



PRELIMINARY SITE INVESTIGATION
256 Paterson Road, Bolwarra Heights

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**Preliminary Site Investigation
256 Paterson Road, Bolwarra Heights**

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Preliminary Site Investigation
256 Paterson Road, Bolwarra Heights

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Table of Contents

EXECUTIVE SUMMARY	III
1 INTRODUCTION.....	1
1.1 Background	1
1.2 Purpose & Objectives	1
1.3 Scope.....	2
2 SITE INSPECTION & SURROUNDING ENVIRONMENT	4
2.1 Site Identification	4
2.2 Site Use & Infrastructure	4
2.3 Interview with Property Owner – Stewart Ronald Max Smith.....	7
2.4 Surrounding Environment & Land Uses	7
3 PUBLISHED DATA	8
3.1 Regional Geology	8
3.2 Hydrogeology	8
3.3 Acid Sulfate Soils.....	8
3.4 EPA Records Search.....	8
3.4.1 Contaminated Land Record of Notice	8
3.4.2 PoEO Public Register	9
4 SITE HISTORY	10
4.1 General.....	10
4.1.1 Historical Title Deeds Search	10
4.1.2 Maitland City Council (MCC) Planning Information	10
4.1.3 Review of the Historical Aerial Photos	11
4.2 Summary of Site History	15
5 AREAS & CONTAMINANTS OF POTENTIAL CONCERN.....	16
6 CONCEPTUAL SITE MODEL.....	17
6.1 Preliminary Conceptual Site Model	17
6.2 Data Gaps	18
7 DISCUSSION.....	19
7.1 Summary of Contamination Potential.....	19
8 CONCLUSIONS.....	21
9 RECOMMENDATIONS.....	22
10 STANDARD OF ASSESSMENT & LIMITATIONS.....	23
11 REFERENCES	24

List of Tables

Table 2-1 Site Details.....	4
Table 2-2 Site Features and Observations	4
Table 2-3 Surrounding Land Use	7
Table 3-1 Licensed activities under the PoEO Public Register	9
Table 3-2 Delicensed, revoked, and surrendered activities under the PoEO Public Register	9
Table 4-1 Historical Title Deeds – Lot C / DP163627	10
Table 4-2 Summary of Section 10.7 Planning Certificate for Lot C DP163627	10
Table 4-3 Historical Aerial Imagery Review	11
Table 5-1 Areas and Contaminants of Potential Concern	16
Table 6-1 Preliminary Conceptual Site Model.....	17



LIST OF FIGURES

No table of figures entries found.

LIST OF APPENDICES

APPENDIX A	DRAWINGS	25
APPENDIX B	PHOTOLOG.....	26
APPENDIX C	LOTSEARCH REPORT	27
APPENDIX D	UNEXPECTED FINDS PROTOCOL	28



Executive Summary

Stantec have undertaken a Preliminary Site Investigation (PSI) for the proposed subdivision located at 256 Paterson Road, Bolwarra Heights, NSW. The PSI included a site inspection, desktop review of available historical data including a review of a Maitland City Council (MCC) Planning certificate, historical aerial photographs, title deeds and the NSW EPA database for the proposed development area.

The objectives of the investigation were to assess:

- The potential for past and present activities undertaken on and adjacent to the site to have affected soil and groundwater at the site.
- The need for any further assessment or remedial works before definitive conclusions could be made on the suitability of the site for use.

Review of the Maitland Local Environmental Plan 2011 indicates the site is situated within Class 5 Acid Sulfate Soils. Class 5 indicates that 'Acid sulfate soils are not typically found in Class 5 areas. Areas classified as Class 5 are located within 500 metres on adjacent class 1,2,3 or 4 land.' There are Class 2 soils mapped 491m to the north of site. Class 2 indicates that 'Works below natural ground surface present an environmental risk; works by which the watertable is likely to be lowered present an environmental risk'.

No potential indicators of ASS or PASS were noted during the site walkover undertaken. The conclusions of the preliminary acid sulfate assessment indicate no acid sulfate is present at the site.

Based on the available historical data, Stantec site inspection and public searches, the southeastern portion of the site was developed into a residential dwelling between the years 1954 and 1967. Prior to this, the site was undeveloped. Minor domestic gardening was noted in the aerials and in the site inspection. In recent years (2007-2024), the southeastern portion of the site has been used for storage of farming machinery / equipment. The trotting track was first noted in the 1976 imagery and is still present at the time of writing (however no longer in use). Farming machinery such as tractors / plows were noted to have been transported to site from a farm that the property owner previously worked on. Based on review of the title deeds, it is understood that previous owners of the land were graziers and farmers.

In accordance with the State Environmental Planning Policy (Resilience and Hazards) which requires the planning authority to consider whether the Site is suitable for the proposed usage prior to approving and determining a development application, Stantec has undertaken a Preliminary Site Investigation (PSI). Based on the findings of the PSI, Stantec did not identify gross contamination or potentially contaminating activities previously undertaken on Site that would render the Site unsuitable for its proposed use.

The site can be made suitable for the proposed land use, based on the recommendations below:

- An unexpected finds protocol has been developed (Appendix D) to address any potential contamination if encountered during construction phase. Construction should be managed with the unexpected finds protocol in place.



Preliminary Site Investigation
256 Paterson Road, Bolwarra Heights

- If potential contamination is encountered, site works will be ceased, and a suitable environmental consultant will be engaged for assessment as per the unexpected finds protocol.
- Any soil to be excavated and transported off site for disposal requires classification in accordance with the NSW EPA Waste Classification Guidelines.
- Assessment of access tracks and building pads on site for either potential reuse or offsite disposal. This can be undertaken during construction phase of the development and under the unexpected finds protocol.
- Prior to demolition of any structures, structures should be assessed for hazardous materials. If hazardous materials are identified, the materials are to be managed accordingly.
- Removal of foreign materials to a licensed waste/ recycling facility.



1 Introduction

This report presents the findings of a Preliminary Site Investigation (PSI) undertaken by Stantec Australia Pty Ltd (Stantec) on 256 Paterson Road, Bolwarra Heights, NSW.

1.1 Background

Stantec Australia Pty Ltd (Stantec) was commissioned by HGBE Properties Pty Ltd ('the client'), to prepare a PSI report for the proposed residential subdivision, located at 256 Paterson Road, Bolwarra Heights, NSW (the 'site'). The site assessment area is shown in Figure 1, attached in Appendix A.

Stantec was provided with plans by the client, prepared by GCA Engineering Solutions Pty Ltd, titled: 'Proposed Subdivision' 256 Paterson Road Bolwarra, Drawing No. LD01, Project No. 24126LD, Rev 5, Dated 20.08.24. Based on the provided plans, it is understood that the proposed residential development will comprise subdivision of 14 lots and construction of an internal road. It is understood that the existing dwelling will be demolished to accommodate the proposed subdivision. The provided plans are attached in Appendix A.

The PSI included a site inspection, desktop review of available historical data including a review of a Maitland City Council (MCC) Planning certificate, historical aerial photographs, title deeds and the NSW EPA database for the proposed development area. The PSI has been commissioned to aid in the development application for the proposed subdivision.

The assessment was undertaken with reference to the following guidelines:

- 'NSW EPA (2020) guidelines for "Consultants Reporting on Contaminated Land, Contaminated land guidelines' [1]
- 'National Environment Protection Measure (NEPM) for the Assessment of Site Contamination, 1999' [2]
- 'State Environmental Planning Policy (Resilience and Hazards) - [3]

1.2 Purpose & Objectives

The purpose of this PSI is to provide the client with preliminary advice on the contamination status of the site and subsequent implications for the intended use. The PSI reviews current and historical activities undertaken at the site and provides a preliminary environmental assessment of the potential for soil and /or groundwater contamination to be present on the site.

The objectives of the PSI are to:

- To the extent practicable, identify the potential for past or present activities on; and surrounding the site, to have impacted soil or groundwater at the site.
- Identify potential areas and contaminants of concern at the site.
- Identify potential receptors of concern and assess the potential for the protected beneficial uses of the land to be impacted due to contamination.



**Preliminary Site Investigation
256 Paterson Road, Bolwarra Heights**

- To make a preliminary assessment of whether contamination is likely to affect the future use or development of the site.
- Assess the requirement, if any, for further environmental investigation to assess or make the site suitable for the proposed use.

1.3 Scope

Stantec carried out the following tasks in order to satisfy the purpose and objectives of the PSI assessment.

Defined the Site, Features & Surrounds:

- Obtained the property title description from a Land-data Property Report.
- Defined the site boundaries based on title information, available data and established a site base plan.
- Identified the site features.
- Defined the topography, surface water drainage of the site and its proximity to the nearest surface water body.
- Identified the location of nearby sensitive environments and receptors such as residential, primary schools, wetlands, streams or rivers.
- Identified the zoning of the site under the local Planning Scheme.

Hydrogeology & Groundwater Resource Use

- Ascertained the potential utilisation of groundwater at and near the site through a search of the NSW Groundwater Database at NSW Office of Water website.

Review of Public Records on Site History

Review publicly available documents relevant to the site including:

- The historical chain of land titles.
- Historical and current maps of the area.
- Section 10.7 Certificates
- Selected historical aerial photos available from the Department of Lands.
- Undertake review of the NSW EPA Contaminated Lands Register to identify nearby contaminated sites reported to the NSW EPA (within a 2 km buffer).

Interview with Site Owner (Stuart Smith)

- Interview with current site owner to ascertain potentially contaminating activities that may have occurred on site.

Site Inspection & Surrounds

- Confirmed the site features and identified any visible evidence of fuel storage tanks (above or below ground) and other infrastructure with potential to act as a source of soil and/or groundwater.
- Confirmed the soil type and looked for evidence of site cutting and filling.



**Preliminary Site Investigation
256 Paterson Road, Bolwarra Heights**

- Assessed the surrounding area (to a radius of approximately 150 m) for potential sources of contamination of soil or groundwater at the site.

Reporting

- Preparation of this Preliminary Site Investigation (PSI) report to document the assessment activities and results to including findings and recommendations relevant to the objectives of the assessment.
- Developed a Conceptual Site Model (CSM) for the site, identifying complete and potential pathways between known and potential sources and receptors.



2 Site Inspection & Surrounding Environment

2.1 Site Identification

The subject site details are presented in Table 2-1 below. For site location, refer to drawing 1 in Appendix A.

Table 2-1 Site Details

Item	Description
Site Address	256 Paterson Road, Bolwarra Heights, NSW
Lot Number and Deposited Plan	Lot C / DP163627
Site Area	7.19 ha
Local Government Area	Maitland LGA
Relative Zoning	R5 Large Lot Residential

2.2 Site Use & Infrastructure

A site inspection was undertaken by Stantec on 22nd May 2024, in order to identify and map salient feature of the site and the surrounding area. Site features and observations are detailed in Table 2-2 below.

Table 2-2 Site Features and Observations

Item	Observations
Site use	<ul style="list-style-type: none"> Residential.
Weather condition	<ul style="list-style-type: none"> Sunny.
Site slope and drainage features	<ul style="list-style-type: none"> The site is situated within a gentle, undulating landscape, with a slight ridgeline evident in the centre of the site. Site slopes generally fall to the east, west and north from the centre of the site, in the order of 2° to 10° (locally steeper along the borders of the site). The highest point on site is found in the southern portion of the site at 35 m AHD, and the lowest is found in the northeastern corner, at 26m AHD. Drainage features on site are varied in locations, with areas of ponding noted within minor surficial depressions in the eastern portion of the site. A drainage channel is present within the western portion of the site which feeds into a dam, located on the western border.
Nearby water bodies	<ul style="list-style-type: none"> A northwest trending drainage channel is located along the western portion of the site, feeding into a dam, offsite. Several dams are located within a 1km radius surrounding the site. Large floodplain located further to the northeast, beyond Lang Drive. Gullys / drainage lines are located north, and east of site.



**Preliminary Site Investigation
256 Paterson Road, Bolwarra Heights**

Item	Observations
Site surface coverings	<ul style="list-style-type: none"> ▪ A combination of mature trees and generally maintained grass cover occupies the majority of the site.
Surface soils	<ul style="list-style-type: none"> ▪ Surface soils generally comprise natural topsoil materials (Silty Sands), with several areas on site exposing gravelly clay (i.e trotting and access tracks). Several minor instances of imported gravel were noted, to assist access tracks in periods of wet weather.
Site cut and fill	<ul style="list-style-type: none"> ▪ Minor cut located at the southern edge of the property and Paterson Road, likely due to reaching design levels during the construction phase of the road. ▪ Minor gravel fill associated with the access track entering the site. ▪ Access tracks and trotting tracks formed by localised cut and filling. ▪ Current property owner moved material on site with a grader to form the trotting-track.
Buildings	<ul style="list-style-type: none"> ▪ Residential dwelling (Weatherboard), a garage and shed (corrugated iron) located in the southeastern portion of the site.
Potential asbestos in building materials	<ul style="list-style-type: none"> ▪ Fibrous sheeting was observed in the eaves of the dwelling and garage on site. The sheeting appeared to be intact and in good condition.
Manufacturing, industrial or chemical processes and infrastructure	<ul style="list-style-type: none"> ▪ Not observed.
Fuel storage tanks (USTs/ASTs)	<ul style="list-style-type: none"> ▪ Not observed.
Dangerous goods	<ul style="list-style-type: none"> ▪ Not observed.
Presence of stockpiles, fly tipping or anthropogenic materials	<ul style="list-style-type: none"> ▪ Several stockpiles are located in the northern portion of the site, wholly comprising felled trees and vegetation. ▪ Anthropogenic materials comprised of inert materials such as old steel farm equipment, fencing, steel pipes, tyres etc primarily situated within the vicinity of the shed structure on site.
Liquid waste disposal features	<ul style="list-style-type: none"> ▪ Sewerage service line noted in the southwestern portion of the site, heading offsite.
Evidence of previous site contamination investigations	<ul style="list-style-type: none"> ▪ Not observed.
Evidence of land contamination (staining or odours)	<ul style="list-style-type: none"> ▪ Not observed.
Evidence of groundwater contamination	<ul style="list-style-type: none"> ▪ Not observed.
Groundwater use	<ul style="list-style-type: none"> ▪ Not observed.
Vegetation	<ul style="list-style-type: none"> ▪ Vegetation on site generally comprised maintained grass cover and scattered mature trees. ▪ Two domestic gardens comprising various fruits and vegetables evident in the vicinity of the dwelling on site.
Site fencing	<ul style="list-style-type: none"> ▪ A mixture of perimeter fencing on site was observed, comprising of Colourbond, picket fencing and construction fencing. ▪ Fencing damaged / removed along the northern and western boundaries of the site.



**Preliminary Site Investigation
256 Paterson Road, Bolwarra Heights**

Item	Observations
Additional Notes and Observations	<ul style="list-style-type: none">▪ Stormwater line from a northern residential subdivision passes through the eastern border of the site.▪ Minor depression noted on the eastern border of the site, potentially associated with poor backfilling practices following installation of the stormwater line.



2.3 Interview with Property Owner – Stewart Ronald Max Smith

An interview with the current property owner Stewart Smith was undertaken on the 22nd of May 2024. The interview revealed the following information:

- Stewart has lived at the property for approximately 60 years. In that time, he has had cattle, horses, and bees on site. The horses and cattle haven't been present on site since the ~1980s and were primarily utilised for grass maintenance.
- Stewart has maintained several domestic gardens since his occupancy. He noted to have never applied pesticides to his produce.
- There is various farming machinery / equipment located around the shed, which were brought to site from another farm that Stewart worked on. None of the agricultural practices have occurred on site.
- Various household chemicals / fuels associated with site maintenance (mowers and tractors) are stored in the shed.

2.4 Surrounding Environment & Land Uses

The site is located within residentially zoned land, with land uses around the site detailed in Table 2-3 below.

Table 2-3 Surrounding Land Use

Direction	Land Use or Activity
North	▪ Undeveloped land, followed by a residential subdivision.
East	▪ Large residential lots, followed by a residential subdivision.
South	▪ Residential properties, followed by Paterson Road and a residential subdivision.
West	▪ Large residential lots, followed by a residential subdivision.



3 Published Data

3.1 Regional Geology

Review of the Lotsearch Report (LS056199_EP), indicates that the site is underlain by the Branxton Formation (Pmtb). Pmtb is known to comprise conglomerate, sandstone and siltstone. The Lotsearch Report (LS056199_EP is attached in Appendix C.

3.2 Hydrogeology

Review of the Lotsearch Report (LS056199_EP), indicated that there are a total of nine (9) wells noted within a 2000 m radius of the site, and two (2) within 500 m. Lotsearch Report (LS056199_EP is attached in Appendix C. Search results of the wells within 500m of the site, are summarised in Appendix C.

NSW Bore ID	Bore Type	Drill Date	Status	Bore Depth (m)	Salinity (mg/L)	SWL (mbgl)	Distance (m)
GW204724	Water Supply	07/05/2020	Functioning	72.00	-	-	387 northwest
GW200540	Water Supply	13/03/2002	Unknown	22.20	3500	1.00	493m west

3.3 Acid Sulfate Soils

Review of the Maitland Local Environmental Plan 2011 indicates the site is situated within Class 5 Acid Sulfate Soils. Class 5 indicates that '*Acid sulfate soils are not typically found in Class 5 areas. Areas classified as Class 5 are located within 500 metres on adjacent class 1,2,3 or 4 land.*' There are Class 2 soils mapped 491m to the north of site. Class 2 indicates that '*Works below natural ground surface present an environmental risk; works by which the watertable is likely to be lowered present an environmental risk*'.

3.4 EPA Records Search

3.4.1 Contaminated Land Record of Notice

The Contaminated Land Record of Notice is maintained by the Office of Environment and Heritage (OEH) in accordance with Part 5 of the Contaminated Land Management (CLM) Act 1997 ref and contains regulatory notices issued by the Environment Protection Authority (EPA) in relation to contaminated sites.

A search of the NSW EPA Record of Notices revealed no site notified to the EPA within a 1km buffer. The search results are detailed in Lotsearch Report (LS056199_EP), attached in Appendix C.



3.4.2 PoEO Public Register

The PoEO Public Register under Section 308 of the Protection of the Environment Operations (PoEO) Act 1997 contains Environment Protection Licences (EPLs), applications and notices issued by the EPA.

The search revealed one (1) licensed activity within a 1km radius of the site. The search results are presented in Table 3-1 below and attached in Appendix C, as part of the Lotsearch Report (LS056199_EP).

Table 3-1 Licensed activities under the PoEO Public Register

EPL	Organisation	Name	Address	Activity	Distance
10393	Maitland City Council	All Waterbodies In The Maitland Local Government Area	Maitland	Other Activities	0 m (onsite)

Furthermore, there were no delicensed or revoked activities revealed within a 1km radius of the site, however there were four (4) surrendered activities revealed. The search results are detailed in Table 3-2 below and attached in Appendix C, as part of the Lotsearch Report (LS056199_EP).

Table 3-2 Delicensed, revoked, and surrendered activities under the PoEO Public Register

License No.	Organisation	Location	Status	Date Issued	Activity	Distance
4653	Luhrmann Environment Management Pty Ltd	Waterways throughout NSW	Surrendered	06/09/2000	Other activities/ non-scheduled activity – application of herbicides	0 m (onsite)
4838	Robert Orchard	Various Waterways throughout NSW – Sydney, NSW 2000	Surrendered	07/09/2000	Other activities/ non-scheduled activity – application of herbicides	0 m (onsite)
6630	Sydney Weed & Pest Management Pty Ltd	Waterways throughout NSW – Prospect, NSW 2148	Surrendered	09/11/2000	Other activities/ non-scheduled activity – application of herbicides	0 m (onsite)
12439	State of New South Wales (Department of Primary Industries – Lands)	Soil Conservation Service, Waterways within the Hunter Valley Flood Mitigation Scheme, Maitland	Surrendered	13/02/2007	Other activities - application of herbicides	389 m north



4 Site History

4.1 General

The site history comprised review of the Lotsearch Report (LS056199_EP), title deed searches, available published data, section 10.7 planning certificates, all attached in Appendix C, as part of the Lotsearch Report (LS056199_EP). The site history is detailed herein.

4.1.1 Historical Title Deeds Search

Historical Title Deeds were obtained to help determine previous land use of the site. A summary of the registered proprietors and occupations where available for Lot C / DP163627 (the site) is detailed in Table 4-1 below. Historical Title Deeds are attached in Appendix C.

Table 4-1 Historical Title Deeds – Lot C / DP163627

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
01.08.1913 (1913 to 1937)	John Horn (Occupation not noted)	Book 1006 No. 164
16.08.1937 (1937 to 1959)	James Wesley Horn (Grazier)	Book 1675 No. 344
02.07.1959 (1959 to 1961)	Ronald Chapman Smith (Farmer)	Book 2491 No. 306
18.04.1961 (1961 to 1989)	Susan Mary Smith (Widow) Now Susan Mary Burns (& her deceased estate)	Book 2567 No. 569
25.01.1989 (1989 to date)	# Stewart Ronald Max Smith # Rosalie Thomasina May Williams	Book 3792 No. 881 Now C/163627

4.1.2 Maitland City Council (MCC) Planning Information

A Section 10.7 planning certificate search was provided to Stantec by HGBE Properties Pty Ltd for Lot C / DP163627. The certificate is summarised in Table 4-2, with the complete certificate attached in Appendix C.

Table 4-2 Summary of Section 10.7 Planning Certificate for Lot C DP163627

Matters Pursuant to Section 10.7(2)	Lot C DP163627
Zoning & Land Use	R5 Large Lot Residential
Development Control Plan (DCP)	Maitland DCP 2011 Applies to this land
Critical Habitat	Land is NOT identified as a critical habitat
Conservation Area & Environmental Heritage	Land is NOT identified as being a Conservation area or having an item of Environmental Heritage.
Coal Mine Subsidence Act 2017	Land is NOT within a proclaimed Mine Subsidence District
Road Widening & Realignment	Land is NOT affected by road realignment or road widening
Flood Related Development Controls	Development on this land is NOT subject to flood related development controls contained within MCC LEP 2011
Land Reserved for Acquisition	Land is NOT subjected to Land Reserved for Acquisition.



Matters Pursuant to Section 10.7(2)		Lot C DP163627
Biodiversity Certified Land	Land is NOT biodiversity certified land.	
Bushfire Prone Land	Land IS identified as being bushfire prone land	
Property Vegetation Plans	Council has NOT been notified of any property vegetation plan under the Native Vegetation Act 2003 that affects the land.	
Loose-fill asbestos information	There are no premises on the subject land listed to contain or have contained loose-fill asbestos insulation.	
Contaminated Land	<ul style="list-style-type: none"> i) The land to which this certificate relates is NOT significantly contaminated land within the meaning of the Contaminated Land Management Act 1997. ii) The land to which this certificate relates is NOT subject to a management order within the meaning of the Contaminated Land Management Act 1997. iii) The land to which this certificate relates is NOT the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997. iv) The land to which this certificate relates is NOT the subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997. v) Council has NOT been provided with a site audit statement, within the meaning of the Contaminated Land Management Act 1997, for the land to which this Certificate relates. 	

4.1.3 Review of the Historical Aerial Photos

Stantec has conducted a review of historical aerial photographs or available aerial imagery, current site inspection, previous investigations, and knowledge of the area.

A summary of the interpreted site features is detailed in Table 4-3 below and aerial photographs are provided in Lotsearch Report (LS056199_EP), attached in Appendix C.

Table 4-3 Historical Aerial Imagery Review

Date	Reference	Observations
1938	B & W Scale: 1cm = 30m	<p>Onsite:</p> <ul style="list-style-type: none"> Site appears to predominately comprise grass cover, with a large stand of mature trees occupying the central portion of the site. Portion of the mature tree stand extends over the northern boundary of the site, with tree clearing evident along the site boundary. Appears to be a drainage channel intersecting the southwestern portion of the site, with a small dam located on the western boundary. <p>Offsite:</p> <ul style="list-style-type: none"> Surrounding areas predominately comprise grass cover and sporadic mature tree coverage. Paterson Road located south of the site. Drainage channel located east of the site. Drainage channel located west of the site, with an associated dam located further north. Dam located north of the site.
1954	B & W Scale: 1cm = 30m	<p>Onsite:</p> <ul style="list-style-type: none"> Site appears to predominately comprise grass cover, with a large stand of mature trees occupying the central portion of the



**Preliminary Site Investigation
256 Paterson Road, Bolwarra Heights**

Date	Reference	Observations
		<p>site. Portion of the mature tree stand extends over the northern boundary of the site, with tree clearing evident along the site boundary.</p> <p>Offsite:</p> <ul style="list-style-type: none"> • Several residential dwellings now situated beyond the southern boundary of the site. • Portion of mature trees have been cleared to the east. • James and Wesley Street have been constructed to the west.
1958	<p>B & W Scale: 1cm = 30m</p>	<p>Onsite:</p> <ul style="list-style-type: none"> • Site is generally consistent with the 1954 aerial imagery. <p>Offsite:</p> <ul style="list-style-type: none"> • Surrounding areas are generally consistent with the 1954 aerial imagery.
1967	<p>B & W Scale: 1cm = 30m</p>	<p>Onsite:</p> <ul style="list-style-type: none"> • Residential dwelling and associated shed has been constructed in the southeastern portion of the site. • Minor disturbance evident surrounding the dwelling on site. <p>Offsite:</p> <ul style="list-style-type: none"> • Further residential development located to the south and west of the site. • Appears to be a garden area constructed at the residential dwelling immediately east of the site.
1976	<p>Colour Scale: 1cm = 30m</p>	<p>Onsite:</p> <ul style="list-style-type: none"> • Additional shed structure has been constructed north of the existing dwelling on site. • Disturbance in the form of a trotting-track evident in the northeastern portion of the site. • Disturbance from a neighbouring property to the west has slightly crossed over onto the site. <p>Offsite:</p> <ul style="list-style-type: none"> • Further rural-residential development to the west.
1984	<p>B & W Scale: 1cm = 30m</p>	<p>Onsite:</p> <ul style="list-style-type: none"> • Long structure now present adjacent the newly constructed shed on site. • Racing-track on site appears to be more pronounced now. <p>Offsite:</p> <ul style="list-style-type: none"> • Further residential development to the south and west. • Minor vegetation regrowth evident to the west. • Paterson Road appears to have been upgraded. • Disturbance noted around the dam to the north of the site.
1993	<p>Colour Scale: 1cm = 30m</p>	<p>Onsite:</p> <ul style="list-style-type: none"> • Access track connecting Paterson Road to the northern shed on site now evident. • Land clearing evident north of the shed. • Disturbance evident surrounding the dam on site, likely alterations. • Bee-hives evident north of the shed on site.



**Preliminary Site Investigation
256 Paterson Road, Bolwarra Heights**

Date	Reference	Observations
		<ul style="list-style-type: none"> Minor regrowth evident in sections of the trotting-track on site. Offsite: <ul style="list-style-type: none"> Further residential development evident to the south and west.
2001	Colour Scale: 1cm = 30m	Onsite: <ul style="list-style-type: none"> Minor vegetation regrowth evident on site. Richer vegetation evident east of the shed structures on site. Offsite: <ul style="list-style-type: none"> Further residential development evident to the southeast and west.
2007	Colour Scale: 1cm = 30m	Onsite: <ul style="list-style-type: none"> Access track now barely visible, with revegetation evident on the track and surrounding areas. Offsite: <ul style="list-style-type: none"> Appears to be agricultural ridge planting to the west of the site. Further vegetation growth evident in surrounding areas.
2010	Colour Scale: 1cm = 30m	Onsite: <ul style="list-style-type: none"> Multiple examples of stored machinery / general farming equipment evident surrounding the shed structures on site. Offsite: <ul style="list-style-type: none"> Further residential development evident to the south.
2015	Colour Scale: 1cm = 30m	Onsite: <ul style="list-style-type: none"> Evidence of grass cover maintenance evident in the southern portion of the site. Deterioration / partial removal of the long-shed structure on site evident, now potentially appears to have been a former greenhouse. Potential cropping adjacent the greenhouse structure on site evident. Offsite: <ul style="list-style-type: none"> Surrounding areas are generally consistent with the 2010 aerial imagery.
2020	Colour Scale: 1cm = 30m	Onsite: <ul style="list-style-type: none"> Evidence of rust noted on the roof of the northern shed structure. Additional stored farming machinery / equipment (appearing to comprise: trucks, irrigation piping, tractors) evident on site. Fencing has been constructed around portion of the dwelling on site. Row tilling no longer observed. Offsite: <ul style="list-style-type: none"> Residential dwelling has been constructed northeast of the site, with landscaping ongoing.
2023	Colour Scale: 1cm = 30m	Onsite: <ul style="list-style-type: none"> Tilling evident in the potential cropping area identified in 2015 aerial imagery. Grass cover on site has recently been maintained. Mature tree cover now occupies majority of the site. Offsite:



**Preliminary Site Investigation
256 Paterson Road, Bolwarra Heights**

Date	Reference	Observations
		<ul style="list-style-type: none">Surrounding areas are generally consistent with the 2010 aerial imagery, with the exception of the landscaping around the residential dwelling to the northeast has been completed.



4.2 Summary of Site History

Based on the available historical data, Stantec site inspection and public searches, the southeastern portion of the site was developed into a residential dwelling between the years 1954 and 1967. Prior to this, the site was undeveloped. Minor domestic gardening was noted in the aerials and in the site inspection. In recent years (2007-2024), the southeastern portion of the site has been used for storage of farming machinery / equipment. The trotting track was first noted in the 1976 imagery and is still present at the time of writing (however no longer in use). Farming machinery such as tractors / plows were noted to have been transported to site from a farm that the property owner previously worked on. Based on review of the title deeds, it is understood that previous owners of the land were graziers and farmers.

At the time of the earliest aerial imagery (1938), the surrounding areas generally appeared to comprise undeveloped land, with the exception of Paterson Road. Over the period to 2024, the key changes comprised:

- Residential development in the surrounding areas from 1954 to 2023.
- Paterson Road upgrade between the years of 1976 and 1984.



5 Areas & Contaminants of Potential Concern

The assessment has identified several potential sources of contamination (and related Contaminants of Potential Concern – COPC), which are summarised in Table 5-1 below.

Table 5-1 Areas and Contaminants of Potential Concern

Area of Environmental Concern (AoEC)	Site Activity / Potential Source	Contaminants of Potential Concern (CoPC)	Comments	
<i>Onsite Sources</i>				
Overall Site	<ul style="list-style-type: none"> Machinery Use / Earthworks Grass Pasture – Cattle Grazing 	<ul style="list-style-type: none"> ▪ Clearing use for development ▪ Installation of service utilities <ul style="list-style-type: none"> ▪ Earthworks Operations (cut / fill) 	<ul style="list-style-type: none"> ▪ 8 Heavy Metals ▪ PAH, TRH, BTEXN ▪ OCP/OPP ▪ Foreign materials 	<ul style="list-style-type: none"> ▪ Potential machinery uses on Site. ▪ Potential cut / fill ▪ Potential uncontrolled filling ▪ Stored machinery. ▪ Site owner noted to have not used pesticides during his ownership.
A	<ul style="list-style-type: none"> Access Track / Trotting Track 	<ul style="list-style-type: none"> ▪ Potential isolated imported filling ▪ Surficial clearing 	<ul style="list-style-type: none"> ▪ TRH/BTEXN/PAHs/Metals 	<ul style="list-style-type: none"> ▪ Trotting track in the northern portion of the site formed by a grader, between the years 1967 and 1976. ▪ Surficial disturbance onsite associated with access tracks. Appears to be of a combination of localised cut / fill and minor imported fill materials such as gravel.
B	<ul style="list-style-type: none"> Buildings / Sheds Stored Farming Machinery 	<ul style="list-style-type: none"> ▪ Potentially imported fill associated with the building pad. <ul style="list-style-type: none"> ▪ Earthworks operations (cut / fill) ▪ Asbestos in construction materials (ACM) ▪ Chemical and fuel storage associated with machinery on site. ▪ Farming machinery brought to site to store after farming operations ceased at another property. 	<ul style="list-style-type: none"> ▪ 8 Heavy Metals, ▪ PAH, TRH, BTEXN ▪ OCP/OPP ▪ Foreign materials ▪ Asbestos 	<ul style="list-style-type: none"> ▪ It is unlikely that a considerable amount of fill was imported to Site to form the building pad. ▪ Fibrous sheeting was noted in the dwelling and garage on site, however noted to be in good condition. ▪ Given the age of dwelling, it is likely that a lead-based paint was used to paint the exterior of the house. ▪ Chemicals and fuels noted in the shed on site. Low potential for minor spills in this area. ▪ No staining was observed within the vicinity of the sheds. ▪ Machinery confirmed by site owner to have not been used on site, purely for storage purposes.
C	<ul style="list-style-type: none"> Dam / Drainage Channel 	<ul style="list-style-type: none"> ▪ Offsite migration of potential contaminants 	<ul style="list-style-type: none"> ▪ 8 Heavy Metals, ▪ PAH, TRH, BTEXN ▪ OCP/OPP ▪ Foreign materials 	<ul style="list-style-type: none"> ▪ Drainage channel and dam is located in the western portion of the site, and forms part of a tributary of dams that flows into a floodplain to the northeast. Low potential for onsite and offsite migration of contaminants. ▪ No olfactory or visual signs were noted.
D	<ul style="list-style-type: none"> Garden Areas 	<ul style="list-style-type: none"> ▪ Potential for use of pesticides within the gardens surrounding the dwelling. 	<ul style="list-style-type: none"> ▪ OCP/OPP 	<ul style="list-style-type: none"> ▪ Discussions with Site owner revealed that pesticides haven't been utilised on site.



6 Conceptual Site Model

6.1 Preliminary Conceptual Site Model

Generally, a Conceptual Site model (CSM) provides an assessment of the fate and transport of COPCs relative to site-specific subsurface conditions regarding their potential risk to human health and the environment. The CSM considers site-specific factors including:

- Source(s) of contamination,
- Identification of contaminants of potential concern (COPCs) associated with past (and present) source(s),
- Vertical, lateral, and temporal distribution of COPCs,
- Site specific lithological information including soil type(s), depth to groundwater, effective porosity, and groundwater flow velocity,
- Actual or potential receptors considering both current and future land use for both the site and adjacent properties, and any sensitive ecological receptors.

Based on the information sourced in this report, a preliminary CSM has been developed and is outlined in the Table 6-1 below. Additional details are included in the sections that follow as necessary.

Table 6-1 Preliminary Conceptual Site Model

Conceptual Site Model Element	Description
Site History	<ul style="list-style-type: none"> ▪ The site was previously a residential property.
Site Current and Future Use	<ul style="list-style-type: none"> ▪ Proposed residential land use. The existing residential dwelling is proposed to be demolished to accommodate the proposed subdivision.
Site Geology	<ul style="list-style-type: none"> ▪ Based on site geology and inspections the site appears to predominately comprise of natural conditions with minor areas of filling associated with access track.
Site Hydrogeology	<ul style="list-style-type: none"> ▪ Groundwater assessment was not undertaken as part of the scope.
Area of Environmental Concern (AoEC) - Onsite	<ul style="list-style-type: none"> ▪ Areas of potential environmental concern are listed in table 5.
Media Potentially Impacted	<ul style="list-style-type: none"> ▪ Potentially contaminated surficial soils onsite. ▪ Potentially contaminated underlying soils onsite. ▪ Potentially contaminated fill materials onsite. ▪ Potentially contaminated groundwater under the site.
Potential Human Receptors	<ul style="list-style-type: none"> ▪ Site users / workers / employees (onsite). ▪ Site Construction workers (onsite). ▪ Local rural residents and surrounding properties (offsite).
Potential Environmental Receptors	<ul style="list-style-type: none"> ▪ Flora and fauna. ▪ On-site and surrounding soils. ▪ Nearby waterbodies – i.e., drainage channel west of the site.



Potential Exposure
Pathways

- Air – inhalation of dusts.
- Soil – dermal / direct contact.
- Lateral migration via surficial runoff.

6.2 Data Gaps

Based on the inspection, the potential for contamination at this site is not considered to present a significant constraint on the proposed redevelopment of subject site. However, it must be appreciated that assessment was limited to review of historical data and observations within the subject site.

The following data gaps and uncertainties regarding the assessment are detailed below:

- > No intrusive investigation or soil sampling was undertaken.
- > No groundwater or surface water samples collected; however, groundwater contamination is considered unlikely.
- > Limited visual inspection of the sheds was undertaken, and as such exact contents are unknown.
- > No dangerous goods search was undertaken for the site; however they are unlikely to be present.



7 Discussion

Based on the available historical data, Stantec site inspection and public searches, the southeastern portion of the site was developed into a residential dwelling between the years 1954 and 1967. Prior to this, the site was undeveloped. The trotting track was first noted in the 1976 imagery and is still present at the time of writing (however no longer in use). Minor domestic gardening was noted in the aerials and the site inspection. In recent years (2007-2024), the southeastern portion of the site has been used for storage of farming machinery / equipment. Based on review of the title deeds, it is understood that previous owners of the land have been graziers and farmers.

At the time of the earliest aerial imagery (1938), the surrounding areas generally appeared to comprise undeveloped land, with the exception of Paterson Road. Over the period to 2024, the key changes comprised:

- Residential development in the surrounding areas from 1954 to 2023.
- Paterson Road upgrade between the years of 1976 and 1984.

During the site inspection, no indication of staining or olfactory indication of hydrocarbons, nor fibrous sheeting materials were observed across the surface.

7.1 Summary of Contamination Potential

Based on the site history review and site inspection, Stantec identified the following potential sources of contamination at or adjacent the site:

- Small scale earthworks have likely occurred during formation of the access tracks and small localised operations for the building pads of structures. Minor row tilling of soil has occurred to improve the quality soil (associated with maintenance of domestic gardens. The minor earthworks on site are localised to access tracks and building vicinities on site, as such, the potential for gross, widespread contamination is considered unlikely.
- Given the healthy, abundant vegetation on Site (gardens and grass cover) with no visible signs of distress, it is likely that the previous land uses have not had a detrimental effect on the flora and fauna on site.
- The access track connecting Paterson Road to the shed on site contains a minor amount of imported quarry gravel, with potential contamination from this source unlikely. The trotting track in the northern portion of the site was created through use of a grader and site-won material. Overall, access tracks across the site were predominately formed by localised cut/fill.
- Based on site observations, the residential dwelling on site was noted to contain fibrous sheet cladding. Given the age of the building, there is a potential for ACM; however, the material was noted to be intact and in good condition at the time of inspection. Prior to demolition of any structures on site, structures should be assessed for hazardous materials (including asbestos, lead, etc) by an occupational hygienist.



Preliminary Site Investigation
256 Paterson Road, Bolwarra Heights

- Limited chemical storage was noted in the shed on site, and generally comprised fuels and general household chemicals, associated with maintenance of machinery on site. No indication of spills or staining onsite was observed.
- Farming machinery such as tractors stored on site with old miscellaneous farm equipment and other inert anthropogenic materials (i.e. tyres, steel fragments, fencing and irrigation piping) scattered across the Site. These materials would be required to be removed prior to commencement of the proposed development. No indication of spills or staining onsite was observed in these areas.
- Given the lack of visual and olfactory evidence of gross contamination, the drainage channel and tributary dam are not considered sources or pathways for the migration of contamination offsite.

At the time of the site inspection, the shed was full, and access/vision was limited. As such, exact contents are unknown.



8 Conclusions

Stantec have undertaken a Preliminary Site Investigation (PSI) for the proposed subdivision located at 256 Paterson Road, Bolwarra Heights, NSW. The objectives of the investigation were to assess:

- The potential for past and present activities undertaken on and adjacent to the site to have affected soil and groundwater at the site.
- The need for any further assessment or remedial works before definitive conclusions could be made on the suitability of the site for use.

Based on the desktop review, Site inspection and intrusive investigation, the potential contamination sources are considered to be low risk and could be dealt with by following the recommendations outlined in section 9 below. As the Site is considered to be low risk, an unexpected finds protocol (UFP) has been developed to address any potential contamination if encountered during the construction phase. The UFP is attached in Appendix D.

In accordance with the State Environmental Planning Policy (Resilience and Hazards) [4], which requires the planning authority to consider whether the site is suitable for the proposed usage prior to approving and determining a development application, Stantec has undertaken a Preliminary Site Investigation (PSI).

Based on the findings of the PSI, Stantec did not identify gross contamination or potentially contaminating activities previously undertaken on site that would render the site unsuitable for its proposed use as a residential subdivision.



9 Recommendations

Based on the review of the site history and site inspection, Stantec identified no indication of gross contaminating activities having been undertaken on or adjacent to the site. The site can be made suitable for the proposed land use, based on the recommendations below:

- An unexpected finds protocol has been developed (Appendix D) to address any potential contamination if encountered during construction phase. Construction should be managed with the unexpected finds protocol in place.
 - If potential contamination is encountered, site works will be ceased, and a suitable environmental consultant will be engaged for assessment as per the unexpected finds protocol.
- Any soil to be excavated and transported off site for disposal requires classification in accordance with the NSW EPA Waste Classification Guidelines.
- Assessment of access tracks and building pads on site for either potential reuse or offsite disposal. This can be undertaken during construction phase of the development and under the unexpected finds protocol.
- Prior to demolition of any structures, structures should be assessed for hazardous materials. If hazardous materials are identified, the materials are to be managed accordingly.
- Removal of foreign materials to a licensed waste/ recycling facility.



10 Standard of Assessment & Limitations

This investigation has been undertaken in general accordance with the current “industry standards” for a site investigation for the purpose, objectives and scope identified in this report. These standards are set out in:

- > National Environment Protection Council (NEPC) (1999) *National Environment Protection (Assessment of Site Contamination) Measure*, as amended (registered on 15 May 2013) [2]. This is referred to from here on as “the NEPM” or “NEPM”.
- > Standards Australia (2005) *AS4482.1- 2005: Guide to the investigation and sampling of sites with potentially contaminated soil Part 1: Non-volatile and semi-volatile compounds*. [5]
- > NSW EPA “*Guidelines for Consultants Reporting on Contaminated Sites*” [1].

The agreed scope of this investigation has been limited for the current purposes of the Client. The investigation may not identify contamination occurring in all areas of the site, or occurring after sampling was conducted. Subsurface conditions may vary considerably away from the sample locations where information has been obtained.

This site investigation report is not any of the following:

- > An Environmental Audit Report as defined under NSW Site Auditor Scheme [6].
- > A Detailed Site Investigation (DSI) report sufficient for an Environmental Auditor to be able to conclude a statutory or non-statutory environmental audit.
- > A detailed hydrogeological assessment or an assessment of groundwater contaminants potentially arising from other sites or sources nearby.
- > A detailed waste classification report of soil analytical results from the site.



11 References

- [1] NSW EPA, Consultants reporting on contaminated land guidelines, NSW Environmental Protection Authority, 2020.
- [2] National Environment Protection (Assessment of Site Contamination) Measure 1999, Schedule B1 Guidelines on Investigation Levels for Soil and Groundwater, National Environment Protection Council (NEPC), 16 May 2013.
- [3] NSW Government, Stage of Environmental Planning Policy (Resilience and Hazards), 2021.
- [4] NSW Government, Stage of Environmental Planning Policy (Resilience and Hazards), 2021.
- [5] Standards Australia, Australian Standard - Guide to the investigation and sampling of sites with potentially contaminated soils - part one: non-volatile and semi-volatile compounds, 2005.
- [6] NSW DEC, Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (3rd Edition), Department of Environment and Conservation NSW, 2017.



Appendix A Drawings



DATE PLOTTED: 29 May 2024 1:30 PM BY: COLLINSON, BROCK

NOTES:
Image underlay adapted from nearmaps aerial imagery.



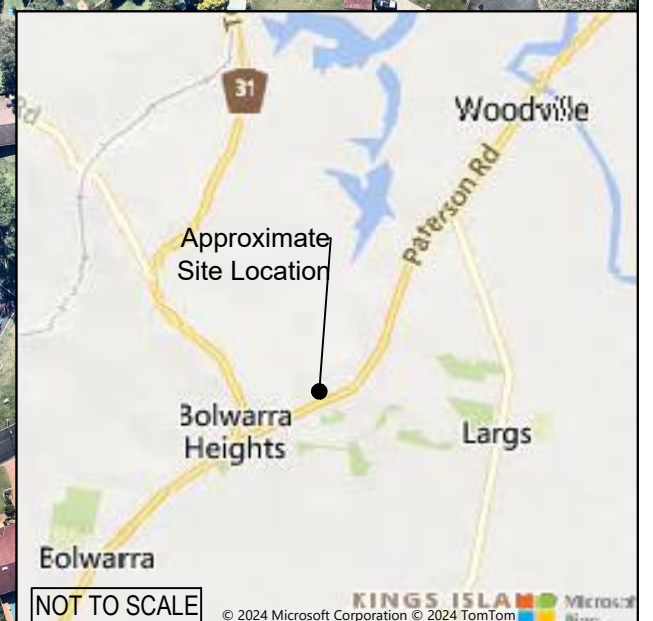
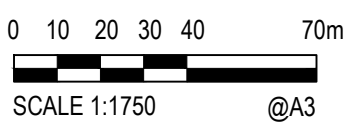
Approximate
Site Boundary

AEC C

AEC B

AEC A

AEC D



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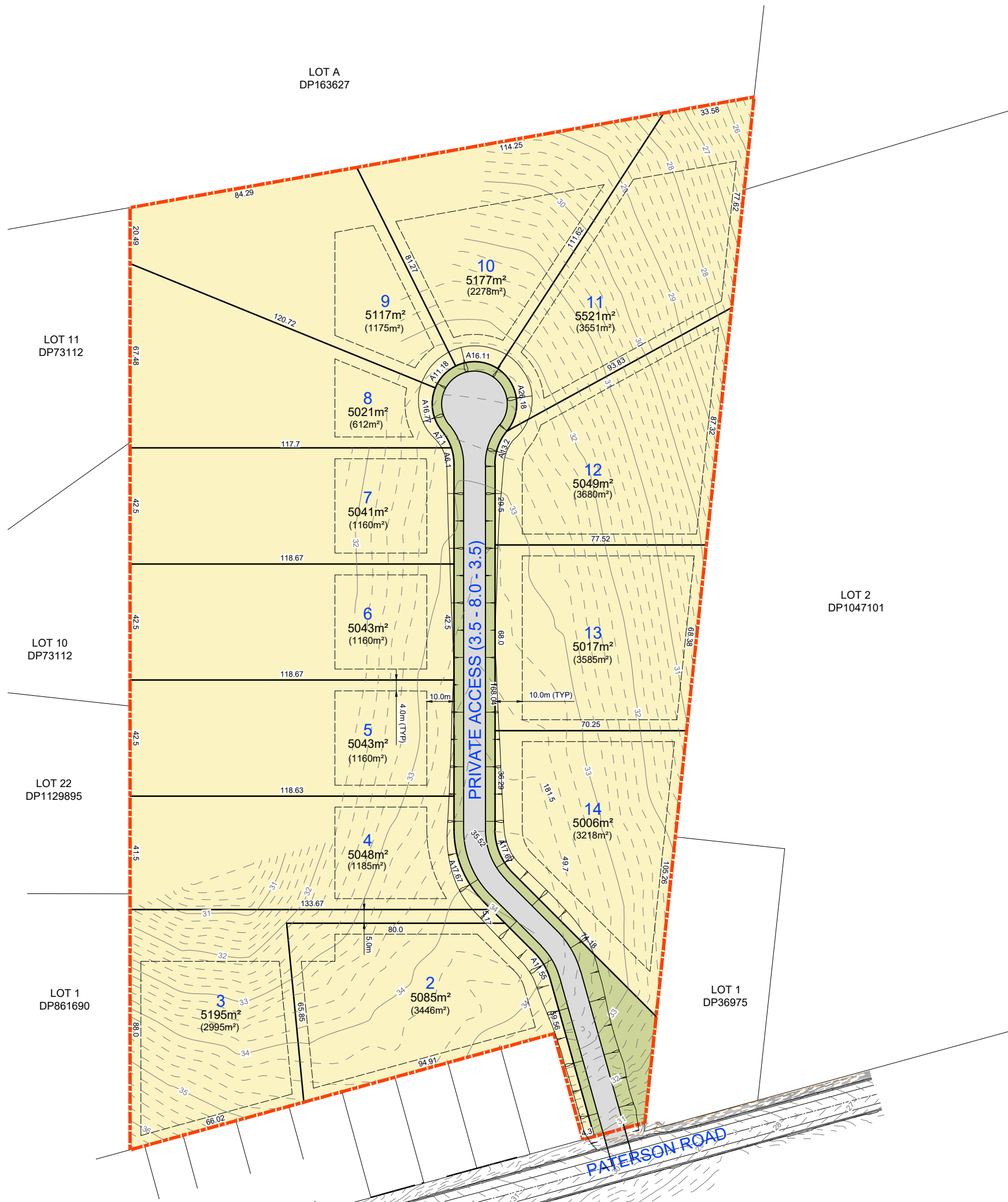
 **Stantec**
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Drawn	BC	Date	27/05/2024
Checked	DS	Date	27/05/2024
Verified		Date	
Approved		Date	

Client	HGBE Properties Pty Ltd
Project	256 Paterson Road Bolwarra Heights, NSW Preliminary Site Investigation
Title	Areas of Environmental Concern Site Plan

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Project Number	304001280	Scale	1:1750
Figure Number	Figure 1	Size	A3
Revision			0

XREFS:
CAD File: \\au2021\projects\304001280\technical\environmental\drawings\Cao Site Plan Template.dwg



LEGEND

- EXISTING SURFACE CONTOUR - MAJOR (1m INTERVAL)
- - - EXISTING SURFACE CONTOUR - MINOR (0.2m INTERVAL)
- PROPOSED SITE DEVELOPMENT

Rev	Description	Drawn	Date
5	REVISED BUILDING ENVELOPES	DB	20.08.24
4	REVISED BUILDING ENVELOPES	DB	15.08.24
3	MINOR UPDATE	AS	13.08.24
2	DIMENSIONS ADDED	DB	12.08.24
1	ORIGINAL ISSUE	DB	07.08.24

GCA
ENGINEERING SOLUTIONS
A.B.N. 92 086 017 745
1 HARTLEY DRIVE (P.O. BOX 3337)
THORNTON NSW 2322
PHONE: 49641811



Project Title:
PROPOSED SUBDIVISION

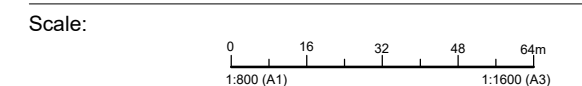
Project Address:
256 PATERSON ROAD, BOLWARRA

Client:
HGBE PROPERTIES PTY LTD

Project Status:
CONCEPT

Drawing Title:
SUBDIVISION PLAN

Project No	Revision	Drawing No
24126LD	5	LD01



Appendix B Photolog





Photograph 1: View of the dwelling on site, looking north.



Photograph 2: View of the dwelling's eaves.



Photograph 3: View of the fencing around the northern perimeter of the dwelling on site.



Photograph 4: View of the northern portion of the site, looking north.



Photograph 5: View of the dam in the western portion of the site, looking north.



Photograph 6: View of the stored items around the shed on site, including: irrigation piping (unused on site), bathtub, tractor, and a shipping container.



Photograph 7: View of the northern portion of the shed, contents primarily comprise beehives (no longer in use).



Photograph 8: View of some of the stored materials (timber, farming equipment) on site, looking north.



Photograph 9: View of the interior of the shed on site, looking north.



Photograph 10: View of domestic gardens adjacent the shed on site.



Photograph 11: View of the shipping container and stored materials on site, looking south.

Appendix C Lotsearch Report





LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 14 May 2024 14:40:17

Reference: LS056199 EP

Address: 256 Paterson Road, Bolwarra Heights, NSW 2320

Disclaimer:

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

Dataset Listing

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



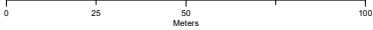
Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	17/04/2024	17/04/2024	Quarterly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	22/08/2022	22/08/2022	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority NSW	09/04/2024	14/03/2024	Monthly	1000m	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority NSW	09/04/2024	09/04/2024	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority NSW	28/04/2024	14/07/2021	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority NSW	09/04/2024	09/04/2024	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 NSW	10/04/2024	21/11/2032	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	15/04/2024	29/02/2024	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	15/04/2024	29/02/2024	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	15/04/2024	15/04/2024	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	15/04/2024	15/04/2024	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	30/04/2024	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Australian Department of Defence	15/04/2024	15/04/2024	Quarterly	2000m	0	0	1
EPA Other Sites with Contamination Issues	Environment Protection Authority NSW	13/11/2023	15/12/2022	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority NSW	10/04/2024	10/04/2024	Monthly	1000m	1	1	1
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority NSW	10/04/2024	10/04/2024	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority NSW	10/04/2024	10/04/2024	Monthly	1000m	3	3	4
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	4	4
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	2	2
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	1	2
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	1	1
Points of Interest	NSW Department of Customer Service - Spatial Services	16/04/2024	16/04/2024	Quarterly	1000m	0	0	6
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	16/04/2024	16/04/2024	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	16/04/2024	16/04/2024	Quarterly	1000m	0	0	0
Major Easements	NSW Department of Customer Service - Spatial Services	06/05/2024	06/05/2024	Quarterly	1000m	0	1	3
State Forest	Forestry Corporation of NSW	12/12/2023	11/12/2023	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Geoscience Australia	17/04/2024	19/08/2019	Annually	1000m	1	1	1

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, Housing and Infrastructure	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	9
NSW Seamless Geology Single Layer: Rock Units	NSW Department of Regional NSW	06/12/2023	31/05/2023	Annually	1000m	1	1	8
NSW Seamless Geology – Single Layer: Trendlines	NSW Department of Regional NSW	06/12/2023	31/05/2023	Annually	1000m	0	0	0
NSW Seamless Geology – Single Layer: Geological Boundaries and Faults	NSW Department of Regional NSW	06/12/2023	31/05/2023	Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Department of Regional NSW	26/04/2024	14/03/2024	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	2	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Climate Change, Energy, the Environment and Water	12/12/2023	27/07/2020	Annually	1000m	1	1	3
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Housing and Infrastructure	03/05/2024	15/03/2024	Monthly	500m	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	12/01/2024	21/02/2013	Annually	1000m	1	2	3
Dryland Salinity - National Assessment	Australian Bureau of Agricultural and Resource Economics and Sciences	18/07/2014	12/05/2013	Annually	1000m	1	1	1
Mining Subsidence Districts	NSW Department of Customer Service	03/05/2024	03/05/2024	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Regional NSW	15/04/2024	15/04/2024	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Regional NSW	15/04/2024	15/04/2024	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Regional NSW	15/04/2024	15/04/2024	Monthly	1000m	5	5	7
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Housing and Infrastructure	03/05/2024	08/09/2023	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Housing and Infrastructure	03/05/2024	26/04/2024	Monthly	1000m	1	3	14
Commonwealth Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	20/10/2023	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	20/10/2023	13/04/2022	Annually	1000m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	26/04/2024	08/03/2024	Quarterly	1000m	0	0	0
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Housing and Infrastructure	03/05/2024	05/04/2024	Monthly	1000m	0	0	0
Bush Fire Prone Land	NSW Rural Fire Service	09/04/2024	12/03/2024	Monthly	1000m	3	3	3
NSW Native Vegetation Type Map	NSW Department of Climate Change, Energy, the Environment and Water	26/05/2023	12/12/2022	Quarterly	1000m	3	3	6
Ramsar Wetlands of Australia	Australian Department of Climate Change, Energy, the Environment and Water	09/05/2023	01/11/2022	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Terrestrial	Australian Department of Climate Change, Energy, The Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, The Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	1	1	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	1	1	4
NSW BioNet Species Sightings	NSW Department of Climate Change, Energy, the Environment and Water	29/11/2023	29/11/2023	Weekly	10000m	-	-	-

Site Diagram

256 Paterson Road, Bolwarra Heights, NSW 2320



Legend  Site Boundary  Internal Parcel Boundaries	Total Area: 71881m ² Total Perimeter: 1.18km Disclaimers: Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	Scale:  0 25 50 100 Meters
	Data Source Aerial Imagery: © Aerometrex Pty Ltd	Coordinate System: GDA 1994 MGA Zone 56

Contaminated Land

256 Paterson Road, Bolwarra Heights, NSW 2320

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

256 Paterson Road, Bolwarra Heights, NSW 2320

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

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

Contaminated Land Records of Notice Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority
Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit
<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

Former Gasworks within the dataset buffer:

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

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

Contaminated Land

256 Paterson Road, Bolwarra Heights, NSW 2320

EPA Notices

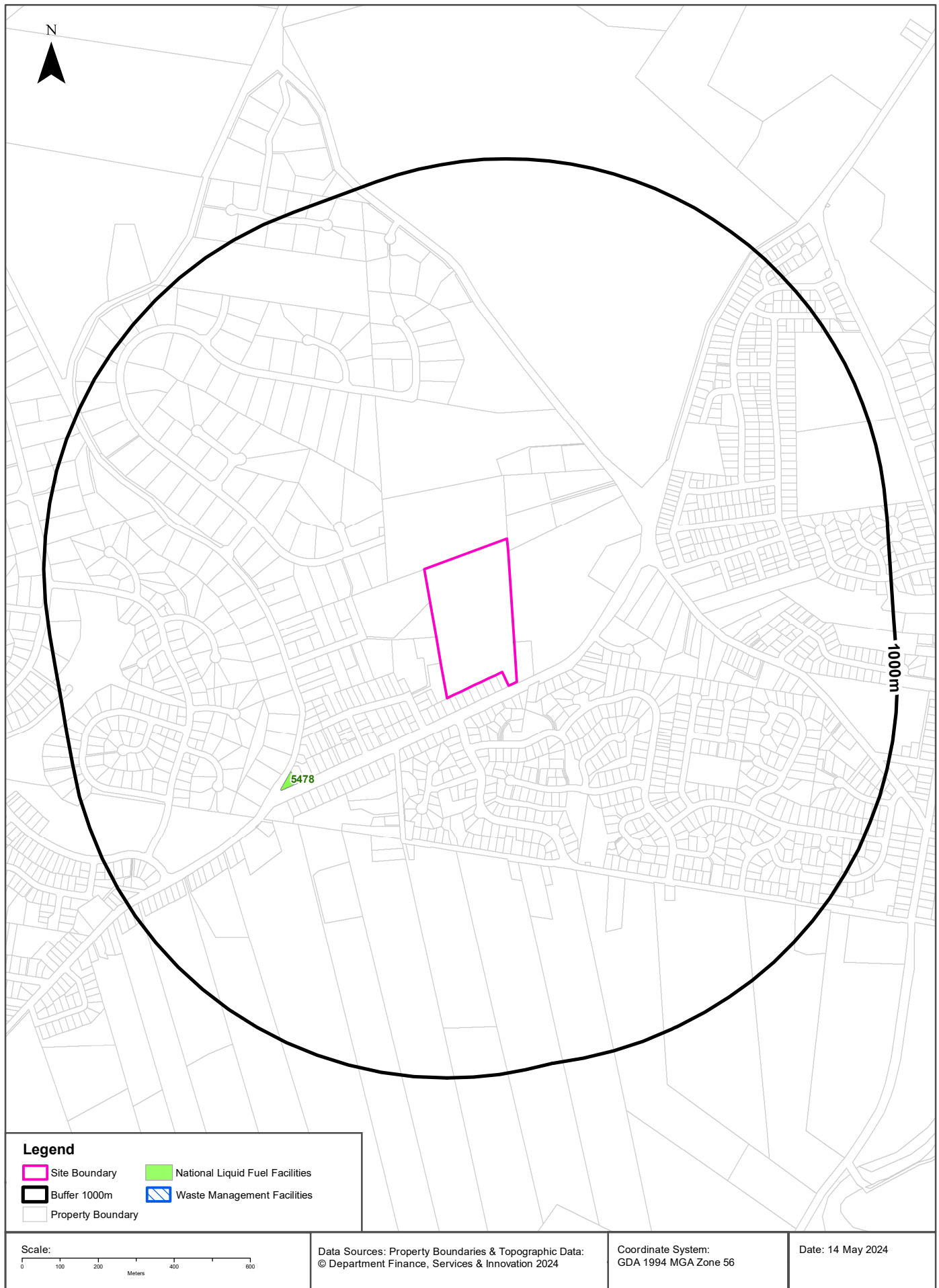
Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

Number	Type	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

256 Paterson Road, Bolwarra Heights, NSW 2320



Waste Management & Liquid Fuel Facilities

256 Paterson Road, Bolwarra Heights, NSW 2320

National Waste Management Site Database

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

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

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

National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
5478	BP	BP BOLWARRA HEIGHTS	200 PATERSON ROAD	BOLWARRA HEIGHTS	PETROL STATION	OPERATIONAL			Premise Match	453m	South West

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

PFAS Investigation & Management Programs

256 Paterson Road, Bolwarra Heights, NSW 2320

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

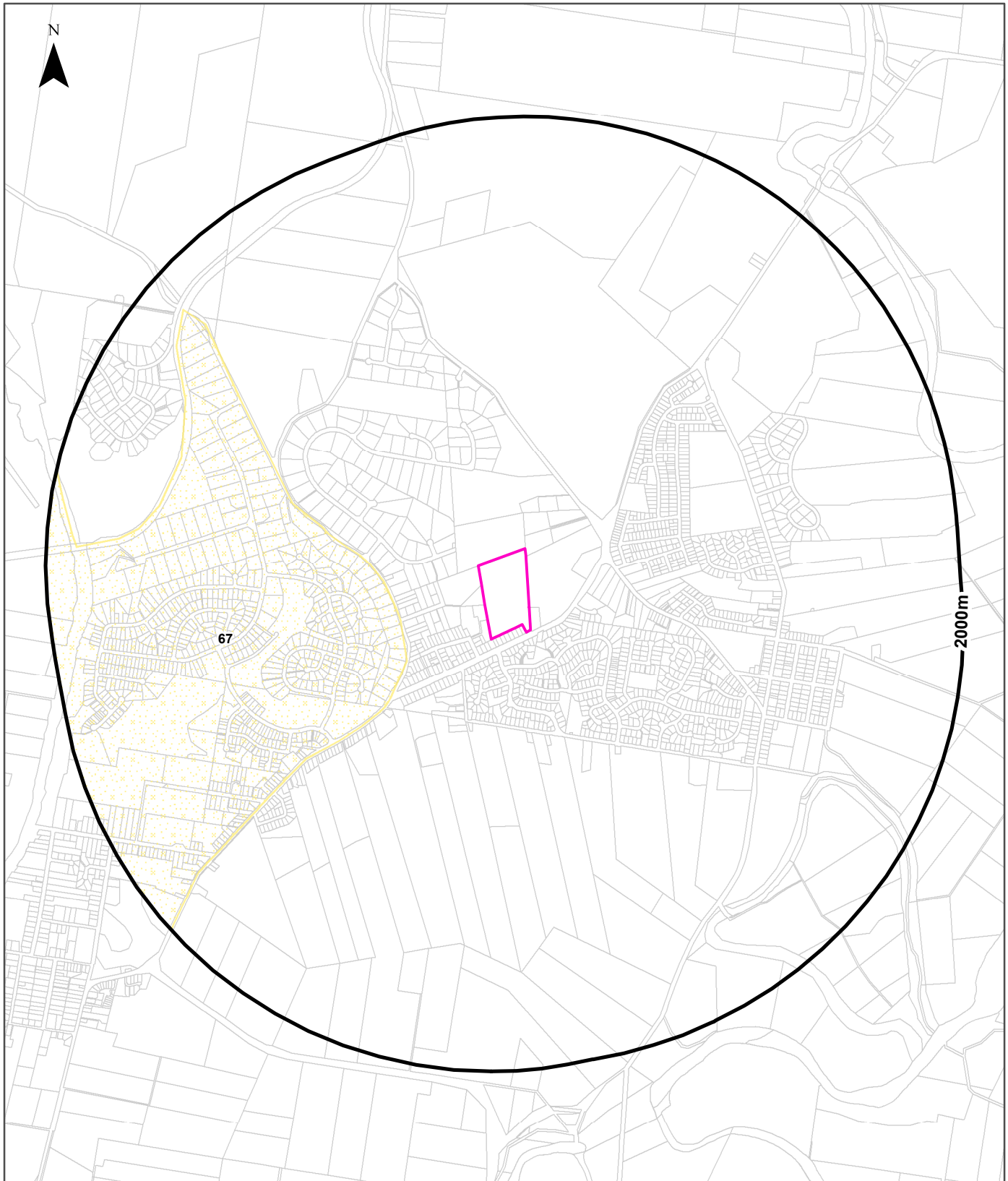
Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

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

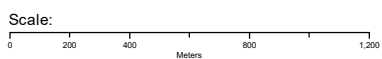
Defence Sites and Unexploded Ordnance

256 Paterson Road, Bolwarra Heights, NSW 2320



Legend

Site Boundary	DCA Defence Controlled Area	Defence 3 Year RCIP Known Contamination	UXO Substantial Potential	Information
Buffer 2000m		No Known Contamination	Slight Potential	Other
Property Boundaries			Remote Potential	Other Sea Dumping Sites
			Sea Dumping of Depth Charges	



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2024

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 May 2024

Defence Sites and Unexploded Ordnance

256 Paterson Road, Bolwarra Heights, NSW 2320

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
N/A	No records in buffer					

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
67	Maitland	Other	This site was used for Military Training and Camps during WWII.		Not Commonwealth Land	As Supplied	399m	West

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

EPA Other Sites with Contamination Issues

256 Paterson Road, Bolwarra Heights, NSW 2320

EPA Other Sites with Contamination Issues

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

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

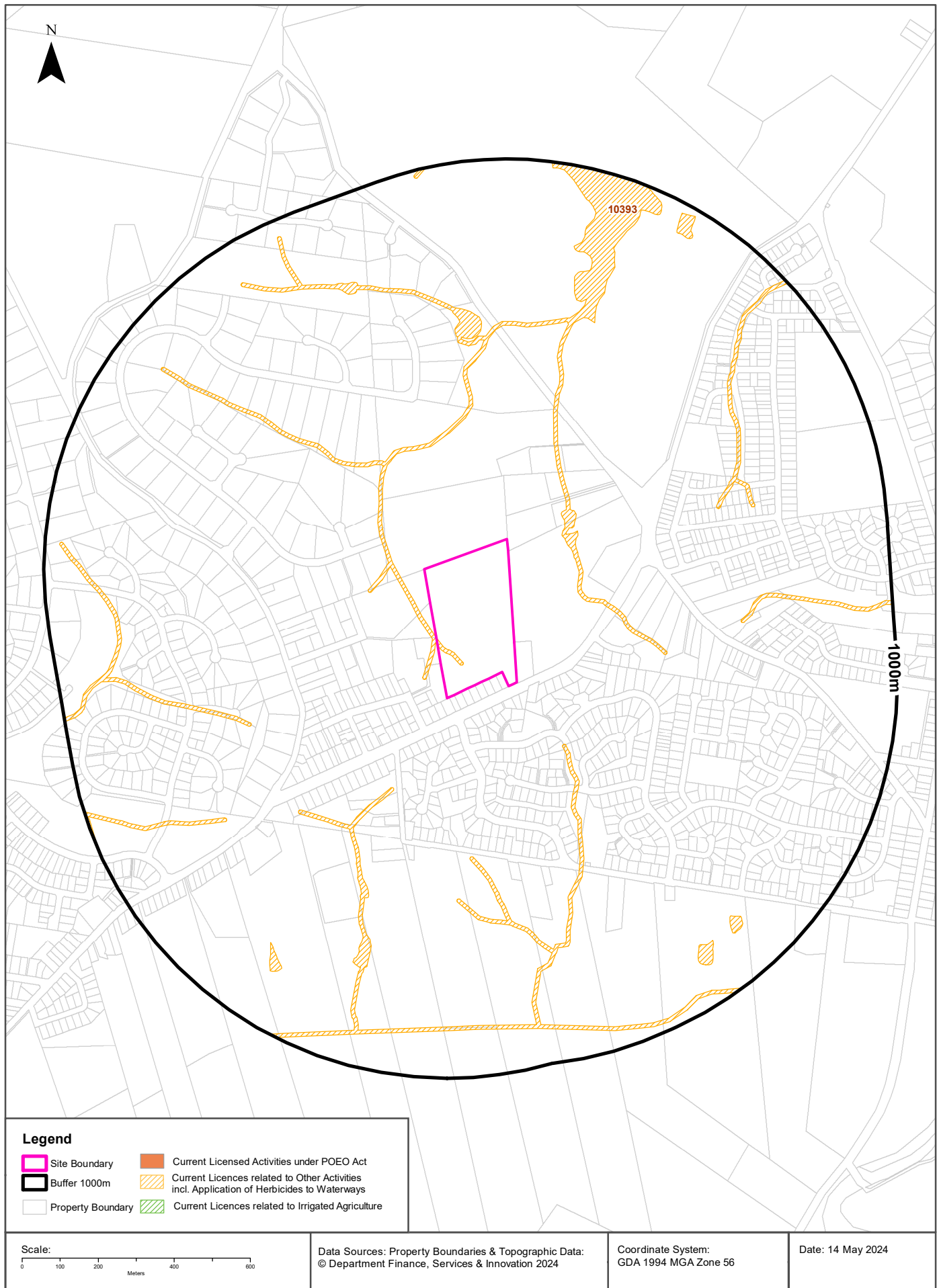
Sites within the dataset buffer:

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

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

Current EPA Licensed Activities

256 Paterson Road, Bolwarra Heights, NSW 2320



EPA Activities

256 Paterson Road, Bolwarra Heights, NSW 2320

Licensed Activities under the POEO Act 1997

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

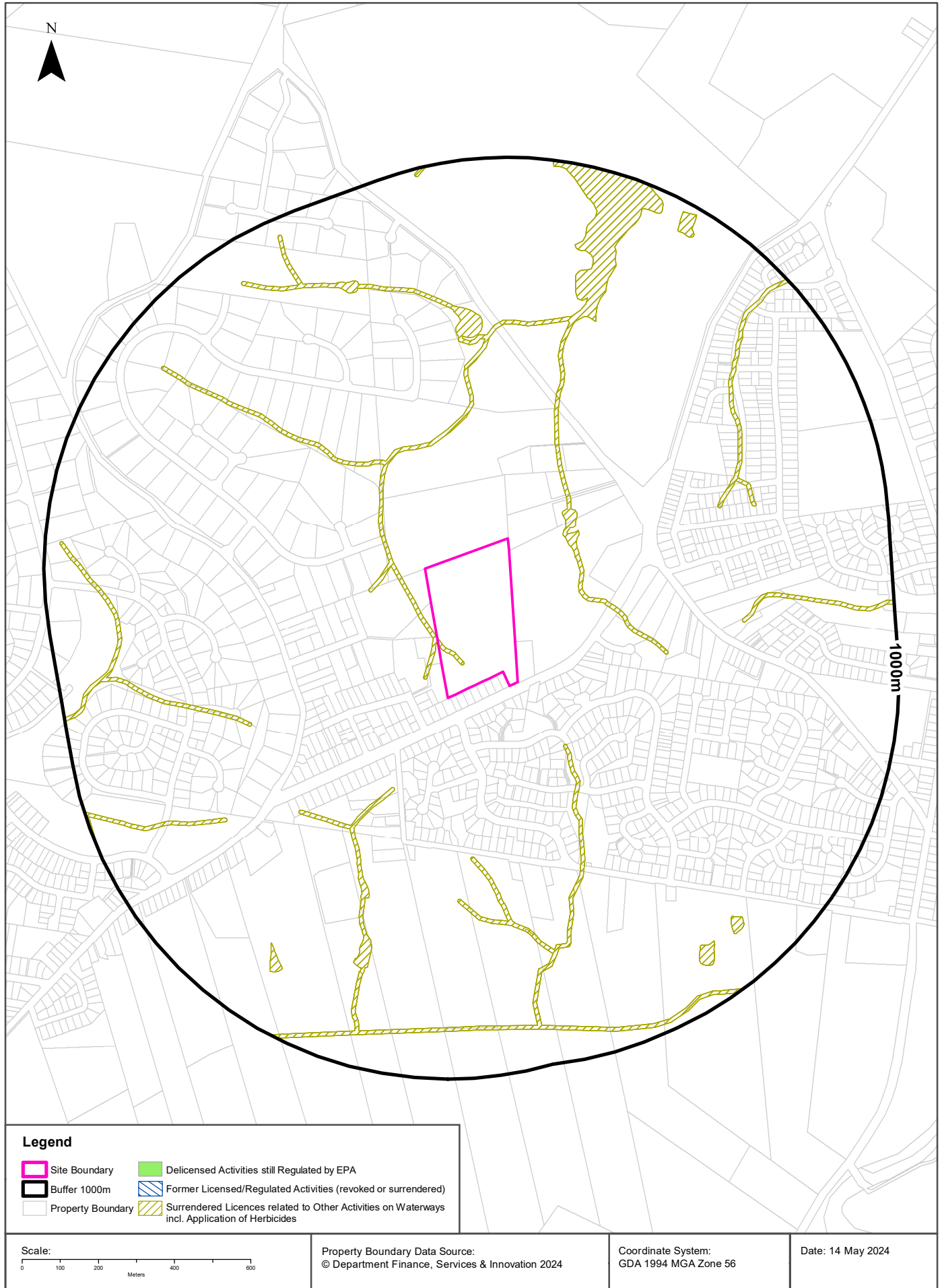
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
10393	MAITLAND CITY COUNCIL	ALL WATERBODIES IN THE MAITLAND LOCAL GOVERNMENT AREA	.	MAITLAND	Other activities	Network of Features	0m	On-site

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

256 Paterson Road, Bolwarra Heights, NSW 2320



EPA Activities

256 Paterson Road, Bolwarra Heights, NSW 2320

Delicensed Activities still regulated by the EPA

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

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

Delicensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

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

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

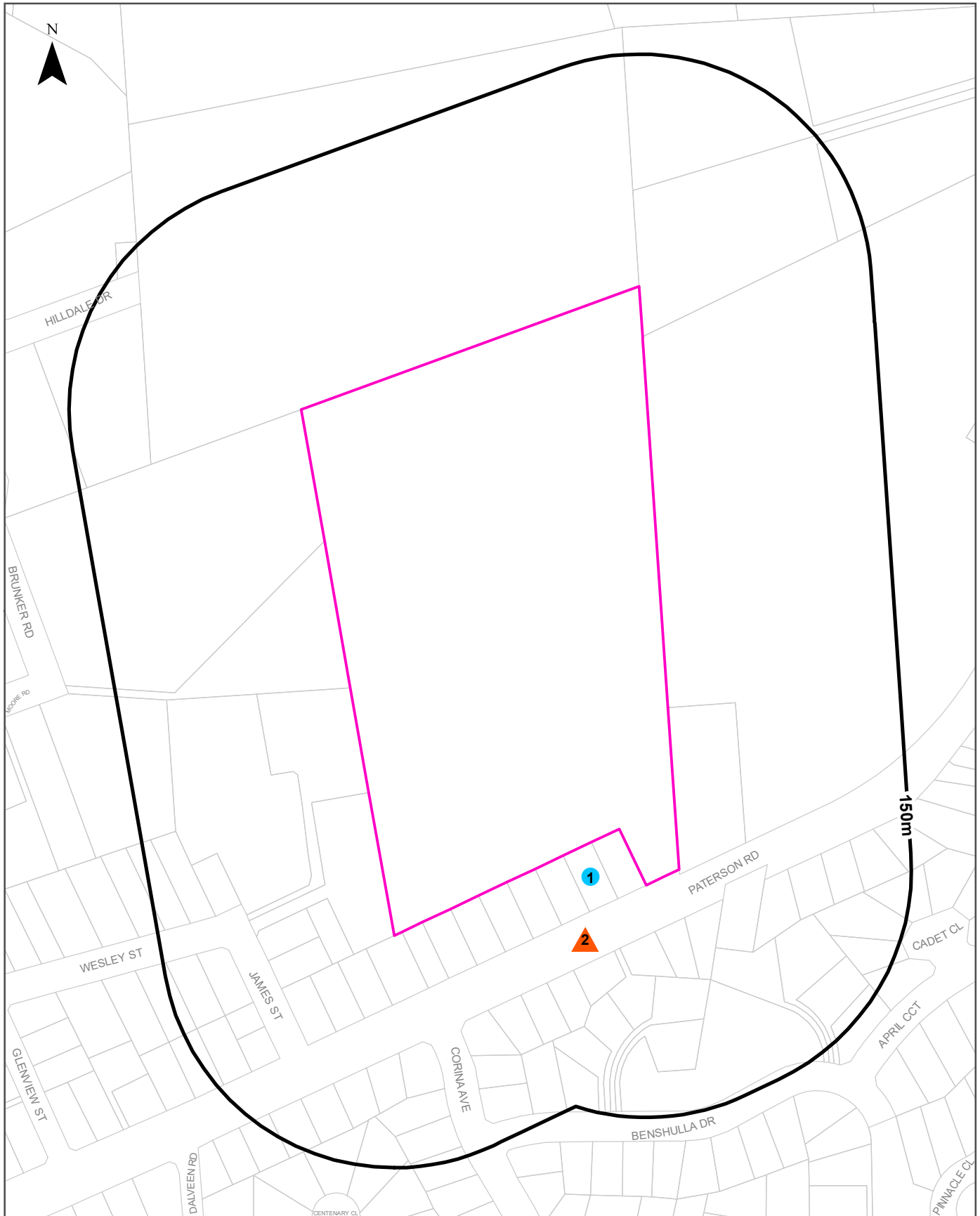
Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
12439	STATE OF NEW SOUTH WALES (Department of Primary Industries - Lands)	Soil Conservation Service, Waterways within the Hunter Valley Flood Mitigation Scheme, MAITLAND	Surrendered	13/02/2007	Other Activities - Application of Herbicides	Network of Features	389m	North

Former Licensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Historical Business Directories

256 Paterson Road, Bolwarra Heights, NSW 2320



Legend <ul style="list-style-type: none"> Site Boundary Buffer 150m Property Boundary ● Business directory records mapped to a specific premise ■ Business directory records mapped to a road intersection ▲ Business directory records mapped to a road corridor Business directory records mapped to a general area 		Scale: 	Coordinate System: GDA 1994 MGA Zone 56 Date: 14 May 2024
Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 Property Boundaries © NSW Department Finance, Services & Innovation 2024			

Historical Business Directories

256 Paterson Road, Bolwarra Heights, NSW 2320

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	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	AIR CONDITIONING - AUTOMOTIVE.	Hometune (Australia) Pty Ltd., 252 Paterson Rd., Bolwarra Heights 2320	77338	1991	Premise Match	0m	South
	MOTOR ENGINEERS.	Hometune (Australia) Pty Ltd., 252 Paterson Rd., Bolwarra Heights 2320	78480	1991	Premise Match	0m	South
	MOTOR GARAGES & SERVICE STATIONS.	Hometune (Australia) Pty Ltd., 252 Paterson Rd., Bolwarra Heights 2320	78523	1991	Premise Match	0m	South
	MOTOR TUNING SPECIALISTS.	Hometune (Australia) Pty Ltd., 252 Paterson Rd., Bolwarra Heights 2320	78600	1991	Premise Match	0m	South

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Business Directory Records 1950-1991 Road or Area Matches

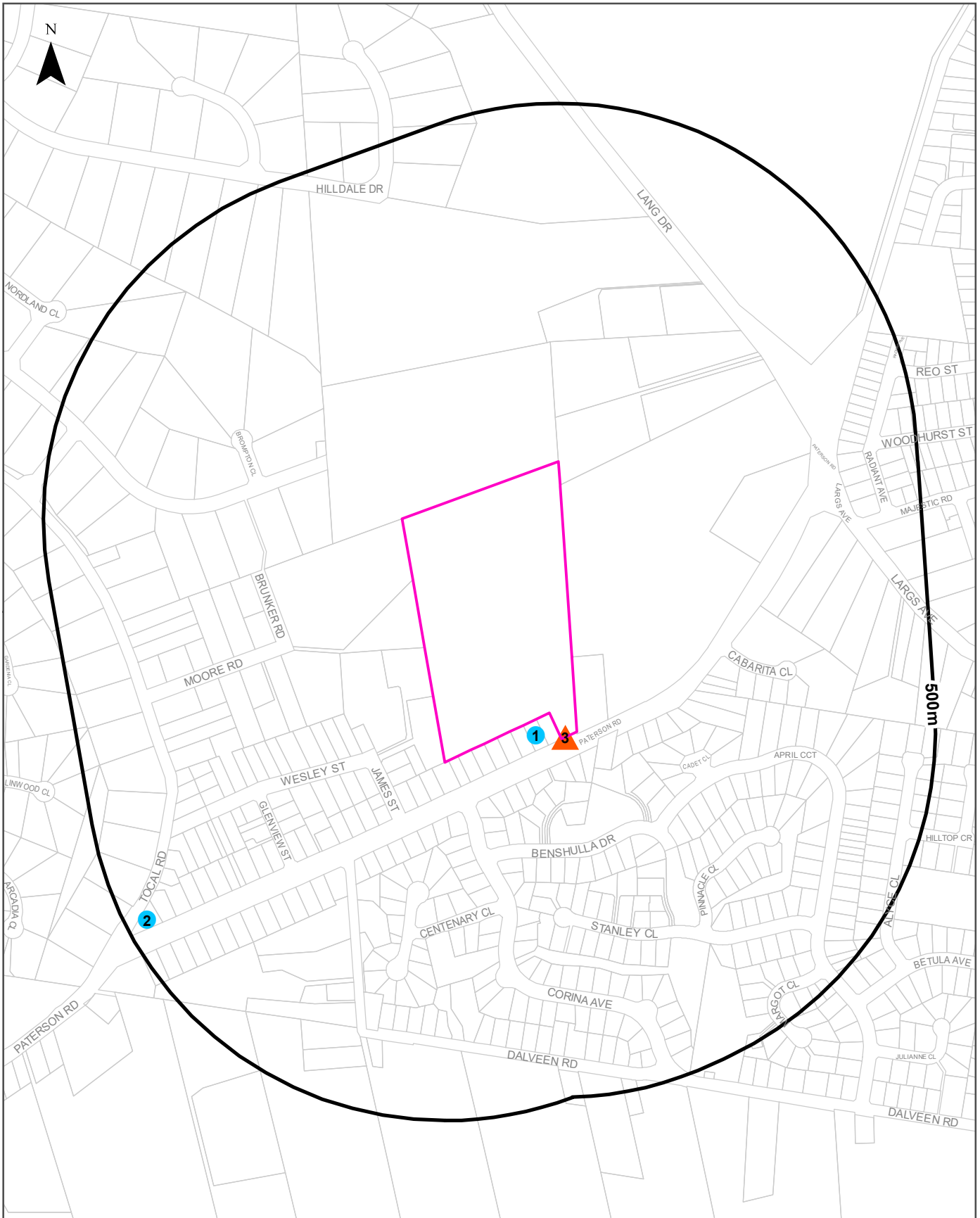
Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1982, 1970, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
2	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Sharpe, D. & J., Paterson Rd., Bolwarra Heights 2320	168623	1982	Road Match	0m
	PRODUCE MERCHANTS- GRAIN & SEED-RETAIL	Wilcher, R. A., Patterson Rd., Woodville	639057	1970	Road Match	0m

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Dry Cleaners, Motor Garages & Service Stations

256 Paterson Road, Bolwarra Heights, NSW 2320



Legend <ul style="list-style-type: none"> Site Boundary Buffer 500m Property Boundary ● Business directory records mapped to a specific premise ■ Business directory records mapped to a road intersection ▲ Business directory records mapped to a road corridor Business directory records mapped to a general area 		Scale: 	Coordinate System: GDA 1994 MGA Zone 56 Date: 14 May 2024
Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 Property Boundaries © NSW Department Finance, Services & Innovation 2024			

Historical Business Directories

256 Paterson Road, Bolwarra Heights, NSW 2320

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
1	MOTOR GARAGES & SERVICE STATIONS.	Hometune (Australia) Pty Ltd., 252 Paterson Rd., Bolwarra Heights 2320	78523	1991	Premise Match	0m	South
2	MOTOR SERVICE STATIONS-PETROL, OILS, ETC.	Hillcrest Service Station, Local & Paterson Rds., Bolwarra Heights, Bolwarra	638962	1970	Premise Match	453m	South West

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

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
3	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Sharpe, D. & J., Paterson Rd., Bolwarra Heights 2320	168623	1982	Road Match	0m



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

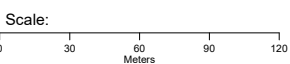
Aerial Imagery 2023

256 Paterson Road, Bolwarra Heights, NSW 2320



Legend

-  Site Boundary
-  Buffer 150m



Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56



Date: 14 May 2024

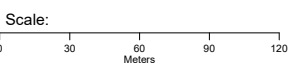
Aerial Imagery 2020

256 Paterson Road, Bolwarra Heights, NSW 2320



Legend

-  Site Boundary
-  Buffer 150m



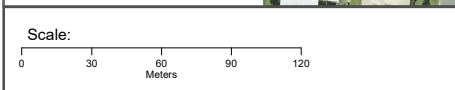
Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 May 2024

Aerial Imagery 2015

256 Paterson Road, Bolwarra Heights, NSW 2320



Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56



Date: 14 May 2024

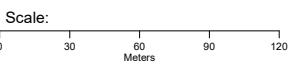
Aerial Imagery 2010

256 Paterson Road, Bolwarra Heights, NSW 2320



Legend

-  Site Boundary
-  Buffer 150m



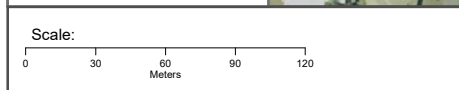
Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 May 2024

Aerial Imagery 2007

256 Paterson Road, Bolwarra Heights, NSW 2320



Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 May 2024

Aerial Imagery 2001

256 Paterson Road, Bolwarra Heights, NSW 2320





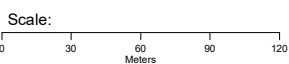
Aerial Imagery 1993

256 Paterson Road, Bolwarra Heights, NSW 2320



Legend

-  Site Boundary
-  Buffer 150m



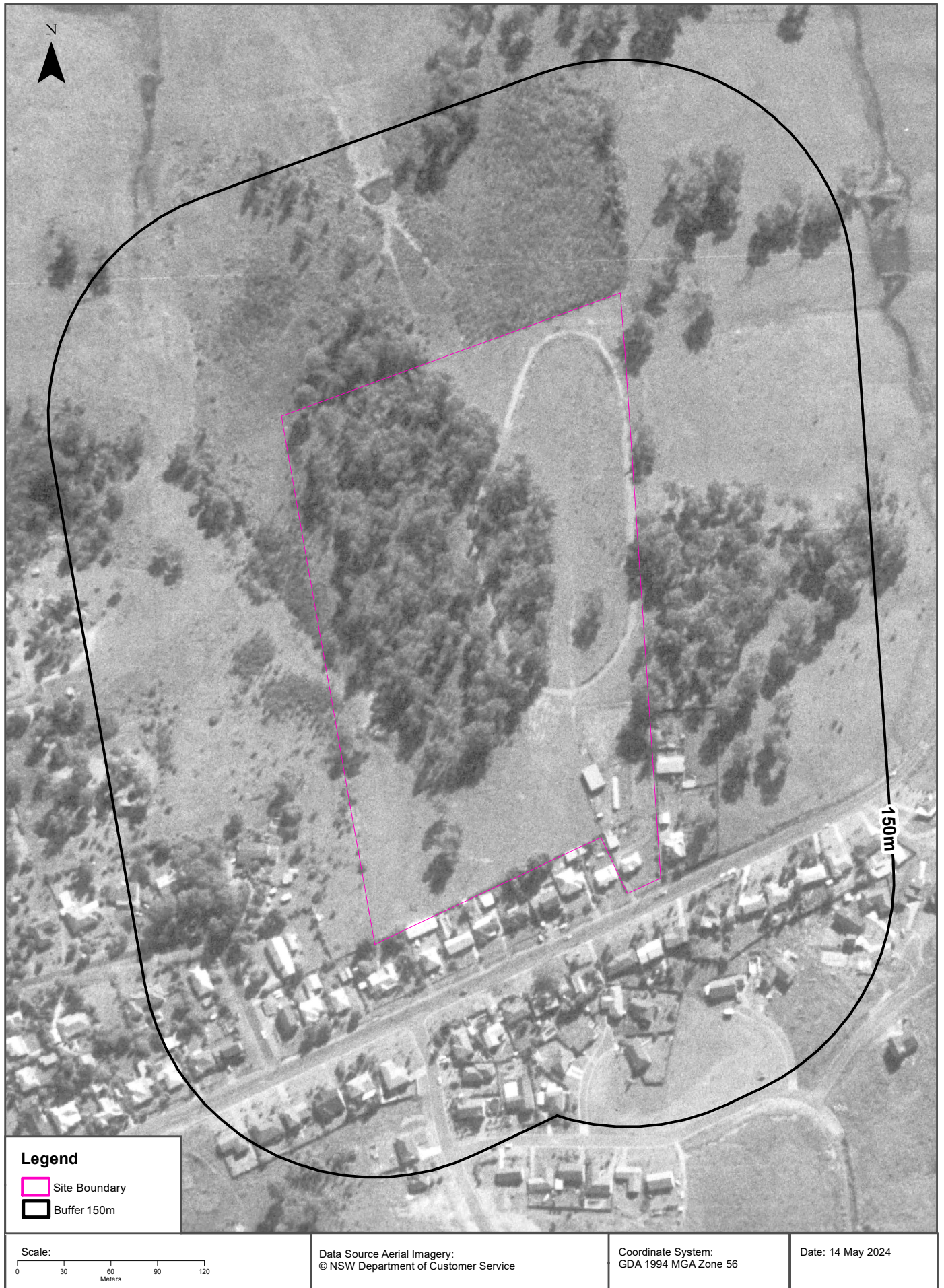
Data Source Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 May 2024

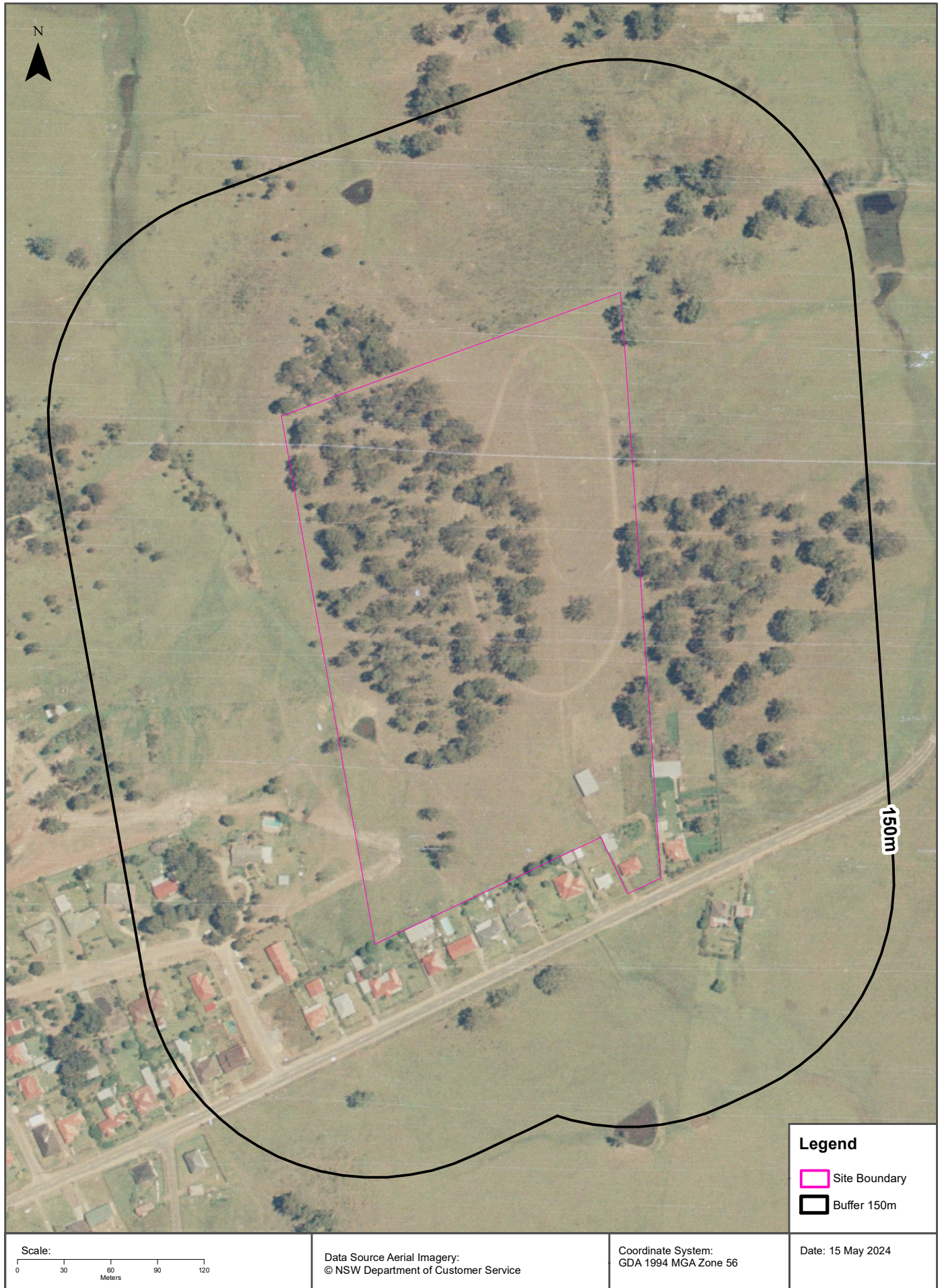
Aerial Imagery 1984

256 Paterson Road, Bolwarra Heights, NSW 2320



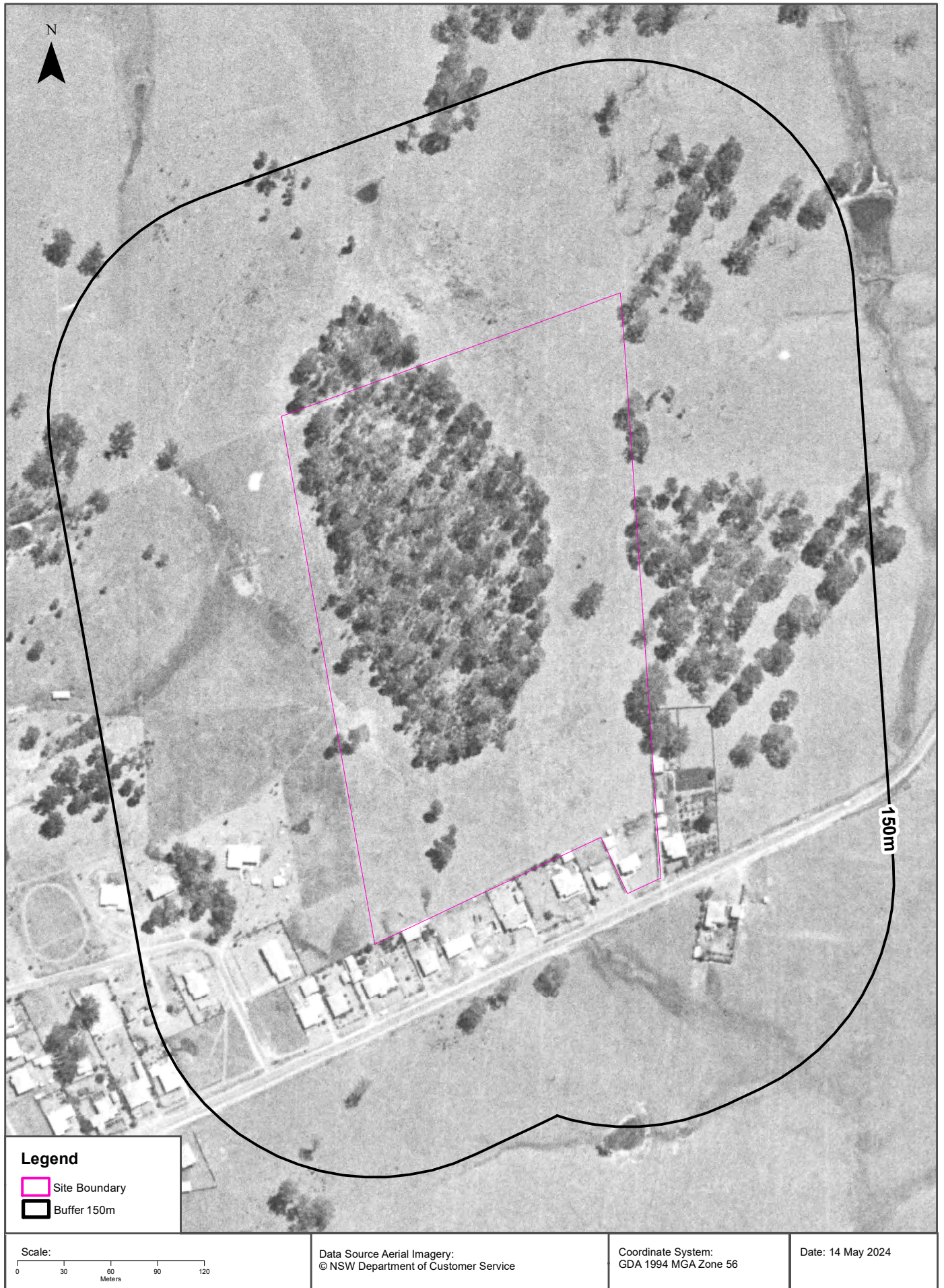
Aerial Imagery 1976

256 Paterson Road, Bolwarra Heights, NSW 2320



Aerial Imagery 1967

256 Paterson Road, Bolwarra Heights, NSW 2320



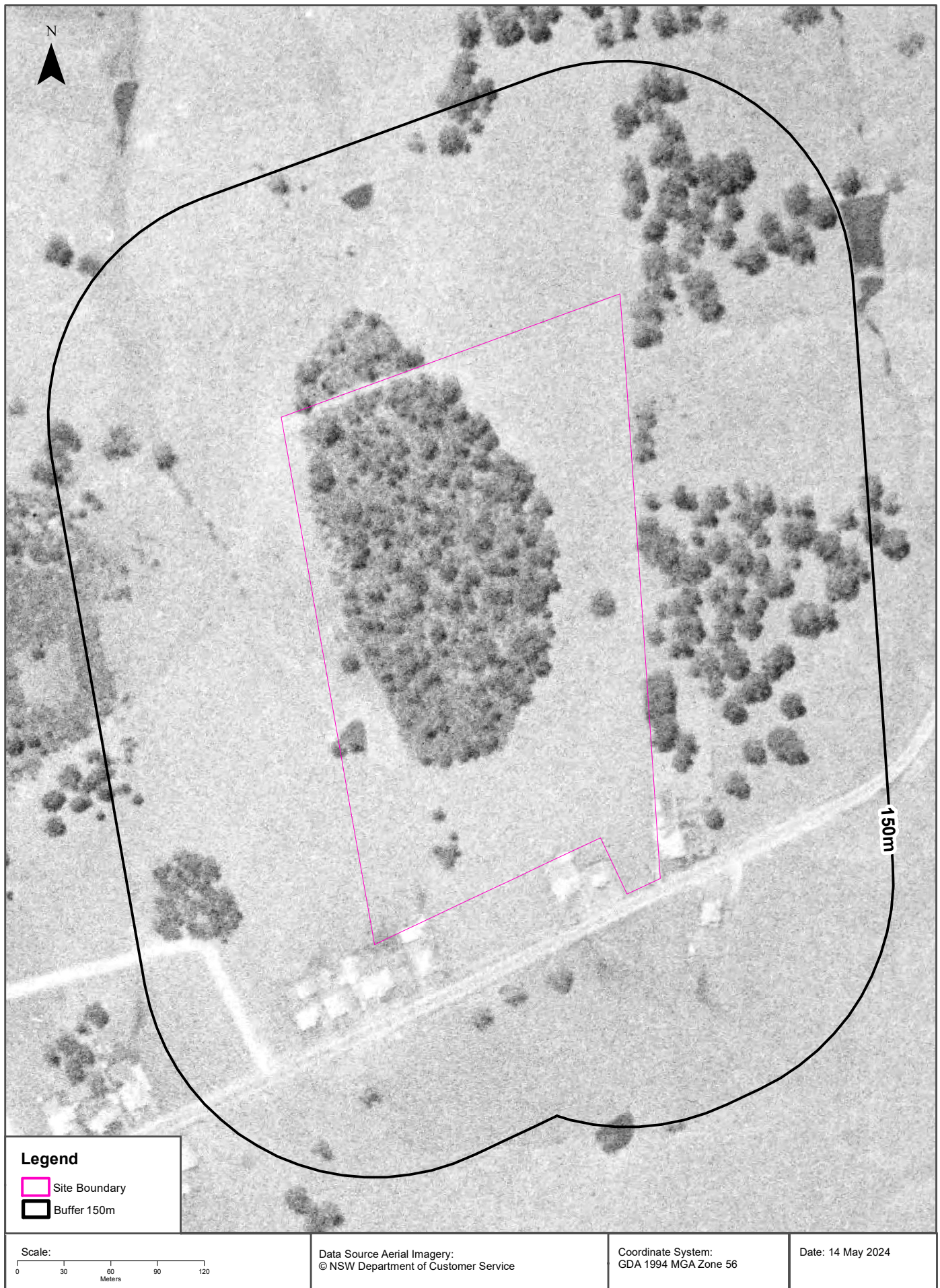
Aerial Imagery 1958

256 Paterson Road, Bolwarra Heights, NSW 2320



Aerial Imagery 1954

256 Paterson Road, Bolwarra Heights, NSW 2320



Legend

- Site Boundary
- Buffer 150m

Scale:
0 30 60 90 120
Meters

Data Source Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 May 2024

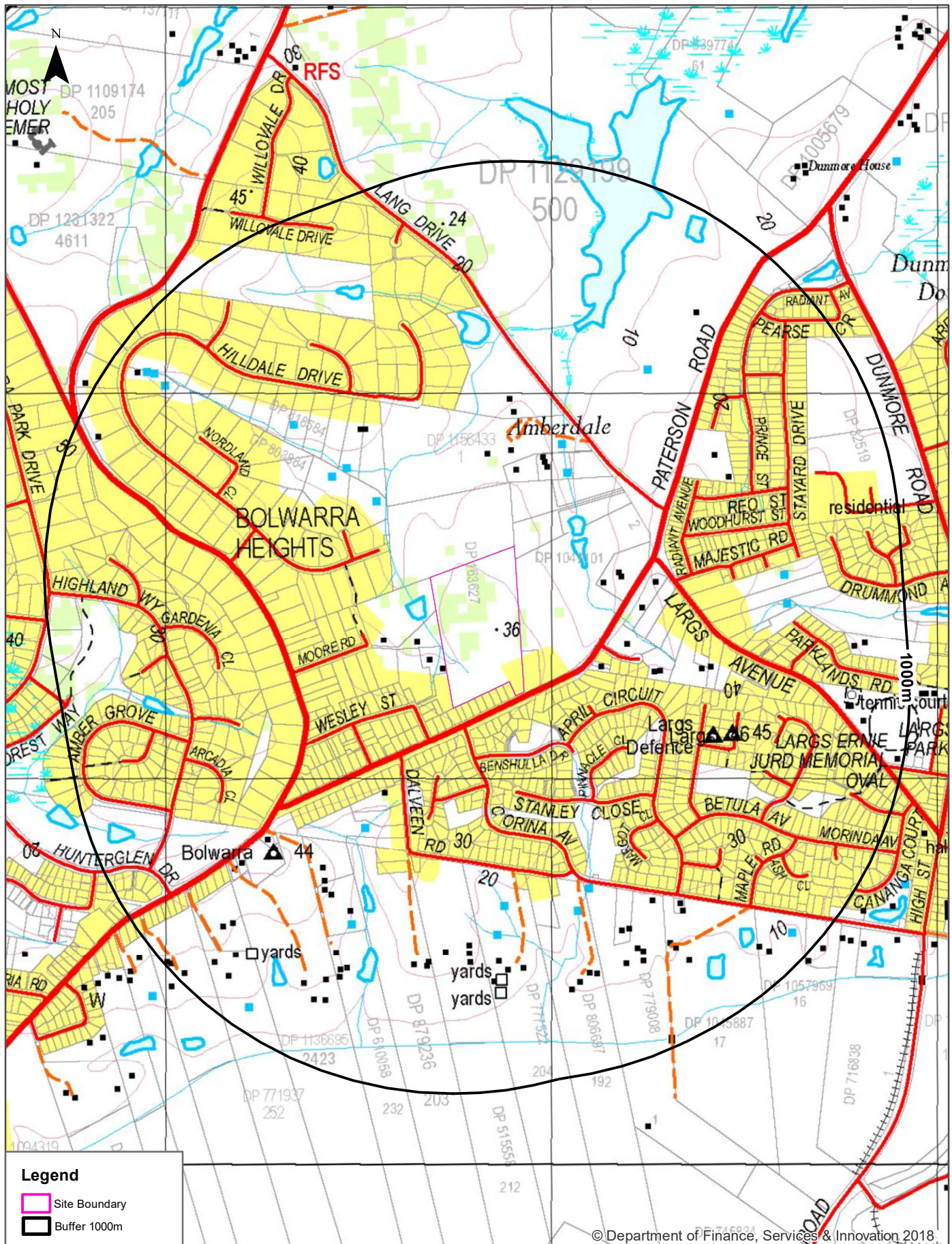
Aerial Imagery 1938

256 Paterson Road, Bolwarra Heights, NSW 2320



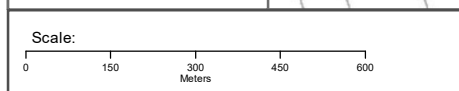
Topographic Map 2015

256 Paterson Road, Bolwarra Heights, NSW 2320



Legend

- Site Boundary
- Buffer 1000m



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

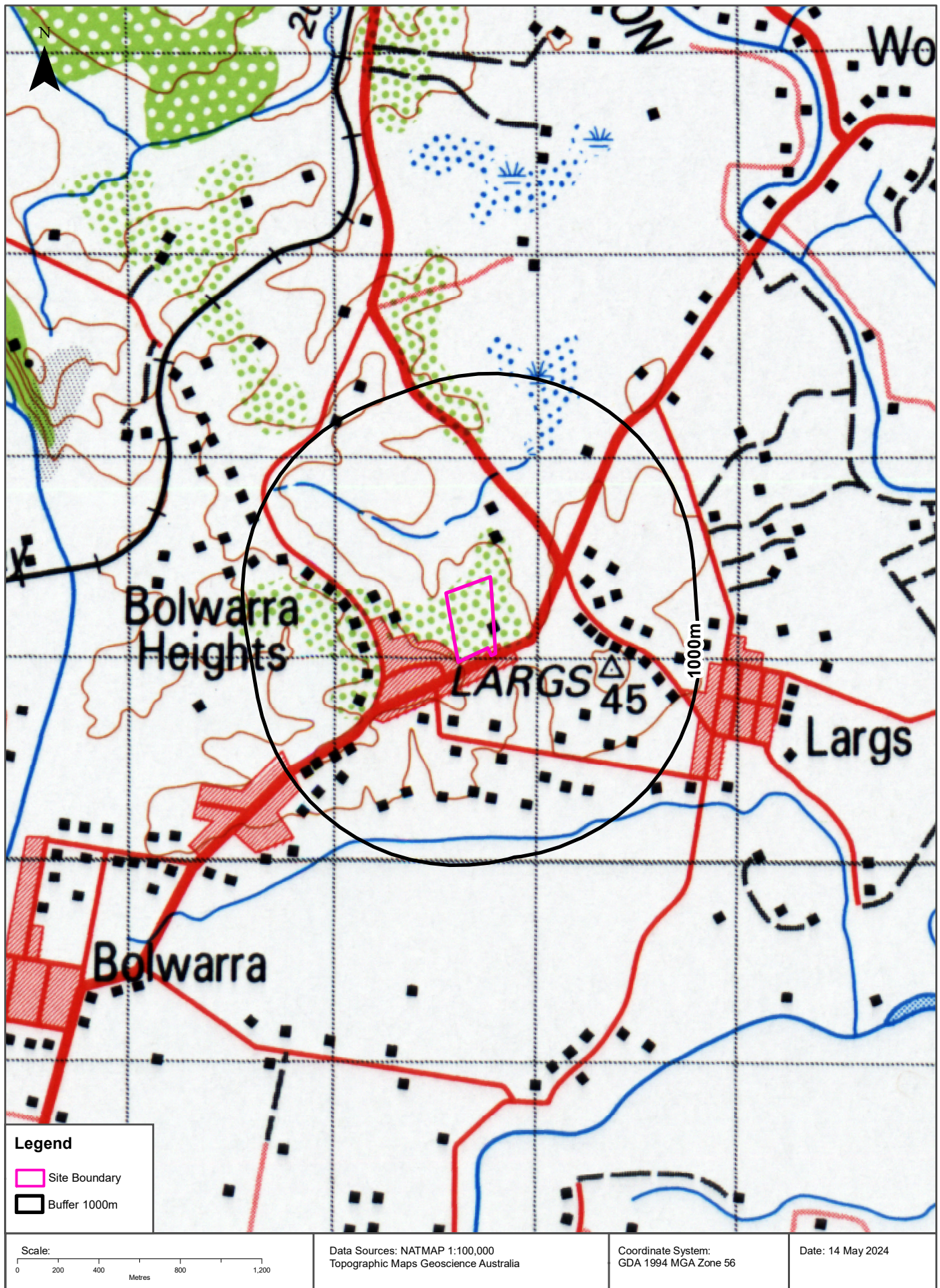
Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 May 2024

© Department of Finance, Services & Innovation 2018

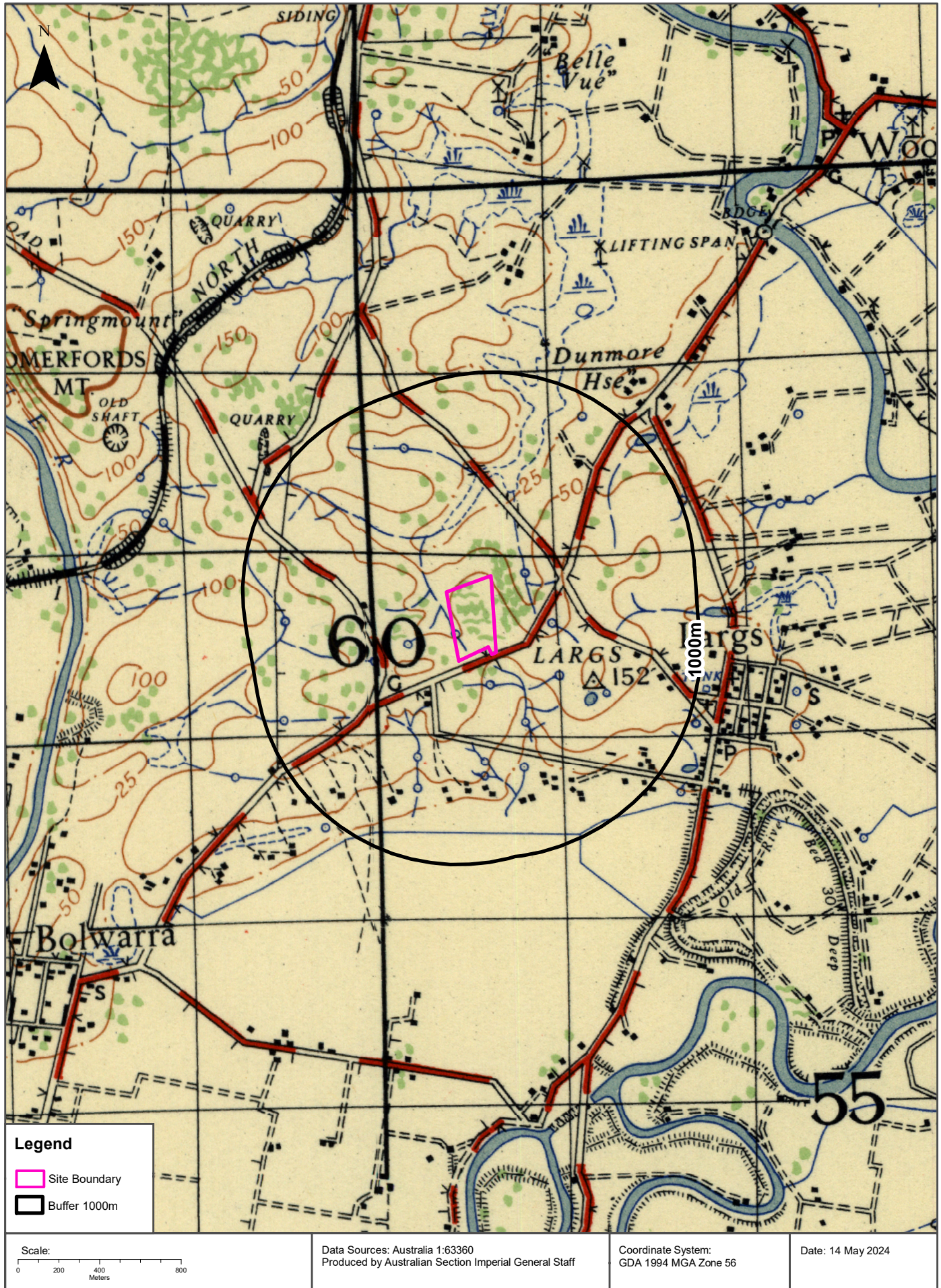
Historical Map 1981

256 Paterson Road, Bolwarra Heights, NSW 2320



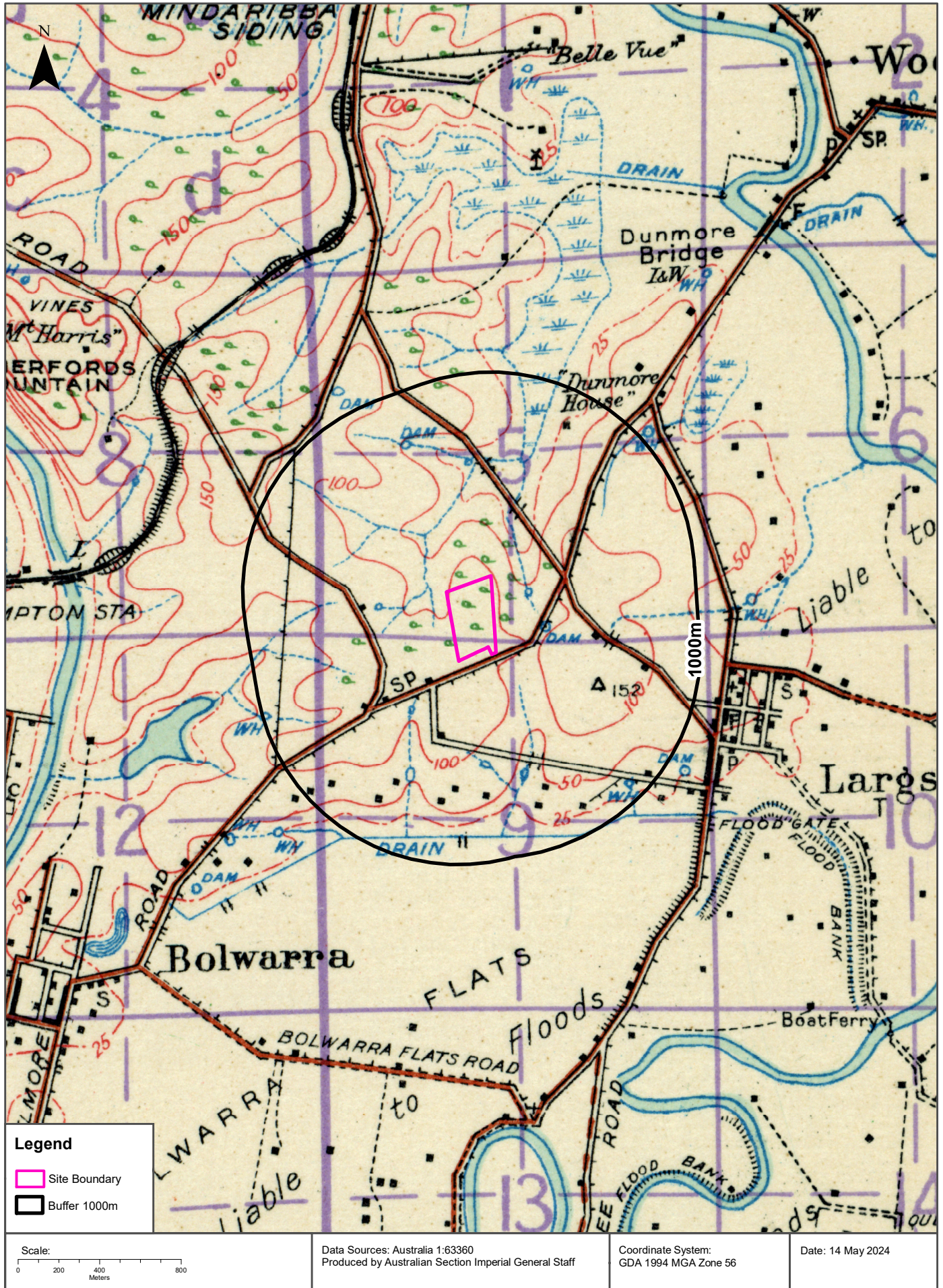
Historical Map c.1942

256 Paterson Road, Bolwarra Heights, NSW 2320



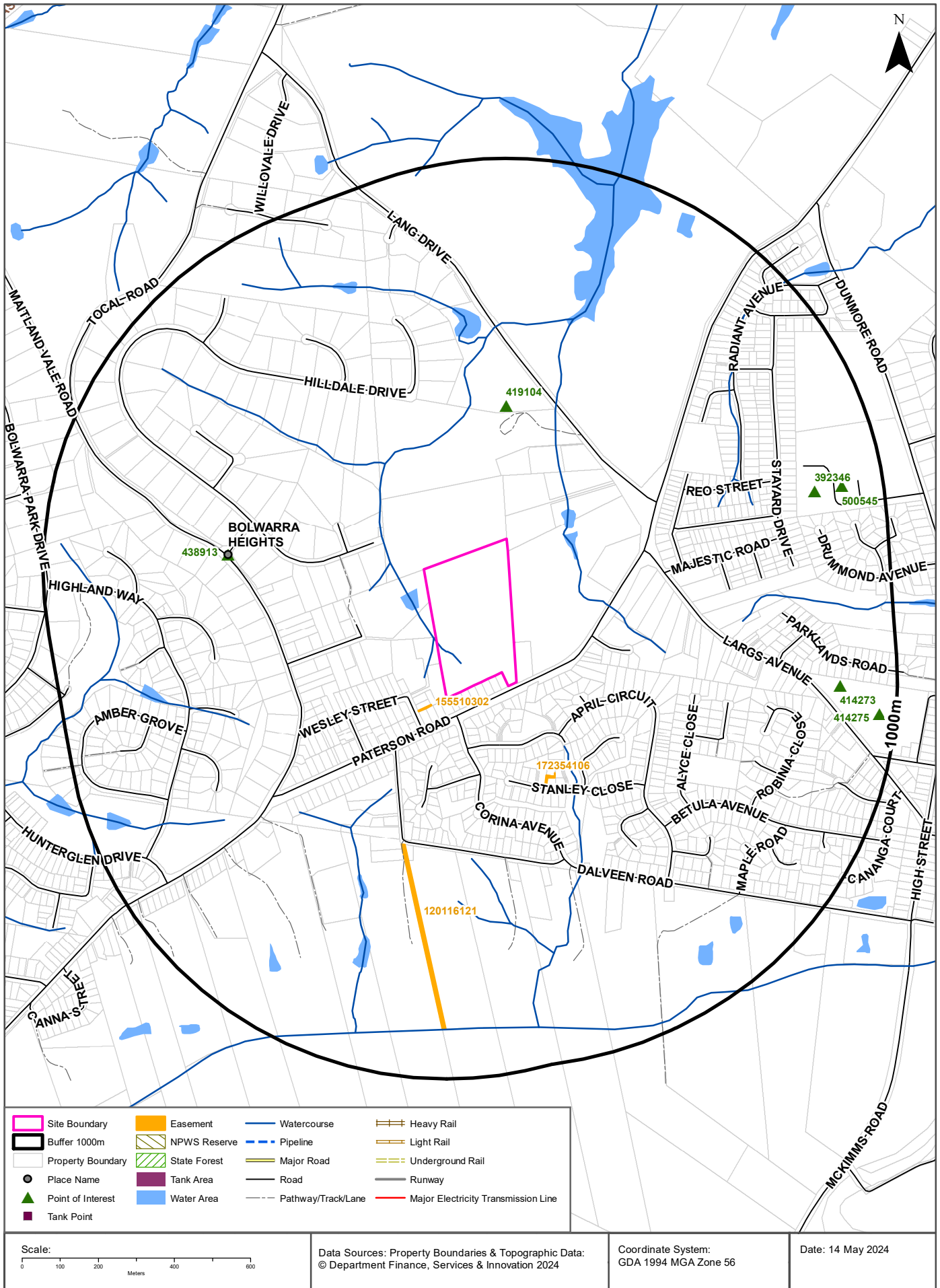
Historical Map c.1925

256 Paterson Road, Bolwarra Heights, NSW 2320



Topographic Features

256 Paterson Road, Bolwarra Heights, NSW 2320



Topographic Features

256 Paterson Road, Bolwarra Heights, NSW 2320

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
419104	Homestead	AMBERDALE	350m	North
438913	Suburb	BOLWARRA HEIGHTS	515m	West
392346	Nursing Home	THE WHIDDON GROUP-LARGS	819m	East
414273	Sports Court	TENNIS COURTS	849m	East
500545	Retirement Village	THE WHIDDON GROUP LARGS	891m	East
414275	Sports Field	LARGS ERNIE JURD MEMORIAL OVAL	957m	East

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

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Topographic Features

256 Paterson Road, Bolwarra Heights, NSW 2320

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
N/A	No records in buffer					

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
155510302	Secondary	Easement for Access		44m	South West
172354106	Primary	Right of way	Var	255m	South East
120116121	Primary	Undefined		400m	South

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

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Topographic Features

256 Paterson Road, Bolwarra Heights, NSW 2320

State Forest

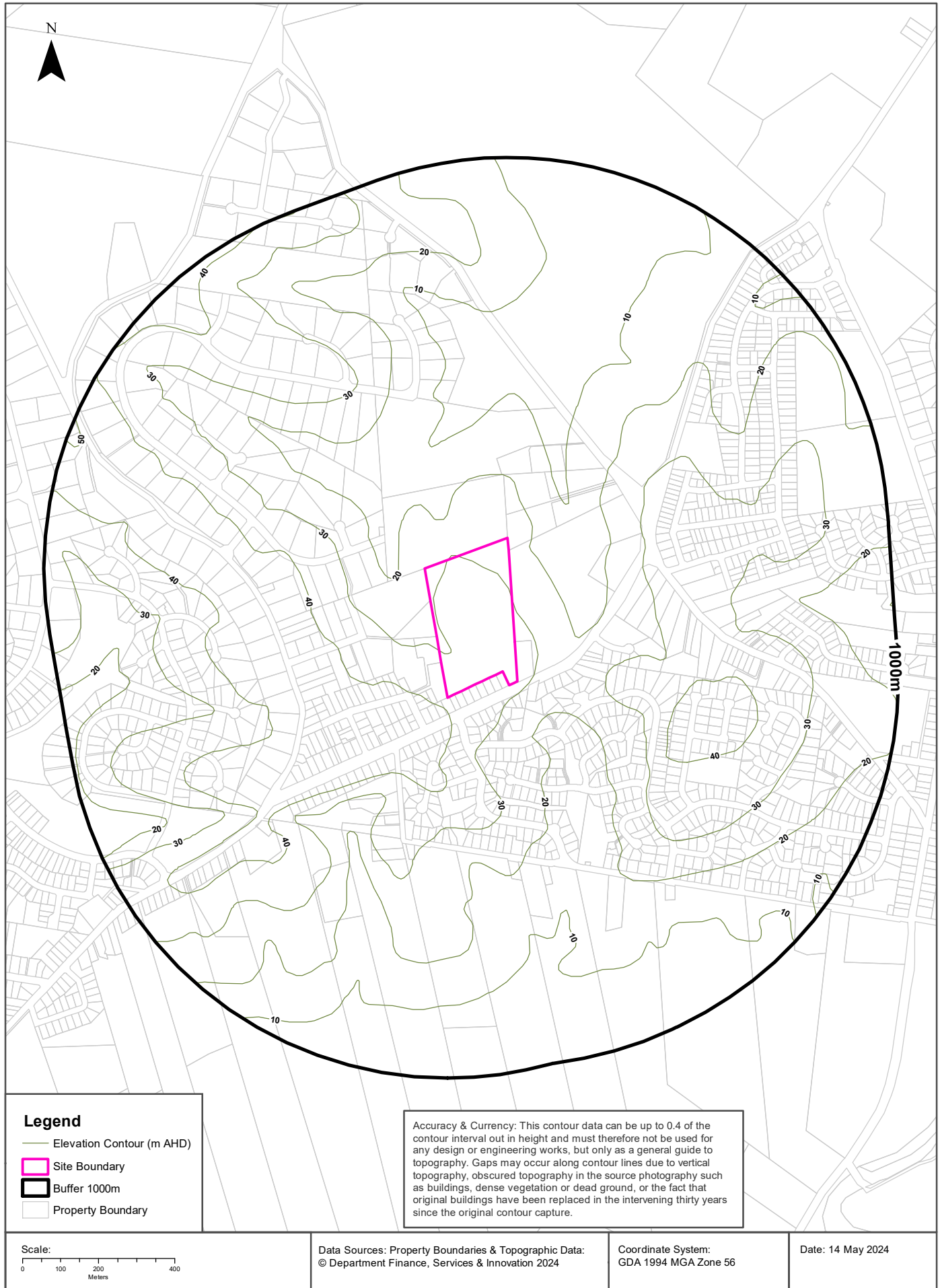
What State Forest exist within the dataset buffer?

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>

Elevation Contours (m AHD)

256 Paterson Road, Bolwarra Heights, NSW 2320



Hydrogeology & Groundwater

256 Paterson Road, Bolwarra Heights, NSW 2320

Hydrogeology

Description of aquifers within the dataset buffer:

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

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

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

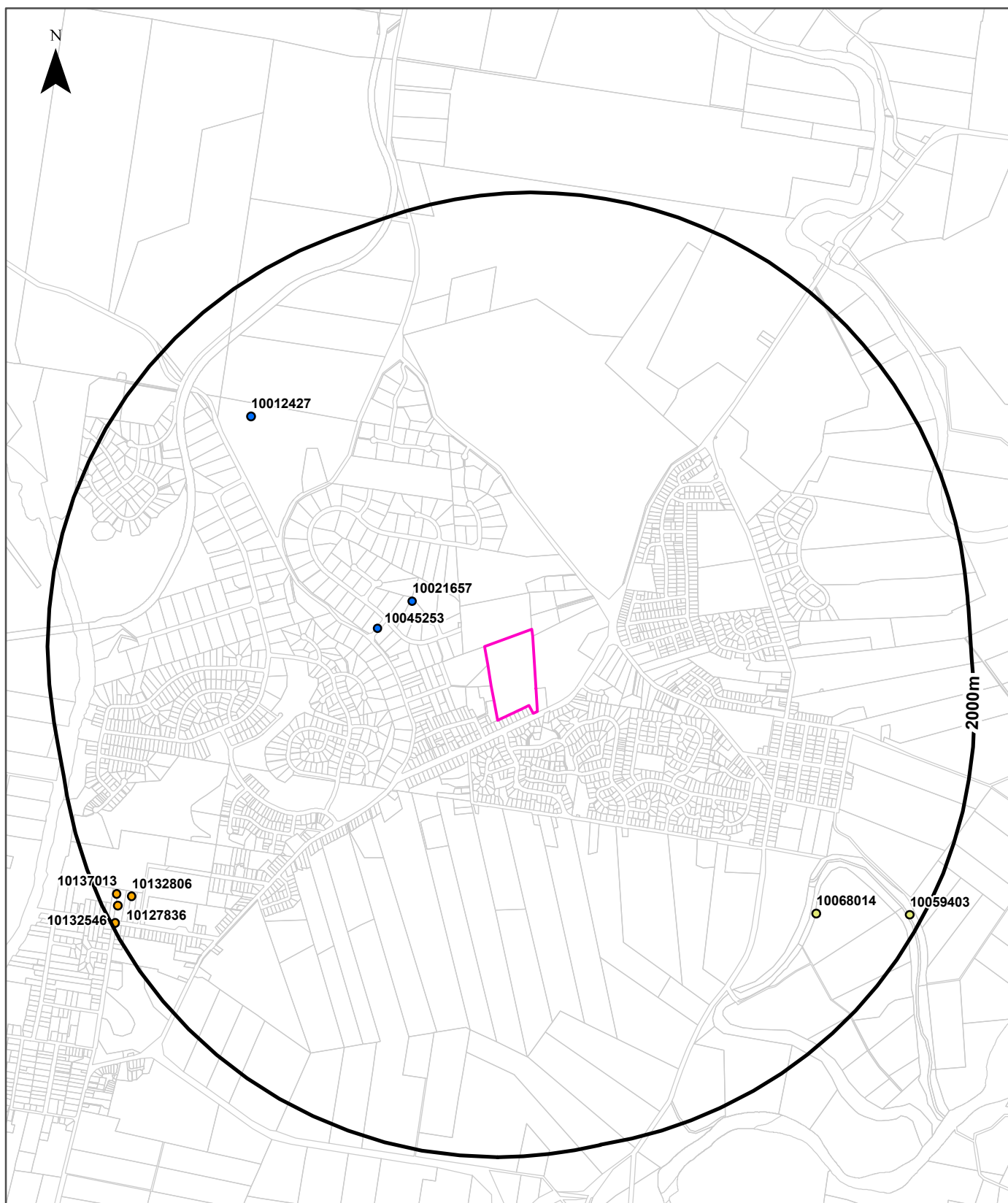
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

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

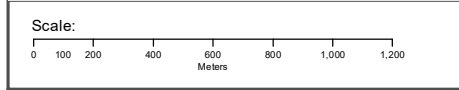
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018 Data Source : NSW Department of Primary Industries

Groundwater Boreholes

256 Paterson Road, Bolwarra Heights, NSW 2320



Legend		
	Site Boundary	
	Buffer 2000m	
	Property Boundary	
	Borehole	
	Commercial and Industrial	
	Dewatering	
	Exploration	
	Irrigation	



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2024

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 May 2024

Hydrogeology & Groundwater

256 Paterson Road, Bolwarra Heights, NSW 2320

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
10021657	GW204724	Water Supply	Functioning	07/05/2020	72.00		AHD				387m	North West
10045253	GW200540	Water Supply	Unknown	13/03/2002	22.20		AHD	3500	0.725	1.00	493m	West
10012427	GW062573	Water Supply	Unknown	01/04/1986			AHD	3001-7000 ppm			1499m	North West
10068014	GW200933	Irrigation	Functioning	28/10/2011	7.00		AHD				1579m	South East
10132806	GW200632	Monitoring	Functioning	21/11/2002	4.20		AHD			1.56	1858m	South West
10137013	GW200633	Monitoring	Functioning	21/11/2002	4.20		AHD	1418		1.70	1915m	South West
10127836	GW200631	Monitoring	Functioning	21/11/2002	6.80		AHD	1796		4.22	1933m	South West
10059403	GW201703	Irrigation	Functioning	01/07/1955	7.00		AHD		20.000	5.00	1944m	South East
10132546	GW200630	Monitoring	Functioning	21/11/2002	10.65		AHD			6.43	1979m	South 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

256 Paterson Road, Bolwarra Heights, NSW 2320

Driller's Logs

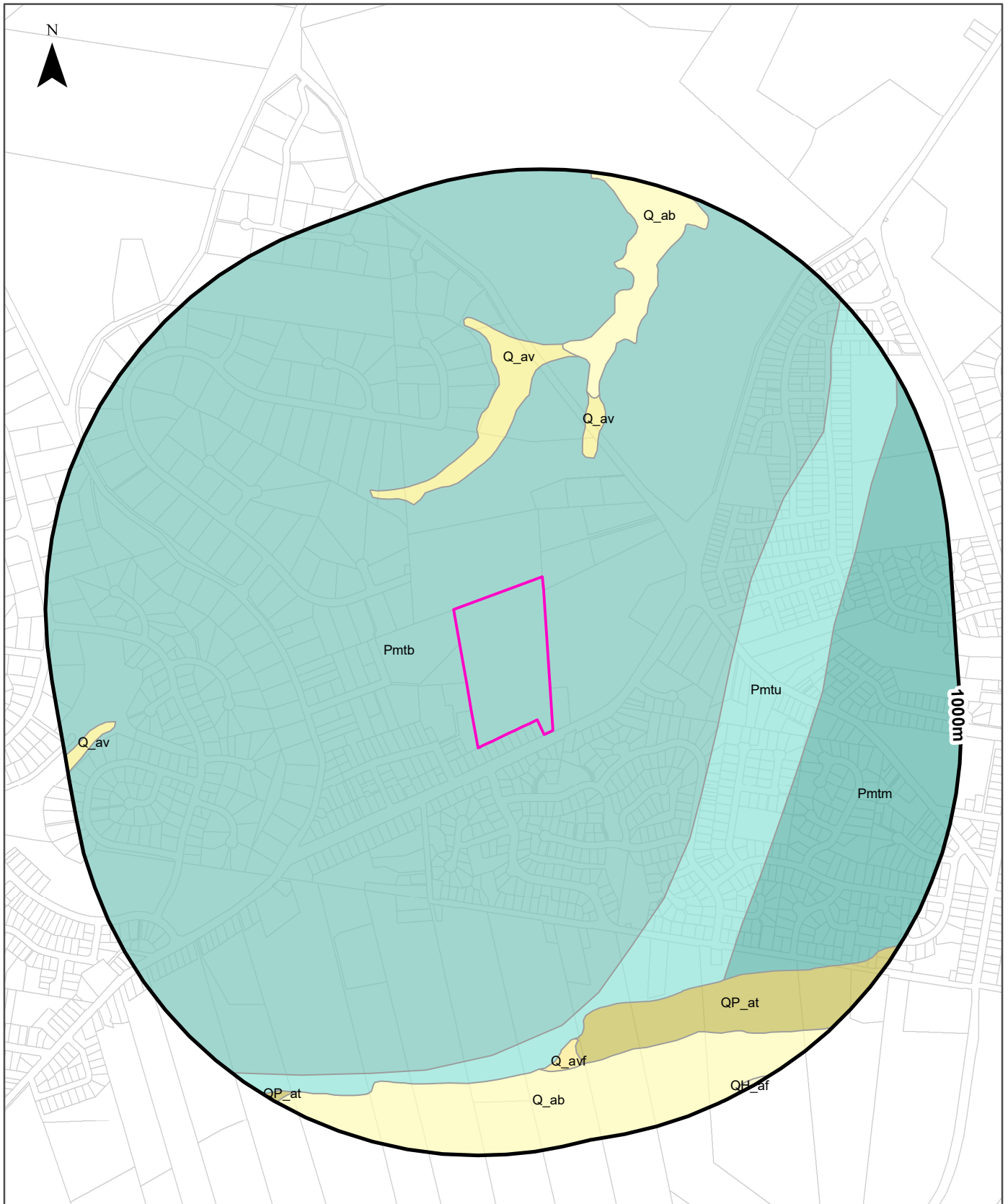
Drill log data relevant to the boreholes within the dataset buffer:

NGIS Bore ID	Drillers Log	Distance	Direction
10045253	0.00m-0.10m topsoil 0.10m-0.50m clay (moist, brown) 0.50m-1.50m clay (tan) 1.50m-8.00m sandstone (grey and orange layers, approx 0.5, thick) 8.00m-9.00m sandstone (browney-orange) 9.00m-13.00m sandstone (grey) 13.00m-13.20m water cut 13.20m-16.00m sandstone (grey) 16.00m-16.30m water cut 16.30m-18.00m sandstone (grey) 18.00m-21.00m shale (grey) 21.00m-21.40m water cut 21.40m-22.20m shale (grey)	493m	West
10012427	0.00m-2.00m Clay 2.00m-45.00m Sandstone Water Supply	1499m	North West
10132806	0.00m-2.50m sand (gravelly, silty) 2.50m-4.20m clay (silty)	1858m	South West
10137013	0.00m-2.00m silt (sandy) 2.00m-4.20m clay (silty)	1915m	South West
10127836	0.00m-2.00m gravel (sandy) 2.00m-6.80m sandstone	1933m	South West
10132546	0.00m-2.50m sand (silty, gravelly) 2.50m-4.50m silt (sandy) 4.50m-10.65m sandstone	1979m	South 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>

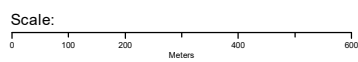
Geology

256 Paterson Road, Bolwarra Heights, NSW 2320



Legend

- | | | |
|-------------------|--------------------|------------------------------------|
| Site Boundary | Structures | Trendlines |
| Buffer 1000m | Boundary lines | Marker bed |
| Property Boundary | Faults | Shear zone or schist zone boundary |
| | Intrusive boundary | |



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2024

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 May 2024

Geology

256 Paterson Road, Bolwarra Heights, NSW 2320

Geological Units

What are the Geological Units within the dataset buffer?

Unit Code	Unit Name	Description	Unit Stratigraphy	Age	Dominant Lithology	Distance
Pmtb	Branxton Formation	Conglomerate, sandstone, siltstone.	\Maitland Group\ \Branxton Formation\	Roadian (base) to Roadian (top)	Conglomerate	0m
Q_av	Alluvial valley deposits	Silt, clay, (fluviially deposited) lithic to quartz-lithic sand, gravel.	\Alluvium\ \Alluvial valley deposits\	Quaternary (base) to Now (top)	Clastic sediment	275m
Pmtu	Muree Sandstone	Fine- to coarse-grained sandstone, conglomerate, minor claystone.	\Maitland Group\ \Muree Sandstone\	Roadian (base) to Roadian (top)	Sandstone	391m
Q_ab	Alluvial backswamp deposits	Organic-rich mud, peat, silt, clay.	\Alluvium\ \Alluvial backswamp deposits\	Quaternary (base) to Now (top)	Organic rich sediment	457m
Pmtm	Mulbring Siltstone	Medium- to dark-grey siltstone, minor claystone, sporadic thin cherty beds (resistant), rare thin sandstone and limestone beds, sporadic marine fossils.	\Maitland Group\ \Mulbring Siltstone\	Guadalupian (base) to Guadalupian (top)	Siltstone	598m
QP_at	Alluvial terrace deposits	Silt, clay, (fluviially-deposited) fine- to medium-grained quartz-lithic sand, polymictic gravel.	\Alluvium\ \Alluvial terrace deposits\	Quaternary (base) to Now (top)	Clastic sediment	683m
Q_avf	Alluvial fan deposits	Fluviially-deposited quartz-lithic sand, silt, gravel, clay.	\Alluvium\ \Alluvial valley deposits\ \Alluvial fan deposits\	Quaternary (base) to Now (top)	Clastic sediment	750m
QH_af	Alluvial floodplain deposits	Silt, very fine- to medium-grained lithic to quartz-rich sand, clay.	\Alluvium\ \Alluvial floodplain deposits\	Holocene (base) to Now (top)	Clastic sediment	983m

Linear Geological Structures

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

Map ID	Feature Description	Map Sheet Name	Distance
No Features			

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

Map ID	Boundary Type	Description	Map Sheet Name	Distance
No Features				

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

256 Paterson Road, Bolwarra Heights, NSW 2320

Naturally Occurring Asbestos Potential

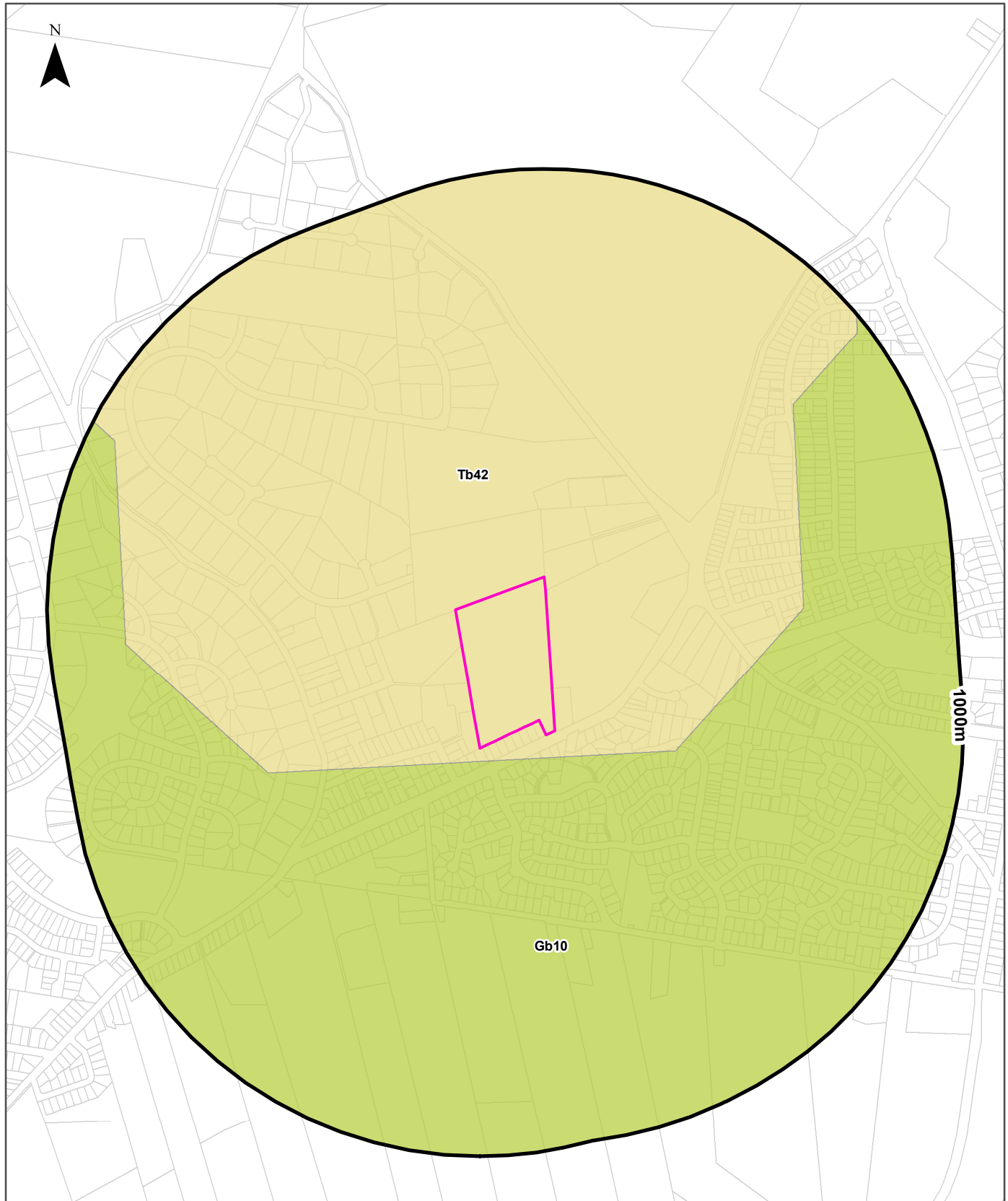
Naturally Occurring Asbestos Potential within the dataset buffer:

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

256 Paterson Road, Bolwarra Heights, NSW 2320



Legend		Australian Soil Classification Orders					
Site Boundary	Anthrosol	Dermosol	Kandosol	Podosol	Tenosol	No Data	
Buffer 1000m	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol		
Property Boundary	Chromosol	Hydrosol	Organosol	Sodosol	Lake		
Scale: 		Data Sources: Property Boundaries & Topographic Data. © Department Finance, Services & Innovation 2024		Coordinate System: GDA 1994 MGA Zone 56		Date: 14 May 2024	

Soils

256 Paterson Road, Bolwarra Heights, NSW 2320

Atlas of Australian Soils

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

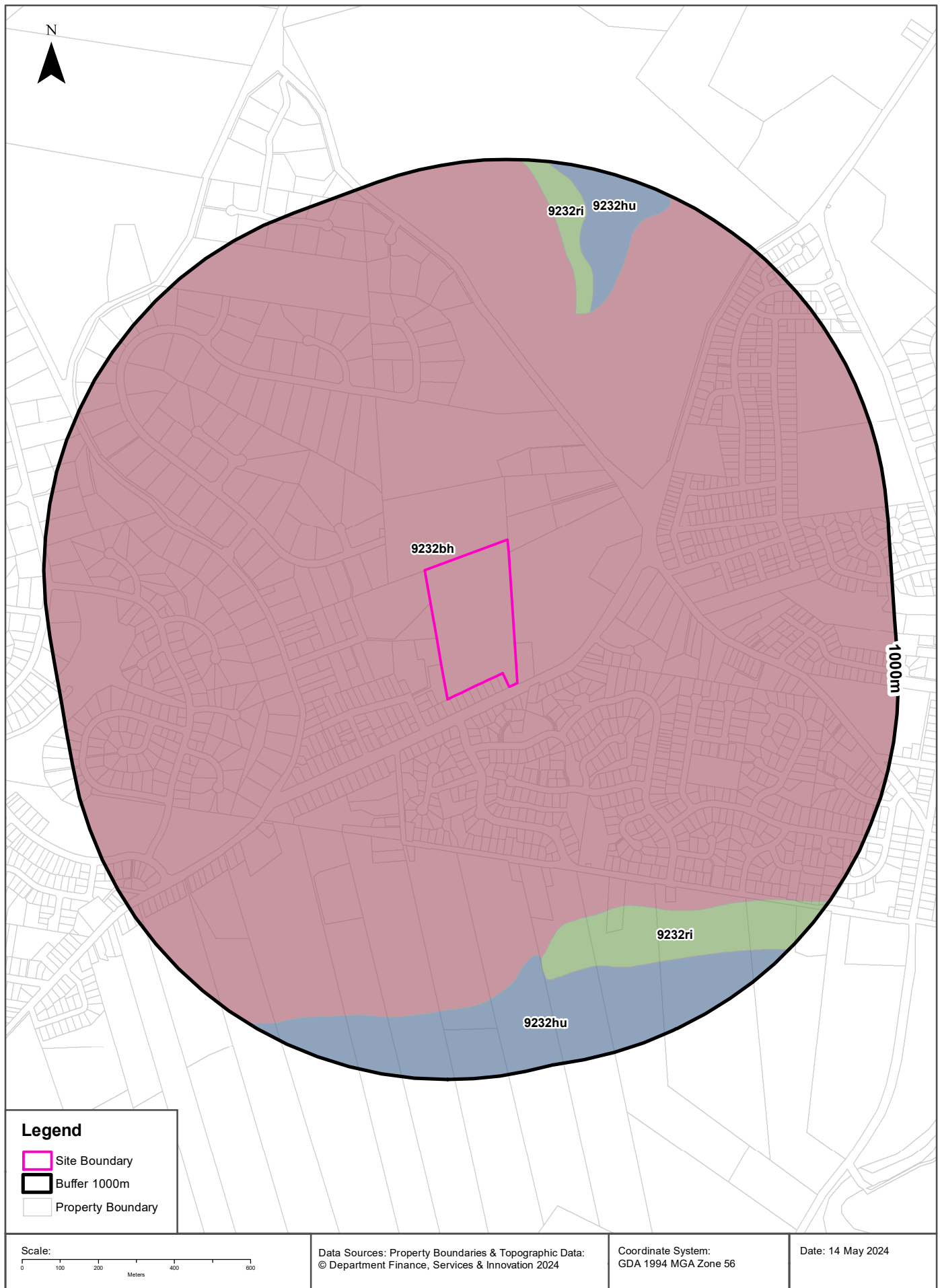
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Tb42	Kurosol	Undulating to hilly with a general ridge, slope, and valley sequence throughout; some outcropping sandstone or conglomerate on the ridges, occasionally some escarpments: chief soils are hard acidic yellow mottled soils (Dy3.41), possibly with (Dy3.42). Associated are: narrow ridges of shallow (Dy3.41) and (Dr3.41) soils, both often containing ironstone gravel; (Dr2.41) soils on broader ridges some broad sandy flats of (Dy5.81) soils containing ironstone gravels; dunes of (Uc1.2) soils on local sand deposits; and various undescribed soils along the streams where salinity is a common local feature.	0m	On-site
Gb10	Dermosol	River terraces, levees, flood-plains, coastal swamps, and tidal flats: this unit contains the same land forms and soils as unit Gb9, but in addition has (i) swamps and levees of the lower river flood-plain of (Uf6.6), (Ug5), and other undescribed soils; (ii) estuarine flats of peaty or organic soils over acid clays; and (iii) tidal mud flats. The soils of these areas are not well known but probably have similarities with the soils of units J3, Mc4, NY1, and NN1. The smaller areas mapped as unit Gb10 consist mainly of areas of (i) and/or (iii) above.	32m	South

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

256 Paterson Road, Bolwarra Heights, NSW 2320



Soils

256 Paterson Road, Bolwarra Heights, NSW 2320

Soil Landscapes of Central and Eastern NSW

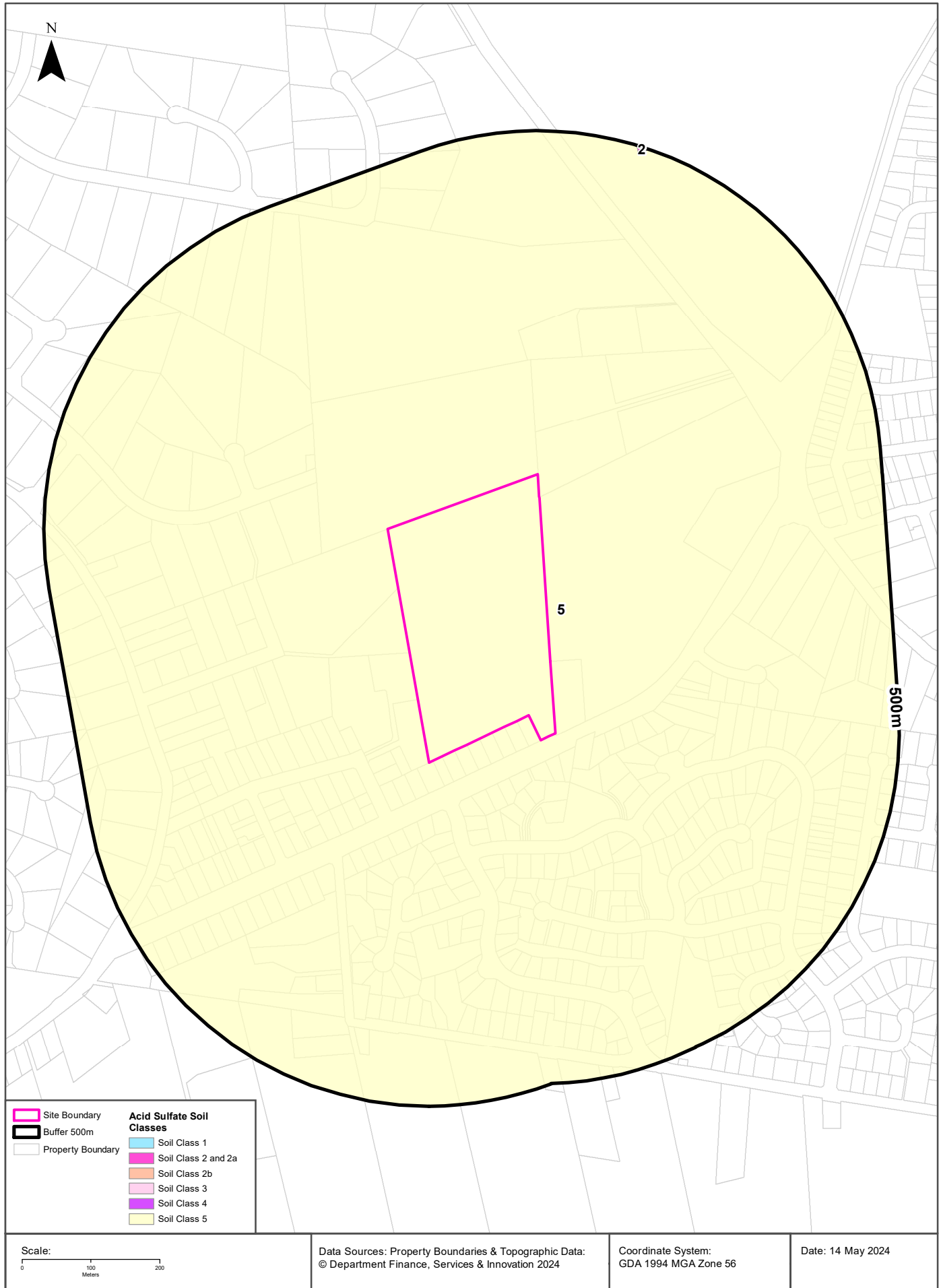
Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9232bh	Bolwarra Heights	0m	On-site
9232ri	Rivermead	620m	North
9232hu	Hunter	636m	South

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

256 Paterson Road, Bolwarra Heights, NSW 2320



Acid Sulfate Soils

256 Paterson Road, Bolwarra Heights, NSW 2320

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
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	Maitland Local Environmental Plan 2011

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

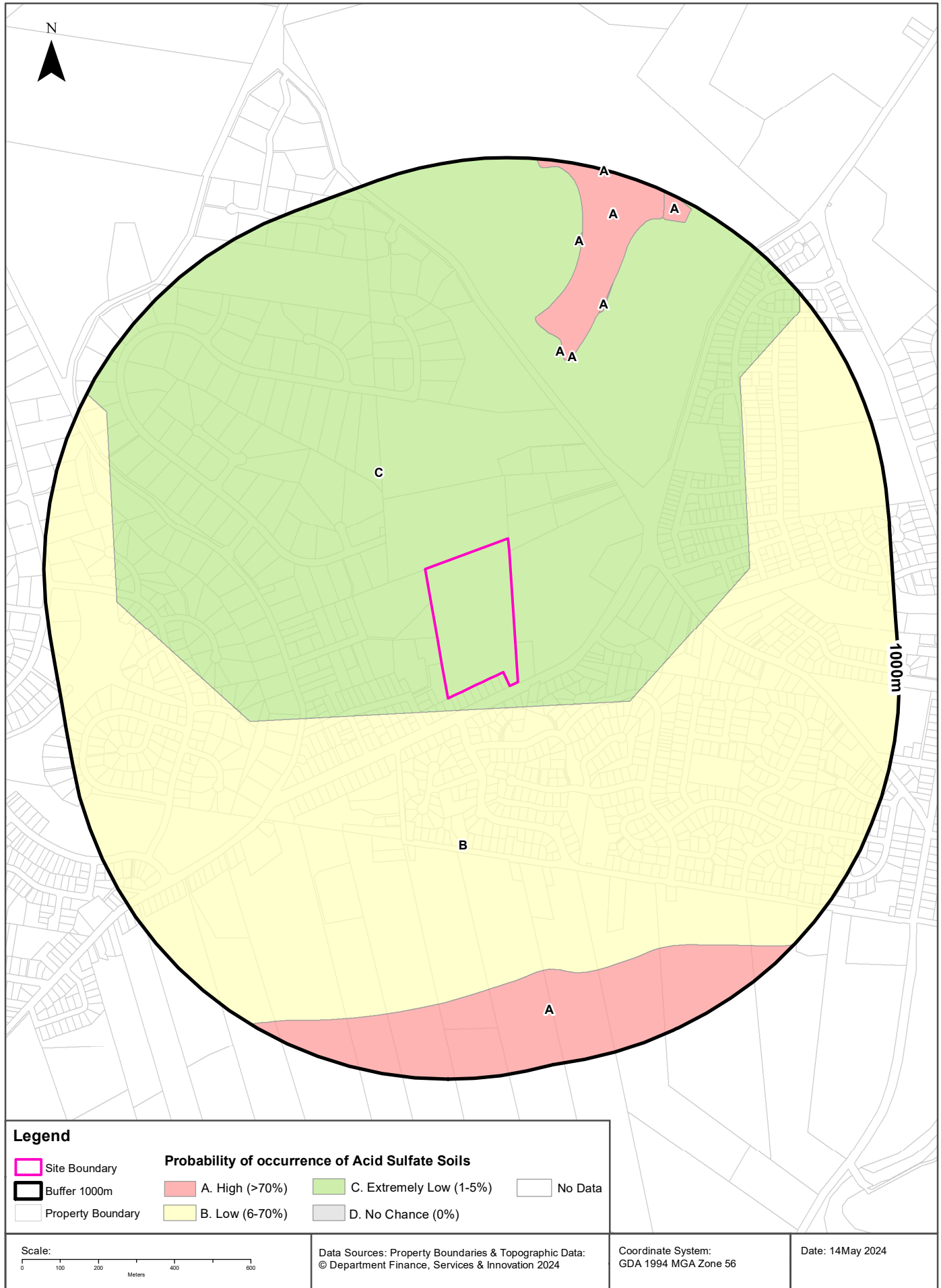
Soil Class	Description	EPI Name	Distance	Direction
2	Works below natural ground surface present an environmental risk; Works by which the watertable is likely to be lowered present an environmental risk	Maitland Local Environmental Plan 2011	491m	North

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Atlas of Australian Acid Sulfate Soils

256 Paterson Road, Bolwarra Heights, NSW 2320



Acid Sulfate Soils

256 Paterson Road, Bolwarra Heights, NSW 2320

Atlas of Australian Acid Sulfate Soils

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

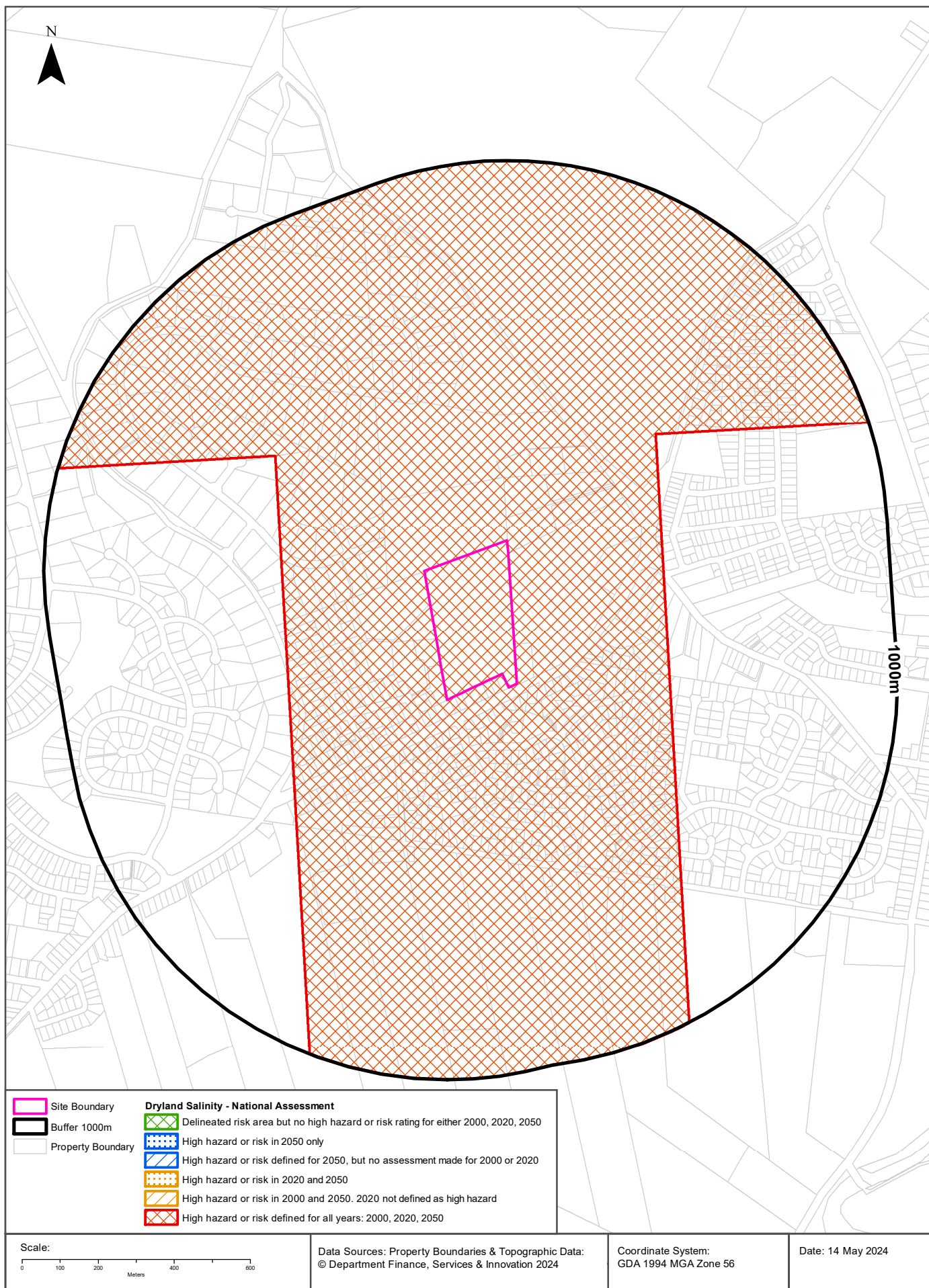
Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site
B	Low Probability of occurrence. 6-70% chance of occurrence.	33m	South
A	High Probability of occurrence. >70% chance of occurrence.	750m	South

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

256 Paterson Road, Bolwarra Heights, NSW 2320



Dryland Salinity

256 Paterson Road, Bolwarra Heights, NSW 2320

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

256 Paterson Road, Bolwarra Heights, NSW 2320

Mining Subsidence Districts

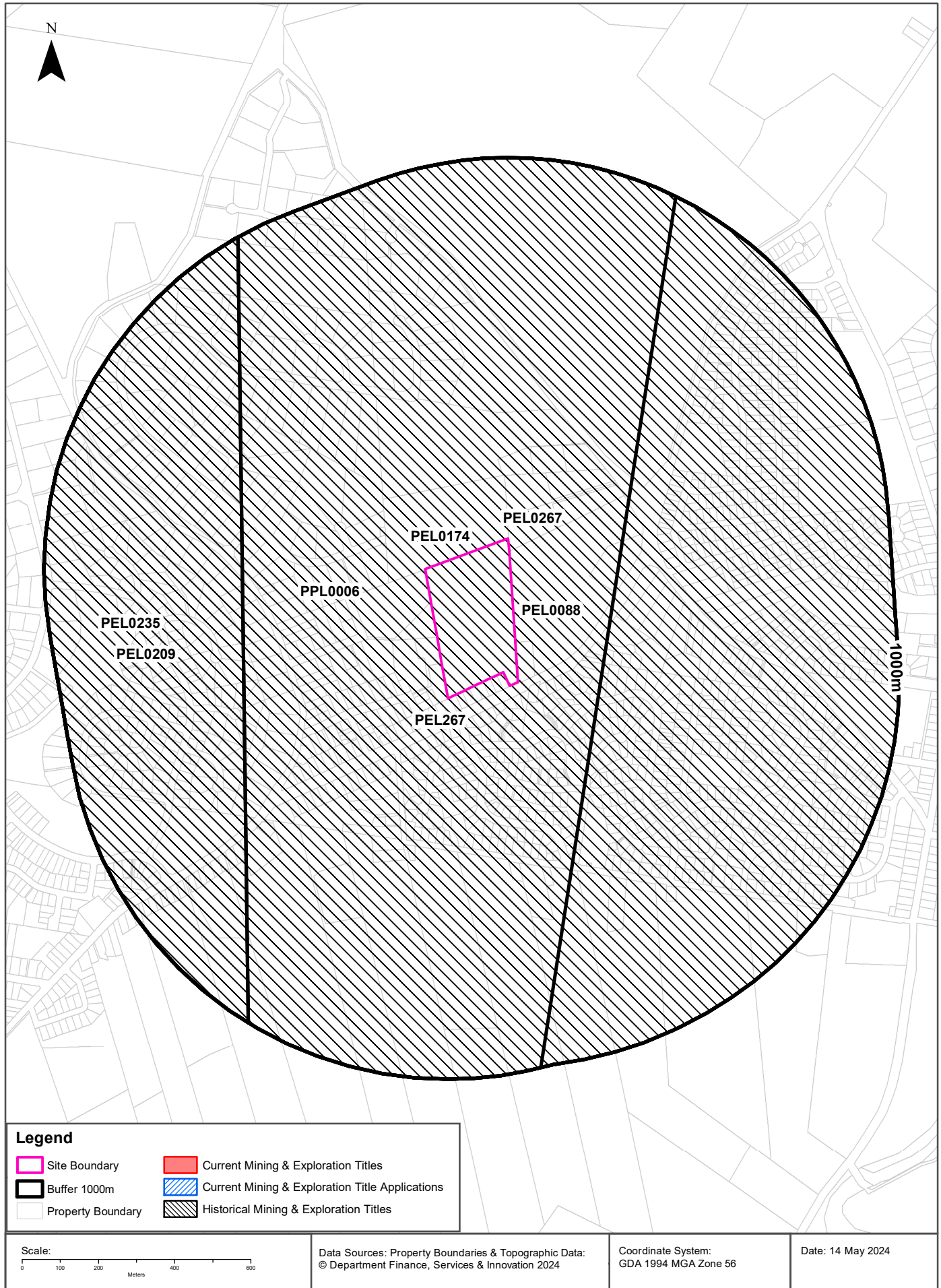
Mining Subsidence Districts within the dataset buffer:

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

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

256 Paterson Road, Bolwarra Heights, NSW 2320



Mining

256 Paterson Road, Bolwarra Heights, NSW 2320

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

256 Paterson Road, Bolwarra Heights, NSW 2320

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PEL267	AGL UPSTREAM INVESTMENTS PTY LIMITED	19930413	19991205	MINERALS		0m	On-site
PEL0174	NSW OIL AND GAS COMPANY NL			PETROLEUM	Petroleum	0m	On-site
PPL0006	PLANET EXPLORATION	19060305		PETROLEUM	Petroleum	0m	On-site
PEL0267	SYDNEY OIL CO (NSW) PTY LTD, MANVANE PTY LTD AUSTRALIA NL, BASE RESOURCES LTD, SEAHAWK OIL AUSTRALIA NL, READING & BATES	19850801	20150607	PETROLEUM	Petroleum	0m	On-site
PEL0088	PLANET EXPLORATION COMPANY PTY LTD			PETROLEUM	Petroleum	0m	On-site
PEL0209	EARTH RESOURCES AUSTRALIA PTY LTD			PETROLEUM	Petroleum	479m	West
PEL0235	EASTMET LTD	19810504		PETROLEUM	Petroleum	479m	West

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

State Environmental Planning Policy

256 Paterson Road, Bolwarra Heights, NSW 2320

State Significant Precincts

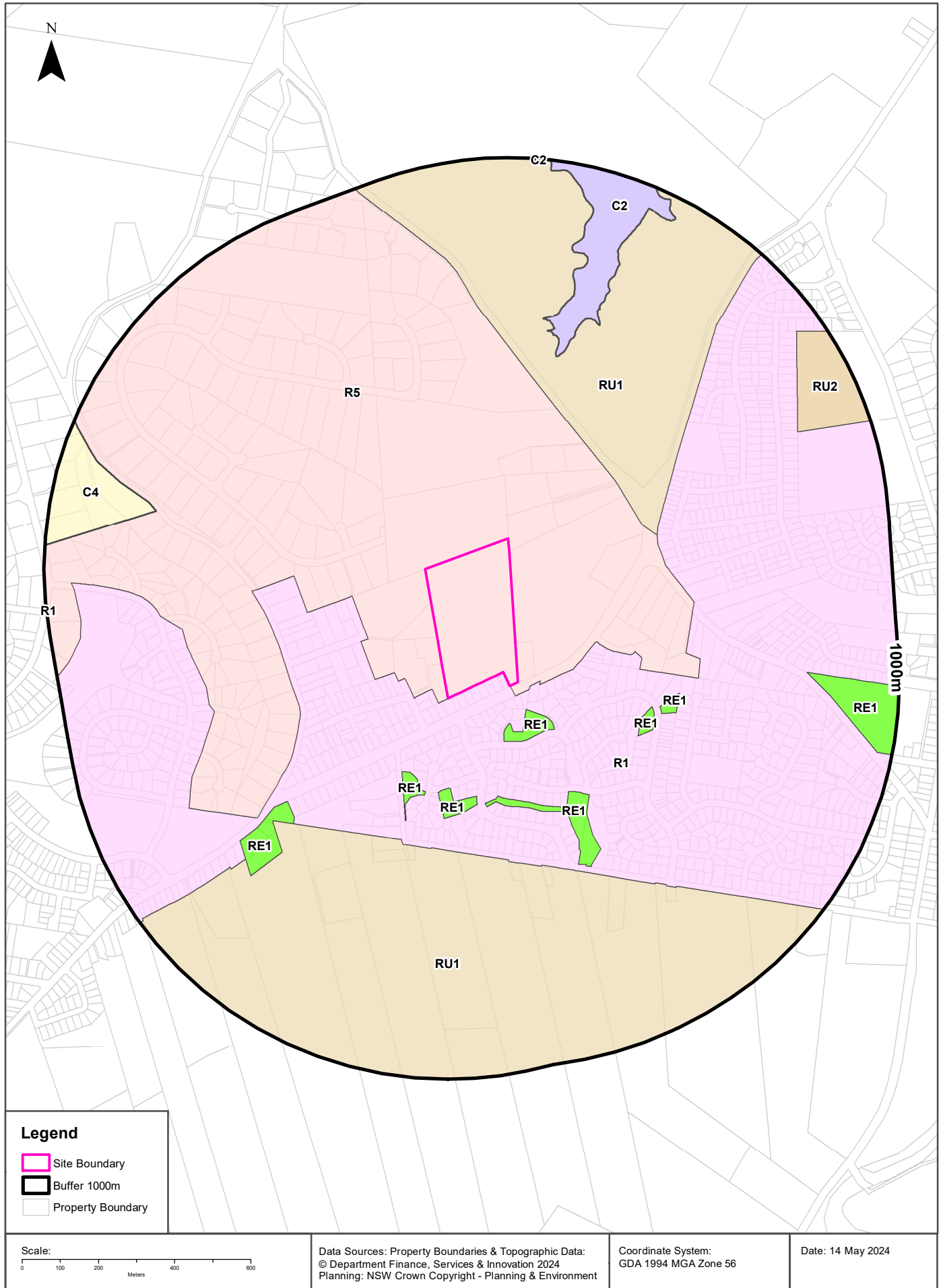
What SEPP State Significant Precincts exist within the dataset buffer?

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

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment
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EPI Planning Zones

256 Paterson Road, Bolwarra Heights, NSW 2320



Environmental Planning Instrument

256 Paterson Road, Bolwarra Heights, NSW 2320

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
R5	Large Lot Residential		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	15/12/2023	Map Amendment No 4	0m	On-site
R1	General Residential		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	15/12/2023	Map Amendment No 4	0m	South East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	15/12/2023	Map Amendment No 4	73m	South East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	15/12/2023	Map Amendment No 4	218m	South
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	15/12/2023	Map Amendment No 4	235m	South
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	15/12/2023	Map Amendment No 4	287m	South East
RU1	Primary Production		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	15/12/2023	Map Amendment No 4	313m	South
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	15/12/2023	Map Amendment No 4	334m	South East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	15/12/2023	Map Amendment No 4	376m	South East
C2	Environmental Conservation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	15/12/2023	Map Amendment No 4	494m	North
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	15/12/2023	Map Amendment No 4	501m	South West
C4	Environmental Living		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	15/12/2023	Map Amendment No 4	723m	West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	15/12/2023	Map Amendment No 4	756m	East
RU2	Rural Landscape		Maitland Local Environmental Plan 2011	21/04/2023	26/04/2023	15/12/2023	Map Amendment No 4	809m	North East

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Heritage

256 Paterson Road, Bolwarra Heights, NSW 2320

Commonwealth Heritage List

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

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

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

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

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

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

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Register - Curtilages

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

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

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

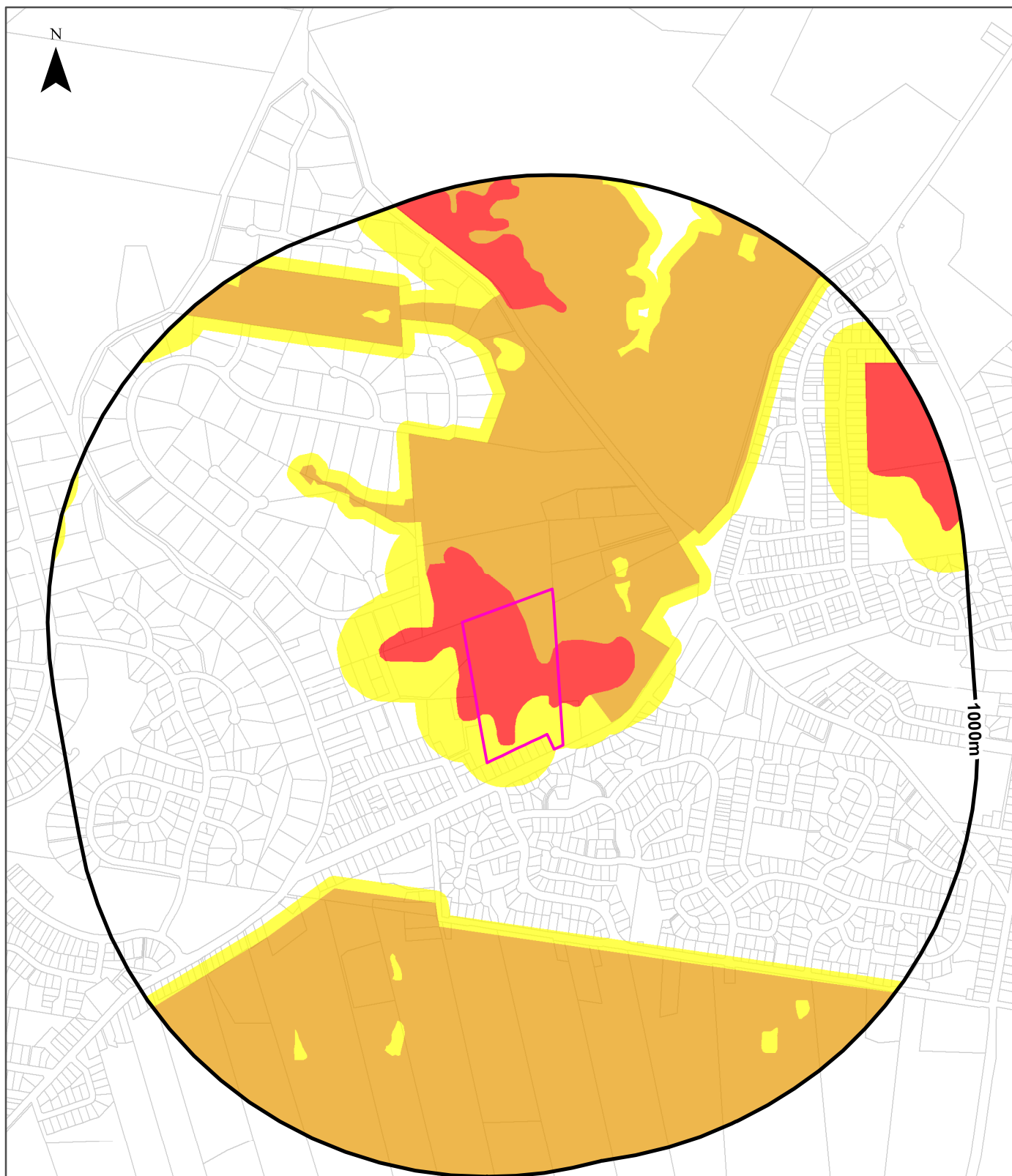
What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
N/A	No records in buffer								

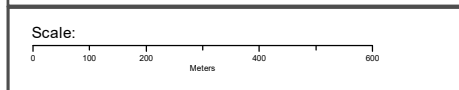
Heritage Data Source: NSW Crown Copyright - Planning & Environment
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Natural Hazards - Bush Fire Prone Land

256 Paterson Road, Bolwarra Heights, NSW 2320



Legend	
Site Boundary	Vegetation Category 1
Buffer 1000m	Vegetation Category 2
Property Boundary	Vegetation Category 3
	Vegetation Buffer



Data Sources: Bush Fire Prone Land: © NSW Rural Fire Service 2024. Property Boundaries: © Department Finance, Services & Innovation 2024

Coordinate System: GDA 1994 MGA Zone 56

Date: 14 May 2024

Natural Hazards

256 Paterson Road, Bolwarra Heights, NSW 2320

Bush Fire Prone Land

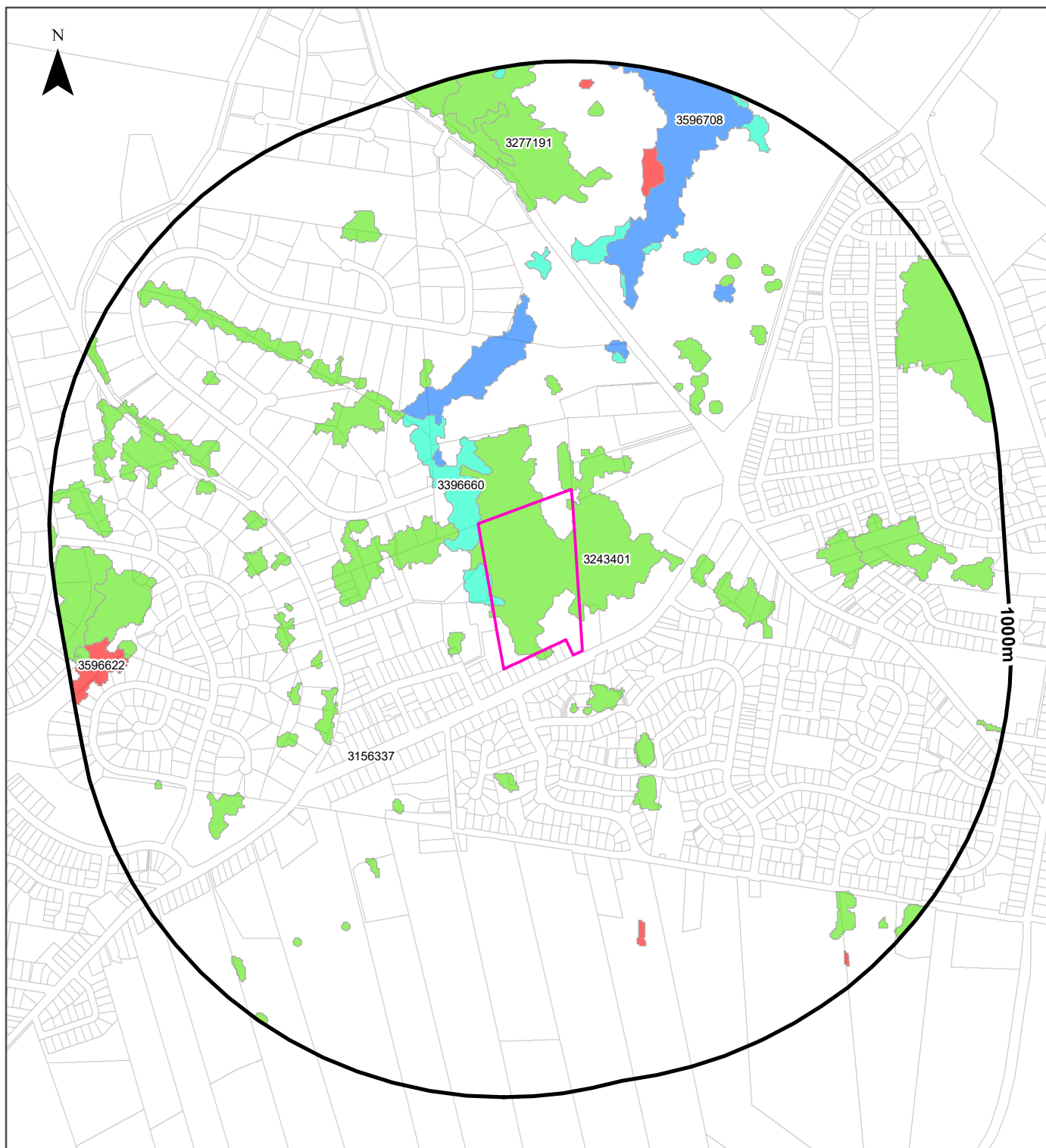
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

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

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

Ecological Constraints - Vegetation & Ramsar Wetlands

256 Paterson Road, Bolwarra Heights, NSW 2320



Site Boundary	Dry Sclerophyll Forests (Shrub/grass sub-formation)	Semi-arid Woodlands (Grassy sub-formation)
Report Buffer	Dry Sclerophyll Forests (Shrubby sub-formation)	Semi-arid Woodlands (Shrubby sub-formation)
Property Boundary	Forested Wetlands	Wet Sclerophyll Forests (Grassy sub-formation)
Ramsar Wetland	Freshwater Wetlands	Wet Sclerophyll Forests (Shrubby sub-formation)
Native Vegetation		
Alpine Complex	Grasslands	Non vegetated
Arid Shrublands (Acacia sub-formation)	Grassy Woodlands	Unattributed
Arid Shrublands (Chenopod sub-formation)	Heathlands	Not classified
	Rainforests	Other
	Saline Wetlands	

<p>Scale:</p>	<p>Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2024</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 14 May 2024</p>
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Ecological Constraints

256 Paterson Road, Bolwarra Heights, NSW 2320

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
3156337	Not classified	(Not classified) Not classified	Not classified	0m	On-site
3243401	Dry Sclerophyll Forests (Shrub/grass sub-formation)	(Dry Sclerophyll Forests (Shrub/grass sub-formation)) Hunter Coast Foothills Spotted Gum-Ironbark Grassy Forest	Hunter-Macleay Dry Sclerophyll Forests	0m	On-site
3396660	Forested Wetlands	(Forested Wetlands) Lower North Riverflat Eucalypt-Paperbark Forest	Coastal Floodplain Wetlands	0m	On-site
3596708	Freshwater Wetlands	(Freshwater Wetlands) Southern Lower Floodplain Freshwater Wetland	Coastal Freshwater Lagoons	157m	North
3277191	Dry Sclerophyll Forests (Shrub/grass sub-formation)	(Dry Sclerophyll Forests (Shrub/grass sub-formation)) Lower North Foothills Ironbark-Box-Gum Grassy Forest	Hunter-Macleay Dry Sclerophyll Forests	309m	North West
3596622	Rainforests	(Rainforests) Lower Hunter Tuckeroo Riparian Rainforest	Dry Rainforests	637m	West

Native Vegetation Type Map : NSW Department of Planning and Environment 2022

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Ecological Constraints

256 Paterson Road, Bolwarra Heights, NSW 2320

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

256 Paterson Road, Bolwarra Heights, NSW 2320

Collaborative Australian Protected Areas Database - Terrestrial

Protected areas in terrestrial environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Collaborative Australian Protected Areas Database - Marine

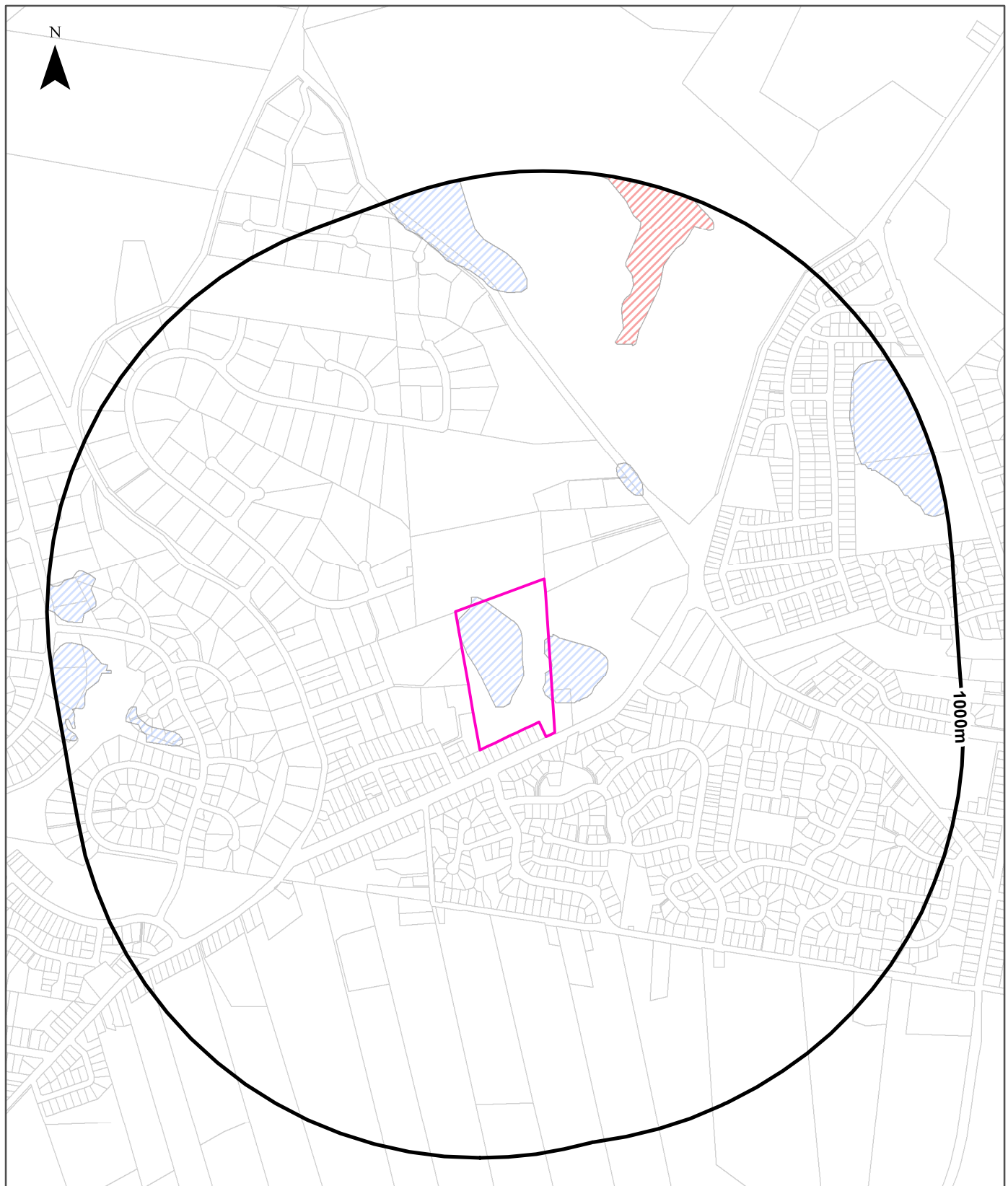
Protected areas in marine environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Source: Collaborative Australian Protected Areas Database (CAPAD) 2022
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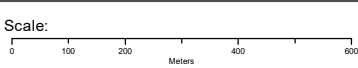
Ecological Constraints - Groundwater Dependent Ecosystems Atlas

256 Paterson Road, Bolwarra Heights, NSW 2320



Legend

Site Boundary	High potential GDE - from national assessment	Low potential GDE - from national assessment
Buffer 1000m	High potential GDE - from regional studies	Low potential GDE - from regional studies
Property Boundaries	Moderate potential GDE - from national assessment	Known GDE - from regional studies
	Moderate potential GDE - from regional studies	Unclassified potential GDE - from national assessment
		Unclassified potential GDE - from regional studies



Data Sources: Property Boundaries & Topographic Data:
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Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 May 2024

Ecological Constraints

256 Paterson Road, Bolwarra Heights, NSW 2320

Groundwater Dependent Ecosystems Atlas

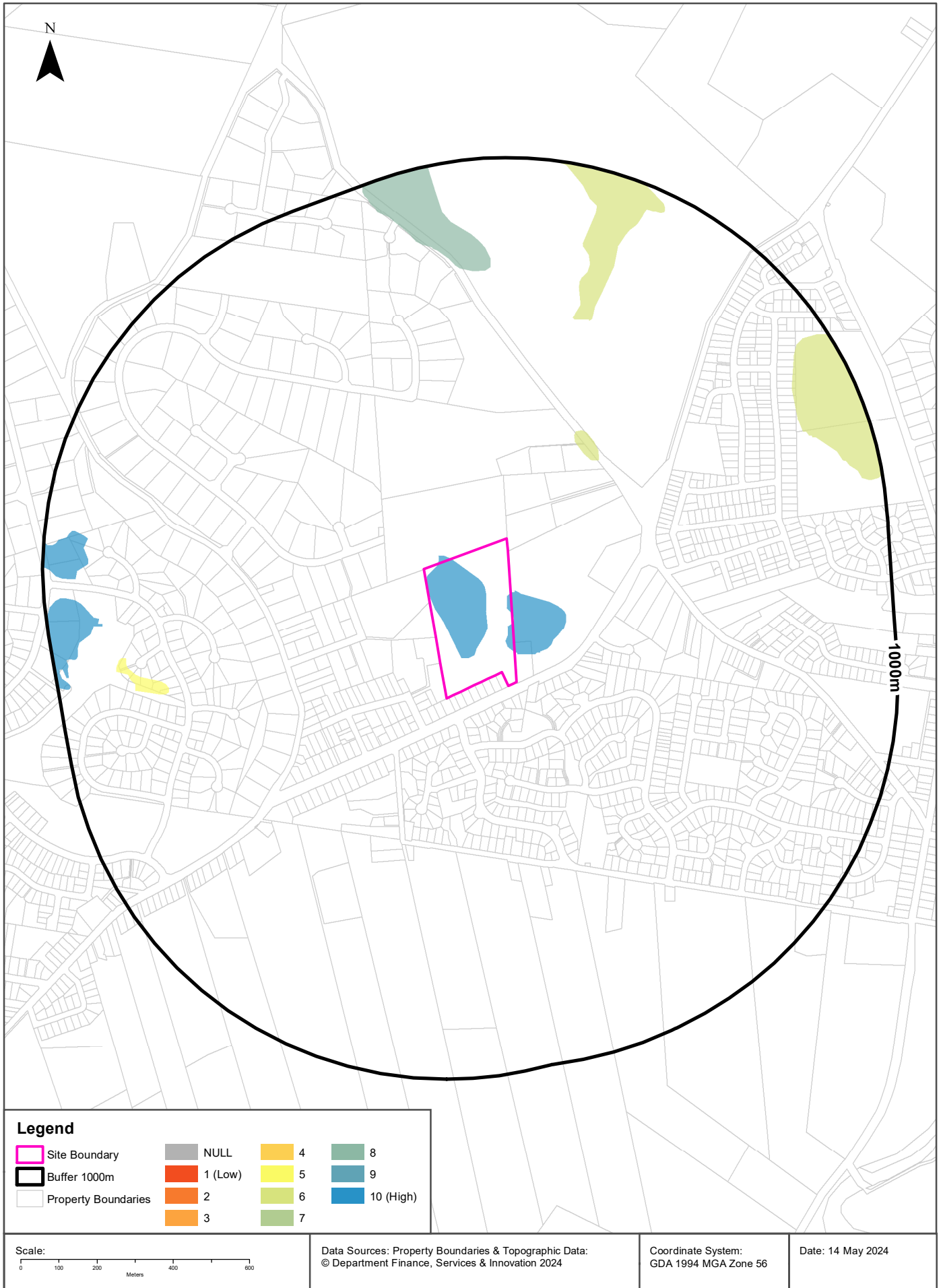
Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	Low potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m	On-site
Terrestrial	Low potential GDE - from regional studies	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		299m	North East
Terrestrial	High potential GDE - from regional studies	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		601m	North

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology

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Ecological Constraints - Inflow Dependent Ecosystems Likelihood

256 Paterson Road, Bolwarra Heights, NSW 2320



Ecological Constraints

256 Paterson Road, Bolwarra Heights, NSW 2320

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	10	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		0m	On-site
Terrestrial	6	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		299m	North East
Terrestrial	8	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		706m	North
Terrestrial	5	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		713m	West

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

256 Paterson Road, Bolwarra Heights, NSW 2320

NSW BioNet Atlas

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

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	<i>Litoria aurea</i>	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	<i>Litoria littlejohni</i>	Littlejohn's Tree Frog	Endangered	Not Sensitive	Endangered	
Animalia	Aves	<i>Anseranas semipalmata</i>	Magpie Goose	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Anthochaera phrygia</i>	Regent Honeyeater	Critically Endangered	Category 2	Critically Endangered	
Animalia	Aves	<i>Apus pacificus</i>	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Ardenna carneipes</i>	Flesh-footed Shearwater	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	<i>Ardenna pacifica</i>	Wedge-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	<i>Ardenna tenuirostris</i>	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Botaurus poiciloptilus</i>	Australasian Bittern	Endangered	Not Sensitive	Endangered	
Animalia	Aves	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Calidris canutus</i>	Red Knot	Not Listed	Not Sensitive	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Calidris ferruginea</i>	Curlew Sandpiper	Endangered	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Calidris melanotos</i>	Pectoral Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	<i>Calidris ruficollis</i>	Red-necked Stint	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Calyptorhynchus banksii samueli</i>	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo	Vulnerable	Category 2	Vulnerable	
Animalia	Aves	<i>Charadrius veredus</i>	Oriental Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Chlidonias leucopterus</i>	White-winged Black Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Chthonicola sagittata</i>	Speckled Warbler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Circus assimilis</i>	Spotted Harrier	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Cuculus optatus</i>	Oriental Cuckoo	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Daphoenositta chrysoptera</i>	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Dromaius novaehollandiae</i>	Emu	Endangered Population	Not Sensitive	Not Listed	
Animalia	Aves	<i>Ephippiorhynchus asiaticus</i>	Black-necked Stork	Endangered	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	<i>Epthianura albigrons</i>	White-fronted Chat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Falco subniger</i>	Black Falcon	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Gallinago hardwickii</i>	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	<i>Gelochelidon nilotica</i>	Gull-billed Tern	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	<i>Glossopsitta pusilla</i>	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Haematopus longirostris</i>	Pied Oystercatcher	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Hieraaetus morphnoides</i>	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Hirundapus caudacutus</i>	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Hydroprogne caspia</i>	Caspian Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	<i>Irediparra gallinacea</i>	Comb-crested Jacana	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Ixobrychus flavicollis</i>	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Lathamus discolor</i>	Swift Parrot	Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	<i>Limosa lapponica</i>	Bar-tailed Godwit	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Limosa limosa</i>	Black-tailed Godwit	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Lophochroa leadbeateri</i>	Major Mitchell's Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	<i>Lophoictinia isura</i>	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Melithreptus gularis gularis</i>	Black-chinned Honeyeater (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Menura alberti</i>	Albert's Lyrebird	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Motacilla flava</i>	Yellow Wagtail	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Neophema pulchella</i>	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Ninox connivens</i>	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Ninox strenua</i>	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Numenius madagascariensis</i>	Eastern Curlew	Not Listed	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Numenius minutus</i>	Little Curlew	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Numenius phaeopus</i>	Whimbrel	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Onychoprion fuscata</i>	Sooty Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Oxyura australis</i>	Blue-billed Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Pachycephala inornata</i>	Gilbert's Whistler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Pandion cristatus</i>	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Petroica boodang</i>	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Pezoporus wallicus wallicus</i>	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Pluvialis fulva</i>	Pacific Golden Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Pluvialis squatarola</i>	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Pomatostomus temporalis temporalis	Grey-crowned Babbler (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pterodroma leucoptera leucoptera	Gould's Petrel	Vulnerable	Not Sensitive	Endangered	
Animalia	Aves	Ptilinopus magnificus	Wompoo Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Rostratula australis	Australian Painted Snipe	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Sterna hirundo	Common Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sternula albifrons	Little Tern	Endangered	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Thalasseus bergii	Crested Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Thinornis cucullatus cucullatus	Eastern Hooded Dotterel	Critically Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	Tringa brevipes	Grey-tailed Tattler	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa glareola	Wood Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa nebularia	Common Greenshank	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa stagnatilis	Marsh Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petauroides volans	Southern Greater Glider	Endangered	Not Sensitive	Endangered	
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 Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Vespadelus troughtoni	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Aspidites ramsayi	Woma	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Tiliqua occipitalis	Western Blue-tongued Lizard	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	<i>Cymbidium canaliculatum</i>	Tiger Orchid	Endangered Population	Category 2	Not Listed	
Plantae	Flora	<i>Eucalyptus camaldulensis</i>	River Red Gum	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	<i>Eucalyptus glaucina</i>	Slaty Red Gum	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Maundia triglochinosides</i>		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Pterostylis chaetophora</i>		Vulnerable	Category 2	Not Listed	
Plantae	Flora	<i>Rhodamnia rubescens</i>	Scrub Turpentine	Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	<i>Rhodomyrtus psidioides</i>	Native Guava	Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	<i>Rutidosis heterogama</i>	Heath Wrinklewort	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	

Data does not include NSW category 1 sensitive species.

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

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:

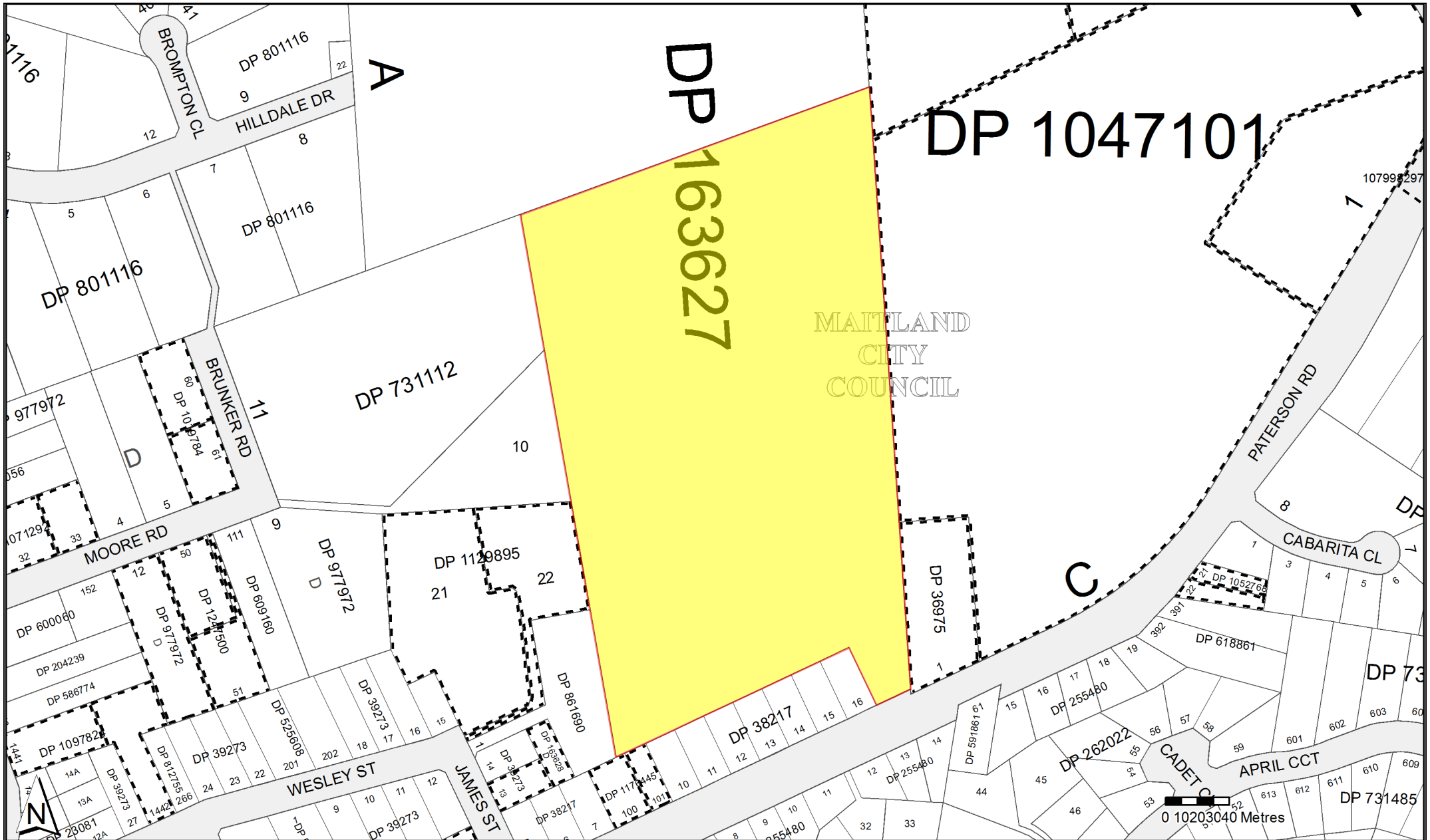
LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered 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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 12. These Terms are subject to New South Wales law.



NEGATIVE PREPARED

M.P.S. (O.S.)
HG7052

XFP 163627

16

Plan Form No 6 (for transfers, leases, etc.)

Municipality of
Shire of Lower Hunter

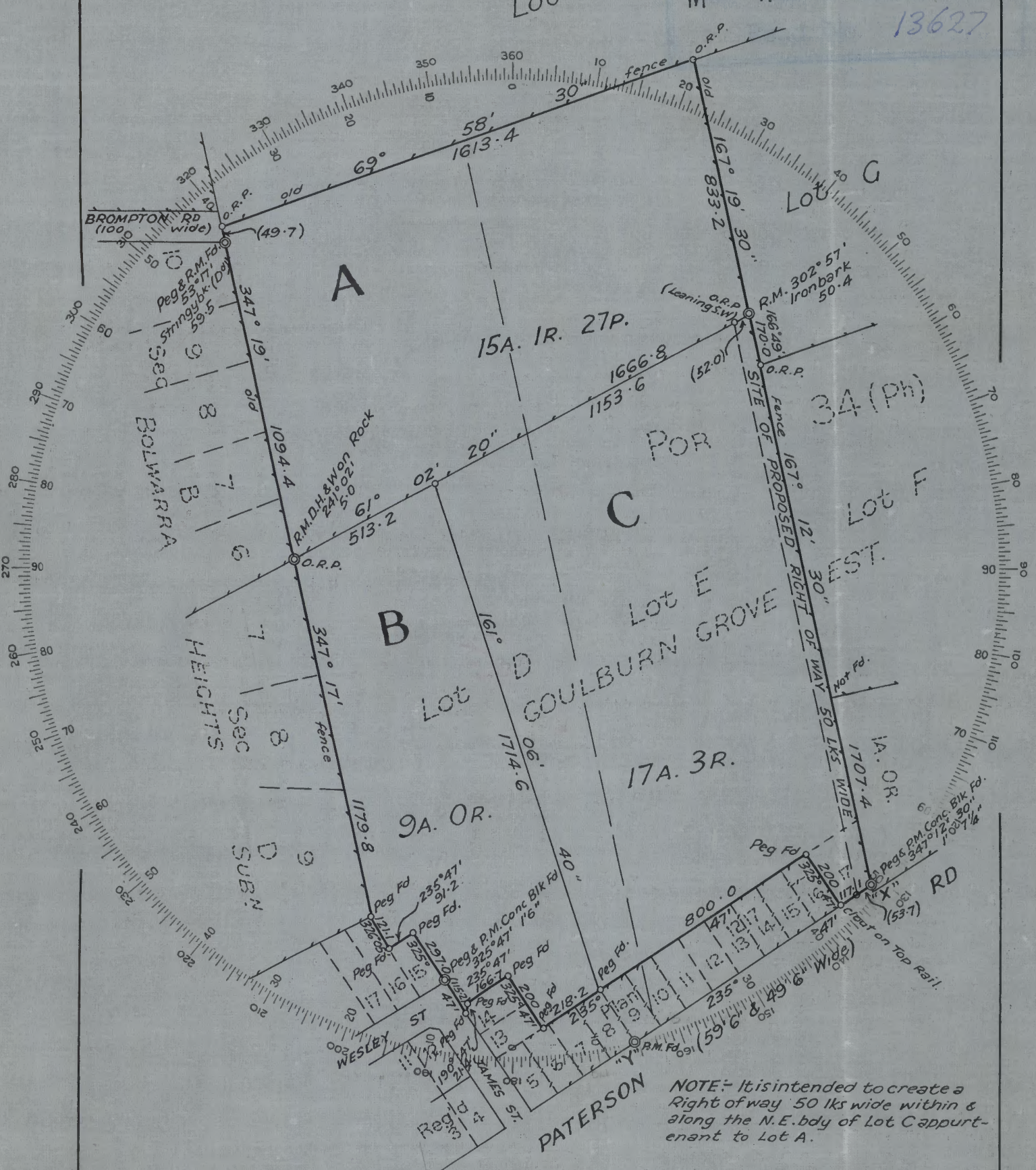
M.P.M.
PLAN

of subd'n of land in Conveyance No 344 Bk. 1675
Parish of Middlehope County of Durham

Scale 4 chains to an Inch. C.

Lot M P S (O.S.)
13627

This margin to be left free from notation



Signatures of parties to be made in this margin.

This is the plan marked " " referred to in

Dated

Approved by the Council and Certified in accordance with the Provisions of Section 327 of the Local Government Act, 1919.

Subdivision No. 484

Council Clerk. *J. J. J.*

Datum Line of Azimuth. "X-Y"

I, *Walter Jack Crisp*
of *Maitland*
a surveyor registered under the Surveyors Act, 1929-1946, hereby certify that the survey represented in this plan is accurate and has been made * (1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on † *21st MAY 1957*.

(Signature) *Chas H. Horn*
Surveyor registered under the Surveyors Act, 1929-46.

NOTE: It is intended to create a Right of way 50 lks wide within & along the N.E. bdy of Lot C appurtenant to Lot A.

ME/5

*Strike out either (1) or (2).

†Insert date of Survey.

1486-88-9
Copy of plan filed as **53350 L**
23/10/58

D



SEARCH DATE

15/5/2024 12:01PM

FOLIO: C/163627

First Title(s): OLD SYSTEM

Prior Title(s): CA43490

Recorded	Number	Type of Instrument	C.T. Issue
9/3/1990	CA43490	CONVERSION ACTION	FOLIO CREATED EDITION 1
27/11/1990	Z357603	MORTGAGE	EDITION 2
23/6/1995	O326569	MORTGAGE	EDITION 3
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 4 CORD ISSUED

*** END OF SEARCH ***



FOLIO: C/163627

SEARCH DATE	TIME	EDITION NO	DATE
15/5/2024	12:01 PM	4	8/9/2018

LAND

LOT C IN DEPOSITED PLAN 163627
AT BOLWARRA HEIGHTS
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF MIDDLEHOPE COUNTY OF DURHAM
TITLE DIAGRAM DP163627

FIRST SCHEDULE

STEWART RONALD MAX SMITH
ROSALIE THOMASINA MAY WILLIAMS
AS TENANTS IN COMMON IN EQUAL SHARES

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J(1) AND 28J(1A) OF THE REAL PROPERTY ACT, 1900. ENTERED 9.3.1990 BK 3792 NO 881
- 3 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 4 BK 2480 NO 437 RIGHT OF CARRIAGEWAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS "SITE OF PROPOSED RIGHT OF WAY 10.06 WIDE" IN THE TITLE DIAGRAM
- 5 BK 3521 NO 629 MORTGAGE TO WESTPAC BANKING CORPORATION
- 6 Z357603 MORTGAGE TO NEW SOUTH WALES RURAL ASSISTANCE AUTHORITY
- 7 O326569 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



Certificate No.: PC/2024/1076
Certificate Date: 21/03/2024
Fee Paid: \$67.00
Receipt No.: 1850965
Your Reference: MRT:JLM:41655

SECTION 10.7 PLANNING CERTIFICATE
Environmental Planning and Assessment Act, 1979 as amended

APPLICANT:	Tranter Lawyers admin@tranterlawyers.com.au
PROPERTY DESCRIPTION:	256 Paterson Road BOLWARRA HEIGHTS NSW 2320
PARCEL NUMBER:	22577
LEGAL DESCRIPTION:	Lot C DP 163627

IMPORTANT: Please read this Certificate carefully.

The information provided in this Certificate relates only to the land described above. If you need information about an adjoining property or nearby land, a separate certificate will be required.

All information provided is correct as at the date of issue of this Certificate. However, it is possible for changes to occur at any time after the issue of this Certificate.

For more information on the Planning Certificate please contact our Customer Experience team on 4934 9700.

SECTION 10.7(2)

The following matters relate to the land, as required by section 10.7(2) of the *Environmental Planning and Assessment Act (1979)* ("the Act") and clause 284 and Schedule 2 of the *Environment Planning and Assessment Regulation 2021*.

ITEM 1 - Names of relevant planning instruments and development control plans

The following environmental planning instruments and development control plans apply to the carrying out of development on the land:

State Environmental Planning Policies

The Minister for Planning has notified that the following State Environmental Planning Policies (SEPPs) shall be specified on Certificates under Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

The land is affected by the following State Environmental Planning Policies:

- SEPP65 Design Quality of Residential Apartment Development
- SEPP (Biodiversity and Conservation) 2021
- SEPP (Industry and Employment) 2021
- SEPP (Primary Production) 2021
- SEPP (Planning Systems) 2021
- SEPP (Housing) 2021
- SEPP Building Sustainability Index: BASIX 2004
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Resources and Energy) 2021
- SEPP (Transport and Infrastructure) 2021
- SEPP (Resilience and Hazards) 2021

Local Environmental Plan (LEP)

Maitland LEP 2011, published 16 December 2011, applies to the land.

Development Control Plan prepared by Council

Maitland Development Control Plan 2011 applies to the land.

The following proposed environmental planning instruments and draft development control plans are or have been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979*, apply to the carrying out of development on the land and:

Planning Proposal for a Local Environmental Plan

No draft local Environmental Plans that have been on public exhibition under the Act are applicable to the land.

Detailed information on draft environmental planning instruments is available at

the NSW Department of Planning and Environment Current LEP Proposals website; or Maitland City Council's website.

Draft Development Control Plans

No draft Development Control Plan(s) that have been on public exhibition under the Act are applicable to the land.

Draft State Environmental Planning Policies

No draft State Environmental Planning Policy(s) applying to the land is, or has been publicised the subject of community consultation or on public exhibition under the Act.

ITEM 2 – Zoning and land use under relevant planning instruments

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a State Environmental Planning Policy or proposed State Environmental Planning Policies)

Zone and Land Use Table from Local Environmental Plan

R5 Large Lot Residential

1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities
- To minimise conflict between land uses within this zone and land uses within adjoining zones

2 Permitted without Consent

Home occupations

3 Permitted with Consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Dual occupancies; Dwelling houses; Home-based child care; Home industries; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Roads; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies.

Detailed information on the land zone mapping is available at the NSW Department of Planning and Environment ePlanning Spatial Viewer website; or Maitland City Council's website.

Note: Detailed information on the local environmental plan is available at NSW Legislation – In force legislation.

Whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions.

For the land zoned R5 Large Lot Residential the Maitland LEP 2011 does not contain a development standard specifying the land dimensions required to permit the erection of a dwelling house on the land.

Is the land in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?

The land IS NOT identified in an area of outstanding biodiversity value under the Biodiversity Conservation Act.

Is the land within a conservation area, however described?

The land IS NOT in a Heritage Conservation Area.

Is there an item of environmental heritage in a local environmental plan?

The land does NOT contain an item of Environmental Heritage.

Note: An item of environmental heritage, namely Aboriginal heritage, listed on the Aboriginal Heritage Information Management System (AHIMS), may be situated on the land. The Department of Planning and Environment, Biodiversity and Conservation Division.

ITEM 3 – Contribution plans

The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.

- Maitland S94A Levy Contributions Plan 2006
- Maitland City Wide Section 94 Contributions Plan 2016
- Maitland S94 Contributions Plan (City Wide) 2006

If the land is in a special contributions area under the Act, Division 7.1, the name of the area.

The land IS NOT in a special contributions area.

Note: In addition to the above developer contribution plans, Development Servicing Plans for water and sewer connection may be applicable, attracting additional contributions for the development, particularly where development will connect to water and/or sewer services.

ITEM 4 – Complying Development

If the land is land on which complying development may be carried out under each of the complying development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

Complying development under the **Housing Code** may not be carried out on the land as it is not within an applicable zone.

Complying development under the **Low Rise Medium Density Housing Code and Greenfield Housing Code** may not be carried out on the land as it is not within an applicable zone.

Complying development under the **Rural Housing Code** may be carried out on the land.

Complying development under the **Housing Alterations Code** may be carried out on the land.

Complying development under the **General Development Code** may be carried out on the land.

Complying development under the **Commercial and Industrial Alterations Code** may be carried out on the land.

Complying development under the **Commercial and Industrial (New Buildings and Additions) Code** may not be carried out on the land as it is not within an applicable zone.

Complying development under the **Subdivisions Code** may be carried out on the land.

Complying development under the **Demolition Code** may be carried out on the land.

Complying development under the **Fire Safety Code** may be carried out on the land.

Complying development under the **Container Recycling Facilities Code** may not be carried out on the land.

Note: Despite the above provisions, if only part of a lot is subject to an exclusion or exemption under Clause 1.17A or Clause 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development and Other Matters) 2013*, complying development may be carried out on that part of the lot that is not affected by the exclusion or exemption. *The complying development may not be carried out on the land because of the following provisions of Clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of the Policy.*

The provisions of Clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 are not identified on the land. Complying development may be undertaken in accordance with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 as amended.

Note: This information needs to be read in conjunction with the whole of the State Environment Planning Policy. If an identification, restriction or characteristic of land referred to above is not located on or does not comprise, the whole of the relevant land, complying development may be carried out on any part of the land not so identified, restricted or characterised.

Note: Information regarding whether the property is affected by flood related development controls or is bushfire prone land is identified in other sections of this certificate. If your property is identified as being impacted by bushfire or flooding, a specific technical assessment of these issues will be required as part of any Complying Development Certificate application under the State Environment Planning Policy, or a development application for any other type of development requiring consent from Council.

Note: Despite any references above advising that Complying Development may be undertaken on the land, certain Complying Development may be precluded from occurring on the land due to requirements contained in the remainder of State Environment Planning Policy (Exempt and Complying Development Codes) 2008. It is necessary to review the State Environment Planning Policy in detail to ensure that specific types of complying development may be undertaken on the land.

If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that

- (a) a restriction applies to the land, but it may not apply to all of the land,***
- (b) and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

There are no variations to the exempt development codes within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that apply in the Maitland local government area.

For further information on complying development, please refer to the Department of Planning and Environment.

ITEM 5 – Exempt Development

If the land is land on which exempt development may be carried out under each of the exempt development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.

If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that

- a) a restriction applies to the land, but it may not apply to all of the land, and***
- b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

ITEM 6 – Affected building notices and building product rectification orders

Whether the council is aware that –

The Council IS NOT aware of any affected building notice which is in force in respect of the land.

The Council IS NOT aware of any building product rectification order which is in force in respect of the land and that has not been fully complied with.

The Council IS NOT aware of any notice of intention to make a building product rectification order being given in respect of the land and that is outstanding.

ITEM 7 - Land Reserved for Acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

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

ITEM 8 – Road widening and road realignment

Whether the land is affected by road widening or road realignment under –

- a) The land is NOT affected by road widening under Division 2 of Part 3 of the Roads Act 1993.
- b) The land is NOT affected by road widening under any environmental planning instrument
- c) The land is NOT affected by any road-widening or realignment under any resolution of the Council
- d) The land is NOT affected by road-widening or realignment under a resolution of the Council

Note: This item relates to Council's road proposals only. Other authorities, including the NSW Roads and Traffic Authority may have road widening proposals.

ITEM 9 – Flood related development controls

The land or part of the land IS NOT within the flood planning area and subject to flood related development controls.

The land or part of the land IS NOT between the flood planning area and the probable maximum flood and subject to flood related development controls.

The Maitland LEP 2011 identifies the flood planning level (FPL) as the level of a 1:100 ARI flood event plus 0.5m freeboard. The probable maximum flood has the same meaning as the Floodplain Development Manual.

Note in this section – **flood planning area** has the same meaning as in the Floodplain Development Manual. **Floodplain Development Manual** means the Floodplain Development Manual (ISBN 0 7347 5476 00) published by the NSW Government in April 2005. **probable maximum flood** has the same meaning as in Floodplain Development Manual

Note: The information provided in item 9 is based on the data and information presently available to the Council and on development controls in force as at the date of this certificate. The identification of land as not being subject to flood related development controls does not mean that the land is not, or may not be, subject to flooding or that the land will not in the future be subject to flood related development controls, as additional data and information regarding the land become available.

ITEM 10 – Council and other public authority policies on hazard risk restrictions

Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

All land within the Maitland Local Government Area has the potential to contain acid sulfate soils. Clause 7.1 of the Maitland Local Environmental Plan 2011 generally applies. Development consent is required where works described in the Table to this clause are proposed on land shown on the Maitland LEP 2011 Acid Sulfate Soils Map as being of the class specified for those works.

The Council has adopted by resolution a policy on contaminated land which may restrict the development of the land to which this certificate relates. This policy is implemented when zoning or land use changes are proposed on lands which:

- are considered to be contaminated; or
- which have previously been used for certain purposes; or
- which have previously been used for certain purposes but Council's records do not have sufficient information about previous use of the land to determine whether the land is contaminated; or
- have been remediated for a specific use.

Consideration of Council's adopted policy and the application of provisions under relevant State legislation is warranted.

Note in this section –

adopted policy means a policy adopted –

- a) by the council, or
- b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by council.

ITEM – 11 Bush fire prone land

If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.

The land is mapped as bushfire prone land and as such restrictions may apply to new development on this land.

Note – In accordance with the *Environmental Planning and Assessment Act 1979*, bush fire prone land, in relation to area, means land recorded for the time being as bush fire prone on a bush fire prone land map for the area. This mapping is subject to periodic review.

Note – The identification of land as not being bushfire prone does not mean that the land is not, or may not be affected by bushfire or that the land will not in the future be subject to bushfire related development controls, as additional data and information regarding the land become available.

ITEM – 12 Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the Home Building Act 1989, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

There are no premises on the subject land listed on the register.

ITEM – 13 Mine subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the Coal Mine Subsidence Compensation Act 2017.

The land has NOT been proclaimed to be within a Mine Subsidence District under the meaning of section 20 of the Coal Mine Subsidence Compensation Act 2017.

ITEM – 14 Paper subdivision information

There is no development plan that applies to the:

- 1) Land or that is proposed to be subject to a consent ballot
- 2) There is no subdivision order that applies to the land.

ITEM – 15 Property vegetation plans

If the land in relation to which a property vegetation plan is approved and in force under the Native Vegetation Act 2003, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

The Council has not received any notification from Hunter Local Land Services that this land is affected by a property vegetation plan under Part 4 of the Native Vegetation Act 2003 (and that continues in force).

ITEM – 16 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the biodiversity Conservation Trust.

The Council is not aware if the land is a biodiversity stewardship site under a biodiversity stewardship agreement under part 5 of the *Biodiversity Conservation Act 2016*.

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

ITEM 17 – Biodiversity certified land

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

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

Note – Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

ITEM 18 – Orders under Trees (Disputes Between Neighbours) Act 2006

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

Council has NOT received notification from the Land and Environment Court of NSW that the land is affected by an Order under Trees – (Disputes Between

Neighbours) Act 2006.

ITEM 19 – Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

The owner (or any previous owner) of the land has NOT consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Note - In this section existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

Note – Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011

ITEM 20 – Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts – Western Parkland City) 2021 does not apply to land within the Maitland City Council local government area.

ITEM 21 – Development consent conditions for seniors housing

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

Clause 88(2) of the *State Environmental Planning Policy (Housing) 2021* restricts occupation of development approved for seniors housing to:

- a) Seniors or people who have a disability
- b) People who live in the same household with seniors or people who have a disability,
- c) Staff employed to assist in the administration and provision of services to housing provided under this Part.

ITEM 22 – Site compatibility certificates and development consent conditions for affordable rental housing

Whether there is a current site compatibility certificate under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate –

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

If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1).

Any conditions of a development consent in relation to land that are kind referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1).

Note - No Seniors Housing development consent conditions apply to this land.

Note - In this section – Former site compatibility certificate means a site compatibility certificate issued under State Environmental Planning Policy (Affordable Rental Housing) 2009.

Council is unaware if a Site Compatibility Certificate (Affordable Rental Housing) has been issued in accordance with State Environmental Planning Policy (Affordable Rental Housing) 2009.

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

Contaminated Land

- a) The land to which this certificate relates is NOT significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.
- b) The land to which this certificate relates is NOT subject to a management order within the meaning of the Contaminated Land Management Act 1997.
- c) The land to which this certificate relates is NOT the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.
- d) The land to which this certificate relates is NOT the subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.
- e) Council has NOT been provided with a site audit statement, within the meaning of the Contaminated Land Management Act 1997, for the land to which this Certificate relates.

Jeff Smith
General Manager



HUNTER WATER CORPORATION

A.B.N. 48 228 513 446

SERVICE LOCATION PLAN

Enquiries: 1300 657 657



APPLICATION NUMBER: 1935957

APPLICANT REF: M 41655

APPLICANT NAME: *InfoTrack*

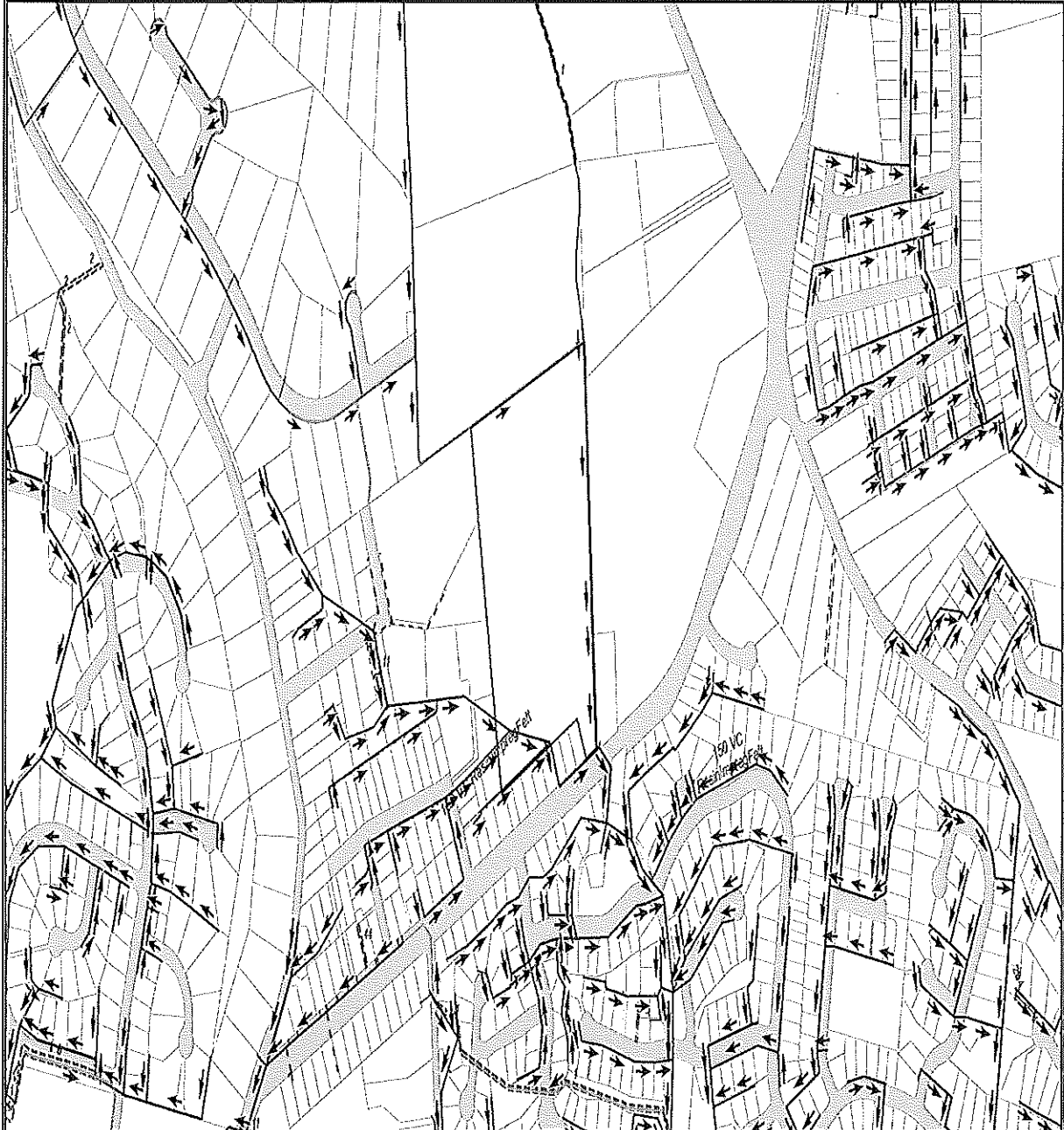
258 PATERSON

RATEABLE PREMISE NO.: 2457906543

BOLWARRA HEIGHTS NSW

PROPERTY ADDRESS: 258 PATERSON RD BOLWARRA HEIGHTS 2370

LOT/SECTION/DP.SP: LOT/SECTION/DP.SP



<p>Date: 20/02/2023</p>	<p>LOCAL DATA CLIP OF AS/NZS 3000:2018 PLANS © 2018/2023 © Department of Planning</p>	<p>IF A SEWER MAIN IS Laid WITHIN THE BOUNDARIES OF THE LOT, SPECIAL REQUIREMENTS FOR THE PROTECTION OF THE SEWER MAIN APPLY. IF DEVELOPMENT IS UNDERWAY IN THESE CASES, IT IS RECOMMENDED THAT YOU SEEK ADVICE ON THE SPECIAL REQUIREMENTS PRIOR TO PURCHASE. PLEASE 1300 657 657, FOR MORE INFORMATION.</p>	<p>SEWER POST ON APPROXIMATE ONLY SUBJECT PROPERTY BOLD ALL MEASUREMENTS ARE METRIC</p>	<p>IMPORTANT IF THIS PLAN INDICATES A SEWER CONNECTION IS AVAILABLE OR PROPOSED FOR THE SUBJECT PROPERTY, IT IS THE INTENDING OWNERS RESPONSIBILITY TO DETERMINE WHETHER IT IS PRACTICABLE TO DISCHARGE WASTEWATER FROM ALL PARTS OF THE PROPERTY TO THAT CONNECTION. ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE AND THE CORPORATION ACCEPTS NO PERSONAL LIABILITY FOR THIS INFORMATION.</p>
<p>Scale: at A3 1:5,000</p>	<p>SEWER MAINS PERMITTED AFTER UTILITY DATA © HUNTER WATER CORPORATION</p>			

Appendix D Unexpected Finds Protocol





UNEXPECTED FINDS PROTOCOL
256 Paterson Road, Bolwarra Heights

03 June 2024

Prepared for:
HGBE Properties Pty Ltd

Prepared by:
Brock Collinson

Project Number:
304001820.001

Unexpected Finds Protocol

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
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Unexpected Finds Protocol

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Table of Contents

1	INTRODUCTION.....	1
1.1	Scope.....	1
1.2	References	1
2	PROCEDURE	2
2.1	General	2
2.2	Training and Induction of Personnel.....	2
2.3	Initial Response	2
2.4	Skeletal Remains.....	2
2.5	Aboriginal Heritage	3
2.6	Archaeological Heritage	3
2.7	Potentially Contaminated Soils.....	3
2.8	Asbestos Containing Materials	3
2.9	Summary	4

LIST OF TABLES

NO TABLE OF FIGURES ENTRIES FOUND.

LIST OF FIGURES

No table of figures entries found.

LIST OF APPENDICES

A.1	UNEXPECTED FINDS PROTOCOL FORM	5
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1 Introduction

This Unexpected Finds Protocol (UFP) has been developed for the proposed residential subdivision, located at 256 Paterson Road, Bolwarra Heights, NSW.

The purpose of the Unexpected Finds Protocol is to document the process for evaluating any unexpected environmental finds during the project, and to specify safety measures to be implemented to manage such circumstances and prevent any adverse environmental and human health impacts.

1.1 Scope

This Unexpected Finds Protocol (UFP) is specific to the proposed residential subdivision, located at 256 Paterson Road, Bolwarra Heights, NSW. It provides guidance and procedures for dealing with any unexpected finds that may be encountered during the disturbance works carried out on Site.

1.2 References

The following documents have been reviewed in preparation of this Unexpected Finds Protocol:

- > National Parks and Wildlife Act 1974 (NSW)
- > Coroners Act 2009 (NSW)
- > Aboriginal and Torres Strait Islander Heritage Protection Act 1984 (Cth)
- > Heritage Act 1977 (NSW)
- > National Environmental Protection Measure (1999)



2 Procedure

2.1 General

The following procedure must be used to assess any unexpected finds that are encountered throughout the duration of the project. Unexpected finds may include but are not limited to heritage items, unidentified filling, odorous or stained soils, and suspected asbestos materials. All Site personnel are required to report any unexpected finds to the site manager, if observed during the course of their works.

2.2 Training and Induction of Personnel

Personnel involved in the development of the Site and future Site users / owners are to be inducted to the unexpected finds protocol.

Site inductions must include making workers and site personnel aware of the possibility of unexpected finds, and the response procedures, including stopping work, notifying their supervisor immediately and completing the Incident Report forms.

2.3 Initial Response

If any unexpected/unidentified material is encountered, the following procedure should be followed.

- Cease all works in the immediate area.
- Identify the category of the find (Contaminated Soils, Heritage, uncovering of Asbestos Materials etc).
- Delineate and restrict access to the area using fencing and /or appropriate barriers and signage.
- Document the nature of the find.
- Engage a suitably qualified consultant to assess the unexpected find.
- The consultant will assess the unexpected find and provide advice with reference to Sections 2.4 – 2.8 below, which will include the following:
 - The need for further immediate management controls if required.
 - Further assessment and / or remediation works required in accordance with relevant guidelines.
 - Preparation of Remediation Action Plan (RAP) if required or provide clean up advice.
 - If required, clean up strategies of the affected area will be implemented.
 - If appointed, correspondence with a Site Auditor shall be undertaken.
- Ensure appropriate training and PPE is available for any persons required to enter the area.

Works within the affected area are not to recommence until it is deemed safe and suitable for works to continue. Written confirmation shall be undertaken by the appropriate consultant following appropriate advice and clean up procedures.



2.4 Skeletal Remains

In the event that skeletal remains are uncovered, and the remains are not immediately identifiable as non-human remains, a qualified archaeologist should be engaged to determine their origin.

If the skeletal remains are identifiable as human remains, the Local Police should be contacted to assess the discovery. Under no circumstances should the skeletal remains be disturbed without prior consultation with the relevant authorities which may include the police, coroner, Office of Environment & Heritage, aboriginal groups or a qualified anthropologist.

All human skeletal remains are subject to statutory controls and protections. All bones must be treated as potential human skeletal remains and work around them must stop while they are appropriately protected and investigated, the relevant authorities notified, and approvals received.

2.5 Aboriginal Heritage

In the event that any aboriginal object, relic, artefact or material that is suspected of being Aboriginal Heritage is uncovered, works must cease immediately in the area. Aboriginal object may include a shell midden, stone tools, bones, rock art, Aboriginal-built fences and stockyards, scarred trees and the remains of fringe camps.

The Office of Environment and Heritage (OEH) should be notified, as well as the National Parks and Wildlife Service, NSW Police and local Aboriginal Stakeholders.

The Office of Environment and Heritage requires notification and an Aboriginal Heritage Impact Permit (AHIP) permit is required prior to the removal of any Aboriginal artefacts. An AHIP permit is issued under the National Parks and Wildlife Act and applications can be made directly to the OEH.

2.6 Archaeological Heritage

Items of archaeological heritage may be uncovered during disturbance works. Items of archaeological heritage may include Aboriginal artefacts or remains,

European artefacts following settlement. European heritage may include items such as roadways (telford & corduroy timber road bases etc), kerbing, culverts, building foundations and tools. A suitably qualified archaeologist should be engaged to assess the find.

2.7 Potentially Contaminated Soils

If any odorous, stained, or otherwise potentially contaminated soils are encountered during the site works, a suitable qualified environmental consultant should be engaged to assess the material and the following procedures should apply:

- Excavation works where contaminated material is encountered should cease until an inspection by an environmental consultant conducted.
- Prior to the recommencement of works, the environmental consultant will provide:
 - guidance on health and safety requirements
 - Guidance on sampling and analysis; if considered necessary .
 - Soil storage and soil disposal requirements.



2.8 Asbestos Containing Materials

If potential asbestos containing material (ACM) is encountered, the following contingency measures are to be implemented:

- Where suspected ACM is encountered excavation works must cease until a report is provided by an appropriately trained environmental consultant is provided.
 - Following an inspection and sampling for laboratory testing (where required), works can continue following the consultant's written advice
 - Based on results of the visual assessment, sampling and analysis of representative samples may be required.
 - If ACM is encountered the report is to contain any measures required to excavate, store and dispose of ACM in accordance with relevant NSW legislation and guidelines.
- Any illegal dumping containing suspected asbestos bearing material or synthetic mineral fibres must be inspected by an environmental consultant.

2.9 Summary

When an unexpected find is encountered, works must cease in that area, and an inspection; and sampling if considered necessary, conducted by a suitable qualified consultant, in accordance with Sections 2.1 to 2.8.

Works within the area shall only recommence following the receipt of written advice from a suitably qualified consultant.

An Unexpected Finds Protocol procedure form is available attached to this UFP document.



A.1 UNEXPECTED FINDS PROTOCOL FORM





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UNEXPECTED FINDS PROTOCOL

INCIDENT REPORT FORM

Location of discovery (photographs, location map etc):

Nature of find (contaminated soils, heritage, asbestos etc.):

Action Taken:

Date:

Recorded By: