



## **Preliminary Site Investigation Lot 2 DP 1169320 Scone NSW**

Ref: P1303 – MM Hyndes Bailey and Co. – Lot 2 DP 1169320 Scone NSW – PSI

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Client: MM Hyndes Bailey and Co.

## **Executive Summary**

*The data review and site visit completed within this investigation were undertaken to develop an understanding of potential risks to human health and/or the environment relating to potential site contamination as may exist within the context of a proposed residential sub-division. The scope of works completed within this investigation comprised the following key components:*

- 1) Development of a site history summary;*
- 2) Development of an environmental site setting summary;*
- 3) A site visit; and*
- 4) Consolidation of information gathered within a preliminary conceptual site model.*

*The stated objectives have been addressed through development of a preliminary conceptual site model. Key findings are:*

- 1) Potential contamination sources associated with the site's historical land uses are limited based on the apparent lack of current and former infrastructures;*
- 2) Visible signs of residual contamination were not observed during the site inspection; and*
- 3) Potential residual contamination in shallow soil from farming/agricultural activities is unlikely to pose a risk to future receptors.*

*Based on these findings, Valley Civilab considers that there are no requirements for a Stage 2 investigation to be undertaken. The site is considered suitable for the proposed residential sub-division.*



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### ***ABBREVIATIONS***

AHD	Australian Height Datum
CSM	Conceptual Site Model
DPI	Department of Primary Industries
DSI	Detailed Site Investigation
EPA	Environment Protection Authority
MMHB	MM Hyndes Bailey and Co.
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure
OCP	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PSI	Preliminary Site Investigation
VC	Valley Civilab

20 November 2017

Ref: P1303 – MM Hyndes Bailey and Co. – Lot 2 DP 1169320 Scone NSW – PSI

Michael Cole

c/o:

E: [michael@hbsurveys.com.au](mailto:michael@hbsurveys.com.au)

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# **Preliminary Site Investigation Lot 2 DP 1169320 Scone NSW**

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## **1 Introduction**

### **1.1 Background**

Valley Civilab (VC) were engaged by MM Hyndes Bailey and Co. (MMHB) to undertake a Preliminary Site Investigation (PSI) at Lot 2 DP 1169320 Scone NSW (herein referred to as the site). It is understood that environmental investigation is required in order to facilitate planning for a proposed residential sub-division.

### **1.2 Objectives and Scope of Work**

The objectives of this PSI were to investigate potential sources, pathways and receptors in relation to site contamination and inform preliminary consideration of potential risks to human health and/or the environment within the context of a proposed residential sub-division.

This report has been prepared in general accordance with provisions for a PSI as defined within the *National Environment Protection Measure* (NEPC 2013), *AS 4482.1-1997 Guide to the sampling and Investigation of potentially contaminated soil* and the *Guidelines for Consultants Reporting on Contaminated Sites* (NSW EPA 1997). The scope of works completed is characterized by the following core elements:

- 1) Definition of current site conditions through review of available online resources;
- 2) Development of a site history summary including review of historical land titles, historical aerial/satellite imagery and relevant regulatory databases;
- 3) Development of a site setting summary including review of available information pertaining to regional topography, geology, hydrogeology, heritage and contamination;
- 4) Consolidation of the summaries described above through site inspection; and
- 5) Preparation of a preliminary Conceptual Site Model (CSM).

## 2 Site Information

The site is located on Gundy Road, Scone NSW 2337 also defined as Lot 2 DP 1169320. The site forms an irregular shaped block of approximately 57 hectares (Ha) with frontage to Gundy Road along the northern boundary of approximately 390m (Google Earth Pro, 2017).

Review of the Upper Hunter Shire LEP 2013 accessed 14<sup>th</sup> November 2017 indicates the site is zoned under R1 General Residential. The core objectives under this zone are:

- 1) *'To provide for the housing needs of the community';*
- 2) *'To provide for a variety of housing types and densities';* and
- 3) *'To enable other land uses that provide facilities or services to meet the day to day needs of residents'.*

Site identification is summarised in **Table 1** below:

**Table 1: Site Identification**

<b>Item</b>	<b>Description</b>
Current Site Owner	Charles David Pty Limited
Site Address	Gundy Road, Scone NSW
Current Land Use	Grazing
Proposed Land Use	Residential
Legal Description	Lot 2 DP 1169320
Local Government Authority	Upper Hunter Shire Council
Current Zoning	R1 General Residential
Site Area	Approximately 57 Ha
Elevation	Between 217mAHD and 233mAHD
Geographical Location (GDA94-MGA56)	Approximately E: 300053.721, N: 6450755.34

The site falls within an area rated as a Class 5 Acid Sulfate Soil (ASS) area which corresponds with an area of no known ASS occurrence (CSIRO, 2013). Further review of the Upper Hunter Shire Council LEP 2013 and Planning Certificate under Section 149 Part 2 and 5 (Annex A) provides the following information:

- 1) The site and/or adjacent sites are not affected by heritage items or conservation areas; and
- 2) The site and/or adjacent sites are not affected by land reserved for acquisition;
- 3) The site is not in a mine subsidence district; and
- 4) The site is not subject to flood planning constraints.

## 2.1 Surrounding Land Use

The site is located within a residential area of Scone adjacent small and large lots zoned for primary production. Review of satellite imagery identified surrounding land use as summarised in **Table 2** below:

**Table 2:** Summary of surrounding land uses

Direction	Land Use
North	Gundy Road followed by residential dwellings.
South	Farmland.
East	Farmland and Gundy Road.
West	Farmland and residential dwellings bounded by the New England Highway.

A Site Locality Plan and Site Features Plan are Presented as *Figure 1* and *Figure 2* of *Annex B* respectively.

## 3 Site History

### 3.1 Summary of ownership and site use

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

**Table 3:** Summary of site ownership

Date	Owner
2017 - present	Charles David Pty Limited
1958 - 2017	A.M. & T. L. McMullin Pty. Limited
1936-1958	Danmark Limited
1936 – 1936	Charles Lyford Mackenzie, solicitor Harold Athelston Perrott, grazier Lindon Helton Biddulph, solicitor
1924 – 1936	Edward Montgomery Perrott, grazier
1915 – 1924	Bakewell Brothers Limited
1895 – 1915	William Bakewell, grazier

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

### 3.2 Historical Photographs

Historical aerial and satellite images dating 1953 – 2015 provide a summary of development at the site and within the surrounding area. Historical images are presented as *Annex D* and a summary of review in **Table 4** below.

**Table 4: Historical Aerial Review**

Date	Summary
1953	<p>The image dated 1953 is an excerpt from a high resolution black and white aerial photograph depicting the site and surrounding area. At this time, the site appears clear and undeveloped. A faint streamline can be seen intersecting the site within the northern portion surrounded by scattered vegetation.</p> <p>The surrounding area appears mostly undeveloped with the exception of a small building located less than 100m from the sites north-west corner. Gundy Road and the New England Highway can be seen to the north and west of site respectively.</p>
1964	<p>The image dated 1964 is an excerpt from a high resolution black and white aerial photograph depicting the site and surrounding area. Site features are consistent with those observed in the 1953 aerial. The following changes have been observed within the surrounding area:</p> <ol style="list-style-type: none"> <li>1) Land surrounding the small building adjacent the sites north-west corner has been further developed;</li> <li>2) Five sheds/warehouses have been constructed further north-west of site, adjacent Gundy Road; and</li> <li>3) A waterhole appears along the streamline to the east of site.</li> </ol>
1989	<p>The image dated 1989 is an excerpt from a high resolution colour aerial photograph depicting the site and surrounding area. A small fenced compound can be seen in the south-west corner of site and a waterhole has formed along the streamline adjacent the sites eastern boundary. Off-site, the building adjacent the sites north-west corner has been removed. Additional sheds/warehouses have been constructed off Gundy Road as well as residential dwellings. An electrical transmission tower can be observed adjacent the sites south east corner.</p>
2003	<p>The image dated 2003 is a high resolution colour satellite image depicting the site and surrounding area. The site remains undeveloped. Changes to the surrounding area include:</p> <ol style="list-style-type: none"> <li>1) Residential dwellings and cul-de-sacs constructed adjacent the sites north-west corner; and</li> <li>2) Residential dwellings and roads constructed adjacent Gundy Road to the north.</li> </ol>
2015	<p>The image dated 2015 is a high resolution colour satellite image depicting the site and surrounding area. The site remains undeveloped. Additional residential dwellings and roads have been constructed along Gundy Road in the north and an electrical substation is visible west of site. Construction of residential dwellings appears to have begun within the lot directly adjacent the site to the north-west.</p>

### **3.3 Chemical storage and waste production / disposal**

Site occupiers are required to notify *SafeWork NSW* if they exceed listed quantities of dangerous goods. Based on the nature of historic and current land use, storage of registered hazardous chemicals was considered unlikely and on this basis a search of records held by *SafeWork NSW* was not commissioned.

### **3.4 Environmental incident history / register**

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

### **3.5 Environment Protection Licenses**

Review of the NSW EPA *Protection of the Environment Operation Act* Public Register completed 14<sup>th</sup> November 2017 did not identify any Environment Protection Licenses applicable to the site or the immediately adjacent sites however multiple EPLs were identified as applicable to sites within the greater Scone area.

In summary, the historical review completed identifies limited potential for site contamination due to the absence of any construction at the site.

## **4 Site Setting**

### **4.1 Topography and hydrology**

Review of Google Earth Pro (2017) indicates the site surface falls from a high point of 233m Australian Height Datum (AHD) in the south-east portion of the site to approximately 217mAHD in the north-west. Topography of the surrounding area is characterised by hills to the north and flat land to the west with a gentle slope to the south of the site.

### **4.2 Lithology and Geology**

Review of the NSW Department of Environment and Heritage online soil landscape database (eSPADE accessed 14<sup>th</sup> November 2017) indicates the site falls within the Hunter and Dartbrook Soil Landscapes. Geotechnical investigations conducted by Valley Civilab (2017) identifies the upper soil profile as high plasticity silty clay.

Review of the Hunter Coalfield Regional Geology 1:100000 Geological Series Sheet 9033 (Glen R.A. & Beckett., 1993) indicates the site lies within the Denman Formation and Jerrys Plains Subgroup. Typical lithology includes sandstone siltstone laminate, coal seams, claystone, tuff, siltstone, sandstone and conglomerate.

### **4.3 Hydrogeology**

Review of the Australian Groundwater Explorer (BOM, 2017) identified no registered bores within 500m of the site. The nearest registered and functioning bore is approximately 1300m south-west of site and was constructed in 2005 for water supply.

## 4.4 Heritage

Review of the Australian Heritage Database 14<sup>th</sup> November 2017 indicates the site is not affected by any heritage item. The closest registered heritage item is St Aubins Arms, located approximately 840m north-west of site. However, following review of client supplied information, an aboriginal heritage item was identified as a scarred tree in the north eastern portion of the site which requires to be protected during development works.

## 4.5 Review of EPA Registers

A review of the NSW EPA Contaminated Land Record of Notices was completed 14<sup>th</sup> November 2017. This review identified that the site is not subject to regulation by the NSW EPA under section 60 of the *Contaminated Land Management (CLM) Act 1997* and similarly that there are no sites within the surrounding area subject to regulation under the *CLM Act 1997*.

A review of the NSW EPA List of Contaminated Sites was completed 14<sup>th</sup> November 2017. This review identified that the site has not been notified to the EPA as a contaminated site and similarly that there are no sites within the surrounding area that have been notified.

The findings of these reviews indicate the site is unlikely to be impacted by contamination known to the NSW EPA.

## 4.6 Environmental Significance

A search of the Australian Department of Environment Protected Matters Search Tool (PMST) was completed to inform consideration of environmental receptors at or surrounding the site. The PMST report identified one wetland of international importance, five listed threatened ecological communities, twenty-one listed threatened species and thirteen migratory species. The PMST report is presented as *Annex E*.

# 5 Previous Investigations

No previous investigations relating to the site were reviewed as part of this investigation.

## 6 Site Visit

An experienced Valley Civilab environmental scientist visited the site on 15<sup>th</sup> November 2017 to consolidate the desktop review described in the sections above. The site visit included a detailed visual inspection of accessible areas. Key findings are presented below. A photographic log is presented as *Annex F*.

On entering the site, it was apparent that the site is currently being used as cattle grazing land. The site is predominantly covered by long grasses with identifiable vehicle tracks throughout. One waterhole was observed on the eastern site boundary which is adjacent an electrical easement with transmission towers running north to south. Linear depressions were observed on the eastern portion of the site and appeared to be directing surface water run-off to the water hole during rain events.

Cattle and kangaroo were observed roaming within the site. A decommissioned cattle handling station was present in the south western portion of the site. A small concrete pit



(cattle watering station) was observed 20m east of the cattle handling station with connected steel pipes running underground indicating the presence of a potential underground water service. A rainwater tank of approximately 10KL was observed in the south eastern portion of the site but did not appear to be connected to any pipework. No other above ground/semi-buried infrastructures (e.g. cattle dips) or visual evidence of prior infrastructure was observed at the time of inspection.

Localised waste stockpiles were observed along the sites southern boundary. Upon closer inspection, the wastes (steel wires, poles and timber posts) are remnants from the former fence which appeared to have been replaced recently.

Evidence of herbicide and pesticide usage was not apparent at the time of inspection.

## 7 Conceptual Site Model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between sources and receptors. A CSM facilitates consideration of risks to human health and the environment associated with site contamination through assessment of source – pathway – receptor linkages. A preliminary CSM based on the understanding of site history and environmental setting is presented below.

### 7.1 Potential Sources and Associated Contaminants of Concern

The current and historical potential sources of on-site soil contamination identified through the review of information reported upon in Sections 2 and 3, which are considered to represent a potential environmental liability and risk to future occupants include the following:

- 1) Heavy metals, herbicides and pesticides associated with historical farming activities at the site.

Contaminants of concern associated with the aforementioned activities are as presented in **Table 5** below.

**Table 5: Contaminants of Concern**

Contaminants	Potential sources
Metals (As)	Metals associated with the use of cattle dips.
Organochlorine Pesticides (OCP) / Organophosphate Pesticides (OPPs)	Herbicide application associated with farming activities and pesticides used in livestock dip.

### 7.2 Potentially Affected Media

Potential sources identified would have existed at the surface and slightly below ground level (i.e. cattle dips). Potential contaminant could have migrated deeper within the soil profile but is unlikely to have affected groundwater based on anticipated groundwater depth and location of potential sources of contamination.

### **7.3 Human and Ecological receptors**

Although ecological receptors were observed during site inspection (cattle and terrestrial organisms), they are not considered as a receptor in the context of the proposed sub-division. Human health receptors have been identified as follows:

- 1) Future on-site workers and intrusive maintenance workers during sub-division works and construction of the future residential premises; and
- 2) Future residents.

The pathways for potential contaminant migration and potential exposure for the aforementioned receptors are controlled by the geological environment as well as the built environment overlying the site and in adjacent areas, as well as distances between sources and potential receptors. The pathways considered for soil at this site include the following:

- 1) Construction workers' exposure to impacted soil during construction activities;
- 2) Intrusive workers' exposure to impacted soil during excavation works through direct contact (dermal, ingestion and/or dust inhalation); and
- 3) Future occupants' exposure to impacted soil through direct contact.

The viability of these identified pathways is assessed in the following sub section.

### **7.4 Potentially Complete Exposure Pathways**

A source-pathway-receptor (SPR) linkage is considered to be present when a pathway links a source with a receptor. These linkages occur when there may be risks to receptor, either now or in the future. Whilst realisation of such linkages may occur via exposure to residual contamination in soils through the aforementioned pathways, potential risks associated with such exposure is unlikely based on the following:

- 1) Potential pesticides and herbicides used as part of farming activities is likely to have been used in accordance with manufacturer's instructions thus not presenting a risk to receptors at the time and therefore risks to future receptors is considered negligible. Furthermore, visible signs of stressed vegetation were not observed during the site inspection; and
- 2) Heavy metals (As) used for cattle treatment is unlikely as remnants of former infrastructure (cattle dips) were not observed during the site inspection nor identified on historical aerials. Furthermore, information held by the NSW Department of Primary Industries suggest that dip sites were primarily located on the far north coast (NSW DPI, 2017).

## **8 Conclusions**

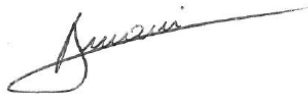
The data review and site visit completed within this investigation were undertaken to develop an understanding of potential risks to human health and/or the environment relating to potential site contamination that may exist within the context of the proposed site redevelopment. The stated objectives have been addressed through development of a preliminary conceptual site model. Key findings are:

- 1) Potential contamination sources associated with the sites historical land uses are limited based on the apparent lack of current and former infrastructures;
- 2) Visible signs of residual contamination were not observed during the site inspection; and
- 3) Potential residual contamination in shallow soil from farming/agricultural activities is unlikely to pose a risk to future receptors.

Based on these findings, Valley Civilab considers that there are no requirements for a Stage 2 Detailed Site Investigation (DSI) to be undertaken and that the site is considered suitable for the proposed residential sub-division.

Yours Sincerely

On behalf of Valley Civilab Pty Ltd

A handwritten signature in black ink, appearing to read 'Tama Armani', with a long horizontal flourish extending to the right.

Tama Armani  
Senior Environmental Scientist  
Valley Civilab Pty Ltd

## REFERENCES

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- NSW EPA (2016) *List of NSW Contaminated Sites Notified to the EPA* <http://www.epa.nsw.gov.au/clm/publiclist.htm> accessed 14/11/17.
- NSW EPA *Protection of the Environment Operation Act Public Register* <http://www.epa.nsw.gov.au/prpoeoapp/> accessed 14/11/17.

## **LIMITATIONS**

This report was prepared in accordance with the scope of work outlined within this report and subject to the applicable cost, time and other constraints. Valley Civilab performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental profession. Valley Civilab makes no warranty concerning the suitability of the site for any purpose or the possibility of any use, development or re-development of the site. Except as otherwise stated, Valley Civilab's assessment is limited strictly to identifying specified environmental conditions associated with the subject site and does not evaluate structural conditions of any buildings on the subject site. Lack of identification in the report of any hazardous or toxic materials on the subject site should not be interpreted as a guarantee that such materials do not exist on the site.

This assessment is based on site inspection conducted by Valley Civilab personnel, sampling and analyses described in the report, and information provided by MM Hyndes Bailey and Co. ('MMHB' or 'the client') or other people with knowledge of the site conditions. All conclusions and recommendations made in the report are the professional opinions of the Valley Civilab personnel involved with the project and, while normal checking of the accuracy of data has been conducted, Valley Civilab assumes no responsibility or liability for errors in data obtained from such sources, regulatory agencies or any other external sources, nor from occurrences outside the scope of this project.

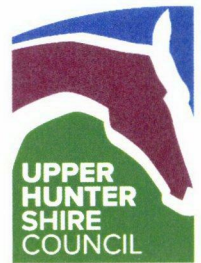
Valley Civilab is not engaged in environmental consulting and reporting for the purpose of advertising, sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity or investment purposes.

VALLEY CIVILAB PREPARED THIS REPORT FOR THE SOLE AND EXCLUSIVE BENEFIT AND USE OF MMHB. NOTWITHSTANDING DELIVERY OF THIS REPORT BY VALLEY CIVILAB OR MMHB TO ANY THIRD PARTY, UNLESS OTHERWISE EXPRESSLY AGREED, ANY COPY OF THIS REPORT PROVIDED TO A THIRD PARTY IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, WITHOUT THE RIGHT TO RELY AND VALLEY CIVILAB DISCLAIMS ALL LIABILITY TO SUCH THIRD PARTY TO THE EXTENT PERMITTED BY LAW. ANY USE OF THIS REPORT BY A THIRD PARTY IS DEEMED TO CONSTITUTE ACCEPTANCE OF THIS LIMITATION.

## ANNEX A

### *S149 Planning Certificate*

Contact name: Mr G Blackadder  
Contact No: 6540 1136  
Our reference: OUT-13623/17



14 November 2017

Valley Civilab  
Unit 3, 62 Sandringham Ave  
THORNTON NSW 2322

Dear Sir/Madam

**Subject:** 149 Planning Certificate No. 550/17  
**Location:** Lot 2 DP 1169320  
150 Gundy Road, Scone NSW 2337

In connection with the above property please find enclosed the 149 planning certificate recently requested.

Should you require any further information or assistance in connection with this matter please contact Council's Environmental Services Department on (02) 6540 1136 during normal office hours.

Yours faithfully



MAT PRINGLE  
DIRECTOR ENVIRONMENTAL & COMMUNITY SERVICES

Enc.

All correspondence to:

General Manager | Upper Hunter Shire Council | PO Box 208, Scone NSW 2337

Phone: Scone Office (02) 6540 1100 | Merriwa Office (02) 6521 7000 | Murrurundi Office (02) 6540 1350

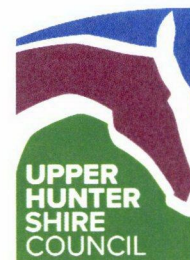
Email: [council@upperhunter.nsw.gov.au](mailto:council@upperhunter.nsw.gov.au)

UPPERHUNTER.NSW.GOV.AU





Contact name: Mrs G Blackadder  
Contact No: 6540 1136  
Our reference: OUT-13623/17



**PLANNING CERTIFICATE**  
under Sections 149 of the  
*Environmental Planning and Assessment Act 1979*

<b>CERTIFICATE</b>	<b>149-550/17</b>
<b>RECEIPT NO:</b>	<b>508085</b>
<b>ISSUE DATE:</b>	<b>14 November 2017</b>
<b>CERTIFICATE FEE</b>	<b>\$133.00</b>
<b>APPLICANT NAME:</b>	<b>Valley Civilab</b>
 <b>APPLICANT ADDRESS:</b>	 <b>Unit 3, 62 Sandringham Ave THORNTON NSW 2322</b>
 <b>OWNER/S:</b>	 <b>Charles David Pty Ltd</b>
<b>PROPERTY ADDRESS:</b>	<b>150 Gundy Road, Scone NSW 2337</b>
<b>LOT /DEPOSITED PLAN</b>	<b>Lot 2 DP 1169320</b>
<b>AREA:</b>	<b>57.5 hectares</b>
<b>PARISH:</b>	<b>Scone</b>
<b>COUNTY:</b>	<b>Brisbane</b>

**Matters Prescribed by the Environmental Planning and Assessment Regulation 2000**

**1. Names of relevant SEPPS, REPS, LEPS and DCPS**

a) Environmental Planning Instruments(s) (EPI) applying to the land	Upper Hunter Local Environmental Plan 2013 See Annexure 1 for State Environmental Planning Policies
b) Proposed Environmental Planning Instruments(s) applying to the land	Nil
c) Development Control Plan(s) (DCP) applying to the land	Upper Hunter Development Control Plan 2015

**2. Zoning and land use under the relevant LEP**

a) Land Use Zone	R1 General Residential
b) Development that may be carried out within the zone without the need for development consent	See Annexure 2
c) Development that may not be carried out within the zone except with development consent	See Annexure 2
d) Development that is prohibited within the zone	See Annexure 2



e) Development standards applicable for the erection of a dwelling-house on the land	There are development standards applicable in relation to floor space ratio and height of buildings pursuant to Clauses 4.3 and 4.4.
f) Does the land include or comprise critical habitat?	No
g) Is the land within a conservation area?	No
h) Is an item of environmental heritage significance situated on the land?	No

## 2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

a) Is the land within any zone (however described under Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006)?	Not Applicable
b) Is the land within any zone (however described under a Precinct Plan (within the meaning of the 2006 SEPP)?	Not Applicable
c) Is the land within any zone (however described under a proposed Precinct Plan that is or has been the subject of community consultation or public exhibition under the Act?	Not Applicable

## 3. Complying development

a) The extent to which complying development may or may not be carried out on the land under each of the codes for complying development because of the provisions of clause 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>	Complying development may be carried out on the land under the following code(s), subject to meeting the specific requirements of each code: <ul style="list-style-type: none"> <li>• General Housing Code</li> <li>• Rural Housing Code</li> <li>• Housing Alterations Code</li> <li>• General Development Code</li> <li>• Commercial and Industrial Alterations Code</li> <li>• Commercial and Industrial (New Buildings and Additions) Code</li> <li>• Subdivisions Code</li> <li>• Demolition Code</li> <li>• Fire Safety Code</li> </ul>
b) The reasons why complying development may not be carried out on the land under each of the codes because of the provisions of clause 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>	Not Applicable.

## 4. Coastal protection

a) Is the land affected by the operation of the Coastal Protection Act 1979?	No
--	----

## 4A. Certain information relating to beaches and coasts

a) Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation	Not Applicable.
--	-----------------

to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land)?	
b) Has Council been notified under under section 55X of the <u>Coastal Protection Act 1979</u> that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land	Not Applicable.
c) Is council is satisfied that the works have been removed and the land restored in accordance with that Act?	Not Applicable.

**4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works**

a) Has the owner of the land (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the <u>Local Government Act 1993</u> for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?	Not Applicable.
---	-----------------

**5. Mine subsidence**

a) Is the land in a mine subsidence district?	No
---	----

**6. Road widening and road alignment**

a) Is the land affected by any road widening or road alignment under Division 2 of Part 3 of the <u>Roads Act 1993</u> ?	No
b) Is the land affected by any road widening or road alignment under any environmental planning instrument?	No
c) Is the land affected by any road widening or road alignment under any resolution of the council?	No

**7. Council and other public authority policies or hazard risk restrictions**

a) Is the land affected by a policy adopted by Council?	Building near water and sewer services On-Site Sewage Management Strategy 2015
b) Is the land affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?	No



## 7A. Flood related development controls information

a) Is development on the 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) subject to flood related development controls?	No
b) Is development on the land or part of the land for any other purpose subject to flood related development controls?	No

## 8. Land reserved for acquisition

a) Does any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument applying to the land provide for the acquisition of the land by a public authority, as referred to in section 27 of the Act?	No
---	----

## 9. Contributions plan

a) What contributions plans apply to the land?	Upper Hunter Shire Council Section 94A Development Contributions Plan 2008 & Scone Shire Council Contributions Plan  Upper Hunter Shire Council Section 94 Contribution Plan 2017  Upper Hunter Shire Council Development Servicing Plan for Water Supply & Sewerage 2017
--	---

## 9A. Biodiversity Certified Land

a) Is the land biodiversity certified land under Part 8 of the <u>Biodiversity Conservation Act 2016</u>	No
--	----

## 10. Biobanking Stewardship Sites

a) Is the land a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the <u>Biodiversity Conservation Act 2016</u> , (only where the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage)?	No
--	----

## 10A. Native Vegetation Clearing set asides

a) Does the land contain a set aside area under section 60ZC of the <u>Local Land Services Act 2013</u> , (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)?	No
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**11. Bushfire Prone Land**

a) Is the land identified as Bushfire Prone Land?	No
---	----

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**12. Property Vegetation Plans**

a) Is the land subject to a property vegetation plan under the <i>Native Vegetation Act 2003</i> ?	No
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**13. Orders under the *Tree (Disputes Between Neighbours) Act 2006***

a) Has an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a tree on the land?	No. Not to the Council's knowledge
--	------------------------------------

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**14. Directions under Part 3A**

a) Has the Minister issued a direction (under Section 75P(2)(c1)) 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 does not have effect?	No
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**15. Site compatibility certificates and conditions for seniors housing**

a) Has a site compatibility certificate been issued?	No
b) What is the period for which the certificate is current?	
c) What conditions of consent have been imposed on a development application granted after 11 October 2007?	

---

**16. Site compatibility certificates for infrastructure**

a) Is there a valid site compatibility certificate that applies to the land?	No
b) What is the period for which the certificate is valid?	

---

**17. Site compatibility certificates and conditions for affordable rental housing**

a) Has a site compatibility certificate been issued?	No
b) What is the period for which the certificate is current?	
c) What conditions of consent have been imposed on a development application for the land?	

---

**18. Paper subdivision information**

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a) 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	There is no adopted development plan for the subject land
b) The date of any subdivision order that applies to the land	There is no subdivision order applicable to the land

#### 19. Site Verification Certificates

a) Is there a site verification certificate applicable to the land?	There is NOT a current site verification certificate (of which the council is aware), issued under clause 17C of <i>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</i> , in relation to the land.
---	--

#### 20. Loose-fill asbestos insulation

a) Does the land include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register of residential premises that contain or have contained loose-fill asbestos insulation?	No
--	----

#### Advice provided in accordance with s.149(5): "The Council may, upon application, include advice on other relevant matters which may affect the land."

a) Has a development consent with respect to the land been granted within the previous five years?	No
b) Are there any outstanding Health and Building Orders or other Orders affecting the property?	No
c) Is the land affected by any resolution of Council to seek amendment to any environmental planning instrument or draft environmental planning instrument applying to the land?	No
d) Is the land subject to any easements or proposed easements?	Refer to Title Documents
e) Are there any associated public gates / grids?	No
f) Is there any proposed kerb and gutter and/or footpaths/cycleways?	No
g) Does the land have a dwelling entitlement? (RU1, RU4 and E3 Zones)	Not Applicable
h) Any other relevant information of which Council may be aware?	The land subject of this certificate is affected by clause 6.7 (Airspace operations) in the <i>Upper Hunter Local Environmental Plan 2013</i> .

#### Matters arising under the *Contaminated Land Management Act 1997*

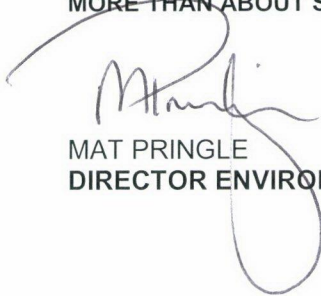
a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the	No
---	----



land) is significantly contaminated land at the date when the certificate is issued,	
b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued	No
c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,	No
d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,	No
e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.	No

The above information has been taken from the Council's records but Council can not accept responsibility for any omission or inaccuracy. The *Environmental Planning and Assessment Amendment Act 1997* commenced operation on 1 July 1998. As a consequence of this Act information contained in this certificate needs to be read in conjunction with the provisions of the *Environmental Planning and Assessment (Amendment) Regulation 1998*, *Environmental Planning and Assessment (Further Amendment) Regulation 1998* and *Environmental Planning and Assessment (Savings and Transitional) Regulation 1998*.

**THIS CERTIFICATE IS BELIEVED TO BE CORRECT ON THE DATE OF ISSUE. CERTIFICATES ARE CURRENT FOR AS LONG AS THE ANSWERS TO THE QUESTIONS REMAIN THE SAME, WHICH IS SELDOM MORE THAN ABOUT SIX MONTHS.**



**MAT PRINGLE**  
**DIRECTOR ENVIRONMENTAL & COMMUNITY SERVICES**

# ANNEXURE 1

## Environmental Planning Instruments Applying to the land

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*State Environmental Planning Policy No.1 - Development Standards*

*State Environmental Planning Policy No.4 - Development Without Consent and Miscellaneous Complying Development*

*State Environmental Planning Policy No.6 - Number of Storeys in a Building*

*State Environmental Planning Policy No.15 - Rural Landsharing Communities*

*State Environmental Planning Policy No.21 - Caravan Parks*

*State Environmental Planning Policy No.22 - Shops and Commercial Premises*

*State Environmental Planning Policy No.30 - Intensive Agriculture*

*State Environmental Planning Policy No.32 - Urban Consolidation (Redevelopment of Urban Land*

*State Environmental Planning Policy No.33 - Hazardous and Offensive Industries*

*State Environmental Planning Policy No.36 - Manufactured Home Estates*

*State Environmental Planning Policy No.44 - Koala Habitat Protection*

*State Environmental Planning Policy No.55 - Remediation of Land*

*State Environmental Planning Policy No.60 - Exempt and Complying Development*

*State Environmental Planning Policy No.62 - Sustainable Aquaculture*

*State Environmental Planning Policy No. 64 - Advertising and Signage*

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

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

*State Environmental Planning Policy (Major Development) 2005*

*State Environmental Planning Policy (Affordable Rental Housing) 2009*

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

*State Environmental Planning Policy (Infrastructure) 2007*

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

*State Environmental Planning Policy (Temporary Structures) 2007*

*State Environmental Planning Policy (Rural Lands) 2008*

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

*Hunter Regional Environmental Plan 1989 (Heritage) 1989*

## ANNEXURE 2

- a) Development may be carried out within the zone without the need for development consent
  - b) Development may not be carried out within the zone except with development consent
  - c) Development that is prohibited within the zone
- 

### Zone R1 General Residential

#### 1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

#### 2 Permitted without consent

Environmental protection works; Home occupations

#### 3 Permitted with consent

Attached dwellings; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Boat sheds; Camping grounds; Caravan parks; Child care centres; Community facilities; Dwelling houses; Emergency services facilities; Environmental facilities; Exhibition homes; Exhibition villages; Flood mitigation works; Funeral homes; Group homes; Home-based child care; Home businesses; Home industries; Hostels; Information and education facilities; Jetties; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Research stations; Residential accommodation; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Signage; Water recreation structures; Water supply systems; Wharf or boating facilities

#### 4 Prohibited

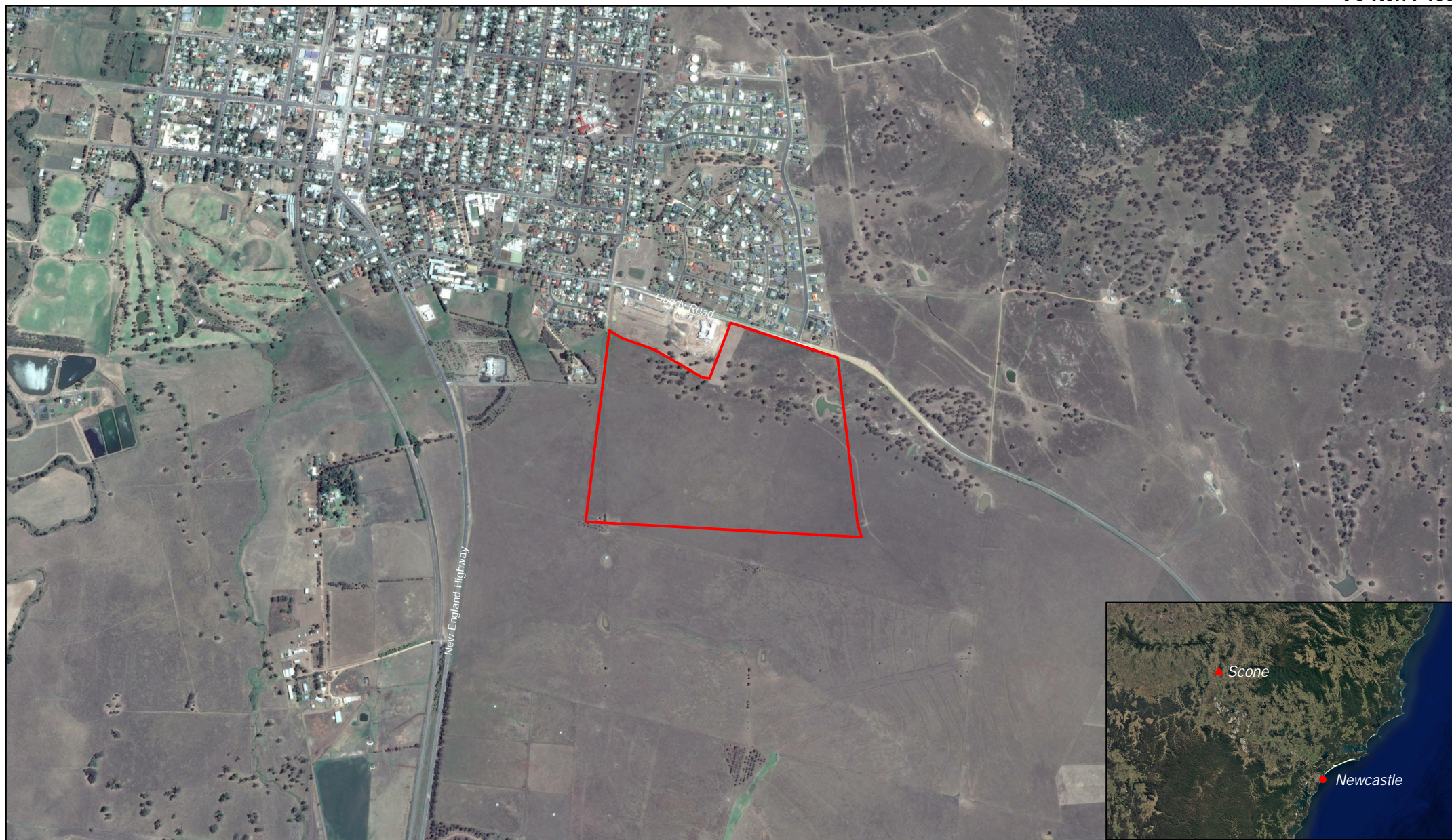
Rural workers' dwellings; Any other development not specified in item 2 or 3



## ANNEX B

### *Figures*





Note:

(1) The scale bar is approximate.

(2) Base layer sourced from Google Earth Pro V 7.1.8.3036 (12th May 2015).

Scone, NSW. CNES/Airbus 2017. Accessed 14th November 2017.

**Figure 1 - Site Locality**

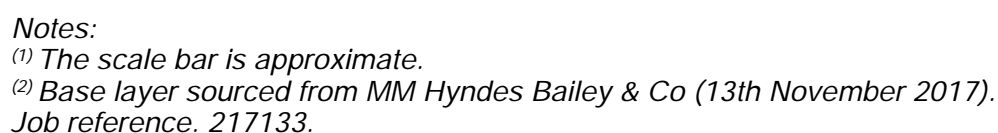
**LEGEND**

Site boundary

Scale (m)  
0 240 480





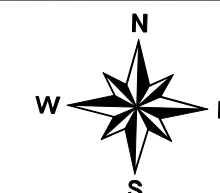
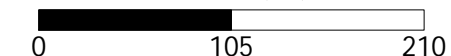


## Figure 2 - Site Features

### LEGEND

 Site boundary

**Scale (m)**



## ANNEX C

### *Historical Title Documents*

# **ADVANCE LEGAL SEARCHERS PTY LIMITED**

(ACN 147 943 842)  
ABN 82 147 943 842

18/36 Osborne Road,  
Manly NSW 2095

Telephone: +612 9977 6713  
Mobile: 0412 169 809  
Email: [search@alsearchers.com.au](mailto:search@alsearchers.com.au)

15<sup>th</sup> November 2017

**VALLEY CIVILAB**  
POBOX 3127,  
**THORNTON NSW 2322**

**RE:**

**Gundy Road,  
Scone  
PO # ???**

## **Current Search**

Folio Identifier 2/1169320 (title attached)  
DP 1169320 (plan attached)  
Dated 13<sup>th</sup> November 2017  
Registered Proprietor:  
**CHARLES DAVID PTY LIMITED**

**Title Tree**  
**Lot 2 DP 1169320**

Folio Identifier 2/1169320

Folio Identifier 2/804243

Folio Identifier Auto Consol 15204-16

Certificate of Title Volume 15204 Folio 16

Certificate of Title Volume 7562 Folio 131

Certificate of Title Volume 5205 Folio 29

Certificate of Title Volume 4812 Folio 75

Certificate of Title Volume 3596 Folio 153

Certificate of Title Volume 1152 Folio 111

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## Summary of Proprietor(s) Lot 2 DP 1169320

Year	Proprietor(s)
	<b>(Lot 2 DP 1169320)</b>
2017 – todate	Charles David Pty Limited
2011 – 2017	A.M. & T. L. McMullin Pty. Limited
	<b>(Lot 2 DP 804243)</b>
2011 – 2011	A.M. & T. L. McMullin Pty. Limited
	<b>(Lot 2 DP 804243 &amp; Lot 1 DP 405632 – A/C 15204-16)</b>
1991 – 2011	A.M. & T. L. McMullin Pty. Limited
	<b>(Lot 2 DP 804243 &amp; Lot 1 DP 405632 – CTVol 15204 Fol 16)</b>
1984 – 1991	A.M. & T. L. McMullin Pty. Limited
	<b>(Lot 4, 5, &amp; 19 &amp; Part Lots 2, 3, 9, 12 &amp; 13 DP 11961 – Area 1384 Acres 1 Rood 3 ¼ Perches – CTVol 7562 Fol 131)</b>
1958 – 1984	A.M. & T. L. McMullin Pty. Limited
	<b>(Lots 1 to 6, Lots 10 to 13, 19 &amp; Part Lot 9 DP 11961 – Area 3012 Acres 2 Roods 16 ½ Perches – CTVol 5205 Fol 29)</b>
1941 – 1958	Danmark Limited
	<b>(Lots 1 to 6, Lots 10 to 13, 19 &amp; Part Lot 9 DP 11961 – Area 3048 Acres 2 Roods 21 ½ Perches – CTVol 4812 Fol 75)</b>
1936 – 1941	Danmark Limited
	<b>(Lots 1 to 6, 9 to 13 &amp; Lot 19 DP 11961 – Area 3051 Acres 1 Rood 22 ¾ Perches – CTVol 3596 Fol 153)</b>
1936 – 1936	Charles Lyford Mackenzie, solicitor Harold Athelston Perrott, grazier Lindon Helton Biddulph, solicitor
1924 – 1936	Edward Montgomery Perrott, grazier
	<b>(Part Portion 15 Parish Scone and other land – Area 2083 Acres 2 Roods – CTVol 1152 Fol 111)</b>
1915 – 1924	Bakewell Brothers Limited
1895 – 1915	William Bakewell, grazier

\*\*\*\*\*

**Requested Parcel** : Lot 2 DP 1169320

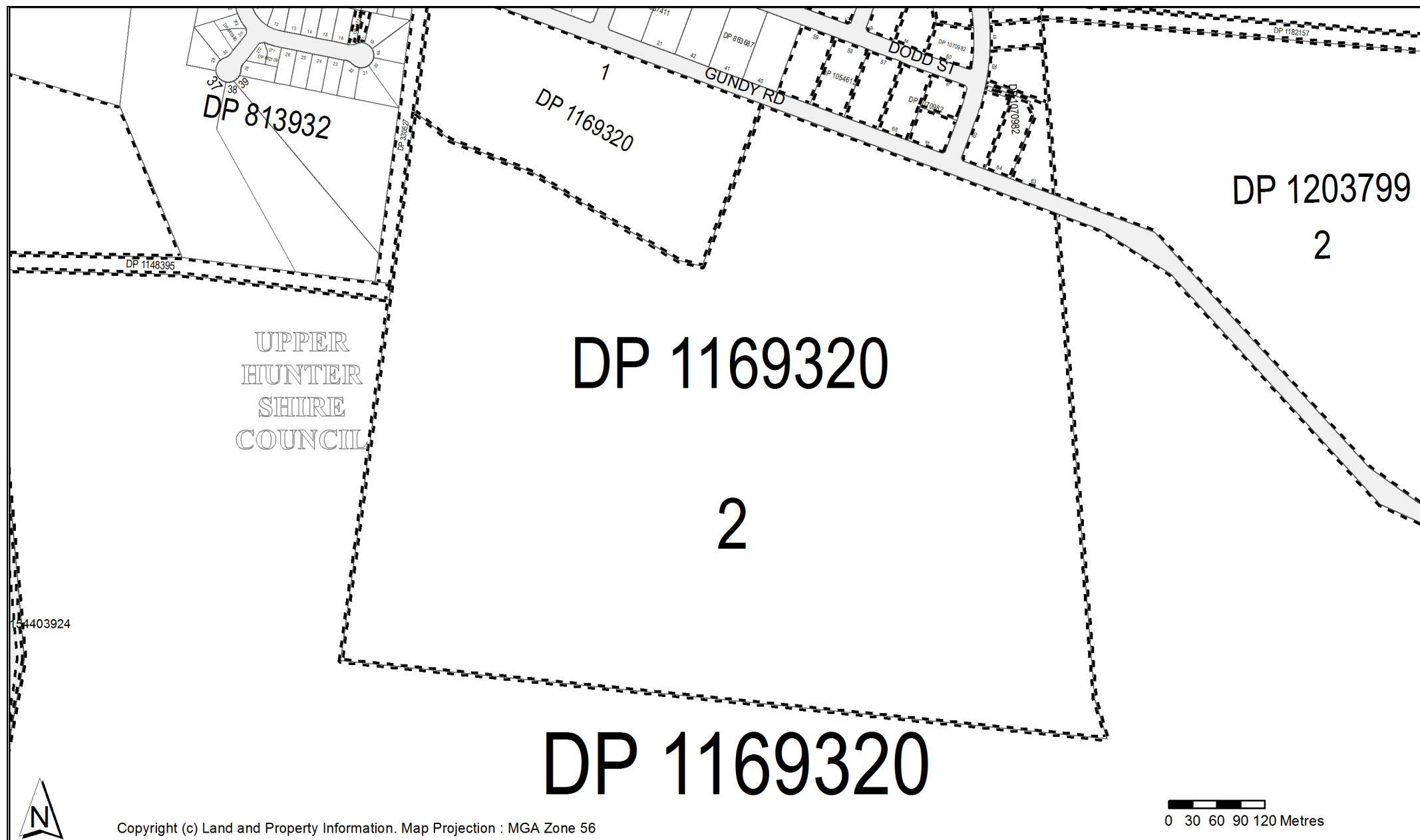
**Identified Parcel** : Lot 2 DP 1169320

**Locality :** SCONE

**LGA : UPPER HUNTER**

**Parish : SCONE**

**County : BRISBANE**





**Requested Parcel** : Lot 2 DP 1169320

**Identified Parcel** : Lot 2 DP 1169320

**Locality** : SCONE

**LGA** : UPPER HUNTER

**Parish** : SCONE

**County** : BRISBANE



**Status**

**Surv/Comp**

**Purpose**

DP330527

Lot(s): 1

	DP1093020	REGISTERED	COMPILATION	EASEMENT
	NSW GAZ.	04-09-2009	Folio : 5023	
ACQUIRED FOR THE PURPOSES OF THE ELECTRICITY SUPPLY ACT, 1995				
PROPOSED EASEMENT FOR ELECTRICITY PURPOSES 20.115 WIDE SHOWN IN DP1093020				

DP1054612

Lot(s): 43, 55, 56, 57, 58, 59

	DP863687	HISTORICAL	SURVEY	SUBDIVISION
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DP1070982

Lot(s): 60, 61, 62, 63, 64, 65, 66, 67, 68

	DP863687	HISTORICAL	SURVEY	SUBDIVISION
	DP1054612	REGISTERED	SURVEY	SUBDIVISION

DP1102823

Lot(s): 200, 216

	DP863687	HISTORICAL	SURVEY	SUBDIVISION
	DP1054612	REGISTERED	SURVEY	SUBDIVISION
	DP1070982	REGISTERED	SURVEY	SUBDIVISION

Lot(s): 216

	DP580099	HISTORICAL	SURVEY	SUBDIVISION
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DP1119120

Lot(s): 403

	DP804243	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
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DP1148395

Lot(s): 7307



	DP1093020	REGISTERED	COMPILATION	EASEMENT
	NSW GAZ.	04-09-2009	Folio : 5023	
ACQUIRED FOR THE PURPOSES OF THE ELECTRICITY SUPPLY ACT, 1995				
PROPOSED EASEMENT FOR ELECTRICITY PURPOSES 20.115 WIDE SHOWN IN DP1093020				

DP1169320

Lot(s): 3

	DP1226240	REGISTERED	SURVEY	EASEMENT
	DP1237000	REGISTERED	SURVEY	ROADS ACT, 1993

Lot(s): 1

	DP1219482	REGISTERED	SURVEY	EASEMENT
	STRATHEARN VILLAS RETIREMENT VILLAGE. UNITS NUMBERED 1 TO 20, 22, 24 AND 26 SHOWN IN PLAN WITH MEMORANDUM AI935348			

Lot(s): 1, 2, 3

	DP804243	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
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DP1172458

Lot(s): 101, 102

	DP813932	HISTORICAL	SURVEY	SUBDIVISION
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DP1182157

Lot(s): 331

	DP580099	HISTORICAL	SURVEY	SUBDIVISION
	DP854279	HISTORICAL	SURVEY	SUBDIVISION
	DP861951	HISTORICAL	SURVEY	SUBDIVISION
	DP1055556	REGISTERED	SURVEY	SUBDIVISION
	DP1074402	REGISTERED	SURVEY	SUBDIVISION
	DP1082091	REGISTERED	SURVEY	SUBDIVISION
	DP1102823	REGISTERED	SURVEY	SUBDIVISION
	DP1114102	REGISTERED	SURVEY	SUBDIVISION
	DP1196230	REGISTERED	SURVEY	EASEMENT
	DP1203799	REGISTERED	SURVEY	SUBDIVISION

DP1196235

Lot(s): 18

	DP405632	HISTORICAL	SURVEY	UNRESEARCHED
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**Caution:** For all **ACTIVITY PRIOR to SEPT 2002** you must refer to the RGs Charting and Reference Maps.

**Requested Parcel** : Lot 2 DP 1169320








**Identified Parcel** : Lot 2 DP 1169320

**Locality** : SCONE

**LGA** : UPPER HUNTER


**Parish** : SCONE

**County** : BRISBANE

Status	Surv/Comp	Purpose
DP1203799		
Lot(s): 2		
 DP861951	HISTORICAL	SURVEY
 DP1055556	REGISTERED	SURVEY
 DP1074402	REGISTERED	SURVEY
 DP1089855	REGISTERED	SURVEY
 DP1102823	REGISTERED	SURVEY
 DP1182157	REGISTERED	SURVEY
 DP1196230	REGISTERED	SURVEY
		EASEMENT


Intersection

Polygon Id(s): 154403923

 NSW GAZ.	06-08-2004	Folio : 6428
DEDICATED PUBLIC ROAD		
LOT 6 DP804243		

Road

Polygon Id(s): 154403924

 NSW GAZ.	06-08-2004	Folio : 6428
DEDICATED PUBLIC ROAD		
LOT 6 DP804243		

Plan	Surv/Comp	Purpose
DP11961	SURVEY	UNRESEARCHED
DP330527	SURVEY	UNRESEARCHED
DP813932	SURVEY	SUBDIVISION
DP837411	SURVEY	SUBDIVISION
DP840980	SURVEY	SUBDIVISION
DP862109	SURVEY	SUBDIVISION
DP863687	SURVEY	SUBDIVISION
DP1054612	SURVEY	SUBDIVISION
DP1070982	SURVEY	SUBDIVISION
DP1102823	SURVEY	SUBDIVISION
DP1119120	SURVEY	SUBDIVISION
DP1148395	COMPILATION	CROWN LAND CONVERSION
DP1169320	SURVEY	SUBDIVISION
DP1172458	SURVEY	SUBDIVISION
DP1182157	SURVEY	SUBDIVISION
DP1182157	UNRESEARCHED	SUBDIVISION
DP1196235	SURVEY	SUBDIVISION
DP1196235	UNRESEARCHED	SUBDIVISION
DP1203799	UNRESEARCHED	SUBDIVISION
DP1203799	SURVEY	SUBDIVISION

NEW SOUTH WALES

**CERTIFICATE OF TITLE**  
PROPERTY ACT, 1900



15204016

First Title : Old System

Prior Title : Vol.7562 Fol.131



Vol. 15204 Fol. 16

**CANCELLED**

EDITION 14 3 1984  
ISSUED

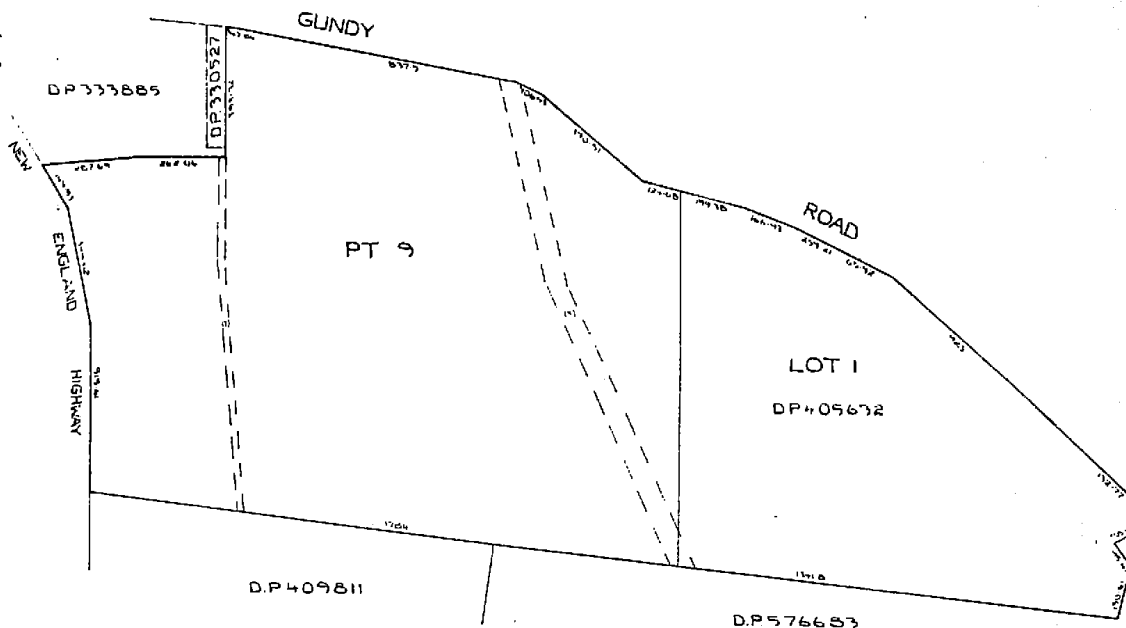
I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

*[Signature]*  
Registrar General.



**PLAN SHOWING LOCATION OF LAND**

LENGTHS ARE IN METRES



AREA 346.7ha

(1) EASEMENT FOR TRANSMISSION LINE 40.235 M WIDE IN ROAD AND  
(2) EASEMENT FOR TRANSMISSION LINE 20 M WIDE IN ROAD

cons

**LAND REFERRED TO**

The part of Lot 9 in Deposited Plan 11961 shown in the plan hereon and Lot 1 in Deposited Plan 405632 in the Shire of Scone Parish of Scone and County of Brisbane.

**FIRST SCHEDULE**

~~A.M. & T.L. McMULLIN & CO. LIMITED.~~

**SECOND SCHEDULE**

1. Reservations and conditions in the Crown Grant.
2. H204891 Mortgage to Westpac Banking Corporation. Z 664772 22-9-1991.
3. H706368 Easement for transmission line 40.235 wide affecting the part of the land above described shown so burdened on the plan hereon.
4. P854306 Easement for transmission line 20 wide affecting the part of the land above described shown so burdened on the plan hereon.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON (Page 1) Vol. 15204 Fol. 16

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

FIRST SCHEDULE (continued)  
REGISTERED PROPRIETOR  
Registrar General

ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES as to Lot 6 in DP 804243 and  
A.M. & T.L. McMULLIN Pty. Limited as to the residue being Lot 2  
in D.P. 804243. and Lot. 1 in D.P. 405632. by Transfer Z 664773.  
Registered 22-8-1991.

THIS FOLIO IS CANCELLED - NOW BEING  
IN DEPOSITED  
COMPUTER  
PLAN 804243  
SEE NEW FOLIO(S)  
3 AUTO CONSOL 15204-16

SECOND SCHEDULE (continued)  
PARTICULARS  
Registrar General  
CANCELLATION

--	--	--

NOTATIONS AND UNREGISTERED DEALINGS

00804393 R  
Z664772 DM  
73 T  
LAYED

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED



DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

DP1169320

Registered:  11.11.2011

Title System: TORRENS

Purpose: SUBDIVISION

PLAN OF SUBDIVISION OF LOT 2 IN DP 804243

SEE SHEET 2  
FOR SEALS AND  
SIGNATURES

Use PLAN FORM 6A  
for additional certificates, signatures, seals and statements

Crown Lands NSW/Western Lands Office Approval

I.....In approving this plan certify  
(Authorised Officer)  
that all necessary approvals in regard to the allocation of the land  
shown herein have been given

Signature:.....  
Date:.....  
File Number:.....  
Office:.....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and  
Assessment Act 1979 have been satisfied in relation to:

the proposed.....SUBDIVISION ..... out herein  
(insert 'subdivision' or 'new road')

\* Authorised Person/General Manager/Accredited Certifier

Consent Authority: .....UPPER HUNTER SHIRE COUNCIL.....

Date of Endorsement: .....17.8.2011.....

Accreditation no: .....

Subdivision Certificate no: .....SC 115-2011-1.....

File no: .....DA 115/2011.....

\* Delete whichever is inapplicable.

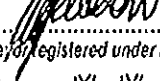
Surveying and Spatial Information Regulation, 2006

I, NIGEL JAMES PETERSEN  
of BOARDMAN PEASLEY P/L

SUITE 2/4 MARKET ST, MUSWELLBROOK NSW 2333  
a Surveyor registered under the *Surveying and Spatial Information  
Act, 2002*, certify that the survey represented in this plan is accurate,  
has been made in accordance with the *Surveying and Spatial  
Information Regulation, 2006* and was completed on:

29<sup>TH</sup> APRIL 2011

The survey relates to LOTS 1 TO 3 AND CONNECTIONS  
(specify the land actually surveyed or specify any land shown in the  
plan that is not the subject of the survey)

Signature .....  .....Dated: 29<sup>TH</sup> APRIL 2011  
Surveyor registered under the *Surveying and Spatial Information Act, 2002*  
Datum Line: 'X' - 'Y'

Type: URBAN


Plans used in the preparation of survey/compilation

DP 11961	DP 804243
DP 267564	DP 813932
DP 330527	DP 816817
DP 333885	DP 816832
DP 405632	DP 1119120
DP 409811	R.34695-1603
DP 601708	
DP 802667	

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE: S5498\_DP

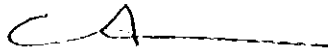
\* OFFICE USE ONLY

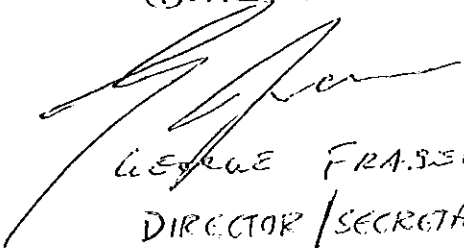
PLAN OF SUBDIVISION OF LOT 2 IN DP 804243	DP1169320
	Registered:  11.11.2011

Subdivision Certificate No: SC 115-2011-1	Date of Endorsement: 17/08/2011
---	---------------------------------

FOR SIGNATURES AND SEALS ONLY



  
CATHERINE LOUISE FRASER  
DIRECTOR.

  
GEORGE FRASER  
DIRECTOR/SECRETARY

RECEIVED 2011



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

13/11/2017 8:51AM

FOLIO: 2/804243

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

Prior Title(s): VOL 15204 FOL 16

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1990	DP804243	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
16/9/1991		CONVERTED TO AUTO CONSOL 15204-16	CONSOL CREATED CT NOT ISSUED
9/11/2011	AG608957	EXCISED FROM AUTO CONSOL 15204-16	
11/11/2011	DP1169320	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*

advlegs

PRINTED ON 13/11/2017

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**WARNING:** THE INFORMATION APPEARING UNDER **NOTATIONS** HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

13/11/2017 8:49AM

FOLIO: 2/1169320

First Title(s): OLD SYSTEM

Prior Title(s): 2/804243

Recorded	Number	Type of Instrument	C.T. Issue
11/11/2011	DP1169320	DEPOSITED PLAN	FOLIO CREATED EDITION 1
16/12/2016	AM3620	CAVEAT	
31/1/2017	AM112037	TRANSFER	EDITION 2

\*\*\* END OF SEARCH \*\*\*

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

13/11/2017 8:52AM

FOLIO: AUTO CONSOL 15204-16

Recorded	Number	Type of Instrument	C.T. Issue
16/9/1991		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 15204-16	
		PARCELS IN CONSOL ARE: 1/405632, 2/804243.	
19/9/1991	Z927399	DEPARTMENTAL DEALING	EDITION 1
10/3/1992	E311087	DEPARTMENTAL DEALING	EDITION 2
22/6/1992	DP816832	DEPOSITED PLAN	
30/11/1995	O730031	REQUEST	
23/4/1997	DP267564	DEPOSITED PLAN	
25/11/1999	6274584	REQUEST	
30/7/2009	AE869667	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 3
18/9/2009	AE925824	DISCHARGE OF MORTGAGE	
18/9/2009	AE925825	TRANSFER GRANTING EASEMENT	EDITION 4
9/11/2011	AG608957	PARCELS EXCISED. CONSOL BROKEN UP	

\*\*\* END OF SEARCH \*\*\*

advlegs

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\* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE  
**WARNING:** THE INFORMATION APPEARING UNDER **NOTATIONS** HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/1169320

SEARCH DATE	TIME	EDITION NO	DATE
13/11/2017	8:48 AM	2	31/1/2017

LAND

LOT 2 IN DEPOSITED PLAN 1169320  
AT SCONE  
LOCAL GOVERNMENT AREA UPPER HUNTER  
PARISH OF SCONE COUNTY OF BRISBANE  
TITLE DIAGRAM DP1169320

FIRST SCHEDULE

CHARLES DAVID PTY LIMITED (T AM112037)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 P854306 EASEMENT FOR TRANSMISSION LINE 20 METRE(S) WIDE  
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE  
DIAGRAM

NOTATIONS

DP816832 NOTE: PLAN OF ACQUISITION

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

advlegs

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\* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE  
**WARNING:** THE INFORMATION APPEARING UNDER **NOTATIONS** HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

## ANNEX D

### *Historical Aerials*





**Notes:**

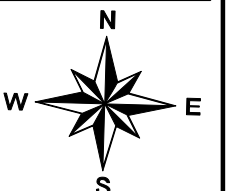
- (1) The scale bar is approximate.  
(2) Base layer sourced from Google Earth Pro V 7.1.8.3036 (12th May 2015).  
Scone, NSW. CNES/Airbus 2017. Accessed 14th November 2014.

**Figure 3 - 2015 Aerial**

**LEGEND**

Site boundary

**Scale (m)**  
0 110 220







**Notes:**

(1) The scale bar is approximate.

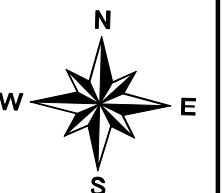
(2) Base layer sourced from Google Earth Pro V 7.1.8.3036 (3rd December 2003).  
Scone, NSW. Digital Globe 2017. Accessed 14th November 2014.

**Figure 4 - 2003 Aerial**

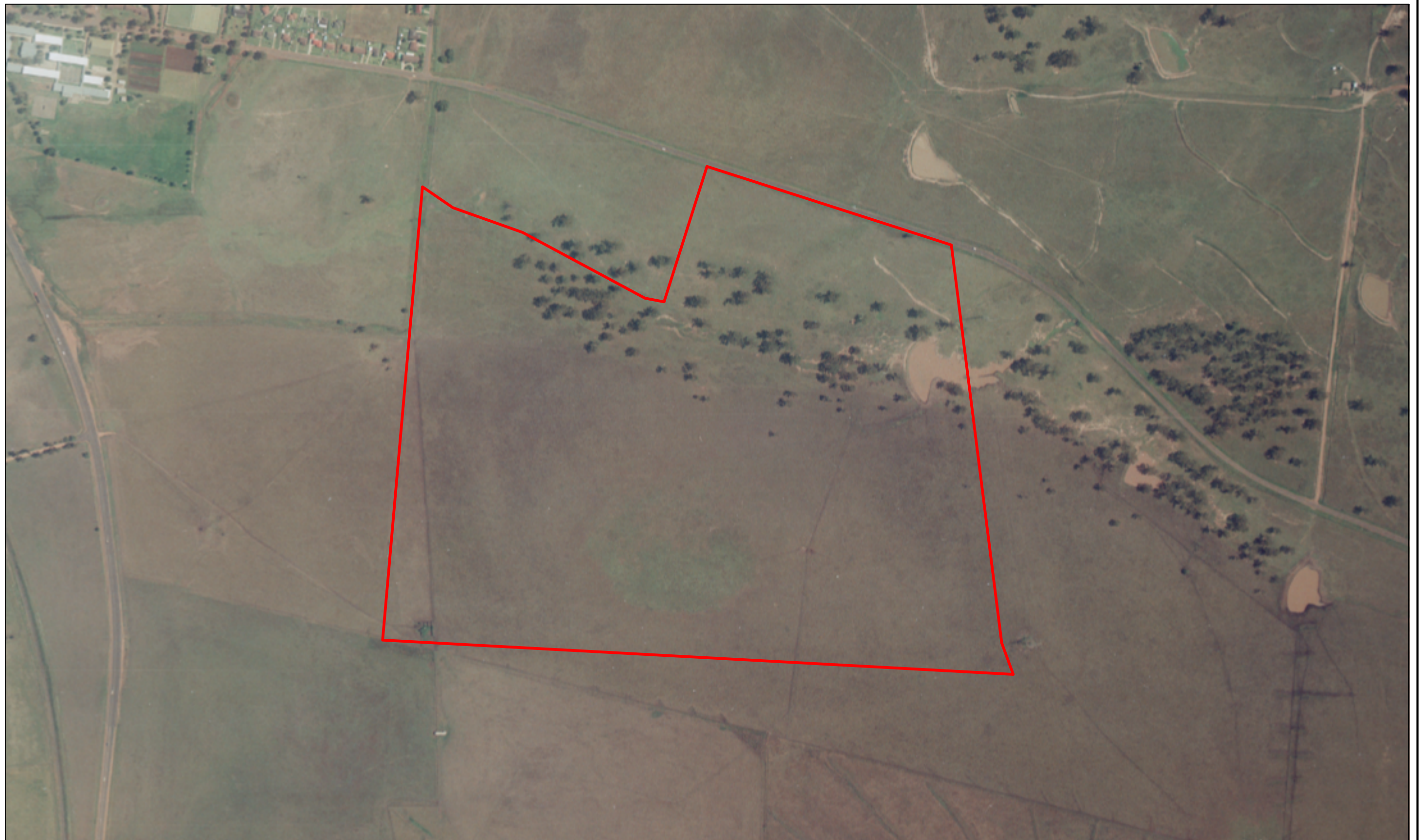
**LEGEND**

Site boundary

**Scale (m)**  
0 110 220







**Notes:**

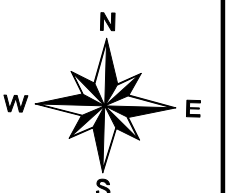
- (1) The scale bar is approximate.  
(2) Base layer sourced from NSW Government Finance, Services and Innovation (17th September 1989). Reference no. 3307\_02\_179.

**Figure 5 - 1989 Aerial**

**LEGEND**

Site boundary

**Scale (m)**  
0 110 220







**Notes:**

<sup>(1)</sup> The scale bar is approximate.

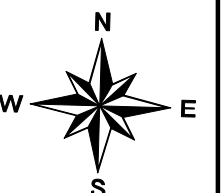
<sup>(2)</sup> Base layer sourced from NSW Government Finance, Services and Innovation (20th May 1964). Reference no. 1215\_2S\_040.

**Figure 6 - 1964 Aerial**

**LEGEND**

Site boundary

**Scale (m)**  
0 110 220





**Notes:**

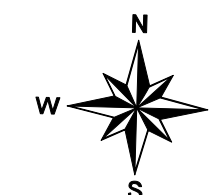
- (1) The scale bar is approximate.  
(2) Base layer sourced from NSW Government Finance, Services & Innovation (November 1953). Reference no. 95\_2S\_029.

**Figure 7 - 1953 Aerial**

**LEGEND**

Site boundary

**Scale (m)**  
0 110 220



## ANNEX E

### *Protected Matters Search Tool Report*



# EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 14/11/17 09:32:50

[Summary](#)

[Details](#)

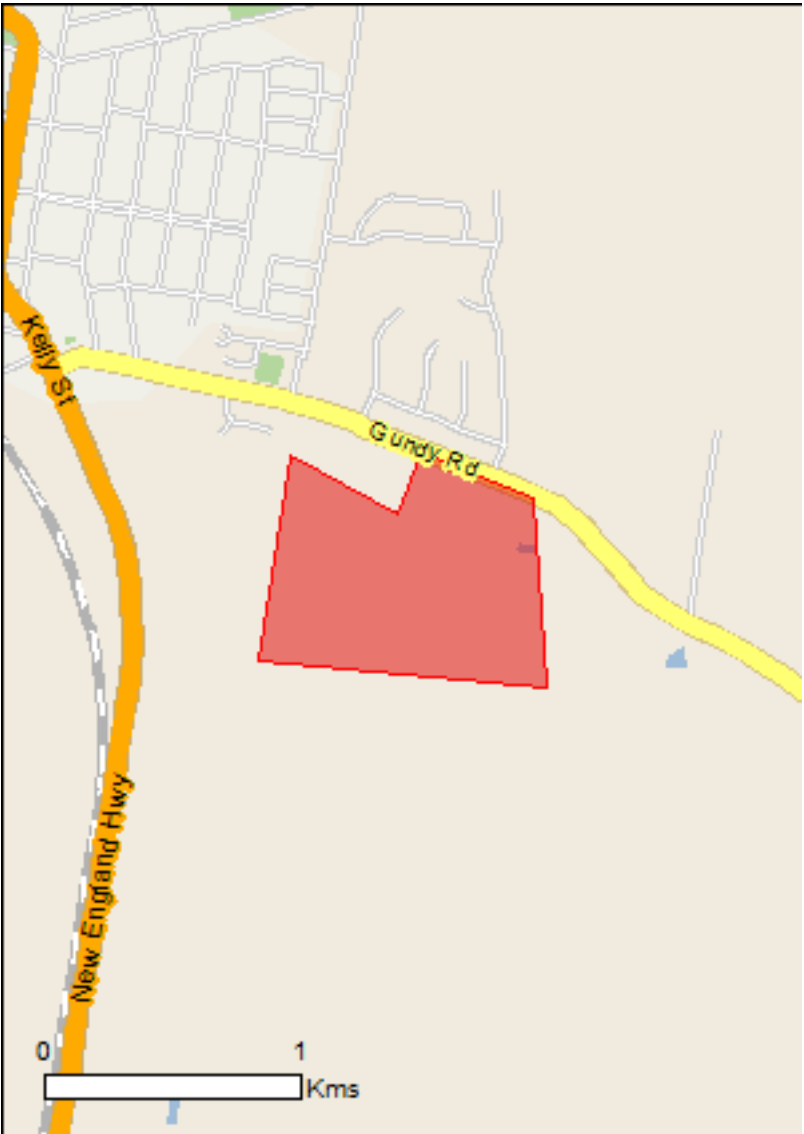
[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

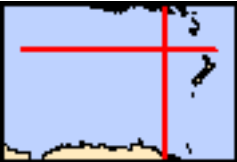
[Acknowledgements](#)



This map may contain data which are  
©Commonwealth of Australia  
(Geoscience Australia), ©PSMA 2010

[Coordinates](#)

[Buffer: 1.0Km](#)



# Summary

## Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

<a href="#">World Heritage Properties:</a>	None
<a href="#">National Heritage Places:</a>	None
<a href="#">Wetlands of International Importance:</a>	1
<a href="#">Great Barrier Reef Marine Park:</a>	None
<a href="#">Commonwealth Marine Area:</a>	None
<a href="#">Listed Threatened Ecological Communities:</a>	5
<a href="#">Listed Threatened Species:</a>	21
<a href="#">Listed Migratory Species:</a>	13

## Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

<a href="#">Commonwealth Land:</a>	None
<a href="#">Commonwealth Heritage Places:</a>	None
<a href="#">Listed Marine Species:</a>	19
<a href="#">Whales and Other Cetaceans:</a>	None
<a href="#">Critical Habitats:</a>	None
<a href="#">Commonwealth Reserves Terrestrial:</a>	None
<a href="#">Commonwealth Reserves Marine:</a>	None

## Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

<a href="#">State and Territory Reserves:</a>	None
<a href="#">Regional Forest Agreements:</a>	1
<a href="#">Invasive Species:</a>	31
<a href="#">Nationally Important Wetlands:</a>	None
<a href="#">Key Ecological Features (Marine)</a>	None

# Details

## Matters of National Environmental Significance

Wetlands of International Importance (Ramsar)		[ Resource Information ]
Name	Proximity	
<a href="#">Hunter estuary wetlands</a>	100 - 150km upstream	

## Listed Threatened Ecological Communities

[ Resource Information ]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
<a href="#">Central Hunter Valley eucalypt forest and woodland</a>	Critically Endangered	Community may occur within area
<a href="#">Hunter Valley Weeping Myall (Acacia pendula) Woodland</a>	Critically Endangered	Community may occur within area
<a href="#">Lowland Rainforest of Subtropical Australia</a>	Critically Endangered	Community may occur within area
<a href="#">Natural grasslands on basalt and fine-textured alluvial plains of northern New South Wales and southern Queensland</a>	Critically Endangered	Community may occur within area
<a href="#">White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland</a>	Critically Endangered	Community likely to occur within area

## Listed Threatened Species

[ Resource Information ]

Name	Status	Type of Presence
Birds		
<a href="#">Anthochaera phrygia</a> Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Botaurus poiciloptilus</a> Australasian Bittern [1001]	Endangered	Species or species habitat may occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Erythrotriorchis radiatus</a> Red Goshawk [942]	Vulnerable	Species or species habitat may occur within area
<a href="#">Grantiella picta</a> Painted Honeyeater [470]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Lathamus discolor</a> Swift Parrot [744]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Rostratula australis</a> Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area



Name	Status	Type of Presence
Frogs		
<a href="#">Litoria booroolongensis</a> Booroolong Frog [1844]	Endangered	Species or species habitat may occur within area
Mammals		
<a href="#">Chalinolobus dwyeri</a> Large-eared Pied Bat, Large Pied Bat [183]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Dasyurus maculatus maculatus (SE mainland population)</a> Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat known to occur within area
<a href="#">Nyctophilus corbeni</a> Corben's Long-eared Bat, South-eastern Long-eared Bat [83395]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Petauroides volans</a> Greater Glider [254]	Vulnerable	Species or species habitat may occur within area
<a href="#">Petrogale penicillata</a> Brush-tailed Rock-wallaby [225]	Vulnerable	Species or species habitat may occur within area
<a href="#">Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)</a> Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Pteropus poliocephalus</a> Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour may occur within area
Plants		
<a href="#">Dichanthium setosum</a> bluegrass [14159]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Euphrasia arguta</a> [4325]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Philothea ericifolia</a> [64942]	Vulnerable	Species or species habitat may occur within area
<a href="#">Prasophyllum sp. Wybong (C.Phelps ORG 5269)</a> a leek-orchid [81964]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Thesium australe</a> Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area
Listed Migratory Species		[ Resource Information ]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Migratory Marine Birds		
<a href="#">Apus pacificus</a> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Terrestrial Species		
<a href="#">Hirundapus caudacutus</a> White-throated Needletail [682]		Species or species habitat likely to occur within area
<a href="#">Monarcha melanopsis</a> Black-faced Monarch [609]		Species or species habitat likely to occur



Name	Threatened	Type of Presence
<a href="#">Motacilla flava</a> Yellow Wagtail [644]		within area  Species or species habitat may occur within area
<a href="#">Myiagra cyanoleuca</a> Satin Flycatcher [612]		Species or species habitat known to occur within area
<a href="#">Rhipidura rufifrons</a> Rufous Fantail [592]		Species or species habitat known to occur within area
Migratory Wetlands Species		
<a href="#">Actitis hypoleucos</a> Common Sandpiper [59309]		Species or species habitat may occur within area
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Calidris melanotos</a> Pectoral Sandpiper [858]		Species or species habitat may occur within area
<a href="#">Gallinago hardwickii</a> Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Pandion haliaetus</a> Osprey [952]		Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species		[ <a href="#">Resource Information</a> ]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Birds		
<a href="#">Actitis hypoleucos</a> Common Sandpiper [59309]		Species or species habitat may occur within area
<a href="#">Apus pacificus</a> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
<a href="#">Ardea alba</a> Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
<a href="#">Ardea ibis</a> Cattle Egret [59542]		Species or species habitat may occur within area
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]		Species or species habitat may occur within

Name	Threatened	Type of Presence area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Calidris melanotos</a> Pectoral Sandpiper [858]		Species or species habitat may occur within area
<a href="#">Gallinago hardwickii</a> Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
<a href="#">Haliaeetus leucogaster</a> White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
<a href="#">Hirundapus caudacutus</a> White-throated Needletail [682]		Species or species habitat likely to occur within area
<a href="#">Lathamus discolor</a> Swift Parrot [744]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Merops ornatus</a> Rainbow Bee-eater [670]		Species or species habitat may occur within area
<a href="#">Monarcha melanopsis</a> Black-faced Monarch [609]		Species or species habitat likely to occur within area
<a href="#">Motacilla flava</a> Yellow Wagtail [644]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Myiagra cyanoleuca</a> Satin Flycatcher [612]		Species or species habitat known to occur within area
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]		Species or species habitat may occur within area
<a href="#">Pandion haliaetus</a> Osprey [952]		Species or species habitat may occur within area
<a href="#">Rhipidura rufifrons</a> Rufous Fantail [592]	Endangered*	Species or species habitat known to occur within area
<a href="#">Rostratula benghalensis (sensu lato)</a> Painted Snipe [889]		Species or species habitat may occur within area

Extra Information

Regional Forest Agreements	[ <a href="#">Resource Information</a> ]
----------------------------	--

Note that all areas with completed RFAs have been included.

Name	State
<a href="#">North East NSW RFA</a>	New South Wales

Invasive Species	[ <a href="#">Resource Information</a> ]
------------------	--

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resouces Audit, 2001.

Name	Status	Type of Presence
Birds		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Alauda arvensis Skylark [656]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Turdus merula Common Blackbird, Eurasian Blackbird [596]		Species or species habitat likely to occur within area
Mammals		
Bos taurus Domestic Cattle [16]		Species or species habitat likely to occur within area
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Feral deer Feral deer species in Australia [85733]		Species or species habitat likely to occur within area
Lepus capensis Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species

Name	Status	Type of Presence
Oryctolagus cuniculus Rabbit, European Rabbit [128]		habitat likely to occur within area  Species or species habitat likely to occur within area
Rattus norvegicus Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Sus scrofa Pig [6]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur within area
Plants		
Asparagus plumosus Climbing Asparagus-fern [48993]		Species or species habitat likely to occur within area
Chrysanthemoides monilifera Bitou Bush, Boneseed [18983]		Species or species habitat likely to occur within area
Genista sp. X Genista monspessulana Broom [67538]		Species or species habitat may occur within area
Lycium ferocissimum African Boxthorn, Boxthorn [19235]		Species or species habitat likely to occur within area
Opuntia spp. Prickly Pears [82753]		Species or species habitat likely to occur within area
Pinus radiata Radiata Pine Monterey Pine, Insignis Pine, Wilding Pine [20780]		Species or species habitat may occur within area
Protasparagus plumosus Climbing Asparagus-fern, Ferny Asparagus [11747]		Species or species habitat likely to occur within area
Rubus fruticosus aggregate Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Salvinia molesta Salvinia, Giant Salvinia, Aquarium Watermoss, Kariba Weed [13665]		Species or species habitat likely to occur within area
Senecio madagascariensis Fireweed, Madagascar Ragwort, Madagascar Groundsel [2624]		Species or species habitat likely to occur within area
Tamarix aphylla Athel Pine, Athel Tree, Tamarisk, Athel Tamarisk, Athel Tamarix, Desert Tamarisk, Flowering Cypress, Salt Cedar [16018]		Species or species habitat likely to occur within area



# Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

## Coordinates

-32.05862 150.88213,-32.06043 150.88128,-32.05873 150.87759,-32.06487 150.87639,-32.06566 150.88664,-32.05998 150.88609,-32.05862 150.88213



# Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- [-Natural history museums of Australia](#)
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- [-Other groups and individuals](#)

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact Us](#) page.



## ANNEX F

### *Photographic Log*



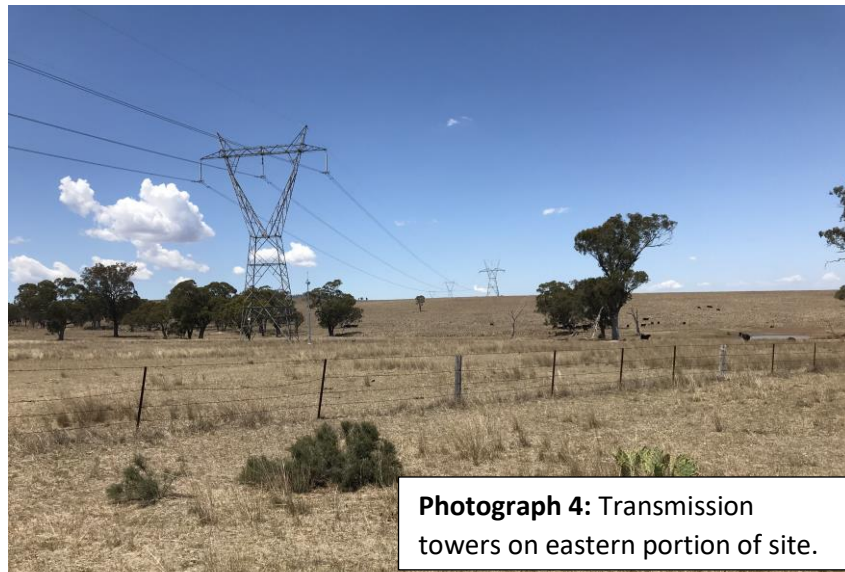
**Photograph 1:** Site - View South East.



**Photograph 2:** Existing residential development adjacent western site boundary.



**Photograph 3:** Existing residential development across Gundy Road.



**Photograph 4:** Transmission towers on eastern portion of site.

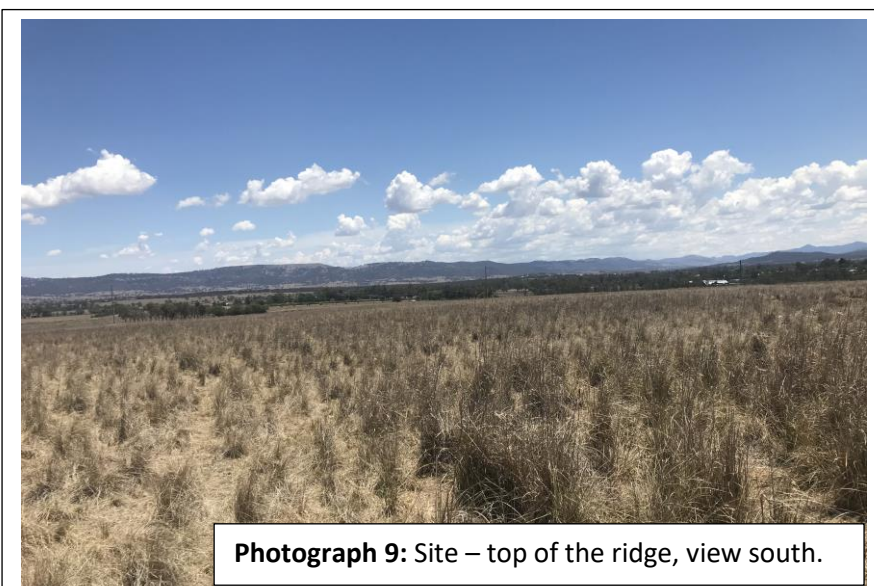


**Photograph 5:** livestock grazing on-site.



**Photograph 6:** Waterhole in eastern portion of the site.









**Photograph 10:** Localised waste stockpile on southern boundary.



**Photograph 11:** Cattle handling station – western boundary.



**Photograph 12:** Cattle Watering Station.