work is executed competently and in accordance with the appropriate Australian guidance, such as the National Environment Protection (Assessment of Site Contamination) Amendment Measure ('the NEPM'), it must be recognised that certain conditions present especially difficult target analyte detection problems. Such conditions may include, but are not limited to, complex geological settings, unusual or generally poorly understood behaviour and fate characteristics of certain substances, complex, discontinuous, random, or heterogeneous distributions of existing target analytes, physical impediments to investigation imposed by the location of services, structures and other man-made objects, and the inherent limitations of assessment technologies.
<b>Limitations of Information</b>	The effectiveness of any site investigation may be compromised by limitations or defects in the information used to define the objectives and scope of the investigation, including inability to obtain information concerning historic site uses or prior site assessment activities despite the efforts of the user and assessor to obtain such information.
<b>Chemical Analysis Error</b>	Chemical testing methods have inherent uncertainties and limitations. Senversa routinely seeks to require the laboratory to report any potential or actual problems experienced, or non-routine events which may have occurred during the testing, so that such problems can be considered in evaluating the data.
<b>Level of Assessment</b>	The investigation herein should not be considered to be an exhaustive assessment of environmental conditions on a property. There is a point at which the effort of information obtained, and the time required to obtain it outweigh the benefit of the information gained and, in the context of private transactions and contractual responsibilities, may become a material detriment to the orderly conduct of business. If the presence of target analytes is confirmed on a property, the extent of further assessment is a function of the degree of confidence required and the degree of uncertainty acceptable in relation to the objectives of the assessment.
<b>Comparison with Subsequent Inquiry</b>	The justification and adequacy of the investigation findings in light of the findings of a subsequent inquiry should be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made.
<b>Data Useability</b>	Investigation data generally only represent the site conditions at the time the data were generated. Therefore, the usability of data collected as part of this investigation may have a finite lifetime depending on the application and use being made of the data. In all respects, a future reader of this report should evaluate whether previously generated data are appropriate for any subsequent use beyond the original purpose for which they were collected or are otherwise subject to lifetime limits imposed by other laws, regulations or regulatory policies.
<b>Nature of Advice</b>	The investigation works herein are intended to develop and present sound, scientifically valid data concerning actual site conditions. Senversa does not seek or purport to provide legal or business advice.



## 7.0 References

NEPC, 2013. *National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No. 1) (NEPM)*, National Environment Protection Council 2013.

NSW EPA (2020). *Guidelines for Consultants Reporting on Contaminated Sites*. Office of Environment and Heritage

Pacific Environmental Pty Ltd *Targeted Soil Contamination Assessment - Fuel Storage Areas Appin Farms: 345 Appin Road Appin NSW*

Senversa Pty Ltd (2020) *Remedial Action Plan, 345 Appin Road, Appin*



## **Figures**

**Figure 1: Site Location Plan**

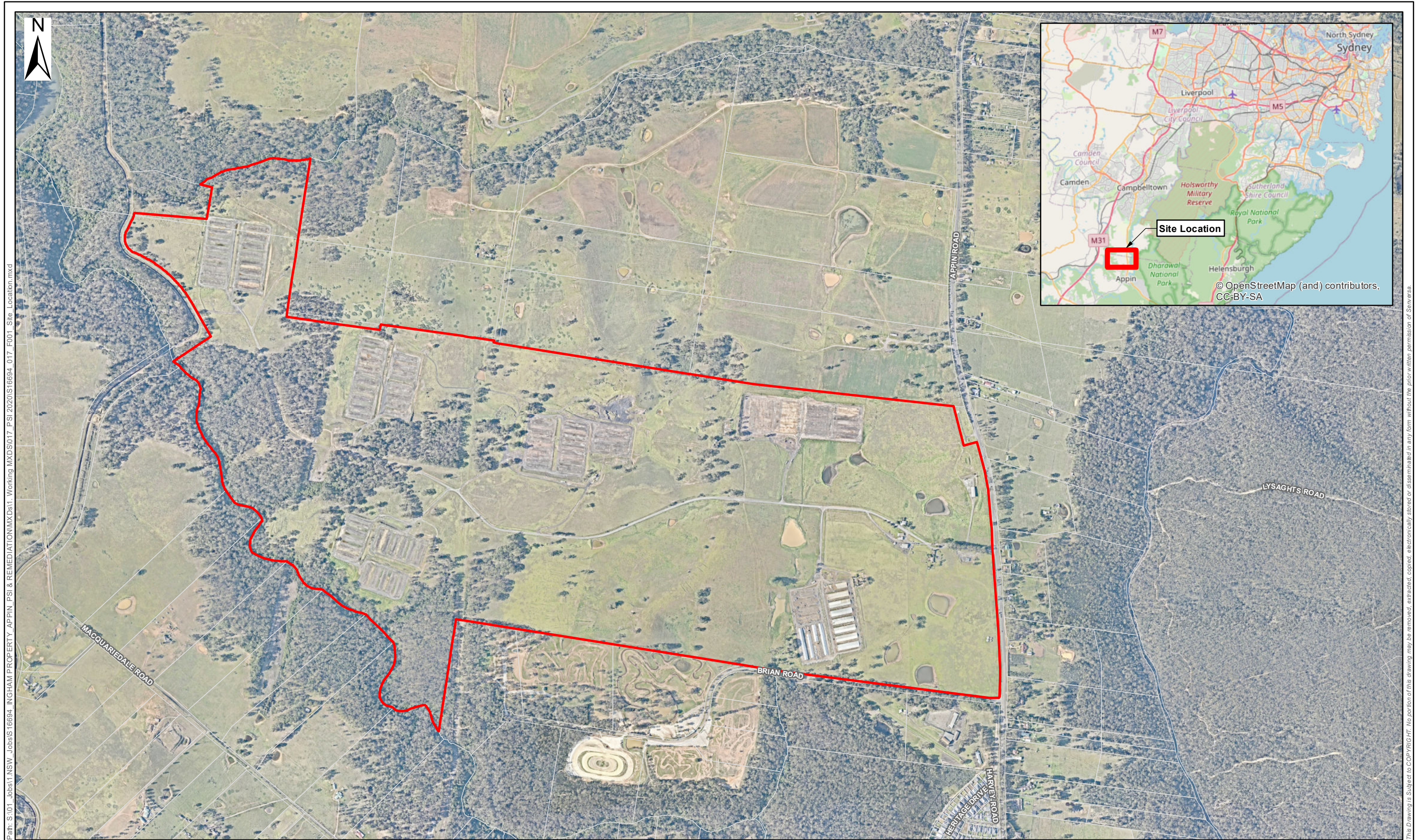
**Figure 2: Site Plan**

**Figure 3: Infilled Dam and Stockpile**

**Figure 4: Chicken Burial Area**

**Figure 5: Unlicensed Landfill Area**

**Figure 6: Buried Chicken Carcasses and Fill Material**



Path: S:\01\_Jobs\1\_NSW\_Jobs\16694\_INGHAM PROPERTY\_APPIN\_PSI & REMEDIATION\MXDs\17\_F001\_Site\_Location.mxd

This Drawing is Subject to COPYRIGHT. No portion of this drawing may be removed, extracted, copied, electronically stored or disseminated in any form without the prior written permission of Senversa.

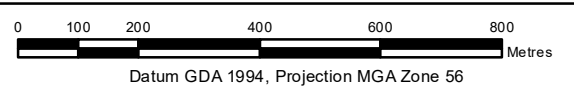


Address: Level 5, 201 Kent Street,  
Sydney NSW 2000  
Phone: (02) 9994 8016  
Website: www.senversa.com.au

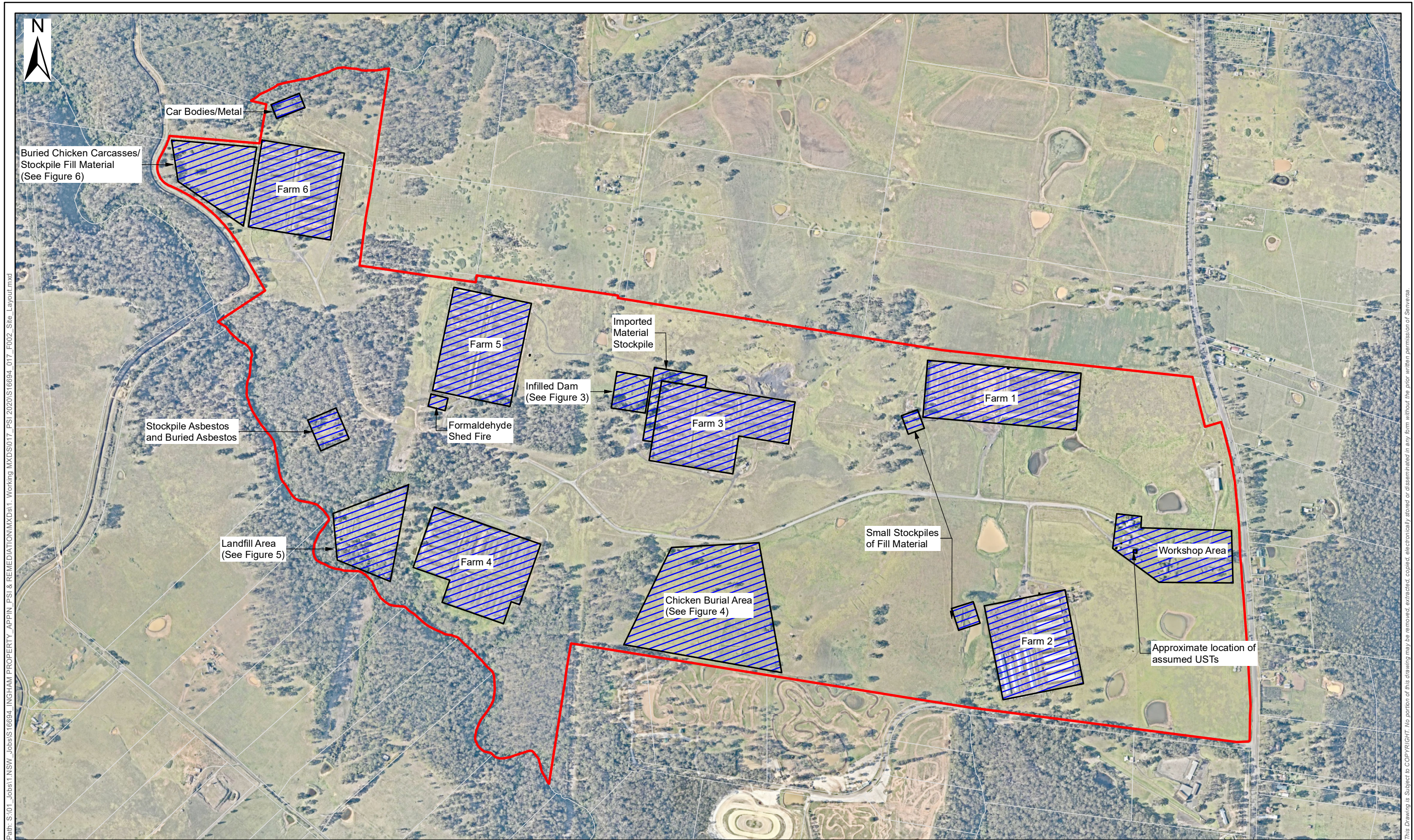
**Legend**  
 Site Boundary  
 Lot Boundary

Notes:  
Aerial imagery (01/12/2018) sourced from Nearmap Pty Ltd

Designed:	N. Lukeman	Date:	23/10/2020
Drawn:	M. Sari	Revision:	0
Checked:	N. Lukeman	Scale:	1:12,500 (A3)
File:	S16694_017_F001_Site_Location		



<b>Figure No:</b>	<b>1</b>
<b>Title:</b>	<b>Site Location</b>
Project:	Preliminary Site Investigation
Location:	345 Appin Road, Appin, NSW
Client:	Ingham Property Group



Path: S:\01\_Jobs\1\_NSW\_Jobs\1\_INGHAM PROPERTY\_APPIN\_PSI & REMEDIATION\MXD\017\_PSI\_2020\16694\_017\_F002\_Site\_Layout.mxd

This Drawing is Subject to COPYRIGHT. No portion of this drawing may be removed, extracted, copied, electronically stored or disseminated in any form without the prior written permission of Senversa.



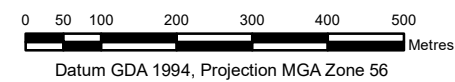
Address: Level 5, 201 Kent Street,  
Sydney NSW 2000  
Phone: (02) 9994 8016  
Website: www.senversa.com.au

**Legend**

- Site Boundary
- Site Feature - Approximate Extent
- Lot Boundary

Notes:  
Aerial imagery (01/12/2018) sourced from Nearmap Pty Ltd

Designed:	N. Lukeman	Date:	14/01/2021
Drawn:	M. Sari	Revision:	0
Checked:	N. Lukeman	Scale:	1:10,000(A3)
File:	S16694_017_F002_Site_Layout		



**Figure No:** 2  
**Title:** Site Layout

**Project:** Preliminary Site Investigation  
**Location:** 345 Appin Road, Appin, NSW  
**Client:** Ingham Property Group

Path: S:\01\_Jobs\1.NSW\_Jobs\16694\_INGHAM PROPERTY\_APPIN\_PSI & REMEDIATION\MXD\017\_Working MXDS\017\_PSI\_2020\16694\_017\_F003\_Infilled\_Dam\_Stockpile.mxd

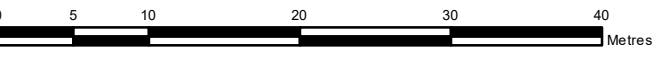


This Drawing is Subject to COPYRIGHT. No portion of this drawing may be removed, extracted, copied, electronically stored or disseminated in any form without the prior written permission of Senversa.



Address: Level 5, 201 Kent Street,  
Sydney NSW 2000  
Phone: (02) 9994 8016  
Website: www.senversa.com.au

Notes:  
Aerial imagery (26/07/2018) sourced from Nearmap Pty Ltd

Designed:	N. Lukeman	Date:	23/10/2020
Drawn:	M. Sari	Revision:	0
Checked:	N. Lukeman	Scale:	1:500 (A3)
File:	S16694_017_F003_Infilled_Dam_Stockpile		
			
Datum GDA 1994, Projection MGA Zone 56			

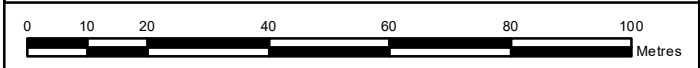
<b>Figure No:</b>	<b>3</b>
<b>Title:</b>	<b>Infilled Dam and Imported Material Stockpile</b>
Project:	Preliminary Site Investigation
Location:	345 Appin Road, Appin, NSW
Client:	Ingham Property Group

Path: S:\01\_Jobs\1.NSW\_Jobs\16694\_INGHAM PROPERTY\_APPIN\_PSI & REMEDIATION\MXDs\017\_PSI\_2020\16694\_017\_F004\_Chicken\_Burial\_Area.mxd




Address: Level 5, 201 Kent Street,  
Sydney NSW 2000  
Phone: (02) 9994 8016  
Website: www.senversa.com.au

Notes:  
Aerial imagery (26/07/2018) sourced from Nearmap Pty Ltd

Designed:	N. Lukeman	Date:	23/10/2020
Drawn:	M. Sari	Revision:	0
Checked:	N. Lukeman	Scale:	1:1,250 (A3)
File:	S16694_017_F004_Chicken_Burial_Area		
			
Datum GDA 1994, Projection MGA Zone 56			

<b>Figure No:</b>	<b>4</b>
<b>Title:</b>	<b>Chicken Burial Area</b>
Project:	Preliminary Site Investigation
Location:	345 Appin Road, Appin, NSW
Client:	Ingham Property Group

This Drawing is Subject to COPYRIGHT. No portion of this drawing may be removed, extracted, copied, electronically stored or disseminated in any form without the prior written permission of Senversa.





Path: S:\01\_Jobs\1.NSW\_Jobs\16694\_INGHAM PROPERTY\_APPIN\_PSI & REMEDIATION\MXD\017\_PSI\_2020\S16694\_017\_F005\_Landfill.mxd



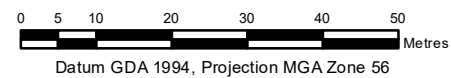
This Drawing is Subject to COPYRIGHT. No portion of this drawing may be removed, extracted, copied, electronically stored or disseminated in any form without the prior written permission of Senversa.



Address: Level 5, 201 Kent Street,  
Sydney NSW 2000  
Phone: (02) 9994 8016  
Website: www.senversa.com.au

Notes:  
Aerial imagery (26/07/2018) sourced from Nearmap Pty Ltd

Designed:	N. Lukeman	Date:	23/10/2020
Drawn:	M. Sari	Revision:	0
Checked:	N. Lukeman	Scale:	1:1,000 (A3)
File:	S16694_017_F005_Landfill		



**Figure No:** 5  
**Title:** Landfill Area

**Project:** Preliminary Site Investigation  
**Location:** 345 Appin Road, Appin, NSW  
**Client:** Ingham Property Group

Path: S:\01\_Jobs\1.NSW\_Jobs\16694\_INGHAM PROPERTY\_APPIN\_PSI & REMEDIATION\MXD\017\_Working\MXDS\017\_PSI\_2020\SI16694\_017\_F006\_Chicken\_Carcasses\_Fill.mxd



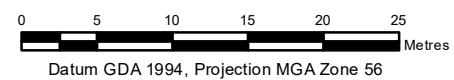
This Drawing is Subject to COPYRIGHT. No portion of this drawing may be removed, extracted, copied, electronically stored or disseminated in any form without the prior written permission of Senversa.



Address: Level 5, 201 Kent Street,  
Sydney NSW 2000  
Phone: (02) 9994 8016  
Website: www.senversa.com.au

Notes:  
Aerial imagery (26/07/2018) sourced from Nearmap Pty Ltd

Designed:	N. Lukeman	Date:	23/10/2020
Drawn:	M. Sari	Revision:	0
Checked:	N. Lukeman	Scale:	1:500 (A3)
File:	S16694_017_F006_Chicken_Carcasses_Fill		



<b>Figure No:</b>	<b>6</b>
<b>Title:</b>	<b>Buried Chicken Carcasses and Stockpiled Fill Material</b>
Project:	Preliminary Site Investigation
Location:	345 Appin Road, Appin, NSW
Client:	Ingham Property Group



## Appendix A: Lotsearch Report



# LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

**Date: 09 Oct 2020 11:07:10**

**Reference: LS015283 EP**

**Address: 345 Appin Road, Appin, NSW 2560**

**Disclaimer:**

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

# Dataset Listing

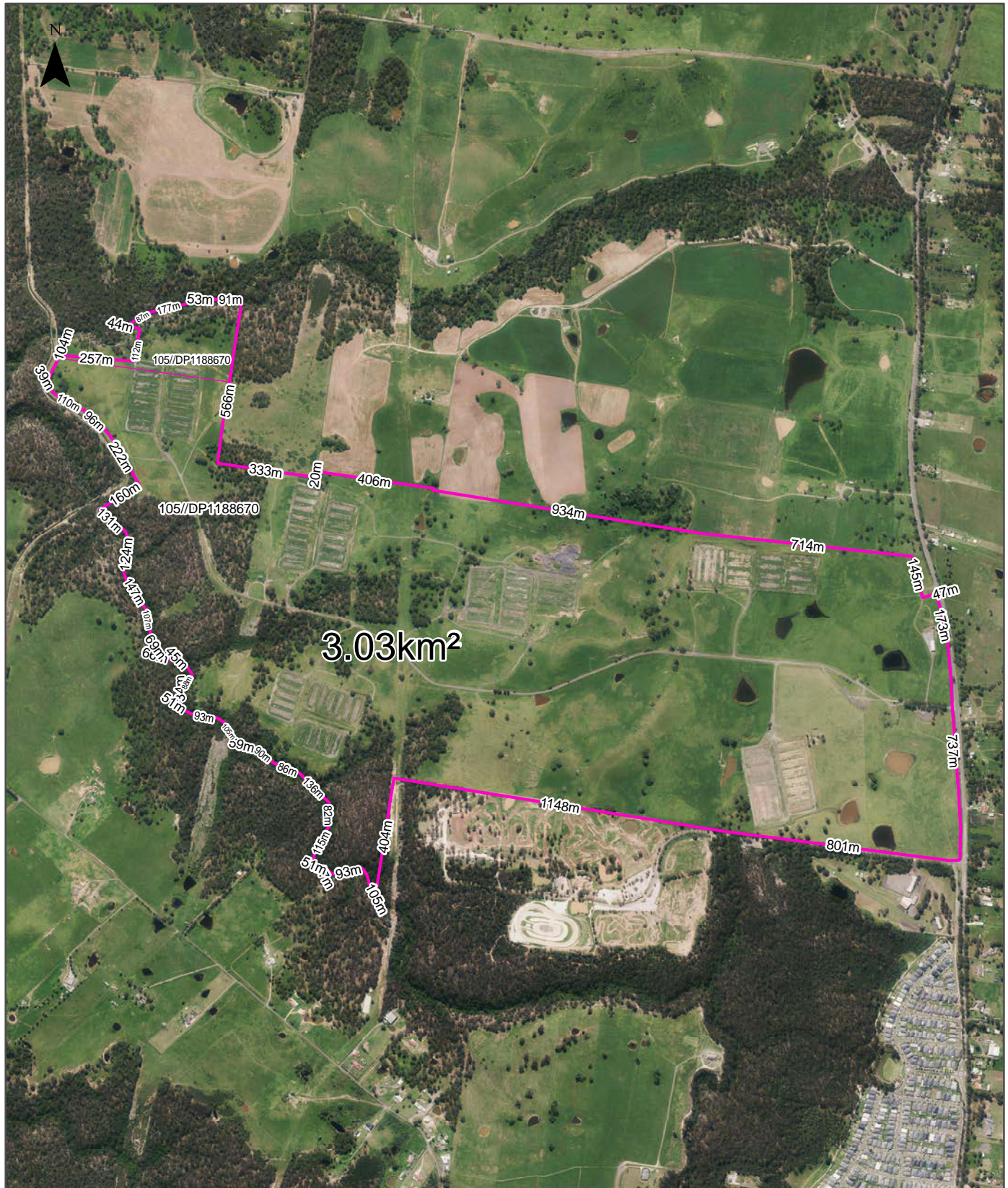
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Finance, Services & Innovation	06/04/2020	06/04/2020	Quarterly	-	-	-	-
Topographic Data	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	11/09/2020	11/09/2020	Monthly	1000	0	1	1
Contaminated Land Records of Notice	Environment Protection Authority	28/09/2020	28/09/2020	Monthly	1000	0	0	0
Former Gasworks	Environment Protection Authority	29/09/2020	11/10/2017	Monthly	1000	0	0	0
National Waste Management Facilities Database	Geoscience Australia	15/05/2020	07/03/2017	Quarterly	1000	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	12/08/2020	13/07/2012	Quarterly	1000	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	09/09/2020	07/05/2020	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	14/09/2020	14/09/2020	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	14/09/2020	14/09/2020	Monthly	2000	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	28/09/2020	28/09/2020	Monthly	2000	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	14/09/2020	14/09/2020	Monthly	2000	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	04/02/2020	13/12/2018	Annually	1000	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	25/09/2020	25/09/2020	Monthly	1000	4	4	4
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	25/09/2020	25/09/2020	Monthly	1000	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	25/09/2020	25/09/2020	Monthly	1000	7	9	9
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150	-	4	4
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500	-	0	0
Points of Interest	NSW Department of Finance, Services & Innovation	30/03/2020	30/03/2020	Quarterly	1000	1	1	5
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	30/03/2020	30/03/2020	Quarterly	1000	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	30/03/2020	30/03/2020	Quarterly	1000	1	1	1
Major Easements	NSW Department of Finance, Services & Innovation	30/03/2020	30/03/2020	Quarterly	1000	4	4	5
State Forest	Forestry Corporation of NSW	18/01/2018	18/01/2018	As required	1000	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	21/01/2020	30/09/2019	Annually	1000	0	0	1
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000	1	1	1
Botany Groundwater Management Zones	NSW Department of Planning, Industry and Environment	15/03/2018	01/10/2005	As required	1000	0	0	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Groundwater Boreholes	NSW Dept. of Primary Industries - Water NSW; Commonwealth of Australia (Bureau of Meteorology)	24/07/2018	23/07/2018	Annually	2000	0	2	26
Geological Units 1:100,000	NSW Department of Planning, Industry and Environment	20/08/2014		None planned	1000	2	-	2
Geological Structures 1:100,000	NSW Department of Planning, Industry and Environment	20/08/2014		None planned	1000	1	-	4
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000	2	2	2
Soil Landscapes	NSW Department of Planning, Industry and Environment	12/08/2014		None planned	1000	3	-	5
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	01/10/2020	03/07/2020	Monthly	500	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000	1	1	1
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000	0	0	0
Dryland Salinity Potential of Western Sydney	NSW Department of Planning, Industry and Environment	12/05/2017	01/01/2002	None planned	1000	2	3	3
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	30/03/2020	30/03/2020	Quarterly	1000	0	2	2
Current Mining Titles	NSW Department of Industry	29/07/2020	29/07/2020	Monthly	1000	3	4	6
Mining Title Applications	NSW Department of Industry	29/07/2020	29/07/2020	Monthly	1000	0	0	0
Historic Mining Titles	NSW Department of Industry	29/07/2020	29/07/2020	Monthly	1000	12	13	16
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	01/10/2020	07/12/2018	Monthly	1000	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	01/10/2020	25/09/2020	Monthly	1000	2	6	26
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	18/08/2020	20/11/2019	Quarterly	1000	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	18/08/2020	20/11/2019	Quarterly	1000	3	3	3
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	24/07/2020	02/07/2020	Quarterly	1000	1	1	1
Environmental Planning Instrument Heritage	NSW Department of Planning, Industry and Environment	01/10/2020	11/09/2020	Monthly	1000	0	2	3
Bush Fire Prone Land	NSW Rural Fire Service	07/10/2020	14/12/2019	Weekly	1000	3	3	3
Remnant Vegetation of the Cumberland Plain	NSW Office of Environment & Heritage	07/10/2014	04/08/2011	Unknown	1000	8	9	14
Ramsar Wetlands of Australia	Department of the Agriculture, Water and the Environment	08/10/2014	24/06/2011	As required	1000	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	3	3	5
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	2	4	6
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	06/10/2020	06/10/2020	Weekly	10000	-	-	-

# Site Diagram

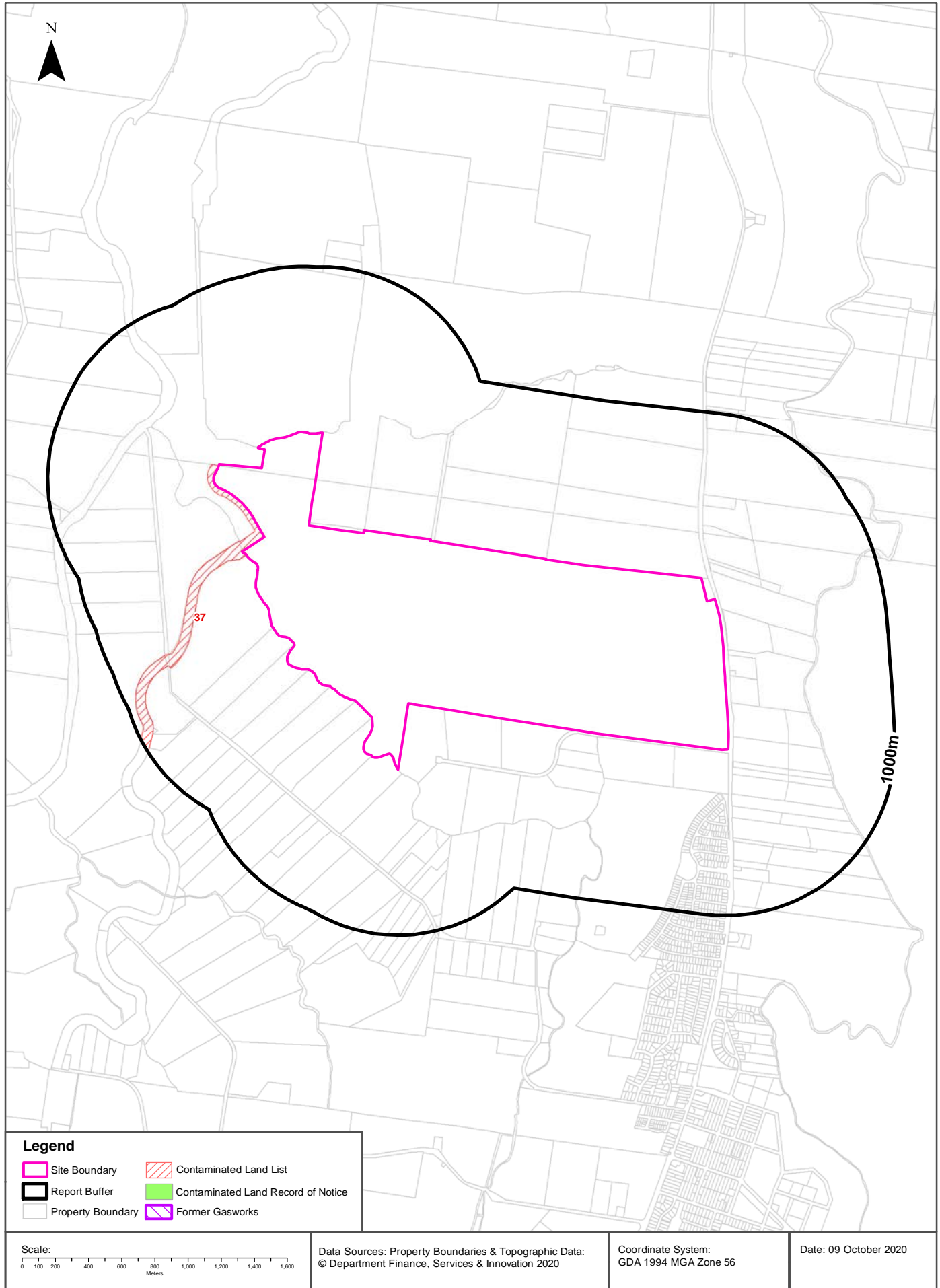
345 Appin Road, Appin, NSW 2560



<b>Legend</b> Site Boundary Internal Parcel Boundaries	<b>Total Area:</b> 3.03km <sup>2</sup> <b>Total Perimeter:</b> 9969m	<b>Scale:</b> 
	Disclaimers: Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	<b>Data Sources:</b> Aerial Imagery © Aerometrex Pty Ltd <b>Coordinate System:</b> GDA 1994 MGA Zone 56 <b>Date:</b> 09 October 2020

# Contaminated Land

345 Appin Road, Appin, NSW 2560





# Contaminated Land

345 Appin Road, Appin, NSW 2560

## List of NSW contaminated sites notified to EPA

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

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist (m)	Direction
37	Elladale Creek Aqueduct Upper Canal	Macquarie Dale Road	Appin	Unclassified	Regulation under CLM Act not required	Current EPA List	Premise Match	0m	South West

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

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

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

## Contaminated Land

345 Appin Road, Appin, NSW 2560

### Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

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

Contaminated Land Records of Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

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

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

### Former Gasworks

Former Gasworks within the dataset buffer:

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

Former Gasworks Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

# Waste Management & Liquid Fuel Facilities

345 Appin Road, Appin, NSW 2560

## National Waste Management Site Database

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

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

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

## National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

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

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

# PFAS Investigation & Management Programs

345 Appin Road, Appin, NSW 2560

## EPA PFAS Investigation Program

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

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

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

## Defence PFAS Investigation Program

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

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

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

## Defence PFAS Management Program

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

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

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

## Airservices Australia National PFAS Management Program

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

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

## Defence Sites

345 Appin Road, Appin, NSW 2560

### Defence 3 Year Regional Contamination Investigation Program

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

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

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

# EPA Other Sites with Contamination Issues

345 Appin Road, Appin, NSW 2560

## EPA Other Sites with Contamination Issues

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

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

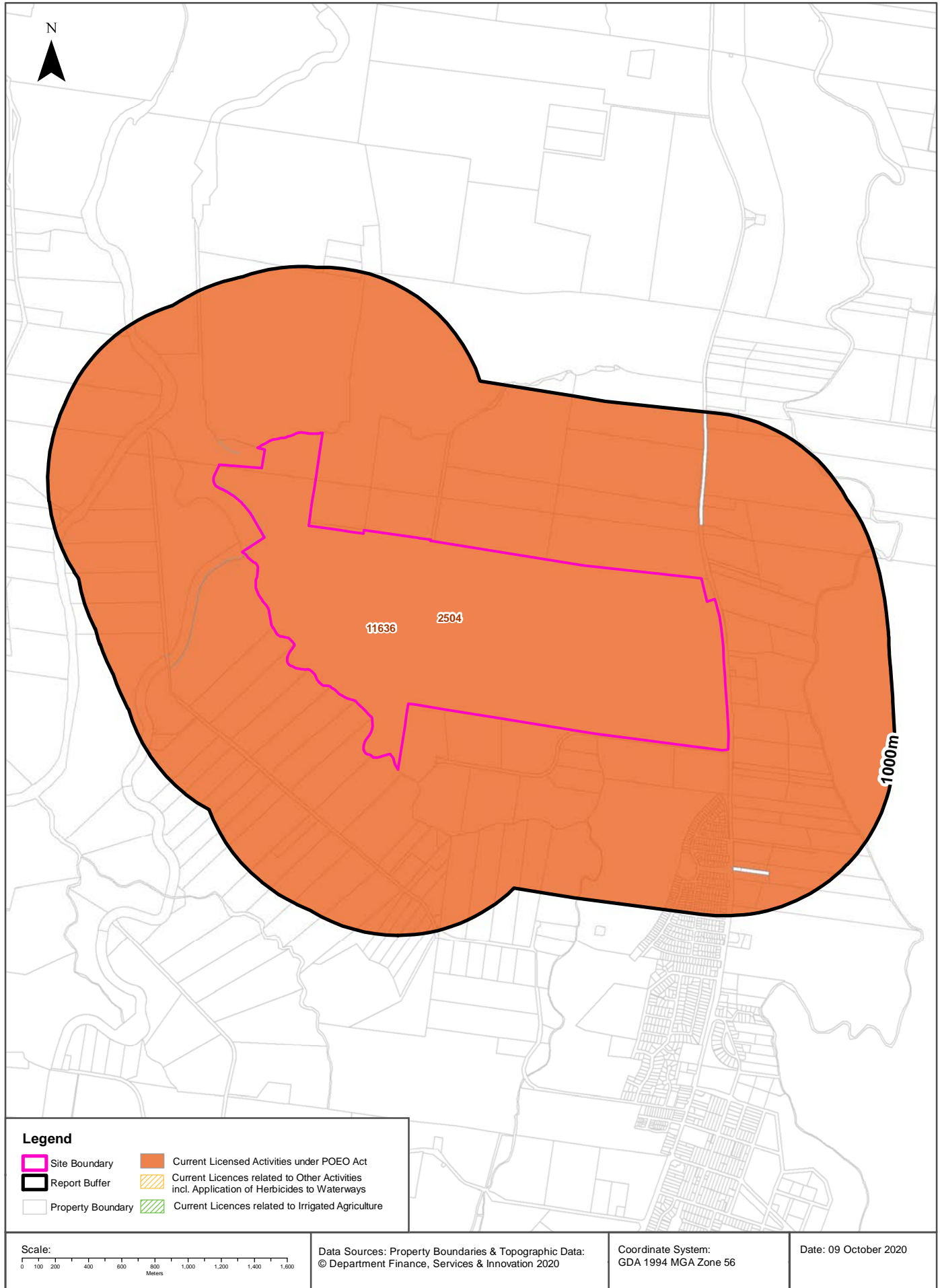
Sites within the dataset buffer:

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

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

# Current EPA Licensed Activities

345 Appin Road, Appin, NSW 2560



## EPA Activities

345 Appin Road, Appin, NSW 2560

### Licensed Activities under the POEO Act 1997

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

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
2504	ENDEAVOUR COAL PTY LIMITED	1. APPIN COLLIERY, 2. APPIN WEST COLLIERY & 3. WEST CLIFF AND NORTH CLIFF COLLIERIES		APPIN	Coal works	Premise Match	0m	Onsite
2504	ENDEAVOUR COAL PTY LIMITED	1. APPIN COLLIERY, 2. APPIN WEST COLLIERY & 3. WEST CLIFF AND NORTH CLIFF COLLIERIES		APPIN	Mining for coal	Premise Match	0m	Onsite
2504	ENDEAVOUR COAL PTY LIMITED	1. APPIN COLLIERY, 2. APPIN WEST COLLIERY & 3. WEST CLIFF AND NORTH CLIFF COLLIERIES		APPIN	Waste disposal by application to land	Premise Match	0m	Onsite
11636	INGHAMS ENTERPRISES PTY. LIMITED	APPIN BROILER COMPLEX	345 APPIN ROAD	APPIN	Bird accommodation	Premise Match	0m	Onsite

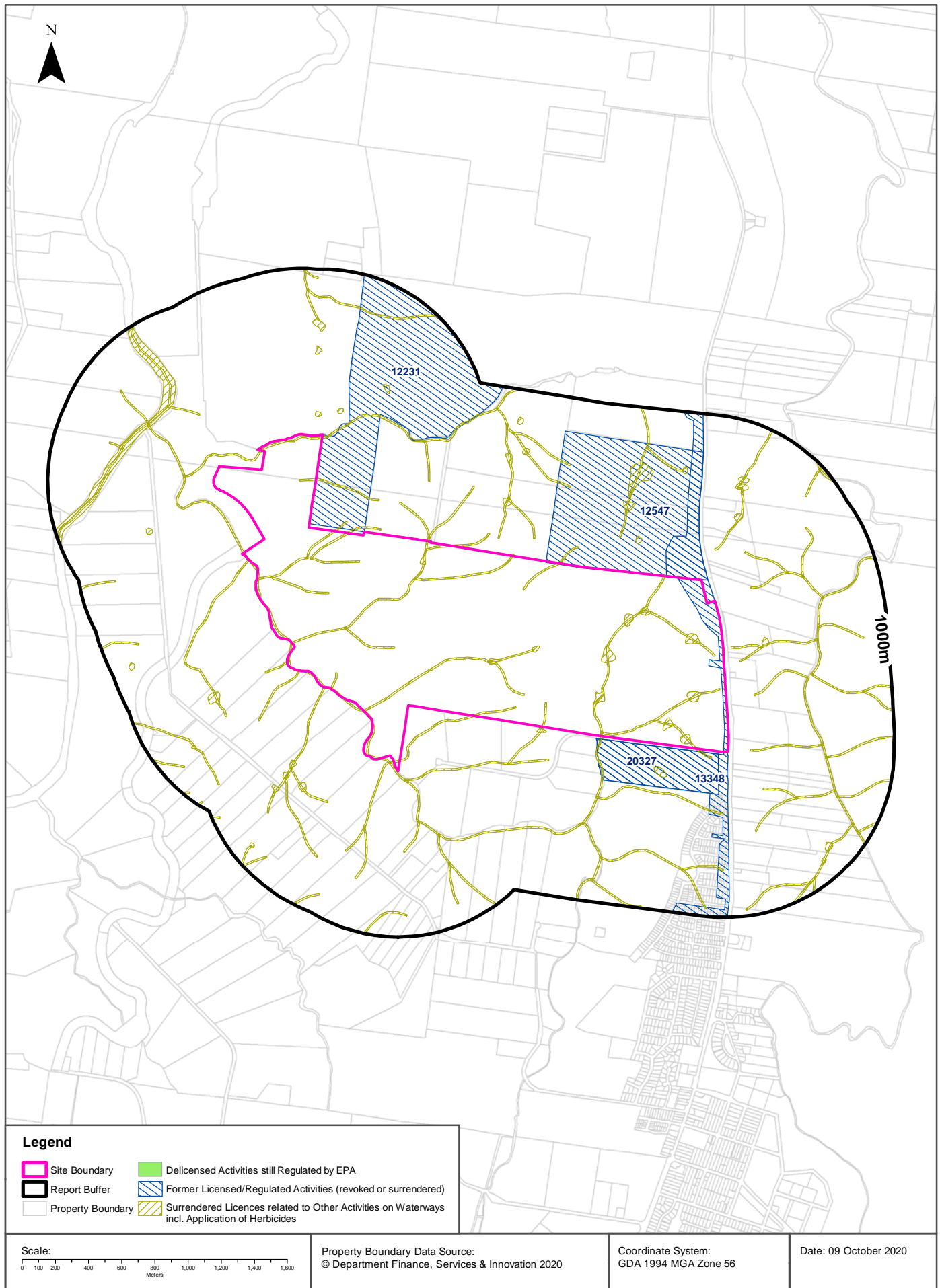
POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority



# Delicensed & Former Licensed EPA Activities

345 Appin Road, Appin, NSW 2560



## EPA Activities

345 Appin Road, Appin, NSW 2560

### Delicensed Activities still regulated by the EPA

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

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

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

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

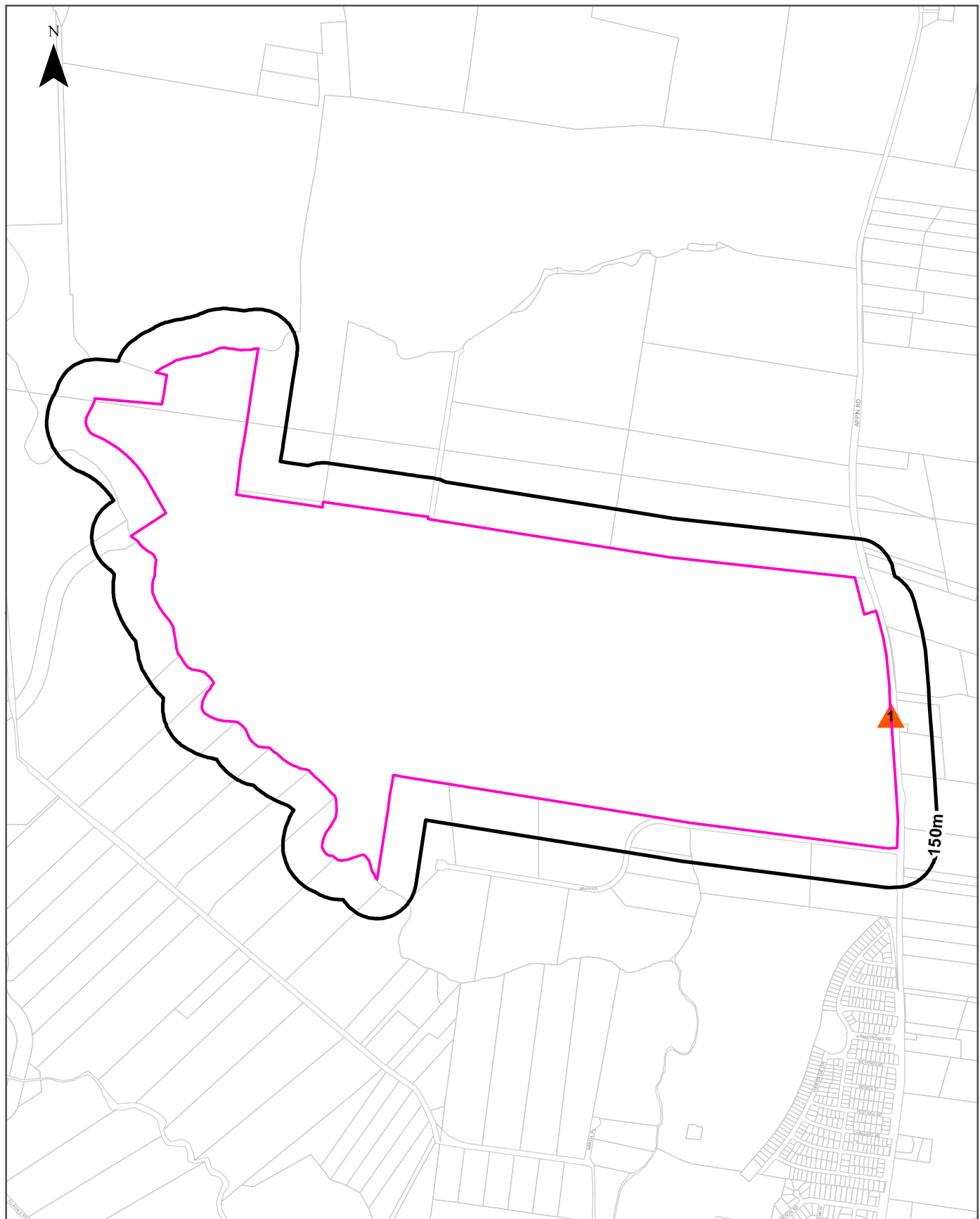
Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
13348	SYDNEY WATER CORPORATION	Streets identified within Scheme Envelope as per Fig 1-3 of Appin/245, APPIN, NSW 2560	Surrendered	19/01/2011	Sewage treatment processing by small plants	Network of Features	0m	Onsite
4390	WOLLONDILLY SHIRE COUNCIL	WATERWAYS OF WOLLONDILLY SHIRE COUNCIL	Surrendered	07/09/2000	Other Activities	Network of Features	0m	Onsite
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	Onsite
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	Onsite
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	Onsite
6651	CAMPBELLTOWN CITY COUNCIL	WATERWAYS OF CAMPBELLTOWN CITY COUNCIL AREA - CAMPBELLTOWN NSW 2560	Surrendered	08/05/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	Onsite
12231	CLEANAWAY ORGANICS PTY LTD	Blossom Lodge, 515 Appin Road, APPIN	Surrendered	12/08/2005	Waste disposal by application to land	Premise Match	0m	North
12547	CLEANAWAY ORGANICS PTY LTD	415-417 Appin Road, APPIN, NSW 2560	Surrendered	20/09/2006	Hazardous, Industrial or Group A or Group B Waste Disposal	Premise Match	0m	Onsite
20327	SYDNEY WATER CORPORATION	Wilton Priority Sewage Program, 275 Appin Road, APPIN	Surrendered	11/09/2013	Sewage treatment processing by small plants	Network of Features	18m	South East

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

# Historical Business Directories

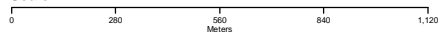
345 Appin Road, Appin, NSW 2560



## Legend

- Site Boundary
- Buffer 150m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale:



Coordinate System:  
GDA 1994 MGA Zone 56

Date: 09 October 2020

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018  
Property Boundaries © NSW Department Finance, Services & Innovation 2020

## Historical Business Directories

345 Appin Road, Appin, NSW 2560

### Business Directory Records 1950-1991 Premise or Road Intersection Matches

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

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

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

## Business Directory Records 1950-1991 Road or Area Matches

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	FRUITERERS & GREENGROCERS	Loyd, J., Main Rd. Appin	572436	1970	Road Match	0m
	GOVERNMENT DEPARTMENTS	Post Office, Main Rd. Appin	572437	1970	Road Match	0m
	HOTELS-LICENSED	Royal Hotel, Main Rd. Appin	572438	1970	Road Match	0m
	HOTELS-LICENSED	Royal Hotel, Main Rd., Appin	184739	1961	Road Match	0m

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

## Historical Business Directories

345 Appin Road, Appin, NSW 2560

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

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

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

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

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

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

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

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



# Aerial Imagery 2020

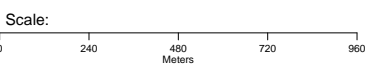
345 Appin Road, Appin, NSW 2560



150m

### Legend

-  Site Boundary
-  Buffer 150m



Data Sources: Aerial Imagery © Aerometrex Pty Ltd

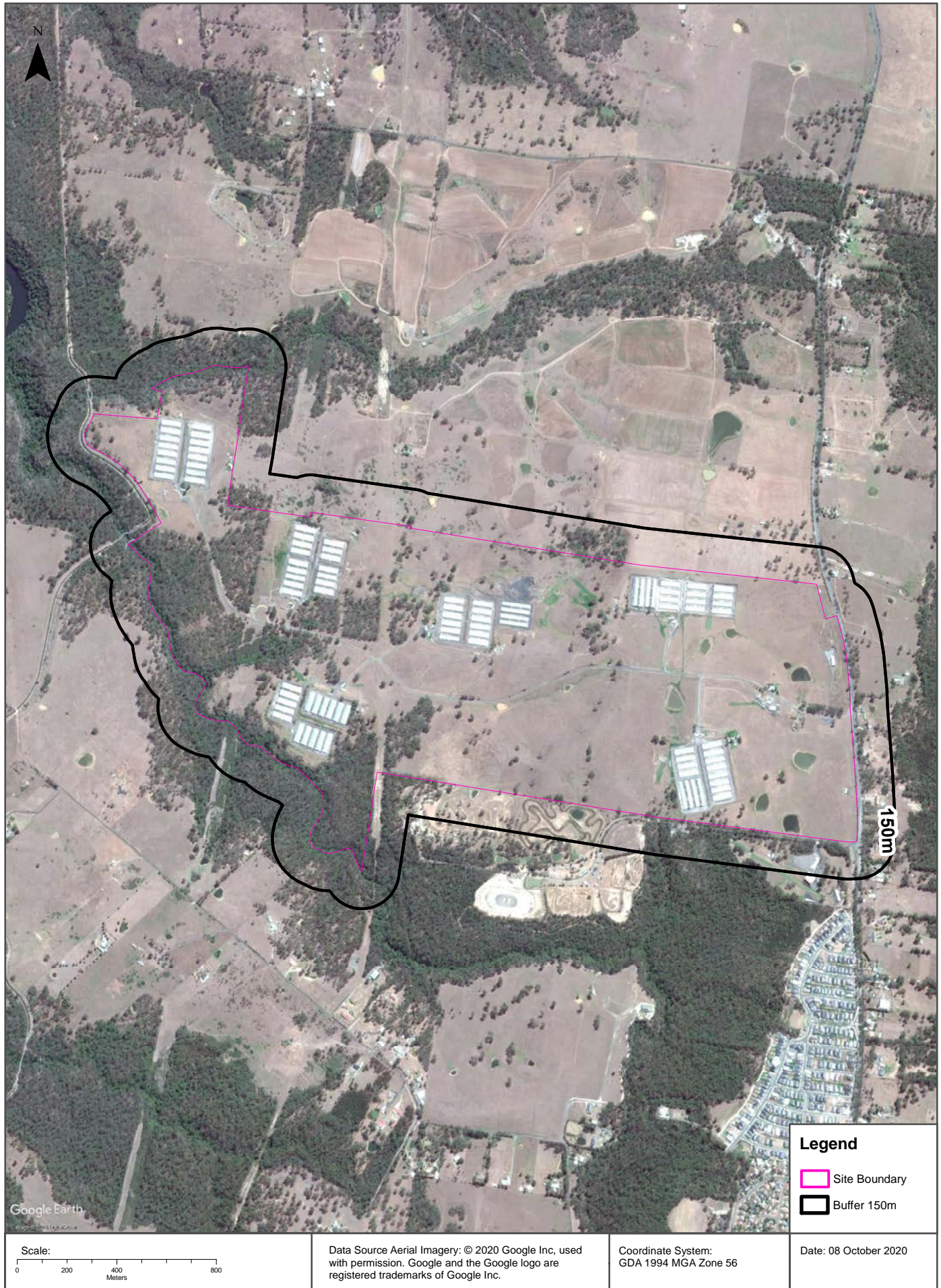
Coordinate System:  
GDA 1994 MGA Zone 56

Date: 09 October 2020



# Aerial Imagery 2017

345 Appin Road, Appin, NSW 2560



# Aerial Imagery 2009

345 Appin Road, Appin, NSW 2560



# Aerial Imagery 2002

345 Appin Road, Appin, NSW 2560



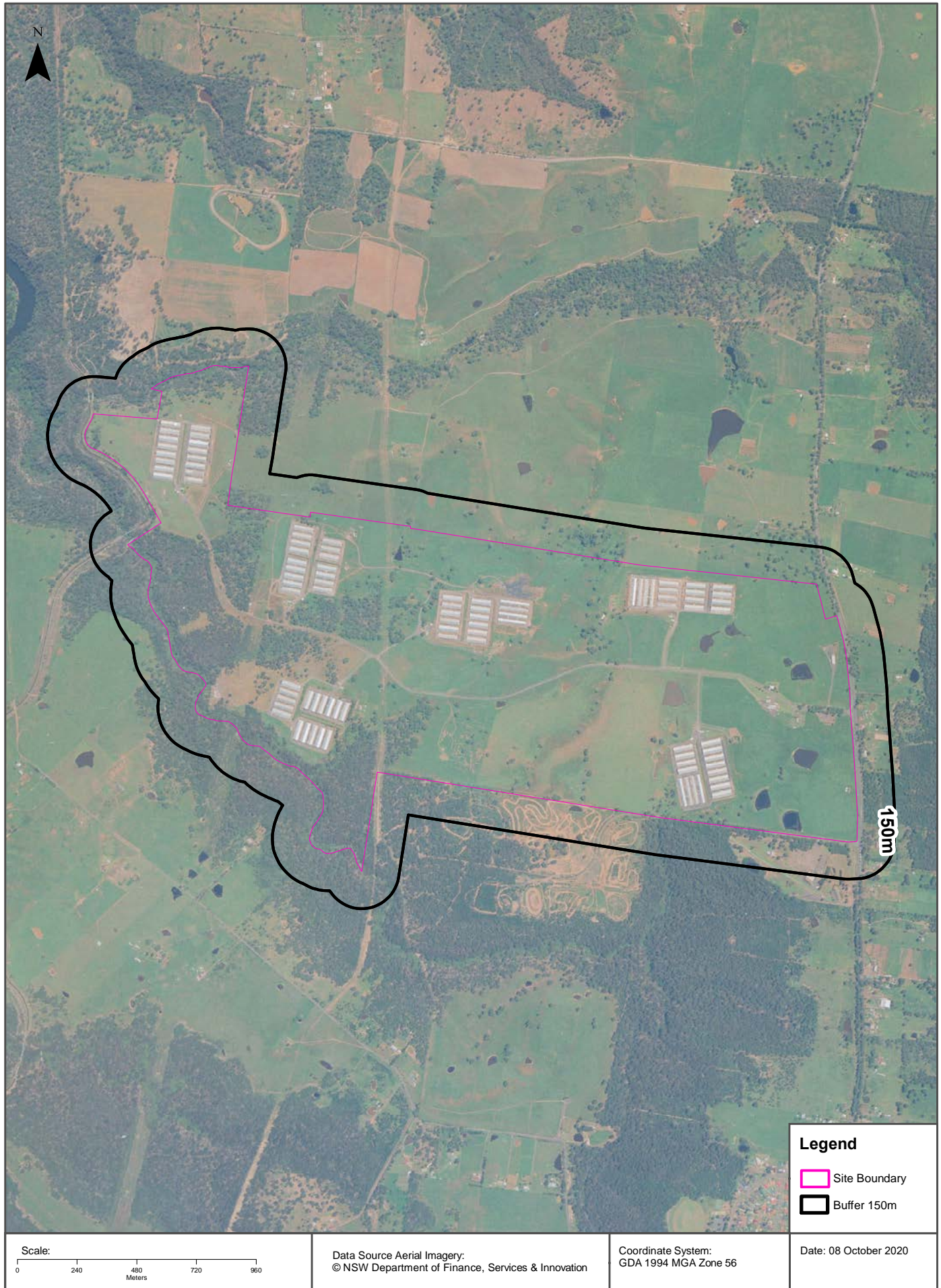
# Aerial Imagery 2002

345 Appin Road, Appin, NSW 2560



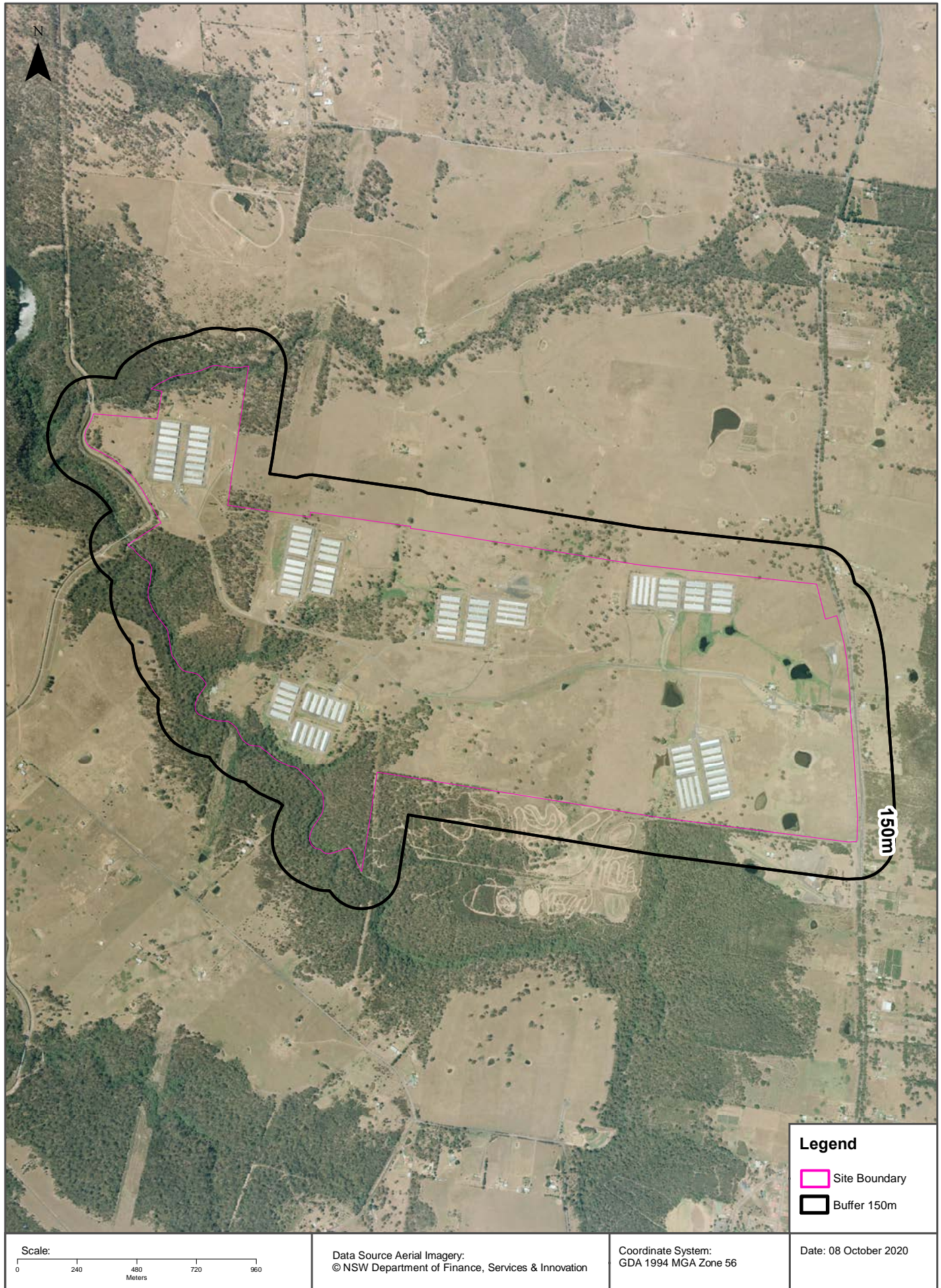
# Aerial Imagery 1998

345 Appin Road, Appin, NSW 2560



# Aerial Imagery 1994

345 Appin Road, Appin, NSW 2560



# Aerial Imagery 1990

345 Appin Road, Appin, NSW 2560



# Aerial Imagery 1990

345 Appin Road, Appin, NSW 2560






# Aerial Imagery 1984

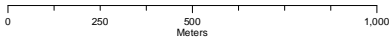
345 Appin Road, Appin, NSW 2560



### Legend

-  Site Boundary
-  Buffer 150m

Scale:



Data Source Aerial Imagery:  
© NSW Department of Finance, Services & Innovation

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 08 October 2020

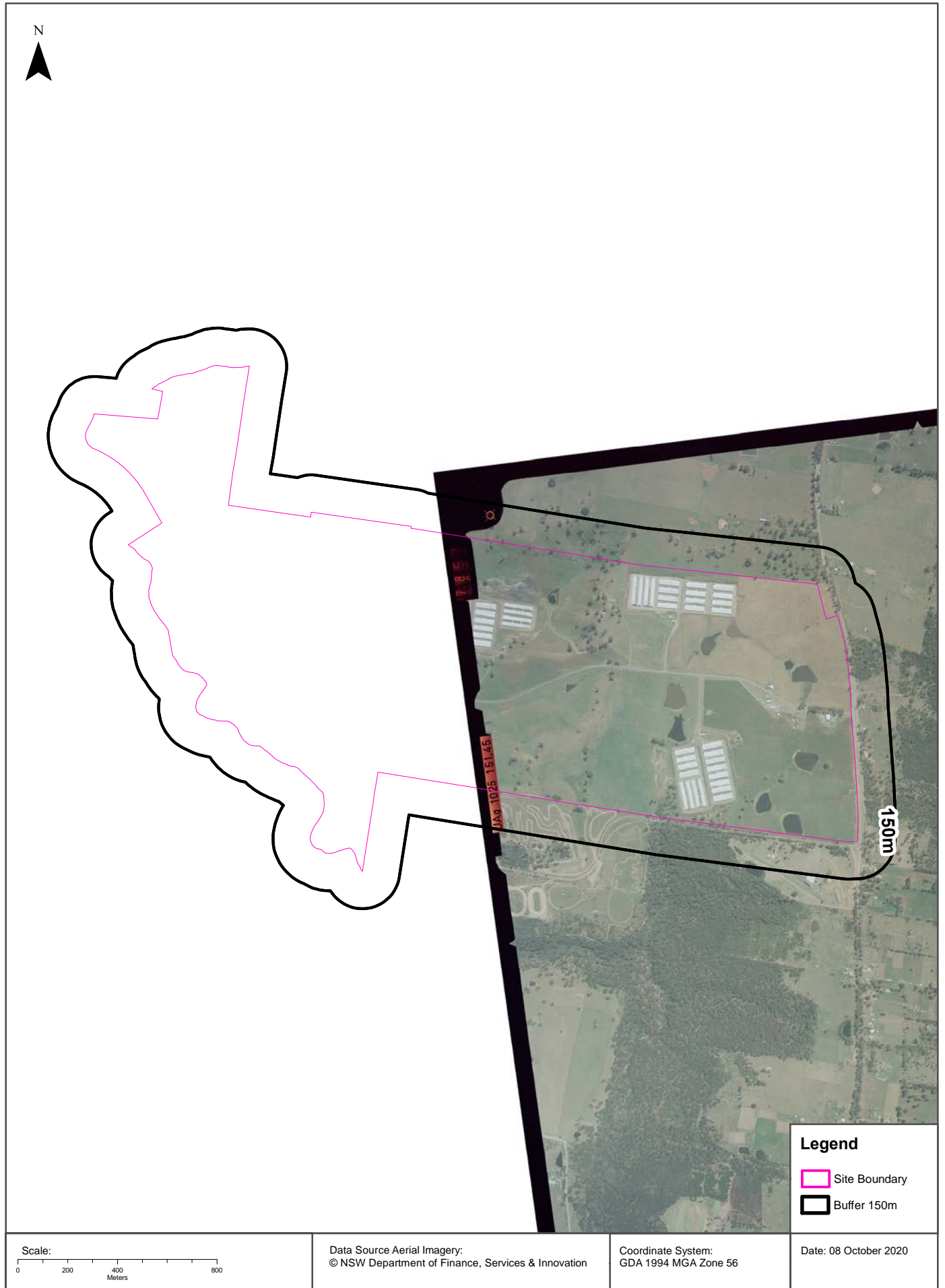
# Aerial Imagery 1984

345 Appin Road, Appin, NSW 2560



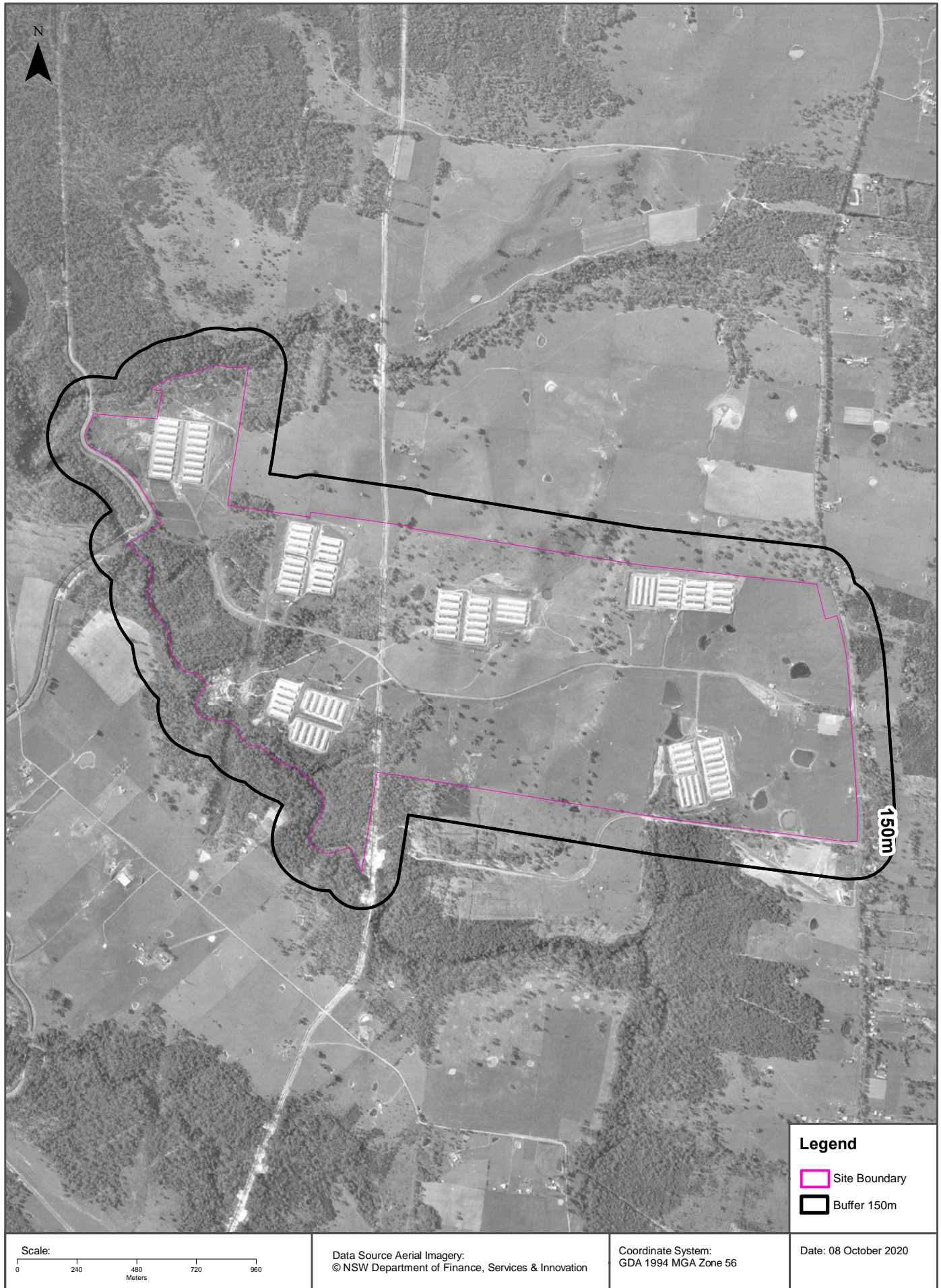
# Aerial Imagery 1984

345 Appin Road, Appin, NSW 2560



# Aerial Imagery 1975

345 Appin Road, Appin, NSW 2560



# Aerial Imagery 1970

345 Appin Road, Appin, NSW 2560



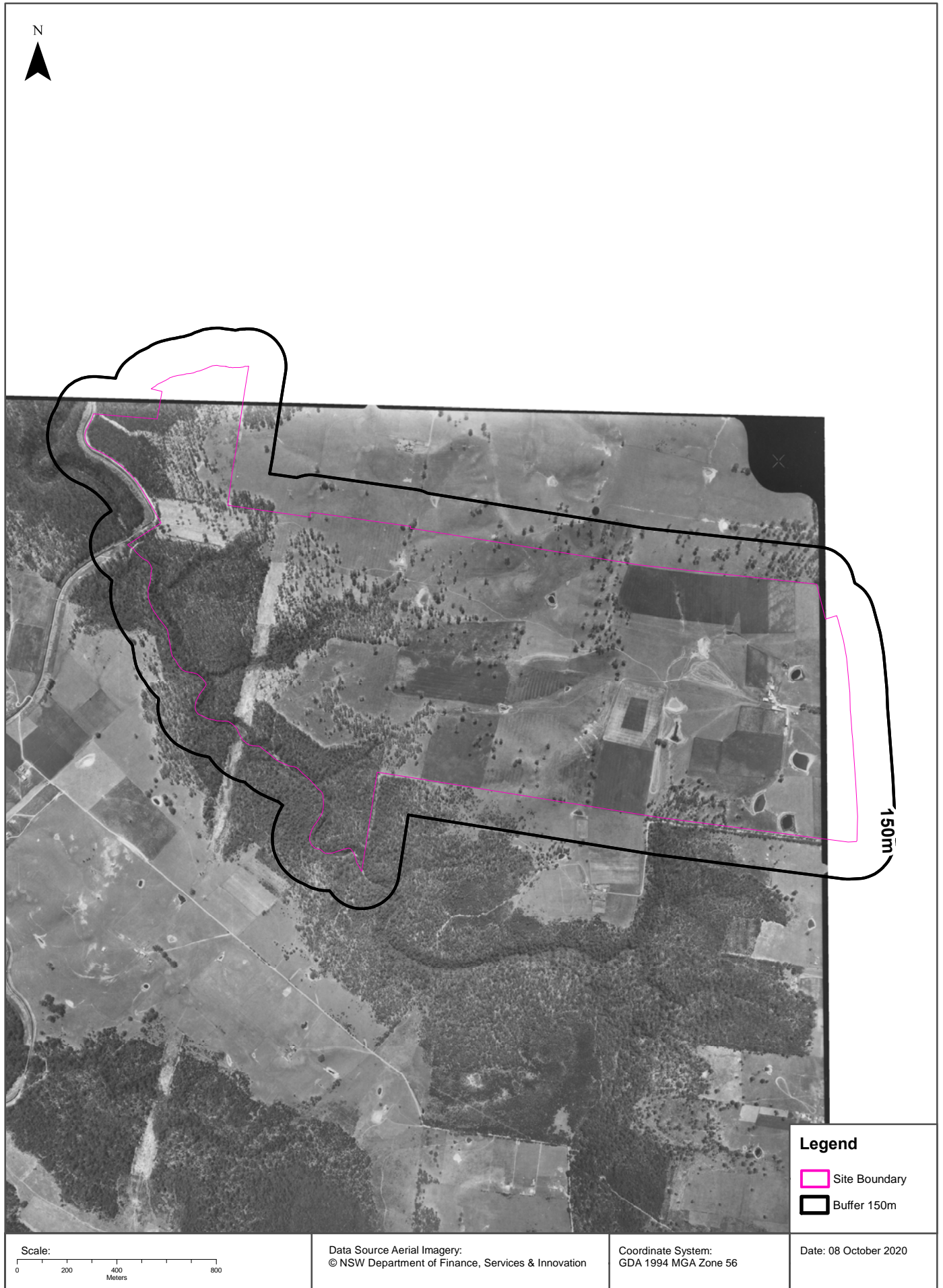
# Aerial Imagery 1965

345 Appin Road, Appin, NSW 2560



# Aerial Imagery 1965

345 Appin Road, Appin, NSW 2560



# Aerial Imagery 1965

345 Appin Road, Appin, NSW 2560





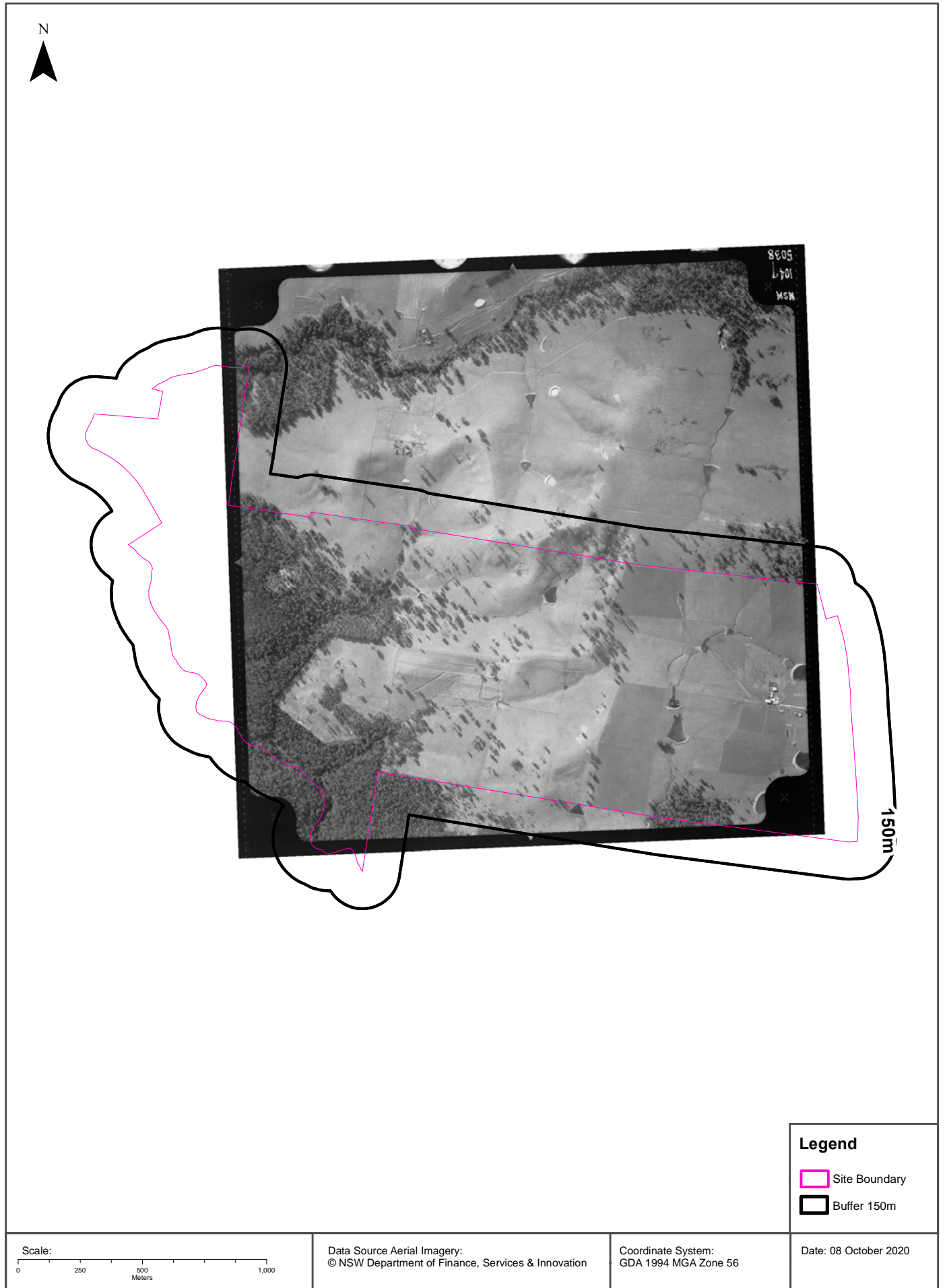
# Aerial Imagery 1961

345 Appin Road, Appin, NSW 2560



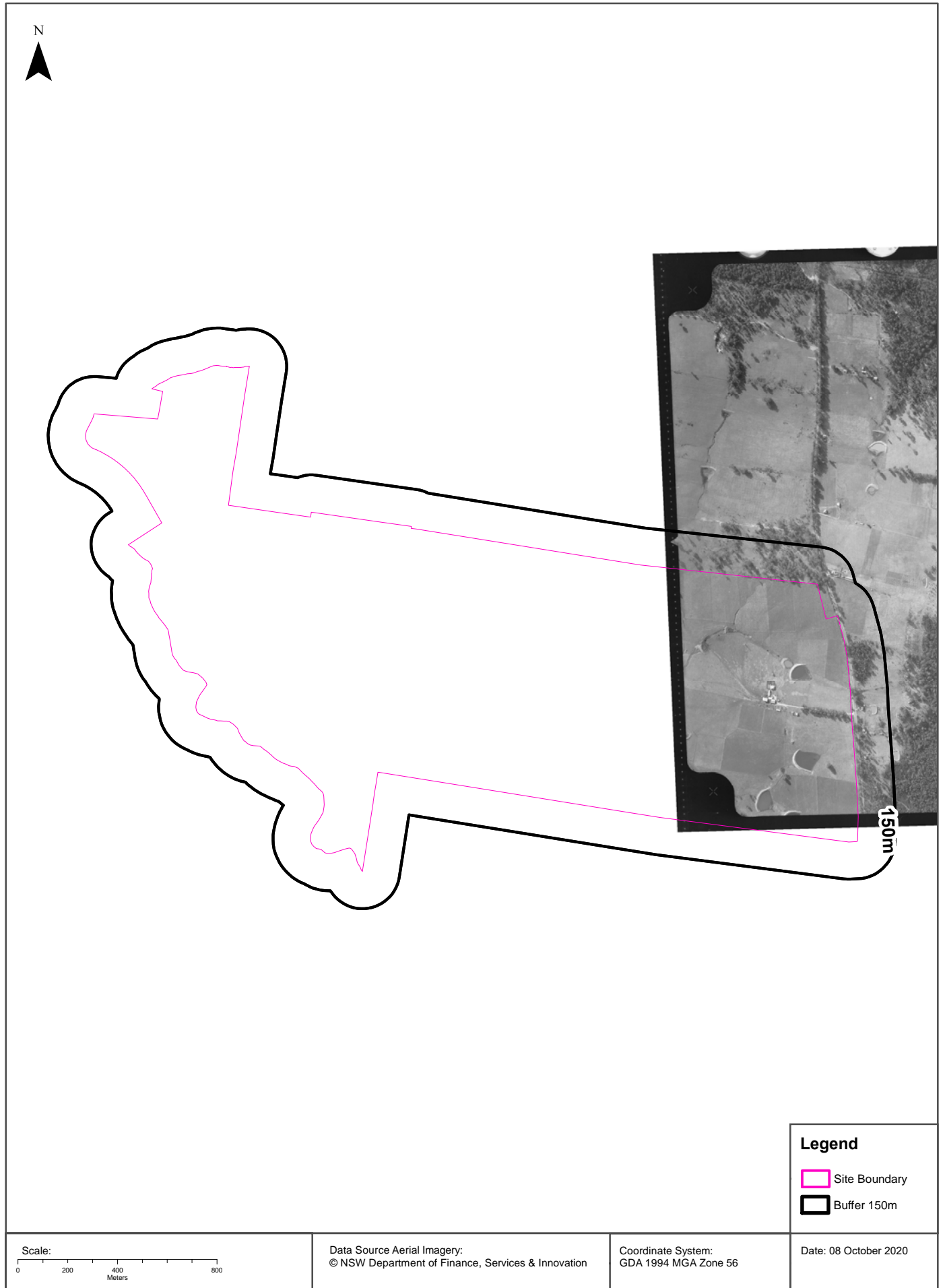
# Aerial Imagery 1961

345 Appin Road, Appin, NSW 2560



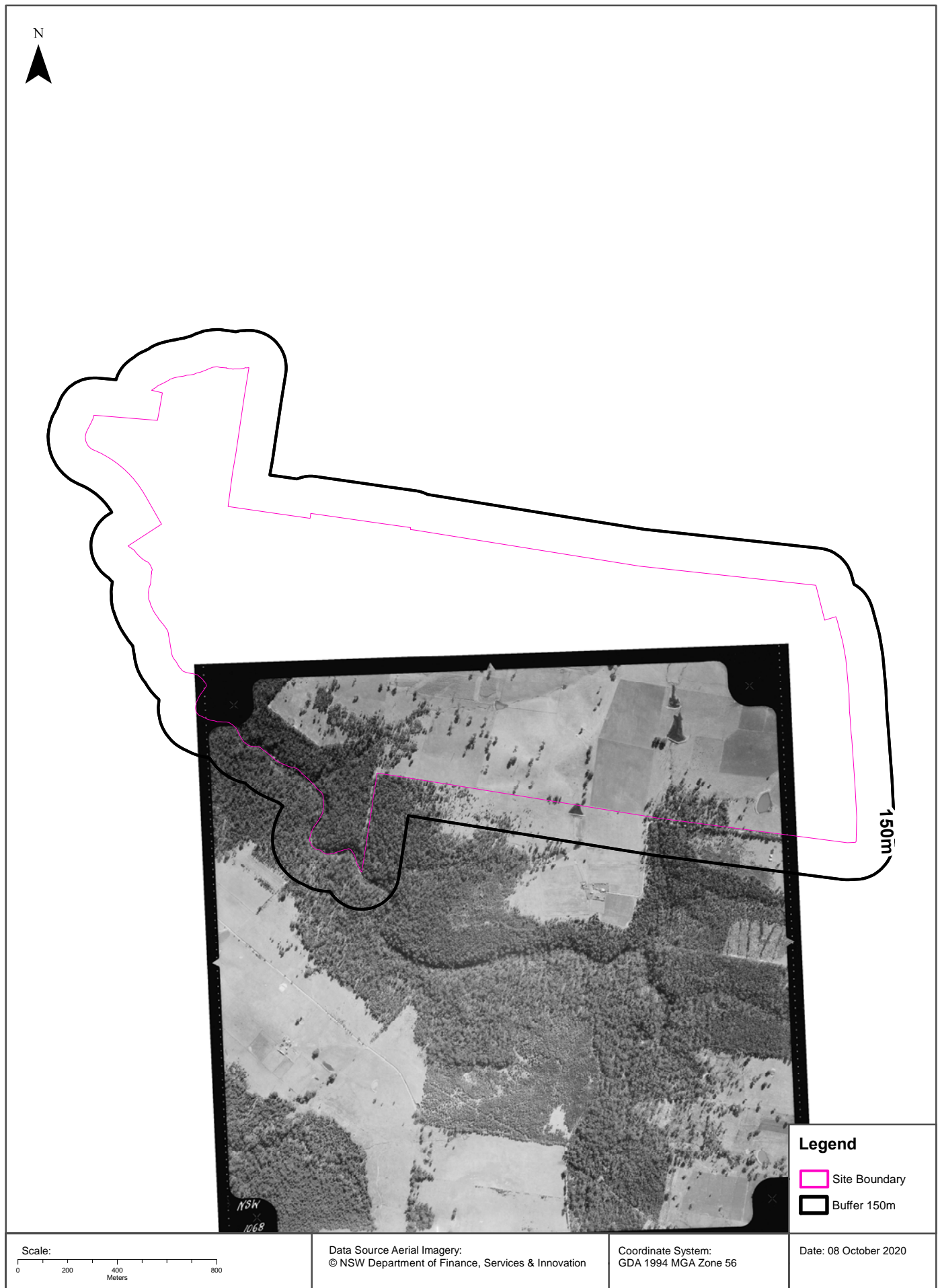
# Aerial Imagery 1961

345 Appin Road, Appin, NSW 2560



# Aerial Imagery 1961

345 Appin Road, Appin, NSW 2560



Scale: 0 200 400 800 Meters

Data Source Aerial Imagery:  
© NSW Department of Finance, Services & Innovation

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 08 October 2020

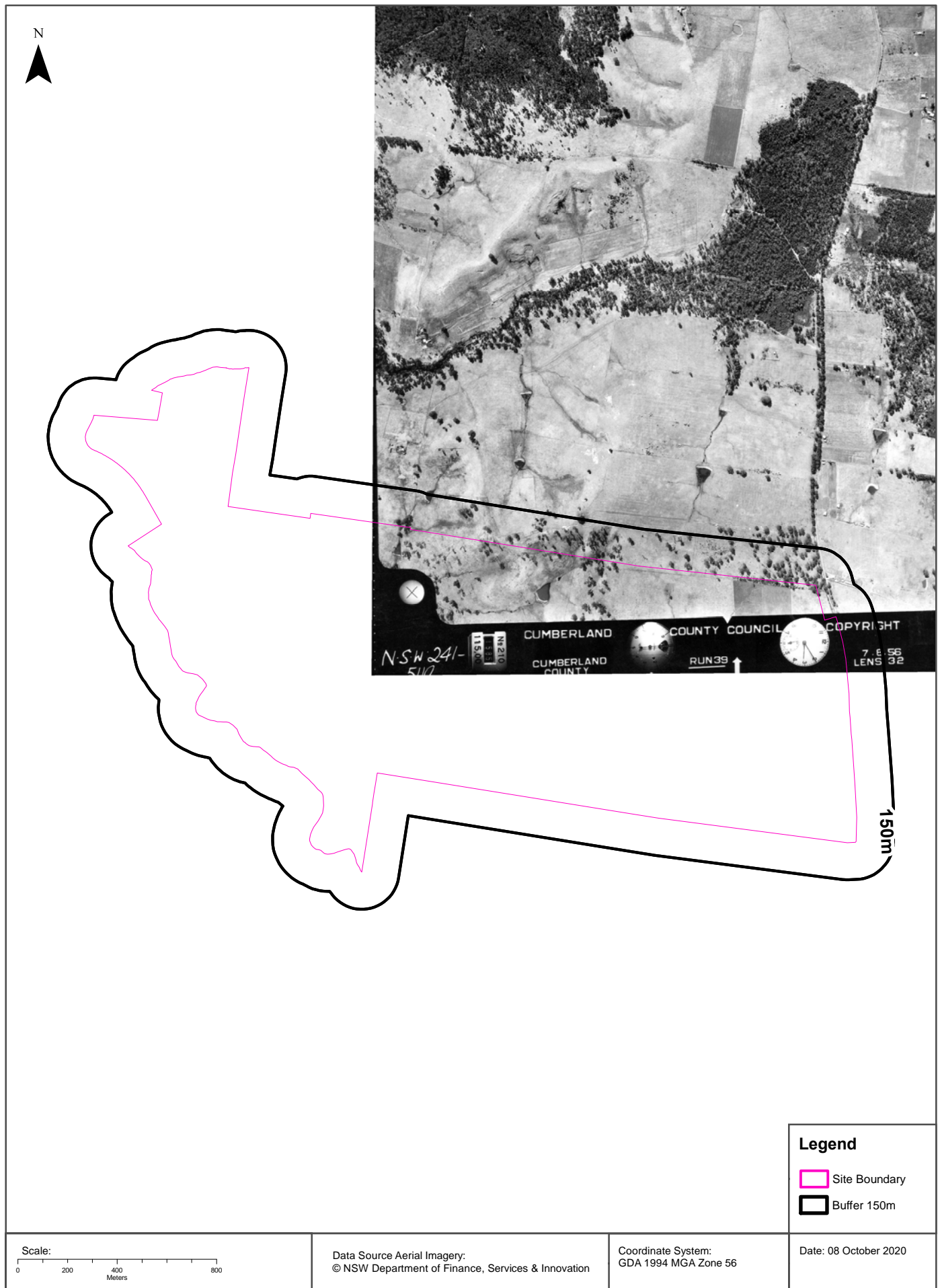
# Aerial Imagery 1961

345 Appin Road, Appin, NSW 2560



# Aerial Imagery 1956

345 Appin Road, Appin, NSW 2560



# Aerial Imagery 1956

345 Appin Road, Appin, NSW 2560



# Aerial Imagery 1956

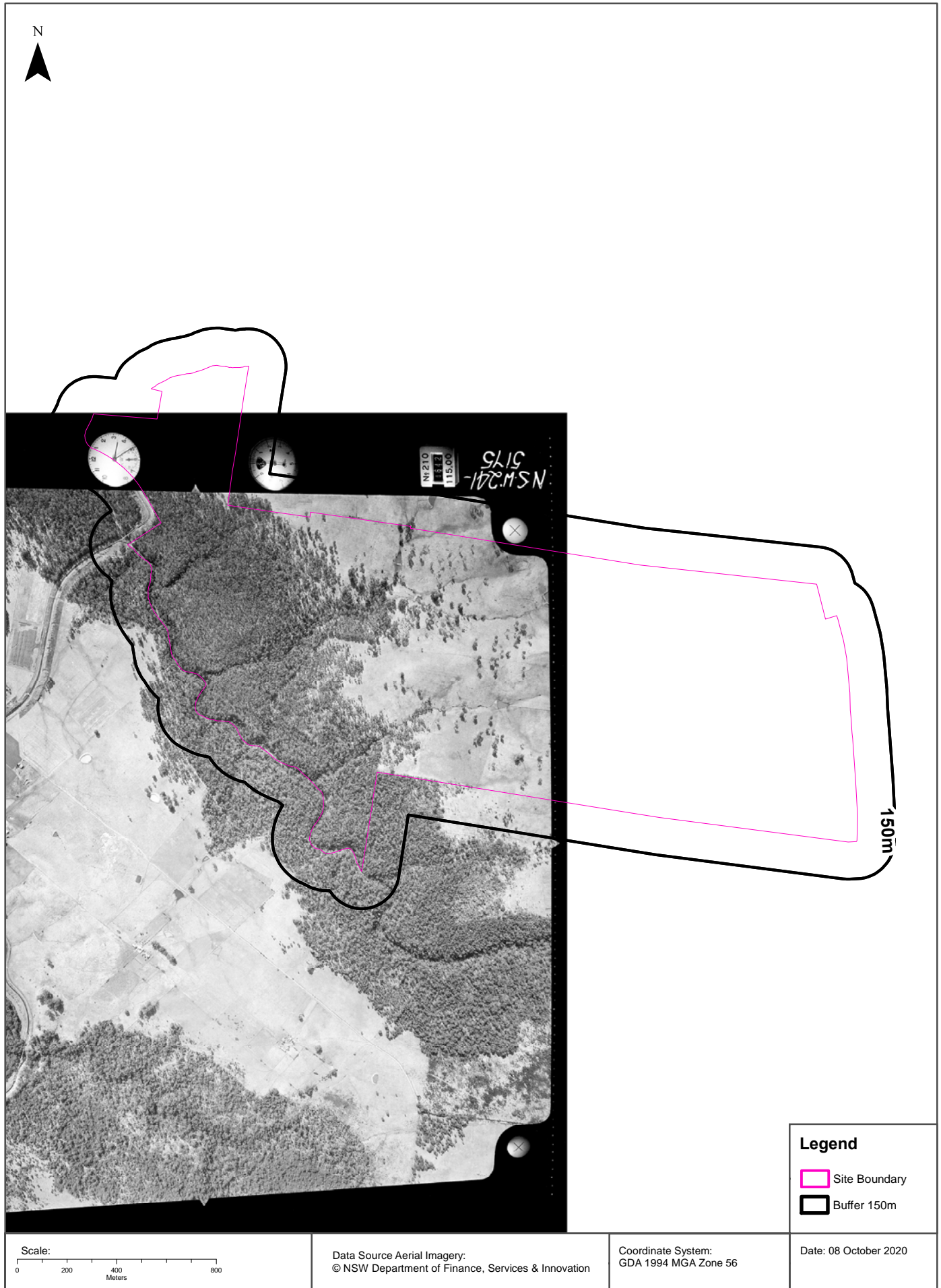
345 Appin Road, Appin, NSW 2560







# Aerial Imagery 1956

345 Appin Road, Appin, NSW 2560



### Legend

-  Site Boundary
-  Buffer 150m

Scale:  
0 200 400 800  
Meters

Data Source Aerial Imagery:  
© NSW Department of Finance, Services & Innovation

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 08 October 2020



# Aerial Imagery 1949

345 Appin Road, Appin, NSW 2560

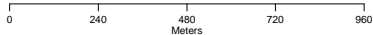


150m

### Legend

-  Site Boundary
-  Buffer 150m

Scale:



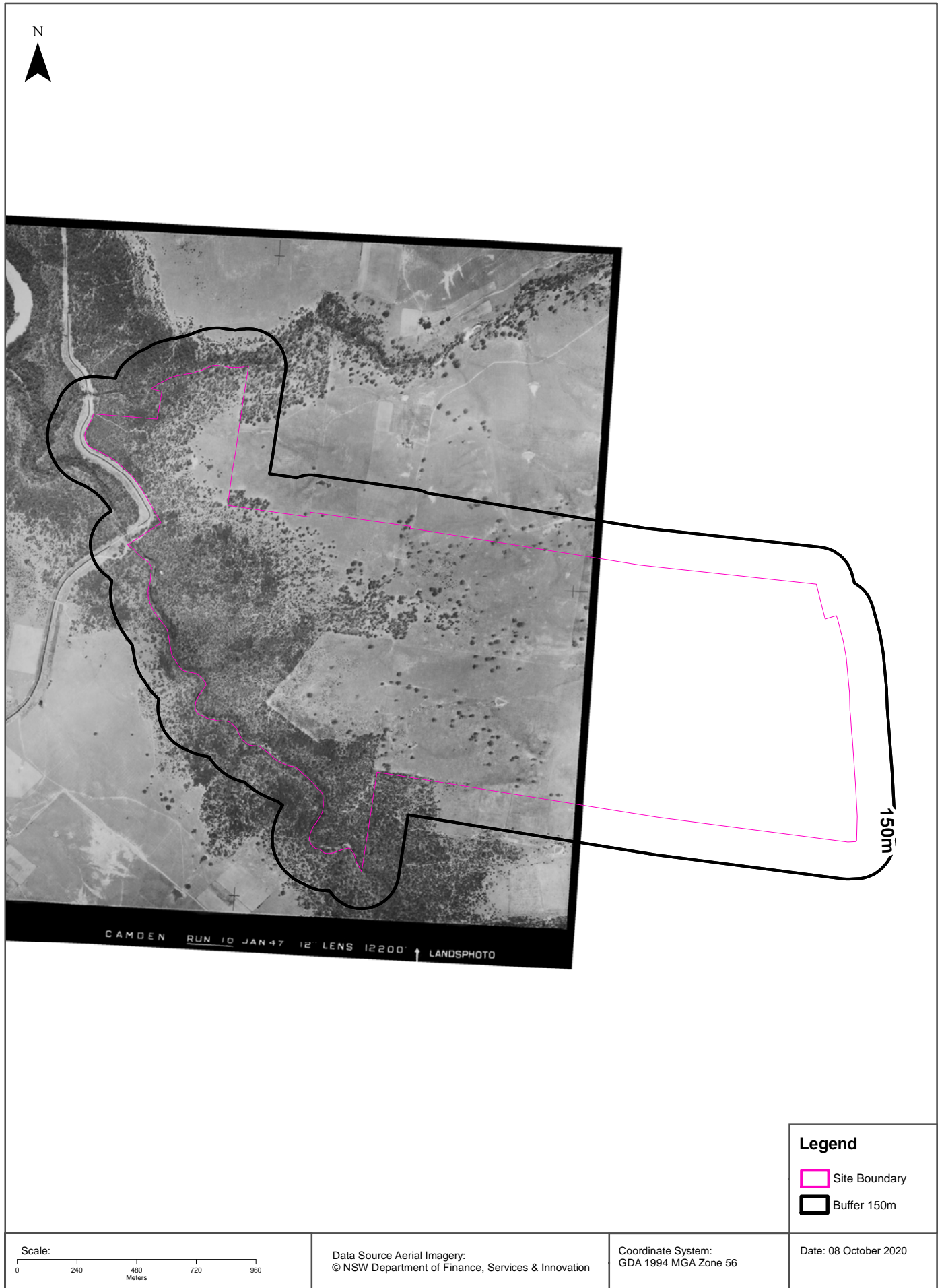
Data Source Aerial Imagery: © 2020 Geoscience Australia

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 08 October 2020

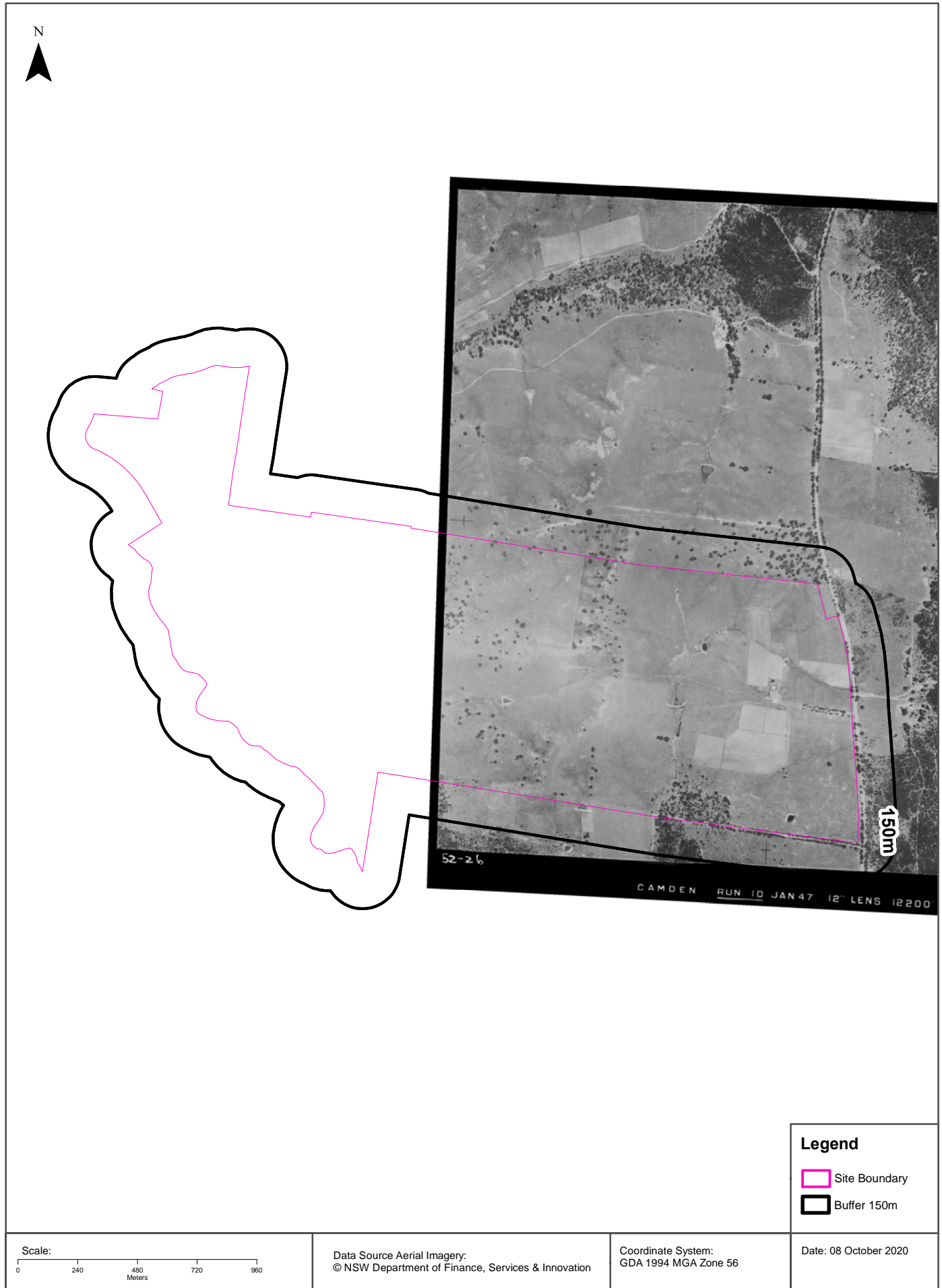
# Aerial Imagery 1947

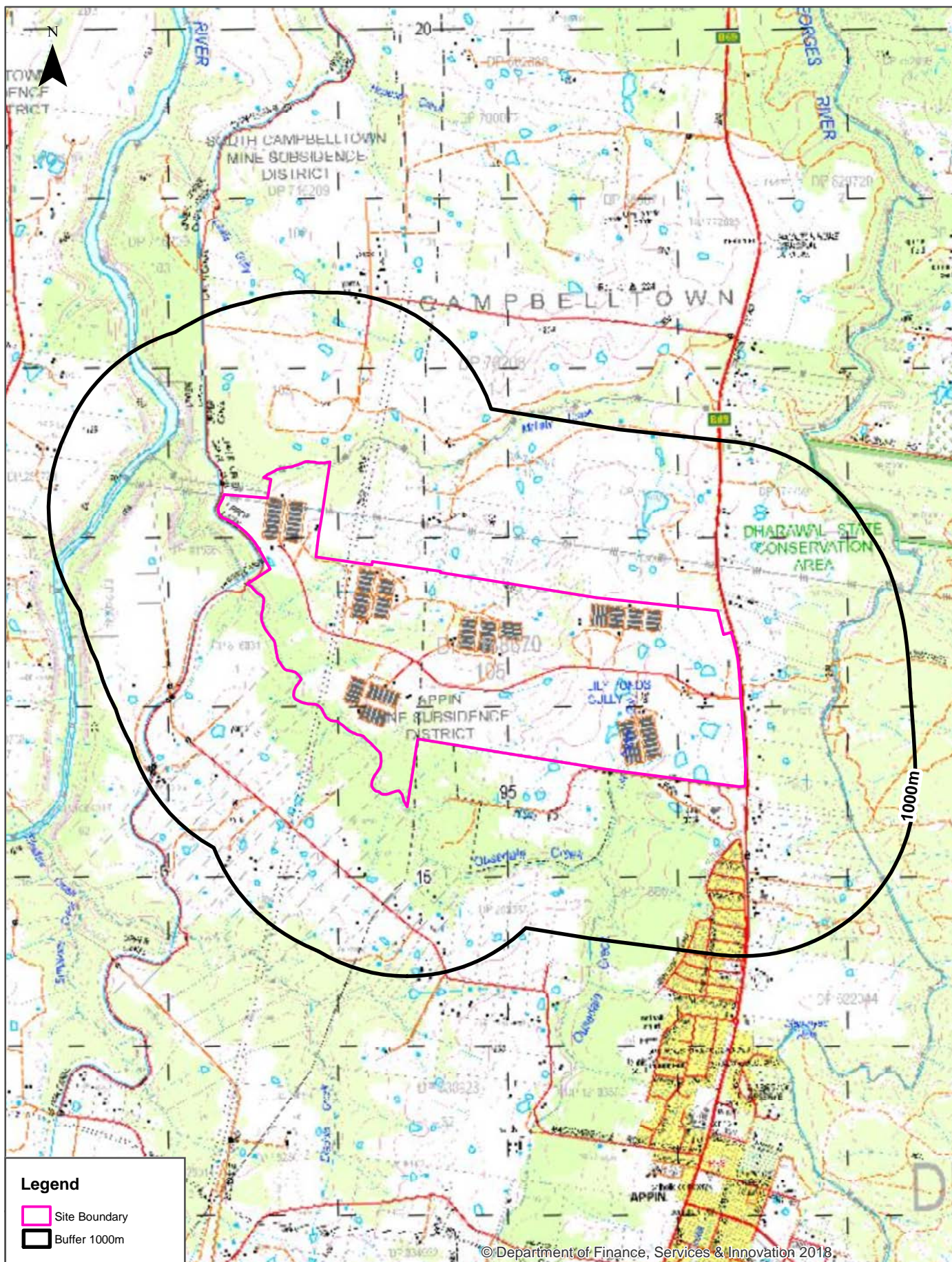
345 Appin Road, Appin, NSW 2560



# Aerial Imagery 1947

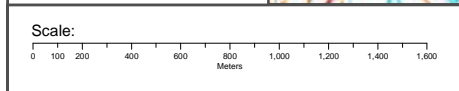
345 Appin Road, Appin, NSW 2560





**Legend**

- Site Boundary
- Buffer 1000m



Data Sources: Topographic Map Data  
 © NSW Land and Property Information

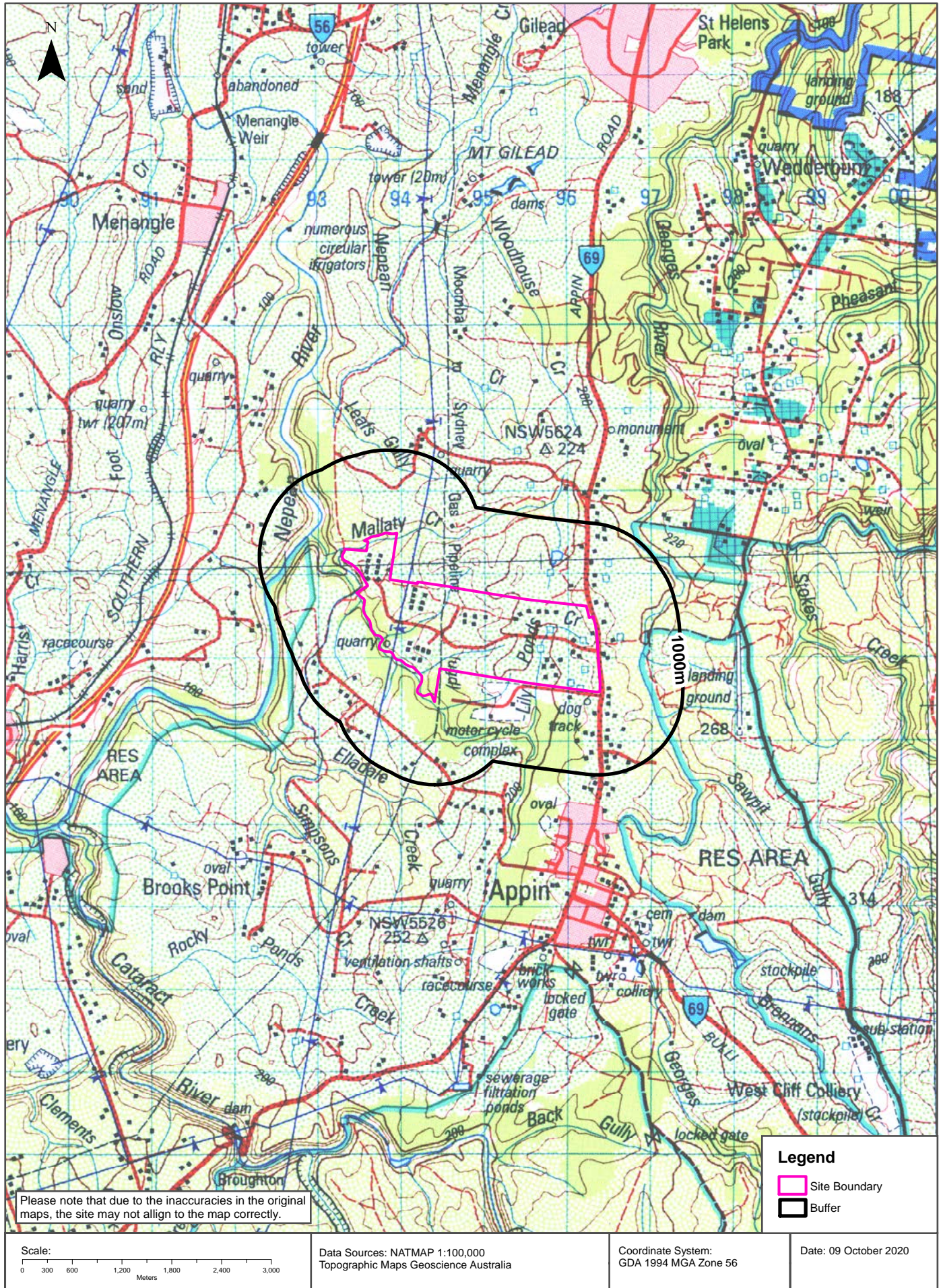
Coordinate System:  
 GDA 1994 MGA Zone 56

Date: 09 October 2020

© Department of Finance, Services & Innovation 2018.

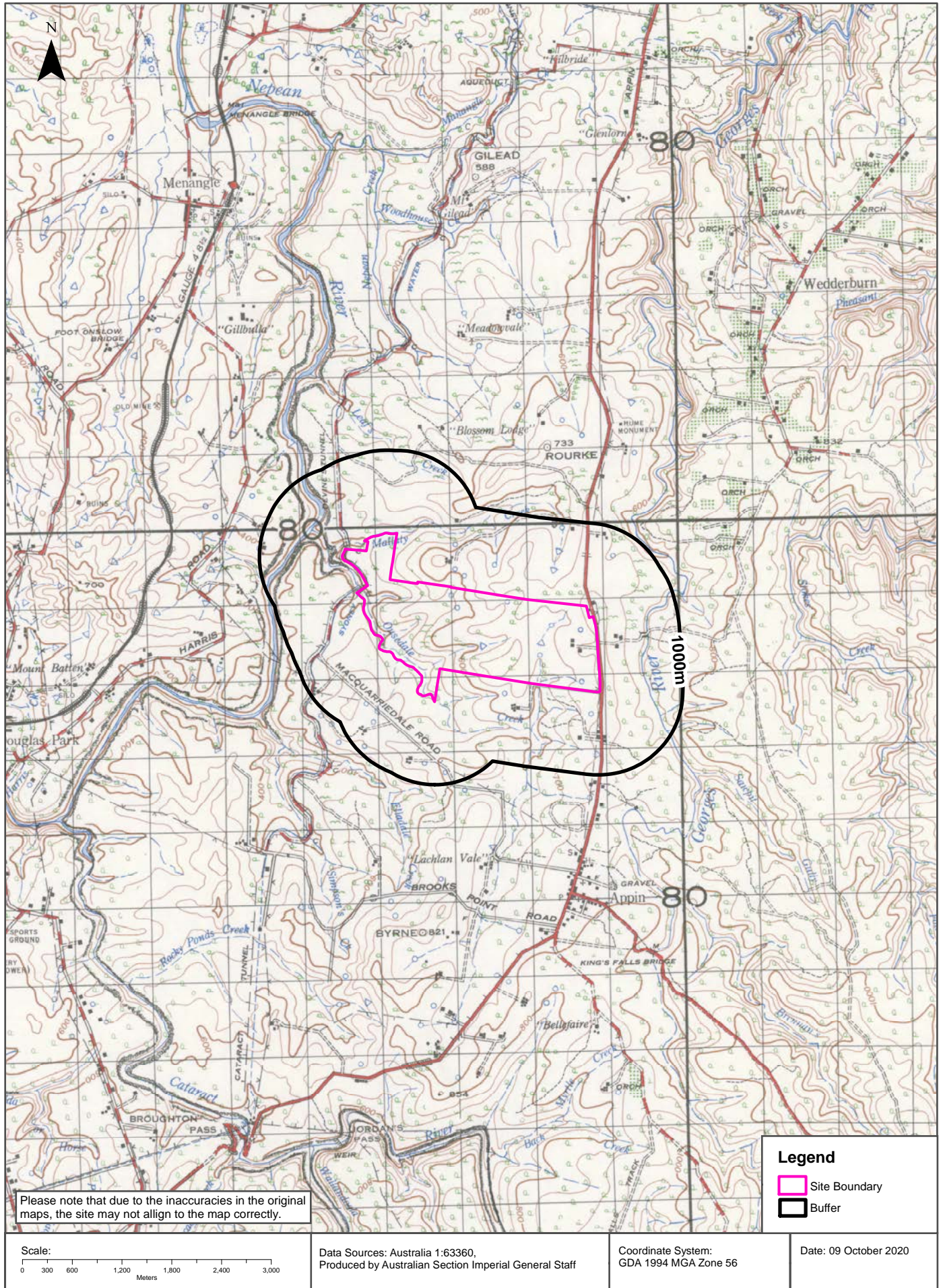
# Historical Map 1998

345 Appin Road, Appin, NSW 2560



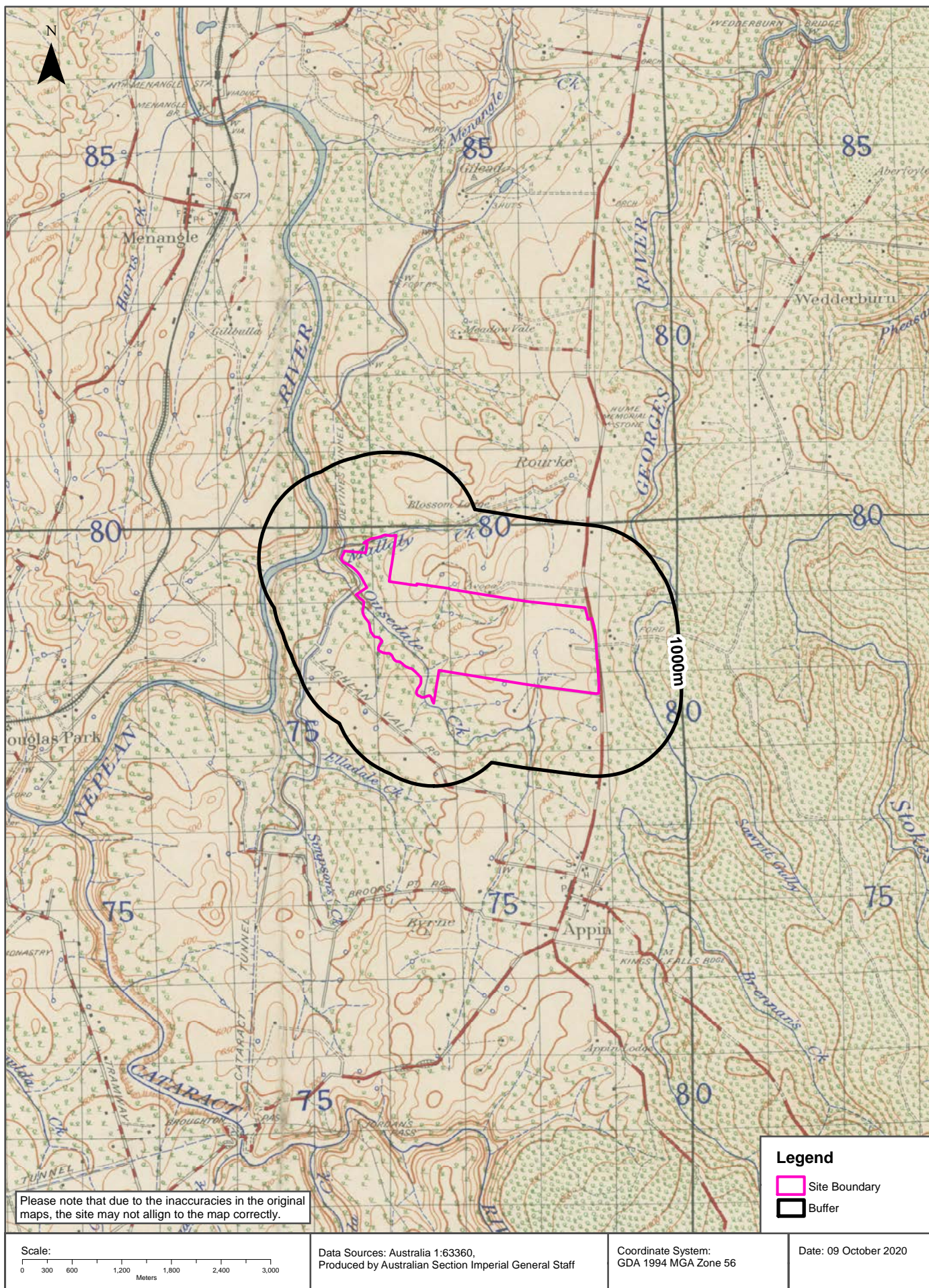
# Historical Map c.1954

345 Appin Road, Appin, NSW 2560



# Historical Map c.1934

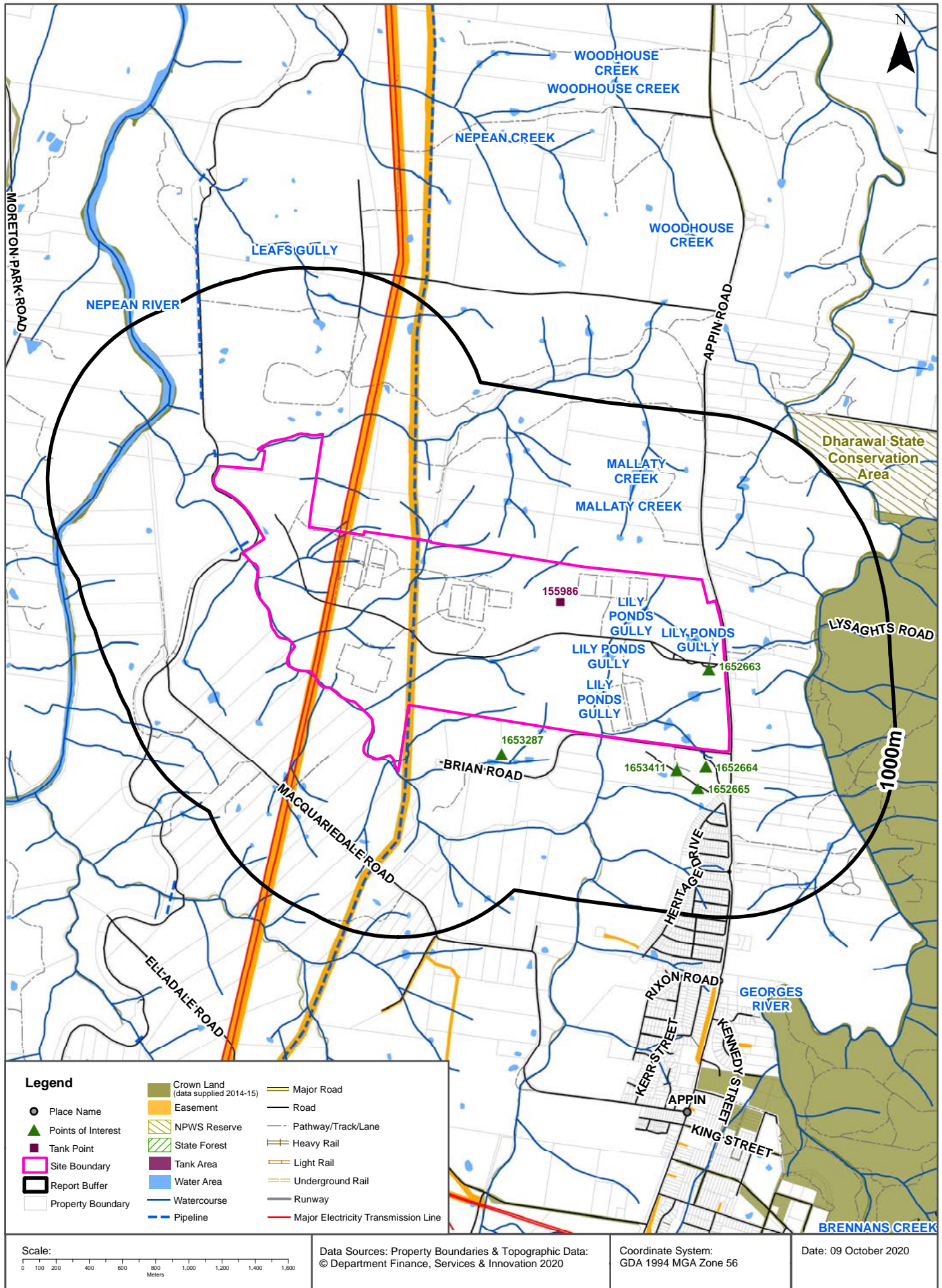
345 Appin Road, Appin, NSW 2560





# Topographic Features

345 Appin Road, Appin, NSW 2560



## Topographic Features

345 Appin Road, Appin, NSW 2560

### Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
1652663	Parking Area	Parking Area	0m	Onsite
1652664	Parking Area	Parking Area	105m	South East
1653411	Dog Track	APPIN WAY GREYHOUND TRACK	147m	South East
1653287	Motor Racing Track	Motor Racing Track	203m	South
1652665	Parking Area	Parking Area	242m	South East

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

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

## Topographic Features

345 Appin Road, Appin, NSW 2560

### Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

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

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

### Tanks (Points)

What are the Tank Points located within the dataset buffer?

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

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
155986	Water	Operational		23/07/2018	0m	Onsite

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

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

## Major Easements

What Major Easements exist within the dataset buffer?

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

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120111667	Primary	Undefined		0m	Onsite
120119964	Primary	Undefined		0m	Onsite
120122149	Primary	Undefined		0m	Onsite
120116087	Primary	Undefined		0m	Onsite
120110387	Primary	Undefined		522m	North

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

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

# Topographic Features

345 Appin Road, Appin, NSW 2560

## State Forest

What State Forest exist within the dataset buffer?

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

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

## National Parks and Wildlife Service Reserves

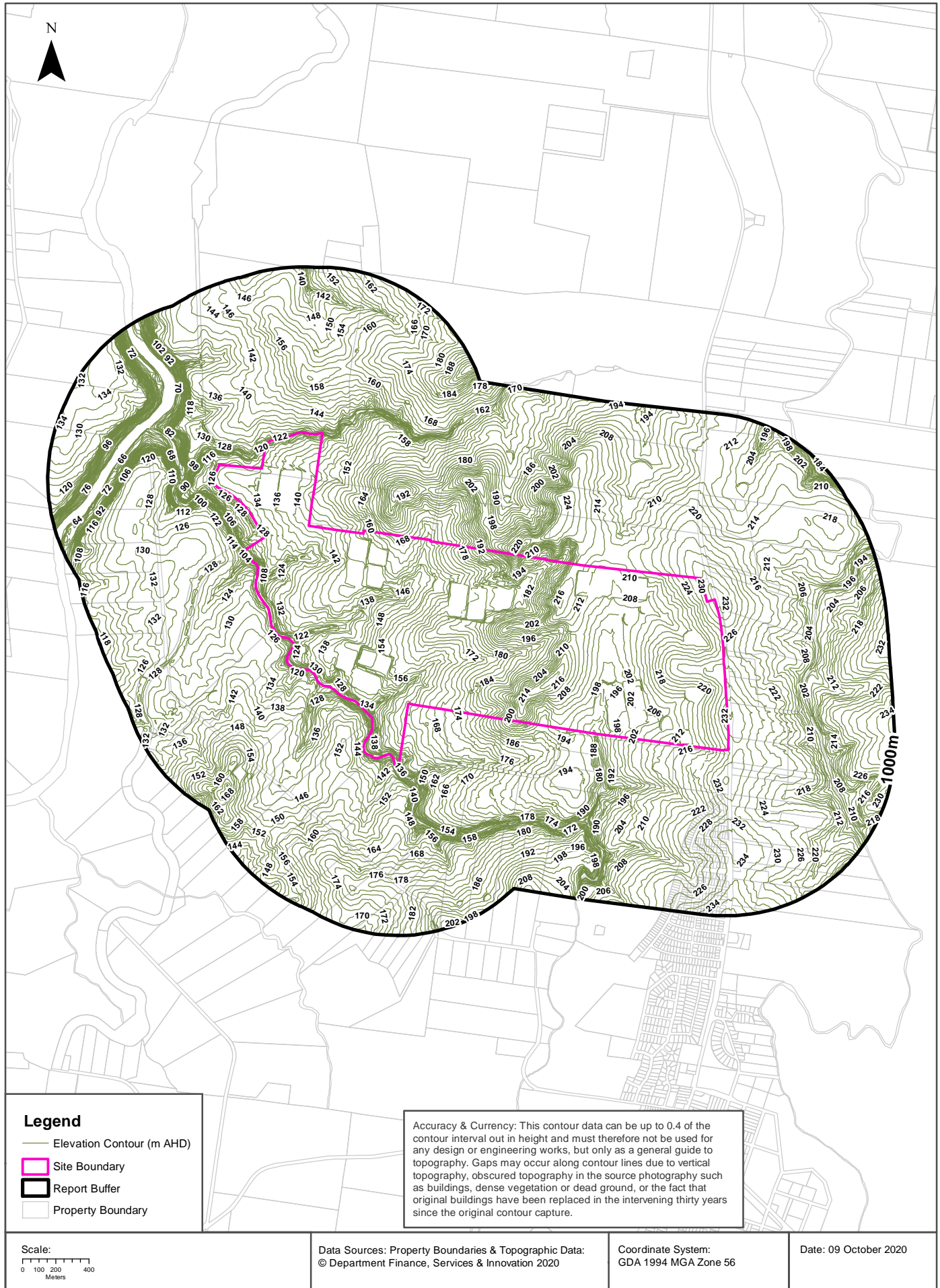
What NPWS Reserves exist within the dataset buffer?

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N0627	STATE CONSERVATION AREA	Dharawal State Conservation Area	04/04/1996	979m	East

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

# Elevation Contours (m AHD)

345 Appin Road, Appin, NSW 2560



## Legend

- Elevation Contour (m AHD)
- Site Boundary
- Report Buffer
- Property Boundary

Accuracy & Currency: This contour data can be up to 0.4 of the contour interval out in height and must therefore not be used for any design or engineering works, but only as a general guide to topography. Gaps may occur along contour lines due to vertical topography, obscured topography in the source photography such as buildings, dense vegetation or dead ground, or the fact that original buildings have been replaced in the intervening thirty years since the original contour capture.

Scale:  
0 100 200 400  
Meters

Data Sources: Property Boundaries & Topographic Data:  
© Department Finance, Services & Innovation 2020

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 09 October 2020

# Hydrogeology & Groundwater

345 Appin Road, Appin, NSW 2560

## Hydrogeology

Description of aquifers on-site:

Description
Porous, extensive aquifers of low to moderate productivity

Description of aquifers within the dataset buffer:

Description
Porous, extensive aquifers of low to moderate productivity

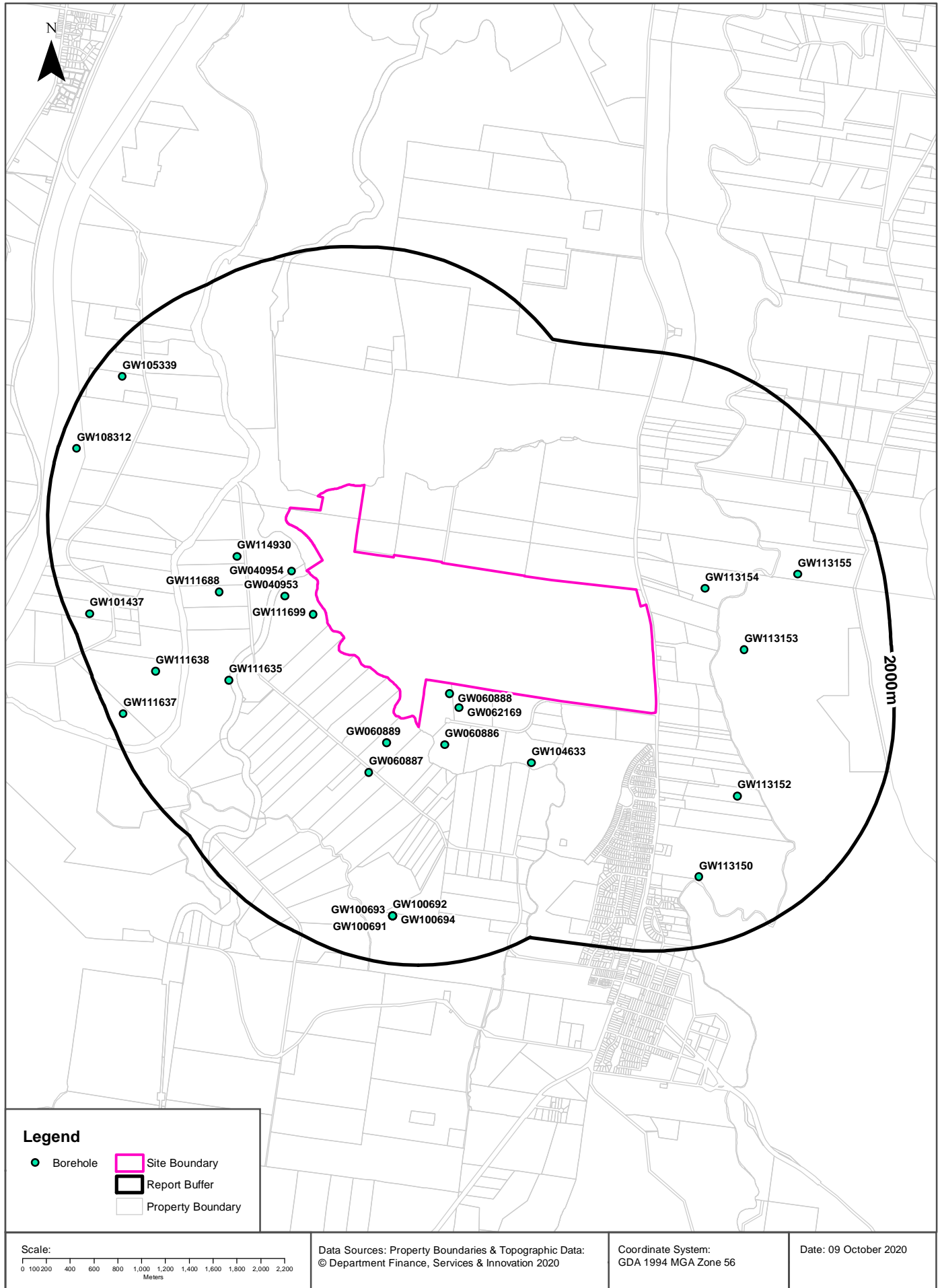
Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

## Botany Groundwater Management Zones

Groundwater management zones relating to the Botany Sand Beds aquifer within the dataset buffer:

Management Zone No.	Restriction	Distance	Direction
N/A	No records in buffer		

Botany Groundwater Management Zones Data Source : NSW Department of Primary Industries



# Hydrogeology & Groundwater

345 Appin Road, Appin, NSW 2560

## Groundwater Boreholes

Boreholes within the dataset buffer:

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m bgl)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW060 888	10BL134 718	Bore	Private	Drainage	Drainage		01/03/1986	394.80	394.80					85m	South
GW111 699	10BL603 045	Bore	Private	Monitoring Bore	Monitoring Bore		01/06/2004	69.20	69.20	500				95m	West
GW040 954	10CA11 7211, 10CA11 7212, 10CA11 7213, 10CA11 7219, 10WM00 0003	Bore	Private	Town Water Supply	Town Water Supply		07/03/2005	205.00	205.00	6000	21.00	4.000		121m	West
GW062 169		Bore	Private		Coal Explore		01/01/1986	100.00	100.00					192m	South
GW060 889	10BL134 719	Bore	Private	Drainage	Drainage		01/04/1986	400.00	400.00					237m	South West
GW040 953	10CA11 7211, 10CA11 7212, 10CA11 7213, 10CA11 7219, 10WM00 0003	Bore	Other Govt	Town Water Supply	Test Bore, Town Water Supply		26/02/2005	170.00	170.00			2.000		263m	West
GW060 886	10BL134 716	Bore	Private	Drainage	Drainage		01/08/1985	381.10	381.10					267m	South
GW114 930	10BL603 043			Monitoring Bore	Monitoring Bore		25/06/2004	72.15	72.15		80.00			509m	West
GW113 154	10BL160 281	Bore	Mines	Monitoring Bore	Monitoring Bore	Endeavour Coal - West Cliff Colliery	01/11/2013	23.00	23.00					513m	East
GW060 887	10BL134 717	Bore	Private	Drainage	Drainage		01/09/1985	395.00	395.00					527m	South West
GW104 633	10BL161 144, 10WA10 8521	Bore	Private	Domestic	Domestic		07/02/2003		141.30	Fresh	38.00	1.500		553m	South
GW111 688	10BL603 044	Bore	Private	Monitoring Bore	Monitoring Bore		01/06/2004	68.20	68.20	500				751m	West
GW113 153	10BL160 281	Bore	Mines	Monitoring Bore	Monitoring Bore	Endeavour Coal - West Cliff Colliery	01/11/2013	29.00	29.00					770m	East
GW111 635	10BL603 033	Bore	Private	Monitoring Bore	Monitoring Bore		01/06/2004	69.18	69.18	500				955m	West
GW113 152	10BL160 281	Bore	Mines	Monitoring Bore	Monitoring Bore	Endeavour Coal - West Cliff Colliery	01/11/2013	36.00	36.00					984m	South East
GW113 155	10BL160 281	Bore	Mines	Monitoring Bore	Monitoring Bore	Endeavour Coal - West Cliff Colliery	01/11/2013	33.00	33.00					1296m	East



GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m bgl)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW113 150	10BL160 281	Bore	Mines	Monitoring Bore	Monitoring Bore	Endeavour Coal - West Cliff Colliery	01/11/2013	22.00	22.00					1428m	South East
GW111 638	10BL603 034	Bore	Private	Monitoring Bore	Monitoring Bore		01/06/2004	78.75	78.75	500				1485m	West
GW100 693	10BL156 588	Bore	Private	Monitoring Bore	Monitoring Bore		07/08/1996	8.00	8.00		7.20			1602m	South
GW100 692	10BL156 588	Bore	Private	Monitoring Bore	Monitoring Bore		07/08/1996	8.00	8.00		3.50			1603m	South
GW100 694	10BL156 588	Bore	Private	Monitoring Bore	Monitoring Bore		07/08/1996	8.00	8.00		7.70			1603m	South
GW100 691	10BL156 588	Bore	Private	Monitoring Bore	Monitoring Bore		08/08/1996	8.00	8.00		7.90			1603m	South
GW105 339	10BL159 469, 10CA11 1914	Bore		Domestic, Irrigation, Stock	Domestic, Irrigation, Stock		10/06/2003	238.00	238.00			0.250		1785m	North West
GW101 437	10BL157 996, 10WA11 0420	Bore	Private	Farming	Farming		15/10/1997	128.00	128.00	2500	75.00	0.700		1826m	West
GW108 312	10BL162 216, 10BL600 501, 10WA11 2206	Bore		Industrial, Test Bore	Industrial		01/02/2004	175.00	175.00	500	84.00	0.160		1847m	North West
GW111 637	10BL603 034	Bore	Private	Monitoring Bore	Monitoring Bore		01/06/2004	78.75	78.75	500				1876m	West

Borehole Data Source : NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation for all bores prefixed with GW. All other bores © Commonwealth of Australia (Bureau of Meteorology) 2015. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Hydrogeology & Groundwater

345 Appin Road, Appin, NSW 2560

## Driller's Logs

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

Groundwater No	Drillers Log	Distance	Direction
GW060888	0.00m-165.00m Sandstone Geologist 165.00m-196.00m Shale Geologist 196.00m-199.00m Mudstone Oolitic Geologist 199.00m-226.00m Mudstone Reddish Geologist 226.00m-394.80m Sandstone Geologist	85m	South
GW040954	0.00m-1.00m Topsoil 1.00m-199.00m Sandstone - Hawkesbury 199.00m-205.00m Claystone - Bald Hill	121m	West
GW062169	0.00m-100.00m Sandstone Water Supply	192m	South
GW060889	0.00m-9.00m Geologist 9.00m-12.00m Sandstone Buff Fine-medium Quartzite Geologist 12.00m-15.00m Shale Grey Light Grey Medium, sandstone quartzite 15.00m-60.00m Sandstone Buff Medium Quartzite Geologist 60.00m-87.00m Sandstone Light Grey Medium Quartzite, shale grey lens or lenses 87.00m-99.00m Sandstone Light Brown White Medium-coarse Quartzite Geologist 99.00m-126.00m Sandstone Buff Medium-coarse Geologist 126.00m-129.00m Sandstone Light Brown Medium Quartzite Geologist 129.00m-144.00m Sandstone White Fine-medium Quartzite Geologist 144.00m-147.00m Shale Grey White Fine-medium Geologist, sandstone quartzite 147.00m-156.00m Sandstone Light Grey Medium Quartzite Geologist, shale grey 156.00m-159.00m Shale Grey Light Grey Fine-medium, sandstone quartzite 159.00m-170.00m Sandstone Light Grey Medium Quartzite, shale grey lens or lenses 170.00m-180.00m Shale Dark Grey Geologist 180.00m-184.00m Sandstone Light Grey Fine-medium Lithic, shale grey interlayered 184.00m-196.00m Shale Grey Light Grey Fine-medium sandstone lithic 196.00m-198.00m Mudstone Reddish Grey Oolitic Geologist 198.00m-222.00m Mudstone Reddish, shale grey bands 222.00m-227.00m Mudstone Reddish, shale light grey interlayered 227.00m-240.00m Sandstone Grey Medium Lithic Geologist 240.00m-249.00m Sandstone Buff Medium Lithic, some 249.00m-400.00m Sandstone Grey Medium Lithic, shale grey bands	237m	South West
GW040953	0.00m-1.00m Topsoil 1.00m-170.00m Sandstone - Hawkesbury	263m	West

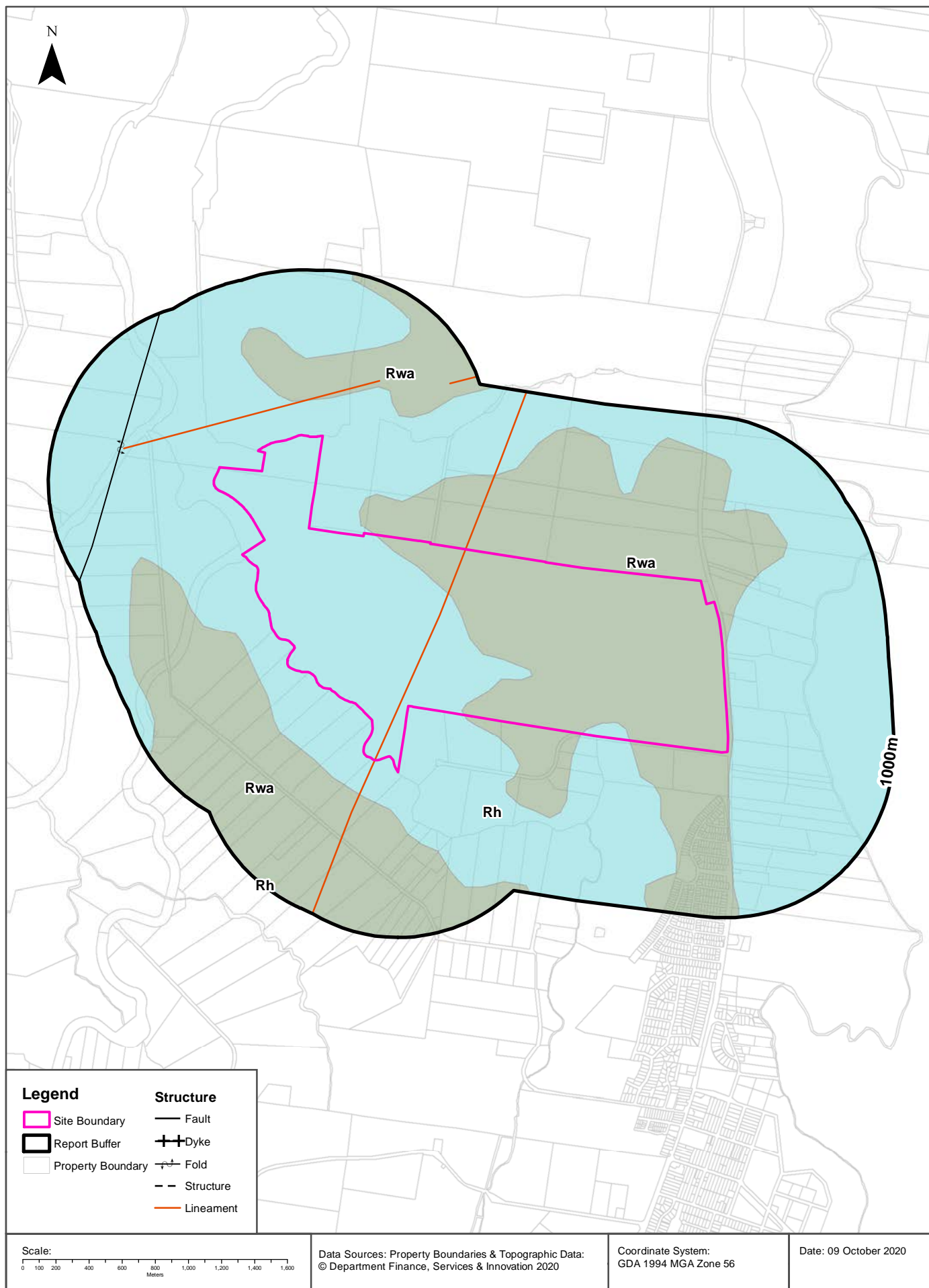
Groundwater No	Drillers Log	Distance	Direction
GW060886	0.00m-18.00m Sandstone Grey Medium-coarse Geologist 0.00m-18.00m Shale Lens Or Lenses Geologist 18.00m-22.00m Shale Grey Geologist 22.00m-28.00m Sandstone Grey Medium-coarse Geologist 22.00m-28.00m Shale Lens Or Lenses Geologist 28.00m-30.00m Shale Grey Geologist 30.00m-56.00m Sandstone Grey Medium-coarse Geologist 30.00m-56.00m Shale Lens Or Lenses Geologist 56.00m-64.00m Shale Grey Geologist 64.00m-68.00m Sandstone Grey Medium-coarse Geologist 64.00m-68.00m Shale Lens Or Lenses Geologist 68.00m-70.00m Shale Grey Geologist 70.00m-98.00m Sandstone Grey Medium-coarse Geologist 70.00m-98.00m Shale Lens Or Lenses Geologist 98.00m-110.00m Shale Grey Geologist 110.00m-122.00m Sandstone Grey Medium-coarse Geologist 110.00m-122.00m Shale Lens Or Lenses Geologist 122.00m-126.00m Shale Grey Geologist 126.00m-154.80m Sandstone Grey Medium-coarse Geologist 126.00m-154.80m Shale Lens Or Lenses Geologist 154.80m-158.00m Shale Dark Grey Geologist 158.00m-164.00m Sandstone Grey Fine Geologist 164.00m-168.50m Shale Dark Grey Geologist 168.50m-178.50m Sandstone Grey Fine Geologist 178.50m-186.40m Shale Dark Grey Geologist 186.40m-189.20m Mudstone Dark Grey Geologist 189.20m-220.00m Mudstone Reddish Geologist 220.00m-272.00m Sandstone Grey Fine-medium Geologist 220.00m-272.00m Shale Lens Or Lenses Geologist 272.00m-275.00m Shale Grey Geologist 275.00m-286.00m Sandstone Grey Fine-medium Geologist 275.00m-286.00m Shale Lens Or Lenses Geologist 286.00m-289.00m Shale Grey Geologist 289.00m-298.00m Sandstone Grey Fine-medium Geologist 289.00m-298.00m Shale Lens Or Lenses Geologist 298.00m-304.00m Shale Grey Geologist 304.00m-328.00m Sandstone Grey Fine-medium Geologist 304.00m-328.00m Shale Lens Or Lenses Geologist 328.00m-330.00m Shale Grey Geologist 330.00m-344.00m Sandstone Grey Fine-medium Geologist 330.00m-344.00m Shale Lens Or Lenses Geologist 344.00m-348.00m Shale Grey Geologist 348.00m-366.00m Sandstone Grey Fine-medium Geologist 348.00m-366.00m Shale Lens Or Lenses Geologist 366.00m-372.00m Shale Grey Geologist 372.00m-377.00m Sandstone Grey Fine-medium Geologist 372.00m-377.00m Shale Lens Or Lenses Geologist 377.00m-381.10m Shale Green Grey Bands Geologist 377.00m-381.10m Sandstone Grey Fine Geologist	267m	South
GW060887	0.00m-7.50m Shale Grey Geologist 7.50m-19.50m Sandstone Grey Fine-medium Geologist 7.50m-19.50m Shale Bands Geologist 19.50m-44.00m Sandstone Grey Fine-medium Geologist 44.00m-47.00m Shale Dark Grey Geologist 47.00m-54.00m Sandstone Grey Fine-medium Geologist 54.00m-56.00m Shale Dark Grey Geologist 56.00m-88.00m Sandstone Grey Fine-medium Geologist 88.00m-95.00m Shale Dark Grey Geologist 95.00m-118.00m Sandstone Grey Fine-medium Geologist 118.00m-121.00m Shale Dark Grey Geologist 121.00m-143.00m Sandstone Grey Fine-medium Geologist 143.00m-146.00m Shale Dark Grey Geologist 146.00m-170.50m Sandstone Grey Fine-medium Geologist 170.50m-175.00m Mudstone Dark Grey Geologist 175.00m-183.00m Sandstone Grey Fine Geologist 183.00m-190.00m Mudstone Dark Grey Geologist 190.00m-200.00m Sandstone Grey Fine Geologist 200.00m-201.00m Mudstone Dark Grey Geologist 201.00m-228.00m Mudstone Reddish Geologist 228.00m-232.00m Sandstone Red Fine Geologist 232.00m-387.00m Sandstone Grey Fine-medium Geologist 232.00m-387.00m Shale Grey Bands Geologist 387.00m-395.00m Shale Green Grey Bands Geologist 387.00m-395.00m Sandstone Green Grey Fine Geologist	527m	South West
GW104633	0.00m-0.40m TOPSOIL 0.40m-5.50m WEATHERED SHALE 5.50m-8.10m SANDSTONE 8.10m-42.50m SANDSTONE/SHALE 42.50m-141.30m SANDSTONE	553m	South

Groundwater No	Drillers Log	Distance	Direction
GW100693	0.00m-0.50m FILL- LOOSE SILTY SAND WITH GRAVEL 0.50m-4.60m SANDY CLAY - LIGHT BROWN SANDY CLAY 4.60m-8.00m SANDSTONE - HIGH STRENGTH BROWN & GREY SANDSTONE	1602m	South
GW100691	0.00m-0.30m FILL - BLUE METAL GRAVEL 0.30m-1.00m SILTY CLAY - DARK BROWN SILTY CLAY 1.00m-2.30m SANDY CLAY - LIGHT BROWN SANDY CLAY 2.30m-6.10m SANDSTONE - WEAK BROWN & GREY SANDSTONE 6.10m-8.00m SANDSTONE - HIGH STRENGTH GREY & BROWN SANDSTONE	1603m	South
GW100692	0.00m-0.10m FILL- BLUE METAL GRAVEL 0.10m-0.30m FILL- ROADBASE 0.30m-3.60m SANDY CLAY- RED BROWN SANDY CLAY 3.60m-5.10m SHALEY CLAY- GREY SHALEY CLAY 5.10m-6.10m SHALE- LOW STRENGTH SHALE 6.10m-8.00m SANDSTONE- HIGH STRENGTH GREY SANDSTONE	1603m	South
GW100694	0.00m-0.60m SILTY CLAY - DARK BROWN SILTY CLAY 0.60m-1.50m SILTY CLAY - LIGHT BROWN SILTY CLAY 1.50m-2.50m SHALE - LOW STRENGTH GREY SHALE 2.50m-7.00m SHALE - HIGH STRENGTH GREY SHALE 7.00m-8.00m SANDSTONE - HIGH STRENGTH GREY SANDSTONE	1603m	South
GW105339	0.00m-3.00m SOIL/CLAY 3.00m-25.00m SHALE 25.00m-88.00m SANDSTONE 88.00m-90.00m SHALE 90.00m-201.00m SANDSTONE 201.00m-204.00m SHALE 204.00m-214.00m SANDSTONE/SHALE 214.00m-230.00m SHALE/SANDSTONE 230.00m-238.00m BALD HILL CLAYSTONE	1785m	North West
GW101437	0.00m-0.60m CLAY/DIRT 0.60m-41.00m SHALE 41.00m-49.00m SANDSTONE 49.00m-120.00m SHALE 120.00m-128.00m SANDSTONE	1826m	West
GW108312	0.00m-7.50m FILL 7.50m-31.00m SHALE 31.00m-138.00m FINE SANDSTONE 138.00m-175.00m COARSE WHITE SANDSTONE	1847m	North West

Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Geology 1:100,000

345 Appin Road, Appin, NSW 2560



## Geology

345 Appin Road, Appin, NSW 2560

### Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Rh	medium to coarse-grained quartz sandstone, very minor shale and laminite lenses	Hawkesbury Sandstone					Wollongong & Port Hacking	1:100,000
Rwa	laminite and dark-grey siltstone	Ashfield Shale	Wianamatta Group				Wollongong & Port Hacking	1:100,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Rh	medium to coarse-grained quartz sandstone, very minor shale and laminite lenses	Hawkesbury Sandstone					Wollongong & Port Hacking	1:100,000
Rwa	laminite and dark-grey siltstone	Ashfield Shale	Wianamatta Group				Wollongong & Port Hacking	1:100,000

### Geological Structures

What are the Geological Structures onsite?

Feature	Name	Description	Map Sheet	Dataset
Lineament	COASTAL LINEAMENT	Lineament	Wollongong & Port Hacking	1:100,000

What are the Geological Structures within the dataset buffer?

Feature	Name	Description	Map Sheet	Dataset
Lineament	COASTAL LINEAMENT	Lineament	Wollongong & Port Hacking	1:100,000
Lineament	MALLATY CREEK LINEAMENT (WEST)	Lineament	Wollongong & Port Hacking	1:100,000
Lineament	MALLATY CREEK LINEAMENT (WEST)	Lineament	Wollongong & Port Hacking	1:100,000
Fold	SOUTH COAST WARP	Fold, position approximate	Wollongong & Port Hacking	1:100,000

Geological Data Source : NSW Department of Industry, Resources & Energy

© State of New South Wales through the NSW Department of Industry, Resources & Energy

# Naturally Occurring Asbestos Potential

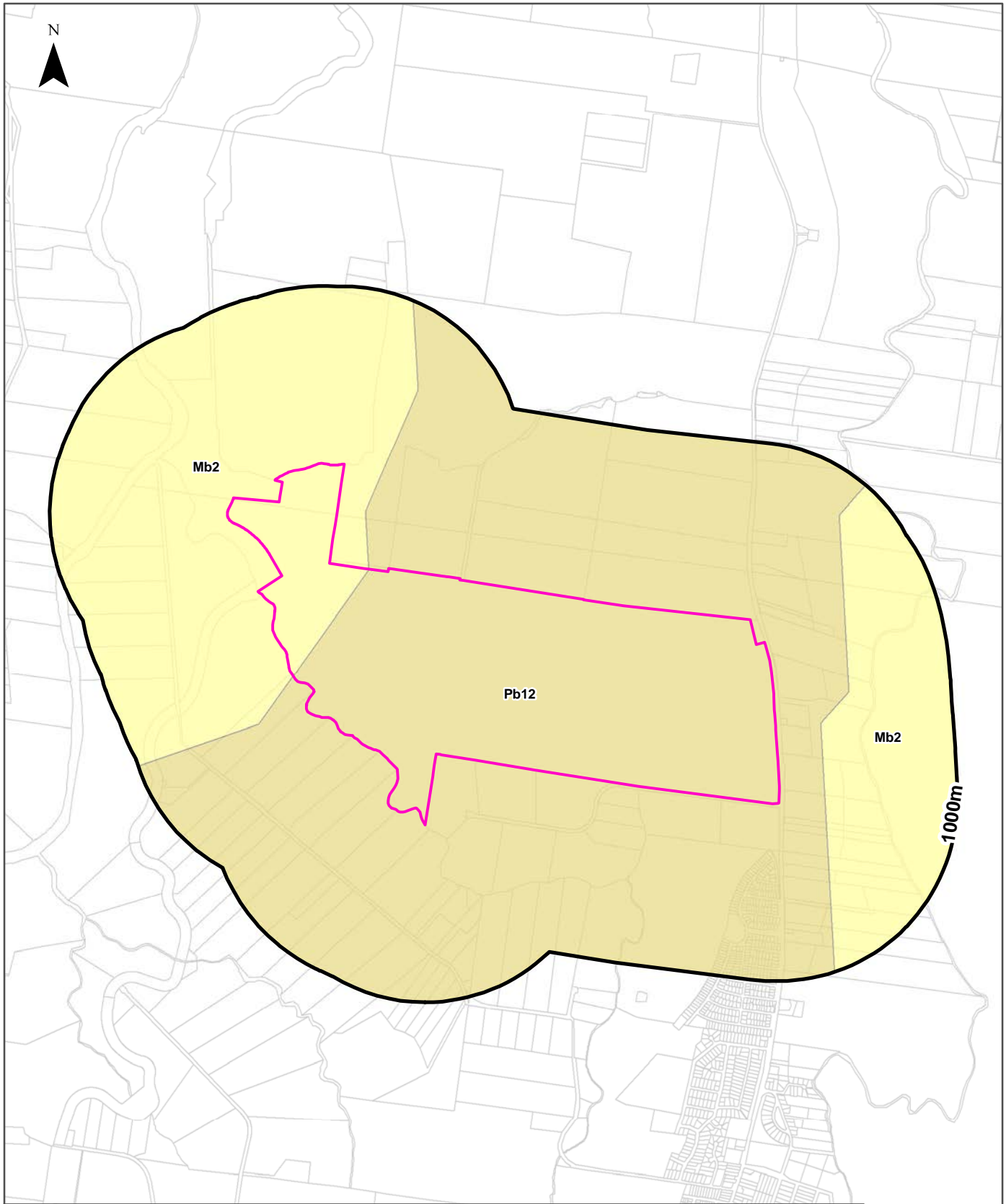
345 Appin Road, Appin, NSW 2560

## Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

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

Mining Subsidence District Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy



<b>Legend</b>		<b>Australian Soil Classification Orders</b>					
Site Boundary	Anthrosol	Dermosol	Kandosol	Podosol	Tenosol	No Data	
Report Buffer	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol		
Property Boundary	Chromosol	Hydrosol	Organosol	Sodosol	Lake		
<b>Scale:</b> 		Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2020		Coordinate System: GDA 1994 MGA Zone 56		Date: 09 October 2020	



## Soils

345 Appin Road, Appin, NSW 2560

### Atlas of Australian Soils

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

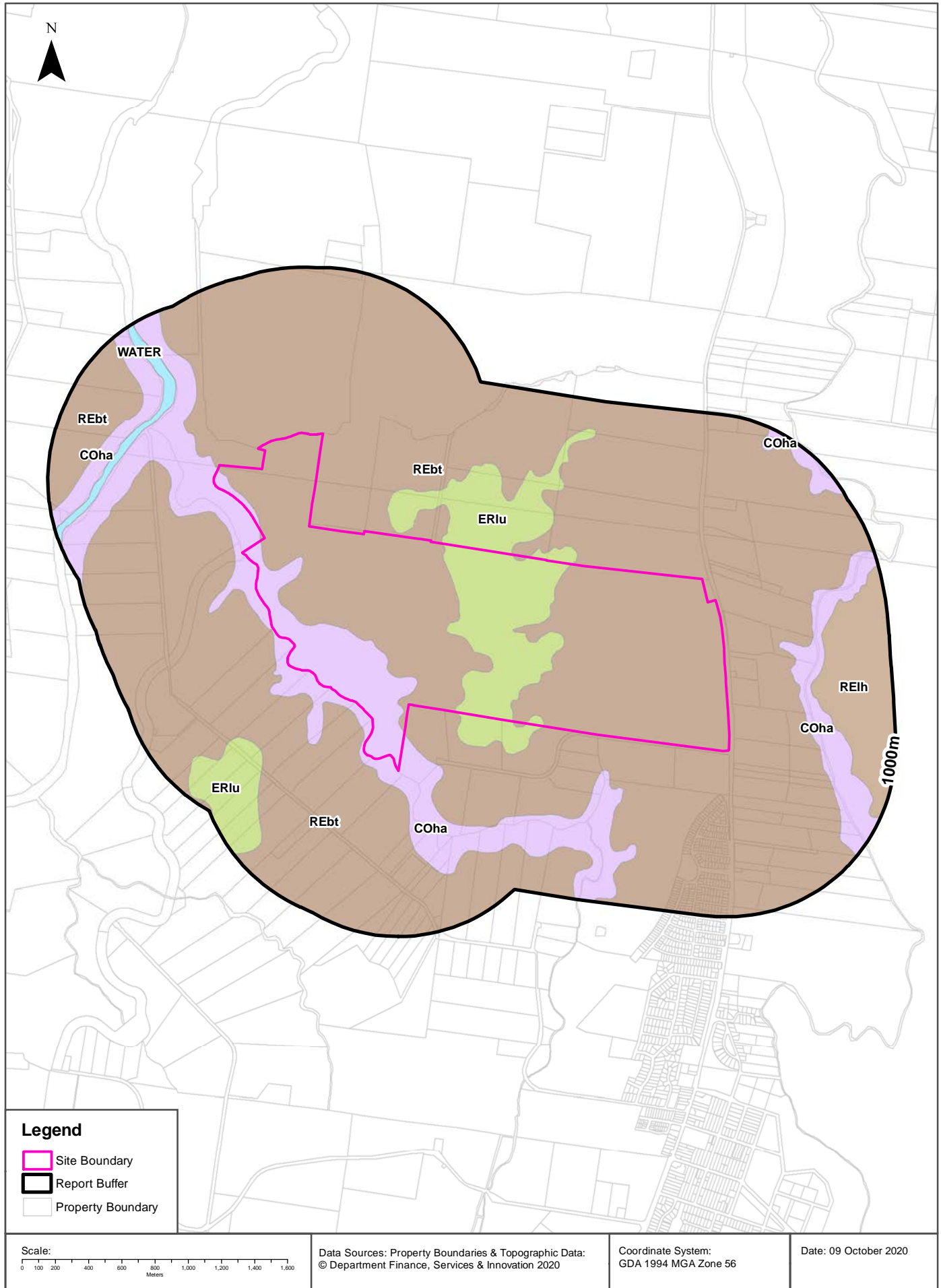
Map Unit Code	Soil Order	Map Unit Description	Distance
Mb2	Kandosol	Dissected sandstone plateau of moderate to strong relief with sandstone pillars, ledges, and slabs-- level to undulating ridges, irregularly benched slopes, steep ridges, cliffs, canyons, narrow sandy valleys: chief soils are (i) on areas of gentle to moderate relief, acid yellow leached earths (Gn2.74) and (Gn2.34) and acid leached yellow earths (Gn2.24)-sometimes these soils contain ironstone gravel; and (ii) on, or adjacent to, areas of strong relief, siliceous sands (Uc1.2), leached sands (Uc2.12) and (Uc2.2), and shallow forms of the above (Gn2) soils. Associated are: (i) on flat to gently undulating remnants of the original plateau surface, leached sands (Uc2.3), siliceous sands (Uc1.2), sandy earths (Uc5.22), and (Gn2) soils as for (i) above (these areas are in part comparable with unit Cb29); (ii) on flat ironstone gravelly remnants of the original plateau surface, (Gn2) soils as for unit Mb5(i); (iii) on gently undulating ridges where interbedded shales are exposed, shallow, often stony (Dy3.41), (Dr2.21), and related soils similar to unit Tb35; (iv) narrow valleys of (Uc2.3) soils flanked by moderate slopes of (Dy3.41) soils; (v) escarpments of steep hills with shallow (Dy) and (Dr) soils between sandstone pillars; and (vi) shallow (Um) soils, such as (Um6.21) on steep hills of basic rocks. As mapped, minor areas of units Mg20, Mm1, and Mw8 are included. Data are limited.	0m
Pb12	Kurosol	Gently rolling to rounded hilly country with some steep slopes and broad valleys: chief soils are hard acidic red soils (Dr2.21) with hard neutral and acidic yellow mottled soils (Dy3.42 and Dy3.41) on lower slopes and in valleys. Associated are small areas of various soils including (Gn3.54) on some ridges, (Dr3.31) on some slopes; (Dr2.23) in saddles and some mid-slope positions, and some low-lying swampy areas of (Uf6) soils and (Uc1.2) soils with peaty surfaces. Small areas of other soils such as (Db1.2) are likely throughout.	0m

Atlas of Australian Soils Data Source: CSIRO

Creative Commons 4.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/4.0/au/deed.en>

# Soil Landscapes

345 Appin Road, Appin, NSW 2560



## Soils

345 Appin Road, Appin, NSW 2560

## Soil Landscapes

What are the onsite Soil Landscapes?

Soil Code	Name	Group	Process	Map Sheet	Scale
COha	HAWKESBURY		COLLUVIAL	Wollongong & Port Hacking	1:100,000
ERlu	LUDDENHAM		EROSIONAL	Wollongong & Port Hacking	1:100,000
REbt	BLACKTOWN		RESIDUAL	Wollongong & Port Hacking	1:100,000

What are the Soil Landscapes within the dataset buffer?

Soil Code	Name	Group	Process	Map Sheet	Scale
COha	HAWKESBURY		COLLUVIAL	Wollongong & Port Hacking	1:100,000
ERlu	LUDDENHAM		EROSIONAL	Wollongong & Port Hacking	1:100,000
REbt	BLACKTOWN		RESIDUAL	Wollongong & Port Hacking	1:100,000
RElh	LUCAS HEIGHTS		RESIDUAL	Wollongong & Port Hacking	1:100,000
WATER	WATER		WATER	Wollongong & Port Hacking	1:100,000

Soils Landscapes Data Source : NSW Office of Environment and Heritage

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

## Acid Sulfate Soils

345 Appin Road, Appin, NSW 2560

### Environmental Planning Instrument - Acid Sulfate Soils

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

Soil Class	Description	EPI Name
N/A		

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

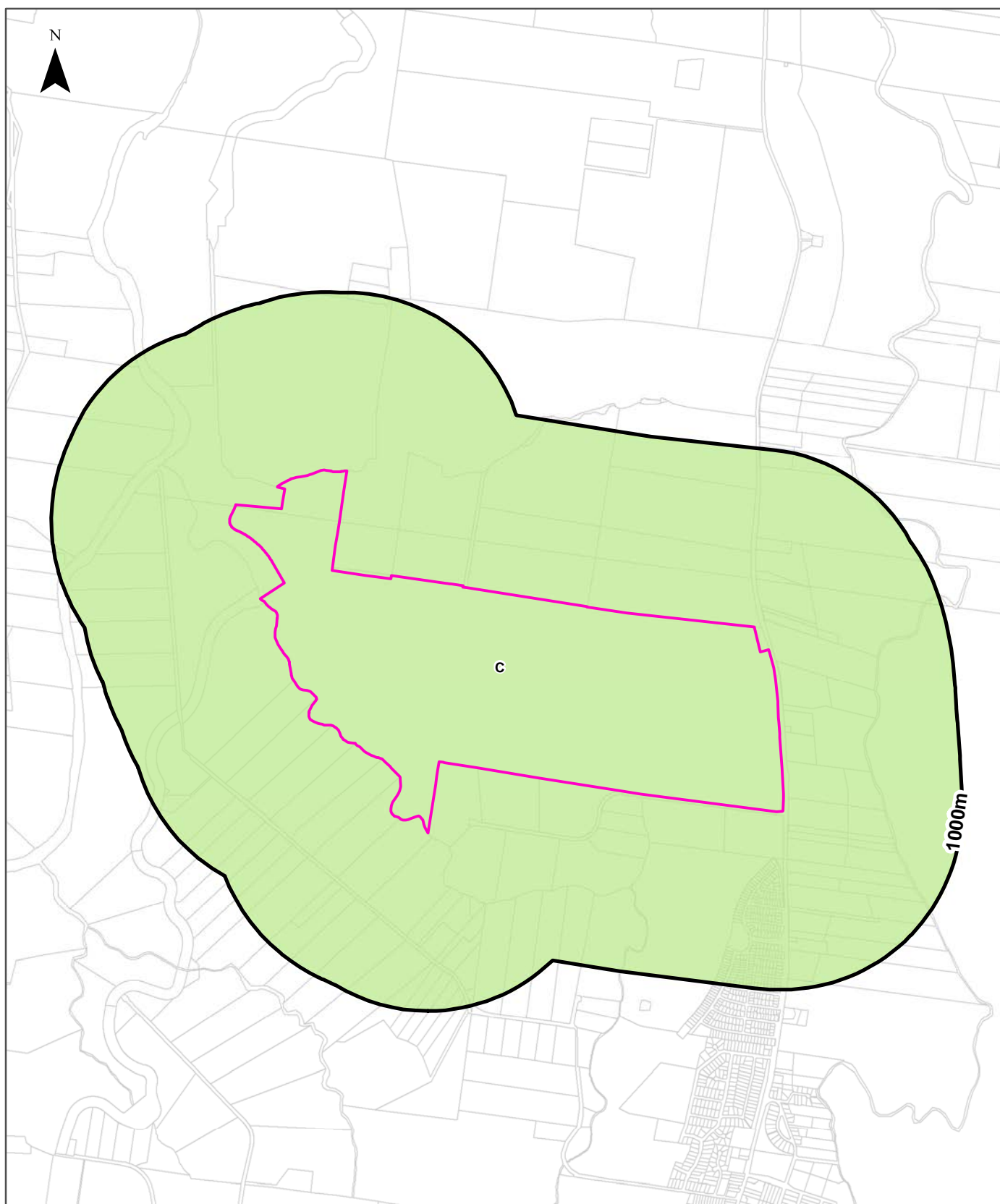
Soil Class	Description	EPI Name	Distance	Direction
N/A				

NSW Crown Copyright - Planning and Environment

Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

# Atlas of Australian Acid Sulfate Soils

345 Appin Road, Appin, NSW 2560



<b>Legend</b>		<b>Probability of occurrence of Acid Sulfate Soils</b>	
Site Boundary	A. High (>70%)	C. Extremely Low (1-5%)	No Data
Report Buffer	B. Low (6-70%)	D. No Chance (0%)	
Property Boundary			
<b>Scale:</b> 		Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2020	Coordinate System: GDA 1994 MGA Zone 56
		Date: 09October 2020	

## Acid Sulfate Soils

345 Appin Road, Appin, NSW 2560

### Atlas of Australian Acid Sulfate Soils

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

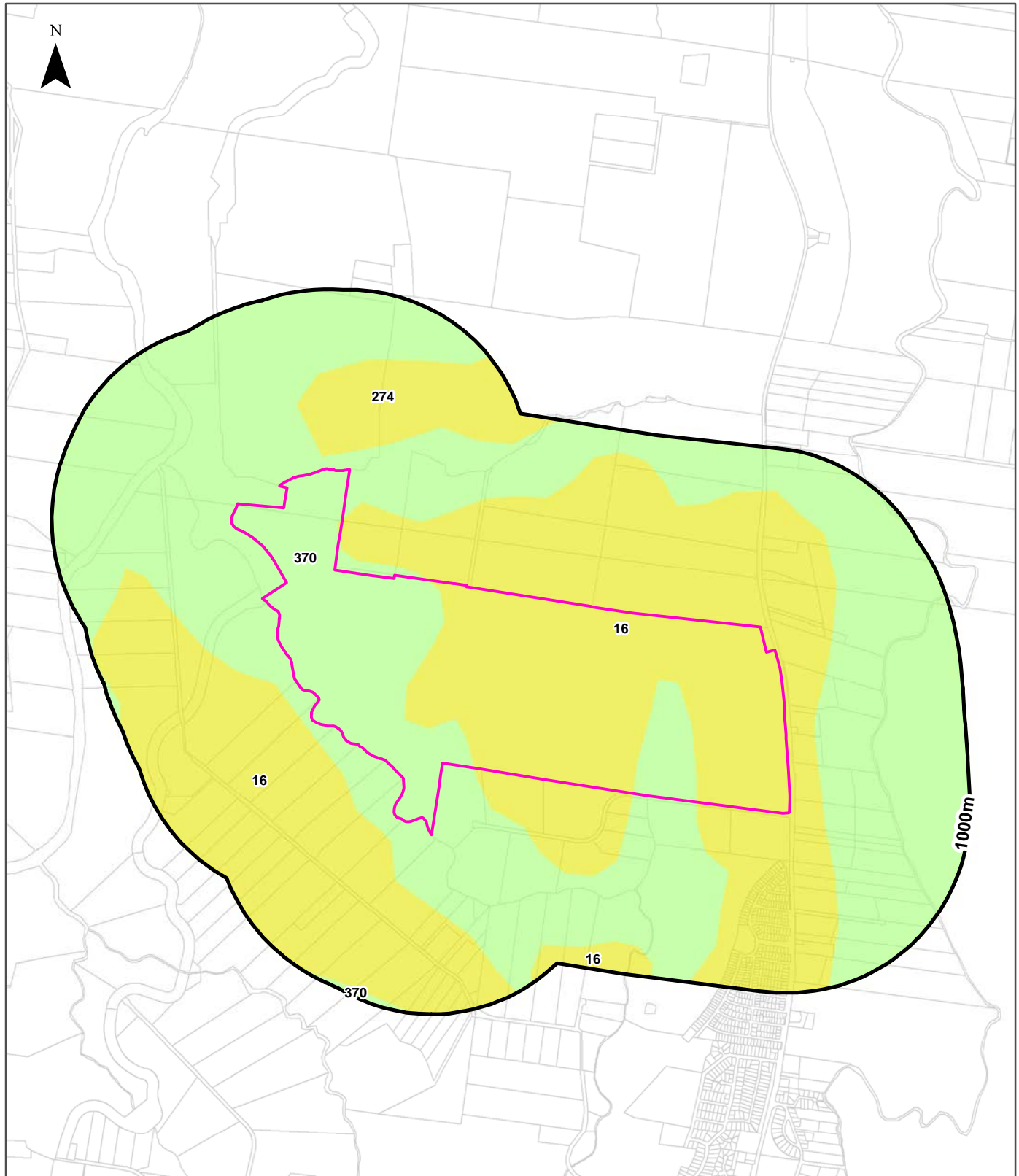
Class	Description	Distance
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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

# Dryland Salinity

345 Appin Road, Appin, NSW 2560



## Legend

- Site Boundary
- Report Buffer
- Property Boundary

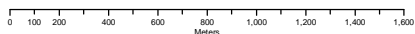
## Dryland Salinity - National Assessment

- Delineated risk area but no high hazard or risk rating for either 2000, 2020, 2050
- High hazard or risk in 2050 only
- High hazard or risk defined for 2050, but no assessment made for 2000 or 2020
- High hazard or risk in 2020 and 2050
- High hazard or risk in 2000 and 2050. 2020 not defined as high hazard
- High hazard or risk defined for all years: 2000, 2020, 2050

## Salinity Potential of Western Sydney

- Area of Known Salinity
- Area of High Salinity Potential
- Area of Moderate Salinity Potential
- Area of Very Low Salinity Potential
- Area of Water

Scale:



Data Sources: Property Boundaries & Topographic Data:  
© Department Finance, Services & Innovation 2020

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 09 October 2020

## Dryland Salinity

345 Appin Road, Appin, NSW 2560

### Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

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

No

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A	N/A	N/A

Dryland Salinity Data Source : National Land and Water Resources Audit

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

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

### Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

Feature Id	Classification	Description	Distance	Direction
16	MODERATE	Area of Moderate Salinity Potential	0m	Onsite
370	LOW	Area of Very Low Salinity Potential	0m	Onsite
274	MODERATE	Area of Moderate Salinity Potential	72m	North

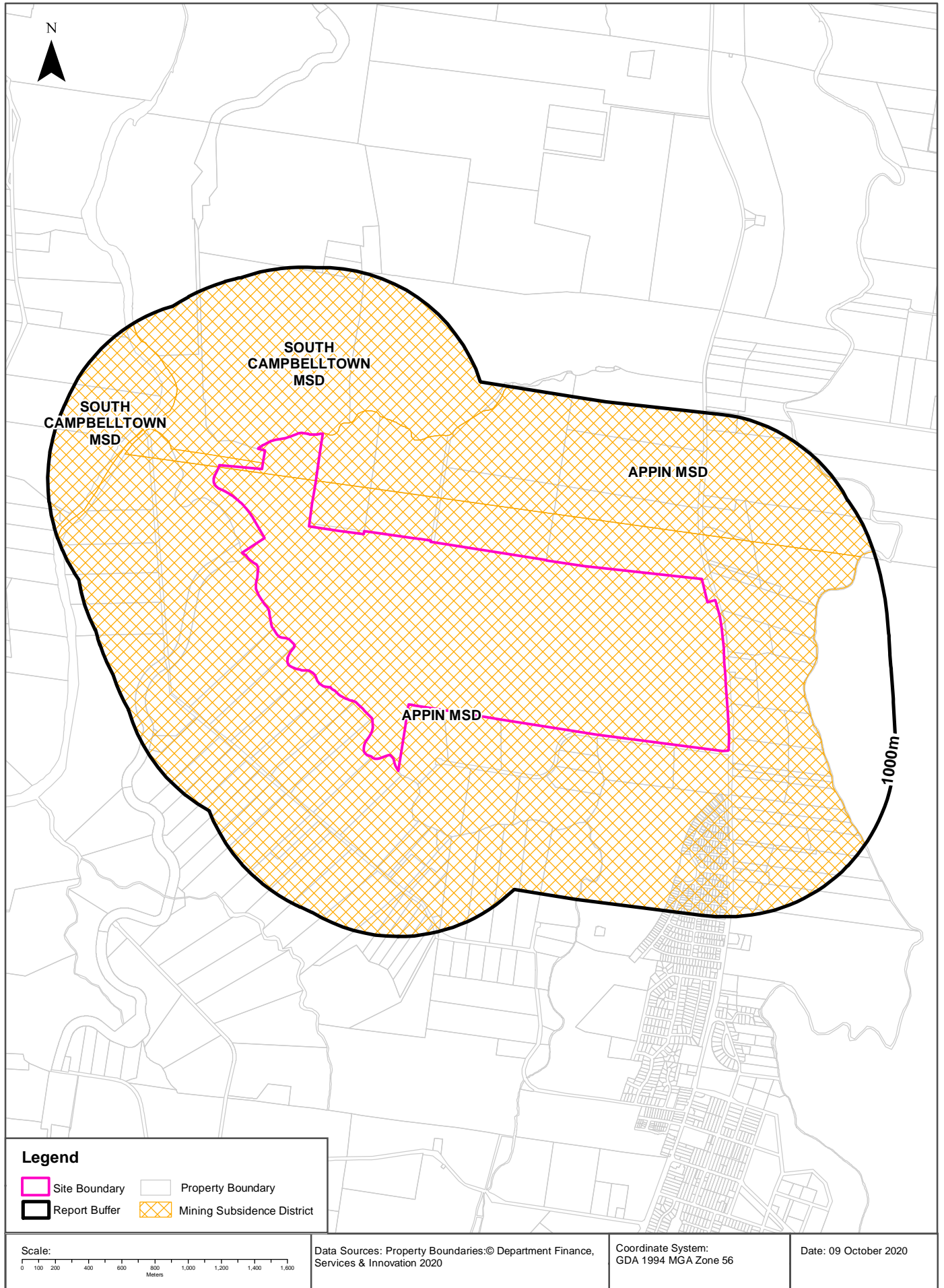
Dryland Salinity Potential of Western Sydney Data Source : NSW Office of Environment and Heritage

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



# Mining Subsidence Districts

345 Appin Road, Appin, NSW 2560



# Mining

345 Appin Road, Appin, NSW 2560

## Mining Subsidence Districts

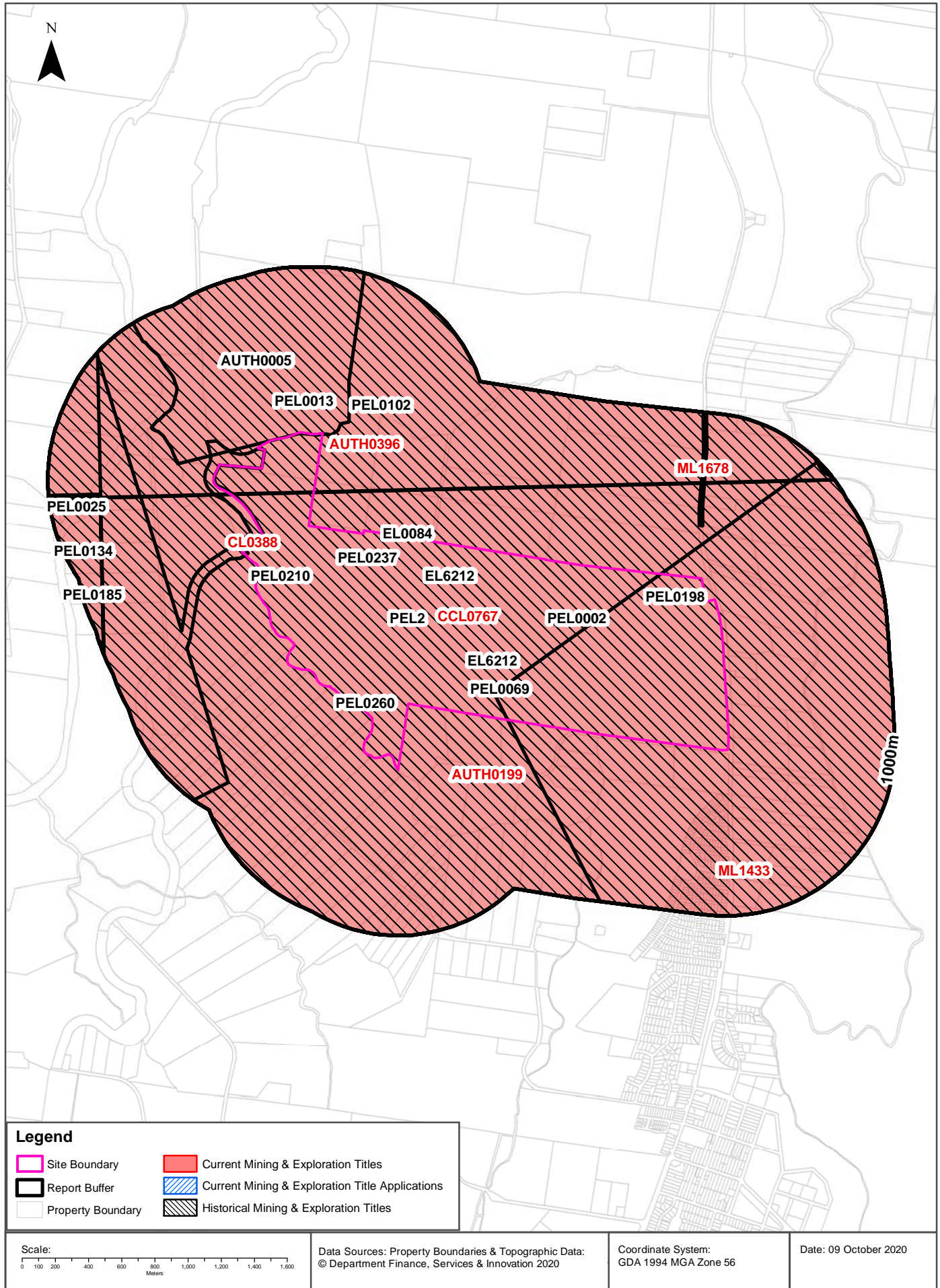
Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
APPIN	0m	Onsite
APPIN	0m	Onsite
SOUTH CAMPBELLTOWN	0m	Onsite
SOUTH CAMPBELLTOWN	444m	North West

Mining Subsidence District Data Source: © Land and Property Information (2016)  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Mining & Exploration Titles

345 Appin Road, Appin, NSW 2560



## Mining

345 Appin Road, Appin, NSW 2560

### Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist (m)	Dir'
CCL0767	ENDEAVOUR COAL PTY LIMITED	29/10/91	08/07/29	30 Nov 2018	MINING	COAL	Coal, Petroleum	0m	Onsite
AUTH0199	ENDEAVOUR COAL PTY LIMITED	27/06/80	27/06/19	Renewal Sought	EXPLORING	COAL	Group 9	0m	Onsite
AUTH0396	ENDEAVOUR COAL PTY LIMITED	28/06/88	27/06/19	Renewal Sought	EXPLORING	COAL	Group 9	0m	Onsite
CL0388	ENDEAVOUR COAL PTY LIMITED	22/01/92	22/01/34	24 Jun 2014	MINING	COAL	Coal, Petroleum	0m	West
ML1678	ENDEAVOUR COAL PTY LIMITED	27/09/12	27/09/33	27 Sep 2012	MINING	COAL	Coal	313m	North East
ML1433	ENDEAVOUR COAL PTY LIMITED	24/07/98	23/07/19	Renewal Sought	MINING	COAL	Coal, Petroleum	707m	South East

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

### Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist (m)	Dir'
N/A	No Records in Buffer						

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

# Mining

345 Appin Road, Appin, NSW 2560

## Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist (m)	Dir'
EL0084	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	01 Feb 1967	01 Feb 1968	MINERALS		0m	Onsite
EL6212	HOT ROCK ENERGY PTY LTD, LONGREACH OIL LIMITED			MINERALS		0m	Onsite
EL6212	HOT ROCK ENERGY PTY LTD, LONGREACH OIL LIMITED	4 Mar 2004	3 Mar 2013	MINERALS	Geothermal	0m	Onsite
PEL0002	AGL UPSTREAM INVESTMENTS PTY LIMITED	29/03/1993	6/07/2015	PETROLEUM	Petroleum	0m	Onsite
PEL0198	JOHN STREVENS (TERRIGAL) NL			PETROLEUM	Petroleum	0m	Onsite
PEL0210	THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD			PETROLEUM	Petroleum	0m	Onsite
PEL0260	NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO.	9/09/1981	8/03/1993	PETROLEUM	Petroleum	0m	Onsite
PEL2	AGL UPSTREAM INVESTMENTS PTY LIMITED			MINERALS		0m	Onsite
PEL0069	ALLIANCE OIL DEVELOPMENT AUSTRALIA NL, OIL DEVELOPMENT NL			PETROLEUM	Petroleum	0m	Onsite
PEL0237	HEMATITE PETROLEUM PTY LTD			PETROLEUM	Petroleum	0m	Onsite
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	Onsite
PEL0013	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	Onsite
AUTH0005	AUSTRALIAN IRON AND STEEL PTY LTD	17 Jul 1972	17 Jul 1977	COAL	Coal	0m	North West
PEL0025	AUSTRALIAN IRON AND STEEL LTD			PETROLEUM	Petroleum	690m	West
PEL0134	CANADIAN AUSTRALIAN PETROLEUM NL			PETROLEUM	Petroleum	690m	West
PEL0185	JOHN STREVENS (TERRIGAL) NL			PETROLEUM	Petroleum	690m	West

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

# State Environmental Planning Policy

345 Appin Road, Appin, NSW 2560

## State Significant Precincts

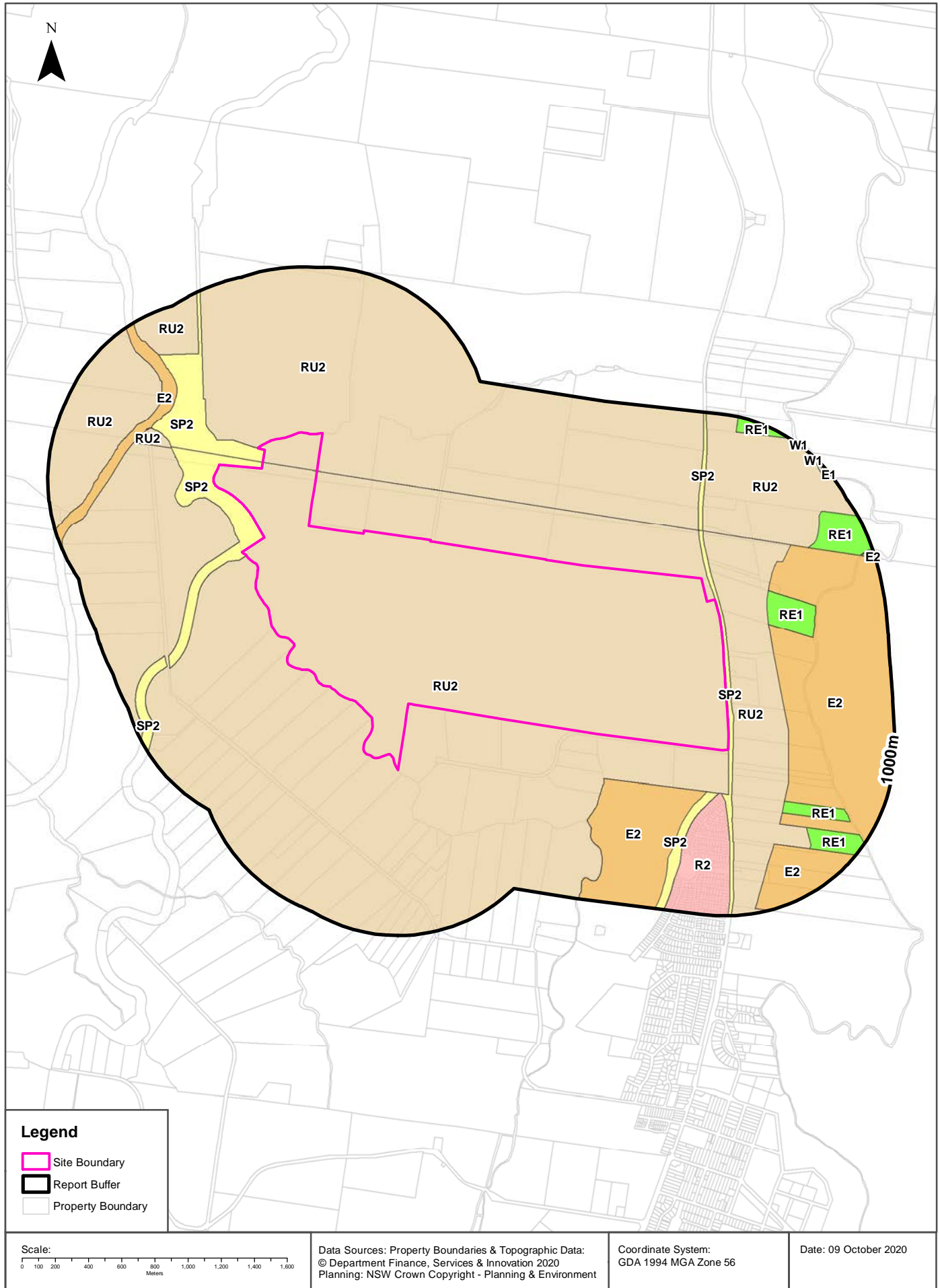
What SEPP State Significant Precincts exist within the dataset buffer?

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

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment  
Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

# EPI Planning Zones

345 Appin Road, Appin, NSW 2560



# Environmental Planning Instrument

345 Appin Road, Appin, NSW 2560

## Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RU2	Rural Landscape		Wollondilly Local Environmental Plan 2011	20/11/2018	20/11/2018	03/04/2020	State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (North Wilton Precinct) 2018	0m	Onsite
RU2	Rural Landscape		Campbelltown Local Environmental Plan 2015	08/09/2017	08/09/2017	15/05/2020	Amendment No 2	0m	Onsite
SP2	Infrastructure	Electricity Substation	Campbelltown Local Environmental Plan 2015	17/11/2017	17/11/2017	15/05/2020	Amendment No 3	0m	North
SP2	Infrastructure	Road	Wollondilly Local Environmental Plan 2011	13/04/2018	13/04/2018	03/04/2020	State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (South East Wilton Precinct) 2018	0m	South
SP2	Infrastructure	Water Supply System	Wollondilly Local Environmental Plan 2011	23/02/2011	23/02/2011	03/04/2020		0m	West
RU2	Rural Landscape		Wollondilly Local Environmental Plan 2011	23/02/2011	23/02/2011	03/04/2020		20m	South East
E2	Environmental Conservation		Wollondilly Local Environmental Plan 2011	23/02/2011	23/02/2011	03/04/2020		260m	South East
R2	Low Density Residential		Wollondilly Local Environmental Plan 2011	23/02/2011	23/02/2011	03/04/2020		260m	South East
SP2	Infrastructure	Road	Wollondilly Local Environmental Plan 2011	23/02/2011	23/02/2011	03/04/2020		260m	South East
E2	Environmental Conservation		Wollondilly Local Environmental Plan 2011	23/02/2011	23/02/2011	03/04/2020		282m	South East
RE1	Public Recreation		Wollondilly Local Environmental Plan 2011	23/02/2011	23/02/2011	03/04/2020		282m	East
RU2	Rural Landscape		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	15/05/2020		283m	North East
SP2	Infrastructure	Classified Road	Campbelltown Local Environmental Plan 2015	08/09/2017	08/09/2017	15/05/2020	Amendment No 2	284m	North
RU2	Rural Landscape		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	15/05/2020		307m	North West
E2	Environmental Conservation		Wollondilly Local Environmental Plan 2011	23/02/2011	23/02/2011	03/04/2020		444m	West
RE1	Public Recreation		Wollondilly Local Environmental Plan 2011	23/02/2011	23/02/2011	03/04/2020		458m	South East
RU2	Rural Landscape		Wollondilly Local Environmental Plan 2011	23/02/2011	23/02/2011	03/04/2020		507m	West
RE1	Public Recreation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	15/05/2020		642m	East
RE1	Public Recreation		Wollondilly Local Environmental Plan 2011	23/02/2011	23/02/2011	03/04/2020		663m	South East
RU2	Rural Landscape		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	15/05/2020		671m	North
SP2	Infrastructure	Water Supply System	Wollondilly Local Environmental Plan 2011	23/02/2011	23/02/2011	03/04/2020		671m	South West
RE1	Public Recreation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	15/05/2020		905m	North East

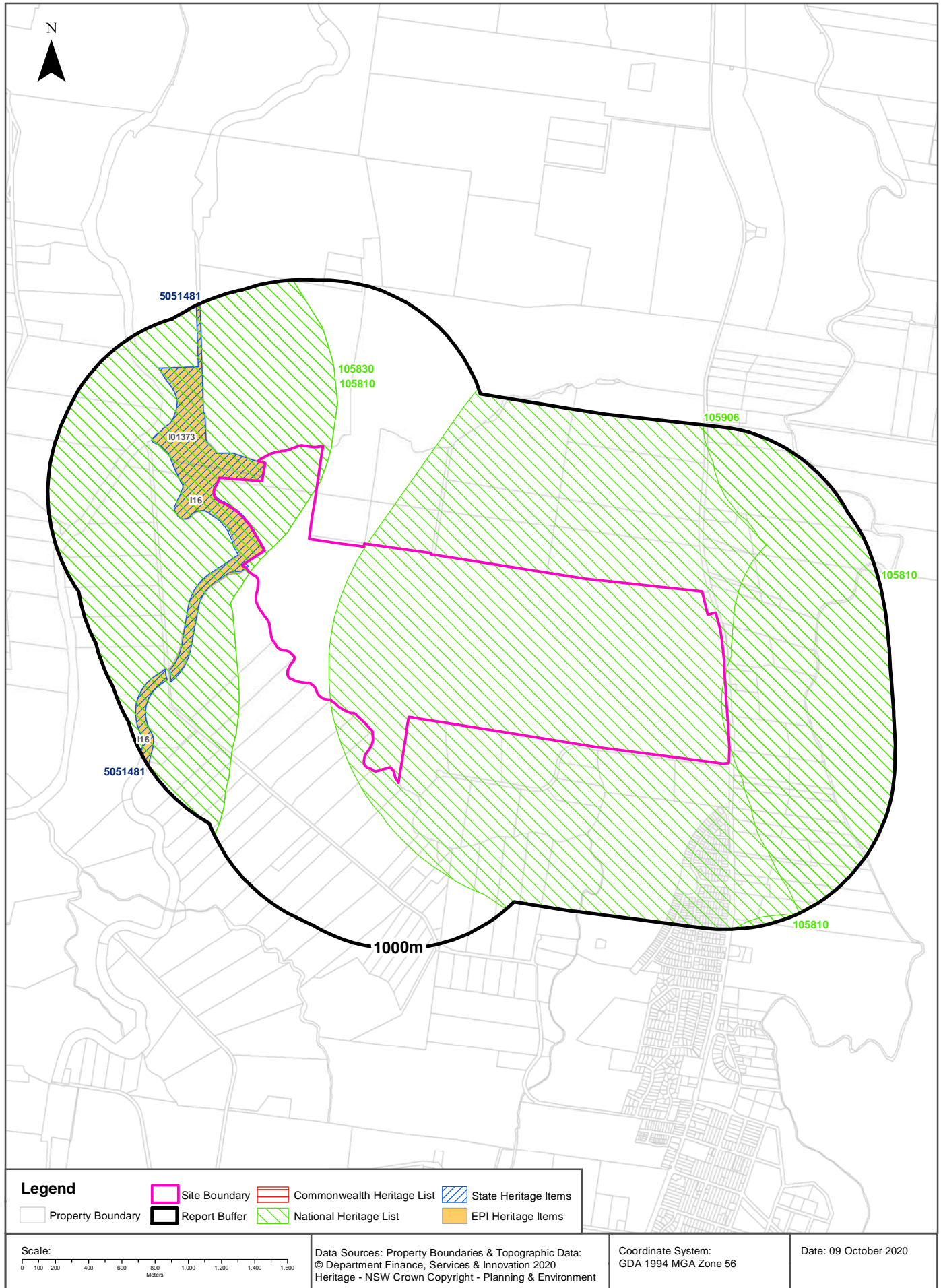


Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
W1	Natural Waterways		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	15/05/2020		911m	East
W1	Natural Waterways		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	15/05/2020		912m	North East
E2	Environmental Conservation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	15/05/2020		922m	East
E1	National Parks and Nature Reserves		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	15/05/2020		979m	East

Environmental Planning Instrument Data Source: NSW Crown Copyright - Planning & Environment  
Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

# Heritage Items

345 Appin Road, Appin, NSW 2560



## Heritage

345 Appin Road, Appin, NSW 2560

### Commonwealth Heritage List

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

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

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch  
Creative Commons 3.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/3.0/au/deed.en>

### National Heritage List

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

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

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
105906	Westcliff Colliery Area 5	Appin Rd, Appin NSW	1/15/053/0037	Natural	Request for Emergency Listing not accepted		0m	Onsite
105810	Wara-n'hayara Plateau Area - part	Mount Kiera Rd, Wollongong NSW	1/11/092/0064	Indigenous	Place not included in NHL		0m	Onsite
105830	Nepean River Corridor	South Western Fwy, Douglas Park NSW	1/11/092/0064	Natural	Place rejected for Emergency Listing		0m	Onsite

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch  
Creative Commons 3.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/3.0/au/deed.en>

### State Heritage Register - Curtilages

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

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5051481	Upper Canal System (Pheasants Nest Weir to Prospect Reservoir)	Prospect	Blacktown	18/11/1999	01373	2333	0m	Onsite

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage  
Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

## Environmental Planning Instrument - Heritage

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

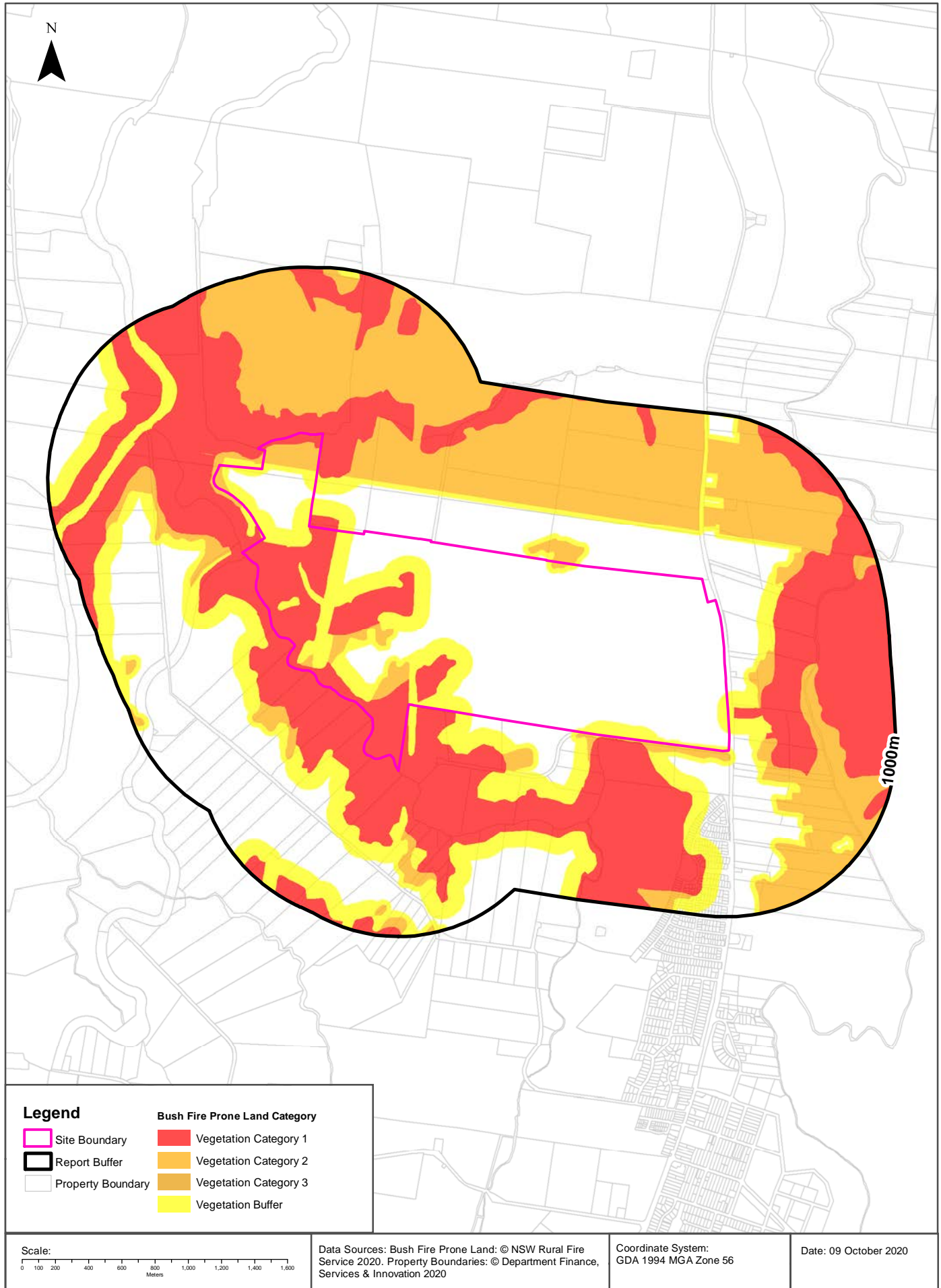
Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I16	Upper Nepean Scheme - Upper Canal	Item - General	State	Wollondilly Local Environmental Plan 2011	23/02/2011	23/02/2011	21/12/2018	0m	West
I01373	Upper Canal System (Pheasants Nest Weir to Prospect Reservoir)	Item - General	State	Campbelltown Local Environmental Plan 2015	17/11/2017	17/11/2017	22/02/2019	1m	North
I16	Upper Nepean Scheme - Upper Canal	Item - General	State	Wollondilly Local Environmental Plan 2011	23/02/2011	23/02/2011	21/12/2018	671m	South West

Heritage Data Source: NSW Crown Copyright - Planning & Environment

Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

# Natural Hazards - Bush Fire Prone Land

345 Appin Road, Appin, NSW 2560



## Natural Hazards

345 Appin Road, Appin, NSW 2560

### Bush Fire Prone Land

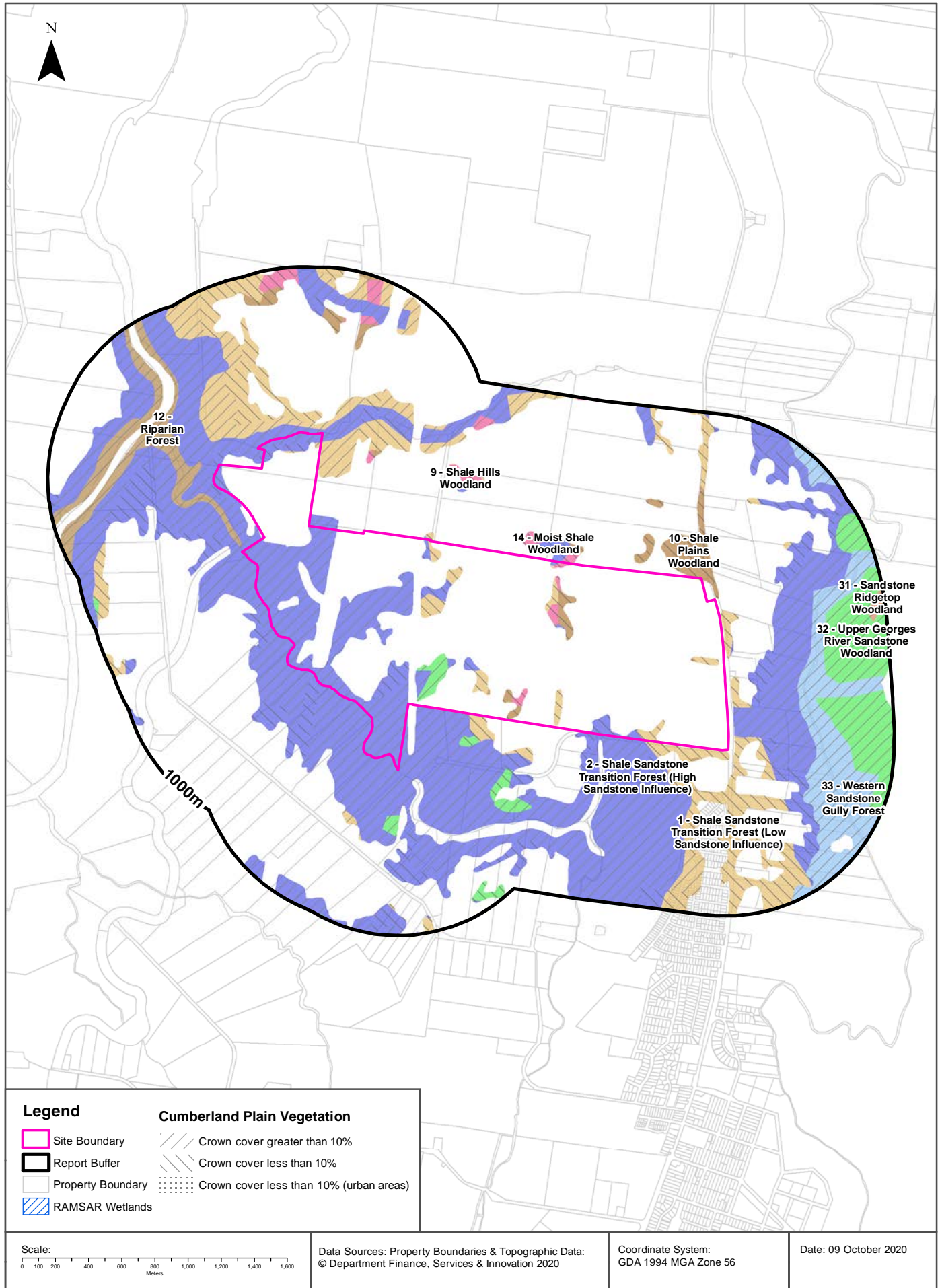
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	0m	Onsite
Vegetation Category 1	0m	Onsite
Vegetation Category 2	0m	Onsite

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

# Ecological Constraints - Remnant Vegetation of the Cumberland Plain

345 Appin Road, Appin, NSW 2560



## Ecological Constraints

345 Appin Road, Appin, NSW 2560

### Remnant Vegetation of the Cumberland Plain

What remnant vegetation of the Cumberland Plain exists within the dataset buffer?

Description	Crown Cover	Distance	Direction
1 - Shale Sandstone Transition Forest (Low Sandstone Influence)	Crown cover greater than 10%	0m	Onsite
2 - Shale Sandstone Transition Forest (High Sandstone Influence)	Crown cover greater than 10%	0m	Onsite
32 - Upper Georges River Sandstone Woodland	Crown cover greater than 10%	0m	Onsite
1 - Shale Sandstone Transition Forest (Low Sandstone Influence)	Crown cover less than 10%	0m	Onsite
10 - Shale Plains Woodland	Crown cover less than 10%	0m	Onsite
14 - Moist Shale Woodland	Crown cover less than 10%	0m	Onsite
2 - Shale Sandstone Transition Forest (High Sandstone Influence)	Crown cover less than 10%	0m	Onsite
9 - Shale Hills Woodland	Crown cover less than 10%	0m	Onsite
12 - Riparian Forest	Crown cover greater than 10%	33m	North West
32 - Upper Georges River Sandstone Woodland	Crown cover less than 10%	124m	South
33 - Western Sandstone Gully Forest	Crown cover greater than 10%	423m	East
10 - Shale Plains Woodland	Crown cover greater than 10%	535m	North
9 - Shale Hills Woodland	Crown cover greater than 10%	692m	North
31 - Sandstone Ridgetop Woodland	Crown cover greater than 10%	880m	East

Remnant Vegetation of the Cumberland Plain : NSW Office of Environment and Heritage  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

### Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

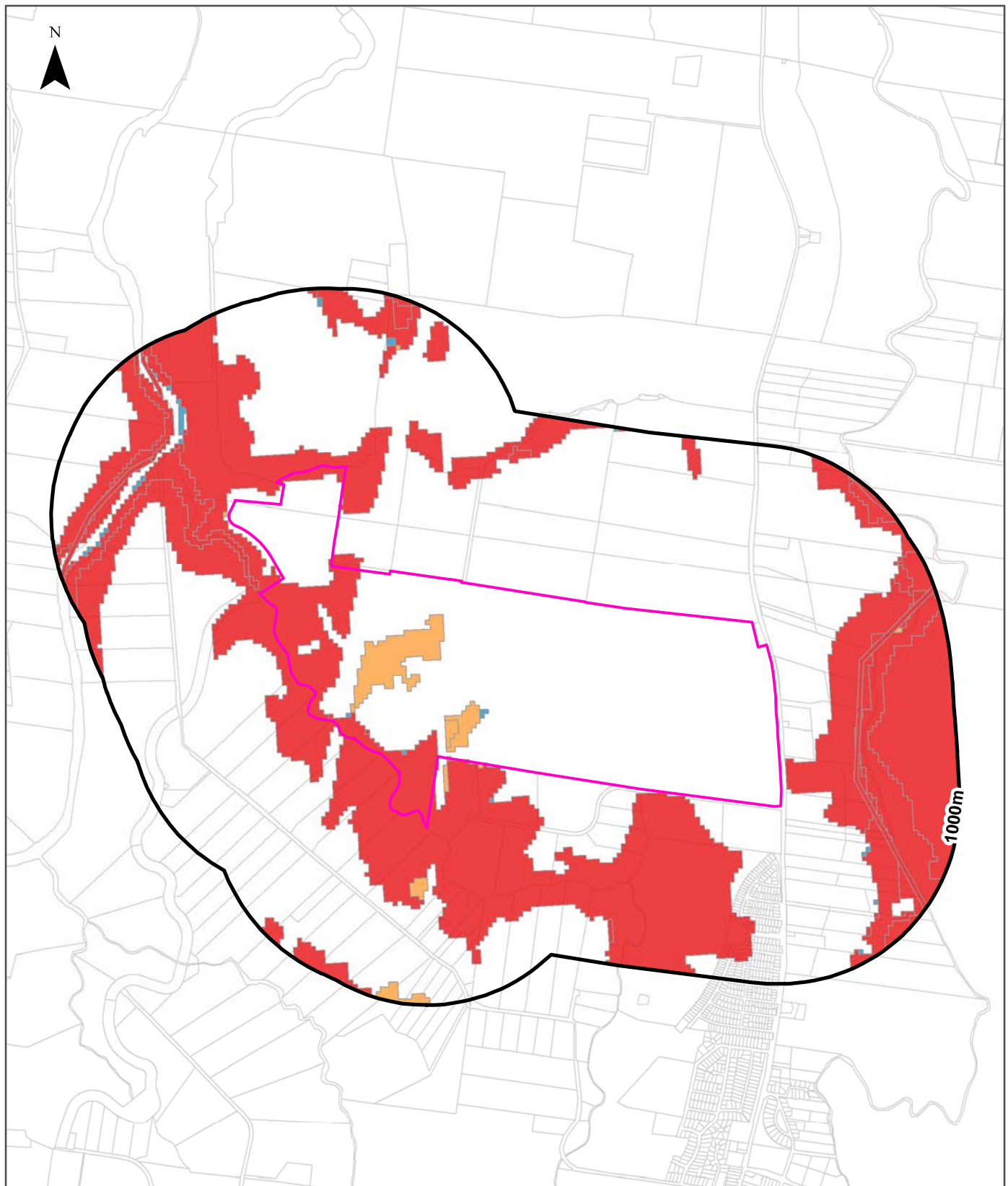
Map Id	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Environment



# Ecological Constraints - Groundwater Dependent Ecosystems Atlas

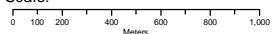
345 Appin Road, Appin, NSW 2560



## Legend

Site Boundary	High potential GDE - from national assessment	Low potential GDE - from national assessment
Report Buffer	High potential GDE - from regional studies	Low potential GDE - from regional studies
Property Boundaries	Moderate potential GDE - from national assessment	Known GDE - from regional studies
	Moderate potential GDE - from regional studies	Unclassified potential GDE - from national assessment
		Unclassified potential GDE - from regional studies

Scale:



Data Sources: Property Boundaries & Topographic Data:  
© Department Finance, Services & Innovation 2020

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 09 October 2020

# Ecological Constraints

345 Appin Road, Appin, NSW 2560

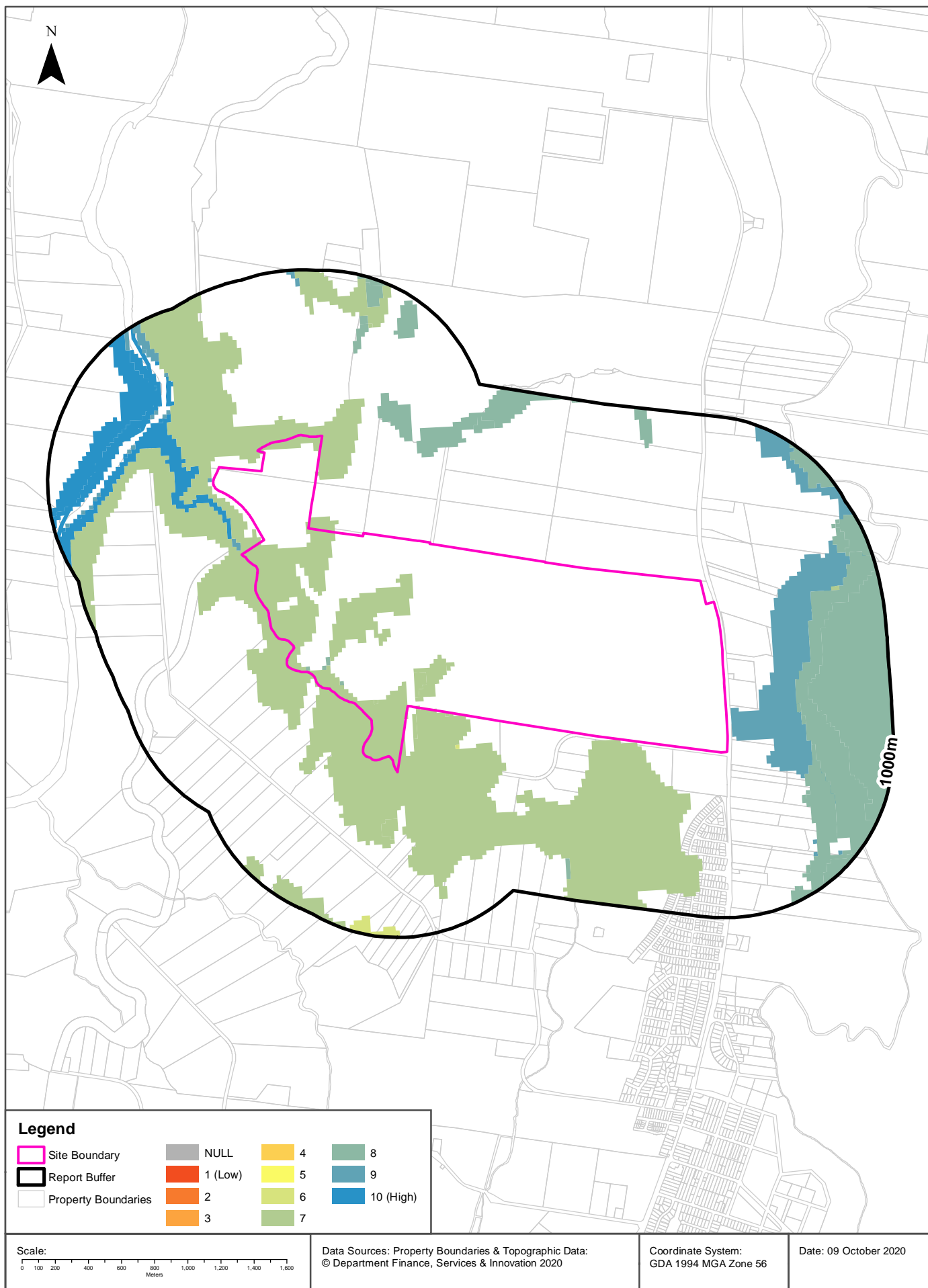
## Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	High potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	0m
Terrestrial	Low potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	0m
Terrestrial	Moderate potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	0m
Aquatic	High potential GDE - from national assessment	Deeply dissected sandstone plateaus.	River		406m
Aquatic	Low potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Wetland		468m

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Ecological Constraints - Inflow Dependent Ecosystems Likelihood

345 Appin Road, Appin, NSW 2560



# Ecological Constraints

345 Appin Road, Appin, NSW 2560

## Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	7	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	0m
Terrestrial	8	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	0m
Terrestrial	9	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	7m
Terrestrial	10	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	56m
Terrestrial	6	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	181m
Aquatic	10	Deeply dissected sandstone plateaus.	River		406m

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Ecological Constraints

345 Appin Road, Appin, NSW 2560

## NSW BioNet Atlas

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

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Heleioporus australiacus	Giant Burrowing Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria littlejohni	Littlejohn's Tree Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptorhynchus lathami	Glossy Black-Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Chthonicola sagittata	Speckled Warbler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Circus assimilis	Spotted Harrier	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Coracina lineata	Barred Cuckoo-shrike	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Cyanoramphus novaezelandiae subflavescens	Red-crowned Parakeet (Lord Howe Is. subsp.)	Presumed Extinct	Not Sensitive	Extinct	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Dasyornis brachypterus	Eastern Bristlebird	Endangered	Category 2	Endangered	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Falco subniger	Black Falcon	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Category 3	Critically Endangered	
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Melanodryas cucullata cucullata	Hooded Robin (south-eastern form)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Menura alberti	Albert's Lyrebird	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pezoporus wallicus wallicus	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Thinornis rubricollis	Hooded Plover	Critically Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Gastropoda	Meridolum corneovirens	Cumberland Plain Land Snail	Endangered	Not Sensitive	Not Listed	
Animalia	Gastropoda	Pommerhelix duralensis	Dural Land Snail	Endangered	Not Sensitive	Endangered	
Animalia	Insecta	Petalura gigantea	Giant Dragonfly	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	Cercartetus nanus	Eastern Pygmy-possum	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Isodon obesulus obesulus	Southern Brown Bandicoot (eastern)	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Kerivoula papuensis	Golden-tipped Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petauroides volans	Greater Glider	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petrogale xanthopus	Yellow-footed Rock-wallaby	Endangered	Not Sensitive	Vulnerable	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Phascolarctos cinereus	Koala	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pseudomys novaehollandiae	New Holland Mouse	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Hoplocephalus bungaroides	Broad-headed Snake	Endangered	Category 2	Vulnerable	
Animalia	Reptilia	Suta flagellum	Little Whip Snake	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Tiliqua occipitalis	Western Blue-tongued Lizard	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Varanus rosenbergi	Rosenberg's Goanna	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia baueri subsp. aspera		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Vulnerable	Category 3	Not Listed	
Plantae	Flora	Cynanchum elegans	White-flowered Wax Plant	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Epacris purpurascens var. purpurascens		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Eriocaulon australasicum	Austral Pipewort	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Eucalyptus benthamii	Camden White Gum	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus scoparia	Wallangarra White Gum	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus sp. Cattai		Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	Galium australe	Tangled Bedstraw	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Genoplesium baueri	Bauer's Midge Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	Grammitis stenophylla	Narrow-leaf Finger Fern	Endangered	Category 3	Not Listed	
Plantae	Flora	Grevillea parviflora subsp. parviflora	Small-flower Grevillea	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Gyrostemon thesioides		Endangered	Category 3	Not Listed	
Plantae	Flora	Isotoma fluviatilis subsp. fluviatilis		Not Listed	Not Sensitive	Extinct	
Plantae	Flora	Leucopogon exolasius	Woronora Beard-heath	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Melaleuca deanei	Deane's Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Persoonia bargoensis	Bargo Geebung	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Persoonia hirsuta	Hairy Geebung	Endangered	Category 3	Endangered	
Plantae	Flora	Persoonia nutans	Nodding Geebung	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Pimelea curviflora var. curviflora		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Pimelea spicata	Spiked Rice-flower	Endangered	Not Sensitive	Endangered	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Pomaderris adnata	Sublime Point Pomaderris	Endangered	Category 3	Not Listed	
Plantae	Flora	Pomaderris brunnea	Brown Pomaderris	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Pterostylis saxicola	Sydney Plains Greenhood	Endangered	Category 2	Endangered	
Plantae	Flora	Pultenaea aristata	Prickly Bush-pea	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Pultenaea pedunculata	Matted Bush-pea	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Thesium australe	Austral Toadflax	Vulnerable	Not Sensitive	Vulnerable	

Data does not include NSW category 1 sensitive species.

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



## Location Confidences

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

LC Code	Location Confidence
Premise match	Georeferenced to the site location / premise or part of site
General area or suburb match	Georeferenced with the confidence of the general/approximate area
Road match	Georeferenced to the road or rail
Road intersection	Georeferenced to the road intersection
Feature is a buffered point	Feature is a buffered point
Land adjacent to geocoded site	Land adjacent to Georeferenced Site
Network of features	Georeferenced to a network of features

## USE OF REPORT - APPLICABLE TERMS

The following terms apply to any person (End User) who is given the Report by the person who purchased the Report from Lotsearch Pty Ltd (ABN: 89 600 168 018) (Lotsearch) or who otherwise has access to the Report (Terms). The contract terms that apply between Lotsearch and the purchaser of the Report are specified in the order form pursuant to which the Report was ordered and the terms set out below are of no effect as between Lotsearch and the purchaser of the Report.

1. End User acknowledges and agrees that:
  - (a) the Report is compiled from or using content (**Third Party Content**) which is comprised of:
    - (i) content provided to Lotsearch by third party content suppliers with whom Lotsearch has contractual arrangements or content which is freely available or methodologies licensed to Lotsearch by third parties with whom Lotsearch has contractual arrangements (**Third Party Content Suppliers**); and
    - (ii) content which is derived from content described in paragraph (i);
  - (b) Neither Lotsearch nor Third Party Content Suppliers takes any responsibility for or give any warranty in relation to the accuracy or completeness of any Third Party Content included in the Report including any contaminated land assessment or other assessment included as part of a Report;
  - (c) the Third Party Content Suppliers do not constitute an exhaustive set of all repositories or sources of information available in relation to the property which is the subject of the Report (**Property**) and accordingly neither Lotsearch nor Third Party Content Suppliers gives any warranty in relation to the accuracy or completeness of the Third Party Content incorporated into the report including any contaminated land assessment or other assessment included as part of a Report;
  - (d) Reports are generated at a point in time (as specified by the date/time stamp appearing on the Report) and accordingly the Report is based on the information available at that point in time and Lotsearch is not obliged to undertake any additional reporting to take into consideration any information that may become available between the point in time specified by the date/time stamp and the date on which the Report was provided by Lotsearch to the purchaser of the Report;
  - (e) Reports must be used or reproduced in their entirety and End User must not reproduce or make available to other persons only parts of the Report;
  - (f) Lotsearch has not undertaken any physical inspection of the property;
  - (g) neither Lotsearch nor Third Party Content Suppliers warrants that all land uses or features whether past or current are identified in the Report;
  - (h) the Report does not include any information relating to the actual state or condition of the Property;
  - (i) the Report should not be used or taken to indicate or exclude actual fitness or unfitness of Land or Property for any particular purpose
  - (j) the Report should not be relied upon for determining saleability or value or making any other decisions in relation to the Property and in particular should not be taken to be a rating or assessment of the desirability or market value of the property or its features; and
  - (k) the End User should undertake its own inspections of the Land or Property to satisfy itself that there are no defects or failures
2. The End User may not make the Report or any copies or extracts of the report or any part of it available to any other person. If End User wishes to provide the Report to any other person or make extracts or copies of the Report, it must contact the purchaser of the Report before doing so to ensure the proposed use is consistent with the contract terms between Lotsearch and the purchaser.
3. Neither Lotsearch (nor any of its officers, employees or agents) nor any of its Third Party Content Suppliers will have any liability to End User or any person to whom End User provides the Report and End User must not represent that Lotsearch or any of its Third Party Content Suppliers accepts liability to any such person or make any other representation to any such person on behalf of Lotsearch or any Third Party Content Supplier.
4. The End User hereby to the maximum extent permitted by law:
  - (a) acknowledges that the Lotsearch (nor any of its officers, employees or agents), nor any

- of its Third Party Content Supplier have any liability to it under or in connection with the Report or these Terms;
- (b) waives any right it may have to claim against Third Party Content Supplier in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms; and
  - (c) releases each Third Party Content Supplier from any claim it may have otherwise had in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms.
5. The End User acknowledges that any Third Party Supplier shall be entitled to plead the benefits conferred on it under clause 4, despite not being a party to these terms.
  6. End User must not remove any copyright notices, trade marks, digital rights management information, other embedded information, disclaimers or limitations from the Report or authorise any person to do so.
  7. End User acknowledges and agrees that Lotsearch and Third Party Content Suppliers retain ownership of all copyright, patent, design right (registered or unregistered), trade marks (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right in any Report or any other item, information or data included in or provided as part of a Report.
  8. To the extent permitted by law and subject to paragraph 9, all implied terms, representations and warranties whether statutory or otherwise relating to the subject matter of these Terms other than as expressly set out in these Terms are excluded.
  9. Subject to paragraph 6, Lotsearch excludes liability to End User for loss or damage of any kind, however caused, due to Lotsearch's negligence, breach of contract, breach of any law, in equity, under indemnities or otherwise, arising out of all acts, omissions and events whenever occurring.
  10. Lotsearch acknowledges that if, under applicable State, Territory or Commonwealth law, End User is a consumer certain rights may be conferred on End User which cannot be excluded, restricted or modified. If so, and if that law applies to Lotsearch, then, Lotsearch's liability is limited to the greater of an amount equal to the cost of resupplying the Report and the maximum extent permitted under applicable laws.
  11. Subject to paragraph 9, neither Lotsearch nor the End User is liable to the other for:
    - (a) any indirect, incidental, consequential, special or exemplary damages arising out of or in relation to the Report or these Terms; or
    - (b) any loss of profit, loss of revenue, loss of interest, loss of data, loss of goodwill or loss of business opportunities, business interruption arising directly or indirectly out of or in relation to the Report or these Terms,irrespective of how that liability arises including in contract or tort, liability under indemnity or for any other common law, equitable or statutory cause of action or otherwise.
  12. These Terms are subject to New South Wales law.



## **Appendix B: Planning Certificate, Dangerous Goods and Historic Title Search**

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

**APPLICANT:** Mr J Rawsthorne  
support@lotsearch.com.au

**Planning Certificate No.:** 20202158  
**Receipt No.:** 939  
**Issue Date:** 9 October 2020  
**Applicant's Reference:** LS015283  
**Property No.:** 23962

### **DESCRIPTION OF PROPERTY**

**Address:** 345 Appin Road APPIN 2560  
**Land Description:** Lot: 105 DP: 1188670

#### 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](http://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)

State Environmental Planning Policy (Western Sydney Aerotropolis) 2020

#### **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 40 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 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).

The land is located within the Greater Macarthur Growth Area.

---

### **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 partly within an environmentally sensitive area being land identified in an environmental planning instrument as being of high Aboriginal cultural significance or high biodiversity significance.

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 partly identified as land reserved for a public purpose in an environmental planning instrument.

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 ecologically sensitive area.

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.

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 partly declared to be a special area under the Water NSW Act 2014.

#### **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 (Appin) 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.

---

## **22. STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY AEROTROPOLIS) 2020**

For land to which State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 applies, whether the land is–

(a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Policy, or

The land is not identified as being within an ANEF or ANEC contour of 20 or greater.

(b) shown on the Lightning Intensity and Wind Shear Map under that Policy, or

The land is not identified on the Lightning Intensity and Wind Shear Map.

(c) shown on the Obstacle Limitation Surface Map under that Policy, or

The land is not identified on the Obstacle Limitation Surface Map.

(d) in the “public safety area” on the Public Safety Area Map under that Policy, or

The land is not identified as being within the “public safety area” on the Public Safety Map.

(e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map under that Policy.

The land is not identified as being within a wildlife buffer zone on the Wildlife Buffer Zone Map.

---

**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**

The State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 (The SEPP) came into effect on 1 October 2020.

Part 3 of the SEPP outlines a number of controls to safeguard the operation of the Western Sydney International (Nancy-Bird Walton) Airport into the future. These controls apply to some parts of Wollondilly. Refer to clause 22 of this Planning Certificate for affected land and relevant SEPP maps (see link below).

Noise sensitive development, as defined by the SEPP, is prohibited on land in an **ANEF or ANEC Contour of 20 or greater**. Clause 19 (4) of the SEPP grants an exception to permit a dwelling house on land where there was no dwelling house constructed, but only where a dwelling house was permitted prior to the commencement of the SEPP, however, this exception does not extend to other forms of residential development (such as Secondary Dwellings, Dual Occupancies, Multi Dwelling Housing etc.).

Development for any of the following purposes must meet the indoor design sound levels as defined in the SEPP:

- A dwelling under Clause 19(4) of the SEPP on land within in an ANEF or ANEC contour of 20 or greater;
- Any Noise Sensitive Development on land shown on the Obstacle Limitation Surface Map (requirement commences on 26 April 2021).

Additional considerations apply to land in Wollondilly identified by the Wildlife Buffer Zone Map and the Wind Turbines Map.

For full details please see the SEPP: <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2020-0545>

4. 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](http://www.transport.nsw.gov.au/corridors).

#### GREATER MACARTHUR 2040: AN INTERIM PLAN FOR THE GREATER MACARTHUR GROWTH AREA - APPIN

Parts of Appin are within the Greater Macarthur, a State Government declared Growth Area. The Growth Area is guided by Greater Macarthur 2040: An Interim Plan for the Greater Macarthur 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/Greater-Macarthur-Growth-Area>.

#### 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](http://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  
Tuesday, 13 October 2020 12:25:35 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.



**Issue Date:** 28 October 2020  
**Application Number:** 202003904  
**Receipt Number:** 4897250

Senversa Pty Ltd  
Level 5 Grafton Bond Building  
201 Kent Street  
SYDNEY NSW 2000

Your Reference: S16694

## **PLANNING CERTIFICATE UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Section 10.7 Planning Certificate phone enquiries: (02) 4645 4560.

**Property Address:** 345 Appin Road  
GILEAD NSW 2560

**Property Description:** Pt Lot 105 DP 1188670

As at the date of issue, the following matters apply to the land subject of this certificate:

### **INFORMATION PROVIDED UNDER SECTION 10.7(2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (the Act)**

#### **PART 1 – Names of relevant planning instruments and DCPs**

**Planning Instrument:** Campbelltown LEP 2015

**Effect:** RU2 Rural Landscape

- (1) The following environmental planning instruments apply to the carrying out of development on the land subject of this certificate:

#### **Local environmental plans (LEPs) and deemed environmental planning instruments**

Campbelltown LEP 2015

For further information about these local environmental plans and deemed environmental planning instruments, contact Council's Environmental Planning Section on (02) 4645 4608.

#### **State environmental planning policies (SEPPs)**

SEPP No.21 – Caravan Parks

SEPP No.30 – Intensive Agriculture

SEPP No.33 – Hazardous and Offensive Development

SEPP No.50 – Canal Estate Development

**PLANNING CERTIFICATE UNDER SECTION 10.7  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

---

SEPP No.55 – Remediation of Land  
SEPP No.64 – Advertising and Signage  
SEPP No.65 – Design Quality of Residential Apartment Development  
SEPP No.70 – Affordable Housing (Revised Schemes)  
SEPP (Vegetation in Non-Rural Areas) 2017  
SEPP (Sydney Region Growth Centres) 2006  
SEPP (Western Sydney Aerotropolis) 2020  
SEPP No.19 - Bushland in Urban Areas  
SEPP (Building Sustainability Index: BASIX) 2004  
SEPP (State Significant Precincts) 2005  
SEPP (Mining, Petroleum Production and Extractive Industries) 2007  
SEPP (Miscellaneous Consent Provisions) 2007  
SEPP (Infrastructure) 2007  
SEPP (Exempt and Complying Development Codes) 2008  
SEPP (Affordable Rental Housing) 2009  
SEPP (State and Regional Development) 2011  
SEPP (Educational Establishments and Child Care Facilities) 2017  
SEPP (Koala Habitat Protection) 2019  
Sydney REP No.20 - Hawkesbury-Nepean River (No.2 - 1997)

For further information about these State environmental planning policies, contact the Department of Planning and Environment ([www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)).

- (2) The following proposed environmental planning instruments, which are or have been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified Council that the making of the proposed instrument has been deferred indefinitely or has not been approved), will apply to the carrying out of development on the land subject of this certificate:

**Draft local environmental plans (LEPs)**

Draft Campbelltown LEP 2015 (Amendment No. 24)

For further information about these draft local environmental plans, contact Council's Environmental Planning Section on (02) 4645 4608.

**Draft State environmental planning policies (SEPPs)**

None

For further information about these draft State environmental planning policies, contact the Department of Planning and Environment ([www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)).

- (3) The following development control plans (DCPs) apply to the carrying out of development on the land subject of this certificate:

Campbelltown (Sustainable City) DCP 2015

**PLANNING CERTIFICATE UNDER SECTION 10.7  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

---

For further information about these development control plans, contact Council's Environmental Planning Section on (02) 4645 4608. Please note that the names of any draft development control plans that apply to the land subject of this certificate, that have been placed on exhibiton by Council but have not yet come into effect, are provided as advice under section 10.7(5) of the Act.

**PART 2 – Zoning and land use under relevant LEPS**

- a) The following zone(s) apply to the land subject of this certificate:

RU2 Rural Landscape

- b) The purposes for which the plan or instrument provides that development may be carried out without the need for development consent are detailed in the land use table for each zone. Reference should be made to either Attachment 1 to this certificate or the appropriate section of the attached copy of the plan or instrument.

In addition, SEPP (Exempt and Complying Development Codes) 2008 and clause 3.1 of the Campbelltown LEP 2015 allow certain types of development to be carried out as exempt development within the Campbelltown City local government area.

- c) The purposes for which the plan or instrument provides that development may not be carried out except with development consent are detailed in the land use table for each zone. Reference should be made to either Attachment 1 to this certificate or the appropriate section of the attached copy of the plan or instrument.

In addition, SEPP (Exempt and Complying Development Codes) 2008 and clause 3.2 of the Campbelltown LEP 2015 allow certain types of development to be carried out as complying development within the Campbelltown City local government area after a complying development certificate has been obtained from Council or from an accredited certifier. Clause 2.5 of the Campbelltown LEP 2015 also allows for additional permitted uses with development consent on particular land.

- d) The purposes for which the plan or instrument provides that development is prohibited are detailed in the land use table for each zone. Reference should be made to either Attachment 1 to this certificate or the appropriate section of the attached copy of the plan or instrument.

- e) Any development standards applying to the land subject of this certificate that fix minimum land dimensions for the erection of a dwelling-house and, if so, the minimum land dimensions so fixed are detailed in the relevant section of the plan or instrument. Reference should be made to either Attachment 2 to this certificate or the appropriate section(s) of the attached copy of the plan or instrument. In addition, certain Council development control plans may impose minimum development standards for the creation of allotments and/or minimum site area and dimensions for the erection of a dwelling-house.

For further information about items a), b), c), d) and e) above, contact Council's Environmental Planning Section on (02) 4645 4608.

- f) The land subject of this certificate does not include or comprise critical habitat.
- g) The land subject of this certificate is not in a conservation area (however described).
- h) No item of environmental heritage (however described) is situated on the land subject of this certificate.

**PART 2A – Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006**

None

**PART 3 – Complying development**

- (1) Complying development may be carried out on the land subject of this certificate under each of the following codes for complying development, to the extent shown, 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:

Housing Code – on all of the land

Housing Alterations Code – on all of the land

Commercial and Industrial Alterations Code – on all of the land

Subdivisions Code – on all of the land

Rural Housing Code – on all of the land

General Development Code – on all of the land

Demolition Code – on all of the land

Commercial and Industrial (New Buildings and Additions) Code – on all of the land

Fire Safety Code – on all of the land

Low Rise Housing Diversity Code – on all of the land

Container Recycling Facilities Code – on all of the land

Please note that reference should also be made to the relevant parts of this policy for the general requirements for complying development and to the relevant codes for complying development which may also include provisions relating to zoning, lot size etc.

- (2) Complying development may not be carried out on the land subject of this certificate under each of the following codes for complying development, to the extent shown and for the reason(s) stated, because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008:

Greenfield Housing Code – on any part of the land

(Note: the Greenfield Housing Code only applies within the Greenfield Housing Code Area)

**PART 4 – Coastal protection**

The land subject of this certificate is not affected by the operation of section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that Council has been notified by the Department of Finance, Services and Innovation.

Please note that Campbelltown City Council is not defined as a coastal council under the Coastal Protection Act 1979.

### **PART 5 – Mine subsidence**

The land subject of this certificate is within a proclaimed Mine Subsidence District under the Coal Mine Subsidence Compensation Act 2017. The approval of Subsidence Advisory NSW is required for all subdivision and building, except for certain minor structures. Surface development controls are in place to prevent damage from old, current or future mining. It is strongly recommended prospective purchasers consult with Subsidence Advisory NSW regarding mine subsidence and any surface development guidelines. Subsidence Advisory NSW can assist with information about mine subsidence and advise whether existing structures comply with the requirements of the Coal Mine Subsidence Compensation Act 2017. For further information, contact the local Subsidence Advisory NSW office ([www.subsidenceadvisory.nsw.gov.au](http://www.subsidenceadvisory.nsw.gov.au)).

### **PART 6 – Road widening and road realignment**

The land subject of this certificate is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993, any environmental planning instrument or any resolution of Council.

### **PART 7 – Council and other public authority policies on hazard risk restrictions**

- a) Council has adopted a policy with respect to all land within the Campbelltown City local government area with unusual site conditions. This policy restricts the development of land where extensive earthworks and/or filling has been carried out. Land, the development of which is restricted by this policy, has a restriction as to user placed on the title of the land stating the details of any restriction. Building lots can be affected by excessive land gradient, filling, reactive or dispersive soils, overland flow and/or mine subsidence. Buildings, structures or site works may require specific structural design to ensure proper building construction. Consequently, some applications may require the submission of structural design details and geotechnical reports. It is suggested that prior to lodging an application, enquiries be made to Council's Planning and Environment Division to ascertain any specific requirements.
- b) Council has adopted by resolution the certified Campbelltown LGA Bush Fire Prone Land Map. This map identifies bush fire prone land within the Campbelltown City local government area as defined in section 10.3 of the Act. Where the land subject of this certificate is identified as bush fire prone land, the document entitled "Planning for Bush Fire Protection" prepared by the NSW Rural Fire Service in co-operation with the Department of Planning and dated November 2019 should be consulted with regards to possible restrictions on the development of the land because of the likelihood of bushfire.
- c) The land subject of this certificate is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council for reference in a planning certificate that restricts the development of the land because of the likelihood of tidal inundation.
- d) The land subject of this certificate is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council for reference in a planning certificate that restricts the development of the land because of the likelihood of acid sulphate soils.
- e) Council has adopted by resolution a policy on contaminated land which may restrict the development of the land subject of this certificate. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Council records do not have sufficient information about previous use of this land to determine whether the land is contaminated. Consideration of Council's adopted policy and the application of provisions under relevant State legislation is warranted.

**PART 7A – Flood related development controls information**

- (1) Development on all or part of the land subject of this certificate 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 controls.
- (2) Development on all or part of the land subject of this certificate 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 instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

Please note that some additional information regarding flooding and flood related development controls may be provided as advice under section 10.7(5) of the Act.

**PART 8 – Land reserved for acquisition**

No environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument applying to the land subject of this certificate provides for the acquisition of this land by a public authority, as referred to in section 3.15 of the Act.

**PART 9 – Contribution plans**

The following contribution plan(s) apply to the land subject of this certificate:

Campbelltown Local Infrastructure Contributions Plan 2018

For further information about these contribution plans, contact Council's Environmental Planning Section on (02) 4645 4608.

**PART 9A – Biodiversity certified land**

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

Please note that 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.

**PART 10 – Biobanking agreement**

The land subject of this certificate is not a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 (but only in so far as Council has been notified of the existence of such an agreement by the Chief Executive of the Office of Environment and Heritage).

Please note that 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.

**PART 10A – Native vegetation clearing set asides**

The land subject of this certificate does not contain a set aside under section 60ZC of the Local Land Services Act 2013 (but only in so far as Council has been notified of the existence of such a set aside area by Local Land Services or it is registered in the public register under that section).

**PART 11 – Bush fire prone land**

All of the land subject of this certificate has been identified as bush fire prone land on the Campbelltown City Council - Bush Fire Prone Land Map that has been certified for the purposes of section 10.3(2) of the Act.

Please note that in accordance with section 66 of the Rural Fires Act 1997 and relevant regulations, a Bush Fire Hazard Reduction Notice may have been issued on this land. It is recommended that advice be obtained from the Macarthur Zone Rural Fire Service.

**PART 12 – Property vegetation plans**

No property vegetation plan applies to the land subject of this certificate.

Please note that the whole of the Campbelltown City local government area is excluded from the operation of the Native Vegetation Act 2003.

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

No order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land subject of this certificate (but only to the extent that Council has been notified of any such orders).

**PART 14 – Directions under Part 3A**

No direction, 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 subject of this certificate under Part 4 of the Act does not have effect, has been issued by the Minister.

**PART 15 – Site compatibility certificates and conditions for seniors housing**

- a) No current site compatibility certificate (seniors housing), of which Council is aware, exists in respect of proposed development on the land subject of this certificate.
- b) No conditions of consent to a development application, granted after 11 October 2007, of the kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 have been imposed in respect of proposed development on the land subject of this certificate.

**PART 16 – Site compatibility certificates for infrastructure**

No valid site compatibility certificate (infrastructure), of which Council is aware, exists in respect of proposed development on the land subject of this certificate.

**PLANNING CERTIFICATE UNDER SECTION 10.7  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

---

**PART 17 – Site compatibility certificates and conditions for affordable rental housing**

- (1) No current site compatibility certificate (affordable rental housing), of which Council is aware, exists in respect of proposed development on the land subject of this certificate.
- (2) No conditions of consent to a development application of the kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 have been imposed in respect of proposed development on the land subject of this certificate.

**PART 18 – Paper subdivision information**

- (1) No adopted development plan or development plan that is proposed to be subject to a consent ballot apply to the land subject of this certificate.
- (2) No subdivision order applies to the land subject of this certificate.

**PART 19 – Site verification certificates**

No current site verification certificate issued under Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 (of which Council is aware) applies to the land subject of this certificate.

**PART 20 – Loose-fill asbestos insulation**

No residential dwelling erected on the land subject of this certificate has been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

For more information contact NSW Fair Trading ([www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au))

**PART 21 – Affected building notices and building product rectification orders**

- (1) No affected building notice of which Council is aware is in force in respect of the land subject of this certificate.
- (2)
  - (a) No building product rectification order of which Council is aware and that has not been fully complied with is in force in respect of the land subject of this certificate.
  - (b) No notice of intention to make a building product rectification order of which Council is aware and that is outstanding has been given in respect of the land subject of this certificate.
- (3) In this clause: affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017 and building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

**Matters prescribed by section 59(2) of the Contaminated Land Management Act 1997**

- (a) The land subject of this certificate is not significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.
- (b) The land subject of this certificate is not subject to a management order within the meaning of the Contaminated Land Management Act 1997.



**PLANNING CERTIFICATE UNDER SECTION 10.7  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

---

- (c) The land subject of this certificate is not the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.
- (d) The land subject of this certificate is not subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.
- (e) The land subject of this certificate is not the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 provided to Council.

**INFORMATION PROVIDED UNDER SECTION 10.7(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

All properties within the Campbelltown City local government area may be affected by flooding caused by overland flow or local topography. Applicants will need to make their own assessment of the risk associated with these matters. For more information, please complete a Stormwater Advice Request Form that is available on Council's website or by contacting Council on 4645 4000.

Council has received a copy of the map – "Hydrogeological Landscapes – Overall Salinity Hazard - Western Sydney Study Area" and "Hydrogeological Landscapes – Sydney Metropolitan - Western Study Area" from the New South Wales Office of Environmental Heritage (NSW OEH). This map classifies the land within the Campbelltown City local government area as having salinity. Salinity issues may be of relevance to any development of the land subject of this certificate. For further information use the link: <https://www.environment.nsw.gov.au/topics/land-and-soil/soil-degradation/salinity/type-of-salinity-and-their-prevention>.

It should be noted that the Commonwealth Department of Infrastructure and Regional Development has released a document titled "Preliminary Flight Paths" purporting to provide preliminary information on jet aircraft flight paths and flight zones for each of the design options for the Second Sydney Airport Proposals. Some of the flight paths and flight zones shown in this document may, if implemented, impact upon the environment in the vicinity of the land subject of this certificate. Further enquiries in respect of this document should be directed initially to the Commonwealth Department of Infrastructure and Regional Development.

The land subject of this certificate does not have a boundary to a controlled access road.

The Local Government (General) Regulation, 2005 requires all owners of property that contain a wastewater management system (for example a septic tank system, aerated wastewater treatment system or similar wastewater treatment device) to have a current "Approval to Operate a Wastewater Management System".

In particular, new purchasers of properties should be aware of the following:

1. It is the responsibility of new property owners to apply to Council for a new Approval to Operate.
2. An existing Approval to Operate becomes void upon a change of property ownership. A new owner may operate a wastewater management system for up to three (3) months without obtaining a new approval.

New property owners should make their own enquiries to ensure any wastewater management

**PLANNING CERTIFICATE UNDER SECTION 10.7  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

---

system is performing satisfactorily and in accordance with legislative requirements. For further information please contact Council's Compliance Services Section on (02) 4645 4604.

The following draft development control plans (DCPs), that have been placed on exhibition by Council but which have not yet come into effect, apply to the land subject of this certificate:

None

For further information about these draft development control plans, contact Council's Environmental Planning Section on (02) 4645 4608.



Jim Baldwin, per  
**Director City Development**

## Attachment 1

# Campbelltown Local Environmental Plan 2015

## Zone RU2 Rural Landscape

### 1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To preserve and enhance bushland, wildlife corridors, natural habitat and water resources, including waterways, ground water and riparian land.
- To protect and enhance areas of scenic value, and the visual amenity of prominent ridgelines, by minimising development and providing visual contrast to nearby urban development.

### 2 Permitted without consent

Extensive agriculture; Home occupations

### 3 Permitted with consent

Agricultural produce industries; Animal boarding or training establishments; Bed and breakfast accommodation; Boat launching ramps; Building identification signs; Business identification signs; Camping grounds; Car parks; Cellar door premises; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Helipads; Home-based child care; Home businesses; Home industries; Information and education facilities; Intensive plant agriculture; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; Roadside stalls; Rural workers' dwellings; Veterinary hospitals

### 4 Prohibited

Any development not specified in item 2 or 3

*NOTE: A copy of the complete written instrument for the Campbelltown Local Environmental Plan 2015 is available on the NSW Legislation website at: <http://www.legislation.nsw.gov.au>*

## Attachment 2

### Campbelltown Local Environmental Plan 2015

#### 4.1 Minimum subdivision lot size

- (1) The objectives of this clause are as follows:
  - (a) to ensure that the density of development is compatible with the capacity of existing and proposed infrastructure,
  - (b) to ensure that the density of settlement will be compatible with the objectives of the zone,
  - (c) to limit the density of settlement in environmentally, scenically or historically sensitive areas,
  - (d) to ensure lot sizes are compatible with the conservation of natural systems, including waterways, riparian land and groundwater dependent ecosystems,
  - (e) to facilitate viable agricultural undertakings,
  - (f) to protect the curtilage of heritage items and heritage conservation areas,
  - (g) to facilitate a diversity of housing forms.
- (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.
- (4A) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size.
- (4B) Despite subclause (3), development consent may be granted for the subdivision of land into lots that do not meet the minimum size shown on the Lot Size Map if the lots are residue lots resulting

#### 4.1AA Minimum subdivision lot size for community title schemes

- (1) The objectives of this clause are as follows:
  - (a) to provide for the proper and orderly development of land,
  - (b) to ensure that land developed under the *Community Land Development Act 1989* will achieve densities consistent with the objectives of the zone,
  - (c) to protect the curtilage of heritage items and heritage conservation areas.
- (2) This clause applies to a subdivision (being a subdivision that requires development consent) under the *Community Land Development Act 1989* of land in any of the following zones:
  - (a) Zone RU2 Rural Landscape,

- (b) Zone R2 Low Density Residential,
  - (c) Zone R3 Medium Density Residential,
  - (d) Zone R5 Large Lot Residential,
  - (e) Zone E3 Environmental Management,
  - (f) Zone E4 Environmental Living.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the *Community Land Development Act 1989*) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

#### **4.1A Maximum dwelling density in certain residential areas**

- (1) The objectives of this clause are as follows:
- (a) to restrict the dwelling yield on certain land,
  - (b) to ensure that infrastructure is not overburdened,
  - (c) to provide for a diversity of dwelling types.
- (2) This clause applies to land identified as “Restricted dwelling yield” on the Restricted Dwelling Yield Map.
- (3) Despite clauses 4.1, 4.1AA, 4.1B and 4.1C, the total number of dwellings that may be created by the development of land specified in Column 1 of the table to this clause must not exceed the number specified in Column 2 of the table.

<b>Column 1</b>	<b>Column 2</b>
“Area 1” on the Restricted Dwelling Yield Map, being land at Airds-Bradbury	2104
“Area 2” on the Restricted Dwelling Yield Map, being land at Claymore	1490
“Area 3” on the Restricted Dwelling Yield Map, being land at the Western Sydney University	850

#### **4.1B Minimum subdivision lot sizes for dual occupancies in certain zones**

- (1) The objectives of this clause are as follows:
- (a) to achieve planned residential density in certain zones,
  - (b) to ensure that lot sizes are consistent with the predominant subdivision pattern of the area and maintain a low density residential character in existing neighbourhoods,
  - (c) to facilitate development applications seeking concurrent approval for dual occupancy development and subdivision,
  - (d) to prevent the fragmentation of land.
- (2) Despite clause 4.1, development consent may be granted to development for the purpose of a dual occupancy if the development will be on a lot that is at least the minimum size shown on the Lot Size for Dual Occupancy Development Map in relation to that land.
- (3) Despite clause 4.1 and subclause (2), development consent may be granted for the subdivision of land in Zone R2 Low Density Residential into lots that

are less than the minimum lot size shown on the Lot Size Map in relation to that land if:

- (a) there is an existing dual occupancy on the land that was lawfully erected under an environmental planning instrument or there is a development application for the concurrent approval of a dual occupancy and its subdivision into 2 lots, and
- (b) the lot size of each resulting lot will be at least 300 square metres, and
- (c) the subdivision will not result in more than one principal dwelling on each resulting lot.

#### **4.1C Minimum qualifying site area and lot size for certain residential and child care centre development in residential zones**

- (1) The objectives of this clause are as follows:
  - (a) to achieve planned residential densities in certain zones,
  - (b) to achieve satisfactory environmental and infrastructure outcomes,
  - (c) to minimise any adverse impact of development on residential amenity,
  - (d) to minimise land use conflicts.
- (2) Development consent may be granted to development for a purpose specified in the table to this clause on land in a zone listed beside the purpose, if the area of the lot is equal to or greater than the area specified in Column 3 of the table.
- (3) Development consent may be granted to the subdivision of land in a zone that is specified in the table to this clause for a purpose listed beside the zone, if the area of the lot to be created is equal to or greater than the area specified in Column 4 of the table.

<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
Dwelling house	Zone R2 Low Density Residential	500 square metres	500 square metres
Dual occupancy	Zone R2 Low Density Residential	700 square metres	300 square metres
Semi-detached dwelling	Zone R2 Low Density Residential	700 square metres	300 square metres
Attached dwelling	Zone R2 Low Density Residential	1,000 square metres	300 square metres
Child care centres	Zone R2 Low Density Residential or Zone R3 Medium Density Residential	800 square metres	N/A
Residential flat buildings	Zone R4 High Density Residential	1,200 square metres	1,200 square metres

#### **4.1D Minimum lot sizes for certain land uses in certain environment protection zones**

- (1) The objectives of this clause are as follows:
  - (a) to allow for certain non-residential land uses,
  - (b) to minimise any adverse impact on local amenity and the natural environment,
  - (c) to achieve satisfactory environmental and infrastructure outcomes,
  - (d) to minimise land use conflicts.
- (2) This clause applies to land in the following zones:
  - (a) Zone E3 Environmental Management,
  - (b) Zone E4 Environmental Living.
- (3) Development consent may be granted to development for a purpose specified in the table to this clause on land in a zone listed beside the purpose, if the area of the lot is equal to or greater than the area specified in the table.

<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>
Animal boarding or training establishments	Zone E3 Environmental Management	5 hectares
Educational establishments	Zone E3 Environmental Management or Zone E4 Environmental Living	10 hectares
Places of public worship	Zone E3 Environmental Management	10 hectares

#### **4.2 Rural subdivision**

- (1) The objective of this clause is to provide flexibility in the application of standards for subdivision in rural zones to allow land owners a greater chance to achieve the objectives for development in the relevant zone.
- (2) This clause applies to the following rural zones:
  - (a) Zone RU1 Primary Production,
  - (b) Zone RU2 Rural Landscape,
  - (c) Zone RU4 Primary Production Small Lots,
  - (d) Zone RU6 Transition.

**Note.** When this Plan was made it did not include all of these zones.
- (3) Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.
- (5) A dwelling cannot be erected on such a lot.
 

**Note.** A dwelling includes a rural worker's dwelling (see definition of that term in the Dictionary).

#### **4.2A Erection of dwelling houses or dual occupancies (attached) on land in certain rural and environment protection zones**

- (1) The objectives of this clause are as follows:
  - (a) to enable the replacement of lawfully erected dwelling houses and dual occupancies (attached), and the realisation of dwelling entitlements in rural and environment protection zones,
  - (b) to restrict the extent of residential development in rural and environment protection zones to maintain the existing character,
  - (c) to recognise the contribution that development density in these zones makes to the landscape and environmental character of those places.
- (2) This clause applies to land in the following zones:
  - (a) Zone RU2 Rural Landscape,
  - (b) Zone E3 Environmental Management,
  - (c) Zone E4 Environmental Living.
- (3) Development consent must not be granted for the erection of a dwelling house or a dual occupancy (attached) on land to which this clause applies unless the land:
  - (a) is a lot that has at least the minimum lot size shown on the Lot Size Map in relation to that land, or
  - (b) is a lot created under this Plan (other than clause 4.2 (3)), or
  - (c) is a lot created under an environmental planning instrument before this Plan commenced and on which the erection of a dwelling house or a dual occupancy (attached) was permissible immediately before that commencement, or
  - (d) is a lot resulting from a subdivision for which development consent (or its equivalent) was granted before this Plan commenced and on which the erection of a dwelling house or a dual occupancy (attached) would have been permissible if the plan of subdivision had been registered before that commencement, or
  - (e) is an existing holding, or
  - (f) would have been a lot or holding referred to in paragraph (a), (b), (c), (d) or (e) had it not been affected by:
    - (i) a minor realignment of its boundaries that did not create an additional lot, or
    - (ii) a subdivision creating or widening a public road or public reserve or for another public purpose, or
    - (iii) a consolidation with an adjoining public road or public reserve or for another public purpose.

**Note.** A dwelling cannot be erected on a lot created under clause 9 of *State Environmental Planning Policy (Rural Lands) 2008* or clause 4.2.

- (4) Development consent must not be granted under subclause (3) unless:
  - (a) no dwelling house or dual occupancy (attached) has been erected on the land, and
  - (b) if a development application has been made for development for the purposes of a dwelling house or dual occupancy (attached) on the land—the application has been refused or it was withdrawn before it was determined, and



**PLANNING CERTIFICATE UNDER SECTION 10.7  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

---

- (c) if development consent has been granted in relation to such an application—the consent has been surrendered or it has lapsed.
- (5) Development consent may be granted for the erection of a dwelling house or a dual occupancy (attached) on land to which this clause applies if there is a lawfully erected dwelling house or dual occupancy (attached) on the land and the dwelling house or dual occupancy (attached) proposed to be erected is intended only to replace the existing dwelling house or dual occupancy (attached).
- (6) Development consent may be granted to convert a dwelling house into, or to replace a dwelling house with, a dual occupancy (attached) on land to which this clause applies if no dual occupancy (attached) exists on the land and the dual occupancy (attached) is designed and will be constructed to have the appearance of a single dwelling.
- (7) In this clause:

**existing holding** means land that:

- (a) was a holding on the relevant date, and
- (b) is a holding at the time the application for development consent referred to in subclause (3) is lodged,

whether or not there has been a change in the ownership of the holding since the relevant date, and includes any other land adjoining that land acquired by the owner since the relevant date.

**holding** means all adjoining land, even if separated by a road or railway, held by the same person or persons.

**relevant date** means:

- (a) in the case of land to which *Campbelltown (Urban Area) Local Environmental Plan 2002* applied immediately before the commencement of this Plan:
  - (i) for land identified as “25 February 1977” on the Former LEP and IDO Boundaries Map—25 February 1977, or
  - (ii) for land identified as “15 July 1977” on the Former LEP and IDO Boundaries Map—15 July 1977, or
  - (iii) for land identified as “3 November 1978” on the Former LEP and IDO Boundaries Map—3 November 1978, or
- (b) in the case of land to which *Campbelltown Local Environmental Plan—District 8 (Central Hills Lands)* applied immediately before the commencement of this Plan—20 September 1974, or
- (c) in the case of land to which *Campbelltown Local Environmental Plan No 1* applied immediately before the commencement of this Plan—26 June 1981, or
- (d) in the case of land to which *Interim Development Order No 13—City of Campbelltown* applied immediately before the commencement of this Plan—20 September 1974, or
- (e) in the case of land to which *Interim Development Order No 15—City of Campbelltown* applied immediately before the commencement of this Plan—27 September 1974, or
- (f) in the case of land to which *Interim Development Order No 28—City of Campbelltown* applied immediately before the commencement of this Plan—3 November 1978.

**Note.** The owner in whose ownership all the land is at the time the application is lodged need not be the same person as the owner in whose ownership all the land was on the stated date.

#### **4.2B Erection of rural workers' dwellings on land in Zones RU2 and E3**

- (1) The objectives of this clause are as follows:
  - (a) to facilitate, on the same land, the provision of adequate accommodation for employees involved in existing agricultural activities, including agricultural produce industries,
  - (b) to maintain the non-urban landscape and development characters of certain rural and environment protection zones.
- (2) This clause applies to land in the following zones:
  - (a) Zone RU2 Rural Landscape,
  - (b) Zone E3 Environmental Management.
- (3) Development consent must not be granted for the erection of a rural worker's dwelling on land to which this clause applies unless the consent authority is satisfied that:
  - (a) the development will be on the same lot as an existing lawfully erected dwelling house or dual occupancy (attached), and
  - (b) the development will not impair the use of the land for agricultural activities, including agricultural produce industries, and
  - (c) the agricultural activity or agricultural produce industry has an economic capacity to support the ongoing employment of rural workers, and
  - (d) the development is necessary considering the nature of the existing or proposed agricultural activity or agricultural produce industry occurring on the land or as a result of the remote or isolated location of the land, and
  - (e) there will be not more than one rural worker's dwelling on the lot, and
  - (f) the development will be a single storey building with a maximum floor area of 120 square metres or not more than 20% of the floor area of any existing dwelling house on that land, whichever is greater.

#### **4.2C Exceptions to minimum subdivision lot sizes for certain land in Zones RU2 and E3**

- (1) The objective of this clause is to allow the owners of certain land to which the following environmental planning instruments applied to excise a home-site area from an existing lot (or existing holding) by the means of a subdivision:
  - (a) *Campbelltown Local Environmental Plan No 1,*
  - (b) *Interim Development Order No 15—City of Campbelltown.*
- (2) Subclause (3) applies to each lot to which *Campbelltown Local Environmental Plan No 1* applied immediately before its repeal that:
  - (a) was in existence on 26 June 1981, and
  - (b) is in Zone E3 Environmental Management, and
  - (c) has an area of at least 10 hectares.
- (3) Development consent must not be granted to the subdivision of the land to which this subclause applies unless the proposed subdivision will result in the

- creation of only 2 lots, each of which must have an area of at least 2 hectares.
- (4) Subclause (5) applies to each lot to which *Interim Development Order No 15—City of Campbelltown* applied immediately before its repeal that:
- (a) was in existence on 18 July 1973, and
  - (b) is in Zone RU2 Rural Landscape.
- (5) Development consent must not be granted to the subdivision of the land to which this subclause applies unless the smallest lot to be created has an area of at least 2 hectares and is required for the erection of a dwelling house for occupation by:
- (a) the person who owned the land on 18 July 1973, or
  - (b) a relative of that owner, or
  - (c) a person employed or engaged by that owner in the use of land of the owner adjoining or adjacent to that lot for the purpose of agriculture.
- (6) The total number of lots that may be created by the subdivision of land to which subclause (5) applies, whether by one or more subdivisions, must not exceed:
- (a) if the land to be subdivided had an area of less than 10 hectares—nil, or
  - (b) if the land to be subdivided had an area of at least 10 hectares but less than 40 hectares—1, or
  - (c) if the land to be subdivided had an area of at least 40 hectares but less than 80 hectares—2, or
  - (d) if the land to be subdivided had an area of at least 80 hectares—3.

#### **4.2D Exceptions to minimum subdivision lot sizes for certain land in Zone E4**

- (1) The objective of this clause is to permit the subdivision of certain land in the East Edge Scenic Protection Lands Area to create lots of a size that are less than the minimum lot size shown on the Lot Size Map in relation to that land.
- (2) This clause applies to land identified as “1 ha” on the Lot Averaging Map.
- (3) Despite clause 4.1, development consent may be granted to the subdivision of land to which this clause applies if the subdivision will not create a number of lots that is more than the number resulting from multiplying the total area of the land being subdivided by the maximum density control number specified on the Lot Averaging Map in relation to that land.
- (4) Development consent must not be granted under this clause unless the consent authority is satisfied that:
- (a) the pattern of lots created by the subdivision, the provision of access and services and the location of any future buildings on the land will not have a significant detrimental impact on native vegetation, and
  - (b) each lot to be created by the subdivision contains a suitable land area for:
    - (i) a dwelling house, and
    - (ii) an appropriate asset protection zone relating to bush fire hazard, and

**PLANNING CERTIFICATE UNDER SECTION 10.7  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

---

- (iii) if reticulated sewerage is not available to the lot—on-site sewage treatment, management and disposal, and
- (iv) other services related to the use of the land for residential occupation, and
- (c) if reticulated sewerage is not available to the lot—a geotechnical assessment demonstrates to the consent authority's satisfaction that the lot can suitably accommodate the on-site treatment, management and disposal of effluent, and
- (d) adequate arrangements are in place for the provision of infrastructure to service the needs of development in the locality.

*NOTE: A copy of the complete written instrument for the Campbelltown Local Environmental Plan 2015 is available on the NSW Legislation website at: <http://www.legislation.nsw.gov.au>*



## Appendix C: Site Photographs



---

**Photograph  
Description**

**Photograph**

Chicken burial trench  
and dead trees



Chicken burial  
trenches with seeping  
leachate





---

**Photograph  
Description**

**Photograph**

Chicken burial trench  
facing south to off-site



Imported material  
stockpile to north of Farm  
3





---

**Photograph  
Description**

**Photograph**

Landfill facing Ousedale  
Creek



Landfill – chemical drums







---

**Photograph  
Description**

**Photograph**

Landfill



Landfill – car bodies





---

**Photograph  
Description**

**Photograph**

---

Landfill - carcasses



---

Landfill- white goods





---

**Photograph  
Description**

**Photograph**

Stockpiled asbestos  
material to north-west of  
Landfill area



Car bodies north-west of  
Farm 6





---

**Photograph  
Description**

**Photograph**

Buried and surficial  
asbestos near Farm 6





tel: + 61 2 8252 0000

fax: + 61 3 9606 0074

enquiries@senversa.com.au

[www.senversa.com.au](http://www.senversa.com.au)

Level 5, The Grafton Bond Building, 201 Kent St, Sydney NSW 2000

Senversa Pty Ltd ABN 89 132 231 380

