

Report on Preliminary Site Investigation

35 Metford Road, Tenambit

81022001-001.1

Prepared for
Metford Road Pty Ltd

18 August 2021



Contact Information

Cardno (NSW/ACT) Pty Ltd

ABN 95 001 145 035

Level 3, Suite 34
 207 Albany Street North
 Gosford NSW 2250
 same as physical address

www.cardno.com

Phone +61 2 4323 2558

Fax +61 2 4324 3251

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Author(s):



Jesse Graczyk
 Geotechnical Engineer

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Approved By:



Dimce Stojanovski
 Senior Scientist

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Executive Summary

Cardno (NSW/ACT) Pty Ltd (Cardno) have prepared a Preliminary Site Investigation (PSI) report for the proposed Manufactured Housing Estate within Lot 12 DP 1197316, located at 35 Metford Road, Tenambit, NSW. The PSI included a Site inspection and desktop study of available historical data including a review of the MCC Planning Certificate, historical aerial photographs, title deeds and the NSW EPA database. The objectives of the investigation were to assess:

- > The potential for the 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 review of the Site history and Site inspection, Cardno identified no past or current potentially gross contaminating activities having been undertaken on Site. Given the results of this assessment, Cardno recommends the following:

- > An unexpected finds protocol should be developed to address any potential contamination (although minor) if encountered during construction phase.
 - If potential contamination is encountered, Site works will be ceased and suitable environmental consultant will be engaged for assessment as per the unexpected finds protocol.
- > Prior to demolition of any structures, structures should be assessed for hazardous materials. If hazardous materials are identified, the materials to be managed accordingly. It is anticipated that the existing residence is to remain.

The Site is considered to be low risk of potential contamination based on investigation findings and the identified data gaps. As there is a low risk for contamination an unexpected finds protocol should be developed and managed during the development.

In accordance with the State Environmental Planning Policy No 55 - Remediation of Land (SEPP 55) [3], which requires the planning authority to consider whether the Site is suitable for the proposed usage prior to approving and determining a development application, Cardno has undertaken a Preliminary Site Investigation (PSI). Based on the findings of the PSI, Cardno did not identify gross contamination or potentially contaminating activities previously undertaken on Site that would render the Site unsuitable for its proposed use.

Review of the Maitland Local Environmental Plan (LEP) 2011 Acid Sulfate Soils Risk Map indicates the Site is situated within Class 5 Acid Sulfate Soils. Class 5 indicates that *“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 metres AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk”*.

Further Review of the NSW Government online “ePlanning Spatial Viewer” [6] indicated that the Site is situated within a Class 5 ASS area. ASS is not typically found in Class 5 areas and are designated class 5 as they are within 500 m of adjacent Class 1 to 4 land. Class 2 land is mapped approximately 90m south of the Site

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.

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1 Introduction

This report presents the findings of a Preliminary Site Investigation (PSI) undertaken by Cardno (NSW/ACT) Pty Ltd on 35 Metford Road, Tenambit, NSW.

1.1 Background

Cardno (NSW/ACT) Pty Ltd (Cardno) was commissioned by Metford Road Pty Ltd on behalf of Mr Brad Everett, to prepare a Preliminary Site Investigation (PSI) report for the proposed Manufactured Housing Estate within Lot 12 DP 1197316, located at 35 Metford Road, Tenambit, NSW. The approximate site assessment area is shown in Drawing 1, attached in Appendix A (The "Site").

The PSI included a Site inspection and desktop study of available historical data including a review of the MCC Planning Certificate, historical aerial photographs, title deeds and the NSW EPA database.

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 No 55 - Remediation of Land' [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.
- > 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

1.3.1 PSI

Cardno 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, child-care and 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.
- > 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 under section 60 of the CLM (1997).

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.
- > Assessed the surrounding area (to a radius of approximately 500 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. This CSM is incorporated in this investigation report.

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

Site Address	35 Metford Road Tenambit NSW 2323
Lot Number and Deposited Plan	Lot 12 DP 1197316
Site Area	Approx. 4.5 ha
Local Government Area	Maitland City Council (MCC)
Relative Zoning	RU2 Rural Landscape

2.2 Site Use & Infrastructure

A Site inspection was undertaken by Cardno on 15 July 2021 in order to identify and map salient features of the Site and the surrounding area. The inspection comprised a walkover assessment. Site features and observations are detailed in Table 2-2 below with Site Photographs attached in Appendix B.

Table 2-2 Site features and Observations

Item	Observations
Site use	<ul style="list-style-type: none"> Rural residential
Weather condition	<ul style="list-style-type: none"> Overcast
Site slope and drainage features	<ul style="list-style-type: none"> Site slopes generally fall in the order of 2-4 degrees, sloping to the east to north-east. Drainage is expected to generally comprise minor surface infiltration and surficial runoff following the existing contours of the Site to existing water bodies to the east (Waterbodies adjacent to Morpeth Wastewater Treatment Plant and Four Mile Creek). A culvert crossing was noted to the north traversing south under Metford road to the Site.
Nearby water bodies	<ul style="list-style-type: none"> Waterbodies adjacent to Morpeth Wastewater Treatment Plant and Four-mile Creek (and associated tributaries) to the south-east. Small Turkey Nest farm dam located within the southern portion of the Site, currently holding minor ponded water.
Site surface coverings	<ul style="list-style-type: none"> Surface predominately covered by vegetation (grass cover / pasture and mature trees predominately within the immediate surrounds of the existing dwelling together with ornamental gardens surrounding the existing dwelling to the north. Refer to Photographs, attached in Appendix B.
Surface soils	<ul style="list-style-type: none"> Based on visual inspection and published data, surface soils are predominately natural Sandy/Silty topsoil materials.
Site cut and fill	<ul style="list-style-type: none"> Existing rural dam was noted in the southern portion of the Site formed in cut with filling of the dam wall. Minor earthworks associated with former training track on the Boundary of the central portion of the Site. Potential minor cut to fill associated with existing buildings pad for the existing residential dwelling.

Item	Observations
	<ul style="list-style-type: none"> ▪ Cut and fill via trenching undertaken for the installation of the sewerage line traversing through the central portion of the Site.
Buildings	<ul style="list-style-type: none"> ▪ Existing brick residential dwelling was noted within the northern portion of the Site, fronting Metford Road as well as a typical residential garage. ▪ A galvanised existing horse stable within the northern portion and another in the south-eastern portion. associated with generally animal and general storage. Refer to Photo 9 and 11, Appendix A. ▪ Minor potential use of pesticides and herbicides associated with the ornamental gardens around the residential structure. ▪ Old on-site sewerage tank noted adjacent the existing dwelling.
Potential asbestos in building materials	<ul style="list-style-type: none"> ▪ Potential asbestos containing materials (ACM) were observed on eaves of existing residential structures
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"> ▪ No UST/AST, minor fuel storage noted for mowers and within shed.
Dangerous goods	<ul style="list-style-type: none"> ▪ Not observed.
Presence of stockpiles, fly tipping or anthropogenic materials	<ul style="list-style-type: none"> ▪ Not observed
Liquid waste disposal features	<ul style="list-style-type: none"> ▪ No, historical septic system observed with modern sewerage line manhole observed in the northern portion of the Site. Few vent stacks were also noted in the southern portion of the Site associated with an underground sewerage service.
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"> ▪ Predominantly open grass pasture. Refer to Photographs 3 to 6, Appendix A. ▪ Cluster of mature trees surrounding the existing dwelling within the northern portion of the Site. ▪ Maintained grass cover and gardens surrounding the residential dwelling.
Site fencing	<ul style="list-style-type: none"> ▪ Several fences comprising both Timber and wire post and post and rail surrounding the pony farm, existing dwelling and surrounds of the overall boundaries of the Site.
Additional Notes and Observations	<ul style="list-style-type: none"> ▪ Potential lead paint use on existing residential structures and stables.

2.3 Surrounding Environment & Land Uses

The site is located within a rural-residential district with land uses around the Site detailed in the Table 2-1.

Table 2-1 Surrounding Land Use

Direction	Land Use or Activity
North	<ul style="list-style-type: none"> ▪ Manufactured Housing Estate development currently under construction to the north to north-east. ▪ Existing neighbouring residential structure to the north.

Direction	Land Use or Activity
	<ul style="list-style-type: none"> Undeveloped rural private acreage to the north-west.
West	<ul style="list-style-type: none"> Metford Road traversing north to north-east. Tenambit Tavern (The Regal Inn) to the south-west. Residential development of the Tenambit township further to the west.
East	<ul style="list-style-type: none"> Water retaining bodies adjacent to the Morpeth Wastewater Treatment Works. Four Mile Creek further to the east to south-east.
South	<ul style="list-style-type: none"> A mixture of Rural residential properties and undeveloped rural acreage to the south.

The area is serviced by public roads and access to the Site is via Morpeth Road.

3 Published Data

3.1 Regional Geology

Reference to the New South Wales (NSW) Seamless Geology dataset accessed on NSW Governments web mapping application "Minview" [4] indicates the Site is underlain by the Tomago Coal Measures (**Pto**) known to comprise very fine- to medium-grained grey lithic sandstone, (sporadically interbedded with) laminated to carbonaceous shale and mudstone, siltstone, coal with sporadic interbeds of carbonaceous shale, claystone, sideritic bands, rare pebble para-conglomerate and residual soils derived through the decomposition of these rocks.

The area directly to the south-east is mapped as anthropogenic stored water, pondage, reservoir and canal deposits (**Q_hw**) known to comprise thinly laminated muds and silts with humic to biogenic debris (as bottom sediment to the overlying stored waters).

3.2 Hydrogeology

A search of the NSW Groundwater Database from Department of Primary Industries – Office of Water NSW, found no wells within 500 m of the Site with five noted between 500 and 2000 m of the Site. The searches are present in the Lotsearch Report (LS022222 EL), attached in Appendix C of this report.

3.3 Acid Sulfate Soils

3.3.1 Maitland Local Environmental Plan (LEP) 2011

Review of the Maitland Local Environmental Plan (LEP) 2011 Acid Sulfate Soils Risk Map [5] indicates the Site is situated within Class 5 Acid Sulfate Soils. Class 5 indicates that *"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 metres AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk"*.

3.3.2 NSW Office of Environmental Heritage

A review of the NSW Government online "ePlanning Spatial Viewer" [6] indicates that the Site is situated within a Class 5 ASS area. ASS are not typically found in Class 5 areas and are designated class 5 as they are within 500 m of adjacent Class 1 to 4 land. Class 2 land is mapped approximately 90m south of the Site.

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 and contains regulatory notices issued by the Environment Protection Authority (EPA) in relation to contaminated sites.

A search of NSW EPA Record of Notices revealed no notices listed within 1 km of the Site. Search Records are attached in Appendix C as part of the Lotsearch Report (LS022222 EL).

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 two (2) licenced activities within 1 km radius of the Site. The search results are present in Table 3-1 below and attached as Appendix C as part of the Lotsearch Report (LS022222 EL).

Table 3-1 PoEO Public Register

EPL	Organisation	Name	Address	Activity	Distance
10693	Hunter Water Corporation	Morpeth Wastewater Treatment Works	Butcher Lane Morpeth	Sewage treatment processing by small plants	0m east
10393	Maitland City Council	All Waterbodies in the Maitland local government area	Maitland	Other Activities	45m south east

Furthermore, five (5) licensed activities now revoked or surrendered were found within 1 km of the Site. The search results are present in the table below and attached as Appendix C, as part of the Lotsearch Report (LS022222 EL).

Table 3-2 Former Licensed Activities under the PoEO Act 1997

License No.	Organisation	Location	Status	Date Issued	Activity	Distance
1772	Hunter Water Corporation	Off Tank Street, Morpeth, NSW, 2321	Surrendered	07/03/2001	Sewage treatment processing by small plants	0m east
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 Activites – Application of Herbicides	45m south-east
4653	Luhrmann Environment Management Pty Ltd	Waterways Throughout NSW	Surrendered	6/09/2000	Other Activities / Non Scheduled Activity – Application of Herbicides	45m south-east
4838	Robert Orchard	Various Waterways throughout NSW Sydney NSW 200	Surrendered	7/09/2000	Other Activities / Non Scheduled Activity – Application of Herbicides	45m south-east
6630	Sydney Weed & Pest Management Pty Ltd	Waterways Throughout NSW-Prospect, NSW 2148	Surrendered	9/11/2000	Other Activities / Non Scheduled Activity – Application of Herbicides	45m south-east

3.4.3 List of NSW Contaminated Sites Notified to the EPA

A search of the List of NSW Contaminated Sites Notified to the EPA did not identify contaminated sites within 1 km of the Site. The search results are presented in Appendix C, as part of the Lotsearch Report (LS022222 EL).

4 Site History

4.1 General

The site history comprised review of the Lotsearch Report LS022222 EL, title deed searches, available published data, Section 10.7 planning certificates and aerial photography review, all attached in Appendix C. The site history review 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 12 DP 1197316 (the "Site") is detailed in Table 4-1, below. Historical Title Deeds are attached in Appendix C.

Table 4-1 Historical Title Deeds – Lot 12 DP1197316

Date of Acquisition & Term Held	Registered Proprietor(s) & Occupation	Title Reference at Acquisition
10.10.1921 (1921 to 1926)	Alexander Leonard (Dairyman)	Vol 3236 Fol 7
03.03.1926 (1926 to 1926)	Agnes Maud Leonard (Widow) Stella Elizabeth Compton (Married Woman) (Transmission Application not investigated)	Vol 3236 Fol 7
29.03.1926 (1926 to 1957)	William Murphy (Freeholder)	Vol 3236 Fol 7
12.07.1957 (1957 to 1958)	Aileen Mary Timbs (Married Woman) (Section 94 Application not investigated)	Vol 3236 Fol 7
25.07.1958 (1958 to 1966)	Thomas Lawrence James Ashcroft (Farmer)	Vol 3236 Fol 7
23.02.1966 (1966 to 1972)	David Mitchell (Farmer) John David Mitchell (Farmer)	Vol 3236 Fol 7 Now Vol 11380 Fol 41
03.02.1972 (1972 to 1981)	John Roland Bannister (Labourer) Thelma Ettie Bannister (Married Woman)	Vol 11380 Fol 41 Now Vol 13694 Fol 182
22.09.1981 (1981 to date)	# Collierina Pty Limited	Vol 13694 Fol 182 Now 12/1197316

Denotes current registered proprietor

Leases: - NIL

Easements: -

- Pere 10.10.1921 (A 703637) Right of Way – released by 17.01.2011.
- 06.08.1941 (D 44605) Easement for Sewerage Pipeline 2.415 metres wide.
- 13.09.1978 (D.P. 597659) Easement to Drain Water 5 wide.

4.1.2 Maitland City Council (MCC) Planning Information

A Section 10.7(2) Planning Certificate search was undertaken for the Site. No notations of potential contamination issues were detailed in regards to Lot 12 DP 1197316 (the "Site").

The complete certificates are attached in Appendix C and summarised within Table 4-2 below.

Table 4-2 Summary of Section 10.7(2) Planning Certificate for Lot 12 DP 1197316

Matters Pursuant to Section 10.7(2)	Lot 1 DP 1197316
Zoning & Land Use	RU2 Rural Landscape
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 having either Conservation or Environmental Heritage value
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 subject to flood related development controls contained within clause 7.3 of the Maitland LEP 2011 and s.B3 of the Maitland DCP 2011.
Land Reserved for Acquisition	Land is NOT subjected to Land Reserved for Acquisition.
Biodiversity Certified Land	Land is NOT biodiversity certified land.
Bushfire Prone Land	Land is NOT identified as being bushfire prone land
Property Vegetation Plans	Land is NOT subject to a property vegetation plan under the Native Vegetation Act 2003
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

Cardno 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 Drawing 2 to Drawing 9 of Appendix A

Table 4-3 Aerial Imagery Review

Date	Reference	Observations
1965	B & W Scale: N/A	<p>Onsite:</p> <ul style="list-style-type: none"> ▪ The Site is primarily open pasture. ▪ A small line of disturbance traversing north through the Site associated with installation of a formalised sewerage system (easement). Evidence of vent stacks were also noted. <p>Offsite:</p> <ul style="list-style-type: none"> ▪ An early representation of a horse track to the north within 100-200 m to the north and adjacent cemetery. ▪ Metford Road to the West. ▪ Residential developments located some distance (say 500 m) to the south west. ▪ A sewerage treatment plant is present to the east to north-east of Site with an adjacent water retaining body. ▪ A series of farm dams closely to the north. ▪ Rural pasture generally to the south and immediately to the north. ▪ Low-lying tributaries of Four Mile Creek to the southeast.
1977	Colour Scale: N/A	<p>Onsite:</p> <p>Generally consistent with 1965 aerial imagery detailed above. With the exception of:</p> <ul style="list-style-type: none"> - A rural residence has been constructed at the northern extent of the Lot. <p>Offsite:</p> <ul style="list-style-type: none"> ▪ Excavation of a rural dam closely to the south-west. ▪ Expansion of Tenambit residential development to the west to south-west of Metford Road. ▪ Revegetation/planting of screening trees on the eastern boundary between the Site and the sewerage treatment plant. ▪ A rural residence has been constructed to the north together with several sheds and horse training enclosures as well as the horse/racing track becoming more formalised. ▪ Expansion of the water retaining bodies adjacent the sewage treatment plant. ▪ Remaining conditions are generally consistent across the Site with the 1965 photograph.
1987	Colour Scale: N/A	<p>Onsite:</p> <ul style="list-style-type: none"> ▪ Conditions are similar with the 1977 photograph, with the exception of: <ul style="list-style-type: none"> - Stockyards fencing surrounding the residence in the north with a potential shed installed adjacent. - Excavation of a small farm turkey nest dam down in the southern portion - Construction of a small stable/shed in the south -eastern portion of the Site. <p>Offsite:</p> <ul style="list-style-type: none"> ▪ The Tenambit Tavern has been constructed to the south of the Site where a dam was noted in the 1977 aerial. ▪ An increase in stockyards fencing and shed construction surrounding the residence to the north adjacent the race/horse

Date	Reference	Observations
		track. Another large rural resident was also constructed and an access track to the race/horse track. <ul style="list-style-type: none"> ▪ Further expansion of the Tenambit residential development to the south-west to the south. ▪ A series of surface disturbance west of Metford Road appearing to be a range of tracks. ▪ Formation of two large dams north-east of the Site adjacent the sewage treatment plant. ▪ Remaining conditions are generally consistent across the Site with the 1977 photograph.
1996	Colour Scale: N/A	Onsite: <ul style="list-style-type: none"> ▪ Conditions are similar with the 1987 photograph. Offsite: <ul style="list-style-type: none"> ▪ Further increase in shed construction surrounding the residence to the north adjacent the race/horse track with what looks to be further formalisation of the facility. ▪ Construction of a range of rural residential properties to the south of the Tenambit Tavern. ▪ Further formalisation of the water retaining bodies to the east likely adjacent the sewage treatment facility. ▪ Reduction of the surface disturbance (tracks) west of Metford Road noted in 1987 aerial photograph. ▪ Remaining conditions are generally consistent across the Site with the 1987 photograph.
2007	Colour (Metromap) Scale: N/A	Onsite: <ul style="list-style-type: none"> ▪ Conditions are similar with the 1996 photograph. Offsite: <ul style="list-style-type: none"> ▪ Conditions are similar with the 1996 photograph, with the exception of; <ul style="list-style-type: none"> - Creation of a race/horse training track around the rural dams to the north. The track meets the northern boundary of the Site. - Decommission of existing sewage treatment facility and reconstruction further to the east. - Minor addition of shed structures within the rural residential properties to the south. - Significant residential development north of Metford Road.
2010	Colour (Metromap) Scale: N/A	Onsite: <ul style="list-style-type: none"> ▪ Conditions are similar with the 2007 Metromap Imagery. Offsite: <ul style="list-style-type: none"> ▪ Conditions are similar with the 2007 Metromap Imagery, with the exception of; <ul style="list-style-type: none"> - Renovations and carpark upgrade to the Tenambit Tavern to the south.
2015	Colour (Metromap) Scale: N/A	Onsite: <ul style="list-style-type: none"> ▪ Conditions are similar with the 2010 Metromap Imagery. Offsite: <ul style="list-style-type: none"> ▪ Conditions are similar with the 2010 Metromap Imagery, with the exception of: <ul style="list-style-type: none"> - Increased tree growth and more prominent tracks west of Metford road. Fly tipping looks evident along the surface of the tracks.
2019	Colour (Metromap) Scale: N/A	Onsite: <ul style="list-style-type: none"> ▪ Conditions are similar with the 2015 Metromap Imagery.

Date	Reference	Observations
		Offsite: <ul style="list-style-type: none"> ▪ Conditions are similar with the 2015 Metromap Imagery, with the exception of: <ul style="list-style-type: none"> - Manufactured Housing Estate development directly to the north in the area of the two no former horse/race tracks. This included filling of rural farm dams. - Larger
2021	Colour (Metromap) Scale: N/A	Onsite: <ul style="list-style-type: none"> ▪ Conditions are similar with the 2019 Metromap Imagery. Offsite <ul style="list-style-type: none"> ▪ Conditions are similar with the 2019 Metromap Imagery, with the exception of: <ul style="list-style-type: none"> - Further construction of properties in the Manufactured Housing Estate development directly to the north and further expansion of the development to the north. - Creation of a basin adjacent to the north and multiple minor stockpiles likely associated with the development. This area has evidently been used for stockpiling and haulage roads.

4.2 Summary of Site History

Based on the available historical data, Cardno site inspections and public searches, the Site was predominantly used for rural residential land use from aerial image 1977 with the potential of light agricultural use such as grazing and use of pesticides for ornamental gardens within the immediate surroundings of the dwelling.

At the time of the earliest aerial imagery (1965), the surrounding areas generally appeared to comprise rural private acreage. Over the period to 2015, the key changes comprised;

- > Additional rural residential properties surrounding the Site and additional residential development of the township to the south-west;
- > Formalisation of the racing track infrastructure to the north; and
- > Construction/formalisation of the water retaining bodies adjacent with the treatment plant to the east.

From 2015 to present day, significant changes north of the Site occurred comprising development of the former racing track area to a Manufactured Housing Estate. No indication of major agricultural use to the Site or surrounds was noted throughout the Site history review and limited to minor.

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 the Table 5-1 below.

Table 5-1 Site Activities and Potential Contaminants of Concern

Area of Environmental Concern (AoEC)	Site Activity / Potential Source	Contaminants of Potential Concern (CoPC)	Comments
<i>Onsite Sources</i>			
Previous Earthworks	<ul style="list-style-type: none"> Potential minor cut and fill operations for levelling, sewerage line construction and rural dam construction. 	<ul style="list-style-type: none"> 8 Heavy Metals PAH, TRH BTEXN OCP/OPP Asbestos 	<ul style="list-style-type: none"> Potential for uncontrolled fill material present onsite for onsite leveling with building footprints. Potential cut / fill for leveling of building platforms for existing residence Potential for uncontrolled fill in existing dams. Potential imported fill.
Machinery Use	<ul style="list-style-type: none"> Agricultural Use Installation of service utility 	<ul style="list-style-type: none"> 8 Heavy Metals PAH, TRH BTEXN 	<ul style="list-style-type: none"> Potential machinery uses on Site.
Buildings / Sheds	<ul style="list-style-type: none"> Potential hazardous building materials and storage of chemicals 	<ul style="list-style-type: none"> ACM (asbestos containing materials) and lead paint. Potential storage of pesticides, chemicals & fuels. metals 	<ul style="list-style-type: none"> Age of the structures indicate that ACM may have been used in construction materials.
Grass Pasture / Potential Cropping	<ul style="list-style-type: none"> Cattle grazing Agricultural activities 	<ul style="list-style-type: none"> OCP/OPP and metals 	<ul style="list-style-type: none"> Potential use of pesticides.

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 with regard to 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 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"> ▪ Rural residential development with potential agricultural activities – grazing.
Site Current and Future Use	<ul style="list-style-type: none"> ▪ Existing rural residential development. ▪ Proposed to be developed into a Manufactured Housing Estate subdivision.
Site Geology	<ul style="list-style-type: none"> ▪ No intrusive investigation was undertaken. Based on site conditions and published data, the subsurface conditions can be generally summarised as natural materials with some isolated filling associated with building pad levelling and turkey nest farm dam.
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"> ▪ No significant potentially contaminating activities are known to have occurred on site.
Media Potentially Impacted	<ul style="list-style-type: none"> ▪ Potential localised cut and filling associated with building pads and sewerage installation. ▪ Formation of existing dam.
Potential Human Receptors	<ul style="list-style-type: none"> ▪ Site users / workers / employees (onsite). ▪ Site Construction workers (onsite). ▪ Current and future residents (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. Four Mile Creek downslope to the south-east.
Potential Exposure Pathways	<ul style="list-style-type: none"> ▪ 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, with no intrusive sampling undertaken.

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

- > No intrusive subsurface investigation or sampling spatially and vertically.
- > No laboratory analysis.
- > No groundwater samples collected however; groundwater contamination is considered unlikely.

7 Summary of Assessment

7.1 Preliminary Site Investigation

Cardno has completed a Preliminary Site Investigation of Lot 12 DP 1197316, located at 35 Metford Road, Tenambit, NSW. The objectives of the investigation were to assess:

- > The potential for the 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 review of the Site history and Site inspection, Cardno identified no past or current potentially gross contaminating activities having been undertaken on Site.

Given the results of this assessment, Cardno recommends the following:

- > An unexpected finds protocol should be developed to address any potential contamination (although minor) if encountered during construction phase.
 - If potential contamination is encountered, Site works will be ceased and suitable environmental consultant will be engaged for assessment as per the unexpected finds protocol.
- > Prior to demolition of any structures, structures should be assessed for hazardous materials. If hazardous materials are identified, the materials to be managed accordingly. It is anticipated that the existing residence is to remain.

The Site is considered to be low risk of potential contamination based on investigation findings and the identified data gaps. As there is a low risk for contamination an unexpected finds protocol should be developed and managed during the development.

In accordance with the State Environmental Planning Policy No 55 - Remediation of Land (SEPP 55) [3], which requires the planning authority to consider whether the Site is suitable for the proposed usage prior to approving and determining a development application, Cardno has undertaken a Preliminary Site Investigation (PSI). Based on the findings of the PSI, Cardno did not identify gross contamination or potentially contaminating activities previously undertaken on Site that would render the Site unsuitable for its proposed use.

7.2 Potential Acid Sulfate Soils

Review of the Maitland Local Environmental Plan (LEP) 2011 Acid Sulfate Soils Risk Map indicates the Site is situated within Class 5 Acid Sulfate Soils. Class 5 indicates that *“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 metres AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk”*.

Further Review of the NSW Government online “ePlanning Spatial Viewer” [6] indicated that the Site is situated within a Class 5 ASS area. ASS is not typically found in Class 5 areas and are designated class 5 as they are within 500 m of adjacent Class 1 to 4 land. Class 2 land is mapped approximately 90m south of the Site

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.

8 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*. [7]
- > 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 [8].
- > 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 waste classification report of soil analytical results from the Site.

35 Metford Road, Tenambit

APPENDIX

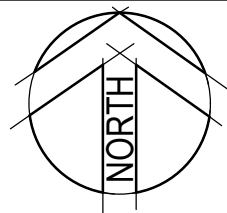
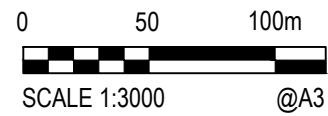
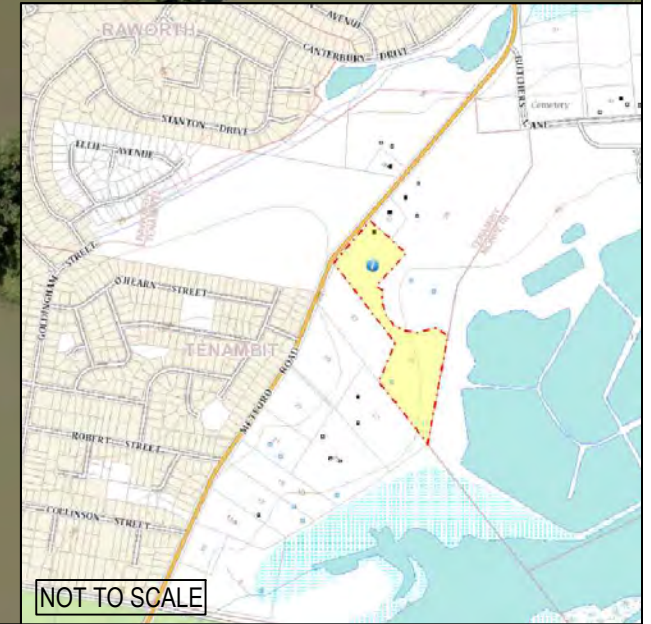
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SITE DRAWINGS AND AERIALS

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NOTES:
Image underlay adapted from Metromap aerial imagery.

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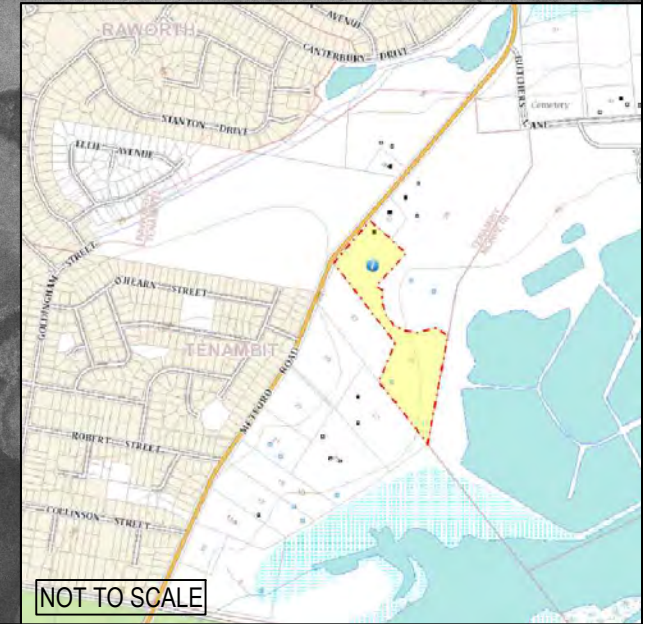
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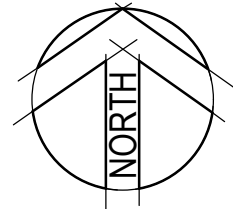
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NOTES:
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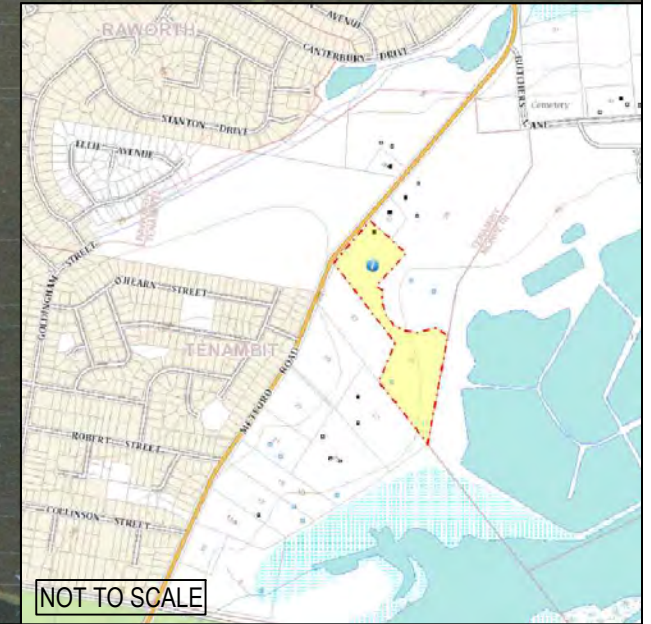
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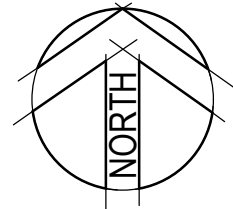
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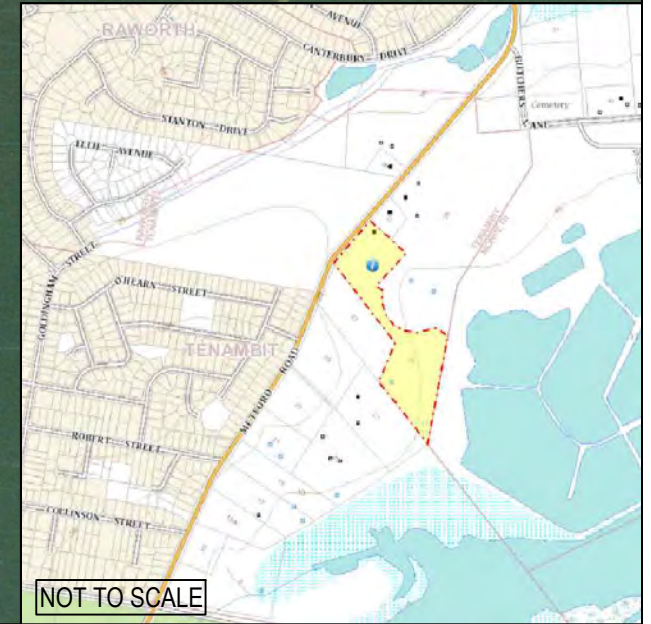
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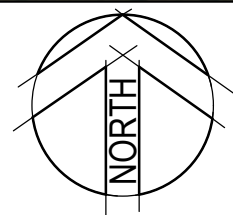
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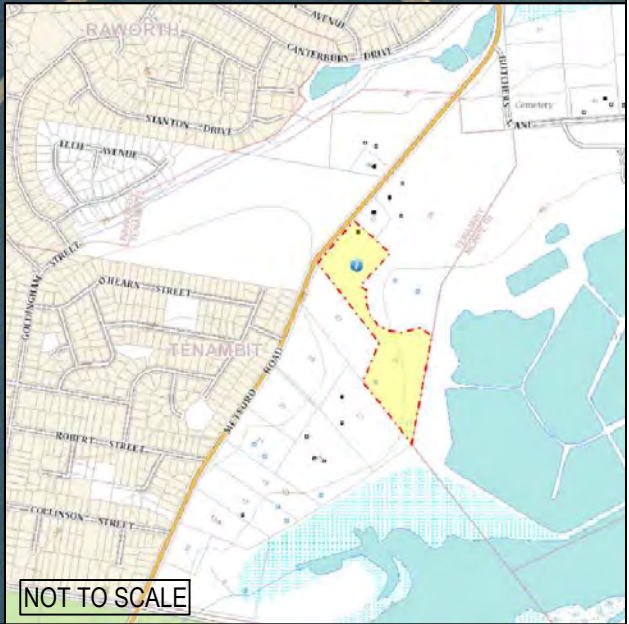
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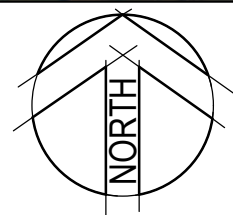
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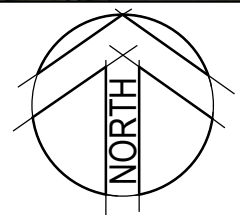
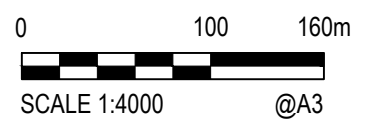
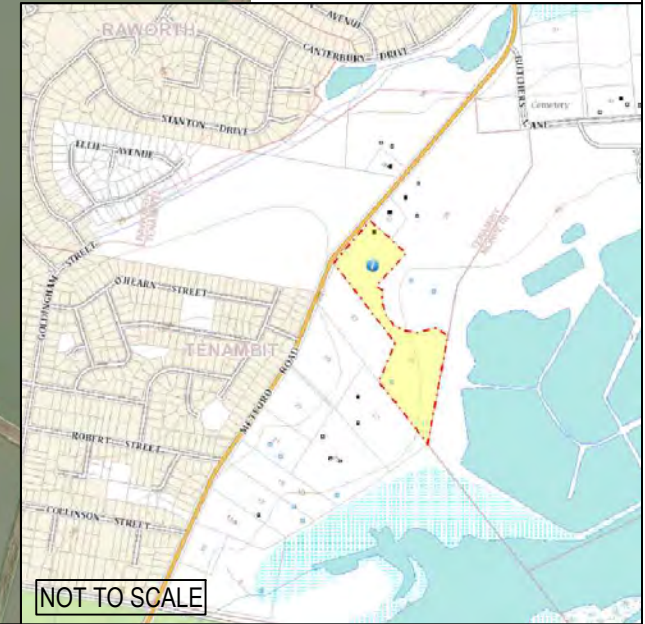
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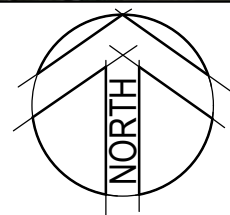
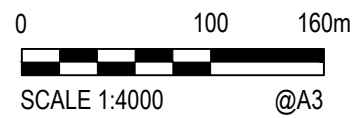
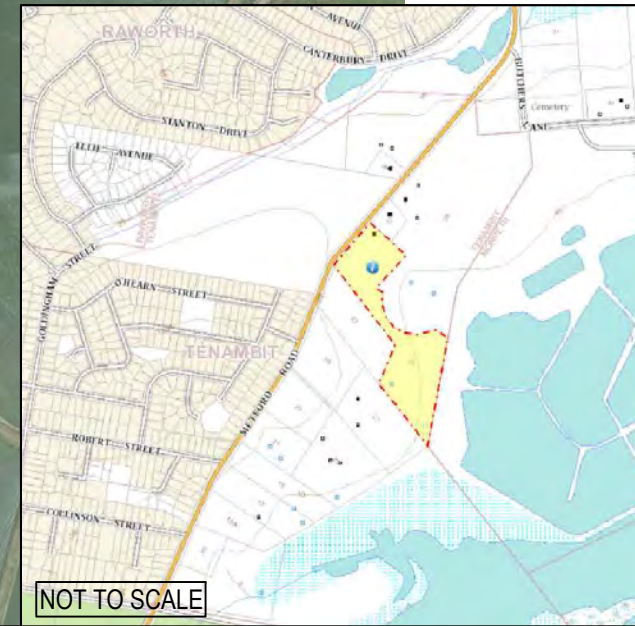
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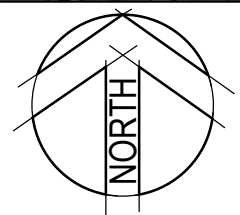
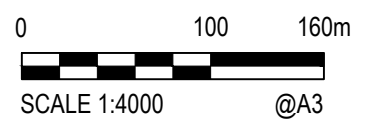
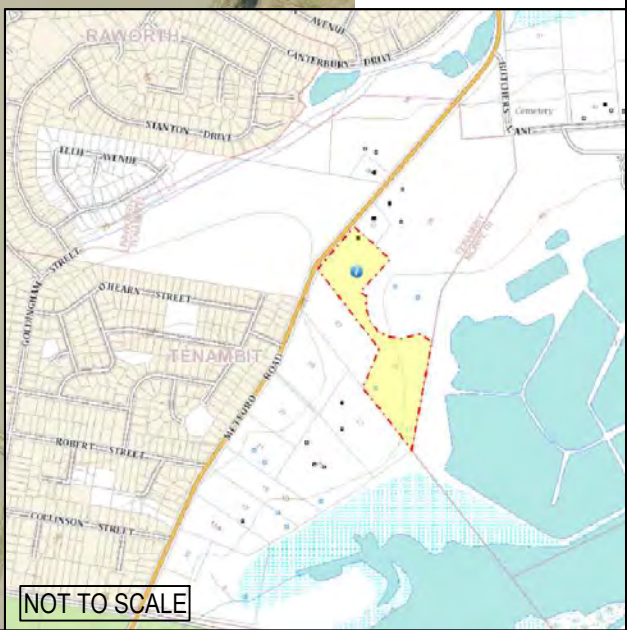
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Title	2010 Metromap Imagery

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Drawing Number	D7	Size	A3
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Title 2015 Metromap Imagery

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Drawing Number D8	Revision A	

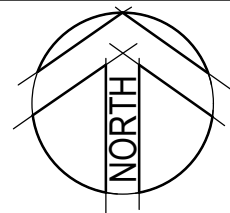
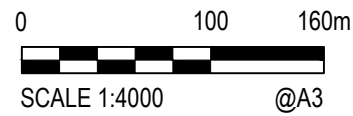
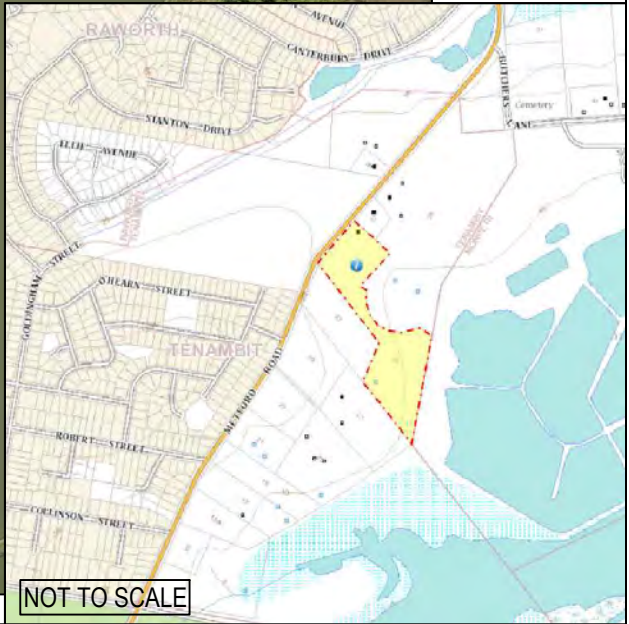
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Approximate Site Boundary of Lot 12



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Project	Preliminary Site Investigation (PSI) 35 Metford Road Tenambit, NSW
Title	2019 Metromap Imagery

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Drawing Number	D9	Size	A3
		Revision	A

35 Metford Road, Tenambit

APPENDIX

B

SITE PHOTOS



Photo 1: View of Sewer manhole in the northern portion of the Site (facing north)



Photo 2: View of culvert Crossign under Metford road discharging to he site (North-west)

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Dwn	JG	29/07/2021	Date	Client	Metford Road Pty Ltd		
Chk	IGP	29/07/2021	Date	Project	Preliminary Site Investigation (PSI)		
Des			Date		35 metford road		
Ver			Date		Tenambit, NSW		
App				Title	Site Inspection Photographs		
				Status	FOR INFORMATION ONLY		
				NOT TO BE USED FOR CONSTRUCTION PURPOSES			
		Project Number	81022001	Scale	NTS	Size	A4
		Drawing Number	Photo Plate 1		Revn	A	



Photo 3: View of northern portion of the Site (facing south-west)



Photo 4: General view of the Site from the northern portion (facing south-west)

XREF's: CAD File: N:\Projects\810FY22001 - Metford Rd Tenambit\Drawing\81022001 - 35 Metford Road - Photo Plates.dwg



Cardno (NSW/ACT) Pty Ltd | ABN 95 001 145 035
 Unit 1, 10 Denney Street
 Broadmeadow, NSW 2292
 Tel: 02 4965 4555 Fax: 02 4965 4666
 Web: www.cardno.com.au

Dwn	JG	29/07/2021	Date	Client	Metford Road Pty Ltd				
Chk	IGP	29/07/2021	Date	Project	Preliminary Site Investigation (PSI)				
Des			Date		35 metford road				
Ver			Date		Tenambit, NSW				
App				Title	Site Inspection Photographs				
				Status	FOR INFORMATION ONLY				
				NOT TO BE USED FOR CONSTRUCTION PURPOSES					
				Project Number	81022001	Scale	NTS	Size	A4
				Drawing Number	Photo Plate 2			Revn	A



Photo 5: General view of the Site from the northern portion including adjacent development/construction (facing south-east)



Photo 6: General view of the Site from the northern portion including adjacent development/construction (facing south-east)

XREFs: CAD File: N:\Projects\810FY22001 - Metford Rd Tenambit\Drawing\81022001 - 35 Metford Road - Photo Plates.dwg



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Dwn	JG	29/07/2021	Date	Client	Metford Road Pty Ltd		
Chk	IGP	29/07/2021	Date	Project	Preliminary Site Investigation (PSI)		
Des			Date		35 metford road		
Ver			Date		Tenambit, NSW		
App				Title	Site Inspection Photographs		
				Status	FOR INFORMATION ONLY		
				NOT TO BE USED FOR CONSTRUCTION PURPOSES			
		Project Number	81022001	Scale	NTS	Size	A4
		Drawing Number	Photo Plate 3			Revn	A



Photo 7: View of existing residential structure (facing north-east)



Photo 8: View of existing residential structure and surrounds (facing north-east)

XREFS: CAD File: \\P:\projects\810\FY22\001_Metford Rd_Tenambit\Drawing\81022001 - 35 Metford Road - Photo Plates.dwg



Cardno (NSW/ACT) Pty Ltd | ABN 95 001 145 035
 Unit 1, 10 Denney Street
 Broadmeadow, NSW 2292
 Tel: 02 4965 4555 Fax: 02 4965 4666
 Web: www.cardno.com.au

Dwn	JG	29/07/2021	Date	Client	Metford Road Pty Ltd				
Chk	IGP	29/07/2021	Date	Project	Preliminary Site Investigation (PSI)				
Des			Date		35 metford road				
Ver			Date		Tenambit, NSW				
App				Title	Site Inspection Photographs				
				Status	FOR INFORMATION ONLY				
				NOT TO BE USED FOR CONSTRUCTION PURPOSES					
				Project Number	81022001	Scale	NTS	Size	A4
				Drawing Number	Photo Plate 4			Revn	A



Photo 9: View of existing horse stable structure adjacent existing residential property (facing south--east)



Photo 8: View of existing residential structure from Metford Road frontage (facing south-east)

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 Unit 1, 10 Denney Street
 Broadmeadow, NSW 2292
 Tel: 02 4965 4555 Fax: 02 4965 4666
 Web: www.cardno.com.au

Dwn	JG	29/07/2021	Date	Client	Metford Road Pty Ltd		
Chk	IGP	29/07/2021	Date	Project	Preliminary Site Investigation (PSI)		
Des			Date		35 metford road		
Ver			Date		Tenambit, NSW		
App				Title	Site Inspection Photographs		
				Status	FOR INFORMATION ONLY		
				NOT TO BE USED FOR CONSTRUCTION PURPOSES			
		Project Number	81022001	Scale	NTS	Size	A4
		Drawing Number	Photo Plate 5			Revn	A



Photo 11: View of existing horse stable structure and vent stack to the south-east of the property (facing east)



Photo 12: View of existing turkey nest farm dam (facing approx. south)



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 Unit 1, 10 Denney Street
 Broadmeadow, NSW 2292
 Tel: 02 4965 4555 Fax: 02 4965 4666
 Web: www.cardno.com.au

Dwn	JG	12/08/2021	Date	Client	Metford Road Pty Ltd				
Chk	IGP	12/08/2021	Date	Project	Preliminary Site Investigation (PSI)				
Des			Date		35 metford road				
Ver			Date		Tenambit, NSW				
App				Title	Site Inspection Photographs				
				Status	FOR INFORMATION ONLY				
				NOT TO BE USED FOR CONSTRUCTION PURPOSES					
				Project Number	81022001	Scale	NTS	Size	A4
				Drawing Number	Photo Plate 6			Revn	A

35 Metford Road, Tenambit

APPENDIX

C

LOT SEARCH REPORT



LOTSEARCH

LOTSEARCH ENVIRO LITE

Date: 14 Jul 2021 10:53:40

Reference: LS022222 EL

Address: 35 Metford Road, Tenambit, NSW 2323

Disclaimer:

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

Dataset Listing

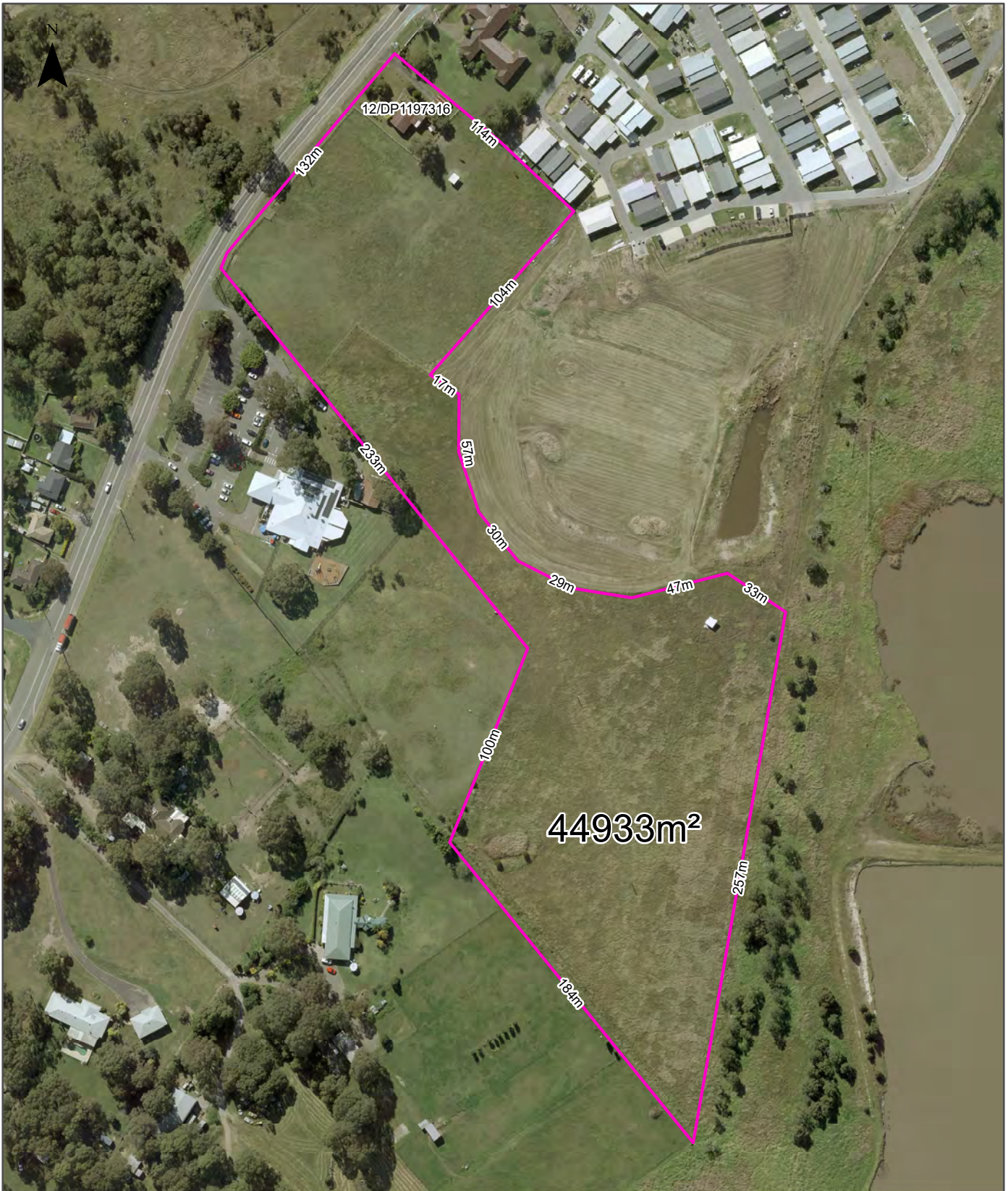
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Finance, Services & Innovation	30/06/2021	30/06/2021	Quarterly	-	-	-	-
Topographic Data	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	12/07/2021	08/07/2021	Monthly	1000m	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority	08/07/2021	08/07/2021	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority	11/05/2021	11/10/2017	Quarterly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	12/05/2021	07/03/2017	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	15/02/2021	13/07/2012	Annually	1000m	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	21/06/2021	28/04/2021	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	01/07/2021	01/07/2021	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	01/07/2021	01/07/2021	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	07/07/2021	07/07/2021	Monthly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	11/05/2021	11/05/2021	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	02/02/2021	13/12/2018	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	15/06/2021	15/06/2021	Monthly	1000m	0	2	2
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	15/06/2021	15/06/2021	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	15/06/2021	15/06/2021	Monthly	1000m	0	5	5
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	14	14
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	1	1
Points of Interest	NSW Department of Finance, Services & Innovation	14/05/2021	14/05/2021	Quarterly	1000m	0	0	21
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	14/05/2021	14/05/2021	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	14/05/2021	14/05/2021	Quarterly	1000m	0	0	1
Major Easements	NSW Department of Finance, Services & Innovation	14/05/2021	14/05/2021	Quarterly	1000m	0	1	7
State Forest	Forestry Corporation of NSW	25/02/2021	14/02/2021	Annually	1000m	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	22/01/2021	11/12/2020	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000m	1	1	1
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	26/10/2020	21/02/2018	Annually	1000m	0	0	0
Groundwater Boreholes	NSW Dept. of Primary Industries - Water NSW; Commonwealth of Australia (Bureau of Meteorology)	24/07/2018	23/07/2018	Annually	2000m	0	0	5

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Geological Units 1:250,000	NSW Department of Planning, Industry and Environment	20/08/2014		Annually	1000m	2	3	3
Geological Structures 1:250,000	NSW Department of Planning, Industry and Environment	20/08/2014		Annually	1000m	0	2	2
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000m	1	1	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	14/10/2020	27/07/2020	Annually	1000m	1	1	3
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	01/07/2021	28/06/2021	Monthly	500m	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	0	1	2
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000m	1	1	1
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	14/05/2021	28/04/2021	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Industry	01/07/2021	01/07/2021	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Industry	01/07/2021	01/07/2021	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	01/07/2021	01/07/2021	Monthly	1000m	5	5	5
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	01/07/2021	07/12/2018	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	01/07/2021	28/06/2021	Monthly	1000m	1	2	16
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	18/05/2021	20/11/2019	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	18/05/2021	20/11/2019	Annually	1000m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	14/05/2021	26/03/2021	Quarterly	1000m	0	0	1
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	01/07/2021	28/06/2021	Monthly	1000m	0	0	6
Bush Fire Prone Land	NSW Rural Fire Service	12/07/2021	08/06/2021	Weekly	1000m	0	0	3
Lower Hunter and Central Coast Regional Vegetation Survey	NSW Office of Environment & Heritage	28/02/2015	16/11/2009	As required	1000m	0	2	11
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	24/02/2021	19/03/2020	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	14/08/2017	15/05/2017	Annually	1000m	0	0	5
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000m	0	0	12
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	12/07/2021	12/07/2021	Weekly	10000m	-	-	-

Site Diagram

35 Metford Road, Tenambit, NSW 2323



Legend Site Boundary Internal Parcel Boundaries	Total Area: 44933m ² Total Perimeter: 1.36km	Scale:
	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.	Data Sources: Data Sources: Aerial Imagery: © Aerometrex Pty Ltd
		Date: 14 July 2021

Contaminated Land

35 Metford Road, Tenambit, NSW 2323

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

35 Metford Road, Tenambit, NSW 2323

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

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

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

Former Gasworks

Former Gasworks within the dataset buffer:

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

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

Waste Management & Liquid Fuel Facilities

35 Metford Road, Tenambit, NSW 2323

National Waste Management Site Database

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

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

Waste Management Facilities Data Source: Geoscience Australia

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National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

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

National Liquid Fuel Facilities Data Source: Geoscience Australia

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PFAS Investigation & Management Programs

35 Metford Road, Tenambit, NSW 2323

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

35 Metford Road, Tenambit, NSW 2323

Defence 3 Year Regional Contamination Investigation Program

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

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

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

EPA Other Sites with Contamination Issues

35 Metford Road, Tenambit, NSW 2323

EPA Other Sites with Contamination Issues

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

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

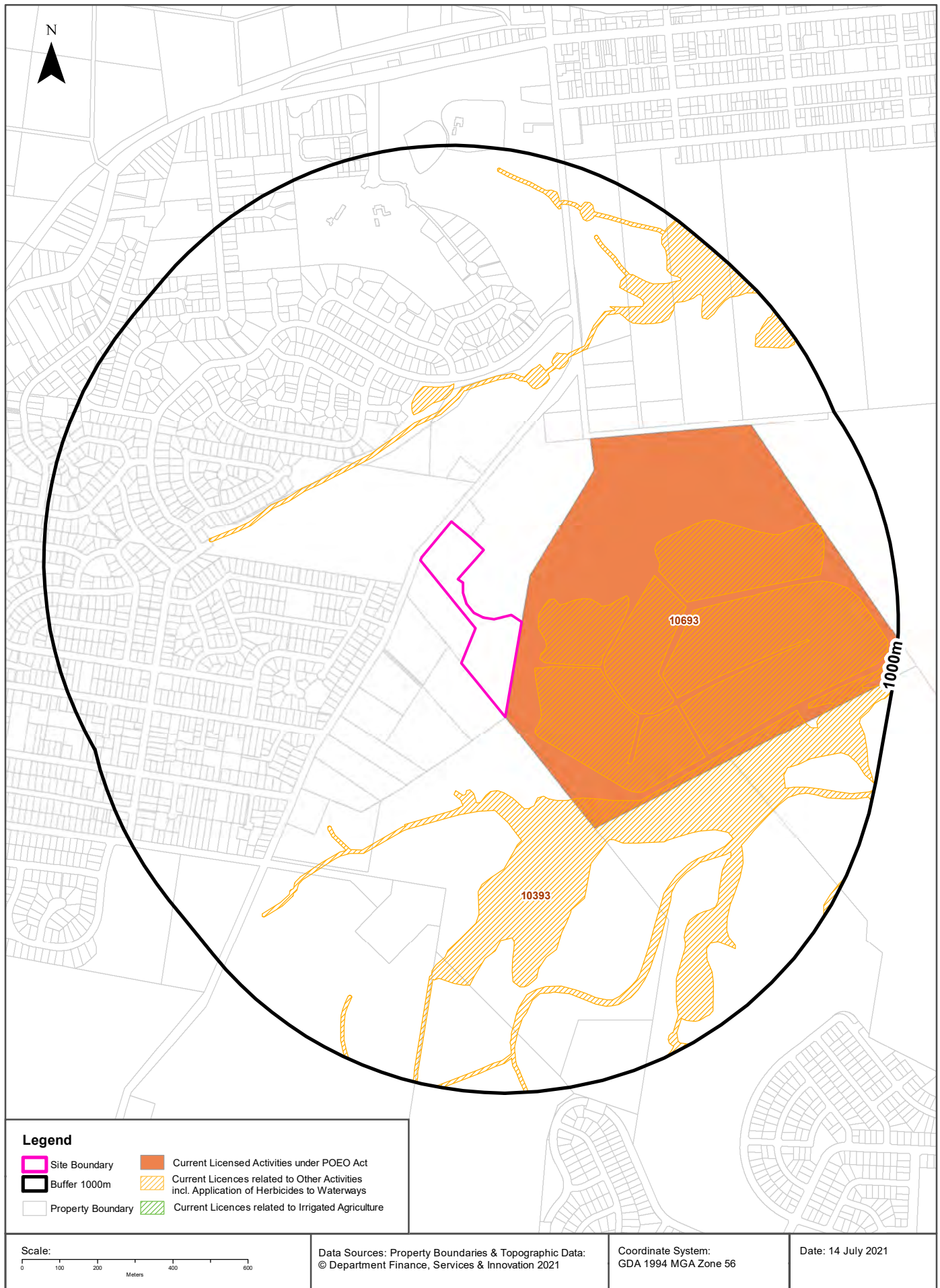
Sites within the dataset buffer:

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

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

Current EPA Licensed Activities

35 Metford Road, Tenambit, NSW 2323



EPA Activities

35 Metford Road, Tenambit, NSW 2323

Licensed Activities under the POEO Act 1997

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

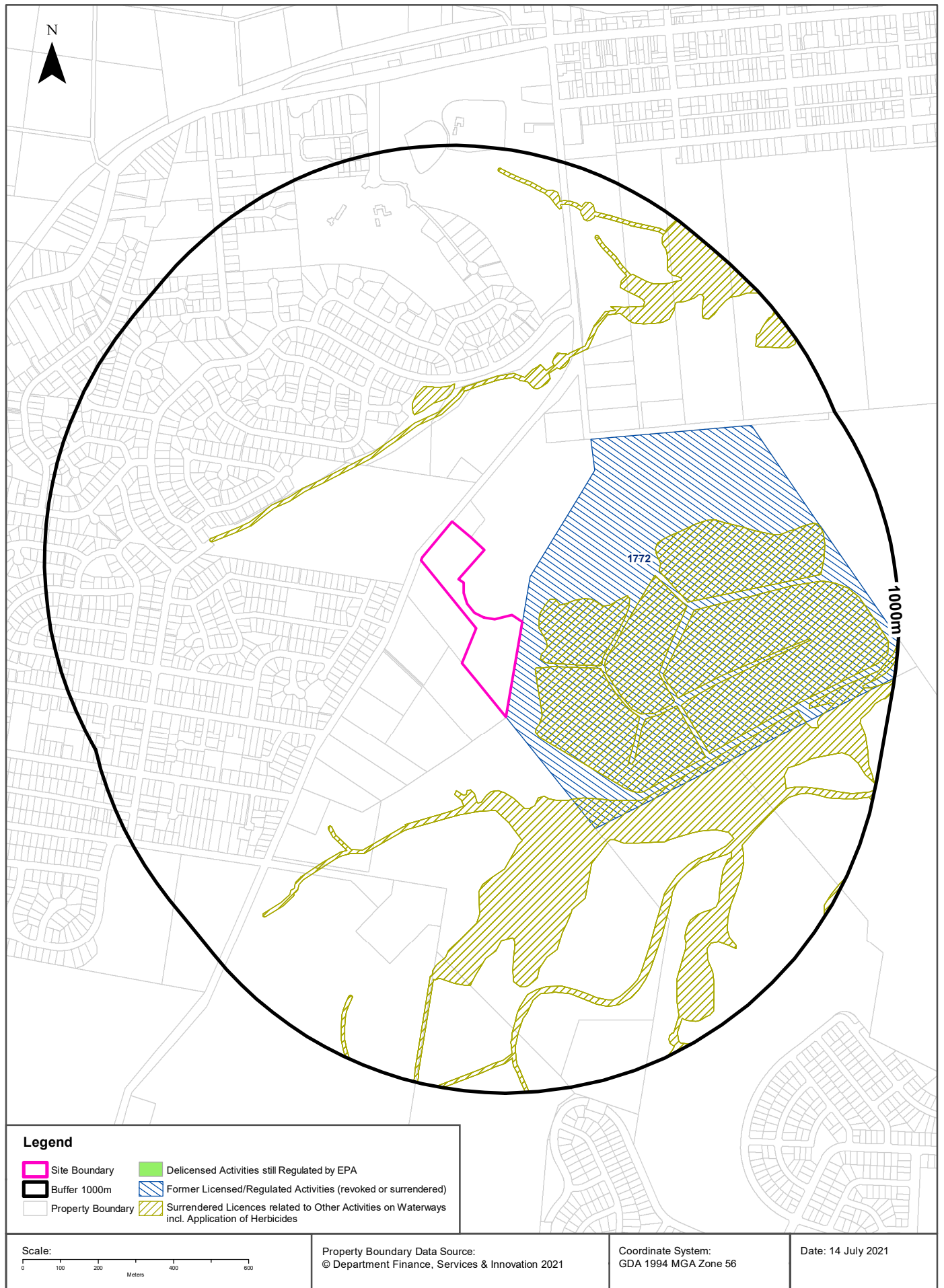
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
10693	HUNTER WATER CORPORATION	MORPETH WASTEWATER TREATMENT WORKS	Butcher Lane	MORPETH	Sewage treatment processing by small plants	Premise Match	0m	East
10393	MAITLAND CITY COUNCIL	ALL WATERBODIES IN THE MAITLAND LOCAL GOVERNMENT AREA	.	MAITLAND	Other activities	Network of Features	45m	South East

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

35 Metford Road, Tenambit, NSW 2323



EPA Activities

35 Metford Road, Tenambit, NSW 2323

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

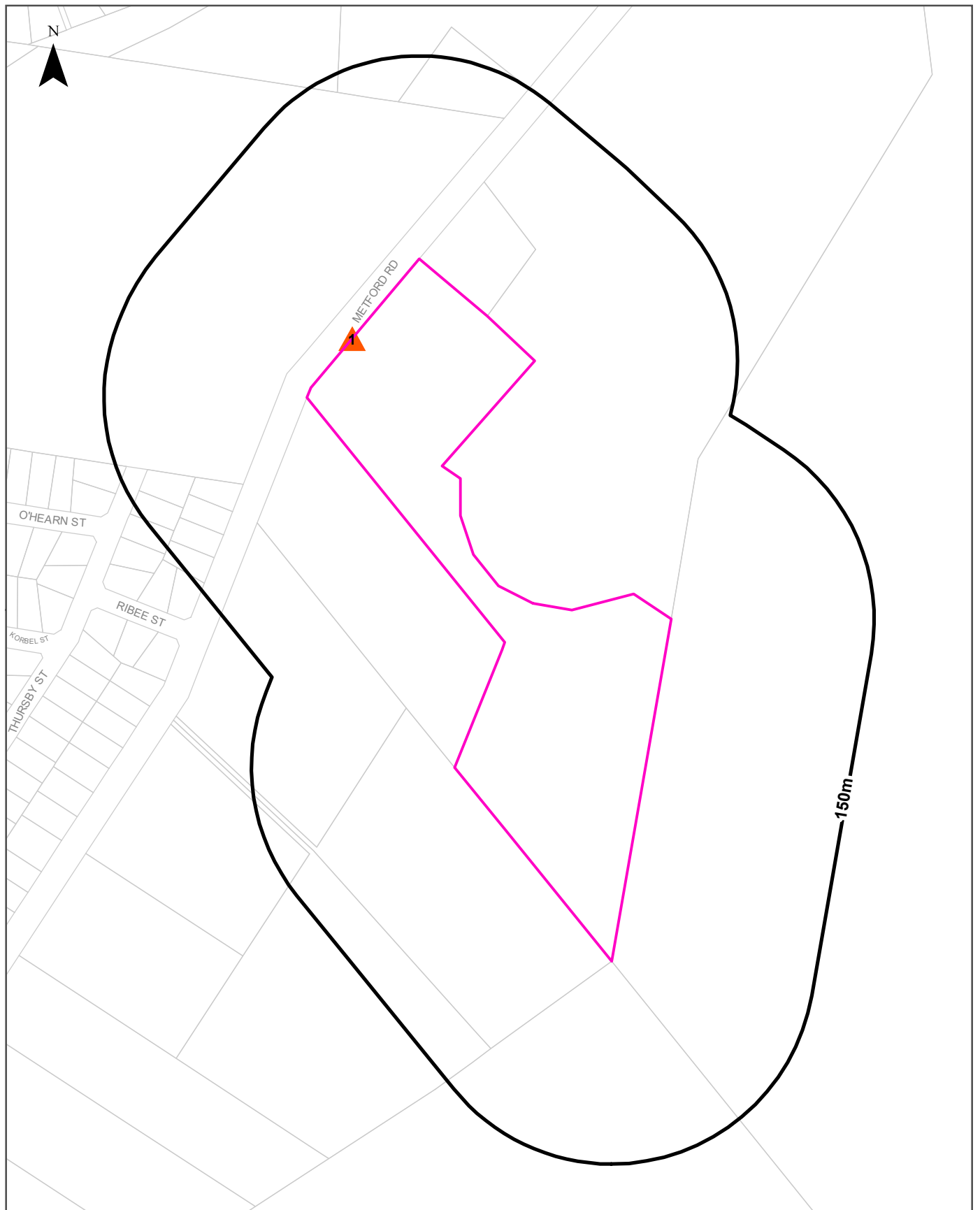
Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
1772	HUNTER WATER CORPORATION	OFF TANK STREET, MORPETH, NSW 2321	Surrendered	07/03/2001	Sewage treatment processing by small plants	Premise Match	0m	East
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	Area Match	45m	South East
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	45m	South East
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	45m	South East
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	45m	South East

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

Historical Business Directories

35 Metford Road, Tenambit, NSW 2323



Legend <ul style="list-style-type: none">Site BoundaryBuffer 150mProperty BoundaryBusiness directory records mapped to a specific premiseBusiness directory records mapped to a road intersectionBusiness directory records mapped to a road corridorBusiness directory records mapped to a general area	<p>Scale: 0 50 100 150 200 Meters</p> <p>Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018</p>	Coordinate System: GDA 1994 MGA Zone 56
		Date: 14 July 2021

Historical Business Directories

35 Metford Road, Tenambit, NSW 2323

Business Directory Records 1950-1991 Premise or Road Intersection Matches

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

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

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

Business Directory Records 1950-1991 Road or Area Matches

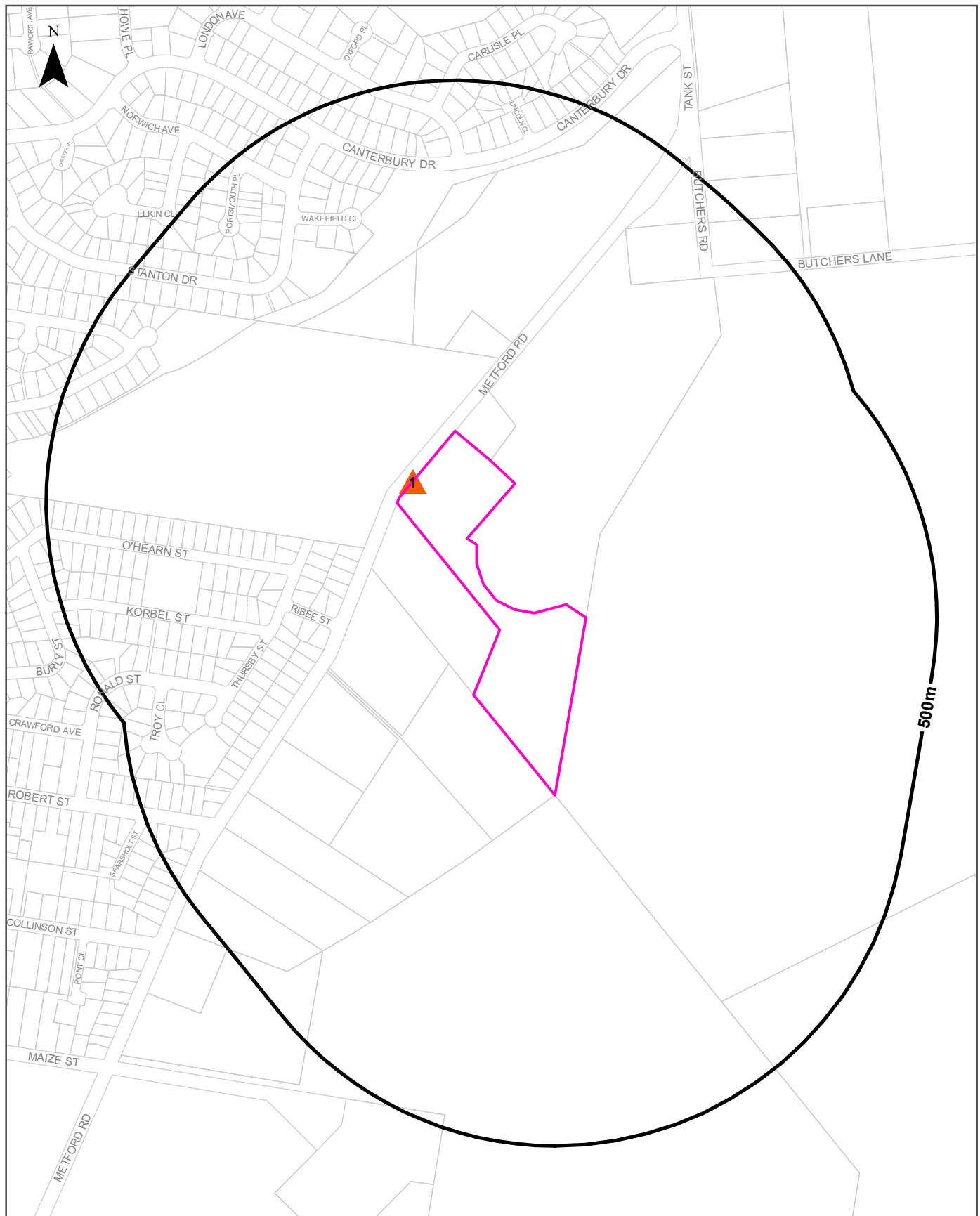
Universal Business Directory records from years 1991, 1982, 1970, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	CARRIERS &/OR CARTAGE CONTRACTORS.	J W Express., Metford Rd., East Maitland 2323	77580	1991	Road Match	0m
	BRICKLAYERS	Maitland Selection Centre., Metford Road, East Maitland	77459	1991	Road Match	0m
	RESTAURANTS.	Molly's Restaurant., Metford Rd., East Maitland 2323	78821	1991	Road Match	0m
	ENVIRONMENTAL CONSULTANTS	Resource Planning Pty Ltd., Metford Rd., East Maitland 2323	77862	1991	Road Match	0m
	LABORATORIES.	Resource Planning Pty Ltd., Metford Rd., East Maitland 2323	78274	1991	Road Match	0m
	HOTELS - LICENSED.	Tenambit Tavern., Metford Rd., Tenambit 2323	78189	1991	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Griffin Motors. Metford Rd., East Maitland 2323	168612	1982	Road Match	0m
	CONCRETE - READY MIXED - SUPPLIERS.	Toy Mix Pty. Ltd., Metford Rd., East Maitland 2323	168016	1982	Road Match	0m
	PIPE &/OR PIPE FITTINGS MFRS. &/OR DIST.	unchbowl Brick & Pipe Company, Metford Rd., East Maitland 2323	168736	1982	Road Match	0m
	CARRIERS &/OR CARTAGE CONTRACTORS.	W. Express, Metford Rd., East Maitland 2323	167944	1982	Road Match	0m
	HAULAGE CONTRACTORS.	Wolstenholm, James & Co. Pty. Ltd., Metford Rd., East Maitland 2323	168325	1982	Road Match	0m
	HAULAGE CONTRACTORS	Wolstenholm James & Co. Pty. Ltd., Metford Rd., East Maitland 2323	638628	1970	Road Match	0m
	TIMBER HAULIERS	Wolstenholme (James) & Co. Pty. Ltd., Metford Rd., East Maitland	639243	1970	Road Match	0m
	TIMBER EXPORTERS	Wolstenholme (James) & Co., Pty. Ltd., Metford Rd., East Maitland	639242	1970	Road Match	0m

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Dry Cleaners, Motor Garages & Service Stations

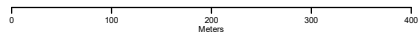
35 Metford Road, Tenambit, NSW 2323



Legend

- 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 July 2021

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

Historical Business Directories

35 Metford Road, Tenambit, NSW 2323

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

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

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

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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
1	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Griffin Motors. Metford Rd., East Maitland 2323	168612	1982	Road Match	0m

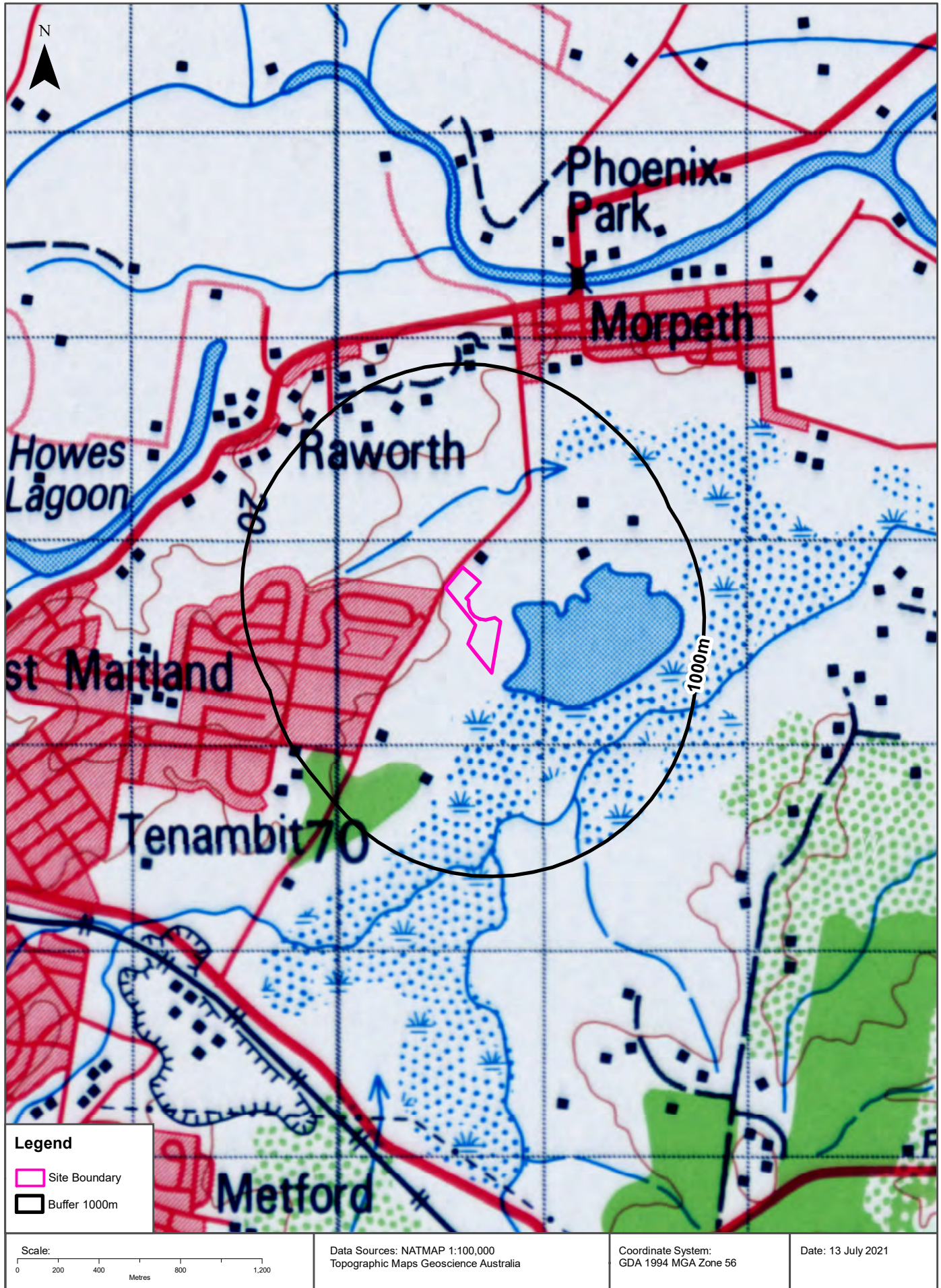
Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

Topographic Map 2015
 35 Metford Road, Tenambit, NSW 2323



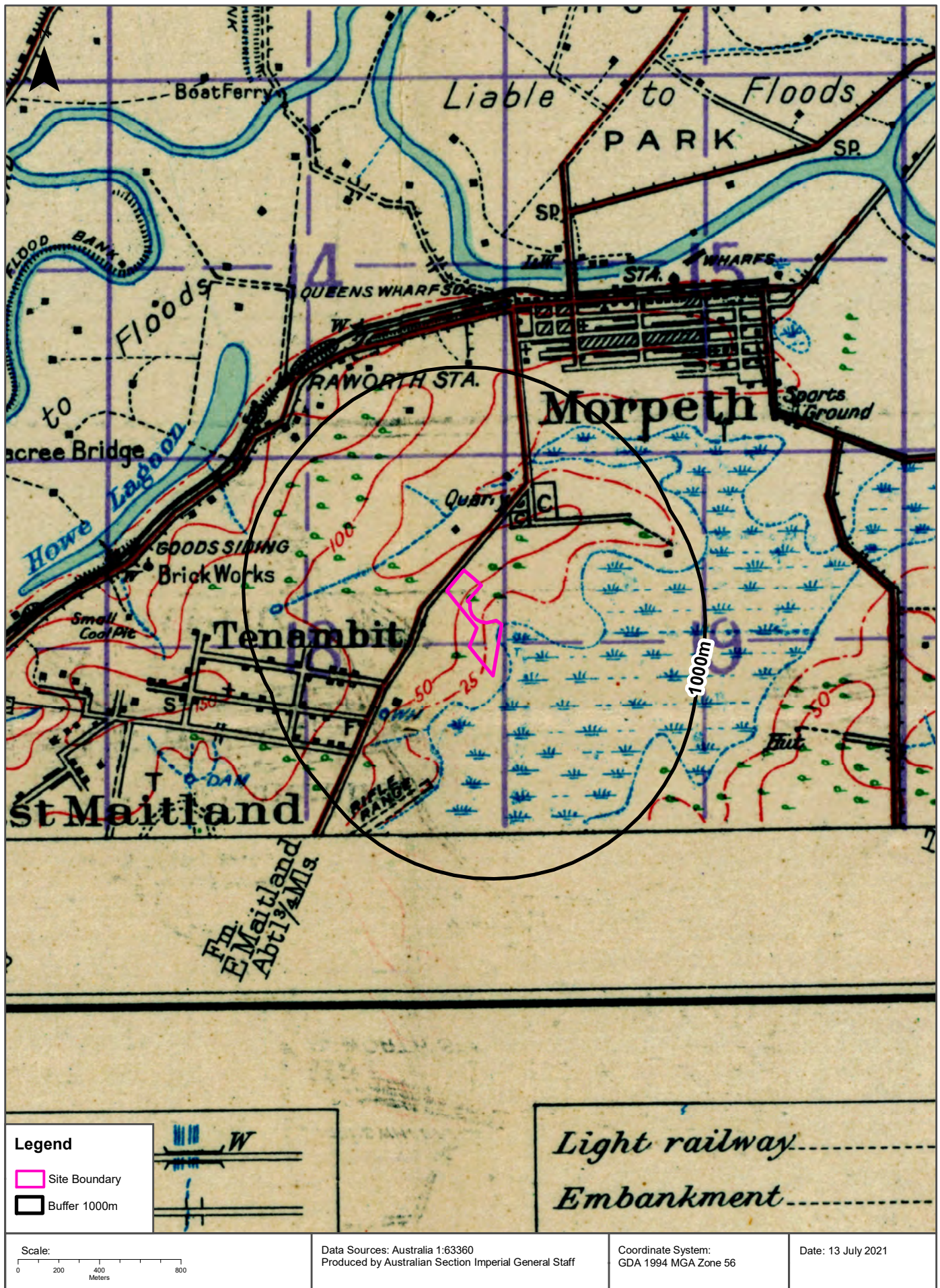
Historical Map 1981

35 Metford Road, Tenambit, NSW 2323



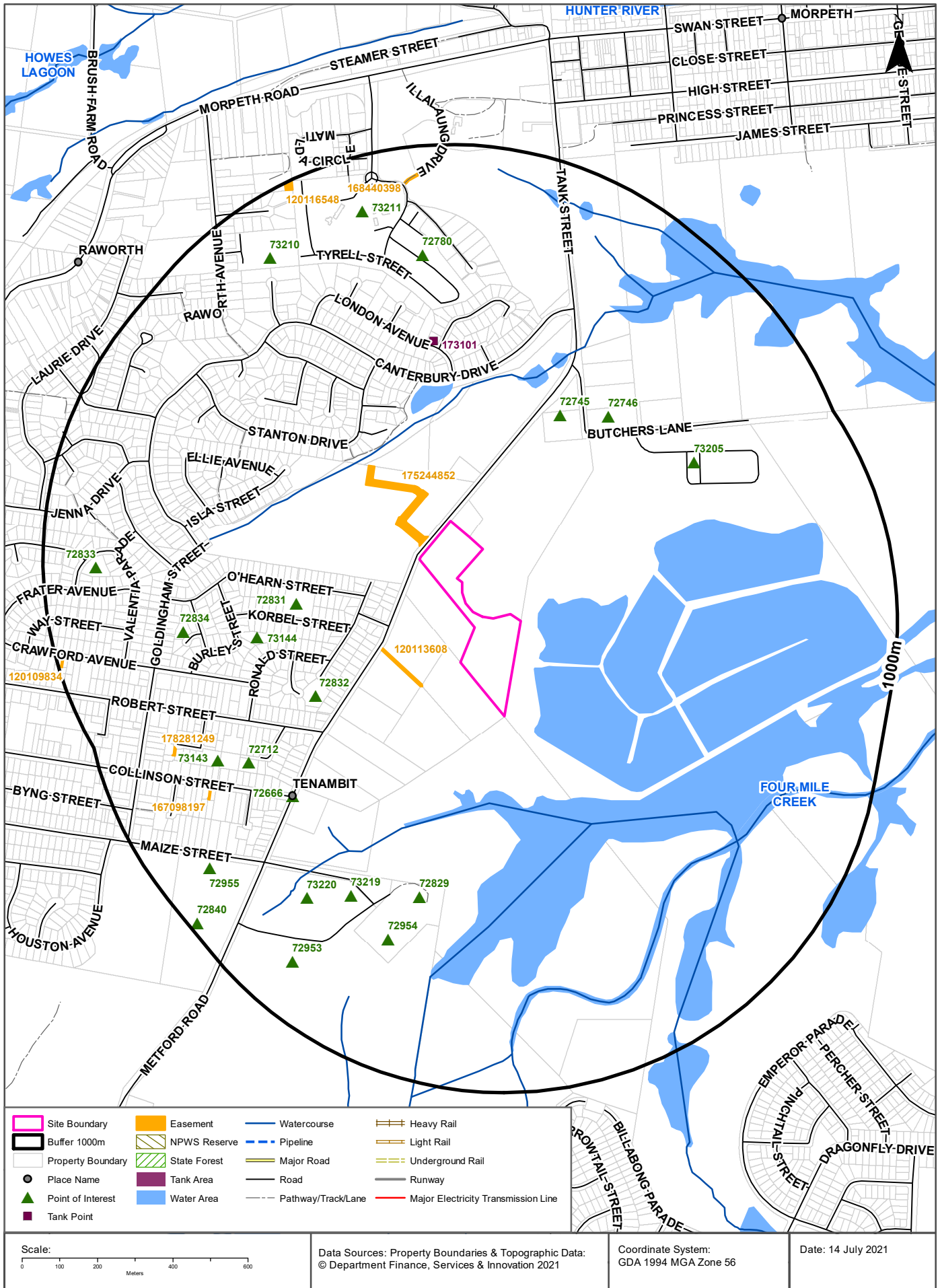
Historical Map c.1925

35 Metford Road, Tenambit, NSW 2323



Topographic Features

35 Metford Road, Tenambit, NSW 2323



Topographic Features

35 Metford Road, Tenambit, NSW 2323

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
72831	Park	Park	347m	West
72832	Park	Park	394m	South West
72745	Cemetery	Cemetery	402m	North East
73144	Park	Park	478m	West
72746	Cemetery	MORPETH CEMETERY	485m	North East
72829	Community Facility	MAITLAND PISTOL CLUB	531m	South
72666	Suburb	TENAMBIT	569m	South West
73205	Sewage Works	MORPETH WASTE TREATMENT WORKS	607m	North East
72712	Park	Park	623m	South West
73219	Park	TENAMBIT PROGRESS PARK	626m	South West
72834	Park	Park	656m	West
72954	Sports Centre	BERYL HUMBLE SPORTS COMPLEX	668m	South
73143	Place Of Worship	JEHOVAHS WITNESSES CHURCH	695m	South West
72780	Retirement Village	CLOSEBOURNE VILLAGE	711m	North
73220	Sports Field	Sports Field	713m	South West
73210	Sports Court	TENNIS COURTS	848m	North West
73211	Community Facility	ST JOHNS COLLEGE MINISTRY CENTRE	856m	North
72833	Park	Park	860m	West
72953	BMX Track	BMX Track	861m	South West
72955	Park	TOM LANTRY PARK	862m	South West
72840	Park	TENAMBIT SPORTS AREA	980m	South West

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

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Topographic Features

35 Metford Road, Tenambit, NSW 2323

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
173101	Water	Operational		02/04/2001	480m	North

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
175244852	Primary	Right of way	17m	20m	North West
120113608	Primary	Undefined		117m	South West
167098197	Primary	Right of way	4 wide	741m	South West
178281249	Primary	Right of way	5 Wide & VAR	790m	South West
168440398	Primary	Right of way	5.5m and Var	904m	North
120116548	Primary	Undefined		974m	North West
120109834	Primary	Undefined		981m	West

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

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Topographic Features

35 Metford Road, Tenambit, NSW 2323

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)
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National Parks and Wildlife Service Reserves

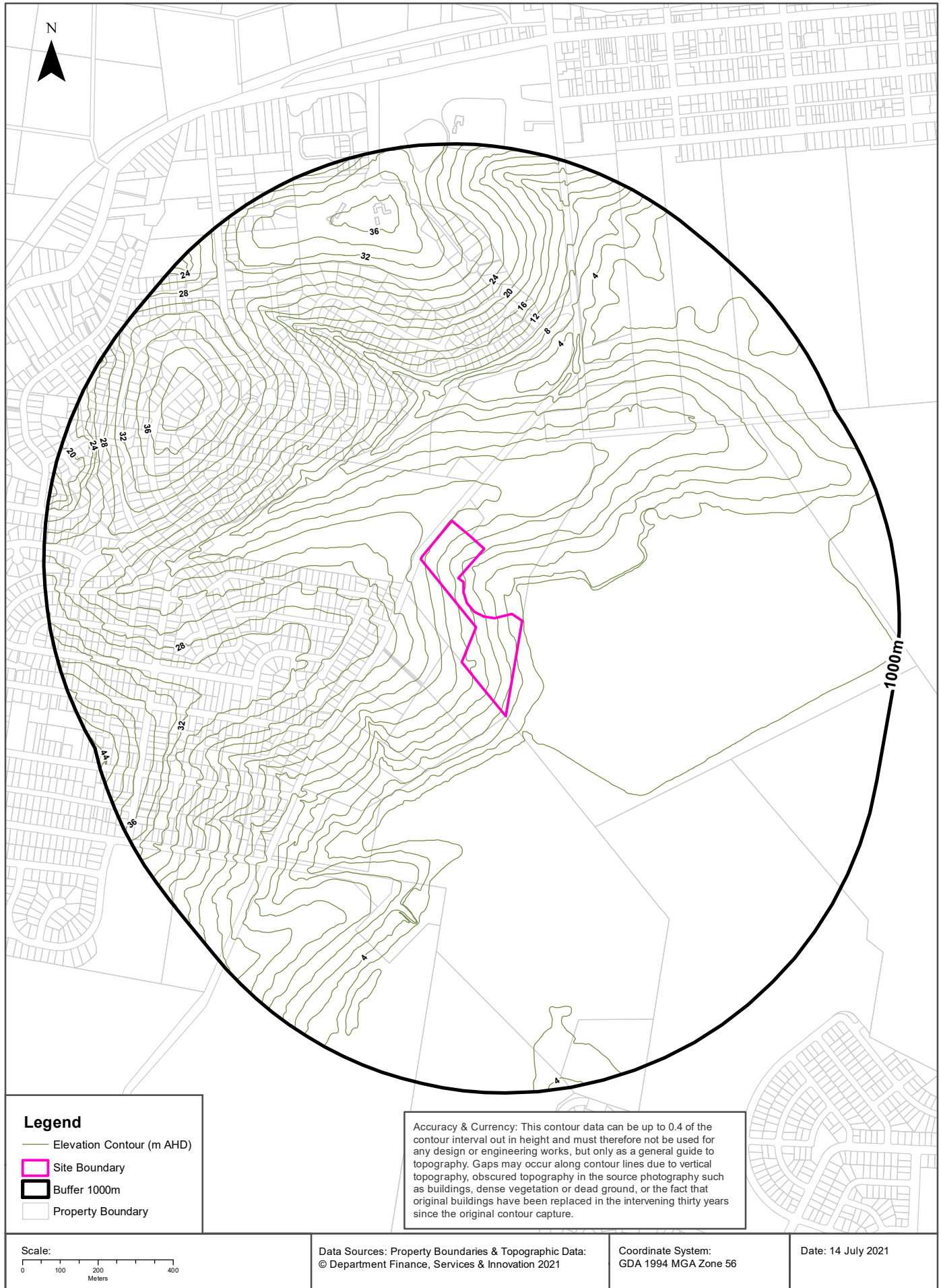
What NPWS Reserves exist within the dataset buffer?

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N/A	No records in buffer				

NPWS Data Source: © NSW Department of Finance, Services & Innovation (2018)
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Elevation Contours (m AHD)

35 Metford Road, Tenambit, NSW 2323



Hydrogeology & Groundwater

35 Metford Road, Tenambit, NSW 2323

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)

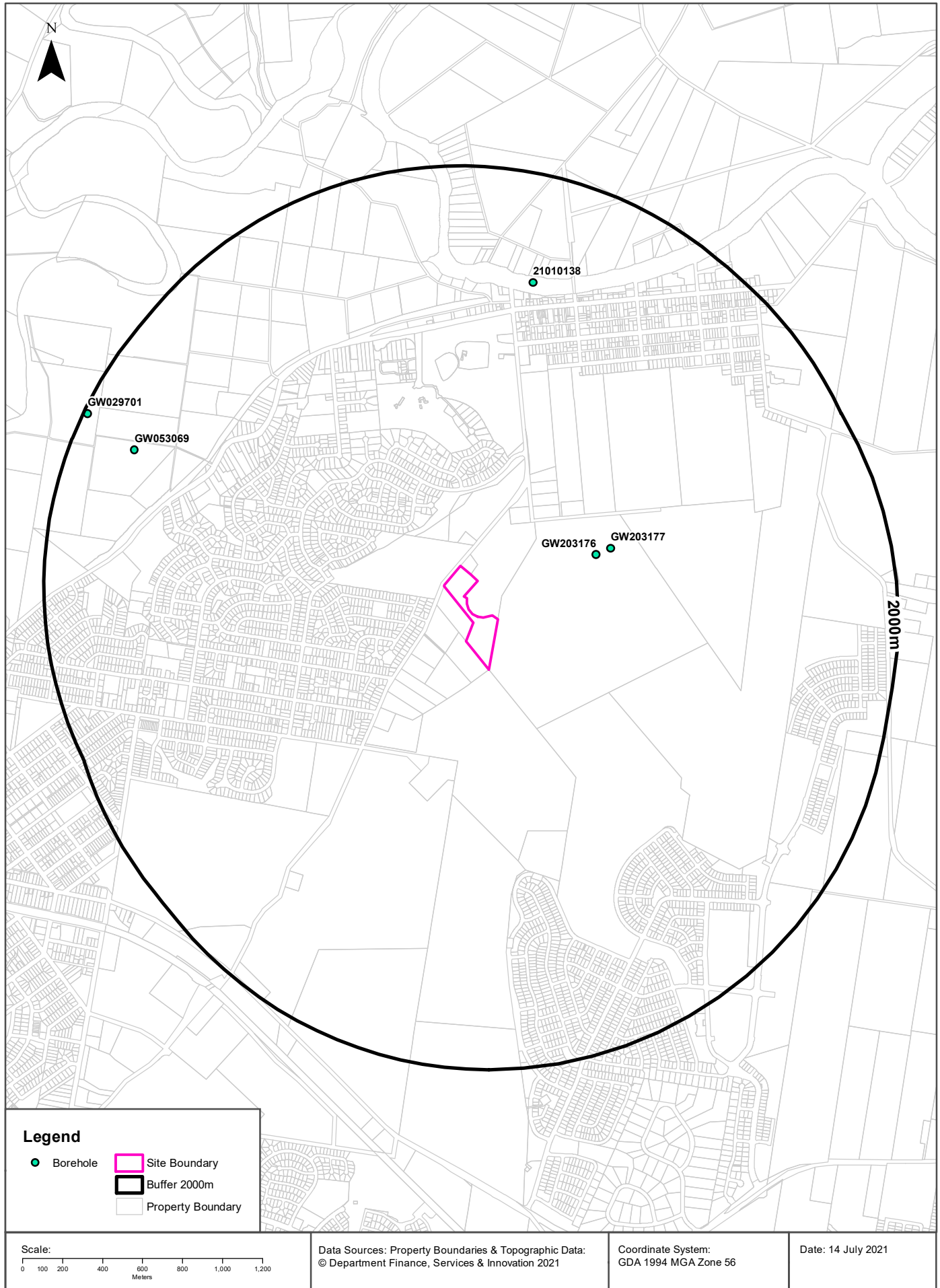
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Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

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



Hydrogeology & Groundwater

35 Metford Road, Tenambit, NSW 2323

Groundwater Boreholes

Boreholes within the dataset buffer:

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m bgl)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW203176	20BL173771	Bore	Private	Monitoring Bore	Monitoring Bore	Hunter Water Corporation - BH104	05/03/2014	6.00	6.00					586m	North East
GW203177	20BL173771	Bore	Private	Monitoring Bore	Monitoring Bore	Hunter Water Corporation - BH104	04/03/2014	9.00	9.00					666m	North East
21010138					UNK								6.48	1461m	North
GW053069	20BL117375, 20BL134355	Bore	Private	Domestic, Irrigation, Stock	Irrigation			12.00	13.00	Poor				1688m	North West
GW029701	20BL021473	Spear	Private	Irrigation	Not Known			10.40	10.40					1979m	North West

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

Hydrogeology & Groundwater

35 Metford Road, Tenambit, NSW 2323

Driller's Logs

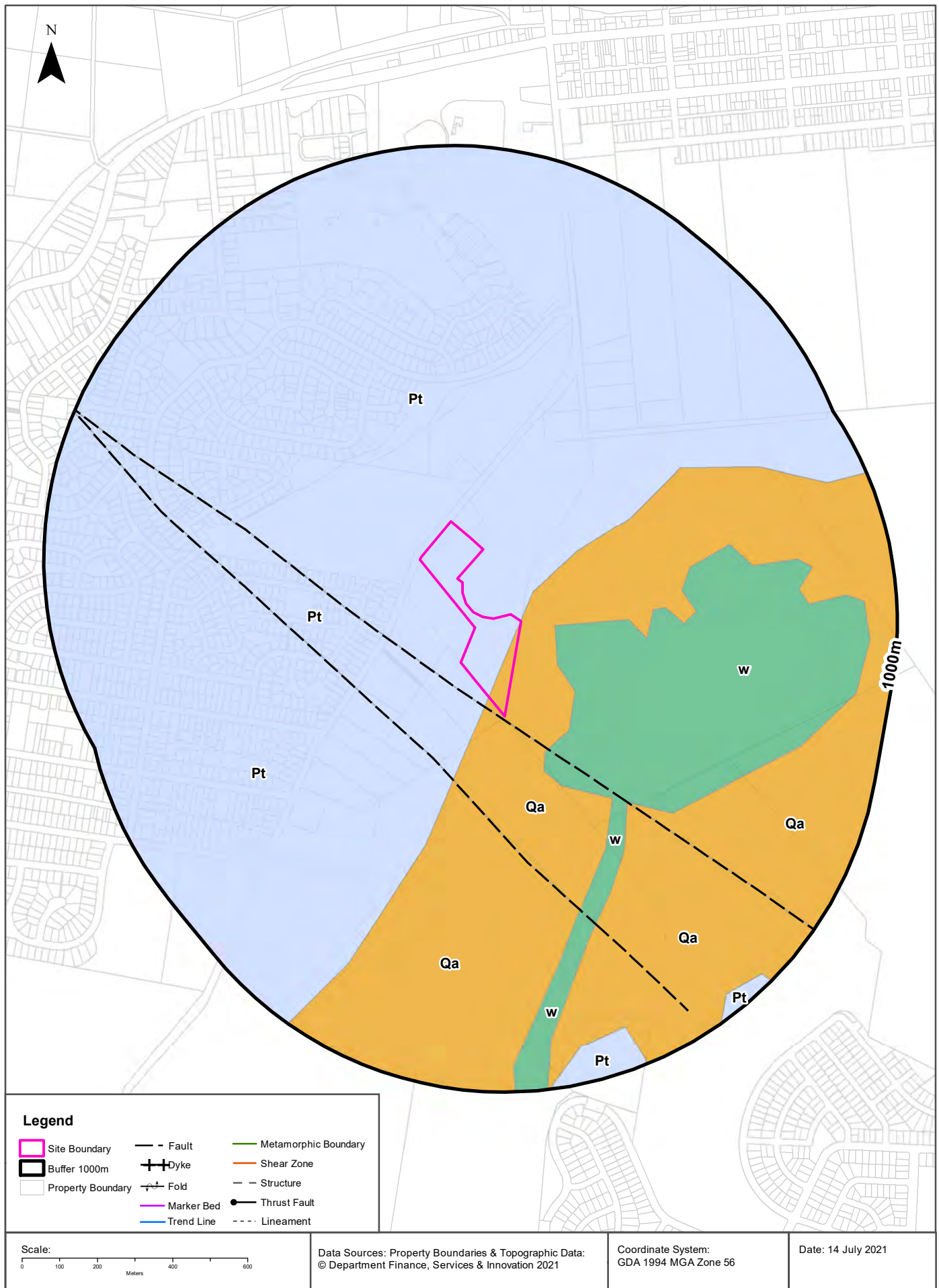
Drill log data relevant to the boreholes within the dataset buffer:

Groundwater No	Drillers Log	Distance	Direction
GW203176	0.00m-1.00m Silt 1.00m-2.10m Clay 2.10m-6.00m Sandstone	586m	North East
GW203177	0.00m-1.60m Fill; Clayey Sand 1.60m-1.90m Clay 1.90m-9.00m Sandstone	666m	North East
GW053069	0.00m-2.00m Topsoil 2.00m-4.00m Soil Black 4.00m-9.00m Mud 9.00m-12.00m Gravel Water Supply 12.00m-13.00m Mud	1688m	North West
GW029701	0.00m-3.05m Soil 3.05m-7.32m Clay Cryptocrystalline 7.32m-10.36m Sand Coarse Water Bearing	1979m	North West

Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp
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Geology

35 Metford Road, Tenambit, NSW 2323



Geology

35 Metford Road, Tenambit, NSW 2323

Geological Units 1:250,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dist	Dir
Pt	Siltstone, sandstone, coal, tuff, claystone, conglomerate, minor clay	Tomago Coal Measures	Tomago Coal Measures		Palaeozoic	0m	On-site
Qa	Undifferentiated alluvial deposits; sand, silt, clay and gravel; some residual and colluvial deposits. Includes some channel, levee, lacustrine, floodplain and swamp deposits. May include some higher level Tertiary terraces	undifferentiated			Cainozoic	0m	On-site
w	Water				Cainozoic	90m	East

Geological Structures 1:250,000

What are the Geological Structures within the dataset buffer?

Feature	Name	Description	Map Sheet	Distance	Direction
Fault		Fault, Concealed	Bohena	8m	South
Fault		Fault, Approximate	Bohena	25m	South West

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

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Naturally Occurring Asbestos Potential

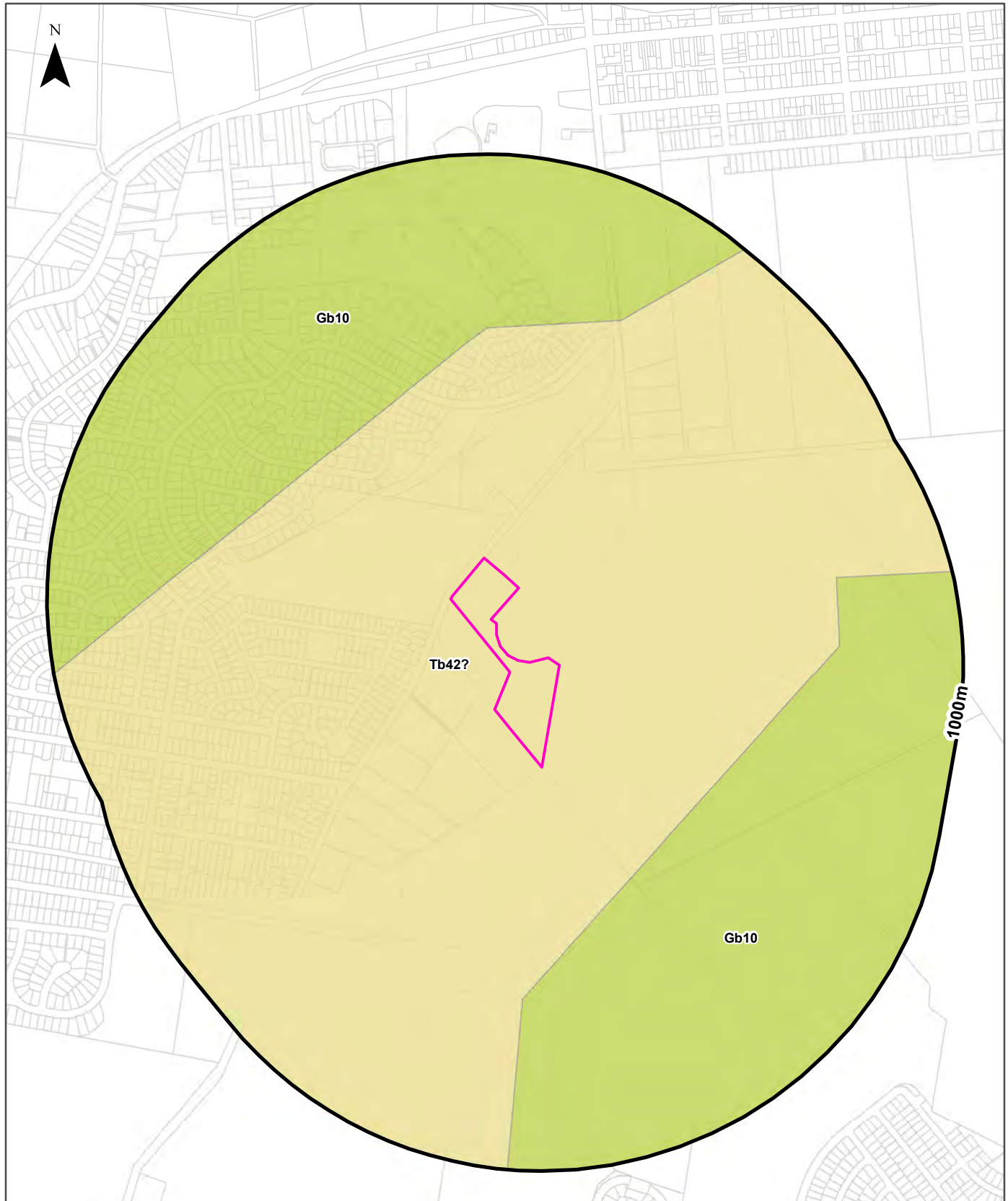
35 Metford Road, Tenambit, NSW 2323

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



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 2021		Coordinate System: GDA 1994 MGA Zone 56		Date: 14 July 2021	

Soils

35 Metford Road, Tenambit, NSW 2323

Atlas of Australian Soils

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

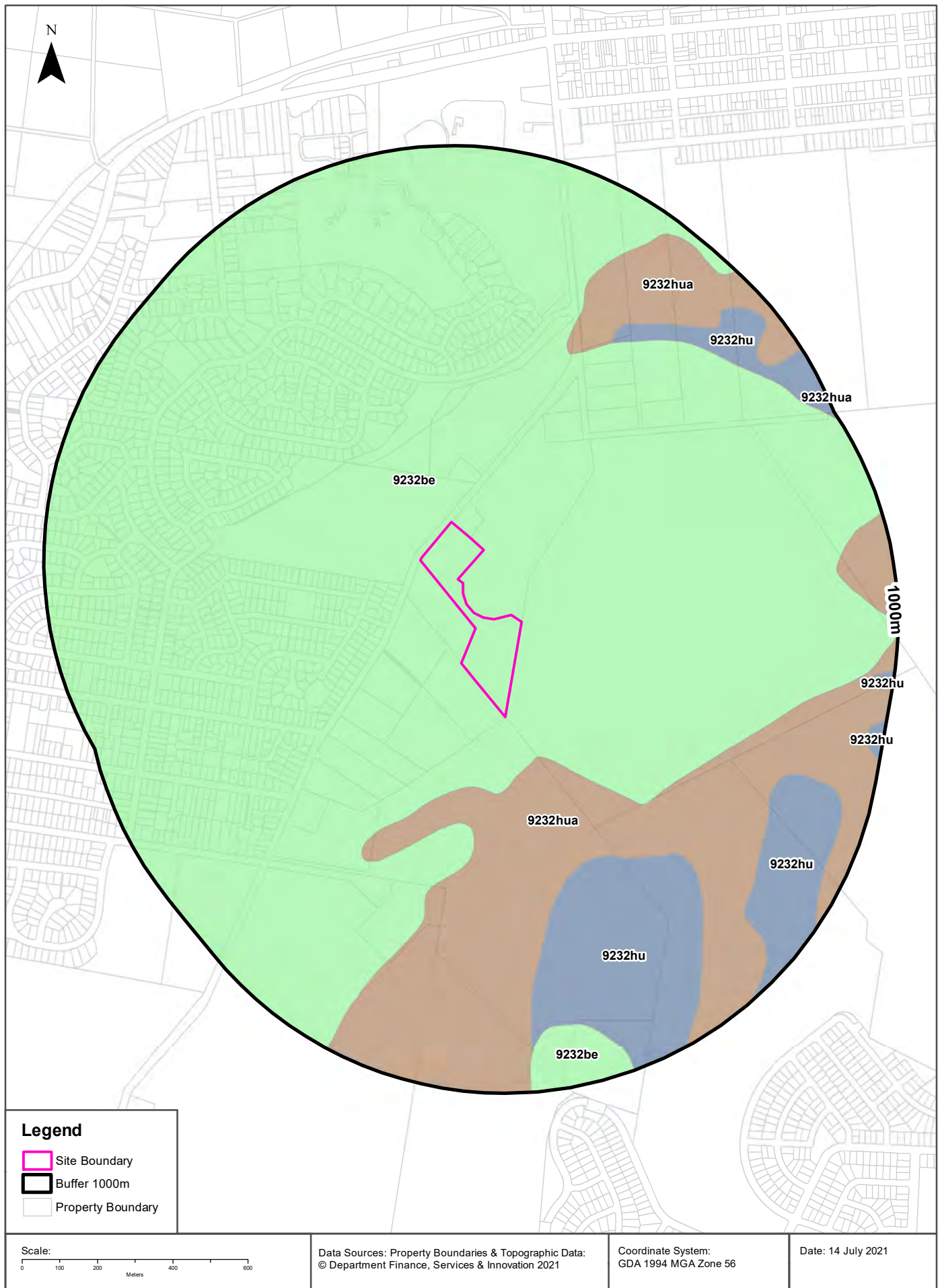
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Tb42?	Kurosol?	Undulating to hilly with a general ridge, slope, and valley sequence throughout; some outcropping sandstone or conglomerate on the ridges, occasionally some escarpments: chief soils are hard acidic yellow mottled soils (Dy3.41), 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.	347m	South East

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

35 Metford Road, Tenambit, NSW 2323



Soils

35 Metford Road, Tenambit, NSW 2323

Soil Landscapes of Central and Eastern NSW

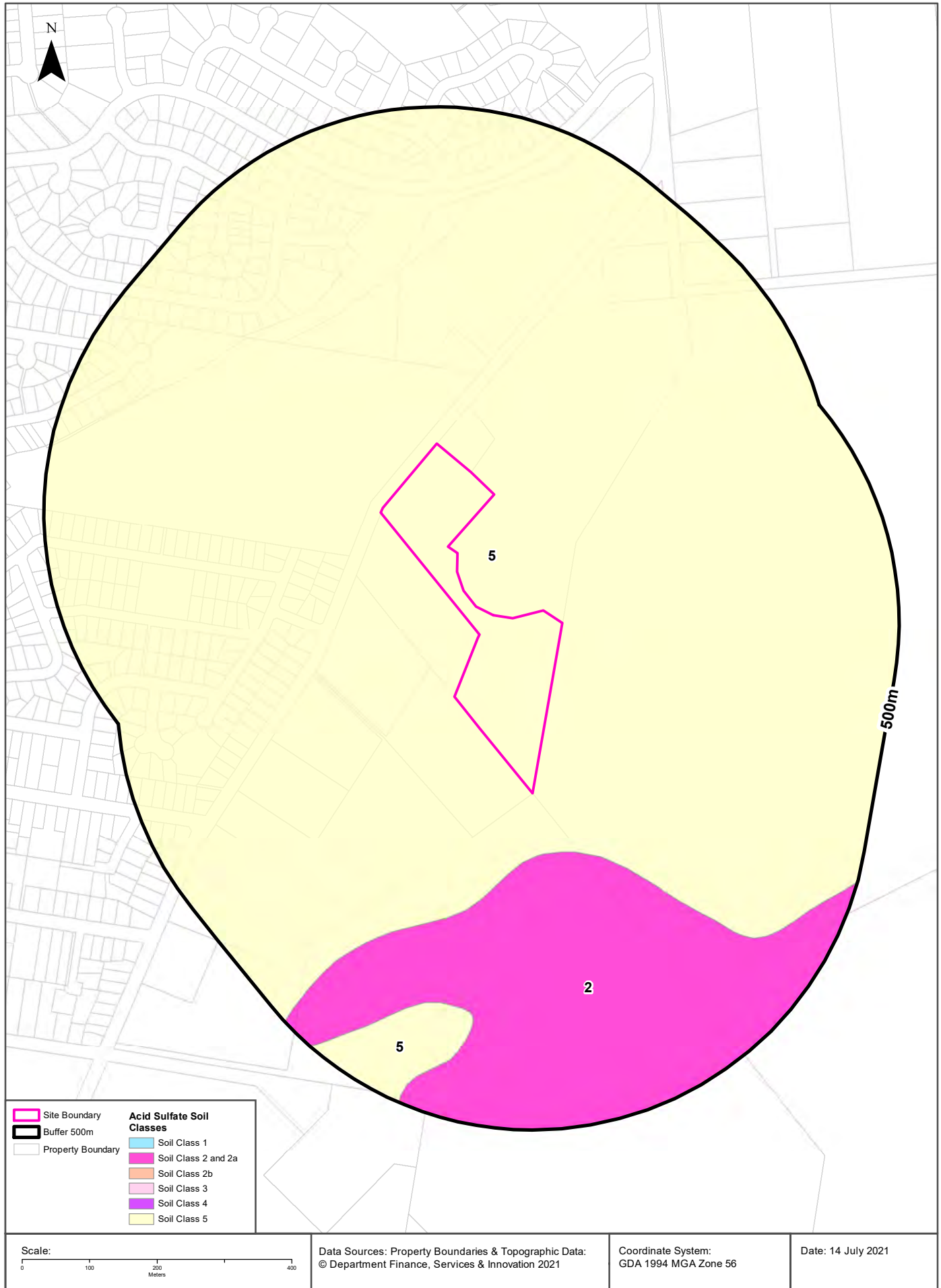
Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9232be	Beresfield	0m	On-site
9232hua	Hunter variant a	137m	South East
9232hu	Hunter	441m	South East

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

35 Metford Road, Tenambit, NSW 2323



Acid Sulfate Soils

35 Metford Road, Tenambit, NSW 2323

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?

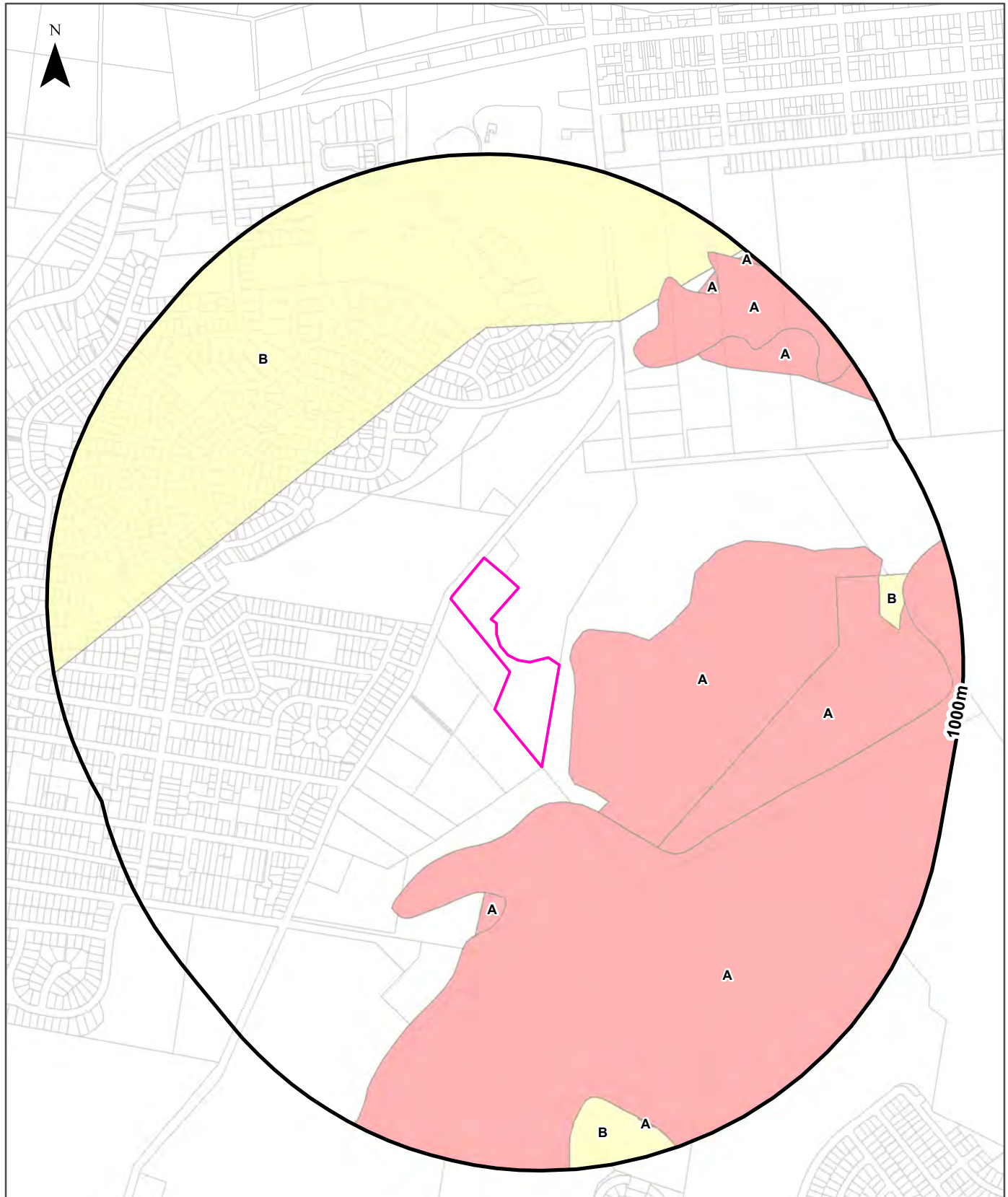
Soil Class	Description	EPI Name	Distance	Direction
2	Works below natural ground surface present an environmental risk; Works by which the watertable is likely to be lowered present an environmental risk	Maitland Local Environmental Plan 2011	92m	South

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Atlas of Australian Acid Sulfate Soils

35 Metford Road, Tenambit, NSW 2323



Legend			
Site Boundary	Probability of occurrence of Acid Sulfate Soils		
Buffer 1000m	A. High (>70%)	C. Extremely Low (1-5%)	No Data
Property Boundary	B. Low (6-70%)	D. No Chance (0%)	
Scale: 0 100 200 400 600 Meters	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2021	Coordinate System: GDA 1994 MGA Zone 56	Date: 14 July 2021

Acid Sulfate Soils

35 Metford Road, Tenambit, NSW 2323

Atlas of Australian Acid Sulfate Soils

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

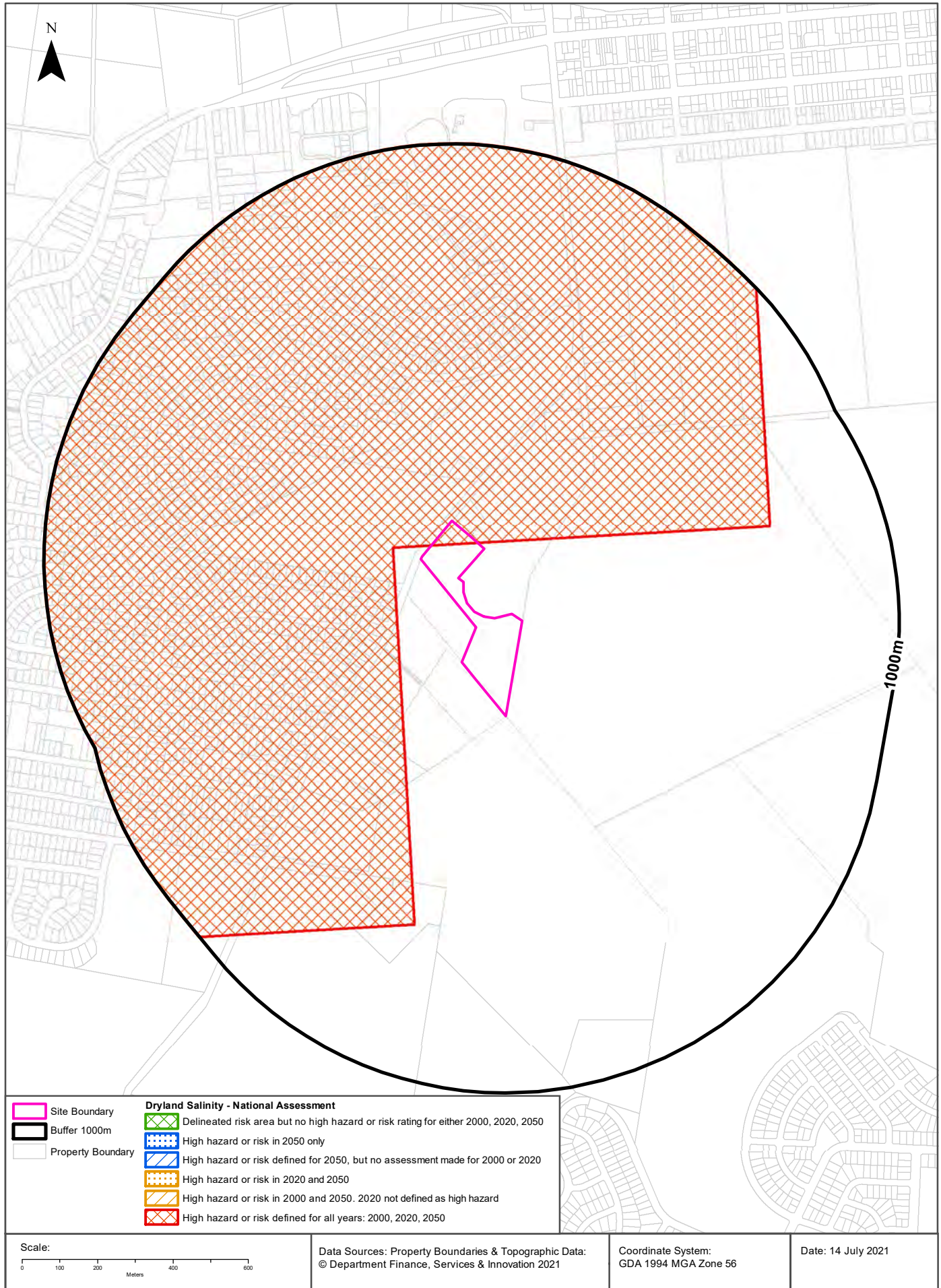
Class	Description	Distance	Direction
A	High Probability of occurrence. >70% chance of occurrence.	29m	East
B	Low Probability of occurrence. 6-70% chance of occurrence.	827m	South

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

35 Metford Road, Tenambit, NSW 2323



Dryland Salinity

35 Metford Road, Tenambit, NSW 2323

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

35 Metford Road, Tenambit, NSW 2323

Mining Subsidence Districts

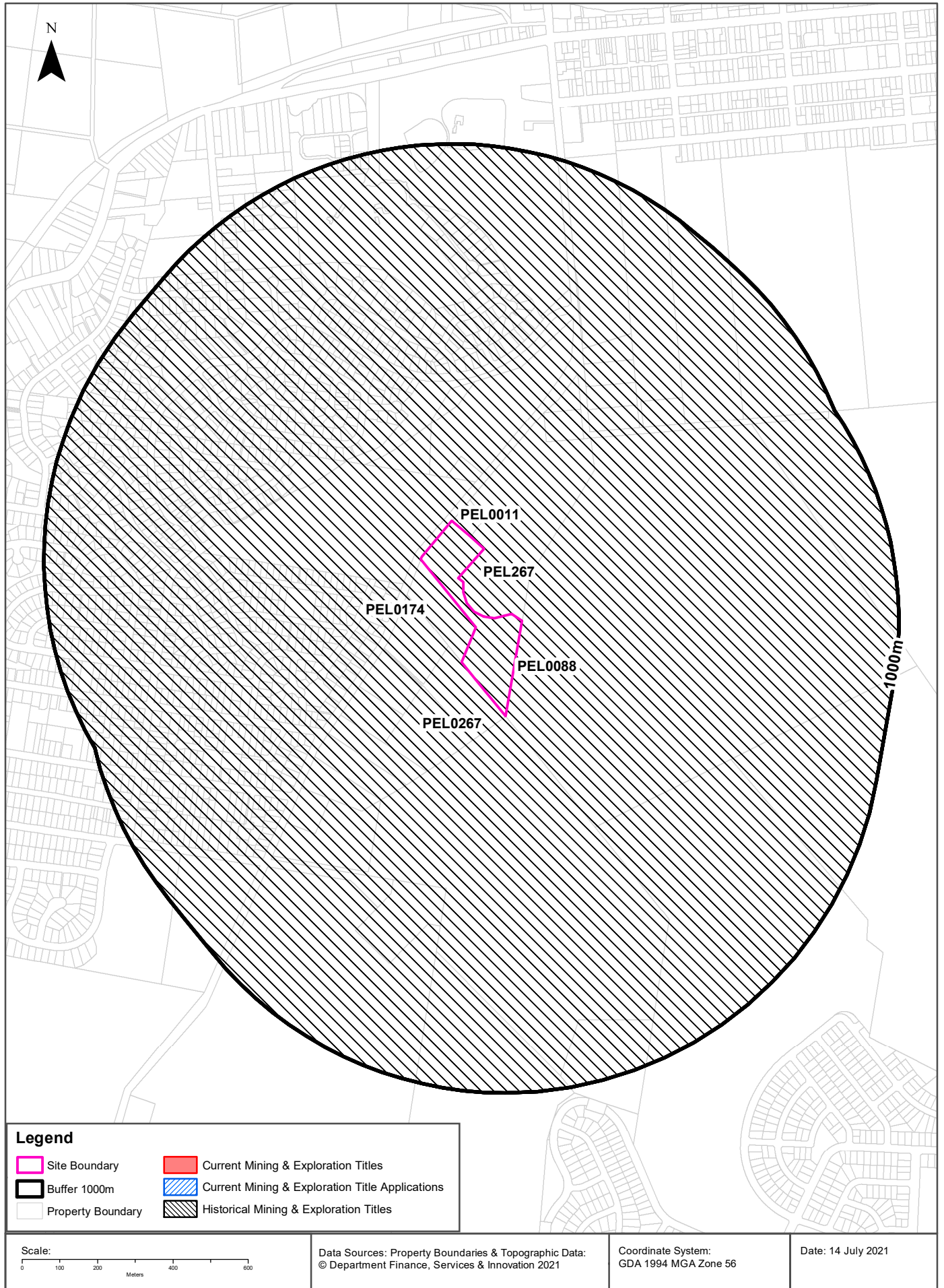
Mining Subsidence Districts within the dataset buffer:

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

35 Metford Road, Tenambit, NSW 2323



Mining

35 Metford Road, Tenambit, NSW 2323

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

35 Metford Road, Tenambit, NSW 2323

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PEL0174	NSW OIL AND GAS COMPANY NL			PETROLEUM	Petroleum	0m	On-site
PEL0088	PLANET EXPLORATION COMPANY PTY LTD			PETROLEUM	Petroleum	0m	On-site
PEL267	AGL UPSTREAM INVESTMENTS PTY LIMITED			MINERALS		0m	On-site
PEL0011	PLANET EXPLORATION COMPANY PTY LTD			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	20/01/1984	6/07/2015	PETROLEUM	Petroleum	0m	On-site

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

State Environmental Planning Policy

35 Metford Road, Tenambit, NSW 2323

State Significant Precincts

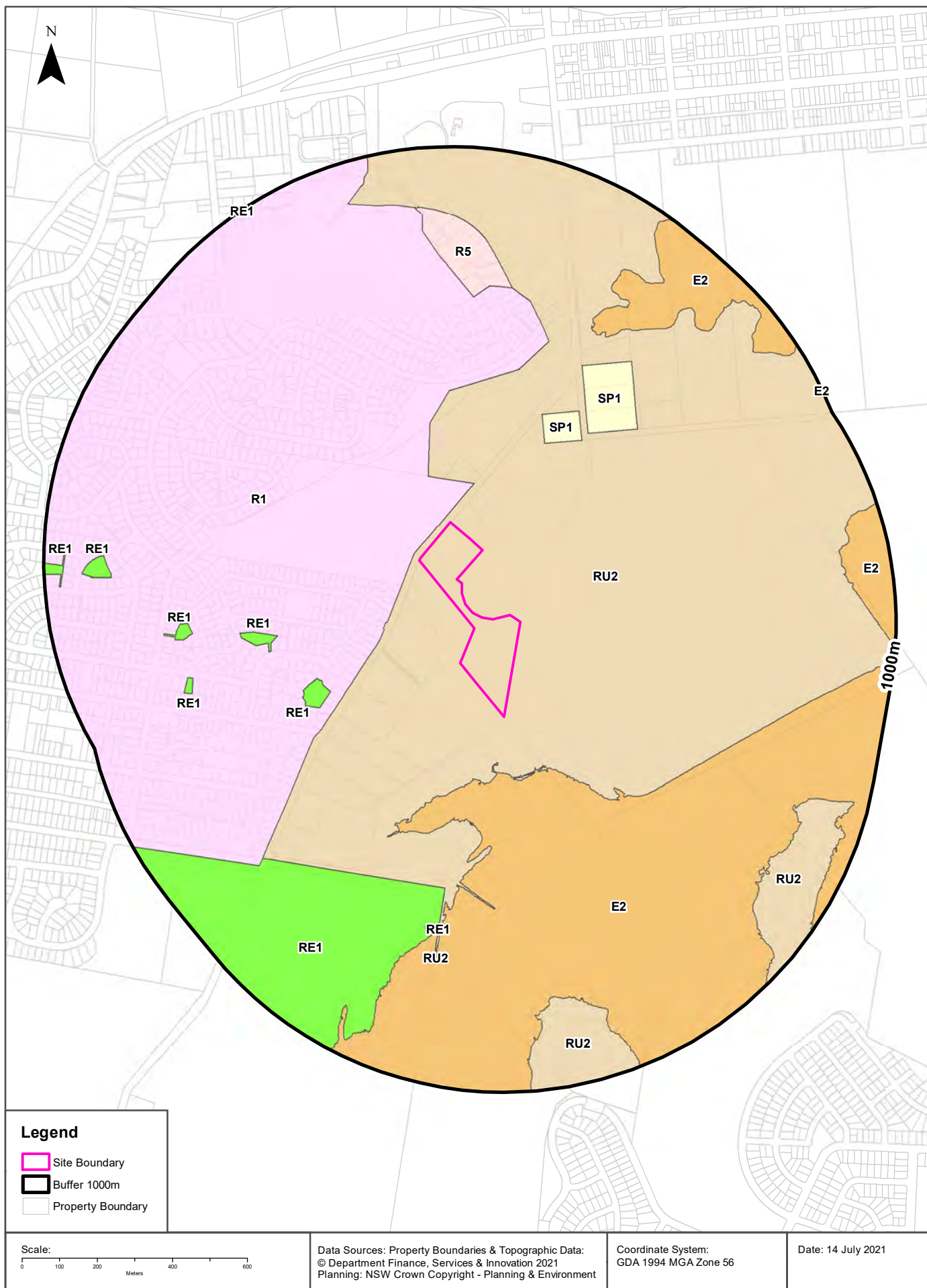
What SEPP State Significant Precincts exist within the dataset buffer?

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

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EPI Planning Zones

35 Metford Road, Tenambit, NSW 2323



Environmental Planning Instrument

35 Metford Road, Tenambit, NSW 2323

Land Zoning

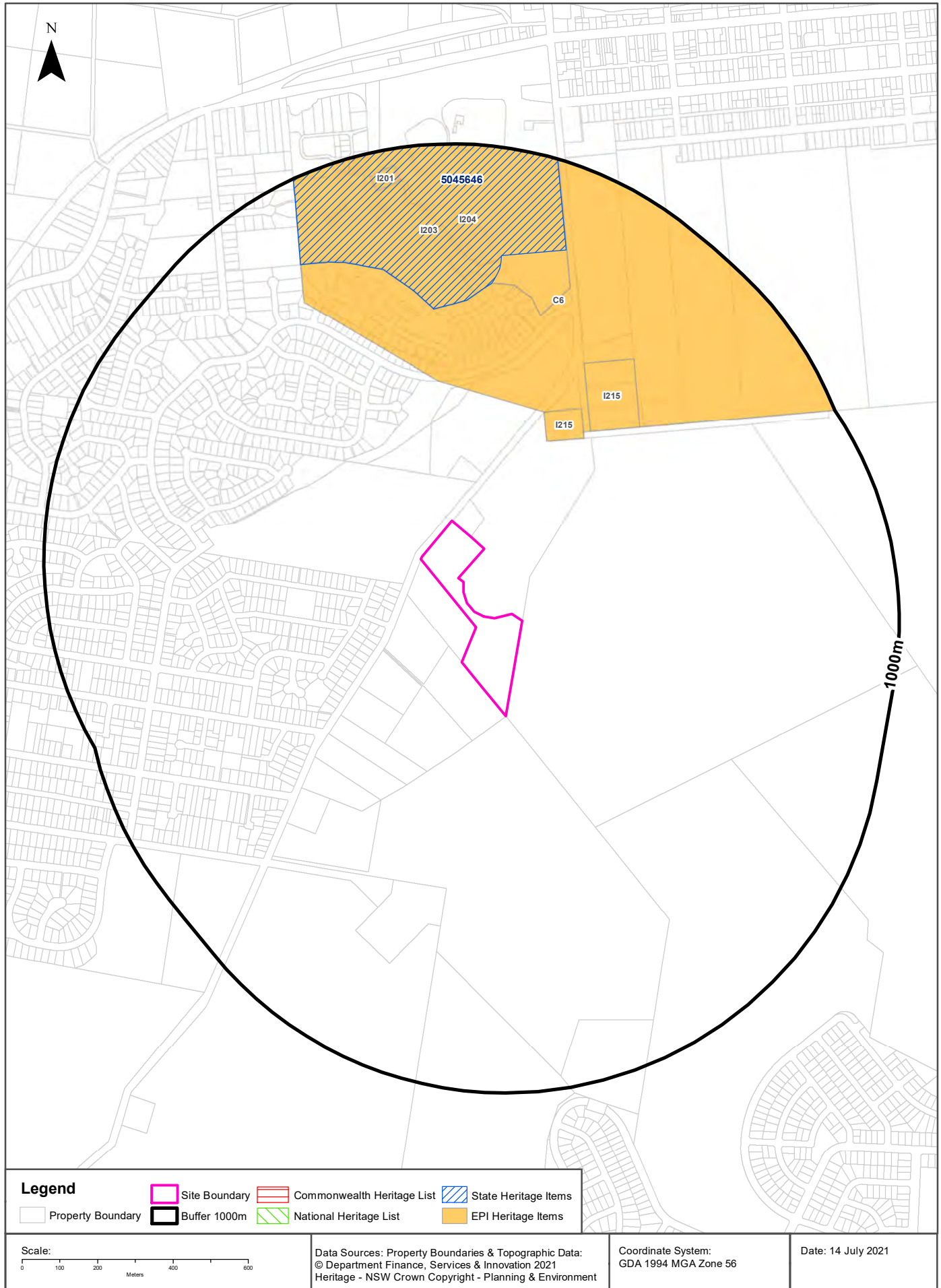
What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RU2	Rural Landscape		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		0m	On-site
R1	General Residential		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		19m	North West
E2	Environmental Conservation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		123m	South East
SP1	Special Activities	Cemetery	Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		321m	North East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		354m	South West
SP1	Special Activities	Cemetery	Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		418m	North East
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		428m	West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		482m	South West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		586m	South
R5	Large Lot Residential		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		604m	North
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		635m	West
RU2	Rural Landscape		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		664m	South
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		680m	West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		822m	West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		943m	West
RE1	Public Recreation		Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	04/12/2020		992m	North West

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Heritage Items

35 Metford Road, Tenambit, NSW 2323



Heritage

35 Metford Road, Tenambit, NSW 2323

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
5045646	Morpeth House, Closebourne House, Adjoining Chapels and Diocesan Registry Group	Morpeth Road, Morpeth	MAITLAND	02/04/1999	00375	880	563m	North

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
I215	General Cemetery	Item - General	Local	Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	22/12/2017	322m	North East
C6	Morpeth Heritage Conservation Area	Conservation Area - General	Local	Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	22/12/2017	334m	North

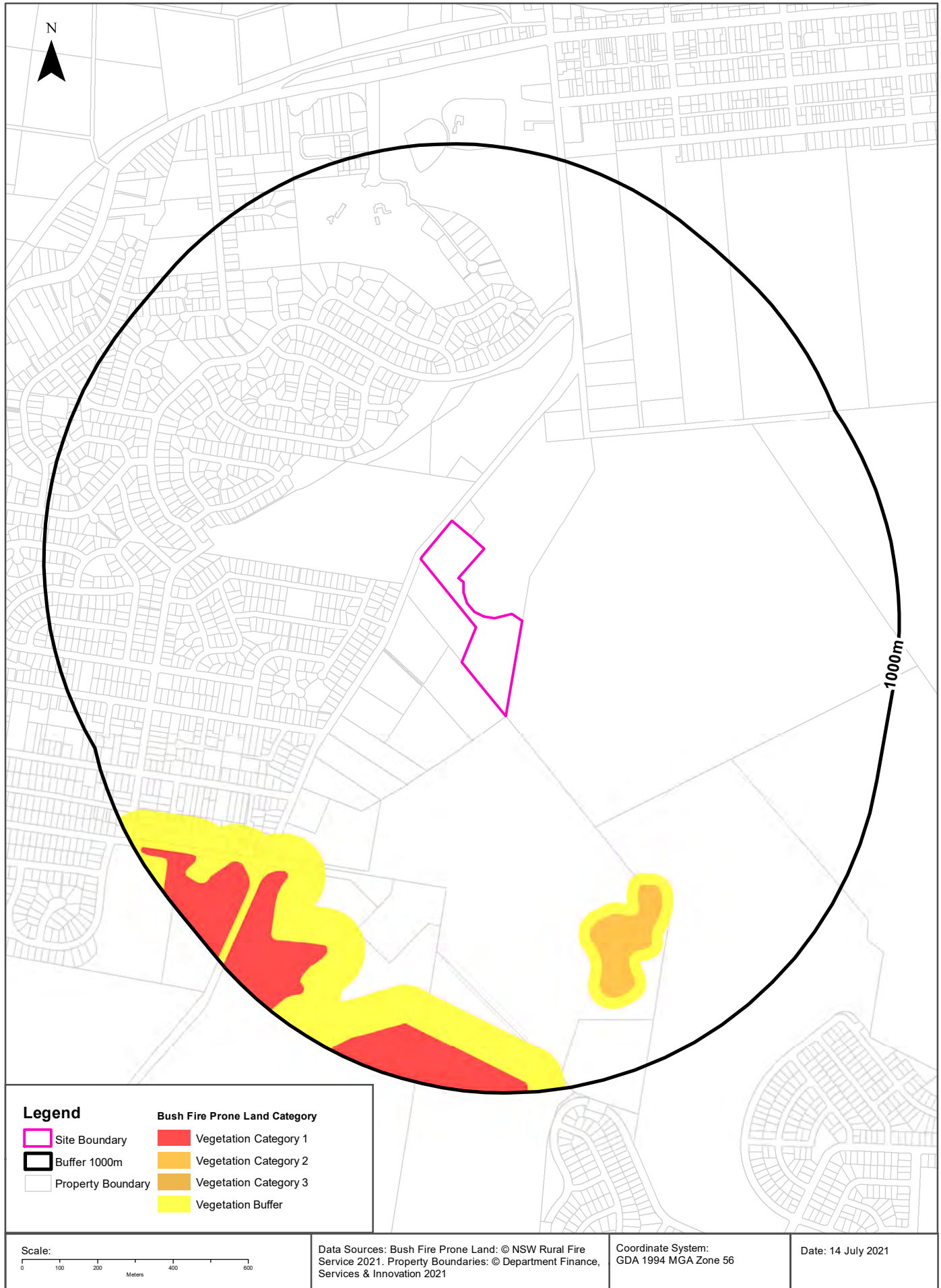
Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I215	General Cemetery	Item - General	Local	Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	22/12/2017	420m	North East
I203	Diocesan Registry (former)	Item - General	State	Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	22/12/2017	565m	North
I204	Avenue of Brush Box Trees	Item - General	State	Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	22/12/2017	565m	North
I201	Morpeth House	Item - General	State	Maitland Local Environmental Plan 2011	16/12/2011	16/12/2011	22/12/2017	898m	North

Heritage Data Source: NSW Crown Copyright - Planning & Environment

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Natural Hazards - Bush Fire Prone Land

35 Metford Road, Tenambit, NSW 2323



Natural Hazards

35 Metford Road, Tenambit, NSW 2323

Bush Fire Prone Land

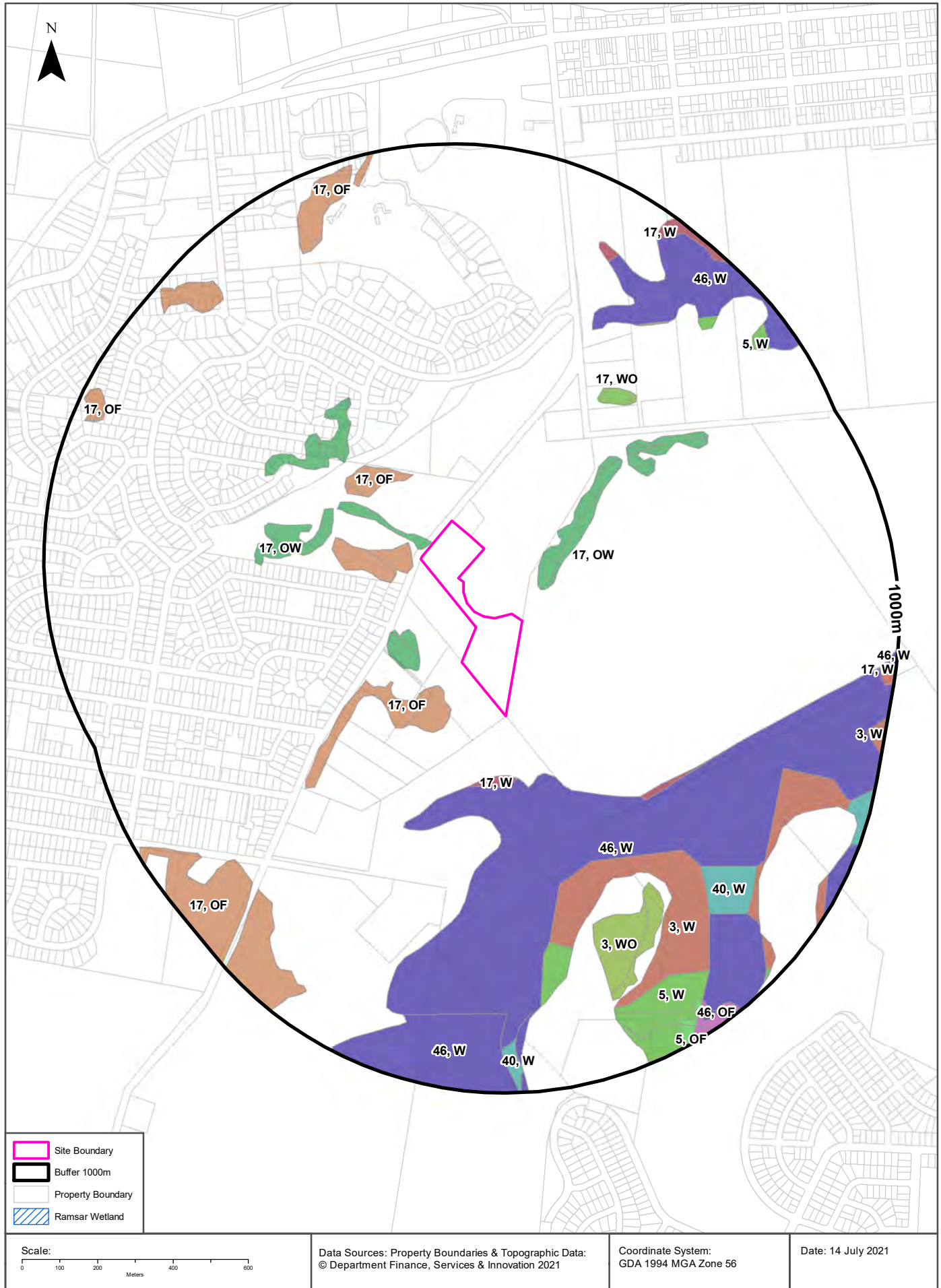
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	545m	South East
Vegetation Category 2	575m	South East
Vegetation Category 1	712m	South West

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

Ecological Constraints - Vegetation & Ramsar Wetlands

35 Metford Road, Tenambit, NSW 2323



Ecological Constraints

35 Metford Road, Tenambit, NSW 2323

Lower Hunter and Central Coast Regional Vegetation Survey

What vegetation from the Lower Hunter and Central Coast Regional Survey exists within the dataset buffer?

Map Id	Unit Desc	Canopy Code	Canopy Cover	Species	Distance	Direction
17	Lower Hunter Spotted Gum - Ironbark Forest	OW	Very Sparse (Open Woodland) 10-20% cover	C. maculata / E. fibrosa / E. punctata	4m	North West
17	Lower Hunter Spotted Gum - Ironbark Forest	OF	Mid Dense (Open Forest) 50-<100% cover	C. maculata / E. fibrosa / E. punctata	24m	North West
17	Lower Hunter Spotted Gum - Ironbark Forest	W	Wetland	C. maculata / E. fibrosa / E. punctata	157m	South
46	Freshwater Wetland Complex	W	Wetland	Ludwigia peploides subsp montevidensis / Paspalum distichum / Eleocharis sphacelata / Juncus usitatus	169m	South East
3	Hunter Valley Dry Rainforest	W	Wetland	Ficus rubiginosa / Streblus brunonianus / C. maculata	448m	South East
17	Lower Hunter Spotted Gum - Ironbark Forest	WO	Sparse (Woodland) 20-<50% cover	C. maculata / E. fibrosa / E. punctata	494m	North East
3	Hunter Valley Dry Rainforest	WO	Sparse (Woodland) 20-<50% cover	Ficus rubiginosa / Streblus brunonianus / C. maculata	582m	South East
5	Alluvial Tall Moist Forest	W	Wetland	E. saligna / S. glomulifera / Glochidion ferdinandi	611m	South
40	Swamp Oak Rushland Forest	W	Wetland	C. glauca / Melaleuca ericifolia / Baumea juncea	653m	South East
5	Alluvial Tall Moist Forest	OF	Mid Dense (Open Forest) 50-<100% cover	E. saligna / S. glomulifera / Glochidion ferdinandi	910m	South East
46	Freshwater Wetland Complex	OF	Mid Dense (Open Forest) 50-<100% cover	Ludwigia peploides subsp montevidensis / Paspalum distichum / Eleocharis sphacelata / Juncus usitatus	917m	South East

Lower Hunter and Central Coast Regional Vegetation Survey: NSW Office of Environment and Heritage

Ramsar Wetlands

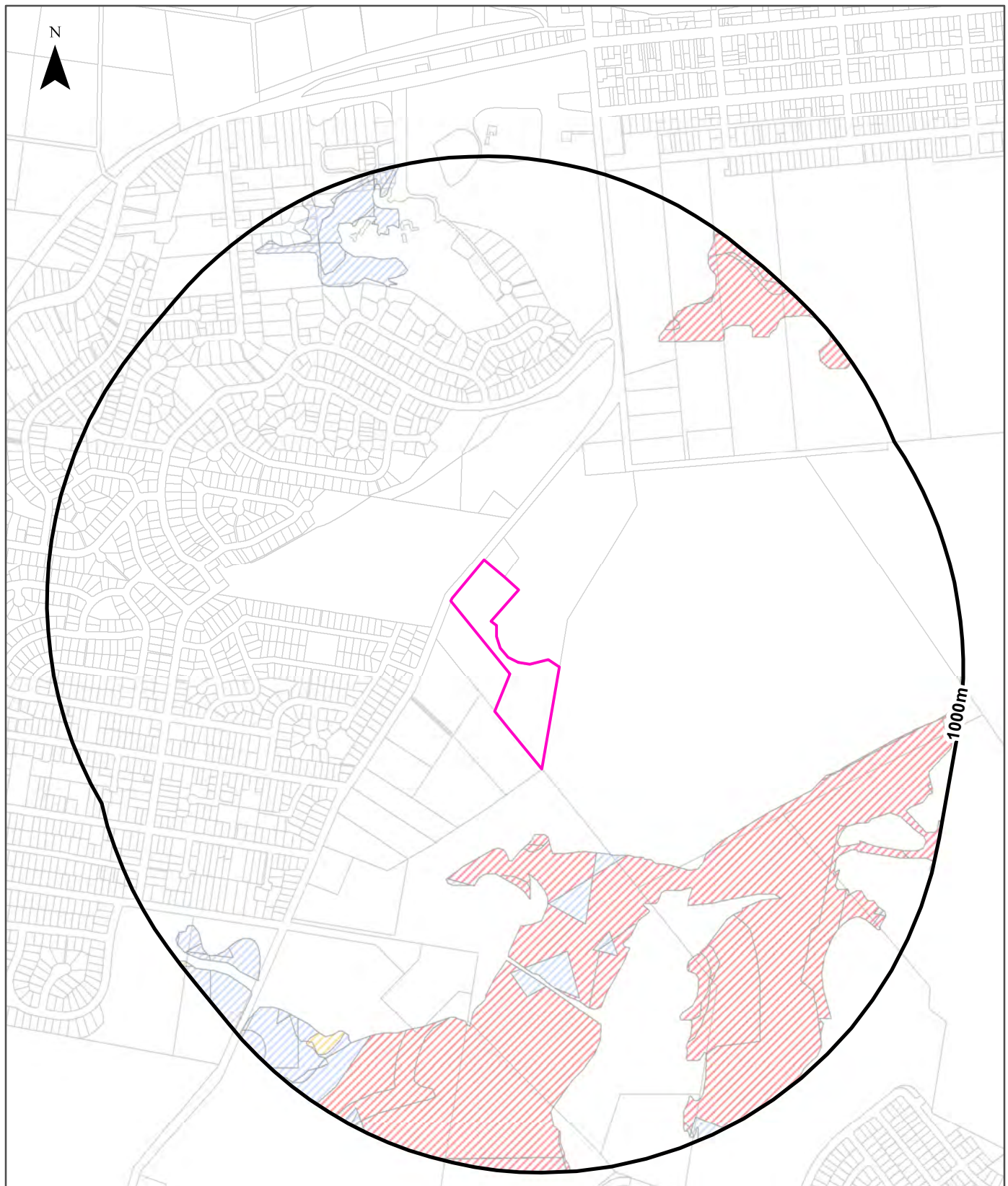
What Ramsar Wetland areas exist within the dataset buffer?

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

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

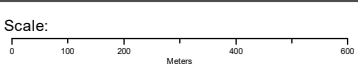
Ecological Constraints - Groundwater Dependent Ecosystems Atlas

35 Metford Road, Tenambit, NSW 2323



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:
© Department Finance, Services & Innovation 2021

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 July 2021

Ecological Constraints

35 Metford Road, Tenambit, NSW 2323

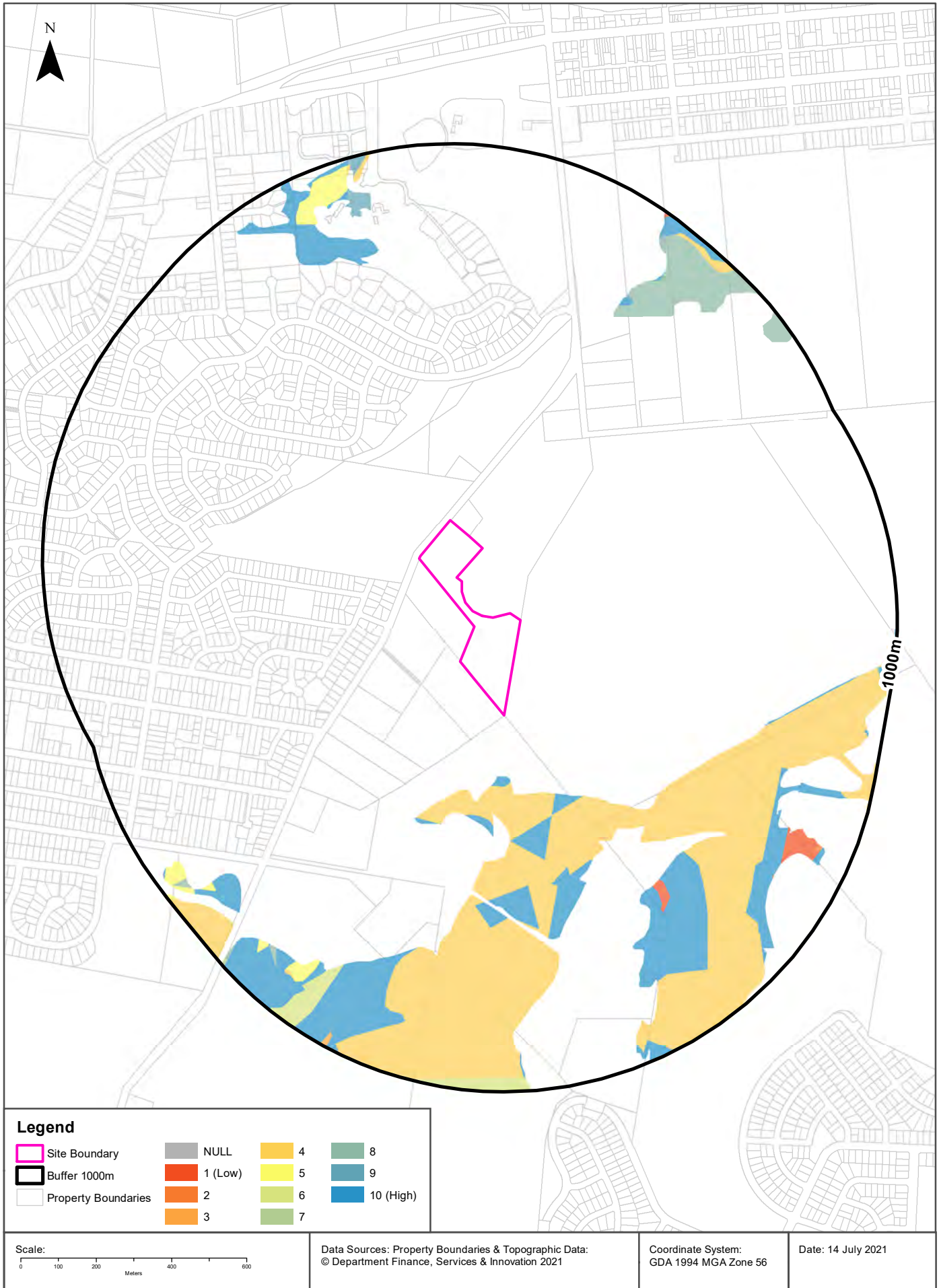
Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	High potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		164m	South East
Terrestrial	High potential GDE - from regional studies	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		182m	North East
Terrestrial	Low potential GDE - from regional studies	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		247m	South
Terrestrial	Moderate potential GDE - from regional studies	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		815m	South West
Terrestrial	Low potential GDE - from regional studies	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		897m	South East

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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Ecological Constraints - Inflow Dependent Ecosystems Likelihood

35 Metford Road, Tenambit, NSW 2323



Ecological Constraints

35 Metford Road, Tenambit, NSW 2323

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		164m	South East
Terrestrial	4	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		178m	South East
Terrestrial	4	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		182m	North East
Terrestrial	1	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		600m	South East
Terrestrial	8	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		692m	North East
Terrestrial	6	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		785m	South West
Terrestrial	5	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		815m	South West
Terrestrial	9	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		840m	North
Terrestrial	5	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		861m	North West
Terrestrial	2	Plateau flank dissected into narrow strike ridges and valleys.	Vegetation		897m	South East
Terrestrial	3	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		956m	South
Terrestrial	7	Undulating to low hilly country on weak rocks, with alluvial and sandy littoral plains.	Vegetation		977m	South West

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

35 Metford Road, Tenambit, NSW 2323

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	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria littlejohni	Littlejohn's Tree Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Ardenna pacifica	Wedge-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris melanotos	Pectoral Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptorhynchus lathami	Glossy Black-Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Chlidonias leucopterus	White-winged Black Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Circus assimilis	Spotted Harrier	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Cuculus optatus	Oriental Cuckoo	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Epthianura albifrons	White-fronted Chat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Gelochelidon nilotica	Gull-billed Tern	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hamirostra melanosternon	Black-breasted Buzzard	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Category 3	Critically Endangered	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Oxyura australis	Blue-billed Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pachycephala inornata	Gilbert's Whistler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pezoporus wallicus wallicus	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
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	Ptilinopus regina	Rose-crowned Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Rostratula australis	Australian Painted Snipe	Endangered	Not Sensitive	Endangered	
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 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	Aves	Tyto tenebricosa	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	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	Greater Glider	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Phascogale tapoatafa	Brush-tailed Phascogale	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Vespadelus troungtoni	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Vulnerable	Category 3	Not Listed	
Plantae	Flora	Commersonia prostrata	Dwarf Kerrawang	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Cymbidium canaliculatum	Tiger Orchid	Endangered Population	Category 2	Not Listed	
Plantae	Flora	Dillwynia tenuifolia		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus camaldulensis	River Red Gum	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus glaucina	Slaty Red Gum	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Grevillea parviflora subsp. parviflora	Small-flower Grevillea	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Maundia triglochoides		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Rhodamnia rubescens	Scrub Turpentine	Critically Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Rhodomyrtus psidioides	Native Guava	Critically Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Rutidosis heterogama	Heath Wrinklewort	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Tetratheca juncea	Black-eyed Susan	Vulnerable	Not Sensitive	Vulnerable	

Data does not include NSW category 1 sensitive species.

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

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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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Environmental Planning and Assessment Act, 1979 as amended

APPLICANT:	Lotsearch Pty Ltd support@lotsearch.com.au
PROPERTY DESCRIPTION:	35 Metford Road TENAMBIT NSW 2323
PARCEL NUMBER:	52933
LEGAL DESCRIPTION:	Lot 12 DP 1197316

IMPORTANT: Please read this Certificate carefully.

This Certificate contains important information about the land described above.

Please check for any item, which could be inconsistent with the proposed use or development of the land. If there is anything you do not understand, please contact Council by phoning (02) 4934 9700, or personally at Council's Administration Building at 285-287 High Street, Maitland.

The information provided in this Certificate relates only to the land described above. If you require information about adjoining or nearby land, or about the Council's development policies or codes for the general area, contact Council's Planning & Environment Department.

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. We recommend that you only rely upon a very recent Certificate.

The following responses are based on the Council's records and/or information from sources outside the Council. The responses are provided with all due care and in good faith, however the Council cannot accept responsibility for any omission or inaccuracy arising from information outside the control of the Council.

Furthermore, while this Certificate indicates the general effect of the zoning of the abovementioned land, it is suggested that the applicable planning instruments be further investigated to determine any additional requirements.

Copies of Maitland City Council's Local Environmental Planning Instrument, Development Control Plans and Policies are available from Council's [website](#).

PART 1: MATTERS PROVIDED PURSUANT TO SECTION 10.7 (2)

1. Local Environmental Plan (LEP)

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

Exhibited draft Local Environmental Plans

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

Development Control Plan prepared by Council

Maitland Development Control Plan 2011 applies to the land.

Development Control Plan prepared by the Director General

The Council has not been notified of any Development Control Plan applying to the land that has been prepared by the Director-General under section 51A of the Act.

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:

- SEPP21 Caravan Parks
- SEPP (Mining, Petroleum Production and Extractive Industries) 2007
- SEPP (State and Regional Development) 2011
- SEPP33 Hazardous and Offensive Development
- SEPP36 Manufactured Home Estates
- SEPP (Koala Habitat Protection) 2019
- SEPP50 Canal Estate Development
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP55 Remediation of Land
- SEPP Affordable Rental Housing 2009
- SEPP Building Sustainability Index: BASIX 2004
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Infrastructure) 2007
- SEPP64 Advertising and Signage
- SEPP Primary Production and Rural Development 2019
- SEPP65 Design Quality of Residential Apartment Development
- SEPP70 Affordable Housing (Revised Schemes)
- SEPP (Concurrences and Consents) 2018
- SEPP (Educational Establishments and Child Care Facilities) 2017

Draft State Environmental Planning Policies

The following draft State Environmental Planning Policy(s) applying to the land is, or has been, the subject of community consultation or on public exhibition under the Act:

Housekeeping Amendment to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The proposed amendments to this SEPP are housekeeping amendment to the Codes SEPP to simplify and improve the policy, clarify definitions and standards, and address other minor technical matters raised. The proposed housekeeping amendment to the Codes SEPP will simplify and improve the policy, clarify definitions and standards, and address other minor technical matters.

2. Zoning and land use under relevant LEPs

Maitland LEP 2011, published 16 December 2011, identifies the zone applying to the land as:

RU2 Rural Landscape

The following development information gives the objectives of the zone, the description of the zone and identifies development allowed or prohibited in each zone. Development consent where required, must be obtained from the Council.

RU2 Rural Landscape

a) Purpose/Objective

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base
- To maintain the rural landscape character of the land
- To provide for a range of compatible land uses, including extensive agriculture
- To provide for a range of non-agricultural uses where infrastructure is adequate to support the uses and conflict between different land uses is minimised

b) Permitted with Consent

Agriculture; Airstrips; Animal boarding or training establishments; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Community facilities; Crematoria; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Helipads; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Landscaping material supplies; Markets; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural supplies; Signage; Turf farming; Veterinary hospitals; Water supply systems

c) Permitted without Consent

Extensive agriculture; Home occupations; Intensive plant agriculture

d) Prohibited

Intensive livestock agriculture; Livestock processing industries; Any other development not specified in item 2 or 3.

e) Land dimensions to permit the erection of a dwelling house on the land

For the land zoned RU2 Rural Landscape Clause 4.2A in the Maitland Local Environmental Plan 2011 applies to the land. This clause fixes a minimum lot size for the erection of a dwelling-house that is identified on the Maitland Local Environmental Plan 2011 Lot Size Map as 40 hectares.

f) Critical Habitat

No Local Environmental Plan or draft Local Environmental Plan identifies the land as including or comprising critical habitat.

g) Conservation Area

The land IS NOT in a Heritage Conservation Area.

h) Item of Environmental Heritage

The land does NOT contain an item of Environmental Heritage.

3. Complying Development

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.

4B. Annual charges under Local Government Act 1993 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).

5. 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.

6. Road widening and road realignment

- 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 any environmental planning instrument
- c) The land is NOT affected by any road-widening or realignment under any resolution of the Council

The information above relates to Council's road proposals only. Other authorities, including Roads and Maritime Services, may have proposals, which have not been set out.

7. Council and other public authority policies on hazard risk restrictions

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 a Contaminated Lands Policy to provide a framework to appropriately manage land contamination risk through the land use planning process. This Policy seeks to ensure that changes in land use will not increase the risk to human health or the environment. The Policy applies to all land in the Maitland Local Government Area.

7A. Flood Related Development Controls

Development on this land or part of this land for the purposes of dwelling houses, attached dwellings, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) IS subject to flood related development controls contained within clause 7.3 of the Maitland LEP 2011 and s.B3 of the Maitland DCP 2011.

Development on this land or part of this land for any other purpose IS subject to

flood related development controls contained within clause 7.3 of the Maitland LEP 2011 and s.B3 of the Maitland DCP 2011.

Information given in relation to flooding is based upon Council's adopted 1:100 ARI (Average Recurrent Interval) flood event.

The Maitland LEP 2011 identifies the flood planning level (FPL) as the level of a 1:100 ARI flood event plus 0.5m freeboard.

8. Land Reserved for Acquisition

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.

9. Contribution Plans

The following contribution plan(s) apply to the land:

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

Contributions Plans may be viewed on Council's website or inspected and purchased at Council's Customer Service Centre.

9A. Biodiversity Certified Land

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

10. Biodiversity Stewardship Sites

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*.

10A. Native Vegetation clearing set asides

The Council is not aware if the land contains a set aside area under 60ZC of the *Local Land Services Act 2013*.

11. Bushfire Prone Land

The land is NOT identified as being bushfire prone land.

12. Property vegetation plans

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).

13. Order under Trees (Disputes between Neighbours) Act 2006

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.

14. Directions under Part 3A

There is NO direction by the Minister under Section 75P(2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 (other than a project of a class prescribed by the regulations) of the Act does not have effect.

15. Site Compatibility Certificate and Conditions for Seniors Housing

a) Site Compatibility Certificate

Council is unaware of whether a current Site Compatibility Certificate issued under Clause 25 of the State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 has been issued for the land.

b) Conditions of Development Consent since 11 October 2007

No development consent has been granted for the development permitted under State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 after 11 October 2007.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

Council is unaware of whether a valid Site Compatibility Certificate has been issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 for the land.

17. Site compatibility certificates and conditions for affordable rental housing

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.

18. 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.

19. Site verification certificates

Council is not aware of any current site verification certificate in respect of the land.

20. Loose-fill asbestos insulation

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

21. Affected building notices and building product rectification orders

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.

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.

PART 2: ADDITIONAL MATTERS PROVIDED PURSUANT TO SECTION 10.7 (5)

The following information is provided in accordance with section 10.7(5) of the Environmental Planning and Assessment Act 1979. Section 10.7(6) of the Act states that a Council shall not incur any liability in respect of advice provided in good faith pursuant to sub-section 10.7(5). If this information is to be relied upon, it should be independently checked.

1. Development Consent

Council's records indicate that the land has not had any development consent granted within the five (5) years preceding the date of this certificate.

2. Draft Development Control Plan

No draft Development Control Plans apply to the land.

3. Suspension of Covenants

Clause 1.9A in the Maitland LEP 2011 applies to all land within the Maitland Local Government Area. This clause suspends any agreement, covenant or other instrument that restricts the development of land that is permissible under the provisions of the Maitland Local Environmental Plan 2011 to the extent necessary to serve that purpose.

4. Filling of Land

Earthworks (excavation and filling of land) require development consent. Clause 7.2 in the Maitland LEP 2011 applies to all land within the Maitland Local Government Area. Earthworks (defined as both excavation and filling of land) require development consent of Council unless the works are exempt development, ancillary to other development for which development consent is required or granted, or considered by Council to be of a minor nature.

5. Development in the Vicinity of Heritage Items

Clause 5.10 in the Maitland LEP 2011 generally applies to all land in the Maitland Local Government Area, where the land is located in the vicinity of a heritage item or heritage conservation area. This Clause requires a consent authority to consider

the effect of the proposed development on the heritage significance of the item or area concerned, before granting development consent.

6. Other Matters

There are no other specific matters.

David Evans
General Manager



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Address: - 35 Metford Road, Tenambit

Description: - Lot 12 D.P. 1197316

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
10.10.1921 (1921 to 1926)	Alexander Leonard (Dairyman)	Vol 3236 Fol 7
03.03.1926 (1926 to 1926)	Agnes Maud Leonard (Widow) Stella Elizabeth Compton (Married Woman) (Transmission Application not investigated)	Vol 3236 Fol 7
29.03.1926 (1926 to 1957)	William Murphy (Freeholder)	Vol 3236 Fol 7
12.07.1957 (1957 to 1958)	Aileen Mary Timbs (Married Woman) (Section 94 Application not investigated)	Vol 3236 Fol 7
25.07.1958 (1958 to 1966)	Thomas Lawrence James Ashcroft (Farmer)	Vol 3236 Fol 7
23.02.1966 (1966 to 1972)	David Mitchell (Farmer) John David Mitchell (Farmer)	Vol 3236 Fol 7 Now Vol 11380 Fol 41
03.02.1972 (1972 to 1981)	John Roland Bannister (Labourer) Thelma Ettie Bannister (Married Woman)	Vol 11380 Fol 41 Now Vol 13694 Fol 182
22.09.1981 (1981 to date)	# Collierina Pty Limited	Vol 13694 Fol 182 Now 12/1197316

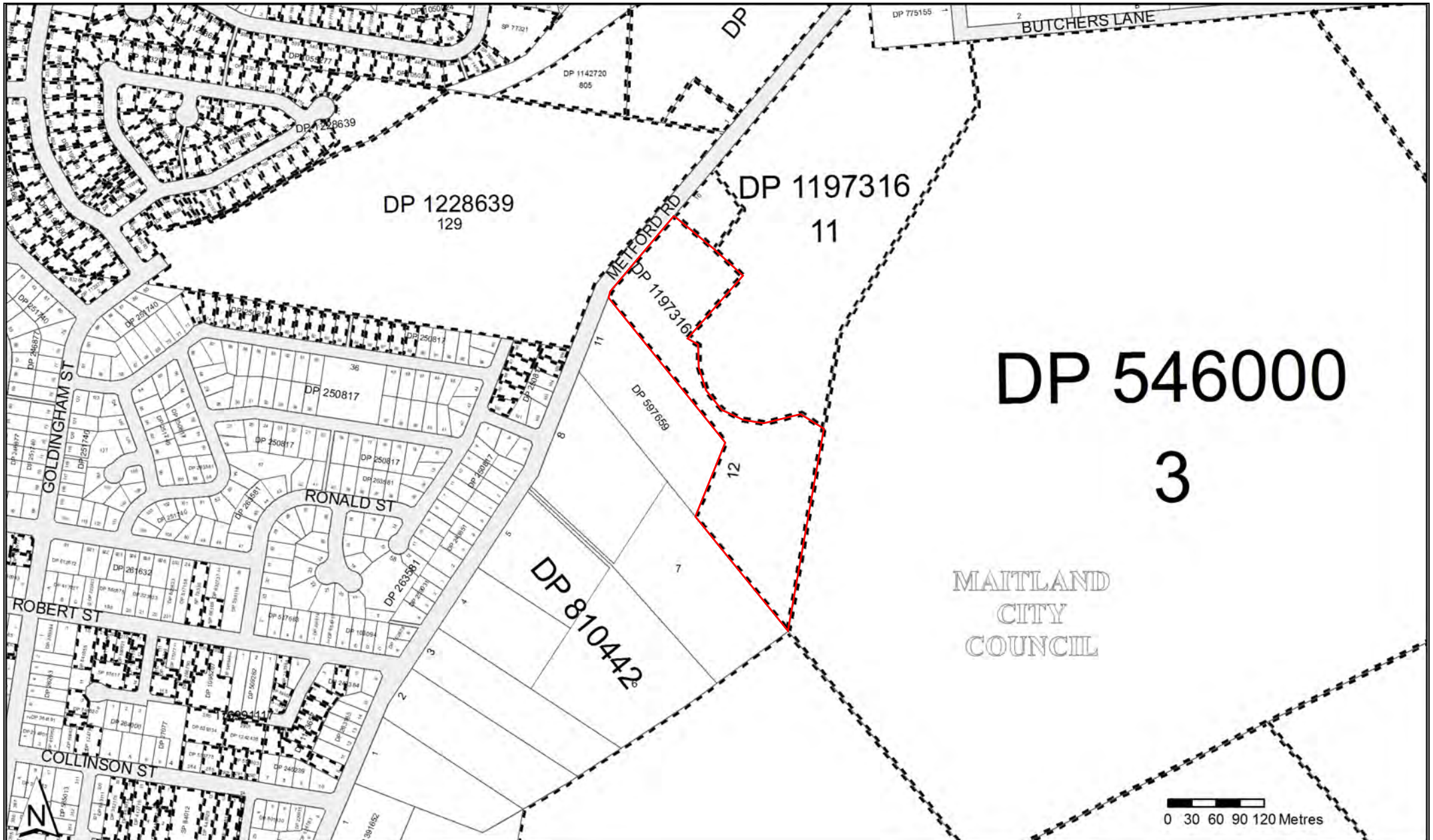
Denotes current registered proprietor

Leases: - NIL

Easements: -

- Pere 10.10.1921 (A 703637) Right of Way – released by 17.01.2011.
- 06.08.1941 (D 44605) Easement for Sewerage Pipeline 2.415 metres wide.
- 13.09.1978 (D.P. 597659) Easement to Drain Water 5 wide.

Yours Sincerely,
Mark Groll
19 July 2021

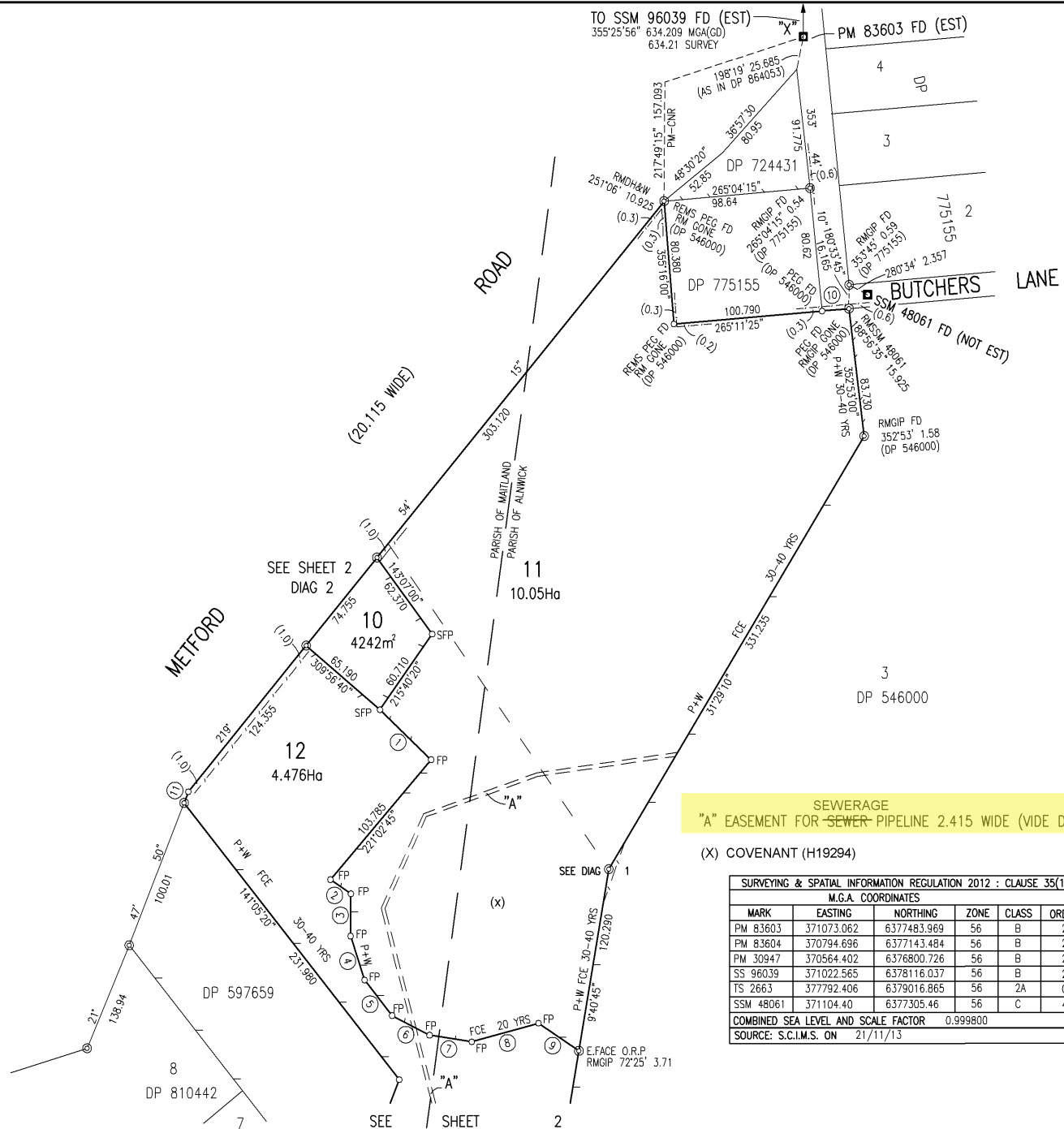
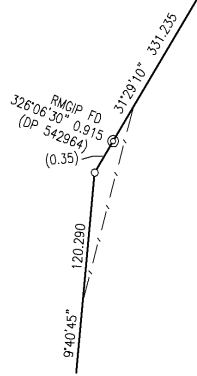




SHORT BOUNDARIES

NO.	BEARING	DISTANCE
1.	133°13'20"	47.590
2.	123°47'30"	16.580
3.	180°22'40"	27.600
4.	161°37'00"	30.205
5.	141°16'00"	29.710
6.	116°37'00"	28.390
7.	98°50'20"	28.940
8.	74°51'00"	46.770
9.	123°25'00"	32.845
10.	265°13'30"	18.200
11.	201°47'50"	7.850

DIAGRAM 1 - NTS



SEWERAGE
 "A" EASEMENT FOR SEWER PIPELINE 2.415 WIDE (VIDE DP 430280 D.44605)

(X) COVENANT (H19294)

SURVEYING & SPATIAL INFORMATION REGULATION 2012 : CLAUSE 35(1)(b) & CLAUSE 61(2)							
M.G.A. COORDINATES							
MARK	EASTING	NORTHING	ZONE	CLASS	ORDER	METHOD	ORIGIN
PM 83603	371073.062	6377483.969	56	B	2	N/A	SCIMS
PM 83604	370794.696	6377143.484	56	B	2	N/A	SCIMS
PM 30947	370564.402	6376800.726	56	B	2	N/A	SCIMS
SS 96039	371022.565	6378116.037	56	B	2	N/A	SCIMS
TS 2663	377792.406	6379016.865	56	2A	0	N/A	SCIMS
SSM 48061	371104.40	6377305.46	56	C	4	N/A	SCIMS
COMBINED SEA LEVEL AND SCALE FACTOR							0.999800
SOURCE: S.C.I.M.S. ON 21/11/13							

Surveyor: RAY DILLEY Date of Survey: 21/1/14 Surveyor's Ref: 13506DP	PLAN OF SUBDIVISION OF LOTS 1 & 2, DP 732226 & LOTS 1 & 2, DP 546000	LGA: MAITLAND Locality: TENAMBIT Subdivision No: 111719 Lengths are in metres. Reduction Ratio 1: 2000	Registered 27.6.2014	DP1197316
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Req: R202750 / Doc: DP 1197316 P / Rev: 01-Jul-2014 / NSW IRS / Pgs: ALL / Prt: 19-Jul-2021 14:46 / Seq: 1 of 4
 © Office of the Registrar-General / Sec: INFOTRACK / Ref: LS022222_EL - 35 INFOTRACKMetford Road



SHORT BOUNDARIES

NO.	BEARING	DISTANCE
1.	133°13'20"	47.590
2.	123°47'30"	16.580
3.	180°22'40"	27.600
4.	161°37'00"	30.205
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8.	74°51'00"	46.770
9.	123°25'00"	32.845
11.	201°47'50"	7.850

DIAGRAM 2 - NTS

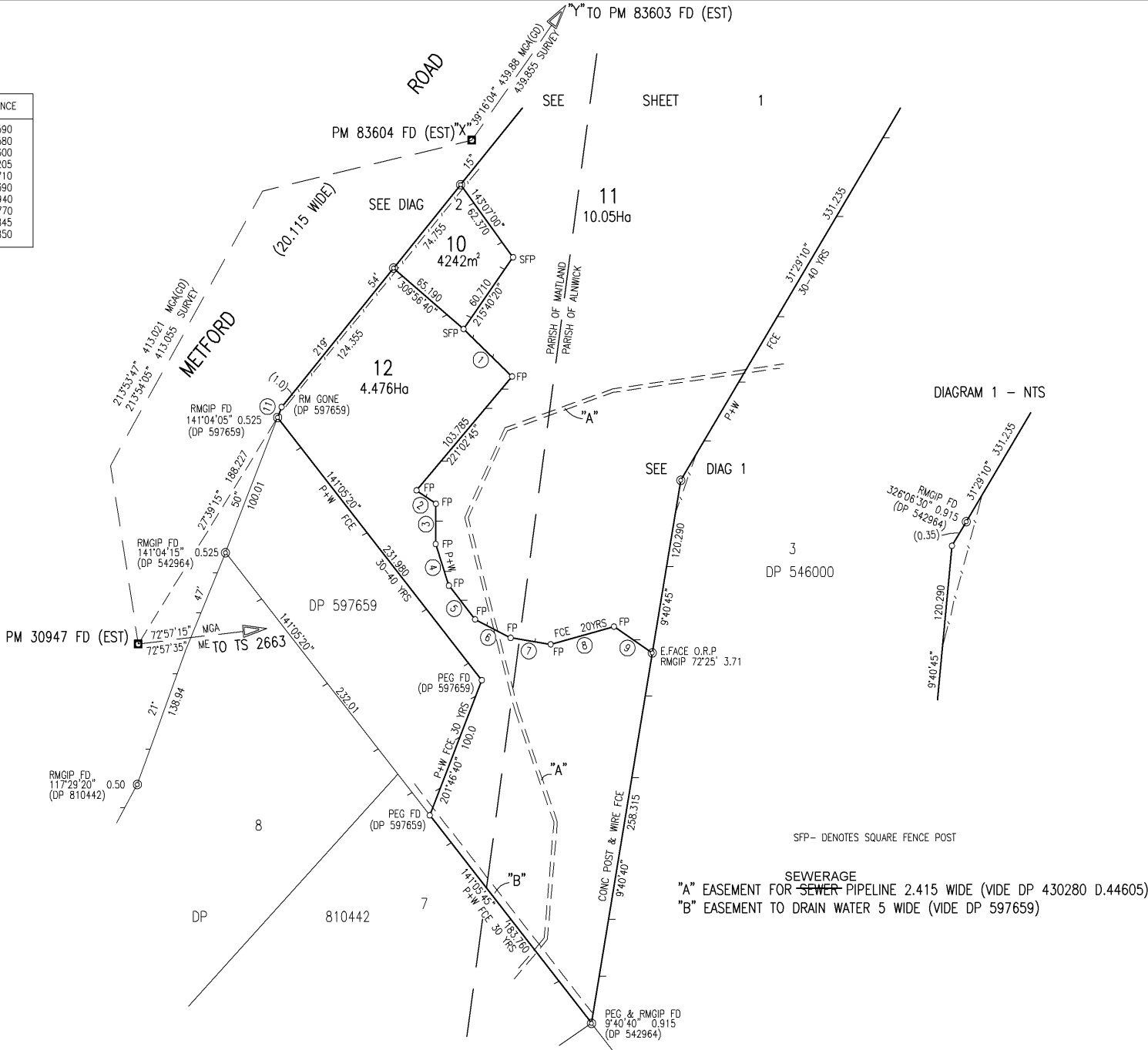
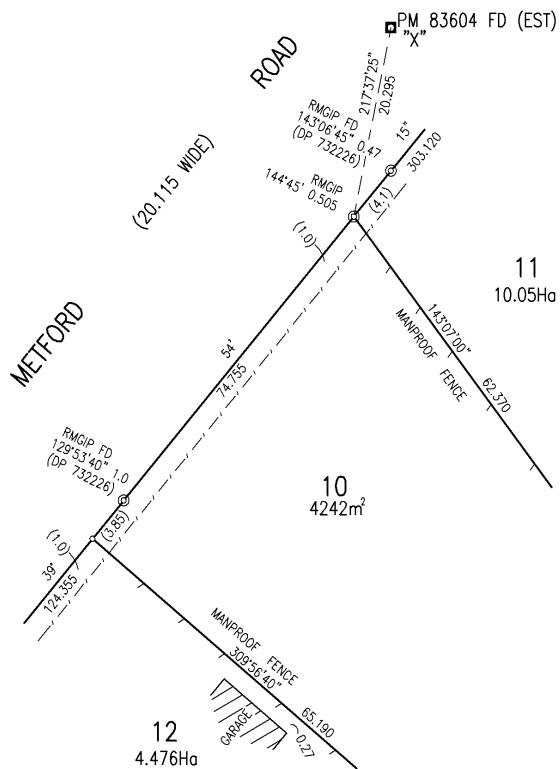


DIAGRAM 1 - NTS

SFP - DENOTES SQUARE FENCE POST

SEWERAGE
 "A" EASEMENT FOR SEWER PIPELINE 2.415 WIDE (VIDE DP 430280 D.44605)
 "B" EASEMENT TO DRAIN WATER 5 WIDE (VIDE DP 597659)

Reg: R202750 / Doc: DP 1197316 P / Rev: 01-Jul-2014 / NSW LRS / Pgs: ALL / Prt: 19-Jul-2021 14:46 / Seq: 2 of 4
 © Office of the Registrar-General / Sec: INFOTRACK / Ref: LS022222_EL - 35 INFOTRACKreford Road

Surveyor: RAY DILLEY
 Date of Survey: 21/1/14
 Surveyor's Ref: 13506DP

PLAN OF SUBDIVISION OF LOTS 1 & 2,
 DP 732226 & LOTS 1 & 2, DP 546000

LGA: MAITLAND
 Locality: TENAMBIT
 Subdivision No: 111719
 Lengths are in metres. Reduction Ratio 1: 2000

Registered
 27.6.2014


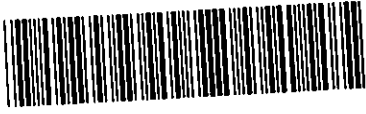
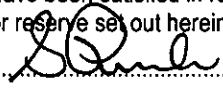
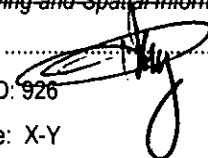
DP1197316

PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)


<p>Registered:  27.6.2014</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>	<p>Office Use Only</p>  <p>DP1197316 S</p> <p>ice Use Only</p>												
<p>PLAN OF SUBDIVISION OF LOTS 1 & 2, DP 732226 & LOTS 1 & 2, DP 546000</p>	<p>LGA: MAITLAND</p> <p>Locality: MORPETH / TENAMBIT</p> <p>Parish: MAITLAND / ALNWICK</p> <p>County: NORTHUMBERLAND</p>												
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p>Survey Certificate</p> <p>I, RAY DILLEY of SCOTT, CRISP & DILLEY a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>* (a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on21/1/14</p> <p>* (b) The part of the land shown in the plan..... was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation.</p>												
<p>Subdivision Certificate</p> <p>I, <u>Stephen Punch</u>..... *Authorised Person/General Manager/Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Accreditation number:</p> <p>Consent Authority: <u>Maitland City Council</u></p> <p>Date of endorsement: <u>4.3.14</u></p> <p>Subdivision Certificate number: <u>111719</u></p> <p>File number: <u>DA11 1719</u></p> <p>*Strike through if inapplicable.</p>	<p>* (c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p> <p>Signature:  Dated: 11/2/14</p> <p>Surveyor ID: 926</p> <p>Datum Line: X-Y</p> <p>Type: Rural</p> <p>The terrain is *Level-Undulating / *Steep Mountainous.</p> <p>*Strike through if inapplicable.</p> <p>*Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>												
<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p>	<p>Plans used in the preparation of survey</p> <table border="0"> <tr> <td>DP 732226</td> <td>DP 810442</td> </tr> <tr> <td>DP 546000</td> <td>DP 430280</td> </tr> <tr> <td>DP 864053</td> <td></td> </tr> <tr> <td>DP 775155</td> <td></td> </tr> <tr> <td>DP 542964</td> <td></td> </tr> <tr> <td>DP 597659</td> <td></td> </tr> </table> <p>If space is insufficient continue on PLAN FORM 6A</p>	DP 732226	DP 810442	DP 546000	DP 430280	DP 864053		DP 775155		DP 542964		DP 597659	
DP 732226	DP 810442												
DP 546000	DP 430280												
DP 864053													
DP 775155													
DP 542964													
DP 597659													
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Surveyor's Reference: 13443DP</p>												

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

<p style="text-align: right;">Office Use Only</p> <p>Registered:  27.6.2014</p> <p>PLAN OF SUBDIVISION OF LOTS 1 & 2, DP 732226 & LOTS 1 & 2, DP 546000</p> <p>Subdivision Certificate number: <u>111719</u></p> <p>Date of Endorsement: <u>4.3.14</u></p>	<p style="text-align: right;">Office Use Only</p> <p style="font-size: 24pt; text-align: center;">DP1197316</p> <p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> • A schedule of lots and addresses - See 60(c) SSI Regulation 2012 • Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919 • Signatures and seals- see 195D Conveyancing Act 1919 • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
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Lot No.	Street No.	Road Name	Suburb
10	37	METFORD ROAD	MORPETH
11	39	METFORD ROAD	MORPETH
12	35	METFORD ROAD	MORPETH

Elaine McCall *Allan McCall*

Executed by Collesina Pty Limited ACN 001 583615
 SIGNED PURSUANT TO SECTION 27 CORPORATIONS ACT

Elaine McCall
 ELAINE MCCALL
 DIRECTOR

Allan McCall
 ALLAN MCCALL
 DIRECTOR

If space is insufficient use additional annexure sheet

Surveyor's Reference: 13443DP



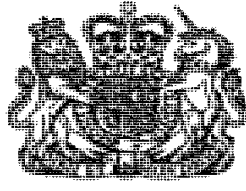
1138041

NEW SOUTH WALES
Appln. No. 2373

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Prior Title Vol. 3236 Fol. 7

Vol. 11380 Fol. 41
Edition issued 5-8-1970



CANCELLED

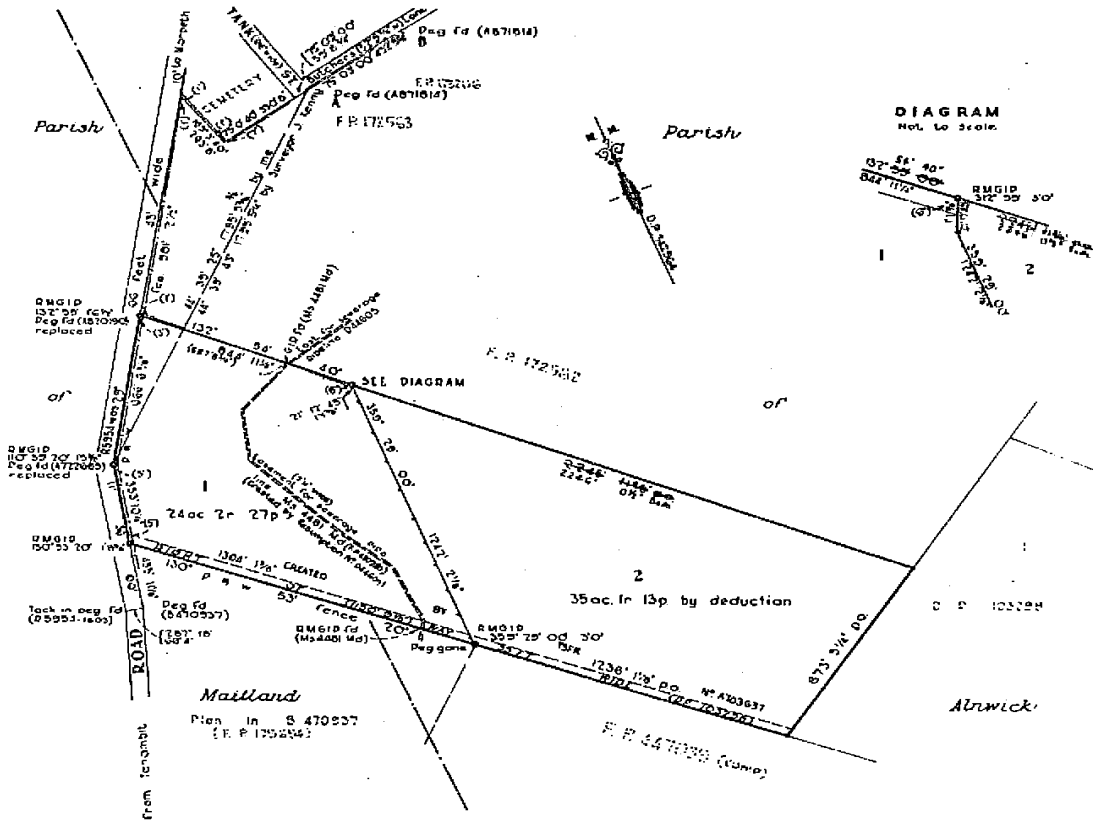
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *Barnes*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 542964 at Morpeth in the City of Maitland Parishes of Alnwick and Maitland and County of Northumberland being part of Portion 63 (Parish of Alnwick) and part of Portion 3 (Parish of Maitland) granted separately to Edward Charles Close on 30-6-1823.

FIRST SCHEDULE

~~DAVID MITCHELL and JOHN DAVID MITCHELL, both of Raworth, Farmers, as Tenants in Common in equal shares.~~

SECOND SCHEDULE

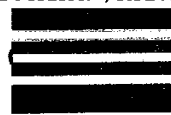
1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. Right of Way created by Transfer No.A703637 affecting the piece of land shown as "Right of Way 33 ft. wide" in the plan hereon.
3. Easement for sewerage pipe created by Resumption No.D44605 affecting the piece of land shown as "Easement for Sewerage pipe" in the plan hereon.
4. Covenant created by Transfer No.H19294.

Jawatson
Registrar General.

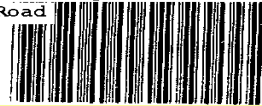
PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

(Page 1) Vol. 11380 Fol. 41



CIFICATE OF TITLE



13694182

NEW SOUTH WALES

PROPERTY ACT, 1900

Appln.No.2373

Prior Title Vol.11380 Fol.41



Vol. 13694 Fol. 182

CANCELLED

EDITION ISSUED

13 9 1978

13694 Vol. 182

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

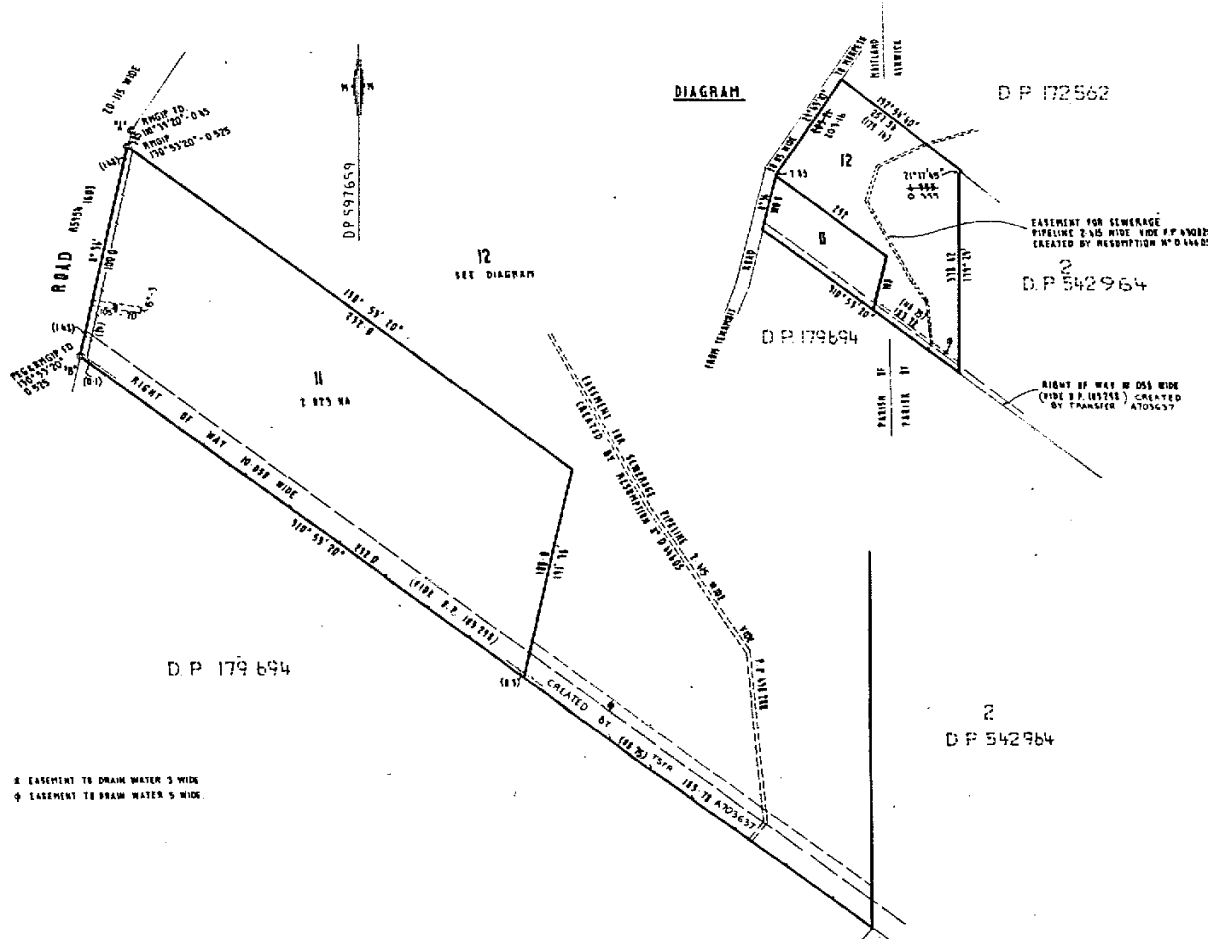
[Signature]

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 12 in Deposited Plan 597659 at Morpeth in the City of Maitland Parishes of Alnwick and Maitland and County of Northumberland being part of Portion 63 (Parish of Alnwick) and part of Portion 3 (Parish of Maitland) granted to Edward Charles Close on 30-6-1823.

FIRST SCHEDULE

~~JOHN ROLAND BANNISTER of Broadmeadow, Labourer and THILMA BETTE BANNISTER, his wife, as joint tenants.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. A703637 Right of way affecting the part of the land above described shown so burdened in Deposited Plan 597659.
3. D44605 Easement for sewerage pipeline affecting the part of the land above described shown so burdened in Deposited Plan 597659.
4. H19294 Covenant.
5. DP597659 Easement to drain water affecting the part of the land above described shown so burdened in Deposited Plan 597659.

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

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/7/2021 2:45PM

FOLIO: 2/732226

First Title(s): OLD SYSTEM

Prior Title(s): VOL 13694 FOL 182

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
25/6/1986	DP732226	DEPOSITED PLAN	FOLIO CREATED EDITION 1
14/9/2000	7089785	DEPARTMENTAL DEALING	
15/9/2010	AF677580	CANCELLATION OR EXTINGUISHMENT OF AN EASEMENT	
17/1/2011	AF901096	CANCELLATION OR EXTINGUISHMENT OF AN EASEMENT	
27/6/2014	DP1197316	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/7/2021 2:45PM

FOLIO: 12/1197316

First Title(s): OLD SYSTEM

Prior Title(s): 2/732226

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
27/6/2014	DP1197316	DEPOSITED PLAN	FOLIO CREATED EDITION 1

*** END OF SEARCH ***



FOLIO: 12/1197316

SEARCH DATE	TIME	EDITION NO	DATE
19/7/2021	2:44 PM	1	27/6/2014

LAND

LOT 12 IN DEPOSITED PLAN 1197316
 AT TENAMBIT
 LOCAL GOVERNMENT AREA MAITLAND
 PARISH OF ALNWICK COUNTY OF NORTHUMBERLAND
 PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND
 TITLE DIAGRAM DP1197316

FIRST SCHEDULE

COLLERINA PTY LIMITED

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 H19294 COVENANT
- 3 D44605 EASEMENT FOR SEWERAGE PIPELINE 2.415 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP597659 EASEMENT TO DRAIN WATER 5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***