

## **Preliminary Site Investigation**

# 101-103 Ironbark Road, Muswellbrook

Report Ref: E0163-PSI-001-Rev0 Written by: Fletcher Harris (Graduate Environmental Scientist) Reviewed by: Jake Duck (Environmental Scientist) Email: <u>office@hunterenviro.com.au</u> Client: Freedom Development Group





#### 19 February 2024

#### **Prepared for**

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#### Prepared by

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#### **Project Details**

Site Address:	101-103 Ironbark Road, Muswellbrook	
Project Type:	Preliminary Site Investigation	

Project no	Report type	Report no	
E0163	PSI	001	

#### **Report Register**

<b>Revision Number</b>	Reported By	Reviewed By	Date
Rev0	Rev0 FH		15/2/2024

We confirm that the following report has been produced for Freedom Development Group, based on the described methods and conditions within.

For and on behalf of Hunter Environmental Consulting,

Prile.

Jake Duck Environmental Scientist Bachelor of Environmental Science and Management



## **Executive Summary**

Hunter Environmental Consulting (HEC) was engaged by Freedom Development Group to undertake a Preliminary Site Investigation (PSI) at the Site located at 101-103 Ironbark Road, Muswellbrook (herein after referred to as "the Site").

The Site is currently proposed to undergo redevelopment to incorporate general and large residential subdivision. The PSI is required for due diligence purposes as part of the development application.

This report supersedes the PSI (report number P1227) conducted by Valley Civilab (now HEC) in 2017.

Key findings based on available information pertaining to the Site's historical use and through thorough Site inspection were:

- 1. Potential contamination sources at the Site are limited to historical agricultural land use and potential application of herbicides/pesticides;
- 2. No current contamination sources were observed during the Site inspection;
- 3. Visible signs of gross contamination were not observed during Site inspection; and
- 4. No visible signs of ecological stress were observed during the Site inspection.

In summary, based on the desktop investigation conducted on the Site including extensive Site walkover, gross contamination was not observed to be present at the Site and no obvious risk to future sensitive human or ecological receptors was apparent. No further investigative works are recommended, and HEC considers the Site suitable for the proposed future development.

Given the preliminary nature of the investigation an unexpected finds protocol should be utilised during any proposed future earthworks at the Site. The presence of any unexpected finds would be highlighted during development works by the observation of any unusual physical (e.g. staining, fill material, asbestos-containing material (ACM)) or sensory characteristics of the soil. In the event that any significant unknown type of material is identified, site works should be stopped in that area and an assessment of the material and its likely impact on the CSM would be undertaken by an appropriately qualified environmental consultant immediately to prepare a suitable response to the occurrence. All additional works should be documented and detailed in the validation report.



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## 1 Introduction

## 1.1 Background

Hunter Environmental Consulting (HEC) was engaged by Freedom Development Group to undertake a PSI at 101-103 Ironbark Road, Muswellbrook (herein after referred to as "the Site").

The Site is currently proposed to undergo redevelopment to incorporate general and large residential subdivision. The PSI required for due diligence purposes as part of the development application.

This report supersedes the PSI (report number P1227) conducted by Valley Civilab (now HEC) in 2017.

A Site Plan is presented as Figure 1 of **Annex A**.

## 1.2 Objectives

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

This report has been prepared in general accordance with provisions for a PSI as defined within the NSW EPA (2020) Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA, 2020) and National Environment Protection (Assessment of Site Contamination) Measure (National Environmental Protection Council (NEPC), 2013).

All information collected informed the development of the CSM which provides a representation of potential sources of contamination and evaluate the CoPC; areas of potential contamination; potential human and ecological receptors; and potentially affected media (such as soil and groundwater).

## **1.3** Scope of Works

## **1.3.1** Preliminary Site Investigation

This PSI includes the following elements:

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

Preparation of this report includes recommendations for further investigation, any management requirements and/or any ongoing management, monitoring or remedial works that may be required.



## 2 Site Description

## 2.1 Site & Lot Identification

The Site is located at 101-103 Ironbark Road, Muswellbrook, legally identified as Lot 101 on Deposited Plan (DP) 1170190. The Site forms an irregular shaped block of approximately 801,661 m<sup>2</sup>. An easement exists which intersects the middle of the Site.

A summary of Site information is provided in **Table 2.1** below.

Item	Description		
Current Site Owners	Matthew Webber		
	Rhys Webber		
	Lauren Webber		
	lan Raymond Webber		
Site Address	101-103 Ironbark Road, Muswellbrook		
Current Zoning	R1 General Residential		
	R5 Large Lot Residential		
	C3 Environmental Management		
Legal Description	Lot 101 (DP) 1170190		
Local Government Authority	Muswellbrook Shire Council		
Site Area	Approximately 801,661m <sup>2</sup>		
Elevation	207m Above Sea Level (ASL)		
Geographical Location	E 302838.197		
(GDA94-MGA56)	N 6425276.333		

### Table 2.1 - Site identification

Review of Muswellbrook Shire Council Local Environmental Plan (LEP) 2009 together with the Planning Certificate under Section 10.7 Part 2 and 5 of the Environmental Planning and Assessment Act 1979 (attached as **Annex B**) provides the following information:

- 1. The Site is not affected by heritage items;
- 2. The Site and/or adjacent lots are not affected by land reserved for acquisition;
- 3. The Site is not affected by environmentally sensitive land or critical habitat;
- 4. The Site and/or adjacent lots are not subject to flood planning constraints; and
- 5. There are no prescribed matters under section 59(2) of the Contaminated Land Management Act 1997 to be disclosed.



## 2.2 Surrounding Land Use

The Site is located predominantly within a residential/undeveloped area of Muswellbrook, NSW. Review of satellite imagery identified surrounding land uses as summarised in **Table 2.2** below.

### Table 2.2 - Summary of surrounding land use

Direction	Land Use	Distance
North	Residential	Adjacent
East	Undeveloped	Adjacent
South	Residential/Undeveloped	Adjacent
West	Residential	Adjacent

## **3** Background Data Review & Database Searches

## 3.1 Summary of Ownership & Site Use

Historical title searches completed for the Site provide a summary of ownership as described in **Table 3.1** below.

#### Table 3.1 - Summary of site ownership

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale	
15.02.1913 (1913 to 1920)	Charlotte Augusta Bowman (Widow) Andrew Bowman (Grazier) John Joseph Pearce (Esquire)	Volume 2341 Folio 81	
15.06.1920 (1920 to 1920)	Andrew Bowman (Grazier) John Joseph Pearce (Esquire)	Volume 2341 Folio 81	
15.06.1920 (1920 to 1931)	William Pearce Bowman (Grazier)	Volume 2341 Folio 81 Now Volume 4152 Folio 216	
26.10.1931 (1931 to 1951)	The Balmoral Estates Limited Now The Balmoral Estates Pty Limited	Volume 4152 Folio 216	
02.11.1951	Clive Millington Bowman (Grazier)	Volume 4152 Folio 216	



(1951 to 1963)		Now
		Volume 6981 Folio 225
27.08.1963 (1963 to 1966)	Yammanie Pastoral Co. Pty. Ltd.	Volume 6981 Folio 225 Now Volume 10098 Folio 236
12.05.1966 (1966 to 1968)	Whitemark Pastoral Co. Pty. Ltd.	Volume 10098 Folio 236 Now Volume 10747 Folio 172
08.04.1968 (1968 to 2002)	Raymond Norman Webber (Company Director) Faye Webber (Married Woman)	Volume 10747 Folio 172 Now 1/235996
19.02.2002 (2002 to 2020)	Faye Webber (Widow) Ian Raymond Webber (Executors of the Will of Raymond Norman Webber)	1/235996 Then 123/1153819 223/1165467 Now 101/1170190
18.06.2020 (2020 to 2020)	Brian Andres Webber Matthew Webber Rhys Webber Lauren Webber Ian Raymond Webber Catherine Louise Webber	101/1170190
16.07.2020 (2020 to 2020)	Brian Andres Webber Matthew Webber Rhys Webber Lauren Webber Ian Raymond Webber	101/1170190



	# Matthew Webber	
01.08.2020	#Rhys Webber	101/1170190
(2020 to date)	# Lauren Webber	101/11/0190
	# Ian Raymond Webber	

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

## **3.2** Historical Photographs

Historical aerials and satellite images dating 1938-2023 provide a summary of development at the Site and within the surrounding area. Historical images are presented as part of **Annex D** and a summary of review in

Table 3.2 below.

### Table 3.2 - Historical aerial review

Date	Summary
1938	Good quality, black and white aerial, Site consists of undeveloped land, small pond observed on the north-western border.
1958	Site remains consistent with previous aerial.
1967	Site remains consistent with previous aerial.
1974	Site remains consistent with previous aerial with an additional pond on the northern border.
1980	Good quality coloured aerial consistent with previous aerial.
1989	Good quality coloured aerial, additional pond on the north-western side of Site, residential development has commenced adjacent to the north-western border.
1993	Site remains consistent with previous aerial.
1998	Site remains consistent with previous aerial.
2003	Site remains consistent with previous aerial.
2008	Good quality coloured aerial, further residential development has been constructed adjacent to the north-eastern border of Site, the rest of the Site remains consistent with the previous aerial.
2013	Good quality coloured aerial, further residential development has been constructed adjacent to the eastern border of Site, the rest of the Site remains consistent with the previous aerial.
2017	Site remains consistent with previous aerial.
2020	Site remains consistent with previous aerial.



Date	Summary
2023	Site remains consistent with previous aerial.

## 3.3 Topography & Hydrology

Topography of the area is characterised by undulating low hills and rises and gently inclined side slopes. Review of Google Earth Pro (2024) indicates the Site slightly slopes from 188m Above Sea Level (ASL) in the west to 230m ASL in the east. The closest major surface water body identified is the Hunter River located approximately 2.6km to the north-west of Site.

## 3.3.1 Lithology & Geology

Review of the NSW Office of Environment and Heritage soil landscape database—indicates that the Site falls within the Roxburgh Soil Landscape.

Review of the NSW Department of Industry, Resources & Energy database; NATMAP 1: 100,000 Geological Sheet indicates that the Site lies on the Rowan, Branxton and Skeletar units. Typical lithology includes sandstone, siltstone, claystone, coal and minor conglomerate. Averages 110m thickness, containing up to 6 coal seams, rhyolite, chert, and white tuffaceous shale containing glossopteris leaves.

## 3.3.2 Hydrogeology

Review of the NSW Department of Primary Industries – Office of Water / Water Administration Ministerial Corporation database identified seven (7) registered bores within 1km of the Site. Bore details are presented in **Table 3.3** below.

NSW Bore	Bore	Status	Drill Date	Bore	Height	Distance	Direction
ID	Туре			Depth	Datum		
				(m)			
GW022229	Water	Unknown	01/08/1963	10.1	AHD	743m	Northwest
	Supply						
GW023484	Water	Abandoned	01/01/1965	7.6	AHD	815m	Northwest
	Supply						
GW034580	Water	Removed		9.1	AHD	890m	Northwest
	Supply						
GW022043	Water	Unknown	01/08/1964		AHD	894m	Northwest
	Supply						
GW043852	Water	Removed	01/05/1967	6	AHD	929m	Northwest
	Supply						
GW029528	Water	Abandoned	01/05/1967	6.4	AHD	943m	Northwest
	Supply						
GW044696	Water	Unknown	01/07/1975	7.3	AHD	990m	Northwest
	Supply						



## 3.4 Chemical Storage & Waste Production / Disposal

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

## 3.5 Onsite Database Searches

### 3.5.1 Current & Former Environment Protection Licences

A review of the licenced activities under the Protection of the Environment Operations Act 1997 was completed on the 6<sup>th</sup> of February 2024.

No NSW EPA licensed activities have been conducted within a 1km radius of the Site. **Table 3.4** below list former licensed activities conducted.

Table 3.4 - Delicenced and former licenced E	EPA activities
--	----------------

Licence Number	Organisation	Activity	Approx. Distance from Site
4653	Luhrmann Environment Management Pty Ltd	Other Activities / Non- Scheduled Activity - Application of Herbicides	Om
4838	Robert Orchard	Other Activities / Non- Scheduled Activity - Application of Herbicides	0m
6630	Sydney Weed & Pest Management Pty Ltd	Other Activities / Non- Scheduled Activity - Application of Herbicides	0m
11677	Upper Hunter County Council	Miscellaneous licensed discharge to waters (at any time)	Om

### 3.5.2 Heritage

Review of the Heritage Data Source - Planning & Environment, indicates the Site is not affected by heritage items. There is one (1) registered heritage item within 1km of the Site; Yammanie, situated adjacent to the south-west boundary of the Site.

A figure detailing locations of heritage items listed above is presented within LotSearch Report in **Annex D**.



## 3.5.3 Contaminated Land Records

A review of the NSW EPA Contaminated Land Record of Notices was completed on 6<sup>th</sup> of February 2024. 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 1km of the Site subject to regulation under the *CLM Act 1997*.

A review of the NSW EPA List of Contaminated Sites was completed 6<sup>th</sup> of February 2024. 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 1km of the Site that have been notified. The findings of these reviews indicate that the Site is unlikely to be impacted by contamination known to the EPA.

## 3.5.4 Naturally Occurring Asbestos

NSW Department of Industry, Resources & Energy (2024) identifies that the Site does not fall in an area known to contain naturally occurring asbestos.

## 3.5.5 Acid Sulfate Soils

Review of the ePlanning Spatial Viewer online database (2020) identifies the Site as not being within an acid sulfate soils (ASS) area. Additionally, a review of the eSPADE online database (2024) identifies the Site as being within an area no known acid sulfate occurrence.

## 4 Site Inspection

HEC attended the Site on the 8<sup>th</sup> of February 2024 to consolidate the desktop review described in the sections above. The Site visit included a detailed visual inspection of the Site surface and infrastructure. Key findings are presented below:

- At the time of the investigation the site featured three small bodies of water and hosted a small herd of cattle, while the remainder of the area remained undeveloped;
- The Site characterised by varied topography, including both high and low slopes. While some sections featured designated tracks suitable for vehicular access, much of the terrain was devoid of established pathways, however, was still accessible by a four-wheel drive vehicle;
- Ecological receptors, such as kangaroos and various bird species, were observed inhabiting the site;
- The Sites vegetation comprised tall grasses, shrubs, trees, and scattered woody debris;
- No signs of ecological stress were observed throughout the Site;
- No signs of gross or olfactory signs of contamination were observed during the Site observation;
- No visual signs of staining were observed during the extensive Site observation; and
- No potential ACM was identified during the Site inspection.

All works were conducted in accordance NEPC (2013) best standard practices and HEC's relevant Standard Operating Procedures (SOPs). Methodologies are outlined in the following sub-sections.



## 5 Conceptual Site Model

A CSM is a representation of site related information regarding contaminant sources, exposure pathways and human and environmental 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 CSM based on the understanding of site history and environmental setting is presented in **Table 5.1** below.



## Table 5.1 – Preliminary CSM

Primary Sources	CoPC	Secondary Sources	Transport Mechanisms	Exposure Route	Receptors
<ul> <li>Application of herbicides and pesticides</li> </ul>	<ul> <li>OCP, OPP and Heavy Metals.</li> </ul>	<ul> <li>Impacted soils at depth;</li> <li>Migration of contaminants in surface water.</li> </ul>	<ul> <li>Leaching to underlying surrounding soils and waterways</li> </ul>	<ul> <li>Dermal Contact or incidental ingestion of soil/water;</li> <li>Plant uptake.</li> </ul>	<ul> <li>Future site users;</li> <li>Future construction/maintenance workers;</li> <li>Users and occupants of adjoining land;</li> <li>Ecological (Uptake of terrestrial Flora).</li> </ul>



## 6 Conclusions

The detailed desktop review of available information and thorough Site inspection have enabled the development of a preliminary CSM allowing assessment of potential health and environmental issues relating to the Site.

Key findings were:

- 1. Potential contamination sources at the Site are limited to historical agricultural land use and potential application of herbicides/pesticides;
- 2. No current contamination sources were observed during the Site inspection;
- 3. No visible signs of gross contamination were observed during Site inspection; and
- 4. No visible signs of ecological stress were observed during the Site inspection to suggest an environmental impact from past land use.

In summary, based on the desktop investigation conducted on the Site including extensive Site inspection, gross contamination was not observed to be present at the Site and no risk to current or future sensitive human or ecological receptors was apparent.

No further investigative works are recommended, and HEC considers the Site suitable for the proposed future development however, given the preliminary nature of the investigation an unexpected finds protocol should be utilised during any proposed future earthworks at the Site.

## 7 Unexpected Finds

The presence of any unexpected finds would be highlighted during development works by the observation of any unusual physical (e.g. staining, fill material, asbestos-containing material) or sensory characteristics of the soil. In the event that any significant unknown type of material is identified, site works should be stopped in that area and an assessment of the material and its likely impact on the CSM would be undertaken by an appropriately qualified environmental consultant immediately to prepare a suitable response to the occurrence. All additional works should be documented and detailed in the validation report.

## 8 Report Limitations

HEC considers that the objectives of the original scope as presented in quote EQ0372 of the investigation have been achieved.

The recommendations within the above report are subjected to the specific Site condition at the time of the current investigation. It should be noted that Site conditions can vary significantly across a Site and the environment can change over time. If conditions encountered during intrusive works are different to those contained in this report HEC should be contacted immediately for Site reassessment.

This report supersedes the PSI (report number P1227) conducted by Valley Civilab (now HEC) in 2017.

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



For and on behalf of

Hunter Environmental Consulting

Reported by:

Fletcher Harris Environmental Scientist Bachelor of Environmental Science and Management

Reviewed by:

Jake Duck Environmental Scientist Bachelor of Environmental Science and Management



## References

- National Environment Protection Council (NEPC), (2013) National Environment Protection (Assessment of Site Contamination) Measure 1999, NEPM, Canberra. Schedule B2: Guideline On-site Characterisation.
- NSW EPA (2020) Contaminated Land Guidelines: Guidelines for Consultants Reporting on Contaminated Land.
- NSW EPA (1997). Contaminated Land Management Act 1997.
- NSW EPA (2017) Naturally Occurring Asbestos in NSW <u>https://trade.maps.arcgis.com/apps/PublicInformation/index.html?appid=87434b6ec7dd4ab</u> <u>a8cb664d8e646fb06</u> accessed 8/2/2024

Lotsearch (2024) Enviro Professional, Reference: LS052419 EP – 06 Feb 2024 10:50:07

State of NSW and Department of Planning, Industry and Environment (2022) eSPADE v2.2 <u>https://www.environment.nsw.gov.au/eSpade2Webapp</u> accessed 8/2/2024.

CSIRO (2017) Atlas of Australian Acid Sulfate Soils.

State of NSW and Department of Planning, Industry and Environment (2020) ePlanning Spatial Viewer

https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address accessed 21/11/2023.



# Annex A



Preliminary Site Investigation 101-103 Ironbark Road, Muswellbrook HEC Ref:E0163



Note: <sup>(1)</sup> Base layer sourced from SixMaps (2020).

Figure 1: Site Plan

**LEGEND** 

Area of Investigation



# Annex B



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

Enquiries Contact Receipt no. Your reference

Planning 02 6549 3700 1572794 Lot 101 Ironbark Road Muswellbrook

#### Date: 7 February 2024

Assessment: 122283

Lotsearch Pty Ltd Suite 10.01 5 Blue Street NORTH SYDNEY NSW 2060 Owner (as recorded by Council)

Mr I R & Ms L & Messrs R & M Webber

Property Description:

Ironbark Road MUSWELLBROOK 2333 LOT: 101 DP: 1170190

#### Land to which the certificate relates

The information contained in this certificate relates only to the lot or lots described on this certificate. Separate planning certificates can be obtained upon application for the other lots, those certificates may contain different information than is contained in this certificate.

This certificate provides information on how the relevant parcel of land may be developed, including the planning policies that may apply to development of the land, on the date the certificate is issued.

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

#### 1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

#### STATE ENVIRONMENTAL PLANNING POLICIES

The following State Environmental Planning Policies apply to land within the Muswellbrook Shire LGA:

SEPP (Biodiversity and Conservation) 2021 - This policy contains:

- Planning rules and controls for the clearing of native vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development application.
- The land use planning and assessment framework for koala habitat (Chapter 4).

<u>SEPP (Exempt and Complying Development Codes) 2008</u> – The policy provides exempt and complying codes that have State-wide application, identifying types of development that are of minimal environmental impact that may proceed without development consent, but may require a complying development certificate.

<u>SEPP No. 65 (Design Quality of Residential Apartment Development)</u> – This policy aims to raise the design quality of residential flat development through the application of a series of design principles.

<u>SEPP (Housing) 2021</u> - This policy supports the development of diverse housing types, including affordable housing and purpose-built rental housing, reinforce the importance of designing housing for climate, hazards and to reflect the locality it is being built in, and to mitigate the loss of affordable rental housing.

<u>SEPP (Industry and Employment)</u> 2021 – This policy contains planning provisions for advertising signage in NSW.

Address all communications to The General Manager Mail PO Box 122 Muswellbrook NSW 2333 Phone 02 6549 3700 Fax 02 65 49 3701 Email council@muswellbrook.nsw.gov.au Web www.muswellbrook.nsw.gov.au

Cert No: 23731



Cert No: 23731

<u>SEPP (Planning Systems) 2021</u> – This policy:

- Identifies State or Regionally significant development, State significant infrastructure, and critical State significant infrastructure (Chapter 2).
- Provides consideration of development delivery plans by local Aboriginal land councils (Chapter 3).
- Allows the Planning Secretary to elect to be the concurrence authority for certain development (Chapter 4).

<u>SEPP (Precincts - Regional) 2021</u> – This policy contains planning provisions for precinct planning for a specified geographic area. The precincts in this SEPP are located outside the Greater Sydney Region Plan.

<u>SEPP (Primary Production) 2021</u> – This policy contains planning provisions:

- To manage primary production and rural development including supporting sustainable agriculture.
- For the protection of prime agricultural land of state and regional significance as well as regionally significant mining and extractive resources.

<u>SEPP (Resilience and Hazards) 2021</u> – This policy contains planning provisions:

- To manage hazardous and offensive development (Chapter 3).
- To provide a state-wide planning framework for the remediation of contaminated land and to minimise the risk of harm (Chapter 4).

<u>SEPP (Resources and Energy) 2021</u> – This policy contains planning provisions:

- For mining, petroleum production and extractive material resource proposals in NSW.
- The locations where open cut mining and coal seam gas projects are prohibited.
- To facilitate the development of extractive resources in proximity to the population of the Sydney.

<u>SEPP (Sustainable Buildings) 2022 – This policy contains planning provisions:</u>

- To encourage the design and delivery of sustainable buildings.
- To minimise the consumption of energy.
- To reduce greenhouse gas emissions.
- To minimise the consumption of mains-supplied potable water.

The provisions apply to residential development (Chapter 2) and non-residential development (Chapter 3).

<u>SEPP (Transport and Infrastructure) 2021</u> – This policy contains planning provisions:

- For infrastructure, such as hospitals, roads, railways, emergency services, water supply and electricity delivery (Chapter 2).
- For child-care centres, schools, TAFEs and Universities (Chapter 3).



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Further details regarding these State Environmental Planning Policies and the circumstances in which they may apply to the subject and can be found on the Department of Planning's website.

#### **REGIONAL PLANNING INSTRUMENTS**

Hunter Regional Plan 2041 Upper Hunter Strategic Land Use Regional Plan 2012

#### LOCAL PLANNING INSTRUMENTS

The provisions of Muswellbrook Local Environmental Plan 2009 apply to this land.

#### **Employment Zones Reform**

On 26 April 2023, Business and Industrial zones were replaced by Employment zones within standard instrument local environmental plans.

A two-year transitional arrangement exists to continue land use permissibility where the translation to employment zones altered the land use permissibility. Until 26 April 2025, a land use that was permissible with consent under a former zone (for instance, the B2 Local Centre zone) that will not be permissible under the translated zone, will continue to be permissible through the transitional provision.

#### **DEVELOPMENT CONTROL PLANS**

The provisions of Muswellbrook Development Control Plan 2009 apply to this land.

#### 2. ZONING AND LAND USE

#### LOCAL ENVIRONMENTAL PLANS

PLANNING INSTRUMENT

LAND USE ZONING

Muswellbrook Local Environmental Plan 2009

R1 General Residential R5 Large Lot Residential C3 Environmental Management

#### PERMITTED WITHOUT CONSENT

Home occupations

Home occupations

Extensive agriculture; Home occupations

#### PERMITTED WITH CONSENT

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture;



#### Cert No: 23731

Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Sewage reticulation systems; Shop top housing; Tank-based aquaculture; Water recycling facilities; Water supply systems.

Bed and breakfast accommodation; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Environmental facilities; Environmental protection works; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Horticulture; Oyster aquaculture; Pond-based acquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Sewage reticulation systems; Tank-based aquaculture; Water recycling facilities; Water supply systems

Air transport facilities; Animal boarding or training establishments; Bed and breakfast accommodation; Camping grounds; Caravan parks; Cellar door premises; Dwelling houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Home-based child care; Home businesses; Home industries; Information and education facilities; Intensive plant agriculture; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Recreation facilities (outdoor); Research stations; Roads; Rural worker's dwellings; Secondary dwellings; Sewerage systems; Tank-based aquaculture; Water supply systems

#### PROHIBITED

Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified above.

#### MINIMUM LAND DIMENSIONS FOR THE ERECTION OF A DWELLING

Under the provisions of the Muswellbrook Local Environmental Plan 2009, the minimum subdivision lot size IS NOT TO BE LESS than 600m2.

Under the provisions of the Muswellbrook Local Environmental Plan 2009, the minimum subdivision lot size IS NOT TO BE LESS than 2000m2.

Under the provisions of the Muswellbrook Local Environmental Plan 2009, the minimum subdivision lot size IS NOT TO BE LESS than 4000m2.

Under the provisions of the Muswellbrook Local Environmental Plan 2009, the minimum subdivision lot size is 80ha and is also subject to the provisions detailed below.

Only one dwelling house may be erected on land zoned C3 Environmental Management only if the land is:

(a) a lot created in accordance with clause 4.1 of the LEP 2009, or

(b) a lot created before the LEP 2009 commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or

(c) a lot created before the LEP 2009 commenced that is at least the minimum lot size specified for that lot by the Lot Size Map, or

(d) a lot for which subdivision approval was granted before the LEP 2009 commenced and on which the erection of a dwelling house would have been permissible immediately before that commencement, or

(e) an existing holding.

NOTE: EXISTING HOLDING means all adjoining land, even if separated by a road or railway, held in the same ownership:



#### Cert No: 23731

(a) on 11 April 1974, and

(b) at the time of lodging a development application for the erection of a dwelling house under this clause

and includes any other land adjoining that land acquired by the owner since 11 April 1974.

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.

Development consent must not be granted to the subdivision of a community title scheme less than the minimum lot size on land zoned E3 Environmental Management that is used, or proposed to be used, for residential accommodation or tourist and visitor accommodation.

#### WHETHER THE LAND INCLUDES OR COMPRISES CRITICAL HABITAT

The subject land has not been declared as critical habitat.

#### WHETHER THE LAND IS IN A CONSERVATION AREA

The subject land is not within a conservation area.

#### WHETHER AN ITEM OF ENVIRONMENTAL HERITAGE IS SITUATED ON THE LAND

The land is NOT affected by any known or listed heritage item.

#### 3. CONTRIBUTION PLANS

The Muswellbrook Section 94 Contributions Plan 2001 and Muswellbrook Section 94A Contributions Plan 2009 apply to all land within the Muswellbrook Shire Local Government Area.

The land is not within a special contributions area under the EP&A Act, Division 7.1.

#### 4. COMPLYING DEVELOPMENT

Complying development may be carried out on the land under each of the following codes for complying development, to the extent stated, because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

INFORMATION SET OUT IN CLAUSE 4 OF SCHEDULE 2 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT REGULATIONS

#### Part 3 General Housing Code

NO. Complying development specified in the General Housing Code may NOT be carried out on this land pursuant to Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

The land is excluded land; being land identified by an environmental planning instrument as being within an area of:-

Not applicable to the land to which this certificate relates. TERRESTRIAL BIODIVERSITY LAND UNDER THE MUSWELLBROOK LOCAL ENVIRONMENTAL PLAN 2009



Cert No: 23731

#### Part 3A Rural Housing Code

NO. Complying development specified in the Rural Housing Code may NOT be carried out on this land pursuant to Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

The land is excluded land; being land identified by an environmental planning instrument as being within an area of:-

TERRESTRIAL BIODIVERSITY LAND UNDER THE MUSWELLBROOK LOCAL ENVIRONMENTAL PLAN 2009

#### Part 4 Housing Alterations Code

NO. Complying development specified in the Housing Alterations Code may NOT be carried out on this land pursuant to Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

The land is excluded land; being land identified by an environmental planning instrument as being within an area of:-

TERRESTRIAL BIODIVERSITY LAND UNDER THE MUSWELLBROOK LOCAL ENVIRONMENTAL PLAN 2009

#### Part 4A General Development Code

NO. Complying development specified in the General Development Code may NOT be carried out on this land pursuant to Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

The land is excluded land; being land identified by an environmental planning instrument as being within an area of:-

TERRESTRIAL BIODIVERSITY LAND UNDER THE MUSWELLBROOK LOCAL ENVIRONMENTAL PLAN 2009

#### Part 5 Commercial and Industrial Alterations Code

Not applicable to the land to which this certificate relates. TERRESTRIAL BIODIVERSITY LAND UNDER THE MUSWELLBROOK LOCAL ENVIRONMENTAL PLAN 2009

#### Part 5A Commercial and Industrial (New Buildings and Additions) Code

Not applicable to the land to which this certificate relates. TERRESTRIAL BIODIVERSITY LAND UNDER THE MUSWELLBROOK LOCAL ENVIRONMENTAL PLAN 2009

#### Part 6 Subdivision Code

NO. Complying development specified in the Subdivision Code may NOT be carried out on this land pursuant to Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.



#### Cert No: 23731

The land is excluded land; being land identified by an environmental planning instrument as being within an area of:-

TERRESTRIAL BIODIVERSITY LAND UNDER THE MUSWELLBROOK LOCAL ENVIRONMENTAL PLAN 2009

#### Part 7 Demolition Code

NO. Complying development specified in the Demolition Code may NOT be carried out on this land pursuant to Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

The land is excluded land; being land identified by an environmental planning instrument as being within an area of:-

TERRESTRIAL BIODIVERSITY LAND UNDER THE MUSWELLBROOK LOCAL ENVIRONMENTAL PLAN 2009

#### Part 8 Fire Safety Code

YES. Complying development specified in the Fire Safety Code may be carried out on this land in certain circumstances pursuant to Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

#### 5. EXEMPT DEVELOPMENT

The land is land on which exempt development may be carried out under the exempt development codes under SEPP (Exempt and Complying Development Codes) 2008.

#### 6. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (a) There are NO 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) There are NO 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.

#### 7. LAND RESERVED FOR ACQUISITION

There are NO environmental planning instruments; deemed environmental planning instruments or draft environmental planning instruments applying to the land that provide for the acquisition of the land by a public authority, as referred to in section 27 of the Environmental Planning and Assessment Act 1979.

#### 8. ROAD WIDENING AND ROAD REALIGNMENT

The subject land IS NOT 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.

#### 9. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

The land is not categorised as Flood Prone land under an adopted flood study. Development on the land or part of the land may still be subject to flood related development controls if there is a waterway on the land. See Section 13 of Muswellbrook DCP 2009 for more information.



Cert No: 23731

#### 10. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

The land IS NOT affected by a policy adopted by the council, or adopted by any other public authority 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). Muswellbrook DCP 2009 contains requirements for new development to consider the issues of potentially contaminated land, and land use buffers to premises that may emit odours.

#### 11. BUSH FIRE PRONE LAND

Rural Fires Act 1997. This land is designated as bush fire prone land and any development of the land will require appropriate fire protection assessment. For further information concerning the bush fire status of the land, please contact Council on (02) 6549 3700.

#### 12. LOOSE-FILL ASBESTOS INSULATION

There are NO residential premises located on this land that are listed on the register that are required to be maintained under Division 1A of Part 8 of the *Home Building Act 1989*.

#### **13. MINE SUBSIDENCE**

The land IS NOT WITHIN a Mine Subsidence District proclaimed under section 15 of the Mine Subsidence Compensation Act, 1961.

#### 14. PAPER SUBDIVISION INFORMATION

There is NOT an adopted development plan or subdivision order that applies to the land.

#### **15. PROPERTY VEGETATION PLANS**

Council has NOT been notified of the existence of such a plan or if the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies.

#### 16. BIODIVERSITY STEWARDSHIP SITES

Council has NOT been notified that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016.

#### 17. BIODIVERSITY CERTIFIED LAND

The land IS NOT biodiversity certified under the Biodiversity Conservation Act 2016.

#### 18. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Council has NOT been notified of any order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

## 19. ANNUAL CHARGES UNDER THE LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES

The Coastal Management Act 2016 DOES NOT apply to this council area.



#### Cert No: 23731

#### 20. WESTERN SYDNEY AEROTROPOLIS

State Environmental Planning Policy (Precincts – Western Parkland City) 2021 DOES NOT apply to this council area.

#### 21. DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING

There is NOT a current site compatibility certificate (of which the council is aware), issued under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land.

## 22. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

There is NOT a current site compatibility certificate for affordable rental housing (of which the council is aware), issued under clause 39 of State Environmental Planning Policy (Housing) 2021 in respect of proposed development on the land.

The accuracy and currency of the details provided by agencies external to Council have not be verified by Muswellbrook Shire Council and should be verified by the applicant.

#### ADDITIONAL INFORMATION PURSUANT TO SECTION 10.7(5) OF THE ACT

Council is unaware of any other relevant matters that may affect the land.

For further information, please contact Planning, Environment & Regulatory Services on (02) 6549 3700.

D Finnigan General Manager

Venn

Per:



# Annex C

NSW LAND REGISTRY SERVICES Cadastral Records Enquiry Report : Lot 101 DP 1170190

Locality : MUSWELLBROOK

LGA : MUSWELLBROOK

Parish : BROUGHAM

County : DURHAM



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© Office of	the Registrar-Gene	eral /Src:InfoTrack	/Ref:101-103 Ir	onbark Road		ePlan

## © Office of the Registrar-General /Src:InfoTrack /Ref:101-103 Ironbark Road PLAN FORM 6 WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET Sheet 1 of 1 sheet				
SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads, public reserves and drainage reserves or create	Office Use Only			
easements, restrictions on the use of land and positive covenants	DP1170190			
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 IT IS INTENDED TO CREATE :-				
	Registered: (3) 8.11.2011			
1. RESTRICTION ON THE USE OF LAND (XX)	Title System: TORRENS			
	Purpose: SUBDIVISION			
- Taye Libber	PLAN OF SUBDIVISION OF LOT 223 IN DP1165467			
jo lova				
	LGA: MUSWELLBROOK			
	Locality: MUSWELLBROOK			
	Parish: BROUGHAM			
	County: DURHAM			
	Survey Certificate			
	of M.M. HYNDES BAILEY & CO. MUSWELLBROOK			
If space is insufficient use PLAN FORM 6A annexure sheet Crown Lands NSW/Western Lands Office Approval	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: 26.09.2011			
(Authorised Officer) that all necessary approvals in regard to the allecation of the land	The survey relates to LOTS 101 & 103			
shown herein have been given	(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey) $-\infty$			
Signature: Date: File Number:	Signature			
Subdivision Certificate	Datum Line: 'X' – 'Y'			
I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:	Type: Urban/Rural			
the proposed	Plans used in the preparation of survey/ <del>compilation</del>			
(insert 'subdivision' of new road')	DP 1165467 DP 253996 235996 = 3/1/11 DP 225369 DP 263113			
* Authorised Person/*General Manager/*Accredited Certifier	DP 225369 DP 263113 DP 1153819 DP 711278			
Consent Authority: MUSH ELLBROOK SHURE CONNEL Date of Endorsement: 5.0 CTOBER 2011 Accreditation no: MA Subdivision Certificate no: 2.97	DP 794059 DP 1062553 DP 1089308 DP 1089305 DP1099441			
Subdivision Certificate no: 247 File no: 06.09.12.2.91				
* Chiles theoryals is applicable words	If space is insufficient use PLAN FORM 6A annexure sheet			
* Strike through inapplicable parts.	Surveyor's Reference: 205116DP_223			



I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

0.0986 harles Witness (

ESTATE AND LAND REFERRED TO

Registrar General.

1958146 A Estate in Fee Simple in Lot 1 in Deposited Plan 225369 in the Shire of Muswellbrook Parish of Brougham (Page and County of Durham being part of the Portions shown in the schedule hereunder Excepting there cut the roads shown in the plan hereon. sacepling thereout all mines, veins and seams of cool comprised in Certificate of THE VOI. 6981 Fol. 225. Ala.Ge 10-3-1966

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		SCHEDULE.	
Number of	Portion	Name of Grantee	Date of Grant
Part	8	Susanna Jenkins	6 - 7 - 1833
Part ;	2	Francis Forbes	9 - 4 - 1835
Part (	6	Francis Forbes	6 - 6 - 1835
Part 3, 1	Part 7	Francis Forbes	16 - 4 - 1836
Part ]	12	Sir Francis Forbes	22 -11 - 1837
Part 3	11	Sir Francis Forbes	22 -11 - 1837

FIRST SCHEDULE (continued overleaf)

YAMIANIE PAS 110 11 201 LIMITED.

Registrar General

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Grown Grants above referred to. 2. Right of Carriageway affecting the part of the Land above described shown in the plan hereon as right of way 38 links wide created by the registration of Deposited Plan 225369 See K73017.

Registrar General


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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

FOLIO: 1/235996

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10747 FOL 172

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATI
30/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED

19/2/2002	8366462	TRANSMISSION APPLICATION	EDITION 1
30/7/2003	DP1056579	DEPOSITED PLAN	
23/3/2010	AF389028	MORTGAGE	EDITION 2
14/7/2010	DP1153819	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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

101-103 Ironbark Road

PRINTED ON 6/2/2024

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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(A)	LAND	Torrens Title Vol 10747 Fol 172, <sup>*</sup> Vol		RNOW BEING 1/235996
(B)	REGISTERED DEALING	Number	Torrens	
(C)	LODGED BY	Phone: (02) 9233	<b>ВХ аду <sup>Pel</sup>gehore O.</b> 3 1011 Fax: (02) 9232 6491 NEY L.T.O. Delivery 28A LLMU — ЦЕВВЕР	CODE
(D)	DECEASED REGISTERED PROPRIETOR	Raymond Norman WEBBER		[[
(E)	APPLICANT	Faye WEBBER and Ian Ra	aymond WEBBER	
(F) (G)	DATE 13 I certify that the I am personally :	21 Apr 2000 ) pursuant to Dec 2001 <sup>to</sup> Faye We	bber and Ian Raymond W ged herewith) applies to be registe ed land hom Certified corr I am Property Act	No. <u>119777/01</u>
	Signature of with		Signature of	Applicant:
	Name of witness Address of witne	ess: 142 BRIDGE ST MUSH	VELL BROOK	Deener.
(H)		ECUTOR, ADMINISTRATOR OR TR		rietor, hereby consent to this application
	Signature of with Name of witness Address of witne	5:	Signature	e of
	All handwriting Office use only-	must be in block capitals.	CT SIGHTE CANC. & RE Page 1 of	LAND AND PROPERTY INFORMATION NS



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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

FOLIO: 123/1153819

### First Title(s): OLD SYSTEM Prior Title(s): 1/235996

Recorded	Number	Type of Instrument	C.T. Issue
14/7/2010	DP1153819	DEPOSITED PLAN	FOLIO CREATED EDITION 1
			EDITION 1
22/9/2010	DP1156107	DEPOSITED PLAN	
24/2/2011	AG51892	DISCHARGE OF MORTGAGE	
24/2/2011	AG51893	VARIATION OF EASEMENT	EDITION 2
8/6/2011	DP1165467	DEPOSITED PLAN	FOLIO CANCELLED

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

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.







NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

FOLIO: 223/1165467

\_\_\_\_\_

First Title(s): OLD SYSTEM Prior Title(s): 123/1153819

Recorded	Number	Type of Instrument	C.T. Issue
8/6/2011	DP1165467	DEPOSITED PLAN	FOLIO CREATED EDITION 1

- 1/11/2011 AG589751 DEPARTMENTAL DEALING
- 8/11/2011 DP1170190 DEPOSITED PLAN

FOLIO CANCELLED

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

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.





NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH \_\_\_\_\_

> SEARCH DATE \_\_\_\_\_ 6/2/2024 4:46PM

FOLIO: 101/1170190

\_\_\_\_

First Title(s): OLD SYSTEM Prior Title(s): 223/1165467

LAND

SERVICES

Recorded	Number	Type of Instrument	C.T. Issue
8/11/2011	DP1170190	DEPOSITED PLAN	FOLIO CREATED EDITION 1
18/6/2020	AQ171459	NOTICE OF DEATH	
18/6/2020	AQ171460	TRANSMISSION APPLICATION (DEVISEE,BENEFICIARY,NEXT OF KIN)	
18/6/2020	AQ171461	TRANSMISSION APPLICATION (DEVISEE,BENEFICIARY,NEXT OF KIN)	EDITION 2
16/7/2020	AQ245732	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 3
1/8/2020	AQ280640	TRANSFER	EDITION 4
9/1/2024	AT745180	CAVEAT	EDITION 5

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

' Forta				/Ref: 101-103 Ir	Lesve fl	his snace clear. At	ffix additiona
Relea Licen	se: 2.3 ice: 01-05-	051	AP	PLICATION			
	Limite	Legal Software F d Gant Betts Solici	itors C	evisee, Beneficiary or Next-of-Kin		)17146)	
PRIV	ACY NOTE:	Section 31B of 1	Section 9	ew South Wales 3 Real Property Act 1900 1900 (RP Act) authoris		•	_
reguir	red by this fo	orm for the estal		nance of the Real Prop			
	IP DUTY	Revenue NSW	V use only	Client No: 1405921	515 No. <u>9827651-</u>	21	
				And detalle No Surch			
(A) TORR	ENS TITLE	101/1170190 :	and 103/1170190	16 7 4 DIC			
(B) REGIS DEAL		NUMBER			TORRENS TITLE		· · · · · · · · · · · · · · · · · · ·
(C) LODG	ED BY	DOCUMENT COLLECTION	NAME, ADDRESS OR I	DX, TELEPHONE, AND C	USTOMER ACCOUNT 1	JUMBER IF ANY	CODE
		BOX 268P	YDNEY LEGAL AC LP: 132579W	ENTS - MOTRACI	Ś		
		2060	REFERENCE:		CGB 508	846	
(D) DECE PROP	EASED PRIETOR	FAYE WEBB	BER			<u></u>	
(E) APPL	ICANT	BRIAN AND	RES WEBBER as to	one half share and MA	ATTHEW WEBBER	, RHYS WEBBE	R and
				common in equal shar			
		TENANCY: Te	nants in Common				
(F) The an	•	•	•	vill of the deceased rep			
pursua Andre deceas	s Webber (a sed registere	a certified copy	-	/03/2020 to Ian Raym rewith) applies to be land			
pursua Andre deceas DATE (G) I cer signo	s Webber (a sed registere سرب ( ۱۵ tify that I ar	a certified copy ed proprietor in $f \in 2020$ m an eligible wi ing in my present	of which is lodged he the abovementioned itness and that the app	erewith) applies to be land plicant Cert	registered as propriet ified correct for the p 1900 by the applican	or of the estate of purposes of the Ro t.	r interest of eal Property
pursua Andre deceas DATE (G) I cert signo [See	s Webber (2 sed registere سر ال ال rify that I ar ed this deali	a certified copy ed proprietor in e 2020 m an eligible wi ing in my preser w]	of which is lodged he the abovementioned itness and that the app	erewith) applies to be land plicant Cert Act	registered as propriet ified correct for the p 1900 by the applican	or of the estate of our poses of the Re	r interest of eal Property

(H) CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE We, Ian Raymond Webber, Catherine Louise Webber and Brian Andres Webber executors of the will of the deceased registered proprietor, consent to this application

executors of the will of	the duppased regi	stered proprietor, consent to this app	
Signature of witness:	yps	o A Sign	ature of executors:
Name of witness:	M. chael	Gal	Authin - L- Weller
Address of witness:	59 boon	ST. Munucher Oppor , 2333	- Renaution
This costing is to be see		ation of cale is unaning and the value	and data has been femulanded through aNOS

This section is to be completed where a notice of sale is required and the relevant data has been forwarded through e The applicant's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under **(I)** Full name: Michael David Gont eNOS ID No. 2085447 Signature:

\*s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying ALL HANDWRITING MUST BE IN BLOCK CAPITALS. Evidence sighted and returned (office use only: 1708

	by this form fo	Section 31B of t r the establish	he Real Property a	TRANSMISS APPLICATI a Devisee, Ber or Next-of-M New South Walk Section 93 Real Property Act 1900 (RPAct) author enance of the Real Pro- earch of the Real Pro-	ON neficia (in es y Act 1901 ises the Rogenson operty Act Rec Recention,	AQ171	
	STAMP DUTY	Revenue NSV		Clight No: 1405921	Trans Nor 9827 charge Dut		
(A)	TORRENS TITLE	101/1170190	and 103/117019	0			· · · · · · · · · · · · · · · · · · ·
(B)	REGISTERED DEALING	NUMBER			TORRENS TITLE		
(C)	LODGED BY	COLLECTION BOX SY	name, address of DNEY LEGAL P: 132579W	r dx, telephone, and cus AGENTS - INFOTRA	STOMER ACCOUNT		
<b>(D)</b>	DECEASED		REFERENCE:		CG	B 308846	
(D)	PROPRIETOR	Kaymond No	rman Webber				
(E)	APPLICANT	The second secon		Catherine Louise WEBI on in Equal Shares	BER		
( <b>F</b> )	pursuant to prod Faye Webber an ( a certified cop	bate d lan Raymond y of which is lo ictor in the abov	No. Webber	the will of the deceas 119777/01 hereby applies to be reginned	granted on	12 Decembe	er 2001 to
(G)	I certify I am an signed this dealin [See note* below	eligible witness ng in my present			Certified correct 1900 by the appl		the Real Property Act
			E 5				
	Signature of with	ness: //	4	s	Signature of app	licant:	
	Signature of with Name of witness Address of witne	ness: A :: Michae :ss: 59 820	4 d Gonf 2017, 57 M	5 sw all longy 2333		licant: 	
(H)	Name of witness Address of witne CONSENT OF EX I, Ian Raymond	<b>ECUTOR, ADMIN</b> Webber to this applicatio ness:	NISTRATOR OR T	RUSTEE	Cather or of the will	of the decease	d registered proprietor

3/3

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### **System Document Identification**

Form Number:01T-e Template Number:t\_nsw18 ELN Document ID:551092128 ELN NOS ID: 551092130

### TRANSFER

New South Wales Real Property Act 1900 Land Registry Document Identification



### Stamp Duty: 9848681-002

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

### LODGED BY:

Responsible Subscriber:	CURTIS GANT BETTS SOLICITORS ABN 25569446645
Address:	PO BOX 191 Muswellbrook 2333
Telephone:	
ELNO Subscriber Number:	17439
Customer Account Number:	501975
<b>Document Collection Box:</b>	1W
Client Reference:	Webber:Yammanie

### LAND TITLE REFERENCE

101/1170190 103/1170190

### TRANSFEROR

### CATHERINE LOUISE WEBBER

Total share transferred: 3/12

# TRANSFEREE IAN RAYMOND WEBBER Share of whole of land/interest: 6/12 MATTHEW WEBBER Share of whole of land/interest: 1/12 BRIAN ANDRES WEBBER Share of whole of land/interest: 3/12 LAUREN WEBBER Share of whole of land/interest: 1/12 RHYS WEBBER

### CONSIDERATION

Without Monetary Consideration And As Regards A Deed Of Partition

### ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

### SIGNING FOR TRANSFEROR

I certify that:

- 1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
- 2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
- **3.** The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- 4. The Certifier has taken reasonable steps to verify the identity of the transferor.

### Party Represented by Subscriber:

CATHERINE LOUISE WEBBER

PARTNERS OF CURTIS GANT BETTS SOLICITORS ABN 25569446645

# Signed By: Susan Liane ClydsdaleSigner Capacity: Practitioner CertifierELNO Signer Number: 41120Digital Signing Certificate Number:

Signed for Subscriber:

CURTIS GANT BETTS SOLICITORS

Subscriber Capacity:Representative Subscriber ELNO Subscriber Number: 17439

Customer Account Number:501905

Date: 14/07/2020

### SIGNING FOR TRANSFEREE

I certify that:

- 1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
- 2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
- **3.** The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- 4. The Certifier has taken reasonable steps to verify the identity of the transferee.

### Party Represented by Subscriber:

IAN RAYMOND WEBBER

Signed By: Susan Liane Clydsdale ELNO Signer Number: 41120		Signer Capacity: Practitioner Certifier				
ELNO Signer Number:	41120	Digital Signing Certificate Nu	ımber:			
Signed for Subscriber:	PARTNERS OF CURTIS GA	NT BETTS SOLICITORS ABN	25569446645			

CURTIS GANT BETTS SOLICITORS

Subscriber Capacity:Representative Subscriber ELNO Subscriber Number: 17439 Date: 14/07/2020

Customer Account Number:501905



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**REGISTRY** Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 101/1170190

LAND

SERVICES

		ARCH DATE	TIME	EDITION NO	DATE	
		2/2024		5	9/1/2024	
LAI  LOI	- 101 IN DE AT MUSWELL LOCAL GOVE PARISH OF	RNMENT AREA	MUSWELLBROOK OUNTY OF DURHA	М		
LAU MAT RHY	RST SCHEDUL JREN WEBBER IN 2/12 S THEW WEBBE IN 2/12 S S WEBBER IN 2/12 S N RAYMOND W IN 6/12 S AS TENANT	- R HARE HARE EBBER			(T AQ280640)	
 1	RESERVATI	ONS AND CONE EASEMENT FC ABOVE DESCR AS SITE OF	ITIONS IN THE R WATER SUPPLY IBED AFFECTING PROPOSED EASEM	APPURTENANT TO THI PART OF LOT 4 DP2! ENT FOR WATER SUPPI	5274 SHOWN	
METRE(S) (15 LINKS) WIDE IN DP536745 3 DP1153819 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 4 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM 4 DP1153819 EASEMENT TO DRAIN SEWAGE 3 METRE(S) WIDE & VARIABLE AFFECTING THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM						
5	AT745180			MENT GROUP PTY LTD		
NO	TATIONS					
DP1	 L056579 NOT:	E: PLAN OF F	ROPOSED EASEME	NT		
UNI	REGISTERED	DEALINGS: NI	L			

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

### 101-103 Ironbark Road

PRINTED ON 6/2/2024

\* 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. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



# Annex D



# Date: 06 Feb 2024 10:50:07 Reference: LS052419 EP Address: 101-103 Ironbark Road, Muswellbrook, NSW 2333

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 within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	04/01/2024	04/01/2024	Quarterly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	22/08/2022	22/08/2022	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	12/01/2024	14/12/2023	Monthly	1000m	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority	12/01/2024	12/01/2024	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority	24/01/2024	14/07/2021	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority	17/01/2024	17/01/2024	Monthly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	20/09/2023	07/09/2020	Annually	1000m	0	0	1
EPA PFAS Investigation Program	Environment Protection Authority	15/01/2024	21/11/2023	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	05/02/2024	05/02/2024	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	05/02/2024	05/02/2024	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	05/02/2024	05/02/2024	Monthly	2000m	0	0	0
Defence Controlled Areas	Department of Defence	12/01/2024	12/01/2024	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	24/01/2024	02/09/2022	Quarterly	2000m	0	0	1
National Unexploded Ordnance (UXO)	Department of Defence	12/01/2024	12/01/2024	Quarterly	2000m	1	1	1
EPA Other Sites with Contamination Issues	Environment Protection Authority	13/11/2023	15/12/2022	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	15/01/2024	15/01/2024	Monthly	1000m	0	0	0
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	15/01/2024	15/01/2024	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	15/01/2024	15/01/2024	Monthly	1000m	4	4	4
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	0	0
Points of Interest	NSW Department of Customer Service - Spatial Services	13/11/2023	13/11/2023	Quarterly	1000m	0	0	10
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	13/11/2023	13/11/2023	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	13/11/2023	13/11/2023	Quarterly	1000m	0	1	1
Major Easements	NSW Department of Customer Service - Spatial Services	31/01/2024	31/01/2024	Quarterly	1000m	0	0	8
State Forest	Forestry Corporation of NSW	12/12/2023	11/12/2023	Annually	1000m	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	16/02/2023	31/12/2022	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	29/08/2022	19/08/2019	Annually	1000m	1	1	2

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	09/05/2023	23/02/2018	Annually	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	18/04/2023	13/07/2022	Annually	2000m	0	0	20
NSW Seamless Geology Single Layer: Rock Units	Department of Regional NSW	06/12/2023	31/05/2023	Annually	1000m	3	3	6
NSW Seamless Geology – Single Layer: Trendlines	Department of Regional NSW	06/12/2023	31/05/2023	Annually	1000m	0	0	0
NSW Seamless Geology – Single Layer: Geological Boundaries and Faults	Department of Regional NSW	06/12/2023	31/05/2023	Annually	1000m	1	2	14
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	12/01/2024	17/02/2011	Annually	1000m	1	1	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	12/12/2023	27/07/2020	Annually	1000m	1	1	2
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	02/02/2024	01/09/2023	Monthly	500m	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	12/01/2024	21/02/2013	Annually	1000m	1	1	2
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	Annually	1000m	1	1	1
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	24/01/2024	24/01/2024	Quarterly	1000m	0	0	1
Current Mining Titles	NSW Department of Industry	24/01/2024	24/01/2024	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Industry	24/01/2024	24/01/2024	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	24/01/2024	24/01/2024	Monthly	1000m	7	7	7
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	02/02/2024	08/09/2023	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	02/02/2024	19/01/2024	Monthly	1000m	5	9	25
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	1000m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	24/01/2024	24/11/2023	Quarterly	1000m	0	0	0
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	02/02/2024	19/01/2024	Monthly	1000m	0	1	1
Bush Fire Prone Land	NSW Rural Fire Service	12/01/2024	20/11/2023	Monthly	1000m	2	2	3
NSW Native Vegetation Type Map	NSW Department of Planning and Environment	26/05/2023	12/12/2022	Quarterly	1000m	2	2	6
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	09/05/2023	01/11/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	1	1	1
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	3	3	6
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	29/11/2023	29/11/2023	Weekly	10000m	-	-	-

101-103 Ironbark Road, Muswellbrook, NSW 2333

Parcels legibility

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of the total site area have not been labelled for increased

Date: 06 February 2024

# **Contaminated Land**

101-103 Ironbark Road, Muswellbrook, NSW 2333

# List of NSW contaminated sites notified to EPA

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

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

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

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

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

# **Contaminated Land**

101-103 Ironbark Road, Muswellbrook, NSW 2333

# **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

 $\ensuremath{\mathbb{C}}$  State of New South Wales through the Environment Protection Authority

# **Contaminated Land**

101-103 Ironbark Road, Muswellbrook, NSW 2333

# **EPA Notices**

Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

Number	Туре	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
N/A	No records in buffer										

NSW EPA Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

# Waste Management & Liquid Fuel Facilities

101-103 Ironbark Road, Muswellbrook, NSW 2333





# **Waste Management & Liquid Fuel Facilities**

101-103 Ironbark Road, Muswellbrook, NSW 2333

# **National Waste Management Site Database**

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

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

Waste Management Facilities Data Source: Geoscience Australia

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# **National Liquid Fuel Facilities**

### National Liquid Fuel Facilties within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
5599	BP	BP MUSWELLBR OOK	139-141 MAITLAND STREET	MUSWELLB ROOK	PETROL STATION	OPERATION AL			Premise Match	767m	North West

National Liquid Fuel Facilities Data Source: Geoscience Australia

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# **PFAS Investigation & Management Programs**

101-103 Ironbark Road, Muswellbrook, NSW 2333

# **EPA PFAS Investigation Program**

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

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

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

# **Defence PFAS Investigation Program**

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

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

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

# Defence PFAS Management Program

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

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

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

# Airservices Australia National PFAS Management Program

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

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

# **Defence Sites and Unexploded Ordnance**

101-103 Ironbark Road, Muswellbrook, NSW 2333





# **Defence Sites and Unexploded Ordnance**

101-103 Ironbark Road, Muswellbrook, NSW 2333

# **Defence Controlled Areas (DCA)**

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

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

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

# **Defence 3 Year Regional Contamination Investigation Program (RCIP)**

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
336	Muswellbrook GRES Depot	Muswellbrook, New South Wales	NO	Premise Match	1990m	North West

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

# **National Unexploded Ordnance (UXO)**

Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
69	Muswellbrook	Other	This site was used as an advanced Ordnance Depot during WWII.		Not Commonwealth Land	As Supplied	Om	On-site

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

# **EPA Other Sites with Contamination Issues**

101-103 Ironbark Road, Muswellbrook, NSW 2333

# **EPA Other Sites with Contamination Issues**

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

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

Sites within the dataset buffer:

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

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

# **EPA Activities**

101-103 Ironbark Road, Muswellbrook, NSW 2333

# 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
N/A	No records in buffer							

POEO Licence Data Source: Environment Protection Authority © State of New South Wales through the Environment Protection Authority

# **Delicensed & Former Licensed EPA Activities**

101-103 Ironbark Road, Muswellbrook, NSW 2333





# **EPA Activities**

101-103 Ironbark Road, Muswellbrook, NSW 2333

# **Delicensed Activities still regulated by the EPA**

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

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

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

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

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

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	Om	On-site
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	Om	On-site
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	Om	On-site
11677	UPPER HUNTER COUNTY COUNCIL	WATERS WITHIN UPPER HUNTER COUNTY COUNCIL, NEW ENGLAND HIGHWAY, MUSWELLBROOK	Surrendered	21/06/2002	Miscellaneous licensed discharge to waters (at any time)	Network of Features	0m	On-site

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

# **Historical Business Directories**

101-103 Ironbark Road, Muswellbrook, NSW 2333

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

Potentially contaminative business activities extracted from Universal Business Directories 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	Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

# Business Directory Records 1950-1991 Road or Area Matches

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

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

# **Historical Business Directories**

101-103 Ironbark Road, Muswellbrook, NSW 2333

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

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

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

# 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.

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




101-103 Ironbark Road, Muswellbrook, NSW 2333





Scale: 0 120 240 360 Meters

360 480

Data Source Aerial Imagery: © Aerometrex Pty Ltd

Date: 06 February 2024

















































#### **Topographic Map 2015**





### Historical Map 1978







# Historical Map c.1941











101-103 Ironbark Road, Muswellbrook, NSW 2333

### **Points of Interest**

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
453654	Mountain Like	BLACK HILL	147m	East
513040	Park	KURRAJONG RESERVE	371m	North West
394178	Picnic Area	HIGHBROOK PARK	607m	North West
520561	Primary School	RICHARD GILL SCHOOL	611m	North
513034	Shopping Centre	Shopping Centre	667m	North West
513033	Sports Field	HIGHBROOK PARK	734m	North West
394189	Sports Centre	MUSWELLBROOK INDOOR SPORTS CENTRE	828m	North West
513037	Sports Court	MUSWELLBROOK SKATE PARK	895m	North West
485571	Homestead	QUELDINBURG	900m	North
394181	Tourist Park / Home Village	PINAROO LEISURE PARK	944m	North

Topographic Data Source:  $\ensuremath{\mathbb{C}}$  Land and Property Information (2015)

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101-103 Ironbark Road, Muswellbrook, NSW 2333

## Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

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

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

## Tanks (Points)

What are the Tank Points located within the dataset buffer? Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
176294	Water	Operational		01/01/2008	57m	North West

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

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### **Major Easements**

What Major Easements exist within the dataset buffer?

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

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
164760915	Primary	Electricity	30	275m	South
120120616	Primary	Undefined		306m	South
163250569	Secondary	Easement for Access	Variable	615m	North East
182888634	Primary	Right of way	6m & Var.	692m	North
120114230	Primary	Undefined		785m	North West
120120098	Primary	Undefined		942m	North West
166586290	Secondary	Easement for Access		960m	North West
120116420	Primary	Undefined		989m	South East

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

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#### 101-103 Ironbark Road, Muswellbrook, NSW 2333

#### **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
N/A	No records in buffer				

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)** 





# Hydrogeology & Groundwater

101-103 Ironbark Road, Muswellbrook, NSW 2333

### Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Fractured or fissured, extensive aquifers of low to moderate productivity	0m	On-site
Porous, extensive highly productive aquifers	978m	North West

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

### Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

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

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

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

#### **Groundwater Boreholes**





# Hydrogeology & Groundwater

101-103 Ironbark Road, Muswellbrook, NSW 2333

#### **Groundwater Boreholes**

#### Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10102750	GW022229	Water Supply	Unknown	01/08/1963	10.10		AHD				743m	North West
10140941	GW023484	Water Supply	Abandoned	01/01/1965	7.60		AHD				815m	North West
10111196	GW034580	Water Supply	Removed		9.10		AHD				890m	North West
10100288	GW022043	Water Supply	Unknown	01/08/1964			AHD				894m	North West
10127376	GW043852	Water Supply	Removed	01/05/1967	6.00		AHD				929m	North West
10010585	GW029528	Water Supply	Abandoned	01/05/1967	6.40		AHD				943m	North West
10131908	GW044696	Water Supply	Unknown	01/07/1975	7.30		AHD				990m	North West
10051943	GW032825	Water Supply	Unknown		6.00		AHD				1027m	North West
10102799	GW022230	Water Supply	Removed	01/01/1965	6.70		AHD				1086m	North West
10111835	GW035928	Water Supply	Unknown	01/02/1973			AHD				1276m	North West
10009858	GW035339	Water Supply	Unknown	01/08/1972	9.10		AHD				1334m	North West
10005840	GW032743	Water Supply	Unknown	01/04/1968	5.70		AHD				1358m	North West
10101069	GW052759	Water Supply	Removed	01/01/1979	4.60		AHD				1761m	West
10001013	GW022531	Unknown	Removed	01/01/1965	6.10		AHD				1885m	North West
10003983	GW080972	Monitoring	Unknown	19/10/2005	24.00	179.78	AHD		1.000	15.00	1909m	East
10135845	GW034088	Water Supply	Unknown	01/06/1971	7.30		AHD				1918m	North West
10010163	GW028514	Water Supply	Unknown	01/06/1965	1.20		AHD				1919m	North West
10000924	GW028513	Water Supply	Unknown	01/06/1965	1.20		AHD				1948m	North West
10017734	GW024568	Water Supply	Unknown	01/08/1965	6.10		AHD				1978m	North West
10148250	GW026568	Water Supply	Unknown	01/01/1967	7.60		AHD				1978m	North West

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

# Hydrogeology & Groundwater

101-103 Ironbark Road, Muswellbrook, NSW 2333

# **Driller's Logs**

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

NGIS Bore ID	Drillers Log	Distance	Direction
10102750	0.00m-0.91m Soil 0.91m-3.05m Clay 3.05m-10.06m Sand Gravel	743m	North West
10100288	0.00m-0.30m Soil 0.30m-0.91m Clay 0.91m-1.22m Gravel 1.22m-1.83m Clay 1.83m-5.49m Loam Sandy 5.49m-6.10m Clay Stones	894m	North West
10010585	0.00m-0.30m Soil 0.30m-1.52m Clay 1.52m-6.40m Sand Gravel	943m	North West
10111835	0.00m-7.62m Clay 7.62m-8.07m Gravel River	1276m	North West
10003983	0.00m-8.00m Clay 8.00m-15.00m Shale, weathered 15.00m-24.00m Shale, grey	1909m	East
10017734	0.00m-4.27m Loam 4.27m-5.18m Sand 5.18m-6.10m Sand Gravel	1978m	North West
10148250	0.00m-0.61m Topsoil 0.61m-3.05m Clay 3.05m-6.10m Shale 6.10m-6.71m Rock Soft 6.71m-7.62m Gravel	1978m	North West

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





# Geology

101-103 Ironbark Road, Muswellbrook, NSW 2333

### **Geological Units**

What are the Geological Units within the dataset buffer?

Unit Code	Unit Name	Description	Unit Stratigraphy	Age	Dominant Lithology	Distance
Pgrr	Rowan Formation	Sandstone, siltstone, claystone, coal and minor conglomerate. Averages 110 m thickness, containing up to 6 coal seams.	\Greta Coal Measures\ \Rowan Formation\\	Artinskian (base) to Kungurian (top)	Sandstone	Om
Pmtb	Branxton Formation	Conglomerate, sandstone, siltstone.	\Maitland Group\ \Branxton Formation\\	Roadian (base) to Roadian (top)	Conglomerate	0m
Pgrs	Skeletar Formation	Rhyolite, chert, and white tuffaceous shale containing glossopteris leaves, coal.	\Greta Coal Measures\ \Skeletar Formation\\	Artinskian (base) to Artinskian (top)	Quartzite	0m
Pda	Dalwood Group	Sandstone, lithic sandstone, conglomerate, siltstone, basalt.	\Dalwood Group\\\\	Permian (base) to Permian (top)	Sandstone	353m
MZuik	Ungrouped Mesozoic igneous units - alkaline dolerite	Alkaline dolerite.	\Ungrouped Mesozoic igneous units\ \Ungrouped Mesozoic igneous units - alkaline dolerite\\	Jurassic (base) to Jurassic (top)	Dolerite	642m
Q_av	Alluvial valley deposits	Silt, clay, (fluvially deposited) lithic to quartz- lithic sand, gravel.	\Alluvium\\Alluvial valley deposits\\	Quaternary (base) to Now (top)	Clastic sediment	842m

### **Linear Geological Structures**

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

Map ID	Feature Description	Map Sheet Name	Distance
No Features			

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

Map ID	Boundary Type	Description	Map Sheet Name	Distance
294867	Faulted boundary	Fault showing relative displacement: down, up	Muswellbrook 1:25,000 Geological Sheet	0m
293723	Faulted boundary	Fault showing relative displacement: down, up	Muswellbrook 1:25,000 Geological Sheet	41m
294977	Faulted boundary	Fault showing relative displacement: down, up	Muswellbrook 1:25,000 Geological Sheet	355m
296120	Faulted boundary	Fault, position accurate	Muswellbrook 1:25,000 Geological Sheet	358m
295021	Faulted boundary	Fault, position accurate	Muswellbrook 1:25,000 Geological Sheet	362m
295797	Faulted boundary	Fault showing relative displacement: down, up	Muswellbrook 1:25,000 Geological Sheet	378m
293970	Faulted boundary	Fault showing relative displacement: up, down	Muswellbrook 1:25,000 Geological Sheet	681m
293508	Faulted boundary	Fault showing relative displacement: up, down	Muswellbrook 1:25,000 Geological Sheet	730m

Map ID	Boundary Type	Description	Map Sheet Name	Distance
294395	Faulted boundary	Fault showing relative displacement: up, down	Muswellbrook 1:25,000 Geological Sheet	757m
293231	Faulted boundary	Fault showing relative displacement: up, down	Muswellbrook 1:25,000 Geological Sheet	773m
293402	Faulted boundary	Fault showing relative displacement: up, down	Muswellbrook 1:25,000 Geological Sheet	836m
293573	Faulted boundary	Fault showing relative displacement: up, down	Muswellbrook 1:25,000 Geological Sheet	861m
293532	Faulted boundary	Fault showing relative displacement: up, down	Muswellbrook 1:25,000 Geological Sheet	898m
295547	Faulted boundary	Thrust-fault, accurate	Muswellbrook 1:25,000 Geological Sheet	945m

Geological Data Source: Statewide Seamless Geology v2.1, Department of Regional NSW Creative Commons 4.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/4.0/au/deed.en

# **Naturally Occurring Asbestos Potential**

101-103 Ironbark Road, Muswellbrook, NSW 2333

# **Naturally Occurring Asbestos Potential**

Naturally Occurring Asbestos Potential within the dataset buffer:

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

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

### **Atlas of Australian Soils**





# Soils

101-103 Ironbark Road, Muswellbrook, NSW 2333

## **Atlas of Australian Soils**

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

Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Oc10	Sodosol	Rolling to hilly country with some steep slopes, gently undulating hill- tops, low cliffs, and occasionally escarpments; traversed by flat to undulating valleys: chief soils are hard alkaline and neutral red brown, yellow, and dark soils: red (Dr2.33), (Dr2.23), (Dr2.43), (Dr2.32), (Dr2.22); brown (Db1.33) (Db1.43); yellow (Dy2.33), (Dy2.43), (Dy3.43), (Dy3.42); dark (Dd1.33), (Dd1.43), (Dd1.42) (Dr2.32) notably occurs on gravelly hill-tops. Associated are: the (Ug5) soils of unit Ke12, which forms soil complexes with the above (D) soils in some areas; some basaltic hills and knolls of (Ug5.1) (Ug5.3), (Db3.12), (Gn3.42), and (Um6) soils; some (Uf6.31) and/or (Gn3.13) soils; some (Um4.1 and/or (Um4.2) soils and possibly other shallow (Um) or (Uc) soils on steep slopes; (Dy3.41) (Dr3.41), and (Dr2.41) soils as for unit Tb41; and various (Um) and (Uc) soils along the streams where some salinity is evident. This unit is very broad and the soil pattern is complex. Northward it grades towards the soil conditions found in units Qb19 and Ob14, having similarities to unit Ob10 in the Murrurundi area. To the south-east it grades into unit Tb42, the boundary between the two units is indefinite.	Om	On-site
Ke12	Vertosol	Undulating with shallow valleys: chief soils are dark cracking clays (Ug5.15), (Ug5.16), (Ug5.13), (Ug5.12), and (Ug5.14). Associated are small areas of other cracking clays, such as (Ug5.3), (Ug5.2), and (Ug5.S); dark friable earths (Gn3.42); and minor areas of all the soils common to unit Oc10. As mapped, small areas of unit LK1 are included.	976m	North East

Atlas of Australian Soils Data Source: CSIRO

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# Soil Landscapes of Central and Eastern NSW





# Soils

101-103 Ironbark Road, Muswellbrook, NSW 2333

# Soil Landscapes of Central and Eastern NSW

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

Soil Code	Name	Distance	Direction
<u>SI5601rx</u>	Roxburgh	0m	On-site
<u>SI5601hu</u>	Hunter	516m	North West

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment Creative Commons 4.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/4.0/au/deed.en

# **Acid Sulfate Soils**

101-103 Ironbark Road, Muswellbrook, NSW 2333

### **Environmental Planning Instrument - Acid Sulfate Soils**

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

Soil Class	Description	EPI Name
N/A		

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

Soil Class	Description	EPI Name	Distance	Direction
N/A				

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## Atlas of Australian Acid Sulfate Soils




# **Acid Sulfate Soils**

101-103 Ironbark Road, Muswellbrook, NSW 2333

## **Atlas of Australian Acid Sulfate Soils**

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

Class	Description	Distance	Direction
В	Low Probability of occurrence. 6-70% chance of occurrence.	0m	On-site
С	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	974m	North East

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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#### **Dryland Salinity**





# **Dryland Salinity**

101-103 Ironbark Road, Muswellbrook, NSW 2333

## **Dryland Salinity - National Assessment**

Is there Dryland Salinity - National Assessment data onsite?

#### Yes

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

#### Yes

What Dryland Salinity assessments are given?

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

Dryland Salinity Data Source : National Land and Water Resources Audit

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

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

# Mining Subsidence Districts 101-103 Ironbark Road, Muswellbrook, NSW 2333





# Mining

101-103 Ironbark Road, Muswellbrook, NSW 2333

## **Mining Subsidence Districts**

Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
MUSWELLBROOK	770m	North

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**





# Mining

101-103 Ironbark Road, Muswellbrook, NSW 2333

#### **Current Mining & Exploration Titles**

#### Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer								

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

# **Current Mining & Exploration Title Applications**

Current Mining & Exploration Title Applications within the dataset buffer:

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

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

# Mining

101-103 Ironbark Road, Muswellbrook, NSW 2333

## **Historical Mining & Exploration Titles**

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PEL0278	THE ELECTRICITY COMMISSION OF NSW (TRADING AS PACIFIC POWER)	19910504	19931111	PETROLEUM	Petroleum	0m	On-site
PEL0275	SYDNEY OIL COMPANY PTY LTD, MACQUARIE OIL (SYDNEY) PTY LTD, NORTH MICHIGAN EXPLORATION CO., BASE RESOURCES LTD, GOVERNME	19860502	19880402	PETROLEUM	Petroleum	0m	On-site
EL0330	ARMCO (AUST) PTY LTD	19700401	19730401	COAL	Coal	0m	On-site
AUTH0174	MOUNT SUGARLOAF COLLIERIES PTY LTD	19790919	19910220	COAL	Coal	0m	On-site
PEL4	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20011129	MINERALS		0m	On-site
PEL0244	FRONTIER RESOURCES AUSTRALIA LTD, SION RESOURCES AUSTRALIA LTD, SYDNEY OIL COMPANY, PETROSEARCH PTY LTD	19810110	19841210	PETROLEUM	Petroleum	Om	On-site
PEL0103	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site

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

# **State Environmental Planning Policy**

101-103 Ironbark Road, Muswellbrook, NSW 2333

# **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**





# **Environmental Planning Instrument**

101-103 Ironbark Road, Muswellbrook, NSW 2333

# 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
C3	Environmental Management		Muswellbrook Local Environmental Plan 2009	21/04/2023	26/04/2023	09/06/2023	Map Amendment No 3	0m	On-site
R5	Large Lot Residential		Muswellbrook Local Environmental Plan 2009	21/04/2023	26/04/2023	09/06/2023	Map Amendment No 3	0m	On-site
R1	General Residential		Muswellbrook Local Environmental Plan 2009	09/06/2023	09/06/2023	09/06/2023	Map Amendment No 4	0m	On-site
R5	Large Lot Residential		Muswellbrook Local Environmental Plan 2009	09/06/2023	09/06/2023	09/06/2023	Map Amendment No 4	0m	On-site
C3	Environmental Management		Muswellbrook Local Environmental Plan 2009	09/06/2023	09/06/2023	09/06/2023	Map Amendment No 4	0m	On-site
RE1	Public Recreation		Muswellbrook Local Environmental Plan 2009	21/04/2023	26/04/2023	09/06/2023	Map Amendment No 3	0m	North
SP2	Infrastructure	Water Storage Facility	Muswellbrook Local Environmental Plan 2009	21/04/2023	26/04/2023	09/06/2023	Map Amendment No 3	0m	North West
RE1	Public Recreation		Muswellbrook Local Environmental Plan 2009	21/04/2023	26/04/2023	09/06/2023	Map Amendment No 3	0m	North West
RE1	Public Recreation		Muswellbrook Local Environmental Plan 2009	21/04/2023	26/04/2023	09/06/2023	Map Amendment No 3	61m	North West
RE1	Public Recreation		Muswellbrook Local Environmental Plan 2009	21/04/2023	26/04/2023	09/06/2023	Map Amendment No 3	231m	North West
RE1	Public Recreation		Muswellbrook Local Environmental Plan 2009	21/04/2023	26/04/2023	09/06/2023	Map Amendment No 3	253m	North
RE1	Public Recreation		Muswellbrook Local Environmental Plan 2009	21/04/2023	26/04/2023	09/06/2023	Map Amendment No 3	333m	North East
RE1	Public Recreation		Muswellbrook Local Environmental Plan 2009	21/04/2023	26/04/2023	09/06/2023	Map Amendment No 3	340m	North East
RE1	Public Recreation		Muswellbrook Local Environmental Plan 2009	21/04/2023	26/04/2023	09/06/2023	Map Amendment No 3	543m	North West
E3	Productivity Support		Muswellbrook Local Environmental Plan 2009	21/04/2023	26/04/2023	09/06/2023	Map Amendment No 3	570m	North West
E1	Local Centre		Muswellbrook Local Environmental Plan 2009	21/04/2023	26/04/2023	09/06/2023	Map Amendment No 3	591m	North West
RE1	Public Recreation		Muswellbrook Local Environmental Plan 2009	21/04/2023	26/04/2023	09/06/2023	Map Amendment No 3	691m	North
RU1	Primary Production		Muswellbrook Local Environmental Plan 2009	09/06/2023	09/06/2023	09/06/2023	Map Amendment No 4	693m	South East
E3	Productivity Support		Muswellbrook Local Environmental Plan 2009	21/04/2023	26/04/2023	09/06/2023	Map Amendment No 3	723m	North West
RE2	Private Recreation		Muswellbrook Local Environmental Plan 2009	09/06/2023	09/06/2023	09/06/2023	Map Amendment No 4	770m	North

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Muswellbrook Local Environmental Plan 2009	21/04/2023	26/04/2023	09/06/2023	Map Amendment No 3	783m	North West
E3	Productivity Support		Muswellbrook Local Environmental Plan 2009	21/04/2023	26/04/2023	09/06/2023	Map Amendment No 3	836m	North West
E3	Productivity Support		Muswellbrook Local Environmental Plan 2009	09/06/2023	09/06/2023	09/06/2023	Map Amendment No 4	865m	North West
RU1	Primary Production		Muswellbrook Local Environmental Plan 2009	21/04/2023	26/04/2023	09/06/2023	Map Amendment No 3	903m	North West
R5	Large Lot Residential		Muswellbrook Local Environmental Plan 2009	21/04/2023	26/04/2023	09/06/2023	Map Amendment No 3	960m	North West

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#### Heritage Items





## Heritage

101-103 Ironbark Road, Muswellbrook, NSW 2333

#### **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
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

#### **State Heritage Register - Curtilages**

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

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

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage 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
182	Yammanie	Item - General	Local	Muswellbrook Local Environmental Plan 2009	01/11/2013	01/11/2013	05/08/2016	0m	South West

Heritage Data Source: NSW Crown Copyright - Planning & Environment

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#### **Natural Hazards - Bush Fire Prone Land**





# **Natural Hazards**

101-103 Ironbark Road, Muswellbrook, NSW 2333

## **Bush Fire Prone Land**

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

Bush Fire Prone Land Category	Distance	Direction
Vegetation Category 3	0m	On-site
Vegetation Buffer	0m	On-site
Vegetation Category 1	396m	South West

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

#### **Ecological Constraints - Vegetation & Ramsar Wetlands**





# **Ecological Constraints**

101-103 Ironbark Road, Muswellbrook, NSW 2333

# **Native Vegetation**

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
3393612	Not classified	(Not classified) Not classified	Not classified	0m	On-site
3394587	Dry Sclerophyll Forests (Shrub/grass sub- formation)	(Dry Sclerophyll Forests (Shrub/grass sub-formation)) Central Hunter Ironbark Grassy Woodland	Hunter-Macleay Dry Sclerophyll Forests	0m	On-site
3394557	Grassy Woodlands	(Grassy Woodlands) Northwest Flats Yellow Box Woodland	Western Slopes Grassy Woodlands	562m	West
3394576	Grassy Woodlands	(Grassy Woodlands) Central West Flats Grassy Box Woodland	Western Slopes Grassy Woodlands	588m	South West
3392913	Forested Wetlands	(Forested Wetlands) Central Hunter Swamp Oak Riparian Forest	Coastal Floodplain Wetlands	607m	South West
3392948	Forested Wetlands	(Forested Wetlands) Namoi-Upper Hunter River Red Gum Forest	Inland Riverine Forests	665m	North

Native Vegetation Type Map : NSW Department of Planning and Environment 2022 Creative Commons Attributions 4.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/4.0/

#### **Ramsar Wetlands**

What Ramsar Wetland areas exist within the dataset buffer?

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

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

#### **Ecological Constraints - Groundwater Dependent Ecosystems Atlas**





# **Ecological Constraints**

101-103 Ironbark Road, Muswellbrook, NSW 2333

## **Groundwater Dependent Ecosystems Atlas**

Туре	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	Low potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m	On-site

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology

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# Ecological Constraints - Inflow Dependent Ecosystems Likelihood



# **Ecological Constraints**

101-103 Ironbark Road, Muswellbrook, NSW 2333

## Inflow Dependent Ecosystems Likelihood

Туре	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	8	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		Om	On-site
Terrestrial	6	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m	On-site
Terrestrial	7	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		Om	On-site
Terrestrial	5	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		101m	West
Terrestrial	4	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		126m	South West
Terrestrial	9	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		244m	North East

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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# **Ecological Constraints**

101-103 Ironbark Road, Muswellbrook, NSW 2333

#### **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	Aves	Anseranas semipalmata	Magpie Goose	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Category 2	Critically Endangered	
Animalia	Aves	Aphelocephala leucopsis	Southern Whiteface	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Ardenna pacifica	Wedge-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	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	Calyptorhynchus lathami lathami	South-eastern Glossy Black- Cockatoo	Vulnerable	Category 2	Vulnerable	
Animalia	Aves	Cecropis daurica	Red-rumped Swallow	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
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	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Falco subniger	Black Falcon	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Melanodryas cucullata cucullata	South-eastern Hooded Robin	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pomatostomus temporalis temporalis	Grey-crowned Babbler (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Vulnerable	Category 3	Not Listed	
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	Dasyurus viverrinus	Eastern Quoll	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent- winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Nyctophilus corbeni	Corben's Long- eared Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascogale tapoatafa	Brush-tailed Phascogale	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheathtail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad- nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Vespadelus troughtoni	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Ctenotus brooksi	Wedgesnout Ctenotus	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Delma impar	Striped Legless Lizard	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia pendula	Weeping Myall, Boree	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	Cymbidium canaliculatum	Tiger Orchid	Endangered Population	Category 2	Not Listed	
Plantae	Flora	Diuris tricolor	Pine Donkey Orchid	Endangered Population, Vulnerable	Category 2	Not Listed	
Plantae	Flora	Eucalyptus camaldulensis	River Red Gum	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus glaucina	Slaty Red Gum	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Isotoma fluviatilis subsp. fluviatilis		Not Listed	Category 3	Extinct	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Prasophyllum petilum	Tarengo Leek Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	Rhodamnia rubescens	Scrub Turpentine	Critically Endangered	Not Sensitive	Critically Endangered	

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

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# Annex E





Photograph 1 – Entry to Site, facing South

Date - 08/02/2024



Photograph 2 - Livestock grazing on Site





Photograph 3 – Water service manhole

Date - 08/02/2024



Photograph 4 – Tyres on Site being used for cattle





#### Photograph 5 – Northeastern Dam

Date - 08/02/2024



Photograph 6 – Western border of Site

# Photographic Log





**Photograph 7** – Site feature, facing East

Date - 08/02/2024



Photograph 8 – Site feature, facing South-west





Photograph 9 – Site Location, facing North

Date - 08/02/2024



Photograph 10 – Site Location, facing South-west





Photograph 11 – Site Location, facing Southwest

Date - 08/02/2024



Photograph 12 – Site Location, facing North





Photograph 13 – Eastern gate

Date - 08/02/2024



Photograph 14 – Site area, facing West





Photograph 15 – Site area, Kangaroos present, facing West

Date - 08/02/2024



Photograph 16 - Entry to western side of Site