



**NGH**



# Preliminary Site Investigation

## Redlands Road Corowa

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## CERTIFICATION

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## Acronyms and Abbreviations

AEC	Areas of Environmental Concern
AHD	Australian Height Datum
AST	Above-ground storage tank
BGL	Below Ground Level
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
BTEXN	Benzene, Toluene, Ethylbenzene, Xylene, Naphthalene
CLM	Contaminated Land Management
CoPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
DSI	Detailed Site Investigation
EPA	Environmental Protection Authority
ha	hectares
HMA	Hazardous Materials Audit
Km	Kilometres
L	Litres
LGA	Local Government Area
m	Metres
mm	millimetres
NEPM	National Environmental Protection Measure
NSW	New South Wales
OCP	Organochloride Pesticide
OPP	Organophosphorus Pesticide
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
POEO	Protection of the Environment Operations
PSI	Preliminary Site Investigation
SMF	Synthetic Mineral Fibre
SWL	Standing Water Level
TRH	Total Recoverable Hydrocarbons
VENM	Virgin Excavated Natural Material

# Executive Summary

## Introduction

NGH have been engaged by Ovens and Murray Land Survey (the client) to complete a Preliminary Site Investigation (PSI) for two proposal sites located at 169-199 Redlands Road (Lot 1 and 2, DP199174) & 42-80 Cemetery Road (Lot 66, DP1167493), Corowa, NSW 2646, refer to Figure 2-1. The PSI has been prepared to support the development application for the proposed 335 Lot Subdivision at Redlands Road, Corowa; refer to the concept development plan attached in Appendix B.

## Objectives

The objective of the PSI is to assess the potential for contamination to exist on site and whether the site is suitable for the current and proposed land use.

## Scope of Work

The PSI will describe the site and include:

- The purpose of the investigation.
- The site history.
- Past and present potentially contaminating activities (on-site and off-site sources).
- Potentially contaminated media (soils etc.).
- The condition of the site and surrounding environment.
- The geological and hydrogeological setting.
- A preliminary assessment of site contamination and Contaminants of Potential Concern (CoPC).
- A preliminary Conceptual Site Model (CSM) including potential human and ecological receptors.
- Identification of data gaps in the assessment of site contamination.
- Recommendations/conditions for further investigation (if required).

## Conclusion

The site history review identified the past and current land use as agricultural land. Based on the site history and database searches, NGH identified six potential Areas of Environmental Concern (AEC) with CoPC across the extent of the investigation.

- **AEC1 Use and storage of fertilisers across Site 1 and Site 2:** Due to the nature of fertiliser application and the short half-life in soil, it is unlikely that CoPC associated with fertilisers will maintain high concentrations in soil and are unlikely to pose a risk to receptors.
- **AEC2 Potential use of sheep dips / jetting plants across Site 1 and Site 2:** There is no evidence that this has occurred. However, if unidentified sheep dips and/or jetting plants have been used on site there may be an unknown risk to receptors. This can be managed with an unexpected finds protocol during intrusive works.
- **AEC3 Historical building demolition, uncontrolled fill material and buried waste across Site 1 and Site 2:** Based on the current and past land use, there may be some unidentified



uncontrolled fill material and buried waste on the proposal sites. This can be managed with an unexpected finds protocol during intrusive works.

- **AEC4 Storage of chemicals, fuels, and batteries on Site 2:** Chemicals, fuels, and batteries contain CoPC that may have a complete exposure pathway for onsite and offsite receptors. There is visible evidence that minor leaking of fuel has occurred on surface soils and may pose a minor risk to onsite receptors. The CoPC associated with AEC4 is localised and will require a waste classification of stained surface soils for offsite disposal. No additional investigations are required based on the scale of contamination present.
- **AEC5 Aboveground Storage Tank (AST) on Site 2:** The site inspection did not observe any signs of spills or contamination with the surface soils. However, given the AST was not situated within a concrete bund, and minor vegetation dieback was observed beneath the AST, associated CoPC may be present with a complete exposure pathway for onsite receptors. The CoPC associated with AEC5 is localised and will require a waste classification surface soils beneath the AST for offsite disposal following removal of the AST. No additional investigations are required based on the scale of suspected contamination present.
- **AEC6 Waste and bonfire stockpile on Site 2:** Burned waste has the potential to contain various CoPC with a complete exposure pathway for onsite and offsite receptors. Oil filters observed within the stockpile appear to have been “burned out” and are unlikely to pose a risk. The CoPC associated with AEC6 is localised and will require a waste classification of the stockpiled material for offsite disposal. No additional investigations are required based on the scale of suspected contamination present.

NGH considers the investigation as detailed within this report, is adequate to form the opinion that significant historical site contaminating activities have not impacted Site 1 and Site 2.

Considering the above points, it is the opinion of NGH that a Detailed Site Investigation (DSI) as defined in the NSW EPA Consultants Reporting on Contaminated Land – Contaminated Land Guidelines (NSW EPA 2020) is not considered necessary. NGH considers the land suitable for the proposed development with the understanding that the ‘conditions’ below are undertaken.

## **Conditions**

### **Unexpected Finds Protocol**

An unexpected finds protocol is to be prepared for any intrusive works that may encounter unexpected finds within the soil profiles. The unexpected finds protocol is to be completed for all areas within the development footprint.

### **Waste Classification**

Waste stockpiles and stained surface soils will require offsite disposal to make the land suitable for the proposed land use. Waste classification can be completed prior to, or in conjunction with, the construction works, and will include:

- Assessment of material for waste classification prepared by a suitably qualified environmental consultant and comply with the NSW EPA Waste Classification Guidelines: Part 1 Classifying Waste (2009).
- Building and demolition waste can be disposed offsite as pre-classified waste in accordance with NSW EPA Waste Classification Guidelines: Part 1 Classifying Waste (2009). All building and demolition waste that is stockpiled with soil material will be required to be divided and classified separately.

## **Excavation Upper Fill / Soil Classification**

Fill soils removed from the property must first be classified as per the NSW EPA Waste Classification Guidelines: Part 1 Classifying Waste (2014) prior to disposal. The soil sampling and analysis regime shall follow EPA NSW Sampling Design Guidelines September 1995 and be conducted before the construction works to judge the character of the sub-surface.

## **Hazardous Materials Audit on Buildings**

It is a requirement of the NSW Occupational Health and Safety Act, 2000 and NSW Occupational Health and Safety Regulation, 2001 that a Hazardous Materials Audit (HMA) be conducted on any buildings (including fence lines) prior to demolition (or major refurbishment). An assessment of the condition of the hazardous materials shall be included, with particular emphasis on the relevant Codes of Practice and WorkCover NSW requirements. The HMA shall report on the identified asbestos materials, Synthetic Mineral Fibre (SMF), Polychlorinated Biphenyls (PCBs) in light fittings, lead content in ceiling space dust and lead content in paintwork. An assessment of the condition of the hazardous materials shall be included, with particular emphasis on the relevant Codes of Practice and WorkCover NSW requirements.

## **Imported Soil – VENM**

Any imported fill shall be sampled prior to importation and shall conform to VENM (Virgin Excavated Natural Material) as per EPA NSW Waste Classification Guidelines - Part 1: Classifying Waste (Nov 2014).

- **VENM with Documentation:** Backfill material shall be VENM sourced from a reputable soil / landscaping supplier or excavation contractor. This shall be accompanied by suitable documentation verifying the material is VENM. The documentation shall be provided by a suitably qualified Environmental or Engineering Consultant.
- **VENM without Documentation:** Backfill material without suitable VENM documentation shall be validated using a frequency of one sample for every twenty-five cubic metres (25m<sup>3</sup>). Each discrete sample analysed shall consist of a composite of these five sub-samples collected and mixed in a stainless-steel tray. Each sample shall be analysed for the full suite of analytes listed in the EPA Waste Classification Guidelines, Part 1: Classifying Waste (DEC 2014) (Waste Classification Guidelines).

# **1. Introduction**

NGH have been engaged by Ovens and Murray Land Survey (the client) to complete a Preliminary Site Investigation (PSI) for two proposal sites located at 169-199 Redlands Road (Lot 1 and 2, DP199174) & 42-80 Cemetery Road (Lot 66, DP1167493), Corowa, NSW 2646, refer to Figure 2-1. The PSI has been prepared to support the development application for the proposed 335 Lot Subdivision at Redlands Road, Corowa, refer to the concept development plan attached in Appendix B.

## **1.1 Background**

The proposal sites are located within the residential growth front of Corowa in an establishing residential area that is located approximately 1.5 kilometres (km) from the main commercial area of Corowa. Lot 1 and 2, DP199174 (Site 1) is bordered by Redlands Road to north, undeveloped residential zoned land to the east, Tower Street to the south and Cemetery Road to the west. Site 1 has a total property area of approximately 12.32 hectares (ha). The land represents former grazing land and is currently unimproved and contains no buildings or structures. A small dam exists in the north west corner of the property.

Lot 66, DP1167493 (Site 2) is bordered by Barber Street to the north, established residential development to the east, land zoned for residential purposed to the south and Cemetery Road to the west. Site 2 has a total area of 15.5 ha.

The application seeks approval for a residential subdivision of land comprising a total of 335 lots, removal of native vegetation and demolition of existing buildings on the property. The proposal will also create three new reserves within the development area for drainage and public open space functions. Due to the size of the subdivision, the development will be constructed over 13 stages.

## **1.2 Objectives**

The objective of the PSI is to assess the potential for contamination to exist on site and whether the site is suitable for the current and proposed land use.

## **1.3 Scope of Work**

The PSI will describe the site and include:

- The purpose of the investigation.
- The site history.
- Past and present potentially contaminating activities (on-site and off-site sources).
- Potentially contaminated media (soils etc.).
- The condition of the site and surrounding environment.
- The geological and hydrogeological setting.
- A preliminary assessment of site contamination and Contaminants of Potential Concern (CoPC).
- A preliminary Conceptual Site Model (CSM) including potential human and ecological receptors.
- Identification of data gaps in the assessment of site contamination.
- Recommendations/conditions for further investigation (if required).

## **1.4 Project Specific Limitations**

This report is subject to the following limitations:

- This report has been prepared by NGH for the Client and may only be used and relied on by the Client.
- This report is limited to a desktop study and one site inspection is based on current and historical information available at the time the report was prepared.
- NGH does not accept any responsibility for any contamination that may exist within the specified projects boundary now or in the future.
- This report does not provide a complete assessment of the environmental status of the site and is limited to the scope outlined above.
- The report has been prepared for the areas outlined within Figure 2-1 only.

## **1.5 Regulatory Framework**

The standards that have been used to develop this PSI report are endorsed by the NSW Government and comply with the requirements of the National Environmental Protection Council *National Environmental Protection (Assessment of Contaminated Sites) Measure 2013* (NEPM 2013). The standards include:

- Contaminated Land Management Policy, Federation Council, 2017.
- National Environment Protection (Assessment of Site Contamination) Measure (NEPM) – Schedule B2 (1999 amended 2013)
- NSW EPA Consultants Reporting on Contaminated Land – Contaminated Land Guidelines (NSW EPA 2020).
- NSW EPA Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme 2017 (3<sup>rd</sup> Edition).
- NSW EPA Duty to Report Contamination under the Contaminated Land Management Act 1997.
- NSW Government State of Environmental Planning Policy (SEPP) 55 – Remediation of Land (2020)



## 2. Site Details

The site details are presented in Table 2-1.

Table 2-1 Site details

Item	Detail
Site Name	20036 Redlands Road, Corowa
Site address	169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646
Lot and DP	Site 1: Lot 1 and Lot 2 DP199174 Site 2: Lot 66 DP1167493
Local Council	Federation Council, Corowa Shire Local Government Area (LGA)
Site impact area	Site 1: 124,007m <sup>2</sup> Site 2: 155,327m <sup>2</sup>
Current land use	Rural agriculture, primary production
Proposed land use	Residential subdivision including three new reserves within the development area for drainage and public open space functions.
Surrounding land use	Residential, primary production and environmental management.
Zoning	R2 Low Density Residential



Figure 2-1 Site Layout



### 3. Site History Review

NGH undertook a historical review of the previous land use and the surrounding area which may have contributed to potential site contamination. The following information sources were reviewed and consulted:

- Historical aerial photographs from the period 1941 to 2020.
- Government database searches.
- Historic property title searches

The accuracy of the information supplied is of an acceptable level to establish a reputable foundation of the history of the site. NGH engaged Lotsearch Pty Ltd to provide an industry standard report, used the NSW Government online resources and engaged an external Specialised Searcher, InfoTrack Pty Ltd to supply an historic property title search per Lot and DP.

#### 3.1 Historical Aerial Photograph Review

Historical aerial photographs were reviewed to provide information on past site uses. The results of the review are presented in Table 3-1. The historical aerial photographs are included in the Lotsearch report in Appendix A.

Table 3-1 Review of historical aerial photographs

Imagery source	Date	Comments
Lotsearch	1941	<b>Site:</b> The proposal sites are agricultural land, with scattered tree coverage and a small water body on the north eastern portion of Site 1 and another small water body on the far north western corner of Site 1. <b>Surrounding area:</b> The surrounding area is agricultural land with several residential dwellings predominantly located on the east to north eastern side of the two sites. Site 1 has one residential dwelling within 150m east of the site boundary. Site 2 has one residential dwelling 150m west to the site boundary.
Lotsearch	1960	<b>Site:</b> The proposal sites have had no significant changes since the 1941 imagery. <b>Surrounding area:</b> The surrounding area has had no significant changes since the 1941 imagery.
Lotsearch	1963	<b>Site:</b> The proposal sites have had no significant changes since the 1960 imagery. <b>Surrounding area:</b> The surrounding area has no significant changes since the 1941 imagery.
Lotsearch	1968	<b>Site:</b> The proposal sites have had no significant changes since the 1963 imagery. <b>Surrounding area:</b> The surrounding area has no significant changes since the 1963 imagery.
Lotsearch	1977	<b>Site:</b> Site 2 has evidence of ploughing through the entire site. <b>Surrounding area:</b> There is evidence of ploughing south of Site 1, and surrounding Site 2. Land clearing north of Site 1 has occurred. The cemetery and water body (pond) have appeared west of the proposal sites. Land disturbance has occurred south east of Site 2.
Lotsearch	1982	<b>Site:</b> The proposal sites have had no significant changes since the 1977 imagery.

Imagery source	Date	Comments
		<b>Surrounding area:</b> Construction of an industrial area has occurred north west of Site 1.
Lotsearch	1987	<p><b>Site:</b> A residential dwelling has appeared within the central northern portion of Site 2, with a newly constructed road access from the western boundary.</p> <p><b>Surrounding area:</b> Several more residential dwellings have appeared to the east of site 1 and north east of Site 1. Continued construction of the industrial area is occurring north west of Site 1. Land clearing and development has occurred to the south west of Site 2 with what appears to be a racetrack or sportsground.</p>
Lotsearch	1991	<p><b>Site:</b> The proposal sites have had no significant changes since the 1987. The aerial imagery is in colour.</p> <p><b>Surrounding area:</b> An increase in residential development to the east of both sites has occurred. Development of the industrial area is also evident north-west of Site 1. A racecourse track has appeared to the south west of Site 2 in a new configuration to 1987.</p>
Lotsearch	1996	<p><b>Site:</b> The proposal sites have had no significant changes since the 1991.</p> <p><b>Surrounding area:</b> Residential development has increased to the east of the proposal sites.</p>
Lotsearch	2005	<p><b>Site:</b> The proposal sites have had no significant changes since the 1996.</p> <p><b>Surrounding area:</b> Additional residential dwellings have appeared to the east of the proposal sites. A compound site for stockpiling and earthworks has appeared north of the racecourse track, west of Site 2. Horticultural land and a small water body has appeared in between both Site 1 and Site 2 on the western side.</p>
Lotsearch	2009	<p><b>Site:</b> The proposal sites have had no significant changes since the 2005.</p> <p><b>Surrounding area:</b> A road has been constructed connected both proposal sites on the east side, to the residential development on the east.</p>
Lotsearch	2014	<p><b>Site:</b> The proposal sites have had no significant changes since the 2009.</p> <p><b>Surrounding area:</b> A large increase in residential development has occurred along the new road connecting the proposal sites. The horticultural land to the west has been cleared and the water body back filled. An additional water body has been constructed adjacent Site 2 on the north western corner.</p>
Lotsearch	2020	<p><b>Site:</b> The proposal sites have had no significant changes since the 2014 imagery.</p> <p><b>Surrounding area:</b> The surrounding area has no significant changes since the 2014 imagery.</p>

### 3.2 Historic Property Title Search

An historic property title search was completed for each Lot and DP within the proposal sites; completed on the 19 April 2021 by InfoTrack Pty Ltd. Refer to Appendix C for the search results and Table 3-2 and Table 3-3 for the summary.

Site 1 (Lot 1 and Lot 2 DP199174) historic property title search results indicated previous registered landowners (proprietors) were farmers and an accountant.

Site 2 (Lot 66 DP1167493) historic property title search results indicated previous registered landowners (proprietors) were predominately farmers, a Motel Proprietor and an Estate Agent.



Table 3-2 Site 1 historic title search results summary

Date of Acquisition and term held	Registered Proprietor(s) & Occupants where available
07/10/1908, 1908-1953	Mary Margaret McNab (Spinster) Christina Jessie McNab (Spinster)
22/10/1953, 1953-1956	Peter Maguire (Accountant)
18/04/1956, 1956 to 1994	Clifford Henry Frost (Farmer) Evelyn Frost (Married Women)
08/06/1994, 1994 to 2005	Evelyn Frost (Widow)
19/10/2005, 2005 to 2018	Yvonne Lynn Bateman Barry James Bateman
07/06/2018, 2018 to date	Awesome Corowa Pty Ltd

Table 3-3 Site 2 historic title search results summary

Date of Acquisition and term held	Registered Proprietor(s) & Occupants where available
01/07/1922, 1922 to 1948	Edith Margaret Anderson (Married Women)
04/03/1948, 1948 to 1954	Thomas Francis Clinton (Farmer)
18/06/1954, 1954 to 1967	Francis Robert Clinton (Farmer)
07/12/1967, 1967 to 1984	Noel Kevin Mills (Farmer) Joan Margaret Mills (Married Women)
16/07/1984, 1984 to 1986	Vincent Michael Quirk (Motel Proprietor) Wendy Marilyn Quirk (Motel Proprietor)
03/09/1986, 1986 to 2019	John Darcy Fraser (Estate Agent) Sandra Jane Fraser (Married Women)
01/07/2019, 2018 to date	Awesome Cemetery Pty Ltd

## **4. Geological and Hydrogeological Review**

A geological and hydrogeological review of the site and surrounding land is included in the Lotsearch report (Appendix A) and is summarised below.

### **4.1 Site Geology**

The Lotsearch report (Appendix A) indicates that the geological units on site include:

- Site 1 comprises of (Qrs) unconsolidated riverine deposits of clay, silt, sand, and gravel. Includes flood plains and black soil plains.
- Site 2 comprises of (Qrs) unconsolidated riverine deposits in the northern section of Site 2 and the rest of Site 2 comprises of (TQs) unconsolidated to poorly consolidated mottled variegated clay, silty clay, polymictic coarse to fine sand, gravel, red brown paleosols.

All the geological units onsite are of the Cainozoic Era. No naturally occurring asbestos was mapped within the dataset buffer.

### **4.2 Soil**

#### **4.2.1 Atlas of Australian Soils**

The Lotsearch report (Appendix A) indicates that the Australian soil types within the dataset buffer comprises of:

- Site 1 comprises of Kurosol soil (Ta5); Low hilly to undulating areas of shallow grey-brown sandy soils (Uc6.11) on the hill-tops and passing to stony hard neutral red soils (Dr2.22) on the upper hill slopes, with hard alkaline red soils (Dr2.23) on the middle slopes and on the better-drained portions of the undulating areas, and with hard acidic yellow mottled soils (Dy3.21, Dy3.41, and Dy3.61) widespread throughout the lower hill slopes and the less well-drained portions of the undulating areas.
- North-eastern tip of Site 2 comprises of Kurosol soil. The rest of Site 2 comprises of Chromosol soil (Qb3): Plains: undulating plains of hard neutral red soils (Dr2.22) on very low broad rises in association with hard neutral yellow mottled soils (Dy3.42) on the flatter, less well-drained portions and with some gilgais of grey clays (Ug5.2) and hard alkaline yellow mottled soils (Dy3.43) in the lower-lying situations. Soil variations on the plain included (Dr3.23 and Dy3.22) in areas with intermediate drainage characteristics, and areas of (Dr2.41) on well-drained sites above some river valleys; plains are traversed by river valleys with flood-plains of various (Gn) soils. Prior stream activity and layering of soil materials seem important factors in soil variability.

#### **4.2.2 Acid Sulfate Soils and Salinity**

The Lotsearch report (Appendix A) indicates that both sites mapped acid sulphate soils as extremely low (1-5%) probability of occurrence. The Lotsearch report provides an indication of the risk of dryland salinity by 2050. The national assessment specifies a high hazard will be present by 2050 in majority of Site 1 and approximately half of Site 2.

### **4.3 Topography**

The Lotsearch report (Appendix A) indicates that the elevation contours across both sites are relatively level at about 140m Australian Height Datum (AHD) to the west, 148m AHD to the south east of Site 1 and 142m AHD to the south east of Site 2. Overland flow from the site is expected to fall from east to west on Site 1 and north east to south west on Site 2.

### **4.4 Hydrogeology and Groundwater**

The Lotsearch report (Appendix A) indicates that the aquifers on site porous, extensive highly productive aquifers.

#### **4.4.1 Groundwater Boreholes**

No groundwater boreholes were identified onsite. A total of 33 groundwater borehole identified within the 2km buffer from the proposal sites. The closest borehole (ID: GW504546) is in between both sites and has a drilled depth of 200m with the intended purpose for domestic use.

A borehole drilled for domestic use located 315m east of Site 2 (ID: GW503110) observed Standing Water Level (SWL) at 12m Below Ground Level (BGL). This borehole was drilled on 07 November 2003.

A borehole drilled for monitoring purposes located 398m north west of Site 1 (ID: GW505423) observed SWL at 16.7m BGL. This borehole was drilled on 12 August 2008.

A borehole drilled for domestic stock located 416m south west of Site 2 (ID: GW503960) observed SWL at 12m BGL. This borehole was drilled on 27 February 2009.

These three boreholes indicate groundwater is relatively deep nearby the proposal sites. All boreholes drilled within the 2km buffer that reported SWL ranged between 2.44 to 20m BGL. Shallower groundwater was reported closer towards the Murray River.

### **4.5 Environmentally Sensitive Receptors**

The nearest environmental sensitive receptor is small water body (pond) located at the Corowa General Cemetery, 80m west of Site 1. Another small water body is located to the far north western corner of Site 1, however this water body would be classified as a sediment basin and is not considered an environmentally sensitive receptor. The Corowa Sewage Treatment Works is located 425m south west of site 1 that contains large water bodies.

The Murray River is located approximately 2.2km east of Site 1, and 1.3km south east from Site 2. The Murray River follows the boarder of NSW and Victoria and is a major domestic water supply for over 1.5 million households.

## **5. Previous Environmental Investigations**

No previous environmental investigations are known or have been provided to NGH.



## 6. Database Search Results

### 6.1 Lotsearch Report LS019256 EP

NGH engaged Lotsearch to complete database searches. The dataset listing of the Lotsearch is included on page two of the report. The search was undertaken on 31 March 2021 and identified potential sources and or pathways of contamination on the site within the 1000m buffer. Results of the Lotsearch report are discussed below:

- Contaminated Sites Register:
  - Records from the NSW EPA Contaminated Land Management (CLM) Act list of notified sites identified two sites within the report buffer. Corowa Shire Council Works Depot is located 363m north west of Site 1, regulation under the CLM Act is not required. Cignall Corowa (service station) is located 999m south east of Site 2 and is under preliminary investigation order.
  - Records from the NSW EPA CLM Act record of notices identified one site within the report buffer. Cignall Corowa is located 999m south east of Site 2 and has 2 current and 2 former notices.
  - A search for Former Gasworks from the NSW EPA identified no records within the report buffer.
- A search of the National Waste Management Database identified no sites within the report buffer.
- A search of the National Liquid Fuel Facilities identified no sites within the report buffer.
- A search of the PFAS Investigation and Management Program identified no sites within the report buffer.
- A search of the Defence Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program identified no sites within the database buffer.
- EPA Activities:
  - A search of licenced activities under the Protection of the Environment Operations (POEO) Act identified one site with the report buffer. The Federation Council sewage treatment processing by small plants is located 425m south west of Site 1 and Site 2.
  - A search of delicensed activities still regulated by the EPA identified one site with the report buffer. The Hanson Construction Materials Pty Ltd concrete works is located 622m north west of site 1.
  - A search of former licenced activities under the POEO Act revoked or surrendered identified four sites within the report buffer. Three licences were for application of herbicides to waterways throughout NSW and have been surrendered since the year 2000. The fourth licence was for Greater Southern Area Health Service, hazardous, industrial or Group A waste generation or storage located 942m east of Site 2 and was surrendered in 2000.
- Historical Business Directories:
  - A search of Dry Cleaners, Motor Garages and Service Stations identified no sites with the report buffer.
  - The universal business directories identified premises match for gas suppliers 40m north east of Site 1 in 1991 and motor vehicle tyre services 47 north of Site 1 in 1991.

- The universal business directories identified road matches for a variety of business activities, such as carrier contractors, haulage contractors, abattoirs, piggeries, gas suppliers, seed merchants, smash repairs, shearing contractor, milk vendors and dairy produce merchants.
- Tanks (derived from aerial imagery, primarily above ground tanks)
  - Water (operational) located 805m east of Site 1.
  - Water (operational) located 815m east of Site 1.
  - Water (operational) located 832m east of Site 1.
  - Water (operational) located 883m east of Site 1.
- Major Easements
  - Two primary easements are located 582m and 584m east of Site 1 and Site 2.
- Natural Hazards
  - The site is not located on bushfire prone land.
  - The site is not located on flood prone land.

## **6.2 Dangerous Goods Search**

A site search for schedule 11 hazardous chemicals on premises (SafeWork NSW) was not undertaken. The likelihood of schedule 11 hazardous chemicals being stored at the site is considered low based on the historical land use.

## **7. Site Inspection**

NGH Environmental Consultant Zachary Bradley attended the site on 7 April 2021. The inspection involved a walkover across Site 1 and Site 2. The inspection included an assessment of the potential Areas of Environmental Concern (AEC).

The inspection was limited to accessible areas of the site and adjacent surroundings. Observations identified during the site inspection are outlined below:

- The existing residence dwelling was of brick veneer construction with a concrete pad base and a timber and corrugated iron roof (refer to Image 1). No eaves were present on the exterior of the dwelling and verandas were built from timber and corrugated iron. No potentially hazardous building materials were identified to form part of the existing dwelling. The interior was not accessible during the site visit.
- One small 'granny' flat lies adjacent to the backyard of the existing dwelling (Image 14). The flat is clad with cement sheeting and corrugated iron. The flat interior was not accessible during the site visit.
- Three small sheds were observed to the rear of the existing dwelling, behind the flat. All three sheds were built from steel and/or timber and clad with corrugated iron. One of the sheds had a concrete pad floor whilst the other sheds had unsealed floors. The sheds contained varying amounts of stored items. Stored items included fuels, oils, greases, batteries, gas cylinders, buffers, paints, and drums of herbicides (refer to Image 4). Stored items were observed to be in a reasonable condition with no evidence of spills or leaks. One small tractor was parked in one of the unsealed floor sheds, some minor leaking of fuel and/or oil was observed below the tractor (refer to Image 6).
- One Aboveground Storage Tank (AST) was located on Site 2, 50m north of the existing dwelling (refer to Image 3). Approximate tank dimensions were 400millimetres (mm) x 1000mm x 1200mm, with an expected volume of approximately 450Litres (L). The tank was fitted with a handheld dispenser and a breather pipe. There was no evidence of spills or staining underneath and nearby the tank, however vegetation dieback was observed directly beneath the AST and no concrete bund was present. The contents within the AST are unknown however is likely to contain fuel or diesel for onsite refuelling.
- A small set of cattle yards (20 head max) lies on the northern boundary of Site 2 (refer to Image 10). The yards were built from steel sections and precast concrete lids. There was no evidence of a cattle dip or indication of contamination from stock treatment chemicals stored/used within the yards.
- Stored materials such as timber, steel, posts, corrugated iron, gates, pallets, doors, windows, buckets, logs, and concrete were evident in refuse piles to the north west of the existing dwelling. No indication of contamination was linked to these materials.
- Fences on both sites were built from steel star pickets and fencing wire, in varying condition. Some abandoned electric fence components were observed along fences. Fences which bordered residential areas to the east were built from corrugated iron in a good condition.
- Open paddocks consisted of pastures in good condition. One paddock, on Site 2, was being grazed during the inspection.
- Stormwater and/or sewer concrete pipes with risers and access points were observed to run through the site at various locations.

- One small farm dam was evident in the north western corner of Site 1. The dam was observed to be in good condition with no evidence of surface sheens or dumped materials within.
- One large drainage line runs adjacent the southern border of Site 2. Some old car tyres were also stored along this southern border.
- A waste stockpile was observed east of the dwelling on Site 2, the stockpile appeared to be used as bonfire. Burnt waste that remained in the stockpile contained materials such as: metal/steel scraps, timber, vegetation, oil filters, fabrics, plastics, aluminium cans, insulation, refer to Image 12 and Image 13.

Refer to Image 1 to Image 18 for the site photographs. Refer to Figure 7-1 and Figure 7-2 for the site observation image locations.





Image 1 The existing dwelling, Site 2.



Image 2 Stored items in shed with a concrete floor, Site 2.



Image 3 AST, Site 2.



Image 4 Stored oils and herbicides in machinery shed, Site 2



Image 5 Shed with tractor stored, Site 2.



Image 6 Fuel/oil spill under tractor, Site 2.





Image 7 Oil and herbicide drums, Site 2.



Image 8 Diesel containers, Site 2.



Image 9 Stored batteries, gas cylinders, Site 2.



Image 10 Cattle yards, Site 2.



Image 11 Stored steel and posts, Site 2.



Image 12 Waste and bonfire stockpile, Site 2.





Image 13 Waste and bonfire stockpile, Site 2.



Image 14 Granny flat, Site 2.



Image 15 Grazed paddock in the southern portion of the Site 2 facing north west.



Image 16 Non-grazed paddock in the central portion of the Site 1.



Image 17 Non-grazed paddock in the northern portion of the Site 1.



Image 18 Existing dam, Site 1.





Figure 7-1 Image References Locations Site 1





Figure 7-2 Image Reference Locations Site 2

## 8. Potential Areas of Environmental Concern

The site history review, site inspection and review of anecdotal information identified the following potential AEC and Contaminants of Potential Concern (CoPC).

**AEC 1:** Use and storage of fertilisers (herbicides and pesticides) (i.e. Round-Up) across Site 1 and Site 2.

The aerial imagery suggests the site has been used as agricultural land for pastures and grazing since 1941. With the high likelihood of herbicides and pesticides being applied to the land, the following CoPC have been included, and are discussed in the Preliminary Conceptual Site Model (CSM) in Section 9.

- Organochloride Pesticide (OCP) and Organophosphorus Pesticide (OPP).
- Heavy metals.
- Glyphosate.
- Ammonium thiocyanate.
- Carbamates.
- Triazines.

**AEC 2:** Potential use of Sheep Dips / Jetting Plants across Site 1 and Site 2.

Arsenic and Dichlorodiphenyltrichloroethane (DDT) are very persistent in soils, strongly binding to the soil particles stopping it from leaching. DDT has the soil half-life of 3-10 years depending on the location, climate, and soil types. The highest residues of contamination for dip stations are closest to the dip bath and around the concrete drain pen. With the potential for previous structures onsite pre-dating 1941 and the current land use, the following CoPC have been included, and are discussed in the Preliminary CSM in Section 9.

- OCP/OPP.
- Heavy metals.
- Carbamates.

**AEC 3:** Historical building demolition and uncontrolled fill material across Site 1 and Site 2.

The aerial images suggest the site has been used as agricultural land since 1941. With the potential for previous structures onsite pre-dating 1941, backfilling of previous water bodies and or buried waste, the following CoPC have been included, and are discussed in the Preliminary CSM in Section 9.

- Heavy Metals.
- Benzene, Toluene, Ethylbenzene, Xylene, Naphthalene (BTEXN).
- Total Recoverable Hydrocarbons (TRH).
- Polyaromatic Hydrocarbons (PAH).
- OCP/OPP.
- Asbestos.

**AEC 4:** Storage of chemicals, fuels, and batteries, Site 2.

Based on the history of the site, and the site inspection, there are fuels, oils, greases, buffers, paints, gas cylinders and drums of pesticides located in sheds located within Site 2 that have the potential

for leakages into sub-surface soils. The following CoPC have been included and are discussed in the Preliminary CSM in Section 9.

- Heavy Metals.
- TRH.
- BTEXN.
- PAH.
- OCP/OPP.
- Glyphosate.
- Ammonium thiocyanate.
- Carbamates.
- Triazines.
- Lithium.

**AEC 5: AST, Site 2.**

The site inspection identified an AST located on Site 2 that may have the potential for leakages into sub-surface soils. The following CoPC have been included and are discussed in the Preliminary CSM in Section 9.

- Heavy Metals.
- TRH.
- BTEXN.
- PAH.

**AEC6: Waste stockpile and bonfire, Site 2.**

The site inspection identified a waste stockpile that had been used as a bonfire located on Site 2. The waste stockpile contained building materials and chemical containers that may have the potential for leakages into sub-surface soils. The following CoPC have been included and are discussed in the Preliminary CSM in Section 9.

- Heavy Metals.
- BTEXN
- TRH.
- PAH.
- OCP/OPP.
- Asbestos.



## 9. Preliminary Conceptual Site Model

The site history review and the site inspection identified known sources of contamination and possible contaminating activities. A preliminary CSM has been prepared to develop an understanding of the contamination risk to the site and identify CoPC. The mechanisms for contamination, affected media, receptors and exposure pathways are outlined below.

Table 9-1 Preliminary Conceptual Site Model

Potential Source of Contamination	Potential Contaminants of Concern	Transport Mechanisms	Potential Exposure Pathways	Potential Receptors
<b>AEC1: Use and storage of fertilisers (herbicides and pesticides) (Round-Up)</b>	<ul style="list-style-type: none"> <li>Heavy Metals</li> <li>OCP/OPP</li> <li>Glyphosate</li> <li>Ammonium thiocyanate</li> <li>Carbamates</li> <li>Triazines</li> </ul>	<ul style="list-style-type: none"> <li>Leaching from surficial material to sub-soils and groundwater</li> <li>Transport via groundwater flow or preferential pathways</li> <li>Overflow of stormwater or sediment erosion</li> </ul>	<ul style="list-style-type: none"> <li>Ingestion</li> <li>Dermal adsorption</li> <li>Inhalation of dust</li> <li>Biomagnification by flora and fauna</li> </ul>	<p><b>Human receptors:</b></p> <ul style="list-style-type: none"> <li>Current and future landowners, future construction and maintenance workers, and site users.</li> </ul> <p><b>Off-site human receptors:</b></p> <ul style="list-style-type: none"> <li>Adjacent land users, groundwater users and recreation water users.</li> </ul> <p><b>Environmentally sensitive receptors:</b></p> <ul style="list-style-type: none"> <li>Terrestrial organisms and plants and freshwater ecology in neighbouring water systems.</li> <li>Murray River.</li> </ul>
<b>AEC 2: Potential use of Sheep Dips / Jetting Plants</b>	<ul style="list-style-type: none"> <li>Heavy Metals</li> <li>OCP/OPP</li> <li>Carbamates</li> </ul>	<ul style="list-style-type: none"> <li>Leaching from surficial material to sub-soils and groundwater</li> <li>Transport via groundwater flow, or preferential pathways</li> </ul>	<ul style="list-style-type: none"> <li>Ingestion</li> <li>Dermal adsorption</li> <li>Inhalation of dust</li> <li>Biomagnification by flora and fauna</li> </ul>	<p><b>Environmentally sensitive receptors:</b></p> <ul style="list-style-type: none"> <li>Terrestrial organisms and plants and freshwater ecology in neighbouring water systems.</li> <li>Murray River.</li> </ul>
<b>AEC 3: Historical building demolition and uncontrolled fill material</b>	<ul style="list-style-type: none"> <li>Asbestos</li> <li>Heavy Metals</li> <li>TRH</li> <li>BTEX</li> <li>PAH</li> <li>OCP/OPP</li> </ul>	<ul style="list-style-type: none"> <li>Building demolition direct release into surficial soils</li> <li>Leaching into surficial and sub soils and transport via groundwater flow or preferential pathways</li> </ul>	<ul style="list-style-type: none"> <li>Ingestion</li> <li>Dermal adsorption</li> <li>Inhalation of dust</li> <li>Biomagnification by flora and fauna</li> </ul>	<p><b>Environmentally sensitive receptors:</b></p> <ul style="list-style-type: none"> <li>Terrestrial organisms and plants and freshwater ecology in neighbouring water systems.</li> <li>Murray River.</li> </ul>

Potential Source of Contamination	Potential Contaminants of Concern	Transport Mechanisms	Potential Exposure Pathways	Potential Receptors
<b>AEC 4: Storage of chemicals and fuels</b>	<ul style="list-style-type: none"> <li>• Heavy Metals</li> <li>• TRH</li> <li>• BTEX</li> <li>• OCP/OPP</li> <li>• Glyphosate</li> <li>• Ammonium thiocyanate</li> <li>• Carbamates</li> <li>• Triazines</li> <li>• Lithium</li> </ul>	<ul style="list-style-type: none"> <li>• Leaching from surficial material to sub-soils and groundwater</li> </ul>	<ul style="list-style-type: none"> <li>• Inhalation of vapours and dust</li> <li>• Ingestion</li> <li>• Dermal contact</li> <li>• Biomagnification by flora and fauna</li> </ul>	
<b>AEC5: AST</b>	<ul style="list-style-type: none"> <li>• Heavy Metals</li> <li>• TRH</li> <li>• BTEX</li> <li>• PAH</li> </ul>	<ul style="list-style-type: none"> <li>• Leaching from surficial material to sub-soils and groundwater</li> <li>• Transport via groundwater flow or preferential pathways</li> <li>• Overflow of stormwater or sediment erosion</li> </ul>	<ul style="list-style-type: none"> <li>• Inhalation of vapours and dust</li> <li>• Ingestion</li> <li>• Dermal contact</li> <li>• Biomagnification by flora and fauna</li> </ul>	
<b>AEC6: Waste and bonfire stockpile</b>	<ul style="list-style-type: none"> <li>• Heavy Metals</li> <li>• TRH</li> <li>• BTEX</li> <li>• PAH</li> <li>• OCP/OPP</li> <li>• Asbestos</li> </ul>	<ul style="list-style-type: none"> <li>• Leaching from surficial material to sub-soils and groundwater</li> <li>• Transport via groundwater flow or preferential pathways</li> <li>• Overflow of stormwater or sediment erosion</li> <li>• Disturbance - airborne release</li> <li>• Disturbance direct release into surficial soils</li> <li>• Heat exchange - production of combustible gases</li> </ul>	<ul style="list-style-type: none"> <li>• Inhalation of fibres, vapours, and dust</li> <li>• Ingestion</li> <li>• Dermal contact</li> <li>• Biomagnification by flora and fauna</li> </ul>	

## 10. Discussion

### 10.1 Data Gaps

Based on the findings of the PSI, the following data gaps have been identified:

- The site inspection was limited to external and accessible areas of the site only.
- The investigation extent was limited to the proposed development footprint.
- No sampling and analysis program were undertaken as part of this PSI.
- The composition of the soil across the site is unknown.
- The history of the site is limited to the information provided in the Lotsearch and InfoTrack reports.
- No previous environmental reports were provided to NGH about the site.

## 11. Conclusion

The site history review identified the past and current land use as agricultural land. Based on the site history and database searches, NGH identified six potential AEC's with CoPC across the extent of the investigation.

- **AEC1 Use and storage of fertilisers across Site 1 and Site 2:** Due to the nature of fertiliser application and the short half-life in soil, it is unlikely that CoPC associated with fertilisers will maintain high concentrations in soil and are unlikely to pose a risk to receptors.
- **AEC2 Potential use of sheep dips / jetting plants across Site 1 and Site 2:** There is no evidence that this has occurred. However, if unidentified sheep dips and/or jetting plants have been used on site there may be an unknown risk to receptors. This can be managed with an unexpected finds protocol during intrusive works.
- **AEC3 Historical building demolition, uncontrolled fill material and buried waste across Site 1 and Site 2:** Based on the current and past land use, there may be some unidentified uncontrolled fill material and buried waste on the proposal sites. This can be managed with an unexpected finds protocol during intrusive works.
- **AEC4 Storage of chemicals, fuels, and batteries on Site 2:** Chemicals, fuels, and batteries contain CoPC that may have a complete exposure pathway for onsite and offsite receptors. There is visible evidence that minor leaking of fuel has occurred on surface soils and may pose a minor risk to onsite receptors. The CoPC associated with AEC4 is localised and will require a waste classification of stained surface soils for offsite disposal. No additional investigations are required based on the scale of contamination present.
- **AEC5 AST on Site 2:** The site inspection did not observe any signs of spills or contamination with the surface soils. However, given the AST was not situated within a concrete bund, and minor vegetation dieback was observed beneath the AST, associated CoPC may be present with a complete exposure pathway for onsite receptors. The CoPC associated with AEC5 is localised and will require a waste classification surface soils beneath the AST for offsite disposal following removal of the AST. No additional investigations are required based on the scale of suspected contamination present.
- **AEC6 Waste and bonfire stockpile on Site 2:** Burned waste has the potential to contain various CoPC with a complete exposure pathway for onsite and offsite receptors. Oil filters observed within the stockpile appear to have been “burned out” and are unlikely to pose a risk. The CoPC associated with AEC6 is localised and will require a waste classification of the stockpiled material for offsite disposal. No additional investigations are required based on the scale of suspected contamination present.

NGH considers the investigation as detailed within this report, adequate to form the opinion that significant historical site contaminating activities have not impacted Site 1 and Site 2.

Considering the above points, it is the opinion of NGH that a Detailed Site Investigation (DSI) as defined in the NSW EPA Consultants Reporting on Contaminated Land – Contaminated Land Guidelines (NSW EPA 2020), is not considered necessary. NGH considers the land suitable for the proposed development with the understanding that the ‘conditions’ below are undertaken.



## 12. Conditions

### 12.1 Unexpected Finds Protocol

An unexpected finds protocol is to be prepared for any intrusive works that may encounter unexpected finds within the soil profiles. The unexpected finds protocol is to be completed for all areas within the development footprint.

### 12.2 Waste Classification

Waste stockpiles and stained surface soils will require offsite disposal to make the land suitable for the proposed land use. Waste classification can be completed prior to, or in conjunction with, the construction works, and will include:

- Assessment of material for waste classification prepared by a suitably qualified environmental consultant and comply with the NSW EPA Waste Classification Guidelines: Part 1 Classifying Waste (2014).
- Building and demolition waste can be disposed offsite as pre-classified waste in accordance with NSW EPA Waste Classification Guidelines: Part 1 Classifying Waste (2014). All building and demolition waste that is stockpiled with soil material will be required to be divided and classified separately.

### 12.3 Excavation Upper Fill / Soil Classification

Fill soils removed from the property must first be classified as per the NSW EPA Waste Classification Guidelines: Part 1 Classifying Waste (2014) prior to disposal. The soil sampling and analysis regime shall follow EPA NSW Sampling Design Guidelines September 1995 and be conducted before the construction works to judge the character of the sub-surface.

### 12.4 Hazardous Materials Audit on Buildings

It is a requirement of the NSW Occupational Health and Safety Act, 2000 and NSW Occupational Health and Safety Regulation, 2001 that a Hazardous Materials Audit (HMA) be conducted on any buildings (including fence lines) prior to demolition (or major refurbishment). An assessment of the condition of the hazardous materials shall be included, with particular emphasis on the relevant Codes of Practice and WorkCover NSW requirements. The HMA shall report on the identified asbestos materials, Synthetic Mineral Fibre (SMF), Polychlorinated Biphenyls (PCBs) in light fittings, lead content in ceiling space dust and lead content in paintwork. An assessment of the condition of the hazardous materials shall be included, with particular emphasis on the relevant Codes of Practice and WorkCover NSW requirements.

### 12.5 Imported Soil – VENM

Any imported fill shall be sampled prior to importation and shall conform to VENM (Virgin Excavated Natural Material) as per NSW EPA Waste Classification Guidelines: Part 1 Classifying Waste (2014):

- **VENM with Documentation:** Backfill material shall be VENM sourced from a reputable soil / landscaping supplier or excavation contractor. This shall be accompanied by suitable documentation verifying the material is VENM. The documentation shall be provided by a suitably qualified Environmental or Engineering Consultant.

- **VENM without Documentation:** Backfill material without suitable VENM documentation shall be validated using a frequency of one sample for every 25 cubic metres (m<sup>3</sup>). Each discrete sample analysed shall consist of a composite of these five sub-samples collected and mixed in a stainless-steel tray. Each sample shall be analysed for the full suite of analytes listed in the NSW EPA Waste Classification Guidelines: Part 1 Classifying Waste (2014).

## **13. Limitations**

This PSI is limited to the suitability of the proposed land use only and excludes the classification and assessment of the soil and groundwater on the site.

## **Appendix A Lotsearch Report**



# LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

**Date: 31 Mar 2021 12:25:02**

**Reference: LS019256 EP**

**Address: 169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646**

**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	19/02/2021	19/02/2021	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	11/03/2021	08/03/2021	Monthly	1000	0	0	2
Contaminated Land Records of Notice	Environment Protection Authority	04/03/2021	04/03/2021	Monthly	1000	0	0	1
Former Gasworks	Environment Protection Authority	09/03/2021	11/10/2017	Monthly	1000	0	0	0
National Waste Management Facilities Database	Geoscience Australia	11/02/2021	07/03/2017	Quarterly	1000	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	15/02/2021	13/07/2012	Annually	1000	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	12/03/2021	23/11/2020	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	30/03/2021	30/03/2021	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	30/03/2021	30/03/2021	Monthly	2000	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	29/03/2021	29/03/2021	Monthly	2000	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	12/03/2021	12/03/2021	Monthly	2000	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	02/02/2021	13/12/2018	Annually	1000	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	08/03/2021	08/03/2021	Monthly	1000	0	0	1
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	08/03/2021	08/03/2021	Monthly	1000	0	0	1
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	08/03/2021	08/03/2021	Monthly	1000	0	0	4
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	4	4
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150	-	23	23
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500	-	0	0
Points of Interest	NSW Department of Finance, Services & Innovation	18/02/2021	18/02/2021	Quarterly	1000	0	1	9
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	16/02/2021	16/02/2021	Quarterly	1000	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	16/02/2021	16/02/2021	Quarterly	1000	0	0	4
Major Easements	NSW Department of Finance, Services & Innovation	17/02/2021	17/02/2021	Quarterly	1000	0	0	2
State Forest	Forestry Corporation of NSW	25/02/2021	14/02/2021	Annually	1000	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	22/01/2021	11/12/2020	Annually	1000	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000	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	1000	0	0	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Groundwater Boreholes	NSW Dept. of Primary Industries - Water NSW; Commonwealth of Australia (Bureau of Meteorology)	24/07/2018	23/07/2018	Annually	2000	0	0	33
Geological Units 1:250,000	NSW Department of Planning, Industry and Environment	20/08/2014		Annually	1000	2	-	5
Geological Structures 1:250,000	NSW Department of Planning, Industry and Environment	20/08/2014		Annually	1000	0	-	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000	2	2	2
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	18/03/2021	26/02/2021	Monthly	500	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000	1	1	2
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000	1	1	2
Dryland Salinity Potential of Western Sydney	NSW Department of Planning, Industry and Environment	12/05/2017	01/01/2002	None planned	1000	-	-	-
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	16/02/2021	16/02/2021	Quarterly	1000	0	0	0
Current Mining Titles	NSW Department of Industry	04/03/2021	04/03/2021	Monthly	1000	0	0	0
Mining Title Applications	NSW Department of Industry	04/03/2021	04/03/2021	Monthly	1000	0	0	0
Historic Mining Titles	NSW Department of Industry	04/03/2021	04/03/2021	Monthly	1000	9	9	11
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	18/03/2021	07/12/2018	Monthly	1000	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	18/03/2021	12/03/2021	Monthly	1000	1	4	18
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	23/02/2021	20/11/2019	Quarterly	1000	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	23/02/2021	20/11/2019	Quarterly	1000	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	15/02/2021	30/11/2020	Quarterly	1000	0	0	0
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	18/03/2021	12/03/2021	Monthly	1000	0	0	1
Bush Fire Prone Land	NSW Rural Fire Service	26/03/2021	11/02/2021	Weekly	1000	0	0	2
Native Vegetation of the Murray Catchment Management Authority	NSW Office of Environment & Heritage	19/02/2015	24/08/2011	As required	1000	0	0	1
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	24/02/2021	19/03/2020	Annually	1000	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	14/08/2017	15/05/2017	Annually	1000	1	1	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	2	2	10
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	29/03/2021	29/03/2021	Weekly	10000	-	-	-



# Site Diagram

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

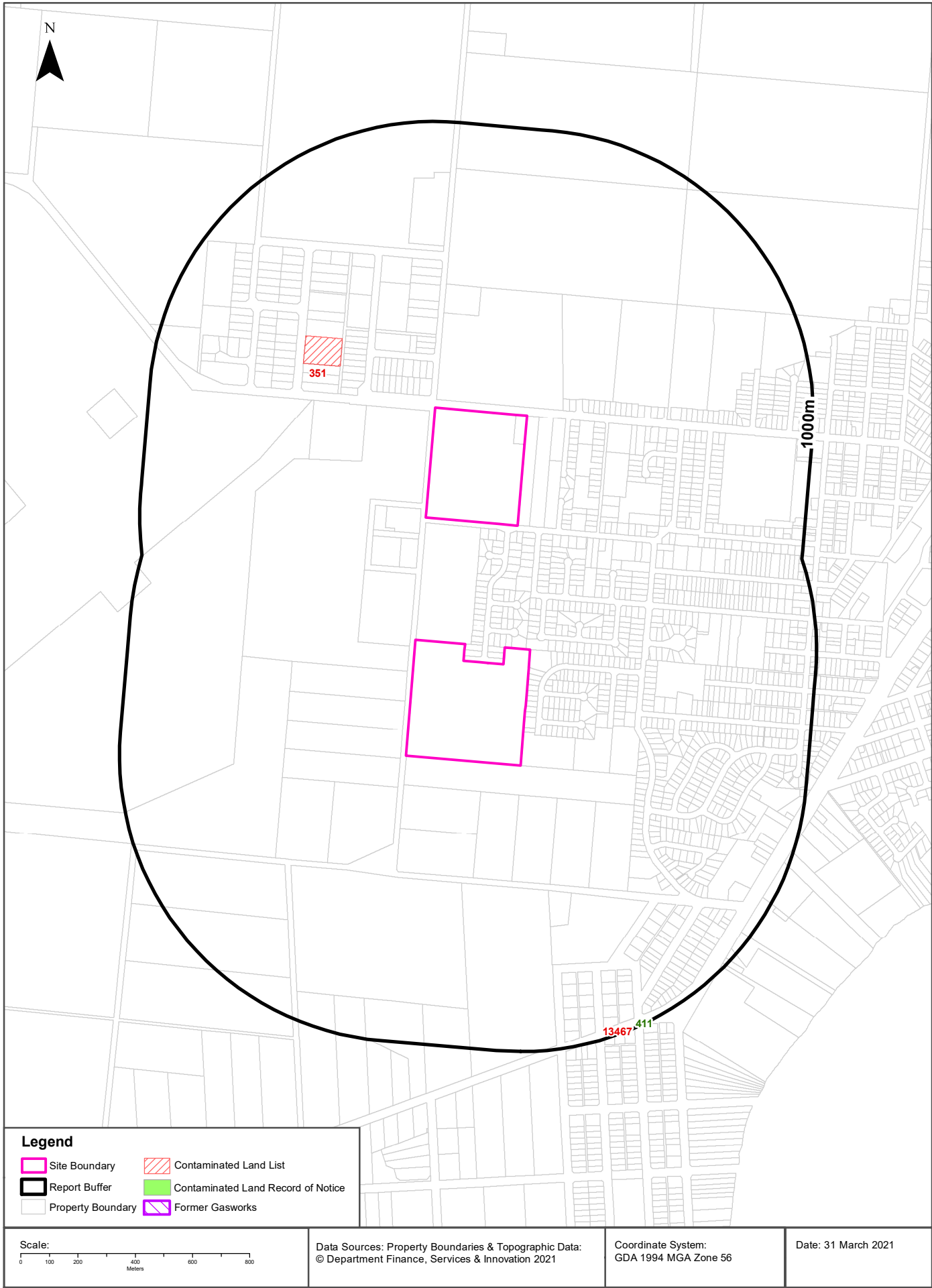


<b>Legend</b> <div><div></div> Site Boundary</div> <div><div></div> Internal Parcel Boundaries</div>	<b>Total Area:</b> 279334m <sup>2</sup> <b>Total Perimeter:</b> 3150m  Disclaimers: Measurements are approximate only and may have been simplified or smaller lengths removed for readability.  Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	<b>Scale:</b> 0 25 50 100 150 200 250 Meters  Data Sources: Aerial Imagery © Aerometrex Pty Ltd  <div><div>Coordinate System: GDA 1994 MGA Zone 56</div><div>Date: 31 March 2021</div></div>
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# Contaminated Land

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646



## Contaminated Land

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### List of NSW contaminated sites notified to EPA

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

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist (m)	Direction
351	Corowa Shire Council Works Depot	24 Poseidon Road	Corowa	Other Petroleum	Regulation under CLM Act not required	Current EPA List	Premise Match	363m	North West
13467	Cignall Corowa	280 Hume STREET	COROWA	Service Station	Under preliminary investigation order	Current EPA List	Premise Match	999m	South East

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

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
411	Cignall Corowa	280 Hume Street	Corowa	2 current and 2 former	3454	Premise Match	999m	South East

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

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### National Waste Management Site Database

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

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

Waste Management Facilities Data Source: Geoscience Australia

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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 (m)	Direction
N/A	No records in buffer										

National Liquid Fuel Facilities Data Source: Geoscience Australia

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# PFAS Investigation & Management Programs

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

## EPA PFAS Investigation Program

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

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

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

## Defence PFAS Investigation Program

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

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

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

## Defence PFAS Management Program

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

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

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

## Airservices Australia National PFAS Management Program

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

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

## Defence Sites

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### 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

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

## 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

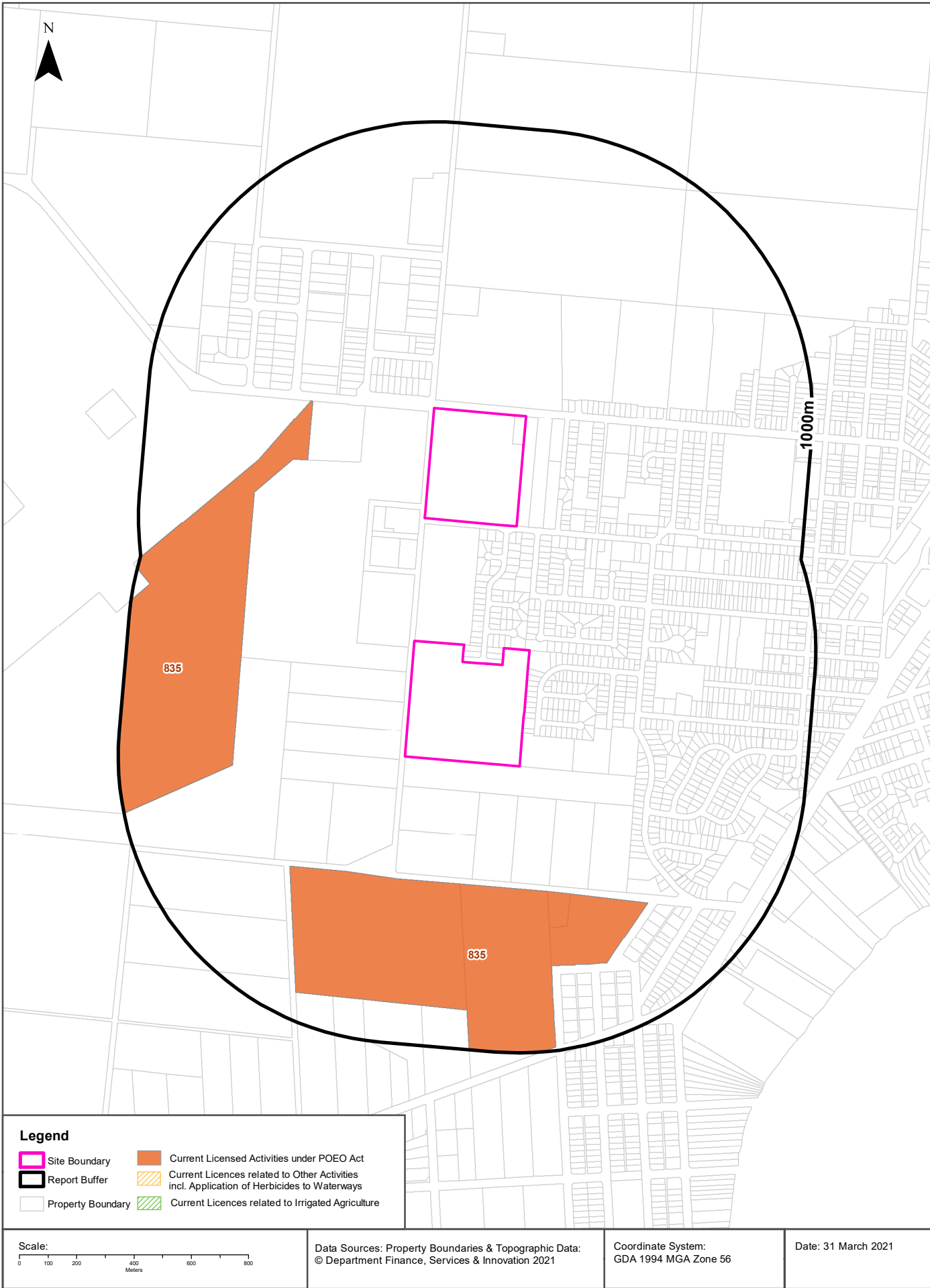
Sites within the dataset buffer:

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

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646



## EPA Activities

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

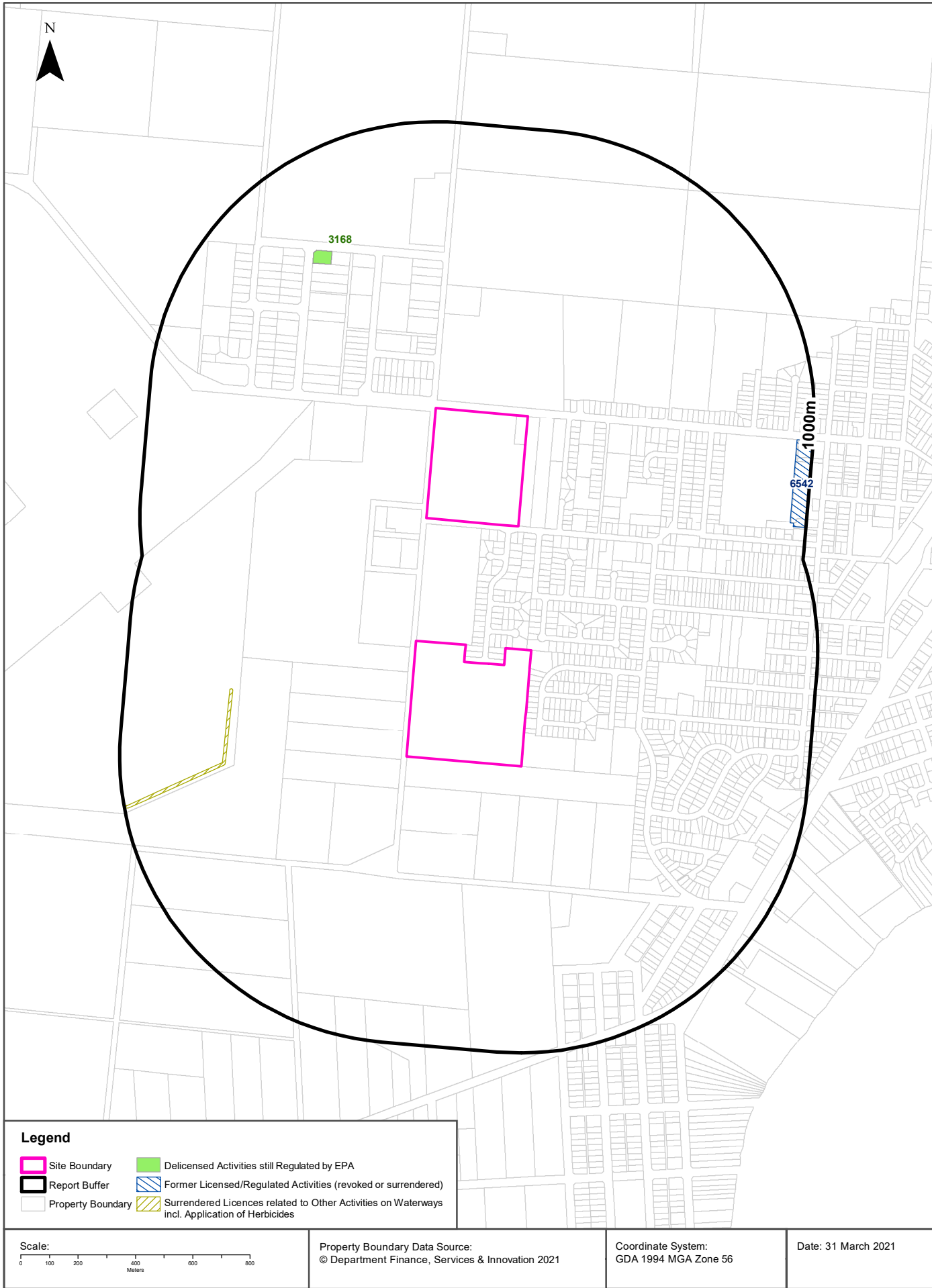
## Licensed Activities under the POEO Act 1997

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
835	FEDERATION COUNCIL	COROWA SEWAGE TREATMENT WORKS	27 NIXON STREET	COROWA	Sewage treatment processing by small plants	Premise Match	425m	South West

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority





## EPA Activities

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### 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
3168	HANSON CONSTRUCTION MATERIALS PTY LTD	HANSON CONSTRUCTION MATERIALS PTY LTD	POSIEDON ROAD	COROWA	Concrete works	Premise Match	622m	North West

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

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

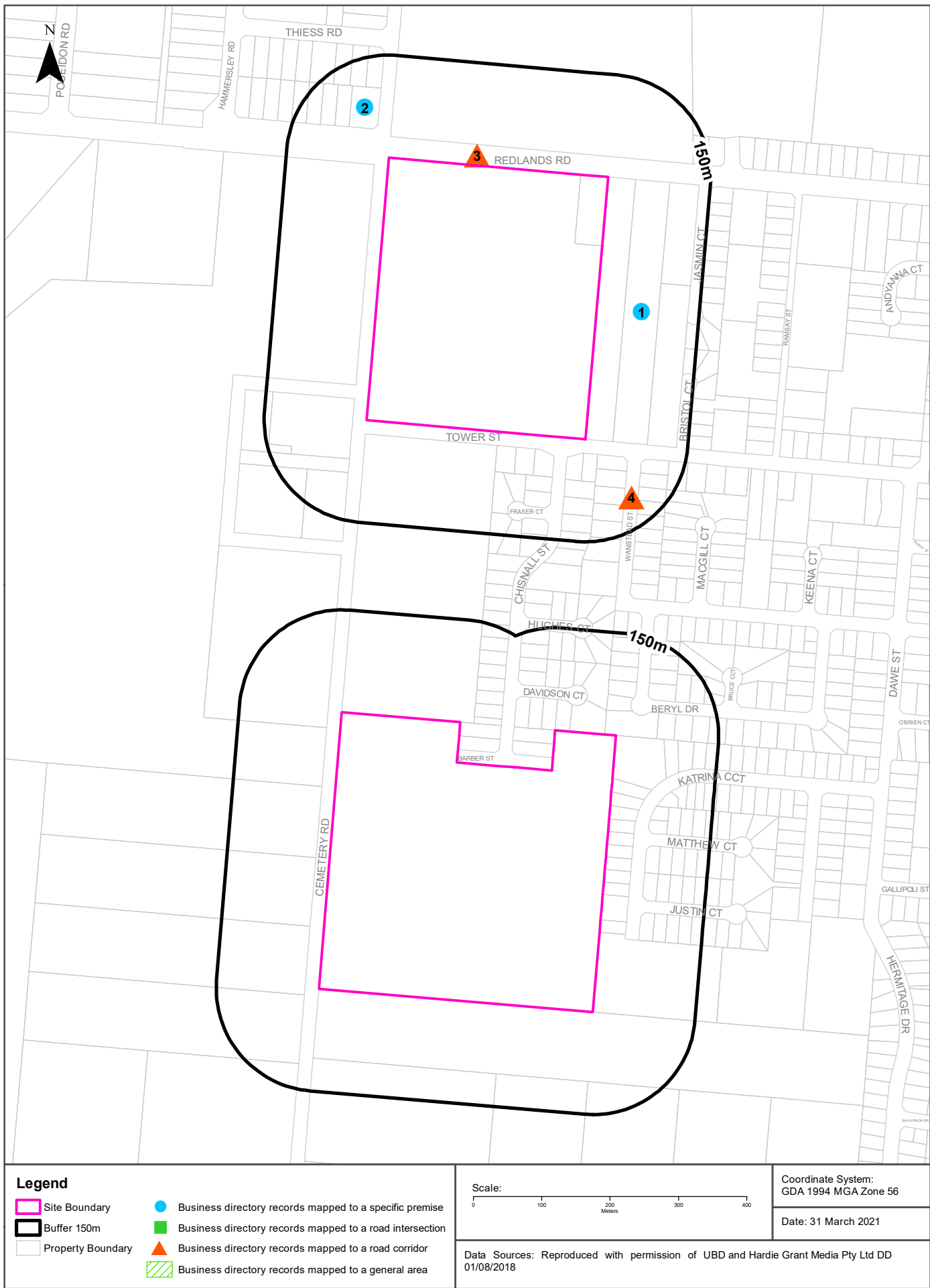
Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	622m	-
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	622m	-
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	622m	-
6542	GREATER SOUTHERN AREA HEALTH SERVICE	GUY STREET, COROWA, NSW 2646	Surrendered	26/06/2000	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	942m	East

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

# Historical Business Directories

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646



## Historical Business Directories

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

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

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Gas Suppliers.	Corowa Gas Service. 155 Redlands Rd., Corowa 2646	166536	1991	Premise Match	40m	North East
2	Motor Tyre Dealers, Retreaders &/Or Vulcanisers.	Corowa Tyre Service. 161 Cemetery Rd., Corowa 2646.	167942	1991	Premise Match	47m	North
	Motor Wheel Aligning & Balancing Services.	Corowa Tyre Service. 161 Cemetery Rd., Corowa. 2646	167945	1991	Premise Match	47m	North
	Motor Wheel &/Or Rim Mfrs. &/Or Dists.	Corowa Tyre Service. 161 Cemetery Rd., Corowa. 2646.	167943	1991	Premise Match	47m	North

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## Business Directory Records 1950-1991

### Road or Area Matches

Universal Business Directory records from years 1991, 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
3	Carriers &/Or Cartage Contractors.	Broderick, C. G., 145 Redlands Rd., Corowa. 2646.	166404	1991	Road Match	0m
	Haulage Contractors.	Broderick, C. G., 145 Redlands Rd., Corowa. 2646.	167738	1991	Road Match	0m
	Abattoirs	Bunge Meat Industries Ltd., Redlands Rd., Corowa 2646	166283	1991	Road Match	0m
	Piggeries.	Bunge Meat Industries Ltd., Redlands Rd., Corowa. 2646	167979	1991	Road Match	0m
	Gas Suppliers.	Corowa Gas Supply. Redlands Rd, Corowa 2646.	166537	1991	Road Match	0m
	Motor Gas (L.P.G.) Mfrs. &/Or Imps. &/Or Dists.	Corowa Gas Supply. Redlands Rd., Corowa. 2646.	167930	1991	Road Match	0m
	Schools &/Or Colleges - Private &/Or Public.	Corowa High School. Redlands Rd., Corowa 2646.	168053	1991	Road Match	0m
	Seed Merchants.	Corowa Seeds (Glenlea). Redlands Rd., Corowa 2646.	168062	1991	Road Match	0m
	Parachute Instruction.	Corowa Sky Divers. Airport, Redlands Rd., Corowa. 2646.	167964	1991	Road Match	0m
	Motor Panel Beaters &/Or Spray Painters.	Corowa Smash Repairs Lot 208 Boral Crt., Corowa 2646	167932	1991	Road Match	0m
	Windscreen Replacements &/Or Repairs.	Corowa Smash Repairs, Lot 208, Boral Crt., Corowa. 2646.	167324	1991	Road Match	0m
	Motor Panel Beaters &/Or Spray Painters.	Corowa Smash Repairs. Lot 208. Boral Crt., Corowa. 2646.	167934	1991	Road Match	0m
	Motor Towing Services.	Corowa Smash Repairs. Lot 208. Boral Crt., Corowa. 2646.	167938	1991	Road Match	0m
	Builders &/Or Building Contractors.	Pattison, B., Redlands Rd., Corowa. 2646.	166366	1991	Road Match	0m
	SHEARING CONTRACTORS	Willett, G. W., Redlands Rd. Corowa	602109	1970	Road Match	0m
	BUILDERS & BUILDING CONTRACTORS	Bawden, E. J., Redlands Rd. Corowa	168906	1950	Road Match	0m
4	Produce Merchants - Retail.	Corowa Saddlery & Produce. Wanstead St, Corowa. 2646.	167998	1991	Road Match	69m
	Equestrian Supplies.	Corowa Saddlery & Produce. Wanstead St. Corowa. 2646	166490	1991	Road Match	69m
	Saddlers.	Corowa Saddlery & Produce. Wanstead St., Corowa. 2646.	168046	1991	Road Match	69m
	Veterinary Supplies &/Or Instruments	Corowa Saddlery & Produce. Wanstead St., Corowa. 2646.	168154	1991	Road Match	69m
	Fish Merchants - Retail.	Pars Fresh Fillets. 5 Wanstead St, Corowa. 2646	166512	1991	Road Match	69m
	MILK VENDORS	Ross, I., Wanstead St. Corowa	602043	1970	Road Match	69m
	DAIRY PRODUCE MERCHANTS	King, M., Wanstead St., Corowa	197411	1961	Road Match	69m

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## Historical Business Directories

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

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

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

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

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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
	No records in buffer					

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# Aerial Imagery 2020

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646





Aerial Imagery 2014

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646



Scale: 0 80 160 240 320 Meters	Data Source Aerial Imagery: © 2021 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 56	Date: 30 March 2021
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Aerial Imagery 2009

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646





Aerial Imagery 2005

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

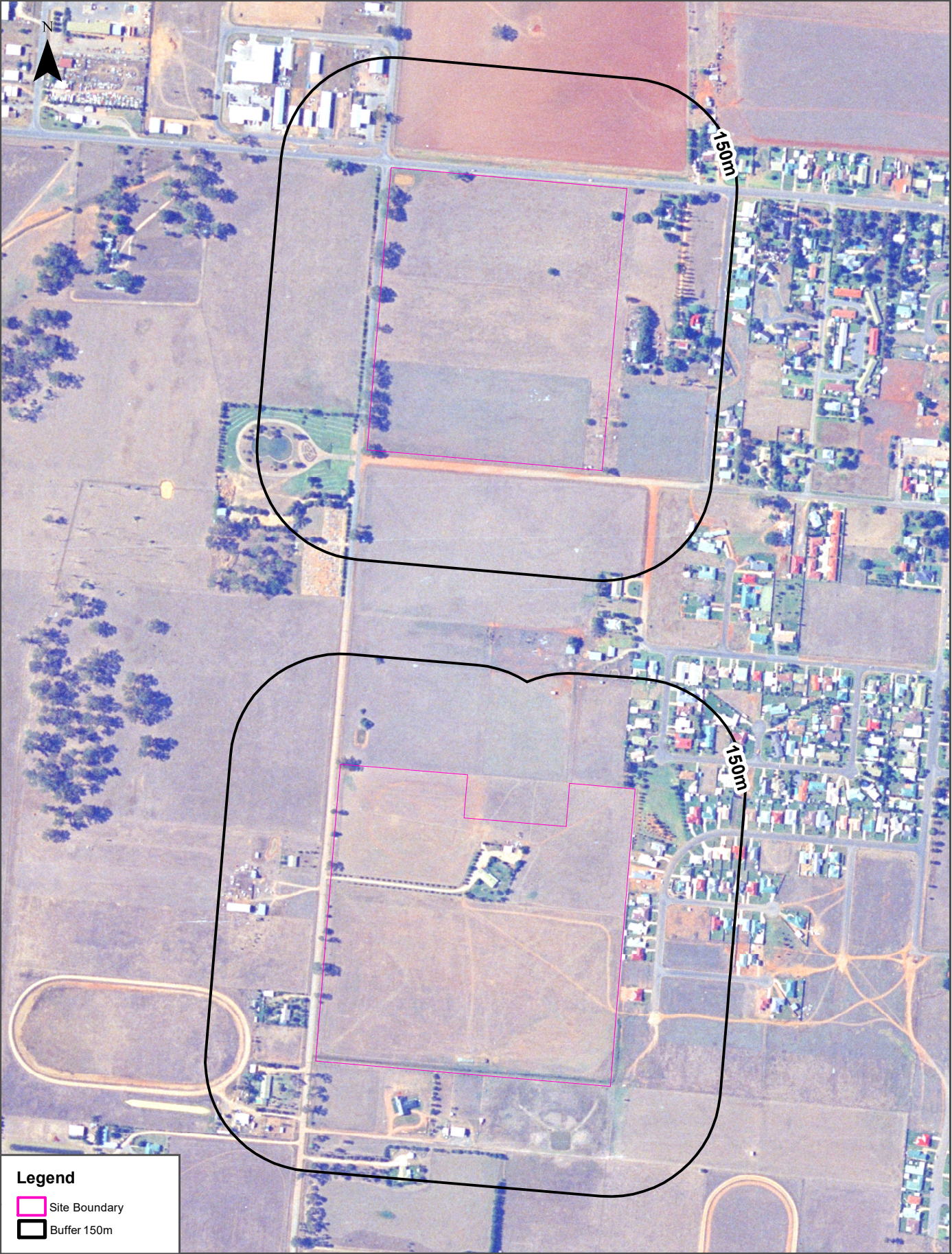


<p>Scale:</p> <p>0 80 160 240 320</p> <p>Meters</p>	<p>Data Source Aerial Imagery: © 2021 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 30 March 2021</p>
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Aerial Imagery 1996

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646



Scale: 0 80 160 240 320 Meters	Data Source Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 30 March 2021
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Aerial Imagery 1991

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646



Scale: 0 80 160 240 320 Meters	Data Source Aerial Imagery: © Department of Environment, Land, Water and Planning (Vicmap Topographic Mapping Program)	Coordinate System: GDA 1994 MGA Zone 56	Date: 30 March 2021
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Aerial Imagery 1987

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646



Scale: 0 80 160 240 320 Meters	Data Source Aerial Imagery: © Department of Environment, Land, Water and Planning (Vicmap Topographic Mapping Program)	Coordinate System: GDA 1994 MGA Zone 56	Date: 30 March 2021
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Aerial Imagery 1982

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646



<p>Scale:</p> <p>0 80 160 240 320</p> <p>Meters</p>	<p>Data Source Aerial Imagery:</p> <p>© Department of Environment, Land, Water and Planning</p> <p>(Vicmap Topographic Mapping Program)</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 30 March 2021</p>
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Aerial Imagery 1977

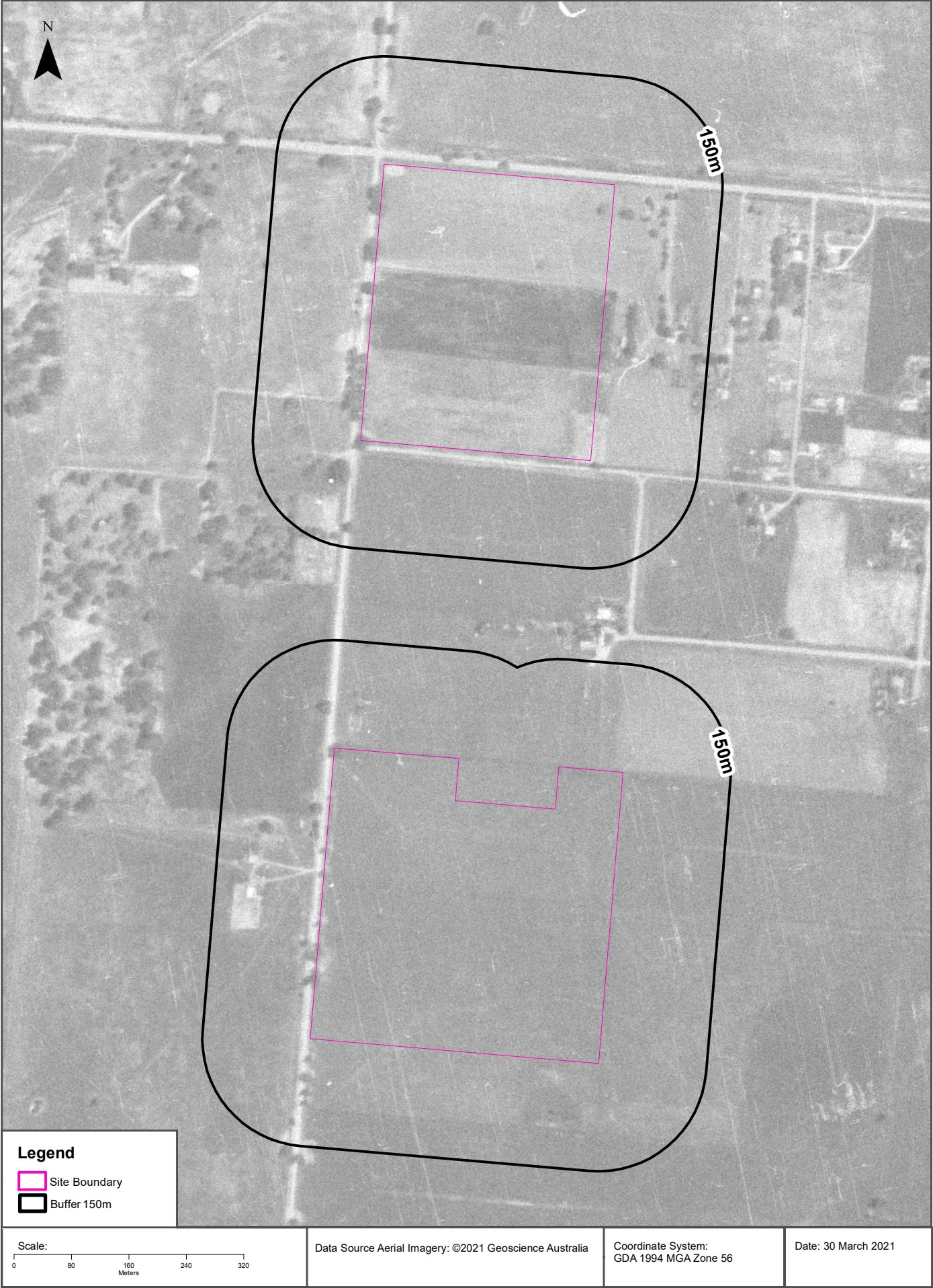
169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646





Aerial Imagery 1968

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646





Aerial Imagery 1963

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646



Scale: 0 80 160 240 320 Meters	Data Source Aerial Imagery: ©2021 Geoscience Australia	Coordinate System: GDA 1994 MGA Zone 56	Date: 30 March 2021
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Aerial Imagery 1960

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646



**Legend**

Site Boundary

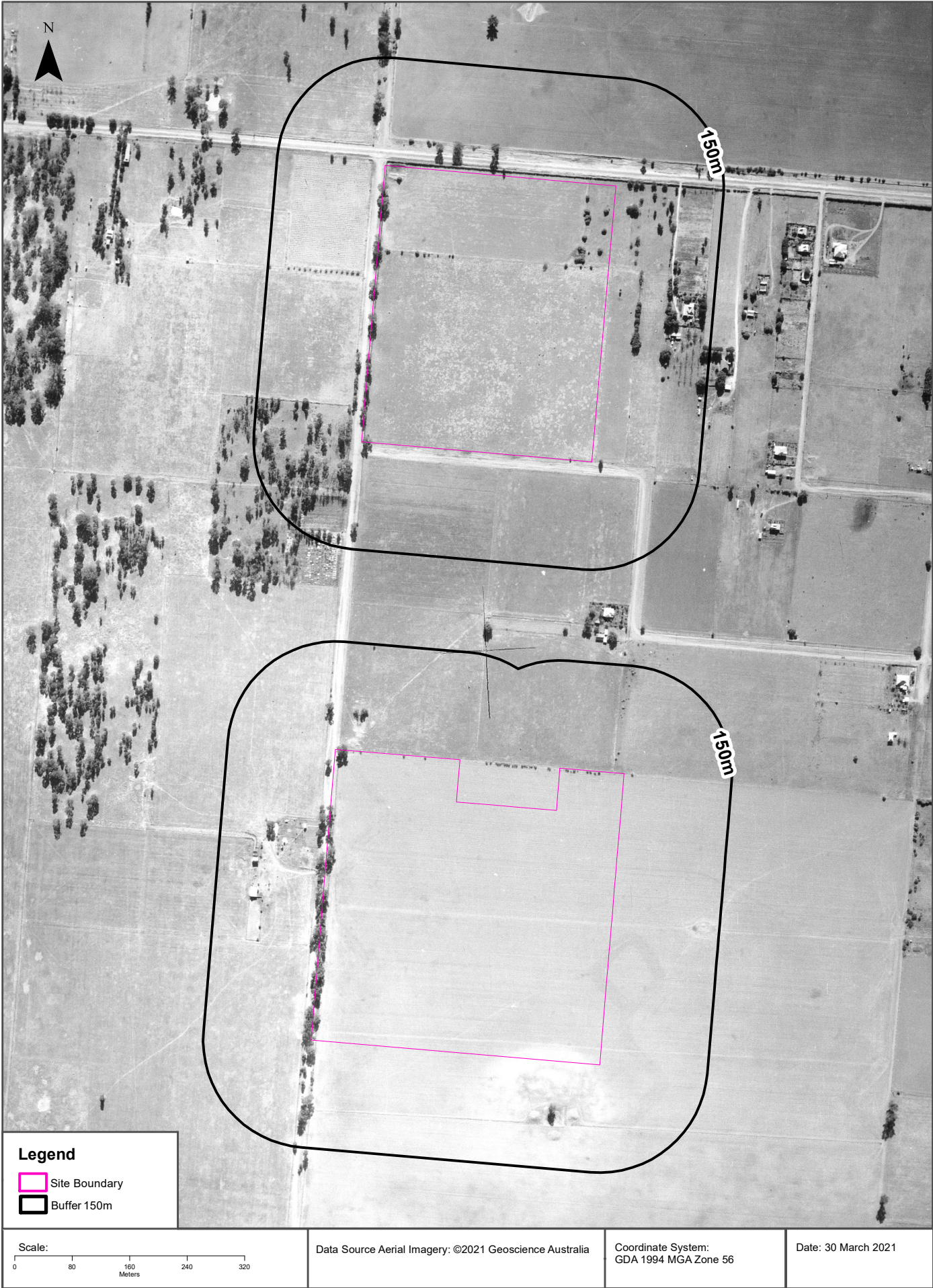
Buffer 150m

Scale: 0 80 160 240 320 Meters	Data Source Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 30 March 2021
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Aerial Imagery 1941

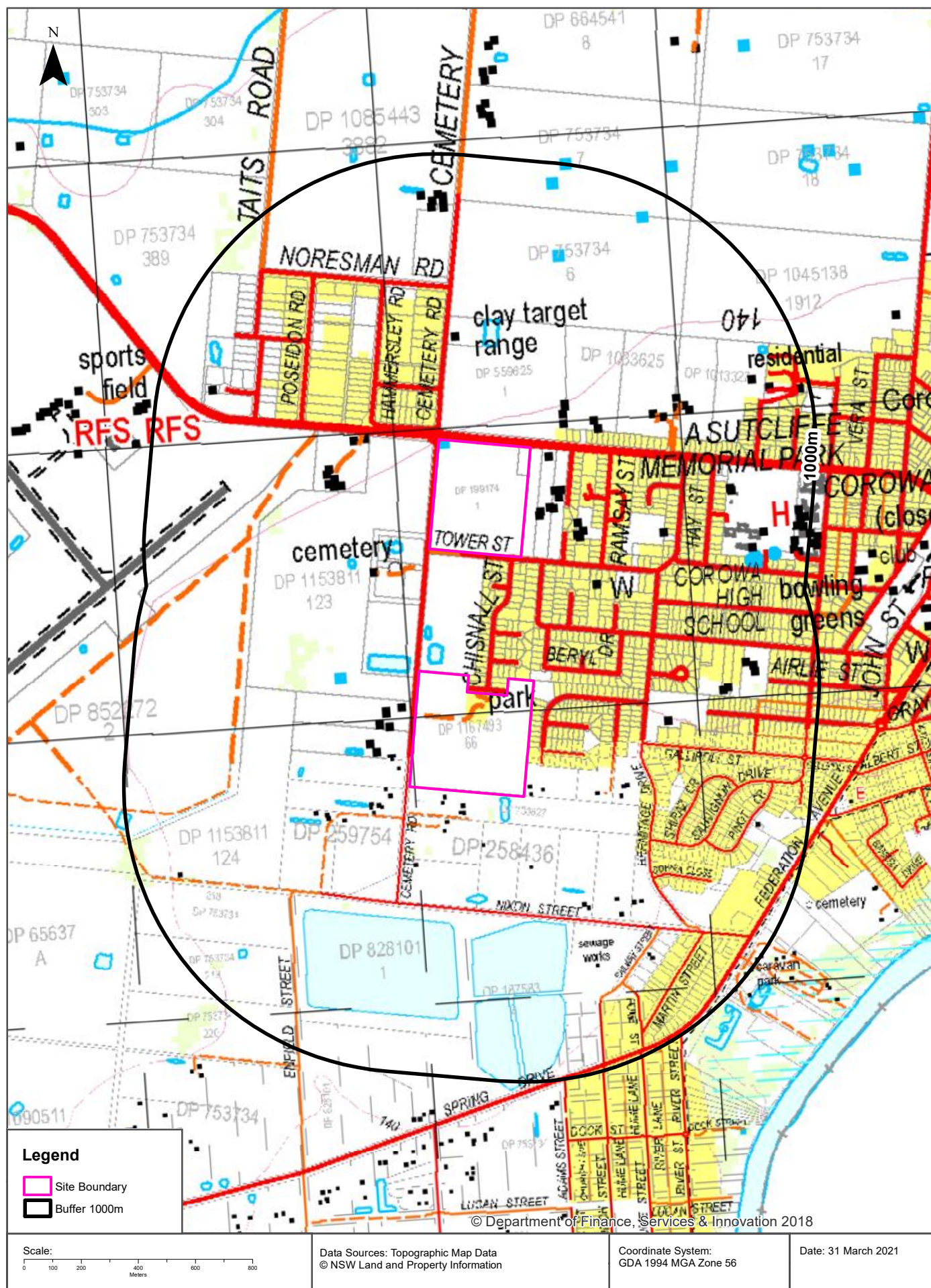
169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646





# Topographic Map 2015

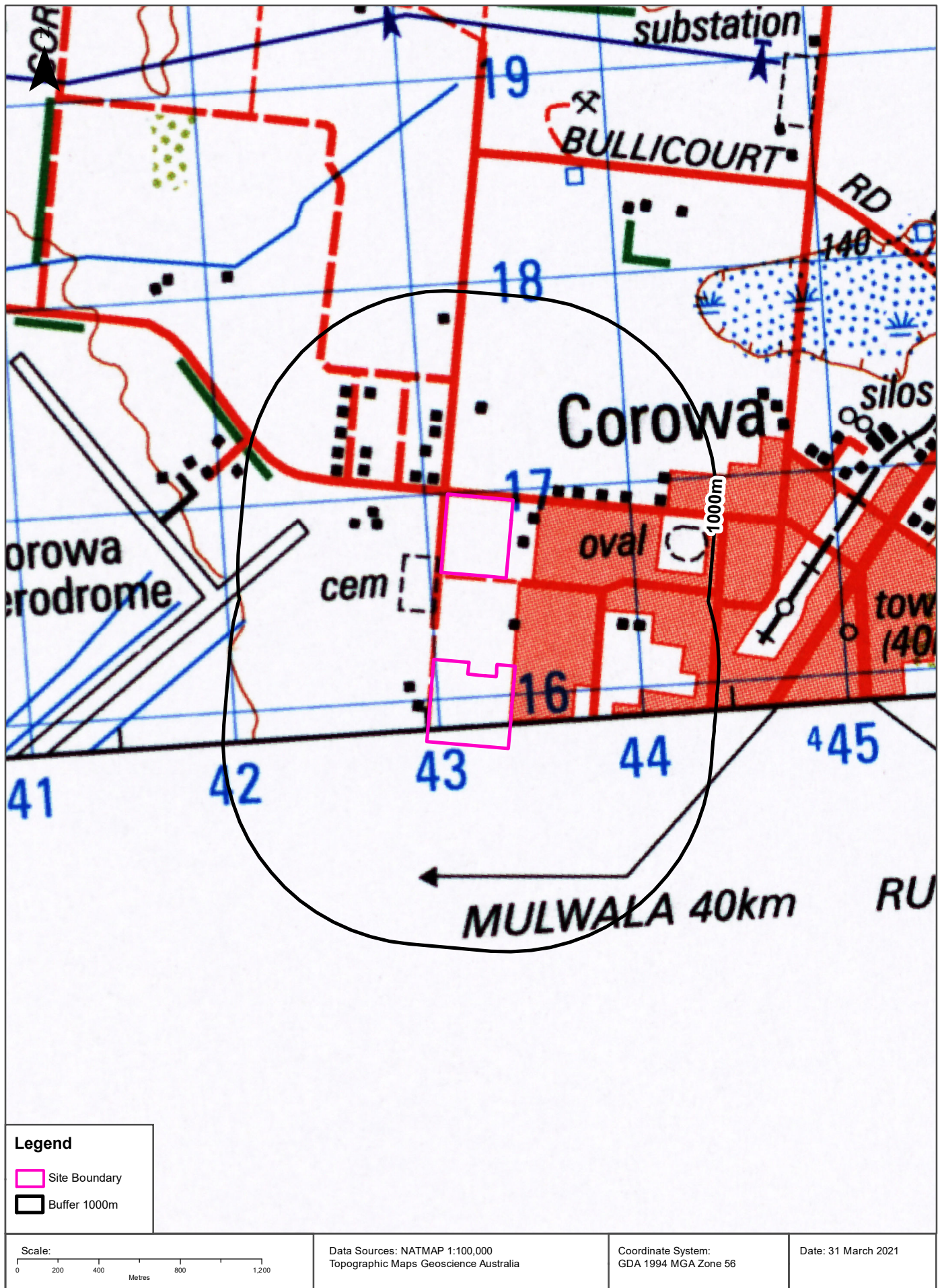
169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646





## Historical Map 2002

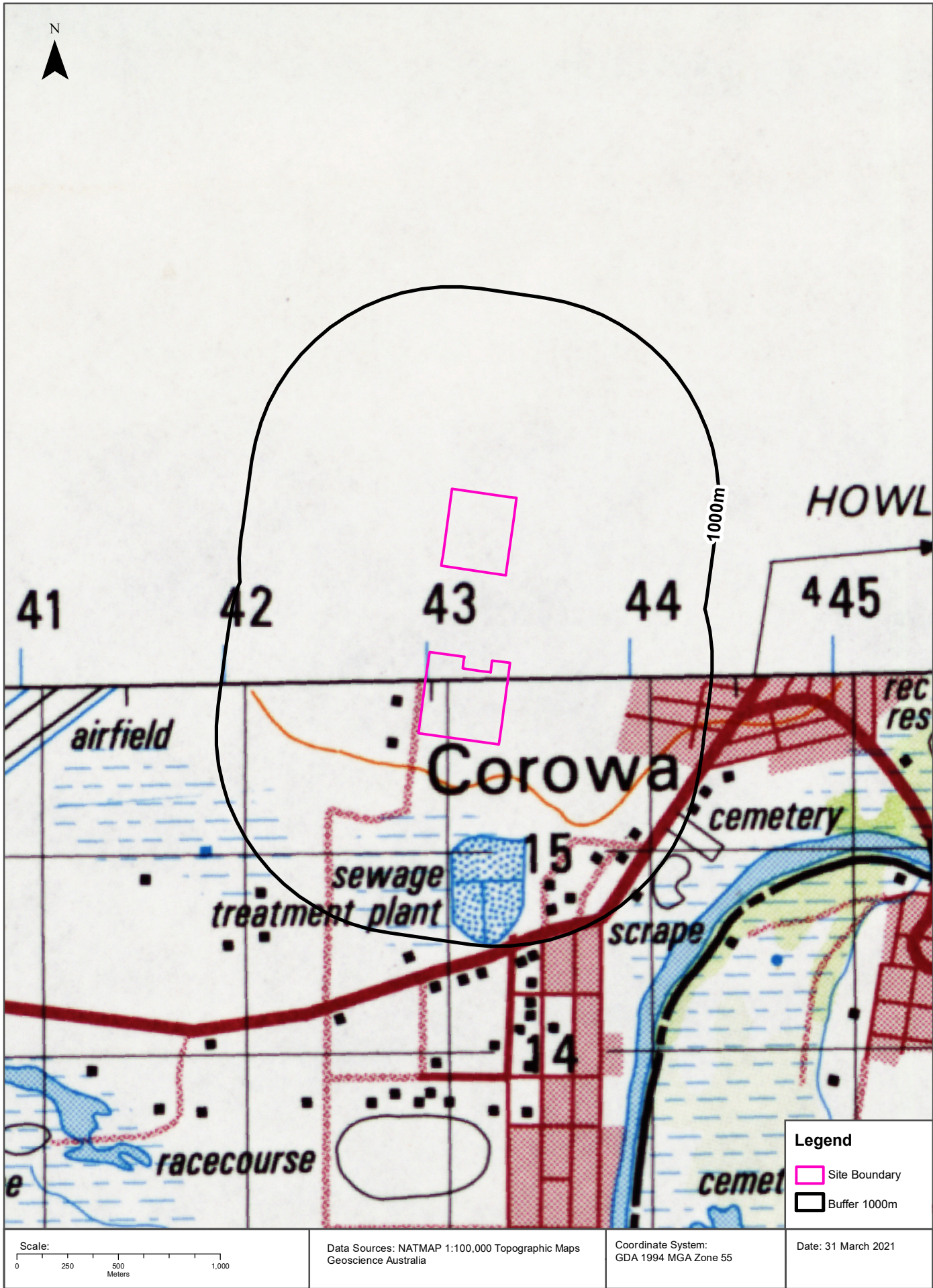
169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646





Historical Map 1989

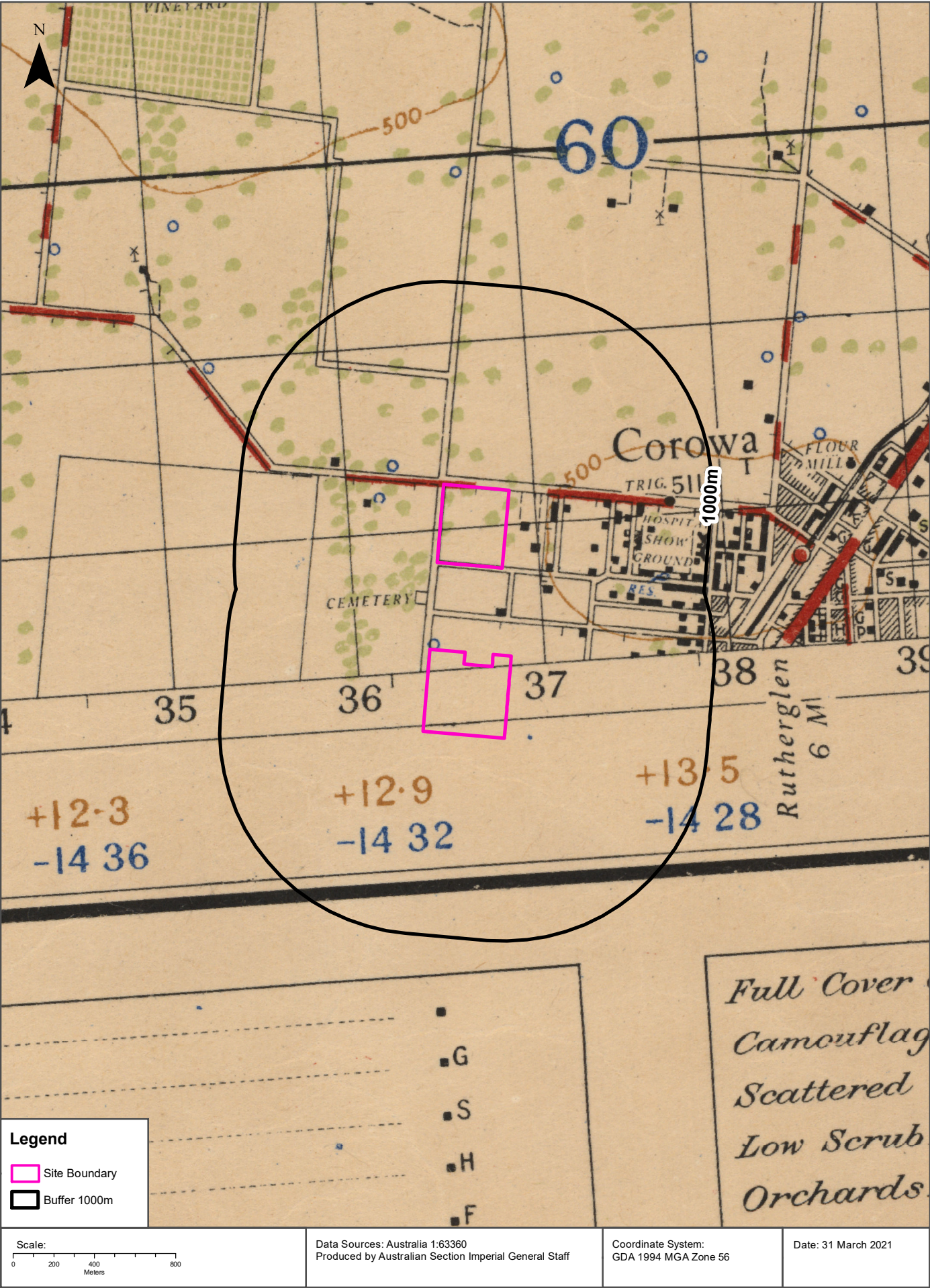
169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646





Historical Map c.1942

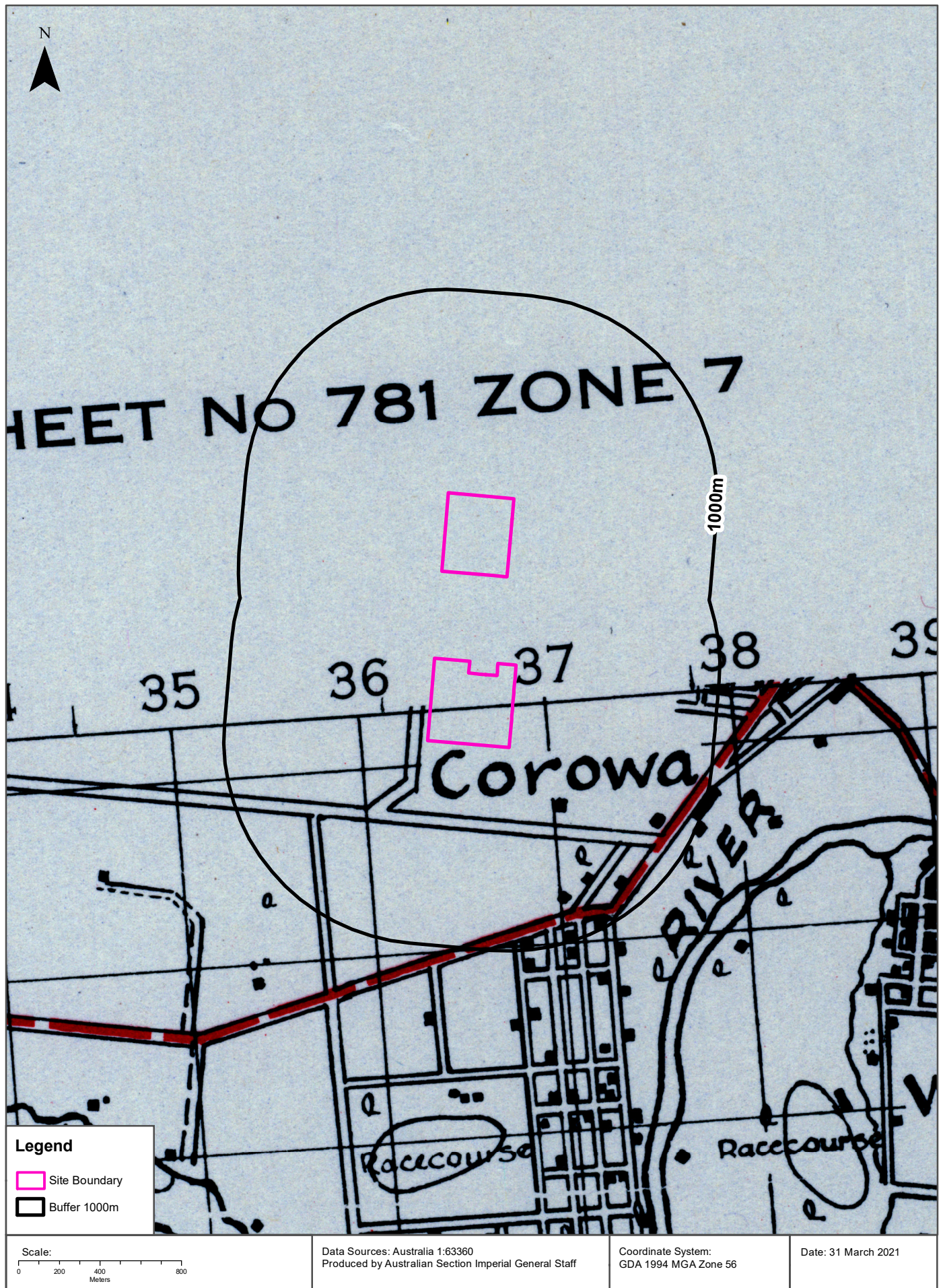
169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646





## Historical Map c.1940

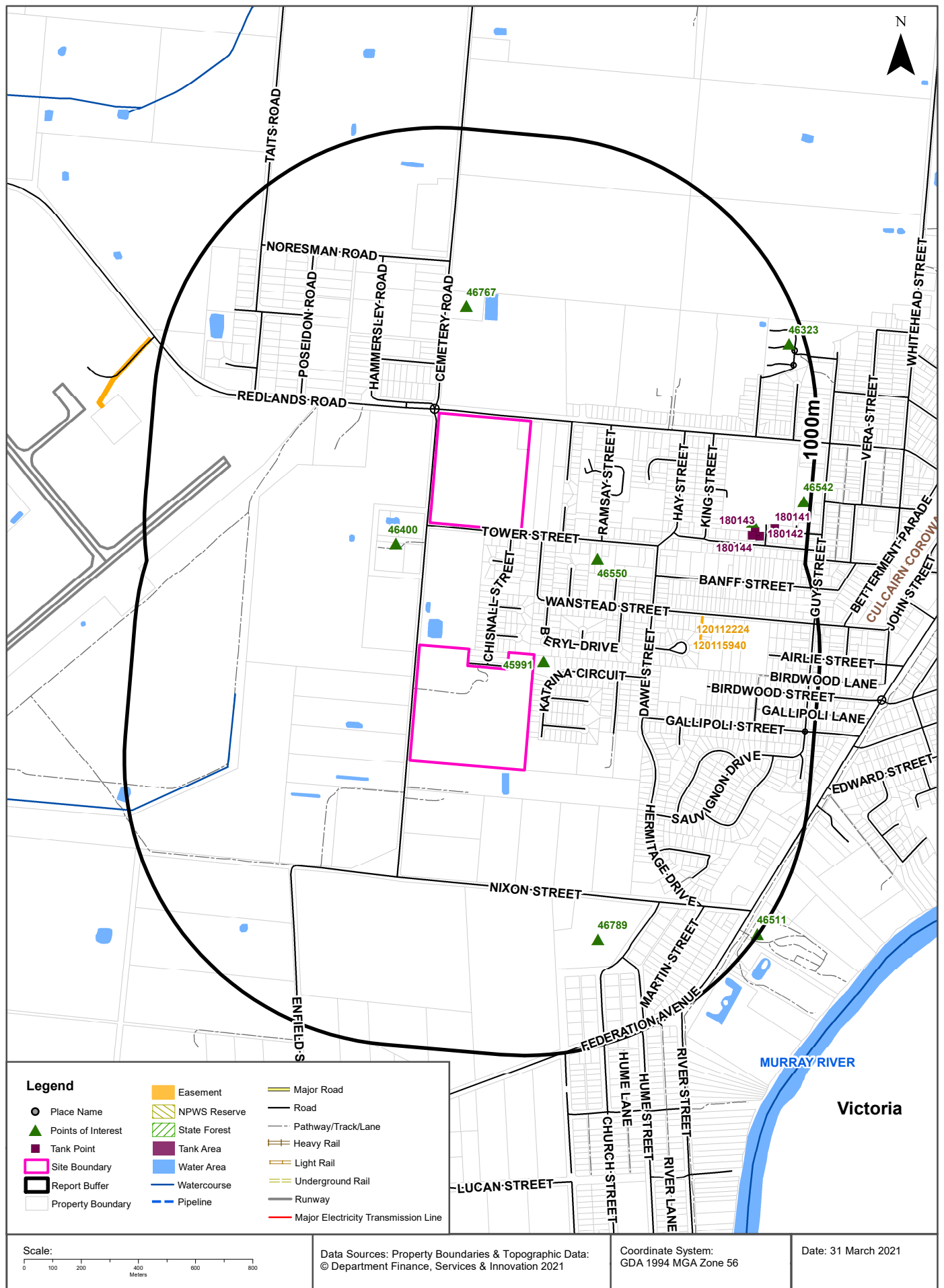
169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646





# Topographic Features

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646





## Topographic Features

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
45991	Park	Park	34m	South East
46400	Cemetery	COROWA CEMETERY	140m	North West
46550	Place Of Worship	COROWA BAPTIST CHURCH	283m	East
46767	Target Range	CLAY TARGET RANGE	382m	North
46789	Sewage Works	COROWA SEWER TREATMENT PLANT	645m	South
46062	High School	COROWA HIGH SCHOOL	803m	East
46323	Retirement Village	SOUTHERN CROSS KARINYA VILLAGE	942m	North East
46542	General Hospital	COROWA DISTRICT HOSPITAL	975m	East
46511	Tourist Park / Home Village	COROWA CARAVAN PARK	995m	South East

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

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## Topographic Features

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

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

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

### Tanks (Points)

What are the Tank Points located within the dataset buffer?

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

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
180144	Water	Operational		01/02/2015	805m	East
180143	Water	Operational		01/02/2015	815m	East
180142	Water	Operational		01/02/2015	832m	East
180141	Water	Operational		01/02/2015	883m	East

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
120112224	Primary	Undefined		582m	East
120115940	Primary	Undefined		584m	East

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

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## Topographic Features

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### 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)

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646



## Hydrogeology & Groundwater

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### Hydrogeology

Description of aquifers on-site:

Description
Porous, extensive highly productive aquifers

Description of aquifers within the dataset buffer:

Description
Porous, extensive highly productive aquifers

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:

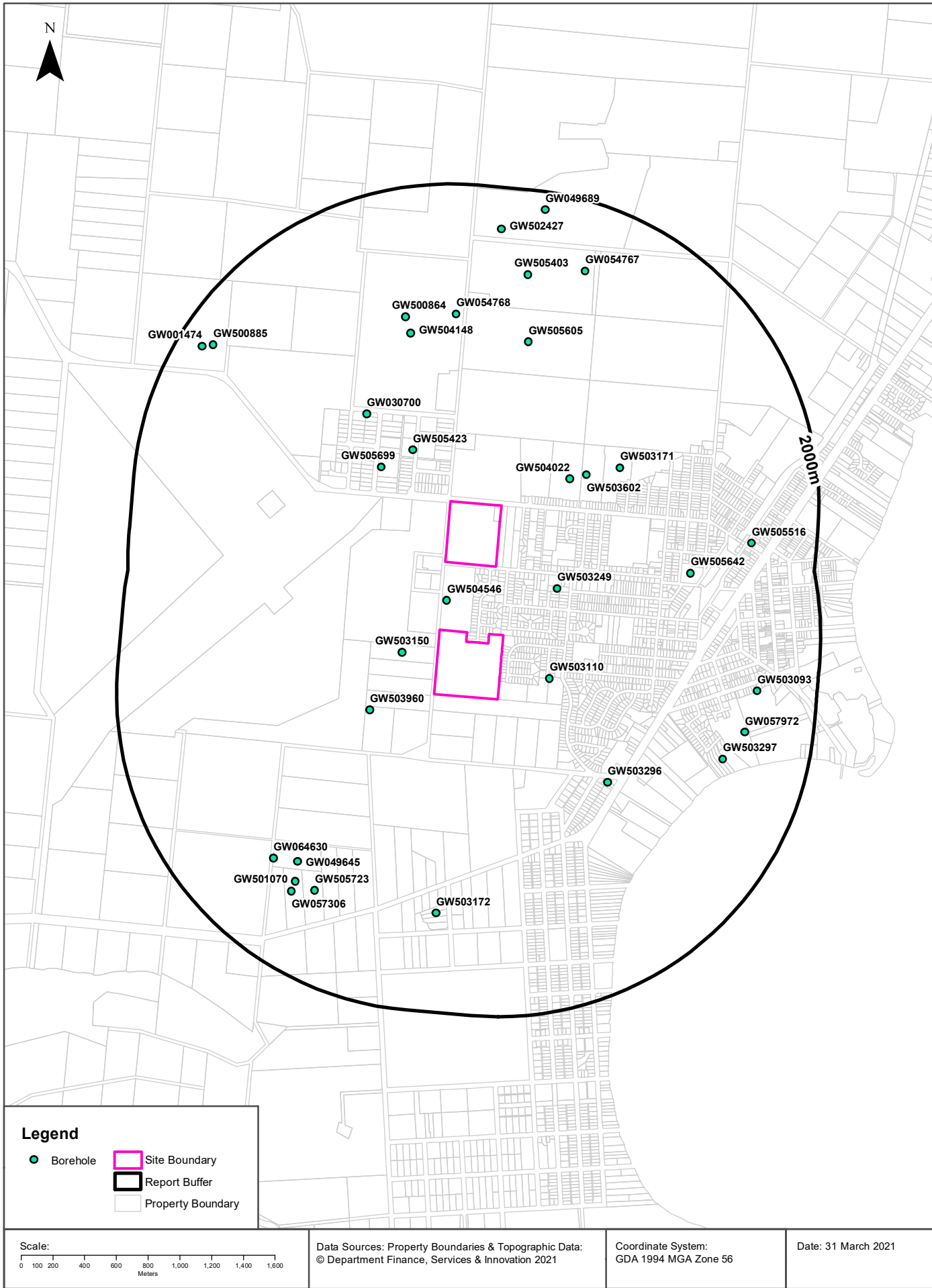
Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

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



# Groundwater Boreholes

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646



# Hydrogeology & Groundwater

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

## 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
GW504 546	50BL199 394	Bore	Private	Domestic	Domestic		06/04/2005	200.00	200.00					190m	West
GW503 150	50BL198 281, 50WA51 0128	Bore	Private	Domestic, Stock	Domestic, Stock		12/09/2001	43.00	43.00			1.000		222m	South West
GW503 110	50BL198 664, 50WA51 0153	Bore	Private	Domestic	Domestic		07/11/2003	34.00	34.00	Good	12.0 0	0.632		315m	South East
GW505 423	50BL200 216	Bore	Private	Monitoring Bore	Monitoring Bore		12/08/2008	21.00	21.00		16.7 0			398m	North
GW503 249	50BL198 382, 50WA50 5364	Bore	Private	Domestic, Stock	Domestic, Stock		08/09/2003	51.00	51.00	Good	20.0 0	0.126		412m	East
GW503 960	50WA50 6692	Bore	Private	Domestic, Stock	Domestic, Stock		27/02/2009	41.00	41.00		12.0 0	1.000		416m	South West
GW504 022	50WA50 5670	Bore	Private	Domestic, Stock	Domestic, Stock		12/08/2009	102.00	102.00		19.0 0	1.800		463m	North East
GW505 699	50BL200 464			Monitoring Bore	Monitoring Bore, Test Bore		16/01/2013	21.00	21.00		17.5 0			483m	North West
GW503 602	50BL199 278	Bore	Private	Domestic, Stock	Domestic, Stock		24/08/2009	102.00						570m	North East
GW030 700		Bore	Local Govt		Public/municipal		01/07/1975	70.00	70.00					760m	North West
GW503 171	50BL198 871	Bore	Private	Domestic, Stock	Domestic		05/09/2003	42.00	42.00	Good	20.0 0	0.505		784m	North East
GW503 296	50BL198 314	Bore	Private	Domestic, Stock	Domestic		09/01/2002	21.00	21.00		8.70	0.250		869m	South East
GW505 605	50WA51 2812	Bore	Private	Domestic, Stock	Domestic, Stock	'Almost'	01/03/2013	52.00	52.00	280	16.0 0	5.000		1046m	North
GW504 148	50WA50 6428	Bore	Private	Domestic, Stock	Domestic, Stock		22/01/2008	46.00	46.00	300		2.000		1086m	North
GW054 768	50BL117 713, 50WA50 9810	Bore	Private	Stock	Not Known			18.30		Potable				1177m	North
GW500 864	50BL197 310	Bore		Domestic, Farming, Stock	Domestic, Farming, Stock			100.00		Good				1195m	North
GW505 642	50CA51 2837	Bore	Private	Recreation (groundwater)	Irrigation	'Corowa RSL Club'	05/06/2013	100.00	100.00	4000		0.500		1225m	East
GW049 645	50BL108 970, 50WA50 9732	Bore	Private	Stock	Stock		01/10/1978	24.00	24.00	Good				1361m	South West
GW503 172	50BL198 905, 50WA50 5410	Bore	Private	Domestic, Stock	Domestic		28/05/2003	52.00	52.00	V.Salty		0.505		1376m	South
GW064 630	50BL137 002, 50WA50 9894	Bore	Private	Domestic, Stock	Domestic, Stock		01/12/1988	50.00	50.00	0-500 ppm				1447m	South West

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
GW505 723					Domestic, Stock		07/02/2018	49.00			0.00			1447m	South West
GW505 403	50WA50 5880	Bore	Private	Domestic, Stock	Domestic, Stock		01/02/2007	52.00	52.00	350	8.00	3.000		1465m	North
GW501 070	50BL197 177, 50WA50 4962	Bore		Domestic, Stock	Domestic, Stock		15/01/1999	47.50	48.00	100		2.000		1468m	South West
GW503 297	50BL198 313	Bore	Private	Domestic, Stock	Domestic		09/01/2002	15.50	27.00	Good	4.50	0.758		1469m	South East
GW057 306	50BL124 918, 50WA50 9839	Bore	Private	Domestic, Stock	Stock		01/12/1982	24.00	24.00					1534m	South West
GW054 767	50BL117 712, 50WA50 9809	Bore	Private	Stock	Not Known			18.30		Potable				1570m	North
GW057 972	50BL126 358, 50BL200 249, 50CA50 4359	Battery Spears	Private	Domestic, Irrigation, Stock	Domestic, Irrigation, Stock		24/03/1983	8.50	8.50		2.44	15.100		1571m	South East
GW505 516	50BL200 231	Bore	Private	Monitoring Bore	Monitoring Bore		22/07/2010	20.00	20.00					1592m	East
GW503 093	50BL198 797, 50WA51 0155	(Unknown)	Private	Domestic	Domestic		09/03/2006	17.00	17.00	Good	9.00	0.758		1625m	East
GW502 427	50BL199 121, 50WA51 0160	Bore		Domestic, Stock	Domestic, Stock		02/02/2004	24.50	24.50					1736m	North
GW500 885	50BL197 850, 50WA50 5181	Bore		Stock	Stock			42.00		Fair	11.00			1788m	North West
GW001 474	50BL118 058, 50WA50 4801	Bore	Private	Domestic, Stock	Stock		01/09/1924	44.20	44.20	Good				1841m	North West
GW049 689	50BL110 024	Bore	Private	Domestic, Stock	Domestic, Stock		01/06/1979	24.00	24.00	Good				1885m	North

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

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

## Driller's Logs

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

Groundwater No	Drillers Log	Distance	Direction
GW504546	0.00m-1.00m Topsoil 1.00m-10.00m Clay 10.00m-48.00m Silty clay 48.00m-200.00m Bluestone	190m	West
GW503150	0.00m-0.20m topsoil 0.20m-2.20m sandy loam 2.20m-35.30m clay 35.30m-41.00m sand 41.00m-43.00m clay	222m	South West
GW503110	0.00m-0.20m topsoil 0.20m-16.50m brown clay 16.50m-18.00m silty clay 18.00m-21.00m very fine sand 21.00m-30.00m sandy clay 30.00m-34.00m brown clay	315m	South East
GW505423	0.00m-0.10m fill, gravel with clay, brown with black mottling, damp 0.10m-0.80m clay, brown with orange mottling, damp, soft, high plasticity 0.80m-2.20m clay, yellow/brown with black mottling, damp, stiff, moderate plasticity 2.20m-3.50m clay, grey/yellow, damp, stiff, moderate plasticity, orange and black mottling at 3m 3.50m-18.00m clay, grey with white, orange and black mottling, dry, stiff 18.00m-21.00m sand, light yellow/brown, wet, coarse, with mica and red and black pebble inclusions	398m	North
GW503249	0.00m-0.20m topsoil 0.20m-4.00m red clay 4.00m-9.00m brown clay 9.00m-12.00m silty clay 12.00m-17.00m fine silt 17.00m-21.00m sandy clay 21.00m-24.00m brown clay 24.00m-51.00m mudstone	412m	East
GW503960	0.00m-3.00m Clay, medium, brown 3.00m-13.00m Clay, medium, grey 13.00m-22.00m Clay, medium, red 22.00m-23.00m Sand, red 23.00m-34.00m Clay, medium, red brown 34.00m-41.00m Sand, brown grey	416m	South West
GW504022	0.00m-4.00m Clay, red 4.00m-26.00m Clay, brown 26.00m-29.00m Clay, white red 29.00m-42.00m Clay, shale, hard 42.00m-66.00m Shale 66.00m-102.00m Slate	463m	North East
GW505699	0.00m-0.02m asphalt, approximately 20mm thick 0.02m-0.30m gravel, clayey, fine to coarse, medium plasticity, grey brown, some fine grained sand 0.30m-0.80m sandy clay, medium plasticity, brown, some fine grained sand 0.80m-1.80m sandy clay, medium plasticity, red brown, fine to medium grained sand 1.80m-4.25m silty clay, high plasticity, brown, traces of fine grained sand 4.25m-6.25m silty clay, high plasticity, pale brown, traces of fine grained sand 6.25m-7.65m silty clay, high plasticity, brown orange, traces of fine grained sand 7.65m-10.50m silty clay, high plasticity, pale brown 10.50m-10.80m silty clay, high plasticity, red brown, traces of fine grained sand 10.80m-11.65m silty clay, high plasticity, brown 11.65m-17.50m silty clay, high plasticity, brown, traces of fine grained sand 17.50m-21.00m sandy clay, high plasticity, brown fine to medium grained sand	483m	North West
GW503171	0.00m-0.20m topsoil 0.20m-4.00m red clay 4.00m-8.00m brown clay 8.00m-12.00m silty clay 12.00m-20.00m brown clay 20.00m-34.00m mudstone 34.00m-42.00m mudstone quartz	784m	North East

Groundwater No	Drillers Log	Distance	Direction
GW503296	0.00m-0.20m topsoil 0.20m-1.00m clay brown 1.00m-5.00m sandy clay 5.00m-7.00m grey clay 7.00m-10.00m silty clay 10.00m-12.00m brown clay 12.00m-13.50m gravel 13.50m-15.50m grey clay	869m	South East
GW505605	0.00m-8.00m clay, brown 8.00m-12.00m fine sand 12.00m-45.00m clay, brown 45.00m-52.00m medium grain sand	1046m	North
GW504148	0.00m-1.00m Clay Topsoil 1.00m-12.00m Clay, brown 12.00m-18.00m Gravel sand 18.00m-40.00m Silty sand 40.00m-46.00m Grain sand medium	1086m	North
GW505642	0.00m-6.00m clay 6.00m-100.00m shale, red	1225m	East
GW049645	0.00m-11.00m Clay 11.00m-17.00m Sand Silty 17.00m-24.00m Gravel Water Supply	1361m	South West
GW503172	0.00m-0.20m topsoil 0.20m-10.00m brown clay 10.00m-10.50m silty clay 10.50m-18.00m grey clay 18.00m-21.00m silty clay 21.00m-27.00m sandy clay 27.00m-33.00m brown clay 33.00m-33.50m sand 33.50m-48.00m brown clay 48.00m-52.00m mudstone	1376m	South
GW064630	0.00m-10.00m Clay 10.00m-21.00m Clay Pink 21.00m-23.00m Sand Fine Water Supply 23.00m-48.00m Clay 48.00m-50.00m Sand Fine Water Supply	1447m	South West
GW505403	0.00m-2.00m topsoil 2.00m-46.00m clay, red 46.00m-52.00m sand, medium grain	1465m	North
GW501070	0.00m-8.50m brown clay 8.50m-9.00m sand fine 9.00m-17.50m grey clay 17.50m-25.00m clay brown grey 25.00m-34.00m clay red brown 34.00m-35.50m sand brown clayed 35.50m-36.50m clay brown 36.50m-38.20m sand brown clayed 38.20m-43.50m clay brown red 43.50m-45.00m sand fine 45.00m-46.00m sand medium brown loose 46.00m-48.00m sand coarse loose	1468m	South West
GW503297	0.00m-0.20m topsoil 0.20m-5.00m brown clay 5.00m-8.00m sandy clay 8.00m-9.00m fine sand 9.00m-10.30m gravel 10.30m-13.50m brown clay 13.50m-15.00m fine sand 15.00m-21.00m brown clay 21.00m-27.00m mudstone	1469m	South East
GW057306	0.00m-18.00m Clay 18.00m-24.00m Sand Water Supply	1534m	South West
GW057972	0.00m-2.40m Topsoil 2.40m-8.50m Sand Water Supply 2.40m-8.50m Silt Gravel	1571m	South East
GW505516	0.00m-20.00m clay, and sandy clays, red brown	1592m	East

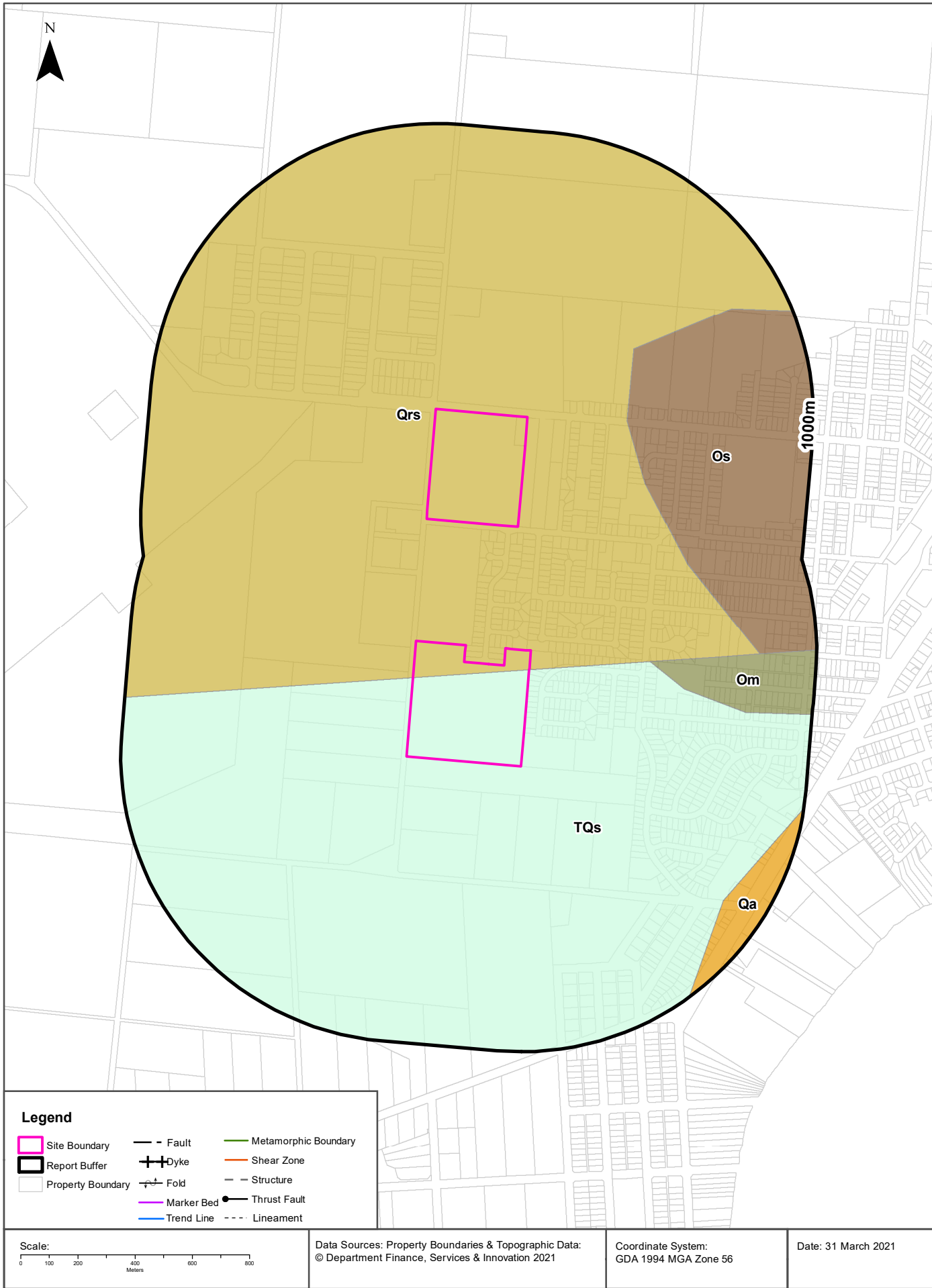
Groundwater No	Drillers Log	Distance	Direction
GW503093	0.00m-0.30m topsoil 0.30m-7.00m clay 7.00m-10.00m dirty sand 10.00m-15.00m gravel 15.00m-17.00m silty clay	1625m	East
GW502427	0.00m-0.50m topsoil 0.50m-6.00m btown clay 6.00m-17.00m sanded clays 17.00m-22.50m grey clays 22.50m-24.50m brown sand	1736m	North
GW001474	0.00m-3.05m Clay Ironstone 3.05m-7.62m Clay 7.62m-16.76m Sand Rock 16.76m-23.16m Ironstone Conglomerate 23.16m-32.00m Pipe Clay 32.00m-44.20m Quartz Clay Water Supply	1841m	North West
GW049689	0.00m-16.00m Clay 16.00m-24.00m Sand Gravel Water Supply	1885m	North

Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp  
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# Geology 1:250,000

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646



## Geology

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Qrs	Unconsolidated riverine deposits of clay, silt, sand and gravel. Includes flood plains and black soil plains				Cainozoic			1:250,000
TQs	Unconsolidated to poorly consolidated mottled variegated clay, silty clay; polymictic coarse to fine sand, gravel, red-brown palaeosols	Shepparton Formation	Wunghnu Group		Cainozoic			1:250,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Om	Turbiditic metasediments, slate, quartzite and gneiss				Palaeozoic			1:250,000
Os	Metasediments. slates, phyllites, sandstone and greywackes (OSL - low metamorphic grade) - schists, gneisses and pegmatites (OSH - high metamorphic grade)				Palaeozoic			1:250,000
Qa	Unconsolidated grey brown micaceous silty clay, silt, polymictic sand, gravel	Coonambidgal Formation	Wunghnu Group		Cainozoic			1:250,000
Qrs	Unconsolidated riverine deposits of clay, silt, sand and gravel. Includes flood plains and black soil plains				Cainozoic			1:250,000
TQs	Unconsolidated to poorly consolidated mottled variegated clay, silty clay; polymictic coarse to fine sand, gravel, red-brown palaeosols	Shepparton Formation	Wunghnu Group		Cainozoic			1:250,000

### Geological Structures

What are the Geological Structures onsite?

Feature	Name	Description	Map Sheet	Dataset
No features				1:250,000

What are the Geological Structures within the dataset buffer?

Feature	Name	Description	Map Sheet	Dataset
No features				1:250,000

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

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## Naturally Occurring Asbestos Potential

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

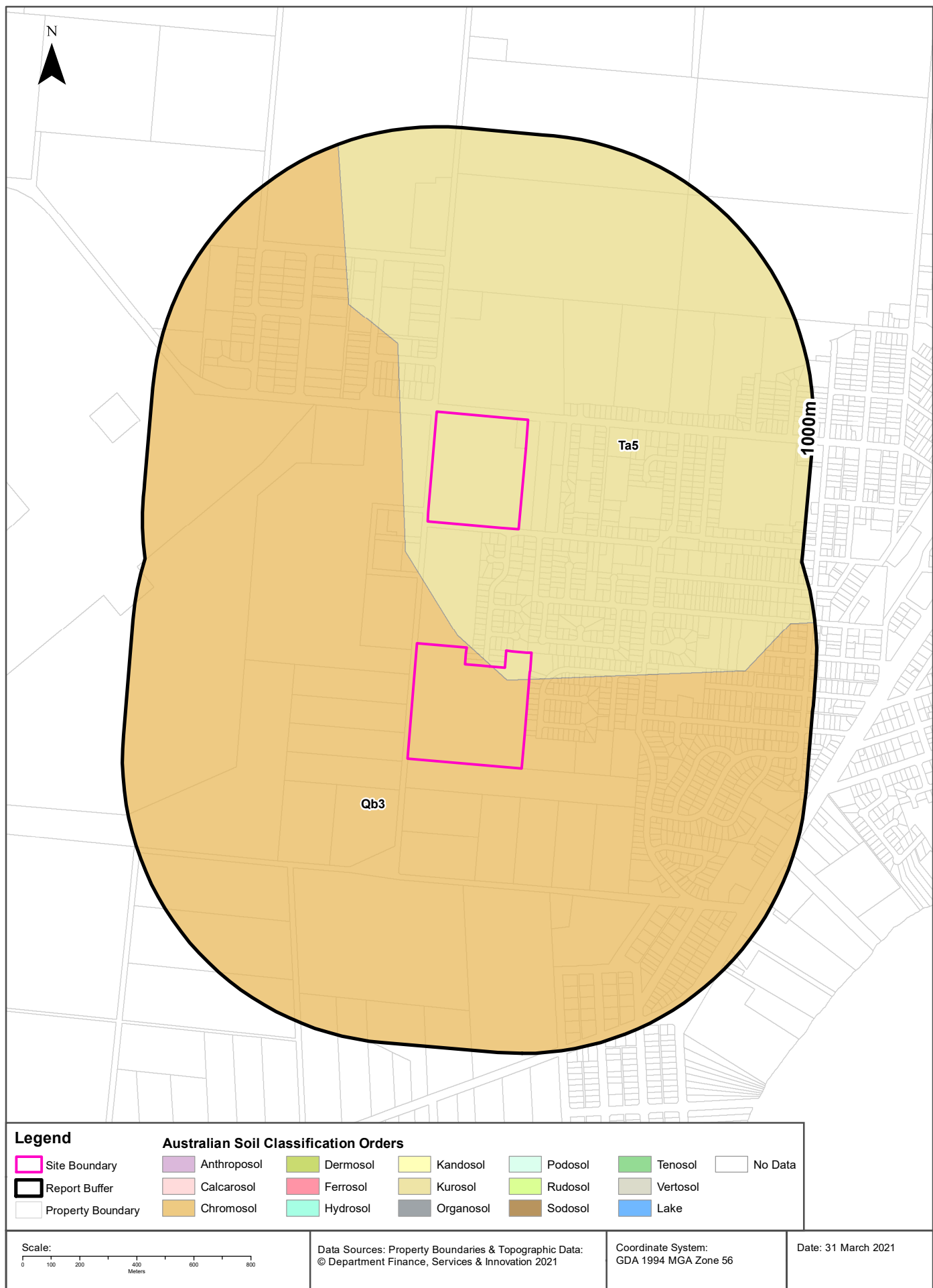
## Naturally Occurring Asbestos Potential

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





## Soils

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### 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
Qb3	Chromosol	Plains: undulating plains of hard neutral red soils (Dr2.22) on very low broad rises in association with hard neutral yellow mottled soils (Dy3.42) on the flatter, less well-drained portions and with some gilgais of grey clays (Ug5.2) and hard alkaline yellow mottled soils (Dy3.43) in the lower-lying situations. Soil variations on the plain included (Dr3.23 and Dy3.22) in areas with intermediate drainage characteristics, and areas of (Dr2.41) on well-drained sites above some river valleys; plains are traversed by river valleys with flood-plains of various (Gn) soils. Prior stream activity and layering of soil materials seem important factors in soil variability.	0m
Ta5	Kurosol	Low hilly to undulating areas of shallow grey-brown sandy soils (Uc6.11) on the hill-tops and passing to stony hard neutral red soils (Dr2.22) on the upper hill slopes, with hard alkaline red soils (Dr2.23) on the middle slopes and on the better-drained portions of the undulating areas, and with hard acidic yellow mottled soils (Dy3.21, Dy3.41, and Dy3.61) widespread throughout the lower hill slopes and the less well-drained portions of the undulating areas.	0m

Atlas of Australian Soils Data Source: CSIRO

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## Acid Sulfate Soils

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### Environmental Planning Instrument - Acid Sulfate Soils

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

Soil Class	Description	EPI Name
N/A		

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

Soil Class	Description	EPI Name	Distance	Direction
N/A				

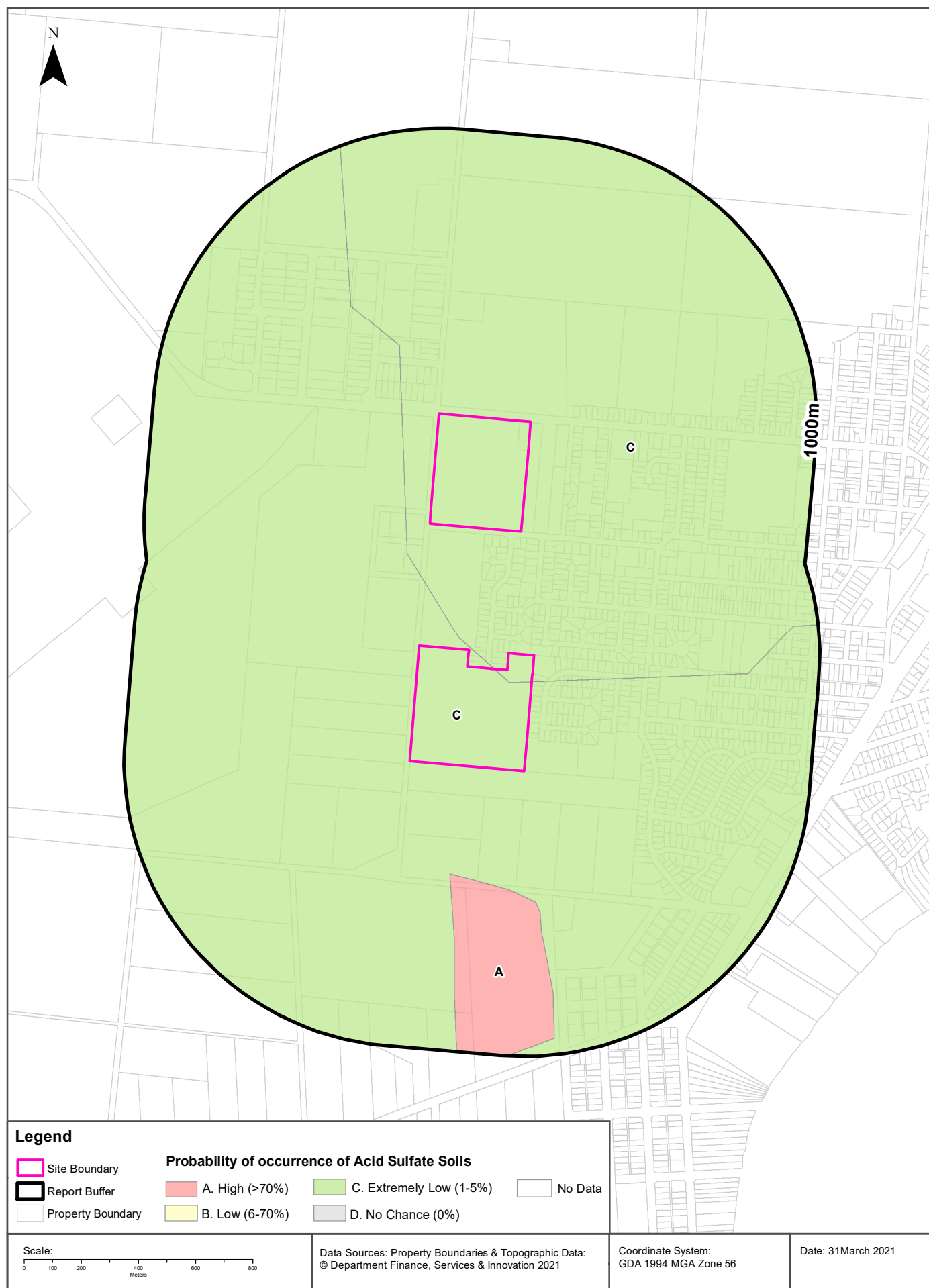
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# Atlas of Australian Acid Sulfate Soils

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646



## Acid Sulfate Soils

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### Atlas of Australian Acid Sulfate Soils

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

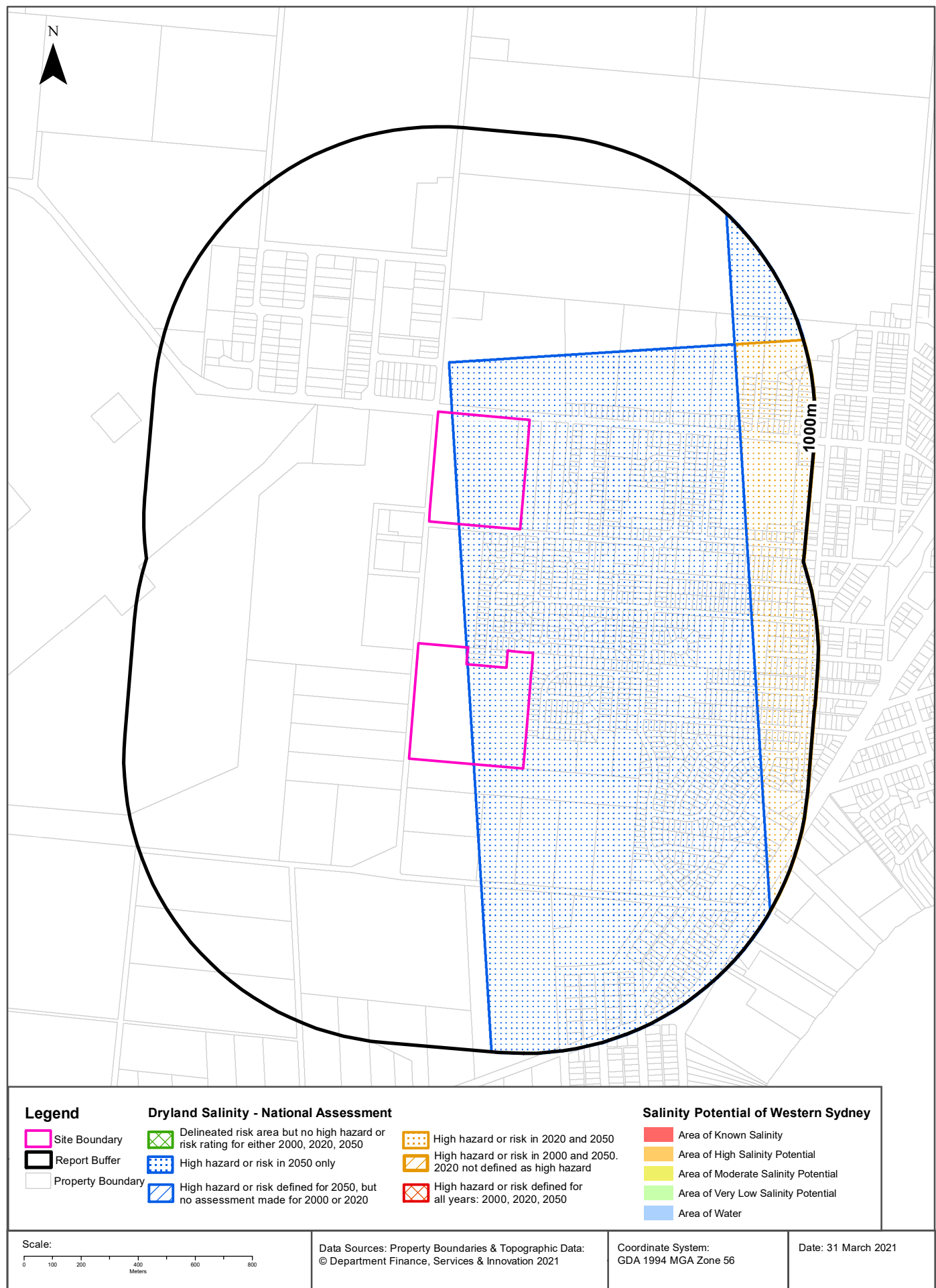
Class	Description	Distance
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m
A	High Probability of occurrence. >70% chance of occurrence.	380m

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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# Dryland Salinity

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646





## Dryland Salinity

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### 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	0m	Onsite
-	High hazard or risk	High hazard or risk	730m	North East

Dryland Salinity Data Source : National Land and Water Resources Audit

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

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

### Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

Feature Id	Classification	Description	Distance	Direction
N/A	Outside Data Coverage			

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

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## Mining

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### Mining Subsidence Districts

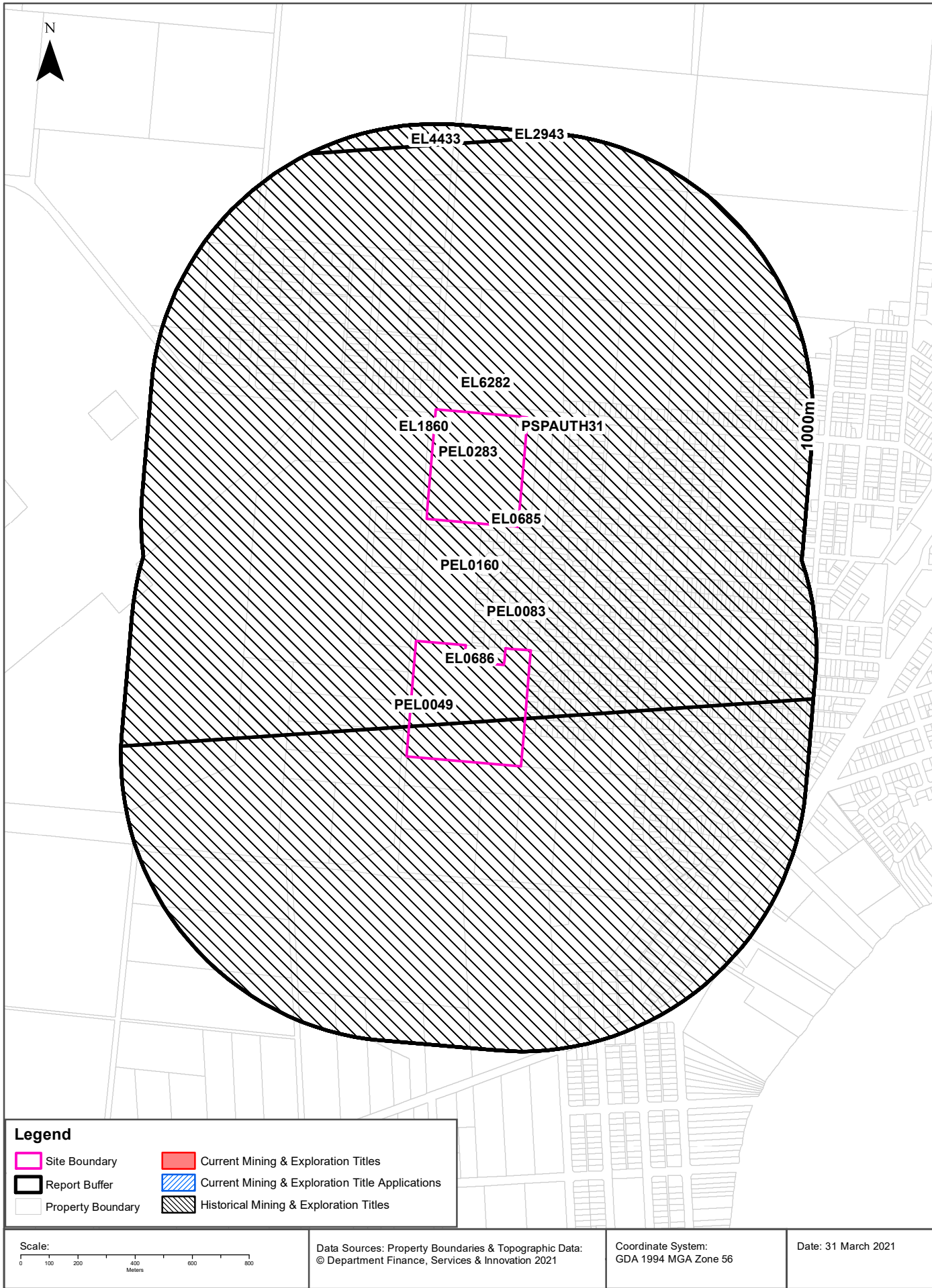
Mining Subsidence Districts within the dataset buffer:

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

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646





## Mining

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist (m)	Dir'
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 (m)	Dir'
N/A	No Records in Buffer						

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

## Mining

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist (m)	Dir'
EL0685	ALBURY BRICKWORKS	01 Mar 1974	01 Mar 1975	MINERALS	Nil Minerals	0m	Onsite
EL0686	ALBURY BRICKWORKS	01 Mar 1974	01 Mar 1975	MINERALS	Nil Minerals	0m	Onsite
EL1860	CRA EXPLORATION PTY LIMITED	01 Apr 1982	01 Oct 1982	MINERALS	Au	0m	Onsite
PEL0049	PLANET EXPLORATION COMPANY PTY LTD, AMALGAMATED PETROLEUM EXPLORATION PTY LTD			PETROLEUM	Petroleum	0m	Onsite
PEL0083	SOUTH PACIFIC OIL CO			PETROLEUM	Petroleum	0m	Onsite
PEL0160	PLANET EXPLORATION COMPANY PTY LTD			PETROLEUM	Petroleum	0m	Onsite
PSPAUTH31	ENERGETICA RESOURCES PTY LIMITED	23/01/2009	23/01/2010	PETROLEUM	Petroleum	0m	Onsite
PEL0283	QUEENSLAND GAS CO LTD, TYERS PETROLEUM PTY LTD, CAPITAL ENERGY NL; BANNERBLOCK PL, GOLVOM PTY LTD	10/04/1992	31/10/2001	PETROLEUM	Petroleum	0m	Onsite
EL6282	MYLES, Bruce	19 Aug 2004	13 Apr 2007	MINERALS	Au	0m	Onsite
EL4433	CRA EXPLORATION PTY LIMITED	01 Oct 1992	01 Apr 1994	MINERALS	Au	923m	North
EL2943	TE JOHNSTON & ASSOCIATES PTY LIMITED	01 Jun 1987	01 Jun 1988	MINERALS	Au	924m	North

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

## State Environmental Planning Policy

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### State Significant Precincts

What SEPP State Significant Precincts exist within the dataset buffer?

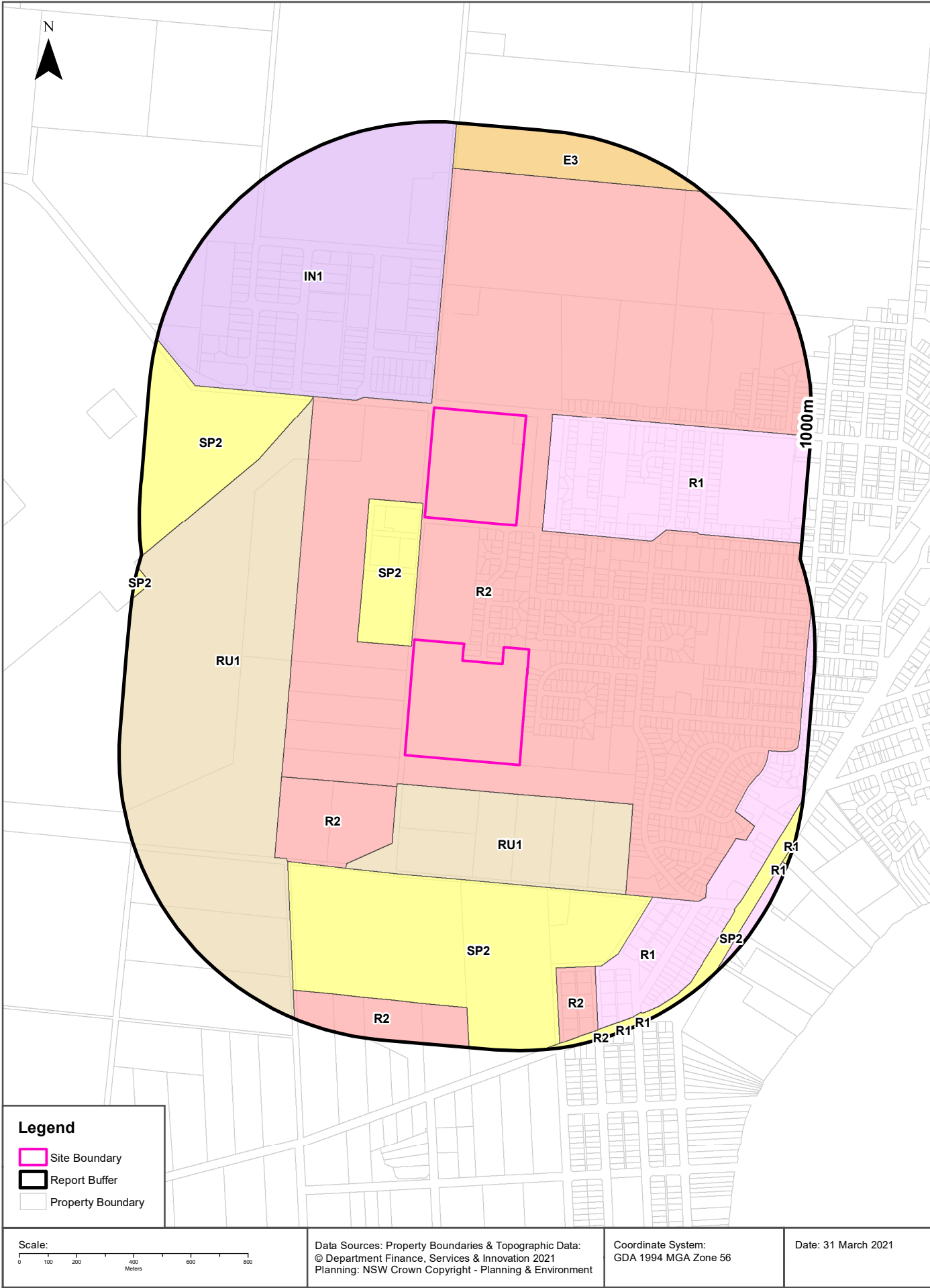
Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
N/A	No Records in Buffer							

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

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646



# Environmental Planning Instrument

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

## Land Zoning

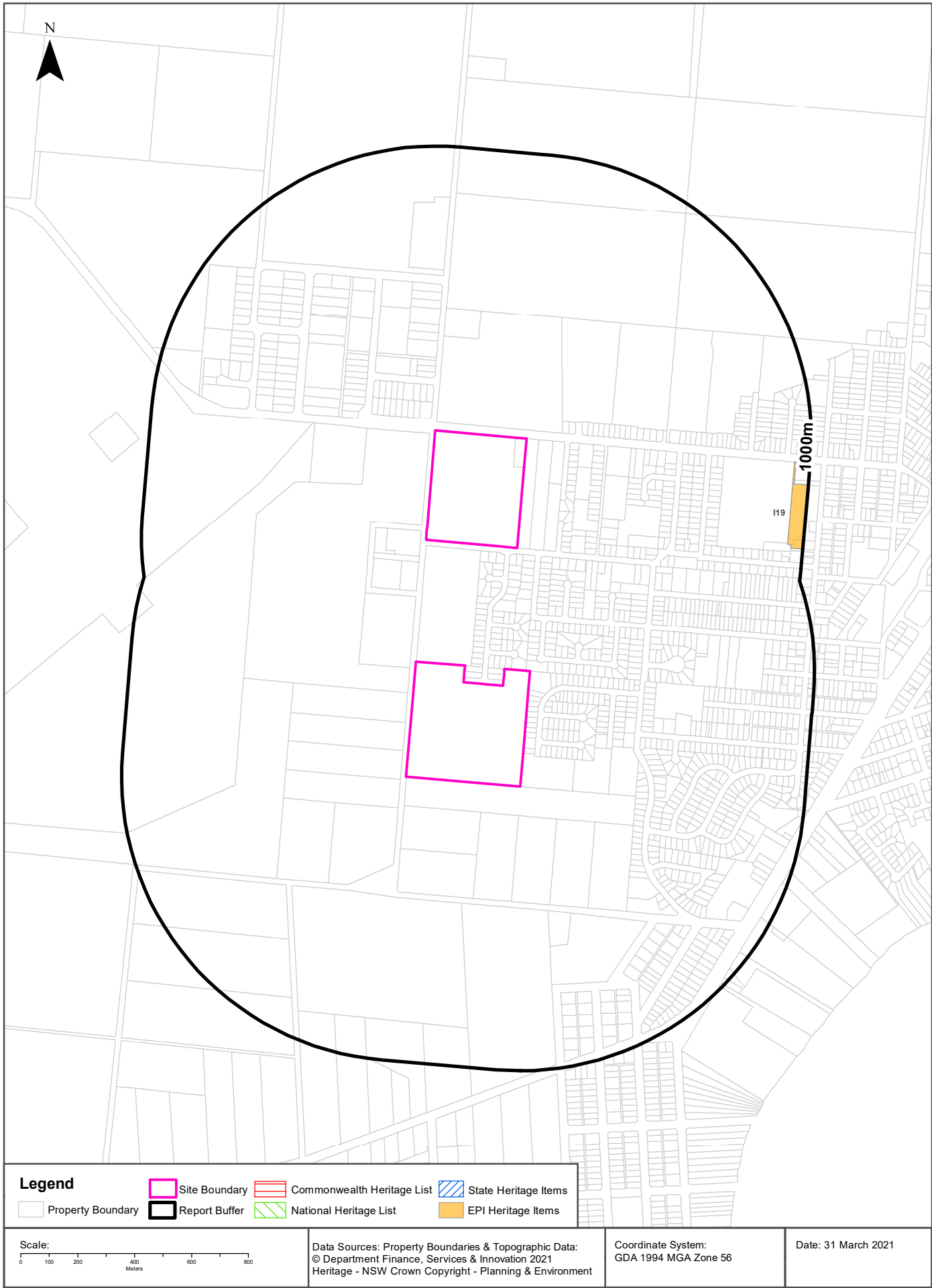
What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		Corowa Local Environmental Plan 2012	29/06/2012	29/06/2012	18/10/2019		0m	Onsite
SP2	Infrastructure	Cemetery	Corowa Local Environmental Plan 2012	29/06/2012	29/06/2012	18/10/2019		11m	West
IN1	General Industrial		Corowa Local Environmental Plan 2012	29/06/2012	29/06/2012	18/10/2019		20m	North West
R1	General Residential		Corowa Local Environmental Plan 2012	26/09/2014	26/09/2014	18/10/2019	Amendment No 5	91m	East
RU1	Primary Production		Corowa Local Environmental Plan 2012	29/06/2012	29/06/2012	18/10/2019		101m	South
R2	Low Density Residential		Corowa Local Environmental Plan 2012	25/10/2013	25/10/2013	18/10/2019	Amendment No 1	114m	South West
SP2	Infrastructure	Sewerage System	Corowa Local Environmental Plan 2012	29/06/2012	29/06/2012	18/10/2019		415m	South
RU1	Primary Production		Corowa Local Environmental Plan 2012	29/06/2012	29/06/2012	18/10/2019		424m	South West
SP2	Infrastructure	Air Transport Facility	Corowa Local Environmental Plan 2012	29/06/2012	29/06/2012	18/10/2019		426m	West
R2	Low Density Residential		Corowa Local Environmental Plan 2012	29/06/2012	29/06/2012	18/10/2019		721m	South
E3	Environmental Management		Corowa Local Environmental Plan 2012	15/04/2016	15/04/2016	18/10/2019	Amendment No 9	839m	North East
R2	Low Density Residential		Corowa Local Environmental Plan 2012	25/10/2013	25/10/2013	18/10/2019	Amendment No 1	856m	South
SP2	Infrastructure	Classified Road	Corowa Local Environmental Plan 2012	29/06/2012	29/06/2012	18/10/2019		903m	North West
R1	General Residential		Corowa Local Environmental Plan 2012	15/04/2016	15/04/2016	18/10/2019	Amendment No 9	958m	South East
SP2	Infrastructure	Cemetery	Corowa Local Environmental Plan 2012	29/06/2012	29/06/2012	18/10/2019		978m	South East
R1	General Residential		Corowa Local Environmental Plan 2012	17/11/2017	17/11/2017	18/10/2019	Amendment No 11	989m	East
R1	General Residential		Corowa Local Environmental Plan 2012	29/06/2012	29/06/2012	18/10/2019		993m	South
R2	Low Density Residential		Corowa Local Environmental Plan 2012	29/06/2012	29/06/2012	18/10/2019		993m	South

Environmental Planning Instrument Data Source: NSW Crown Copyright - Planning & Environment  
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# Heritage Items

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646





## Heritage

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### Commonwealth Heritage List

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

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

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

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

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

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

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

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

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

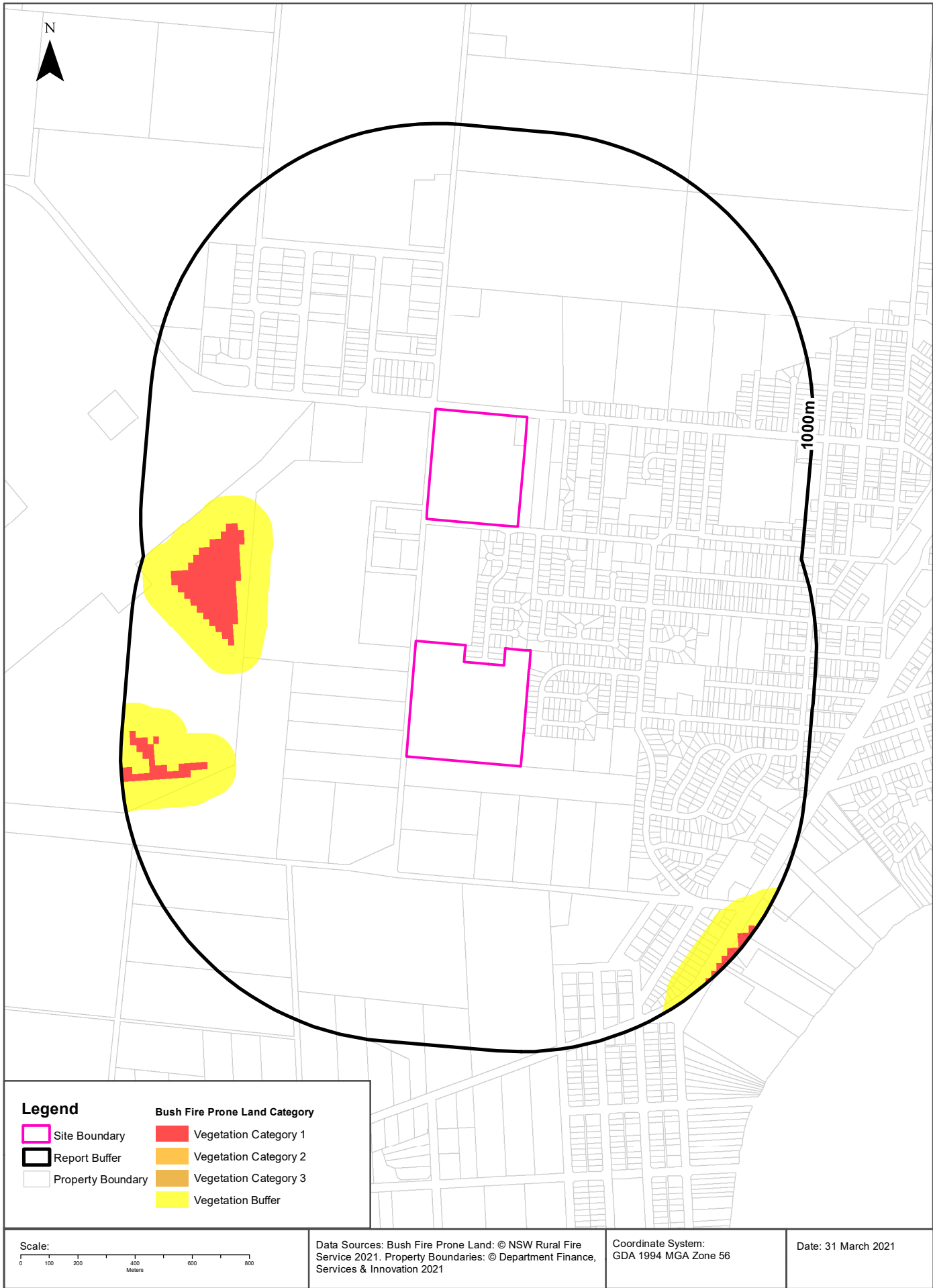
Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage  
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### Environmental Planning Instrument - Heritage

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

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
119	Corowa Hospital	Item - General	Local	Corowa Local Environmental Plan 2012	29/06/2012	29/06/2012	29/06/2012	942m	East

Heritage Data Source: NSW Crown Copyright - Planning & Environment  
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## Natural Hazards

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### Bush Fire Prone Land

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

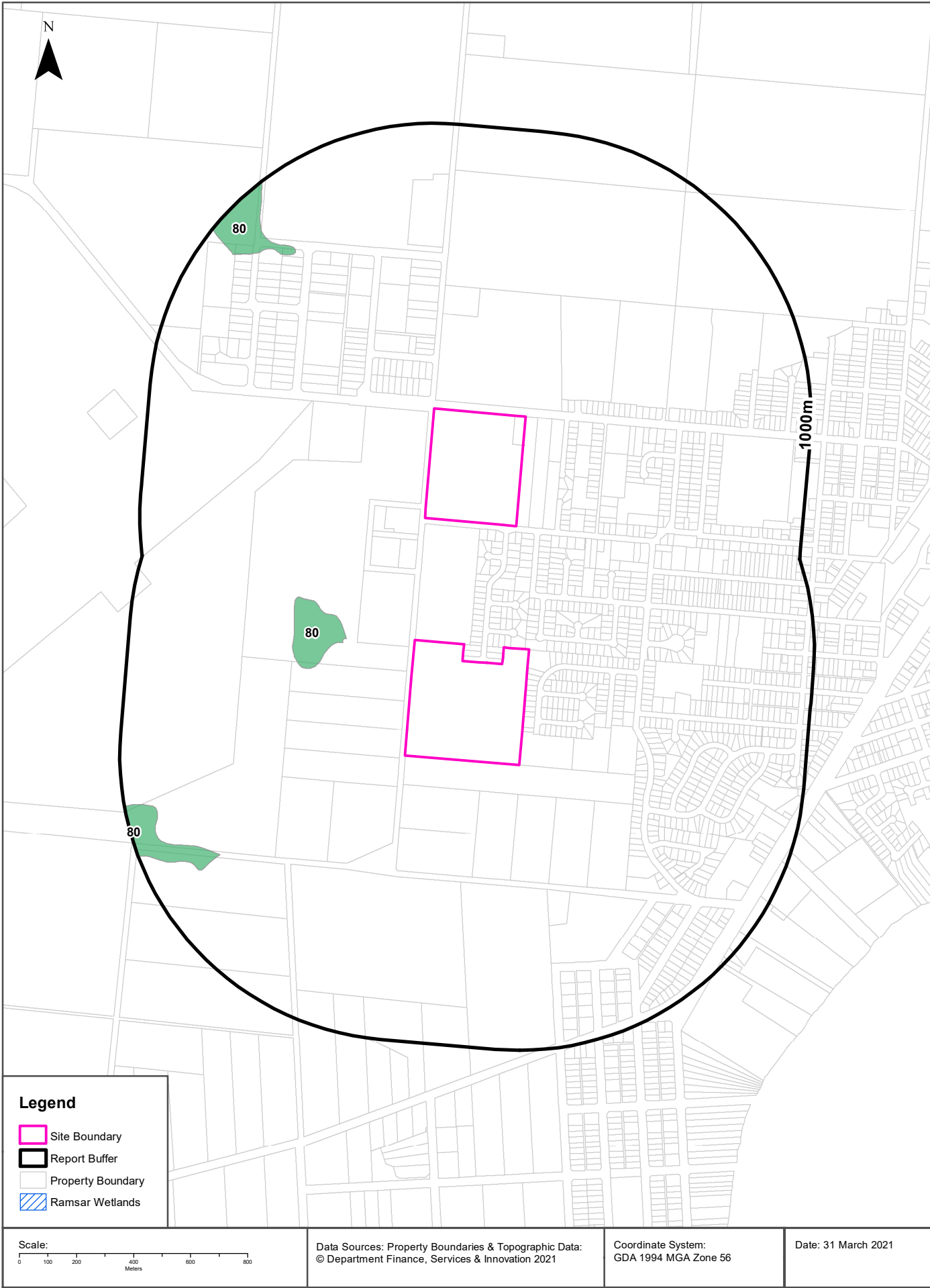
Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	524m	West
Vegetation Category 1	625m	West

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



# Ecological Constraints - Native Vegetation & Ramsar Wetlands

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646



## Ecological Constraints

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

## Native Vegetation of the Murray Catchment Management Authority

What Native Vegetation of the Murray Catchment Management Authority exists within the dataset buffer?

Veg Code	NVMP	Dominant	APIClass	Scientific	Trees	Shrubs	Distance
80		Inland Grey Box tall grassy woodland		Eucalyptus microcarpa - Callitris glaucophylla - Allocasuarina luehmannii / Maireana microphylla - Acacia deanei subsp. deanei / Austrostipa scabra subsp. scabra - Austrodanthonia setacea - Calotis cuneifolia	Eucalyptus microcarpa - Callitris glaucophylla - Eucalyptus melliodora - Allocasuarina luehmannii - Pittosporum angustifolium - Brachychiton populneus subsp. populneus - Eucalyptus blakelyi -	Maireana microphylla - Acacia deanei subsp. deanei - Dodonaea viscosa subsp. cuneata - Acacia hakeoides - Myoporum desertii - Senna artemisioides sens	238m

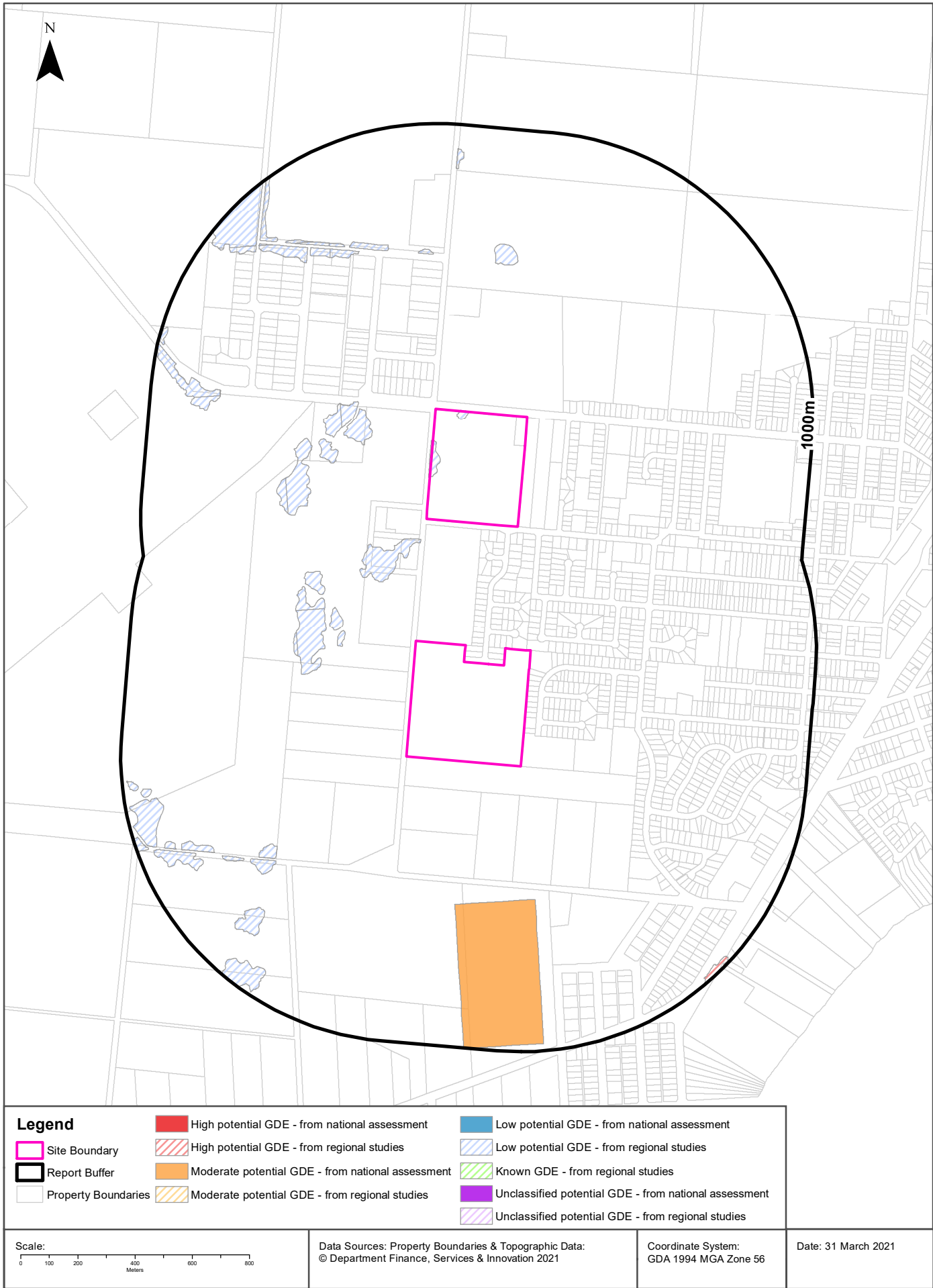
Native Vegetation of the Murray Catchment Management Authority : NSW Office of Environment and Heritage  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

## Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

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

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





## Ecological Constraints

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	Low potential GDE - from regional studies	Ridges and minor tablelands stepping down westwards and breaking into detached hills with intervening alluvial valley floors. Some strong structural control on landforms.	Vegetation		0m
Aquatic	Moderate potential GDE - from national assessment	Ridges and minor tablelands stepping down westwards and breaking into detached hills with intervening alluvial valley floors. Some strong structural control on landforms.	Wetland		466m
Terrestrial	High potential GDE - from regional studies	Ridges and minor tablelands stepping down westwards and breaking into detached hills with intervening alluvial valley floors. Some strong structural control on landforms.	Vegetation		966m

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

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646



## Ecological Constraints

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	3	Ridges and minor tablelands stepping down westwards and breaking into detached hills with intervening alluvial valley floors. Some strong structural control on landforms.	Vegetation		0m
Terrestrial	5	Ridges and minor tablelands stepping down westwards and breaking into detached hills with intervening alluvial valley floors. Some strong structural control on landforms.	Vegetation		0m
Terrestrial	6	Ridges and minor tablelands stepping down westwards and breaking into detached hills with intervening alluvial valley floors. Some strong structural control on landforms.	Vegetation		214m
Terrestrial	7	Ridges and minor tablelands stepping down westwards and breaking into detached hills with intervening alluvial valley floors. Some strong structural control on landforms.	Vegetation		306m
Terrestrial	10	Ridges and minor tablelands stepping down westwards and breaking into detached hills with intervening alluvial valley floors. Some strong structural control on landforms.	Vegetation		322m
Aquatic	4	Ridges and minor tablelands stepping down westwards and breaking into detached hills with intervening alluvial valley floors. Some strong structural control on landforms.	Wetland		466m
Terrestrial	2	Ridges and minor tablelands stepping down westwards and breaking into detached hills with intervening alluvial valley floors. Some strong structural control on landforms.	Vegetation		524m
Terrestrial	9	Ridges and minor tablelands stepping down westwards and breaking into detached hills with intervening alluvial valley floors. Some strong structural control on landforms.	Vegetation		549m
Terrestrial	4	Ridges and minor tablelands stepping down westwards and breaking into detached hills with intervening alluvial valley floors. Some strong structural control on landforms.	Vegetation		651m
Terrestrial	1	Ridges and minor tablelands stepping down westwards and breaking into detached hills with intervening alluvial valley floors. Some strong structural control on landforms.	Vegetation		733m

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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## Ecological Constraints

169-199 Redlands Road & 42-80 Cemetery Road, Corowa, NSW 2646

### NSW BioNet Atlas

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

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	<i>Crinia sloanei</i>	Sloane's Froglet	Vulnerable	Not Sensitive	Endangered	
Animalia	Aves	<i>Anseranas semipalmata</i>	Magpie Goose	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Anthochaera phrygia</i>	Regent Honeyeater	Critically Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	<i>Apus pacificus</i>	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Cecropis daurica</i>	Red-rumped Swallow	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Daphoenositta chrysoptera</i>	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Glossopsitta porphyrocephala</i>	Purple-crowned Lorikeet	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Grus rubicunda</i>	Brolga	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Hieraaetus morphnoides</i>	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Lathamus discolor</i>	Swift Parrot	Endangered	Category 3	Critically Endangered	
Animalia	Aves	<i>Oxyura australis</i>	Blue-billed Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Petroica phoenicea</i>	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Polytelis swainsonii</i>	Superb Parrot	Vulnerable	Category 3	Vulnerable	
Animalia	Aves	<i>Pomatostomus temporalis temporalis</i>	Grey-crowned Babbler (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Stictonetta naevosa</i>	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Tringa glareola</i>	Wood Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Mammalia	<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Petaurus norfolcensis</i>	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	

Data does not include NSW category 1 sensitive species.

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

## Location Confidences

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

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

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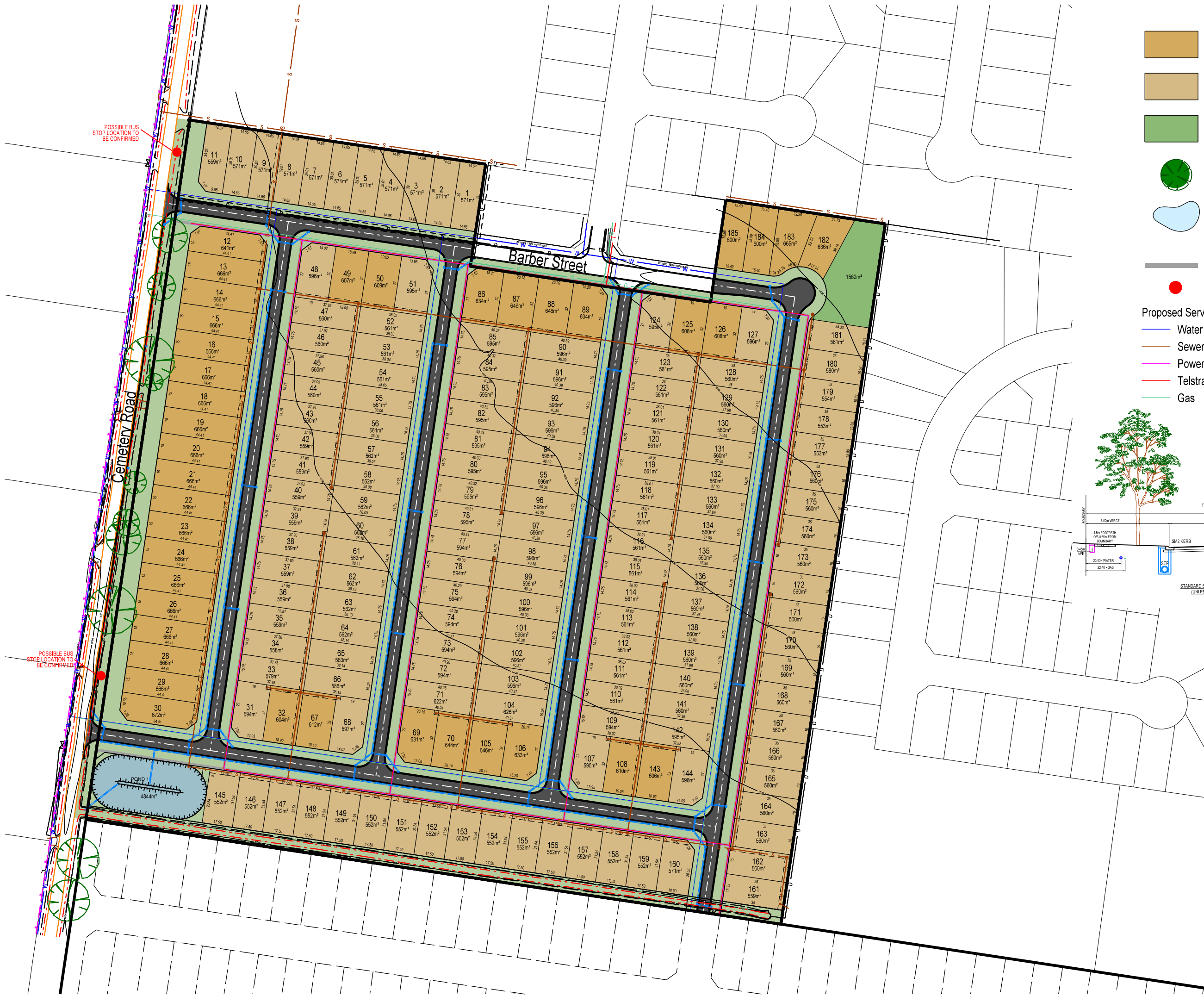
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## **Appendix B Concept Development Plan**





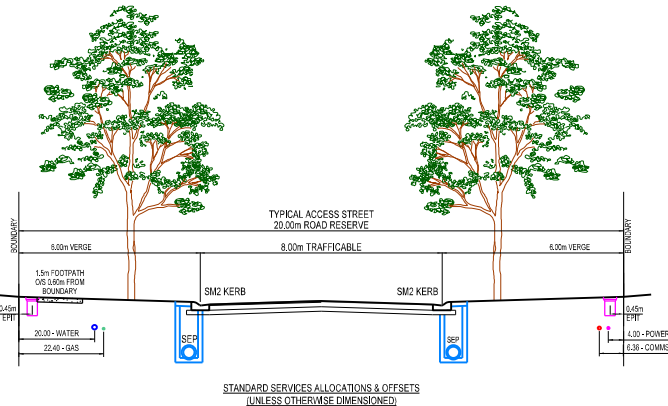
# CONCEPT DEVELOPMENT PLAN 1B



## LEGEND

- Residential lots  
550 - 600m<sup>2</sup>
- Residential lots  
600 - 700m<sup>2</sup>
- Reserve  
Tree and/or drainage reserve
- Existing trees to be retained  
subject to further investigation
- Proposed location of storm water  
detention and treatment basin  
landscaped to form a feature of the  
site
- Indicative cycle/pedestrian  
connections through the site
- Indicative bus stop location

Proposed Service	Typical Offset
Water	2.50m
Sewer	1.50m
Power	0.50m
Telstra/NBN	0.80m
Gas	2.80m

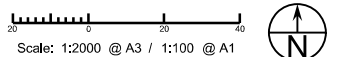


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DATE	DESCRIPTION / VERSION	REVISION STATUS
16-04-20	For Comment	3
08-07-20	For Comment	2
31-10-19	For Comment	1

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For: Enth Degree Architects  
At: Corowa  
CONCEPT DEVELOPMENT PLAN  
Cemetery Road  
Corowa  
Project No: M6937 Version: 3  
Drawn by: MB Checked/Signed By: MS

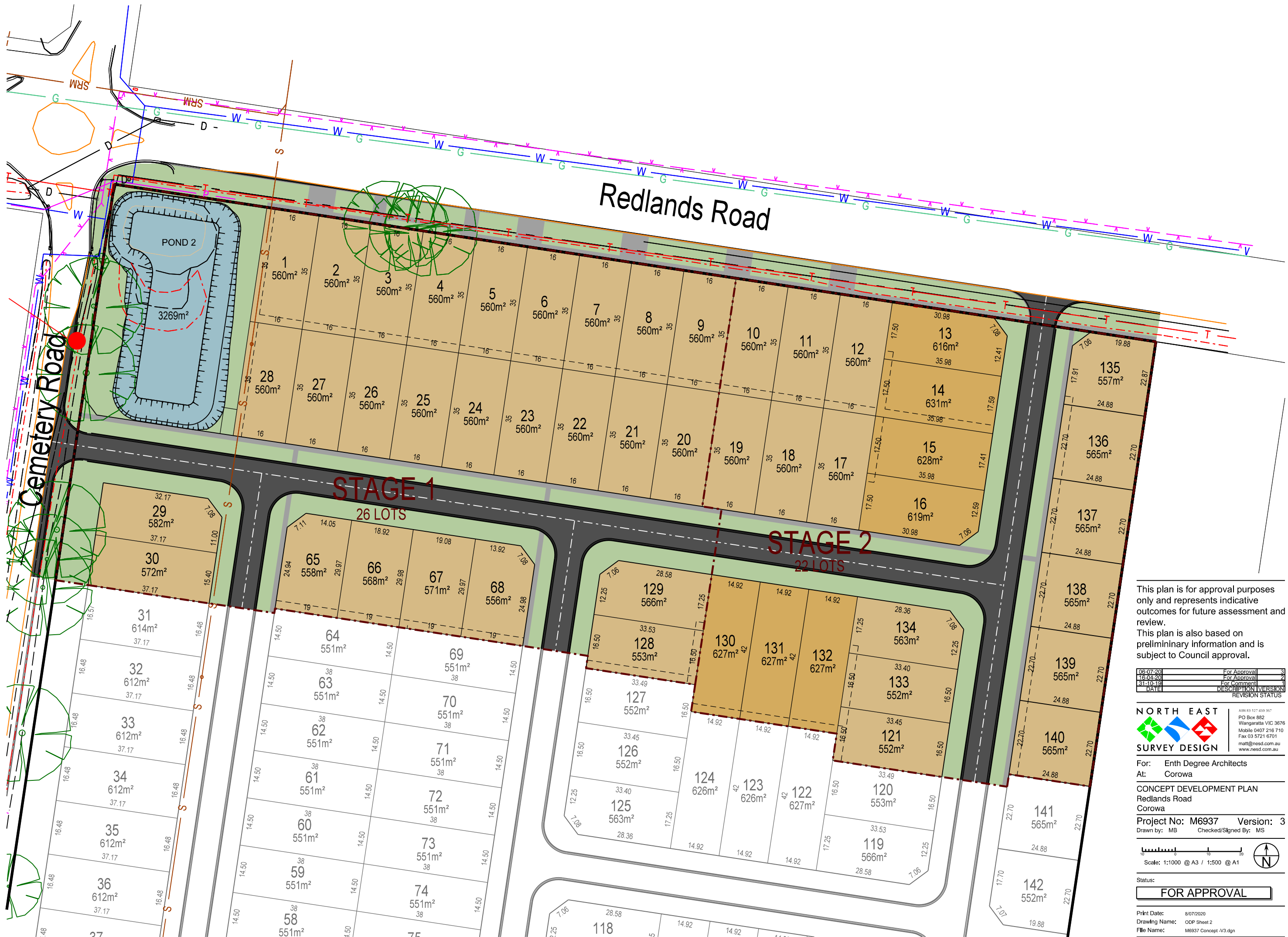


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Print Date: 8/07/2020  
Drawing Name: ODP Sheet 1b  
File Name: M6937 Concept -V3.dgn



# CONCEPT DEVELOPMENT PLAN



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DATE	DESCRIPTION / VERSION
06-07-20	For Approval
16-04-20	For Approval
31-10-19	For Comment

**NORTH EAST**  
SURVEY DESIGN

For: Enth Degree Architects  
At: Corowa

CONCEPT DEVELOPMENT PLAN  
Redlands Road  
Corowa

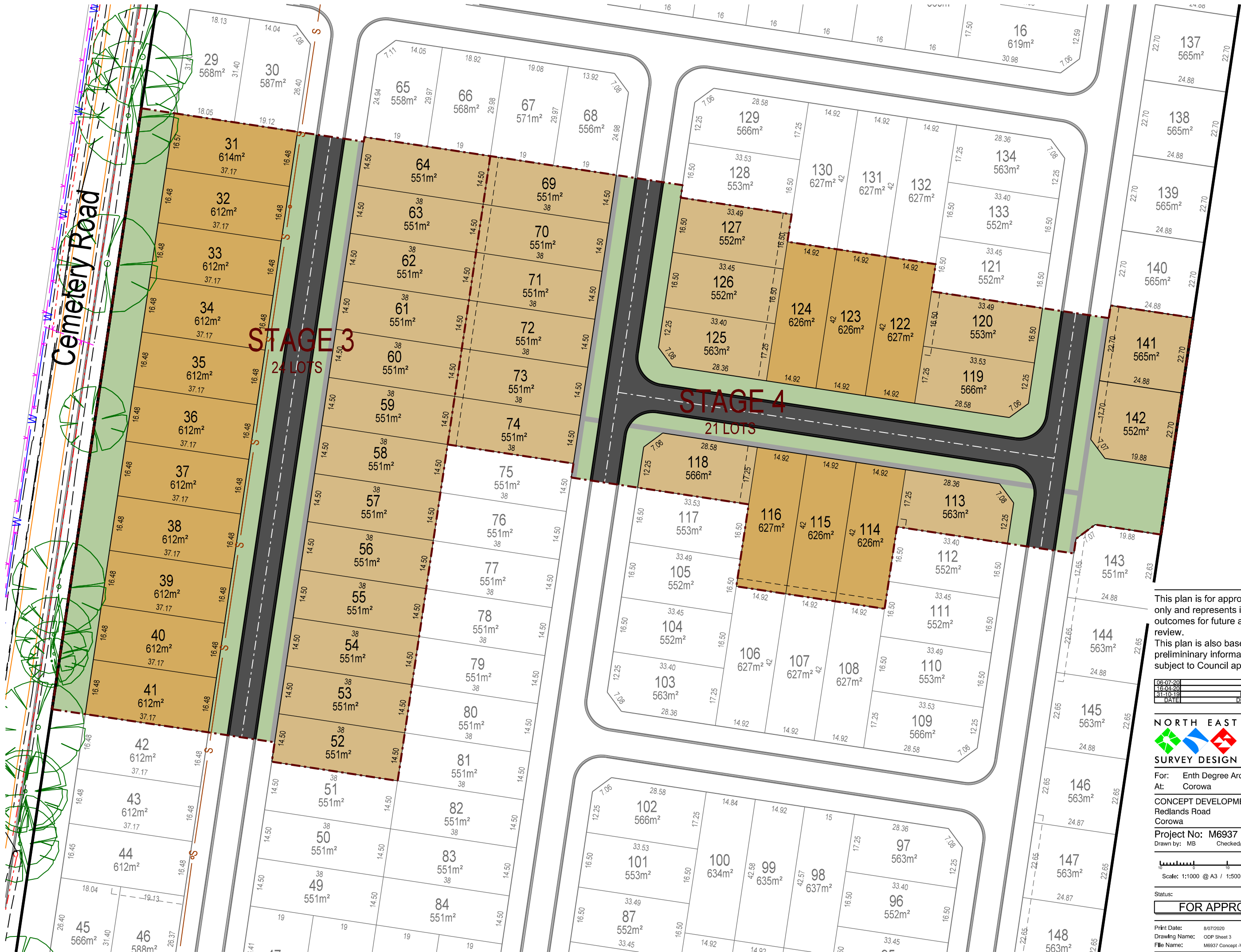
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File Name: M6937 Concept-V3.dgn

# CONCEPT DEVELOPMENT PLAN

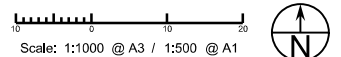


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06-07-20	For Approval	3
16-04-20	For Approval	2
31-10-19	For Comment	1
DATE	DESCRIPTION / VERSION	REVISION STATUS

**NORTH EAST**  
  
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At: Corowa  
CONCEPT DEVELOPMENT PLAN  
Redlands Road  
Corowa  
Project No: M6937 Version: 3  
Drawn by: MB Checked/Signed By: MS



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File Name: M6937 Concept -V3.dgn






# CONCEPT DEVELOPMENT PLAN

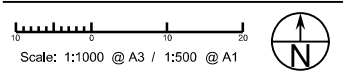
This plan is for approval purposes only and represents indicative outcomes for future assessment and review.  
This plan is also based on preliminary information and is subject to Council approval.

06-07-20	For Approval	3
16-04-20	For Approval	2
31-10-19	For Comment	1
DATE	DESCRIPTION / VERSION	REVISION STATUS

**NORTH EAST**  
**SURVEY DESIGN**

ABN 83 127 459 357  
PO Box 682  
Wangaratta VIC 3676  
Mobile 0407 216 710  
Fax 03 5721 6701  
matt@nesd.com.au  
www.nesd.com.au

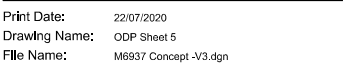
For: Enth Degree Architects  
At: Corowa  
CONCEPT DEVELOPMENT PLAN  
Redlands Road  
Corowa  
Project No: M6937 Version: 3  
Drawn by: MB Checked/Signed By: MS



Status:  
**FOR APPROVAL**

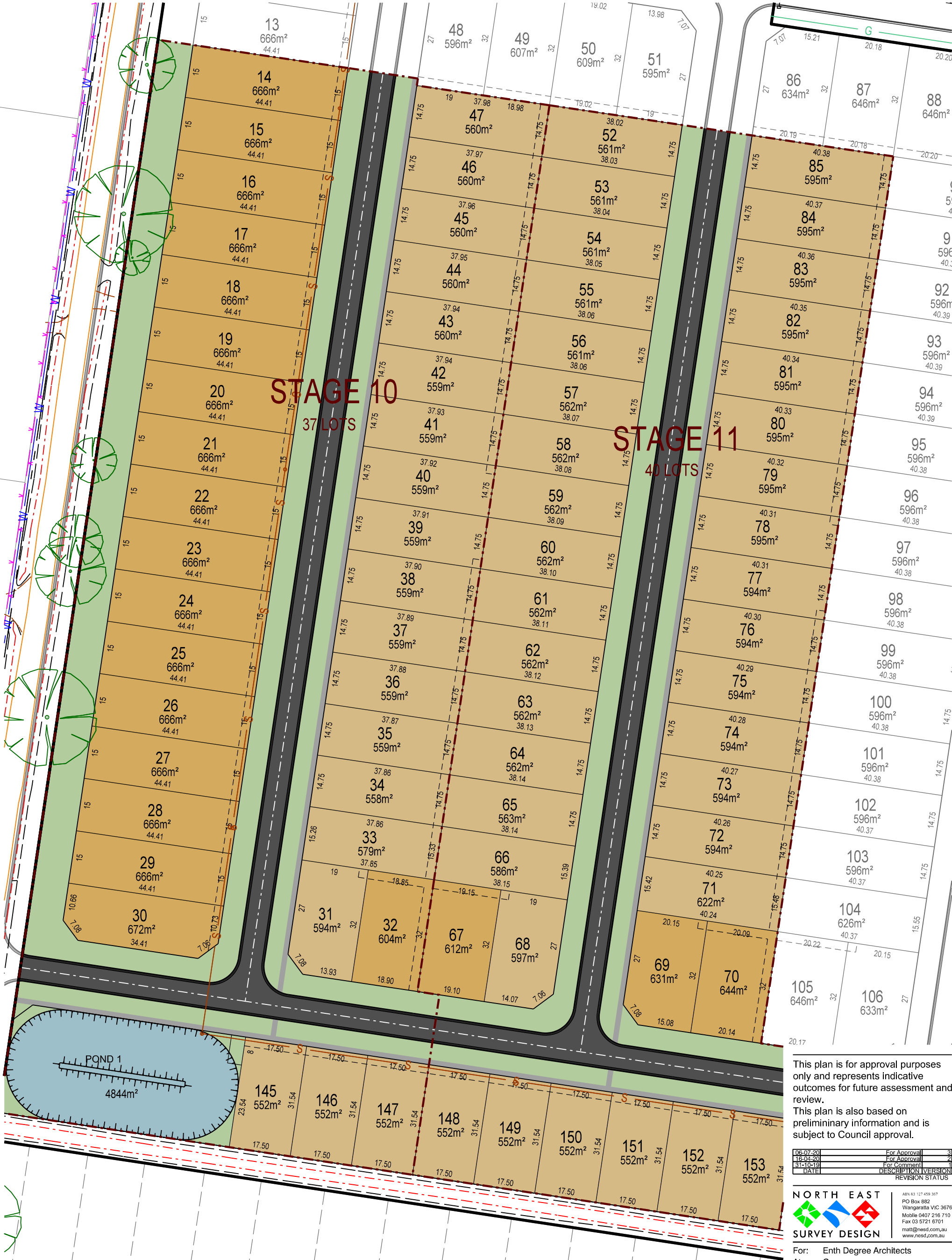
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Drawing Name: ODP Sheet 4  
File Name: M6937 Concept-V3.dgn





# CONCEPT DEVELOPMENT PLAN

CONCEPT DEVELOPMENT PLAN



This plan is for approval purposes only and represents indicative outcomes for future assessment and review.  
This plan is also based on preliminary information and is subject to Council approval.

06-07-20	For Approval	3
16-01-20	For Approval	2
31-10-19	For Comment	1
DATE	DESCRIPTION	VERSION
REVISION STATUS		

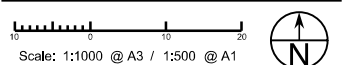
**NORTH EAST**  
  
**SURVEY DESIGN**

ABN 63 127 459 367  
PO Box 882  
Wangaratta VIC 3676  
Mobile 0407 216 710  
Fax 03 5721 6701  
matt@nead.com.au  
www.nead.com.au

For: Enth Degree Architects  
At: Corowa

CONCEPT DEVELOPMENT PLAN  
Redlands Road  
Corowa

Project No: M6937 Version: 3  
Drawn by: MB Checked/Signed By: MS

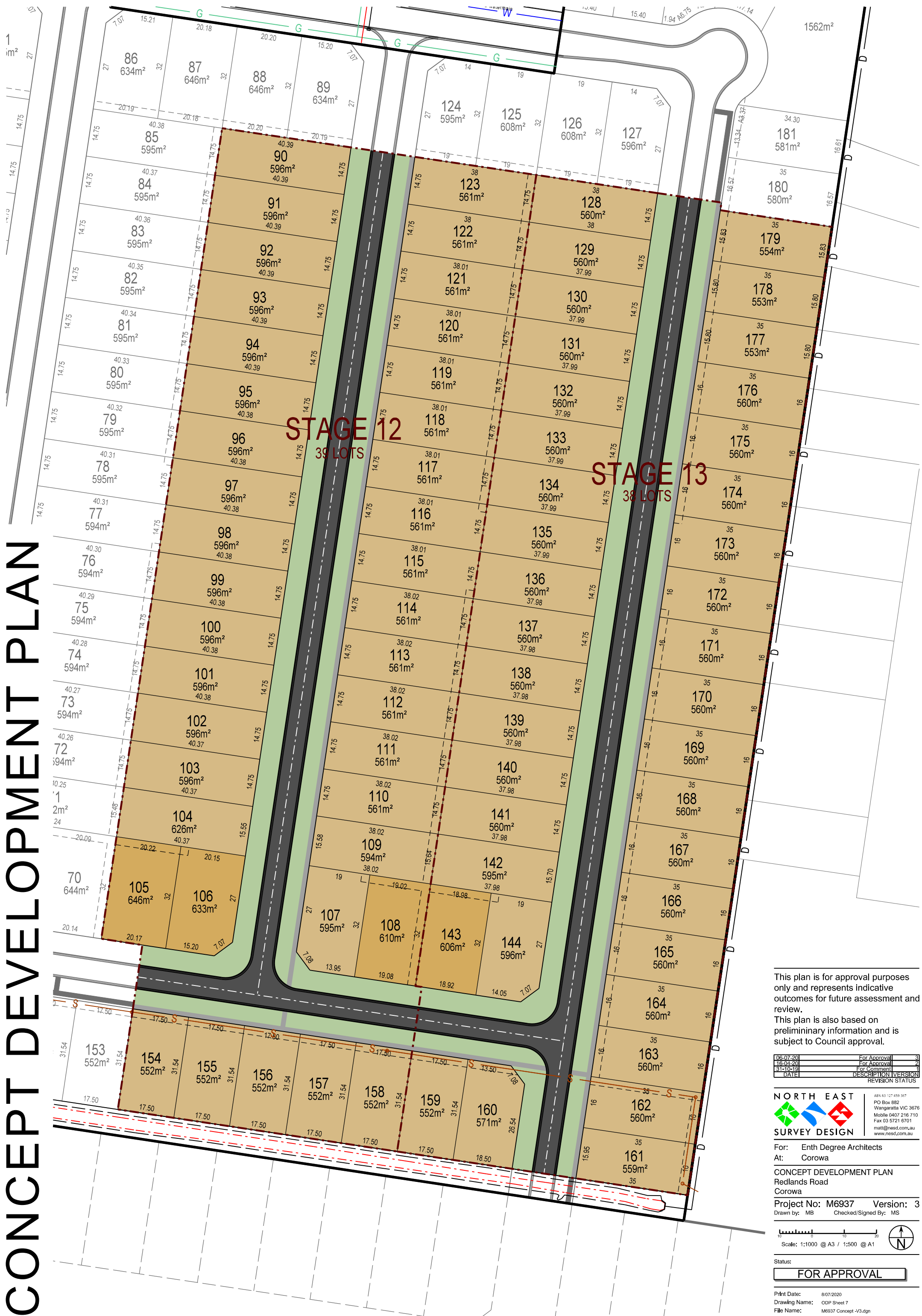


Status:  
**FOR APPROVAL**

Print Date: 8/07/2020  
Drawing Name: ODP Sheet 6  
File Name: M6937 Concept -V3.dgn



# CONCEPT DEVELOPMENT PLAN



This plan is for approval purposes only and represents indicative outcomes for future assessment and review.

This plan is also based on preliminary information and is subject to Council approval.

06-07-20	For Approval	3
16-04-20	For Approval	2
31-10-19	For Comment	1
DATE	DESCRIPTION	VERSION
REVISION STATUS		

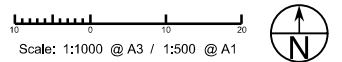


ABN 83 127 459 367  
PO Box 882  
Wangaratta VIC 3676  
Mobile 0407 216 710  
Fax 03 5721 6701  
matt@nesd.com.au  
www.nesd.com.au

For: Enth Degree Architects  
At: Corowa

CONCEPT DEVELOPMENT PLAN  
Redlands Road  
Corowa

Project No: M6937      Version: 3  
Drawn by: MB      Checked/Signed By: MS



**Status:**

FOR APPROVAL

Print Date: 8/07/2020  
Drawing Name: ODP Sheet 7  
File Name: M6937 Concept -V3.dgn

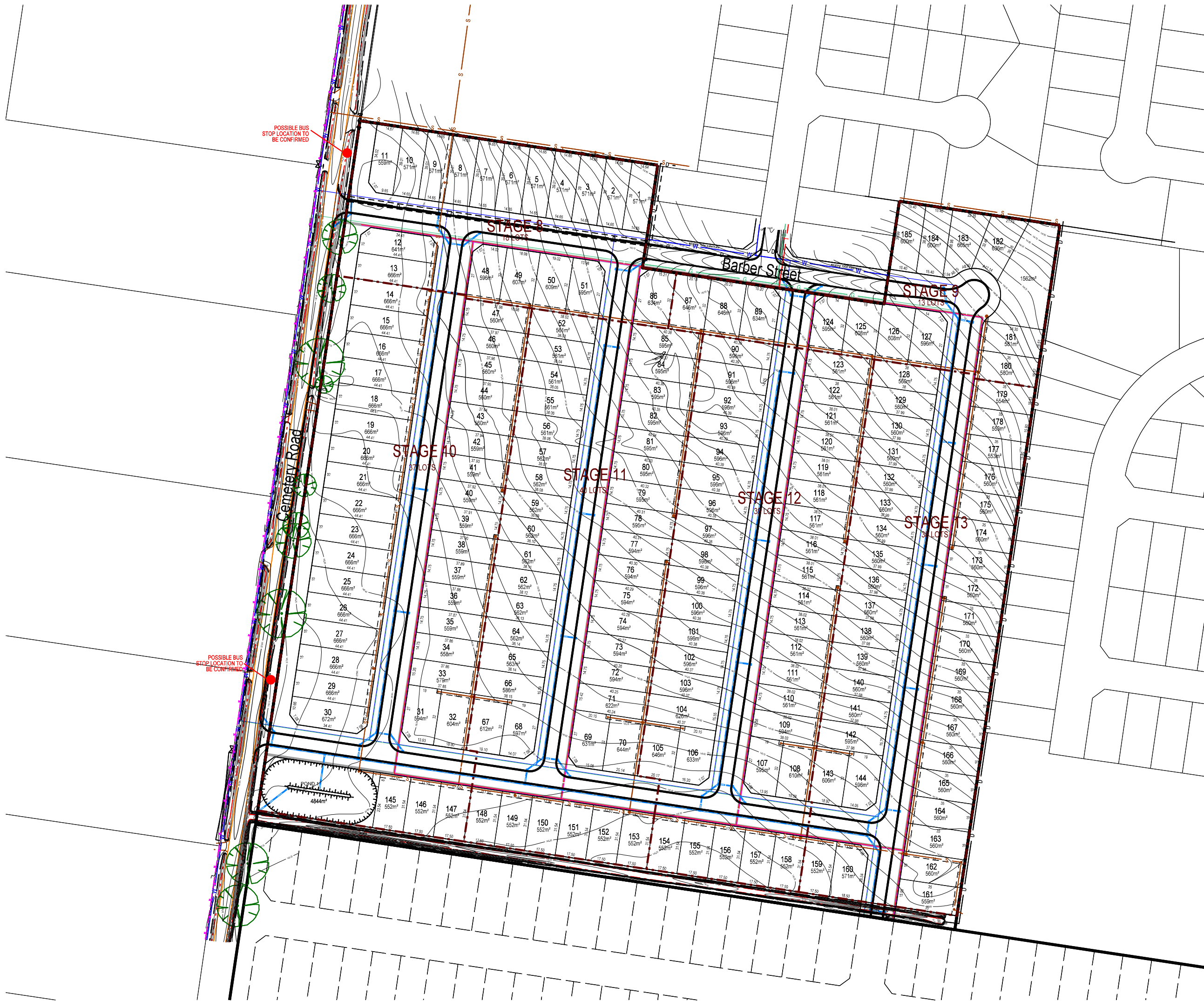


# OVERALL SERVICES PLAN 1A



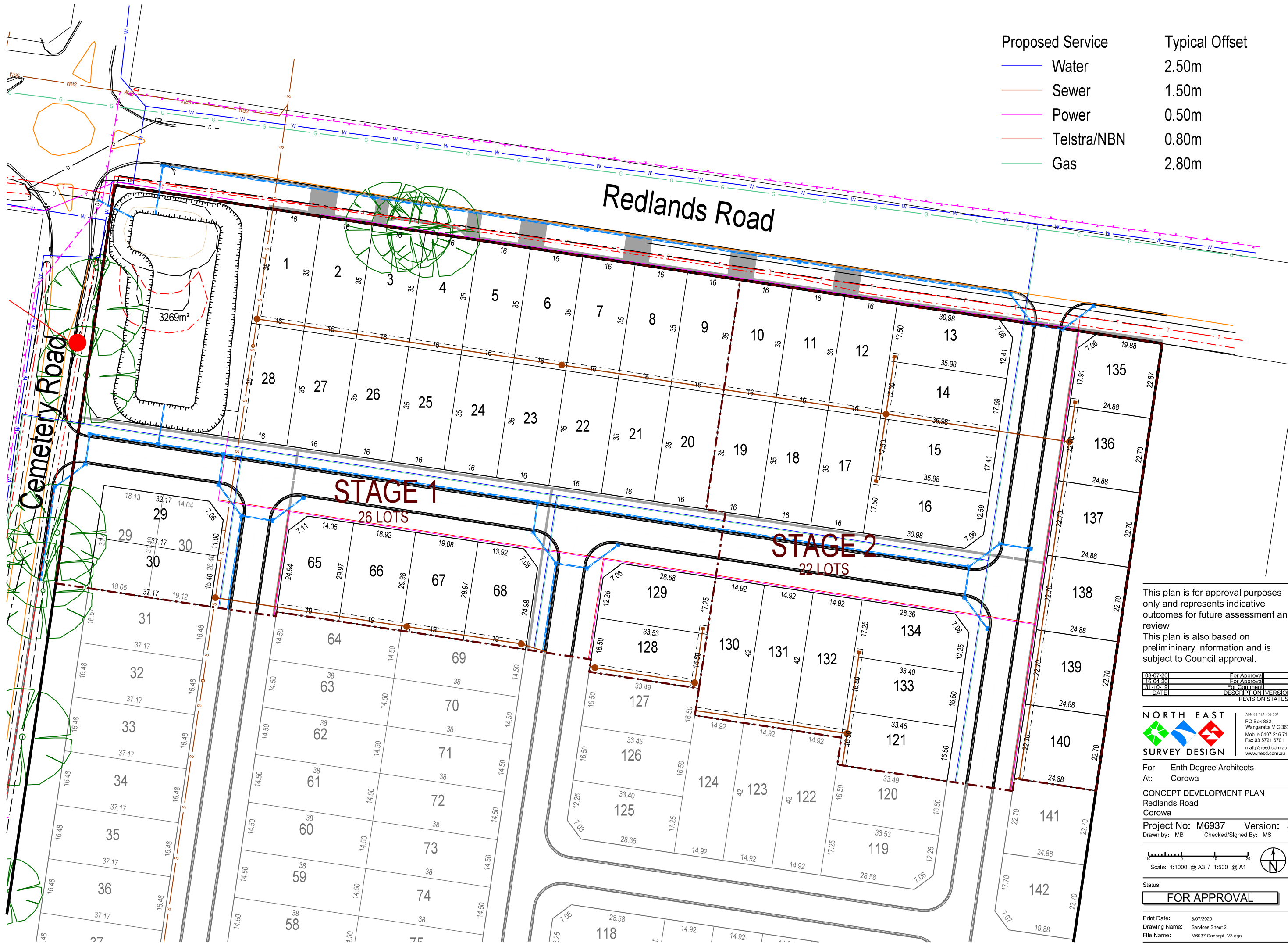


# OVERALL SERVICES PLAN 1B





# SERVICES PLAN



This plan is for approval purposes only and represents indicative outcomes for future assessment and review.  
This plan is also based on preliminary information and is subject to Council approval.

DATE	DESCRIPTION / VERSION
08-07-20	For Approval 1
16-02-20	For Approval 2
31-10-19	For Comment 1

**NORTH EAST**  
SURVEY DESIGN  
ABN 83 127 459 357  
PO Box 882  
Wangaratta VIC 3676  
Mobile 0407 216 710  
Fax 03 5721 6701  
matt@nesd.com.au  
www.nesd.com.au

For: Enth Degree Architects  
At: Corowa

CONCEPT DEVELOPMENT PLAN  
Redlands Road  
Corowa

Project No: M6937 Version: 3  
Drawn by: MB Checked/Signed By: MS

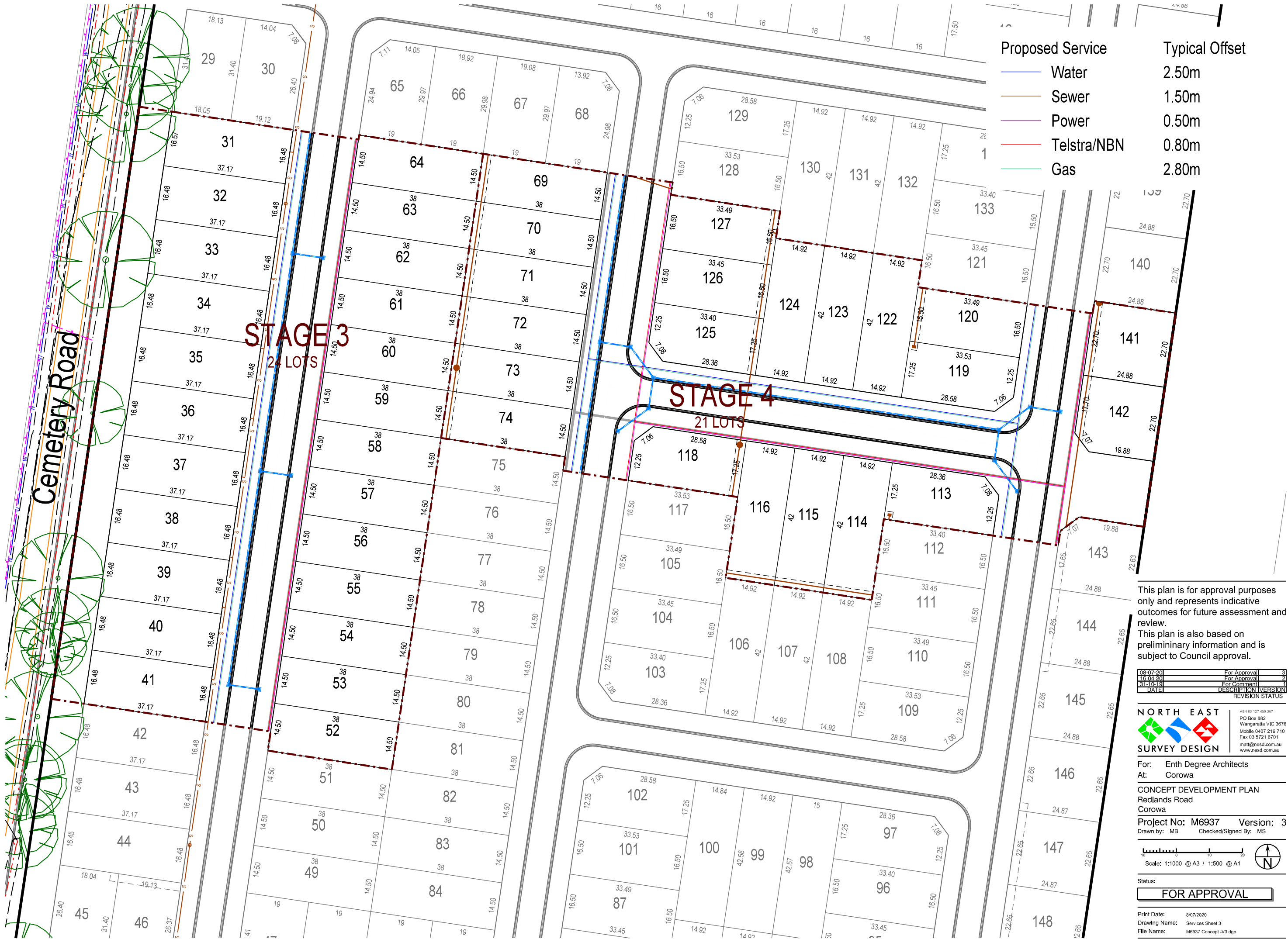
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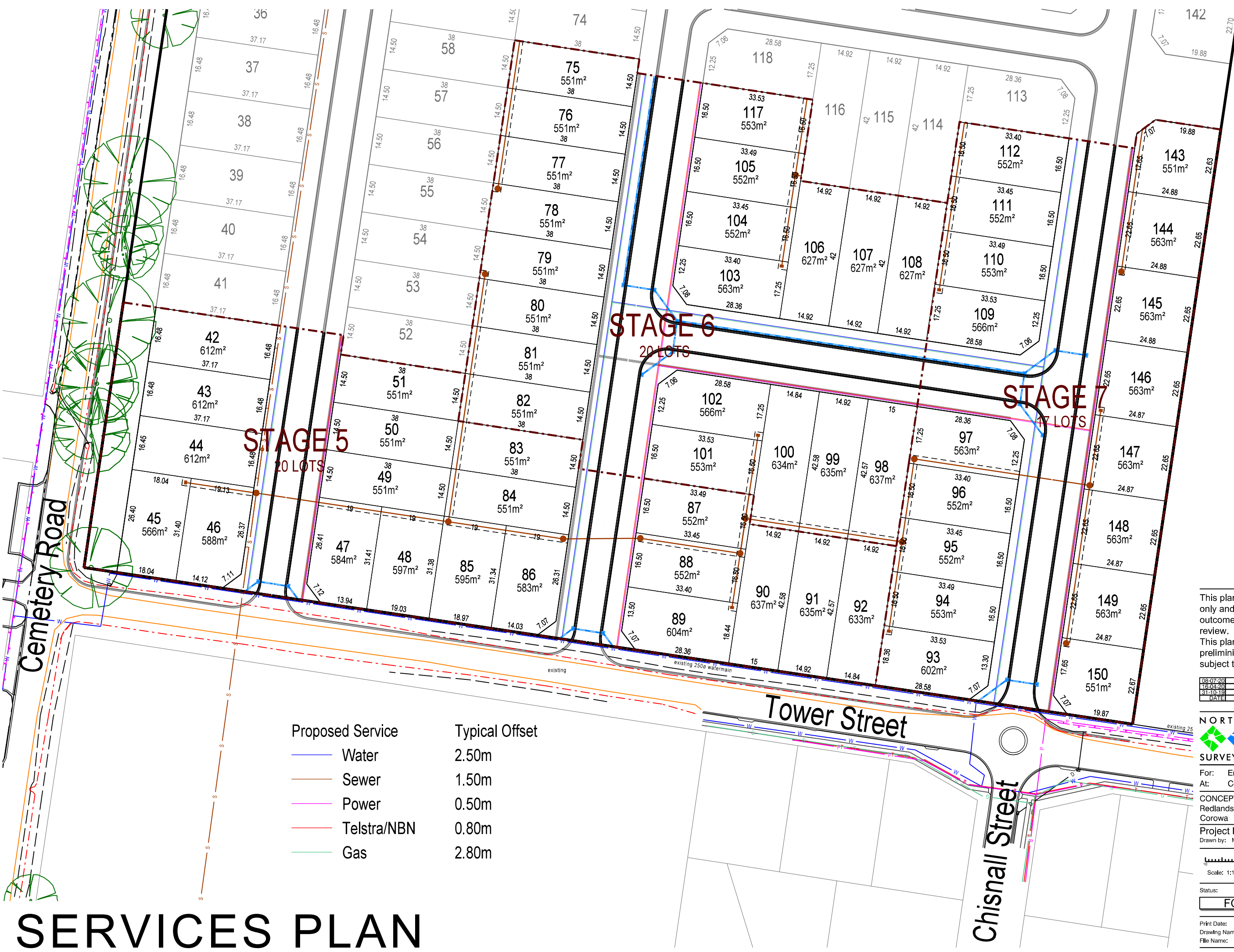
Status: **FOR APPROVAL**

Print Date: 8/07/2020  
Drawing Name: Services Sheet 2  
File Name: M6937 Concept -V3.dgn



# SERVICES PLAN





# SERVICES PLAN

Proposed Service	Typical Offset
Water	2.50m
Sewer	1.50m
Power	0.50m
Telstra/NBN	0.80m
Gas	2.80m

This plan is for approval purposes only and represents indicative outcomes for future assessment and review.

This plan is also based on preliminary information and is subject to Council approval.

08-07-20	For Approval	3
16-04-20	For Approval	2
31-10-19	For Comment	1
DATE	DESCRIPTION / VERSION	REVISION STATUS

**NORTH EAST**  
  
**SURVEY DESIGN**

ABN 83 127 459 357  
 PO Box 682  
 Wangaratta VIC 3676  
 Mobile 0407 216 710  
 Fax 03 5721 6701  
 matt@nesd.com.au  
 www.nesd.com.au

For: Enth Degree Architects  
 At: Corowa

CONCEPT DEVELOPMENT PLAN  
 Redlands Road  
 Corowa

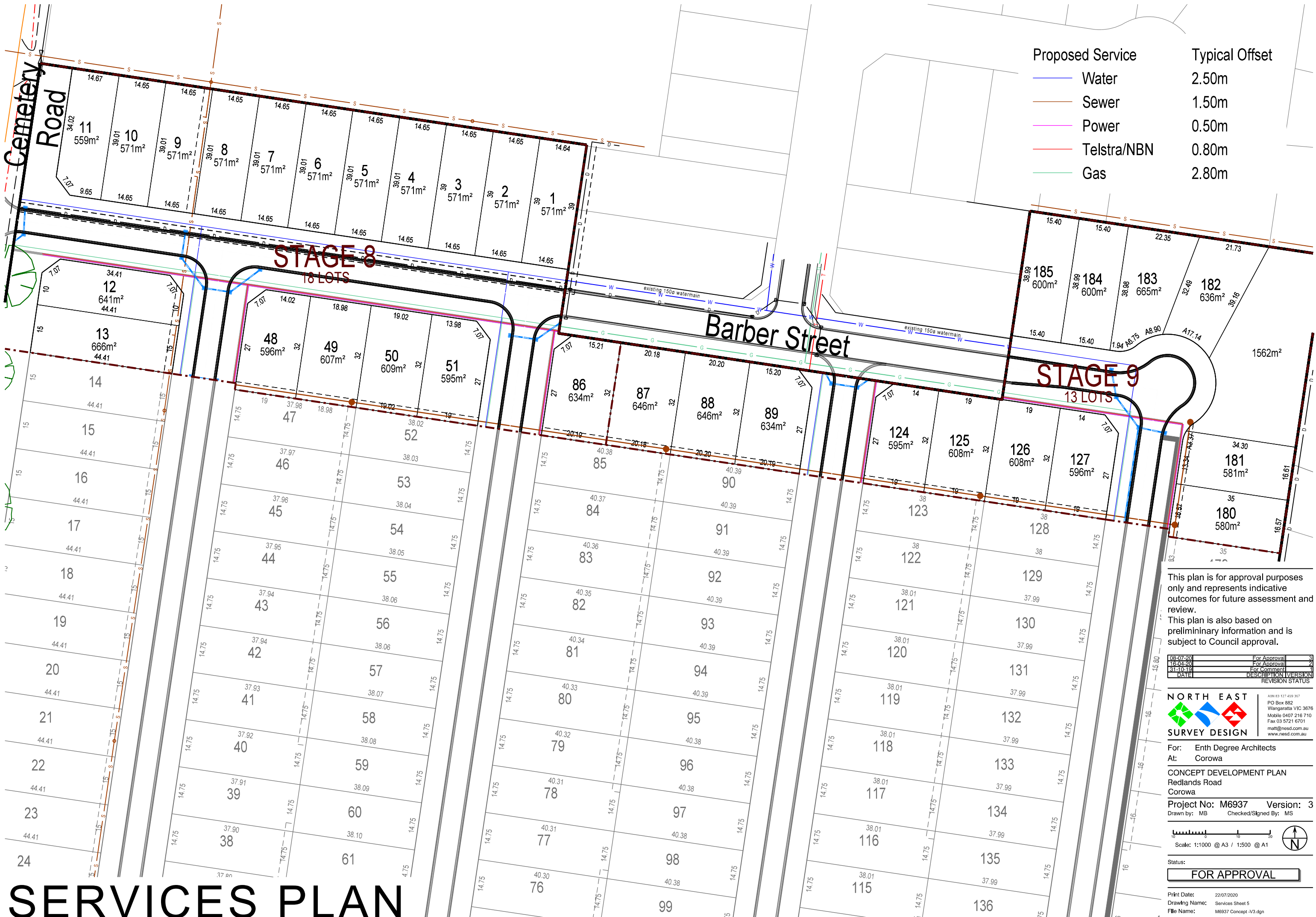
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 Drawn by: MB Checked/Signed By: MS

Scale: 1:1000 @ A3 / 1:500 @ A1

Status: **FOR APPROVAL**

Print Date: 8/07/2020  
 Drawing Name: Services Sheet 4  
 File Name: M6937 Concept -V3.dgn





Proposed Service	Typical Offset
Water	2.50m
Sewer	1.50m
Power	0.50m
Telstra/NBN	0.80m
Gas	2.80m

# SERVICES PLAN

This plan is for approval purposes only and represents indicative outcomes for future assessment and review.  
 This plan is also based on preliminary information and is subject to Council approval.

DATE	DESCRIPTION / VERSION
08-07-20	For Approval 1
16-04-20	For Approval 2
31-10-19	For Comment 1

**NORTH EAST**  
  
**SURVEY DESIGN**  
 ABN 83 127 459 357  
 PO Box 882  
 Wangaratta VIC 3676  
 Mobile 0407 216 710  
 Fax 03 5721 6701  
 matt@nesd.com.au  
 www.nesd.com.au

For: Enth Degree Architects  
 At: Corowa  
**CONCEPT DEVELOPMENT PLAN**  
 Redlands Road  
 Corowa  
 Project No: M6937 Version: 3  
 Drawn by: MB Checked/Signed By: MS

Scale: 1:1000 @ A3 / 1:500 @ A1

Status: **FOR APPROVAL**

Print Date: 22/07/2020  
 Drawing Name: Services Sheet 5  
 File Name: M6937 Concept -V3.dgn



# SERVICES PLAN

Proposed Service	Typical Offset
Water	2.50m
Sewer	1.50m
Power	0.50m
Telstra/NBN	0.80m
Gas	2.80m

This plan is for approval purposes only and represents indicative outcomes for future assessment and review.  
This plan is also based on preliminary information and is subject to Council approval.

08-07-20	For Approval	3
16-01-20	For Approval	2
31-10-19	For Comment	1
DATE	DESCRIPTION	VERSION
REVISION STATUS		

**NORTH EAST**  
  
**SURVEY DESIGN**

ABN 63 127 459 367  
PO Box 882  
Wangaratta VIC 3676  
Mobile 0407 216 710  
Fax 03 5721 6701  
matt@nead.com.au  
www.nead.com.au

For: Enth Degree Architects  
At: Corowa

CONCEPT DEVELOPMENT PLAN  
Redlands Road  
Corowa

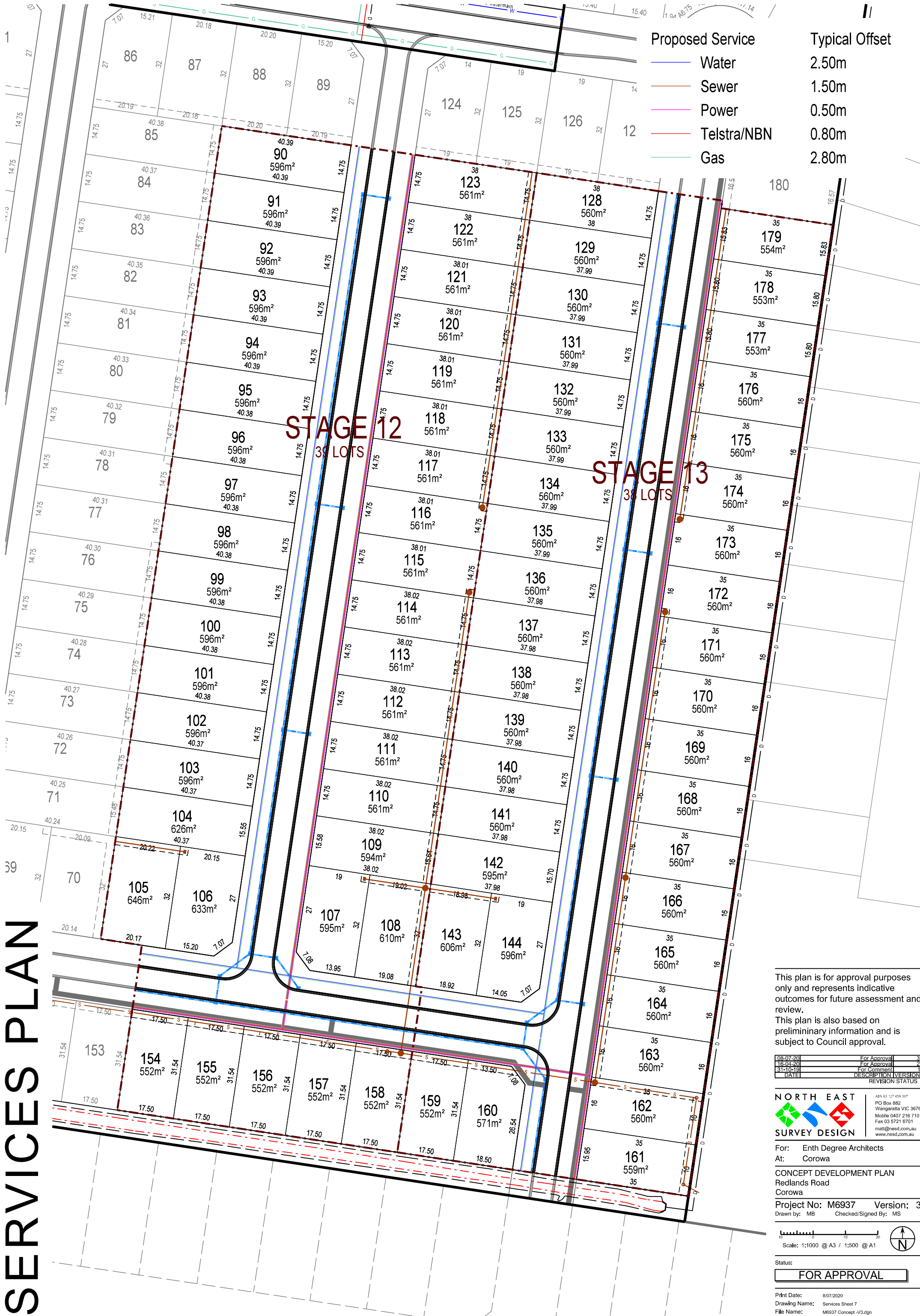
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Drawn by: MB Checked/Signed By: MS

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Status:  
**FOR APPROVAL**

Print Date: 8/07/2020  
Drawing Name: Services Sheet 6  
File Name: M6937 Concept -V3.dgn

# SERVICES PLAN



## Proposed Service

- Water
- Sewer
- Power
- Telstra/NBN
- Gas

## Typical Offset

- 2.50m
- 1.50m
- 0.50m
- 0.80m
- 2.80m

This plan is for approval purposes only and represents indicative outcomes for future assessment and review.  
This plan is also based on preliminary information and is subject to Council approval.

08-07-20	For Approval	3
16-01-20	For Approval	2
31-10-19	For Comment	1
DATE	DESCRIPTION	VERSION
REVISION STATUS		



ABN 63 127 459 367  
PO Box 882  
Wangaratta VIC 3676  
Mobile 0407 216 710  
Fax 03 5721 6701  
matt@necd.com.au  
www.necd.com.au

For: Enth Degree Architects  
At: Corowa

CONCEPT DEVELOPMENT PLAN  
Redlands Road  
Corowa

Project No: M6937 Version: 3  
Drawn by: MB Checked/Signed By: MS

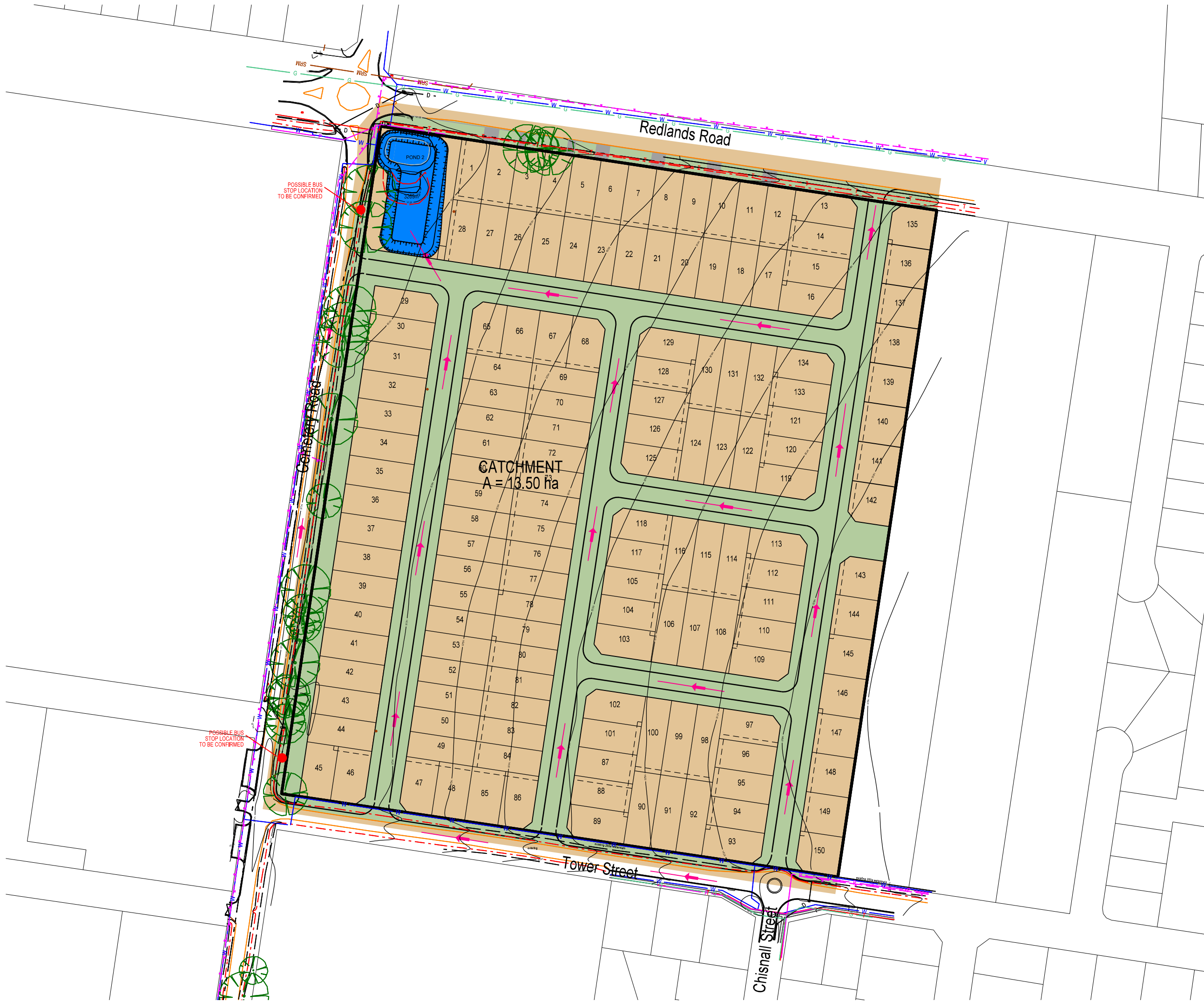
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Status:  
**FOR APPROVAL**

Print Date: 8/07/2020  
Drawing Name: Services Sheet 7  
File Name: M6937 Concept -V3.dgn



# STORMWATER MANAGEMENT PLAN 1a



1% AEP FLOW PATH

This plan is for approval purposes only and represents indicative outcomes for future assessment and review.  
This plan is also based on preliminary information and is subject to Council approval.

08-07-20	For Comment	3
16-04-20	For Comment	2
31-03-20	For Comment	1
DATE	DESCRIPTION / VERSION	REVISION STATUS

**NORTH EAST**  
  
**SURVEY DESIGN**

ABN 83 127 459 357  
PO Box 682  
Wangaratta VIC 3676  
Mobile 0407 216 710  
Fax 03 5721 6701  
matt@nesd.com.au  
www.nesd.com.au

For: Enth Degree Architects  
At: Corowa

CONCEPT DEVELOPMENT PLAN  
Redlands Road  
Corowa

Project No: M6937 Version: 3  
Drawn by: MB Checked/Signed By: MS

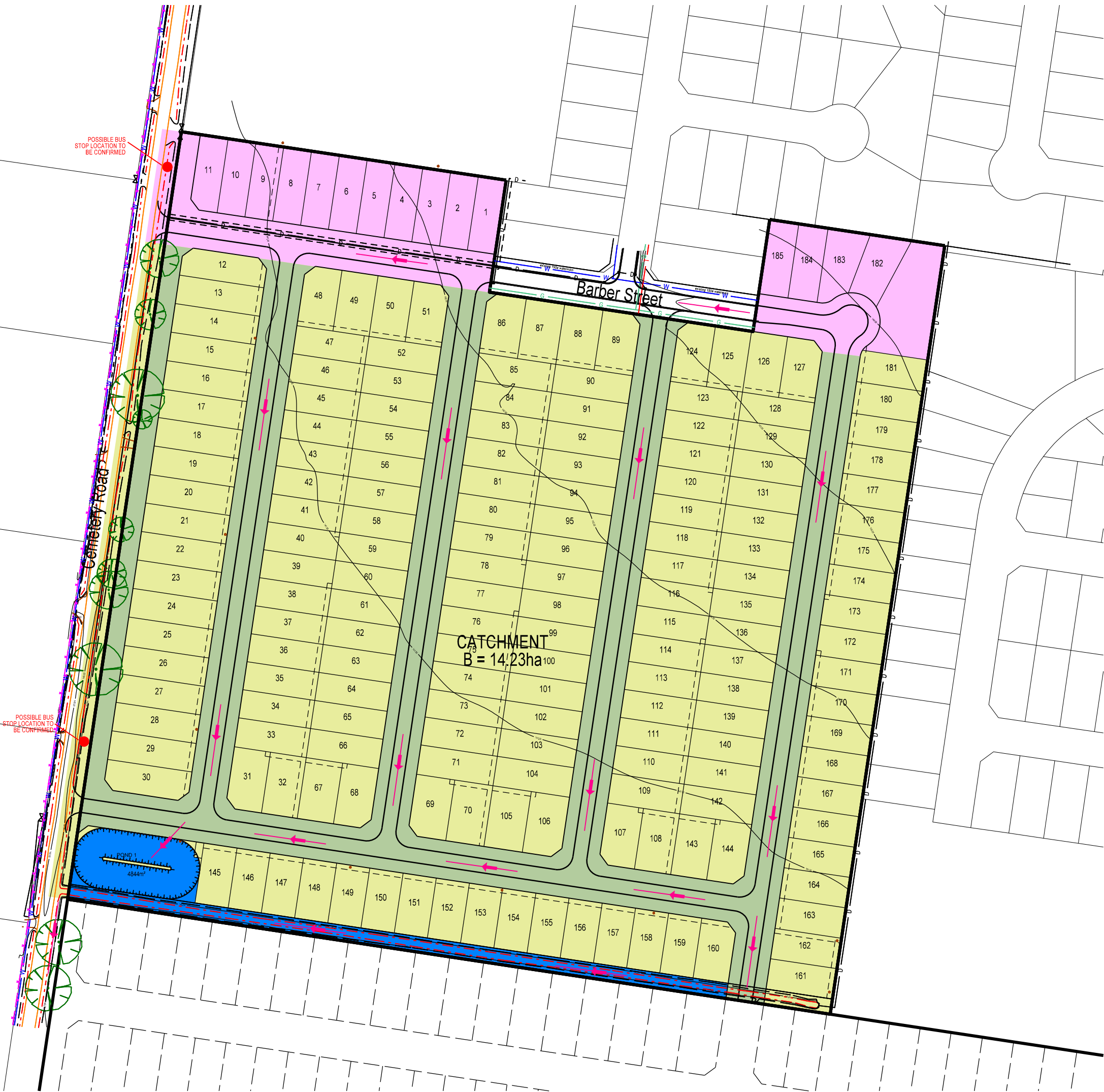
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Status:  
**FOR COMMENT**

Print Date: 22/07/2020  
Drawing Name: SWMP 1a  
File Name: M6937 Concept -V3.dgn



# STORMWATER MANAGEMENT PLAN 1b



This plan is for approval purposes only and represents indicative outcomes for future assessment and review.  
This plan is also based on preliminary information and is subject to Council approval.

08-07-20	For Comment	3
16-04-20	For Comment	2
31-03-20	For Comment	1
DATE	DESCRIPTION / VERSION	REVISION STATUS

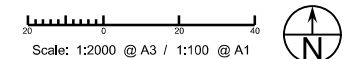
**NORTH EAST**  
SURVEY DESIGN

ABN 83 127 459 357  
PO Box 682  
Wangaratta VIC 3676  
Mobile 0407 216 710  
Fax 03 5721 6701  
matt@nesd.com.au  
www.nesd.com.au

For: Enth Degree Architects  
At: Corowa

CONCEPT DEVELOPMENT PLAN  
Cemetery Road  
Corowa

Project No: M6937 Version: 3  
Drawn by: MB Checked/Signed By: MS



Status:  
**FOR COMMENT**

Print Date: 22/07/2020  
Drawing Name: SWMP 1b  
File Name: M6937 Concept -V3.dgn

# Appendix C Historic Title Search



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: - 166 to 199 Redlands Road, Corowa**

**Description: - Lots 1 & 2 D.P. 199174**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
07.10.1908 (1908 to 1953)	Mary Margaret McNab (Spinster) Christina Jessie McNab (Spinster)	Book 866 No. 592
22.10.1953 (1953 to 1956)	Peter Maguire (Accountant)	Book 2240 No. 234
18.04.1956 (1956 to 1994)	Clifford Henry Frost (Farmer) Evelyn Frost (Married Woman)	Book 2369 No. 544 Now 1/199174 & 2/199174
08.06.1994 (1994 to 2005)	Evelyn Frost (Widow)	1/199174 & 2/199174
19.10.2005 (2005 to 2018)	Yvonne Lynn Bateman Barry James Bateman	1/199174 & 2/199174
07.06.2018 (2018 to date)	# Awesome Corowa Pty Ltd	1/199174 & 2/199174

**# Denotes current registered proprietor**

**Leases and Easements: - NIL**

Yours Sincerely  
Mark Groll  
19 April 2021

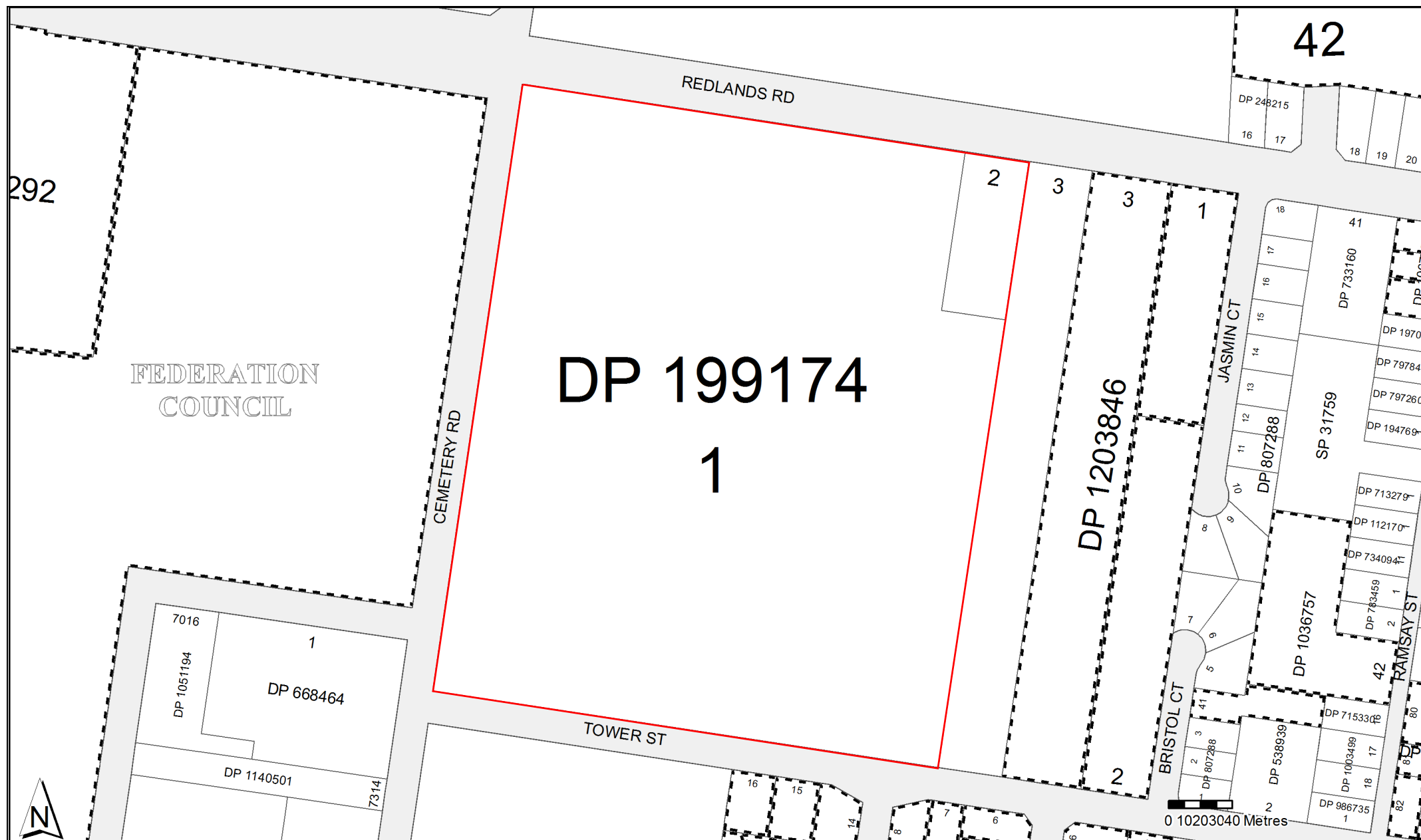


**Locality :** COROWA

**Parish : COROWA**

**LGA : FEDERATION**

**County : HUME**





LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

16/4/2021 11:38AM

FOLIO: 1/199174

First Title(s): OLD SYSTEM

Prior Title(s): CA56575

Recorded	Number	Type of Instrument	C.T. Issue
22/3/1993	CA56575	CONVERSION ACTION	FOLIO CREATED EDITION 1
8/6/1994	U331704	NOTICE OF DEATH	EDITION 2
19/1/2005	AB225837	DISCHARGE OF MORTGAGE	
19/1/2005	AB225838	TRANSMISSION APPLICATION	EDITION 3
14/9/2015	AJ811575	DEPARTMENTAL DEALING	
7/6/2018	AN403798	TRANSFER	EDITION 4

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

Corowa 20036 Redlands Road

PRINTED ON 16/4/2021

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Received: 16/04/2021 11:38:43



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

16/4/2021 11:38AM

FOLIO: 2/199174

First Title(s): OLD SYSTEM

Prior Title(s): CA56575

Recorded	Number	Type of Instrument	C.T. Issue
22/3/1993	CA56575	CONVERSION ACTION	FOLIO CREATED EDITION 1
8/6/1994	U331704	NOTICE OF DEATH	EDITION 2
19/1/2005	AB225837	DISCHARGE OF MORTGAGE	
19/1/2005	AB225838	TRANSMISSION APPLICATION	EDITION 3
14/9/2015	AJ811575	DEPARTMENTAL DEALING	
7/6/2018	AN403798	TRANSFER	EDITION 4

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

Corowa 20036 Redlands Road

PRINTED ON 16/4/2021

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RP 8

STAMP DUTY

OFFICE USE ONLY



U  
331704 M

# NOTICE OF DEATH

SECTION 101, REAL PROPERTY ACT, 1900

ND

of

R

\$

DESCRIPTION  
OF LAND

LAND of which deceased is a registered proprietor

Note (a)

NOW BEING

11935373 Torrens Title Reference  
VOLUME 2065 FOLIO 3 AND 1/199174,  
2/199174, 3/199174, 4/199175, 5/199174  
FOLIO IDENTIFIER 1/797989, 2/797989,  
3/797989, 2-6/828101

Torrens Title Reference

REGISTERED  
DEALING

Note (b)

LEASE, MORTGAGE, or CHARGE of which deceased is a registered proprietor

Type of Dealing

Registered Number

Torrens Title Reference

DECEASED  
REGISTERED  
PROPRIETOR

Note (c)

CLIFFORD HENRY FROST

Note (d)

(the abovenamed DECEASED) is registered as one of the proprietors of the land above described.  
~~abovementioned registered dealing.~~

The APPLICANT

APPLICANT

Note (e)

EVELYN FROST of "Carinya", Redlands Road, Corowa, 2646

OFFICE USE ONLY

Note (d)

being the SURVIVING JOINT TENANT, hereby applies to be registered as proprietor of the estate or interest comprised in the land above described.  
~~abovementioned registered dealing.~~

## STATUTORY DECLARATION

Notes (c) and (g)  
Note (f)

I solemnly and sincerely declare that the said CLIFFORD HENRY FROST  
died at Corowa in the State of New South Wales on 22 April, 1993

Note (d)

that particulars of such death are registered in the said State, and that the said deceased is identical with CLIFFORD HENRY FROST

one of the registered proprietors of the land above described.  
abovementioned registered dealing.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act, 1900, and I hereby certify this application to be correct for the purposes of the Real Property Act, 1900.

Made and subscribed at COROWA the 13<sup>TH</sup> day of APRIL 1994 in the presence of

*[Signature]*  
Signature of Witness

DAVID ALEXANDER KOTTHOFF  
SOLICITOR OF THE SUPREME COURT OF N.S.W.  
ALBURY

Address and qualification of Witness

*[Signature]*  
Signature of Applicant

TO BE COMPLETED  
BY LODGING PARTY

Notes (h) and (i)

LODGED BY

V.J. RALPH & CO  
LEVEL 19, M.L.C. CENTRE  
MARTIN PLACE, SYDNEY  
DX 347 SYDNEY  
FAX: 233 8645 PH: 233 8088  
38W

Ref:

Delivery Box Number

LOCATION OF DOCUMENTS

CT

OTHER

Herewith

In L.T.O. with

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Passed

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-19

*[Signature]*

Signed

Extra Fee

Secondary  
Directions

Delivery  
Directions

CT SIGHTED  
CANC. & RET.

Form: 03TA  
Licence: 98M111  
Edition: 0102

# TRANSMISSION APPLICATION



New South Wales  
Section 93 Real Property Act 1900

**AB225838G**

**PRIVACY NOTE:** this information is legally required and will become part of the public record

## STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY

23-12-2004

0002390908-003

SECTION 63(C)

DUTY

\$ \*\*\*\*\*10.00

(A) **LAND**

Torrens Title **FOLIO IDENTIFIER A/161358 FOLIO IDENTIFIER 1/199174**  
2/199174, 3/199174, 4/199174, 5/199174

(B) **REGISTERED  
DEALING**

Number

Torrens Title

(C) **LODGED BY**

Delivery  
Box

Name, Address or DX and Telephone

CODE

**RELODGED**

**38W**

LLPN: 123007W

**V. J. RALPH & CO.**  
**LEVEL 3, 99 ELIZABETH ST.**  
**SYDNEY 2000**  
**DX 347 SYDNEY**  
**FAX 9233 8645 PH 9233 8088**

**TA**

Reference (optional):

*DKOT*

(D) **DECEASED  
REGISTERED  
PROPRIETOR**

EVELYN FROST

(E) **APPLICANT**

YVONNE LYNN BATEMAN AND BARRY JAMES BATEMAN

*TENANTS IN common IN EQUAL SHARES*

(F) I, the applicant, being entitled as beneficiaries of the will/estate of the deceased registered proprietor (who died on 27/7/04) pursuant to probate/letters of administration No. 116580/04 granted on 6/10/04 to YVONNE LYNN BATEMAN AND BARRY JAMES BATEMAN (which is lodged herewith/a certified copy of which is lodged herewith) apply to be registered as proprietor of the estate or interest of the deceased registered proprietor in the land/registered dealing specified above.

DATE

26 / 11 / 2004  
dd mm yyyy

(G) I certify that the applicant, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this application in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the applicant.

Signature of witness:

*David Alexander Kothoff*

Name of witness:

**DAVID ALEXANDER KOTHOFF**  
**SOLICITOR OF THE SUPREME COURT OF N.S.W.**  
**ALBURY**

Address of witness:

Signature of applicant:

*Y. Bateman*  
*Bateman*

(H) **CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE**

K YVONNE LYNN BATEMAN AND BARRY JAMES BATEMAN executor of the will/administrator of the estate/trustee of the estate of the deceased registered proprietor, consent to this application.

Signature of witness:

*David Alexander Kothoff*

Name of witness:

**DAVID ALEXANDER KOTHOFF**  
**SOLICITOR OF THE SUPREME COURT OF N.S.W.**  
**ALBURY**

Address of witness:

Signature of executor/administrator/trustee:

*Y. Bateman*  
*Bateman*

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

Office use only—

Evidence signed/sighted and returned: *RBC(cc)* Page 1 of 1

A set of notes on this form (03TA-2) is available from Land and Property Information NSW



FOLIO: 1/199174

SEARCH DATE	TIME	EDITION NO	DATE
16/4/2021	11:38 AM	4	7/6/2018

LAND

LOT 1 IN DEPOSITED PLAN 199174  
AT COROWA  
LOCAL GOVERNMENT AREA FEDERATION  
PARISH OF COROWA COUNTY OF HUME  
TITLE DIAGRAM DP199174

FIRST SCHEDULE

AWESOME COROWA PTY LTD

(T AN403798)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

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





FOLIO: 2/199174

SEARCH DATE	TIME	EDITION NO	DATE
16/4/2021	11:38 AM	4	7/6/2018

LAND

LOT 2 IN DEPOSITED PLAN 199174  
AT COROWA  
LOCAL GOVERNMENT AREA FEDERATION  
PARISH OF COROWA COUNTY OF HUME  
TITLE DIAGRAM DP199174

FIRST SCHEDULE

AWESOME COROWA PTY LTD

(T AN403798)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

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



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: - 42 to 80 Cemetery Road, Corowa**

**Description: - Lot 66 D.P. 1167493**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
01.07.1922 (1922 to 1948)	Edith Margaret Anderson (Married Woman)	Book 1267 No. 579
04.03.1948 (1948 to 1954)	Thomas Francis Clinton (Farmer)	Book 2046 No. 424
18.06.1954 (1954 to 1967)	Francis Robert Clinton (Farmer)	Book 2293 No. 892
07.12.1967 (1967 to 1984)	Noel Kevin Mills (Farmer) Joan Margaret Mills (Married Woman)	Book 2869 No. 478
16.07.1984 (1984 to 1986)	Vincent Michael Quirk (Motel Proprietor) Wendy Marilyn Quirk (Motel Proprietor)	Book 3600 No. 672 Now 1/734514
03.09.1986 (1986 to 2019)	John Darcy Fraser (Estate Agent) Sandra Jane Fraser (Married Woman)	1/734514 Now 66/1167493
01.07.2019 (2019 to date)	# Awesome Cemetery Pty Ltd	66/1167493

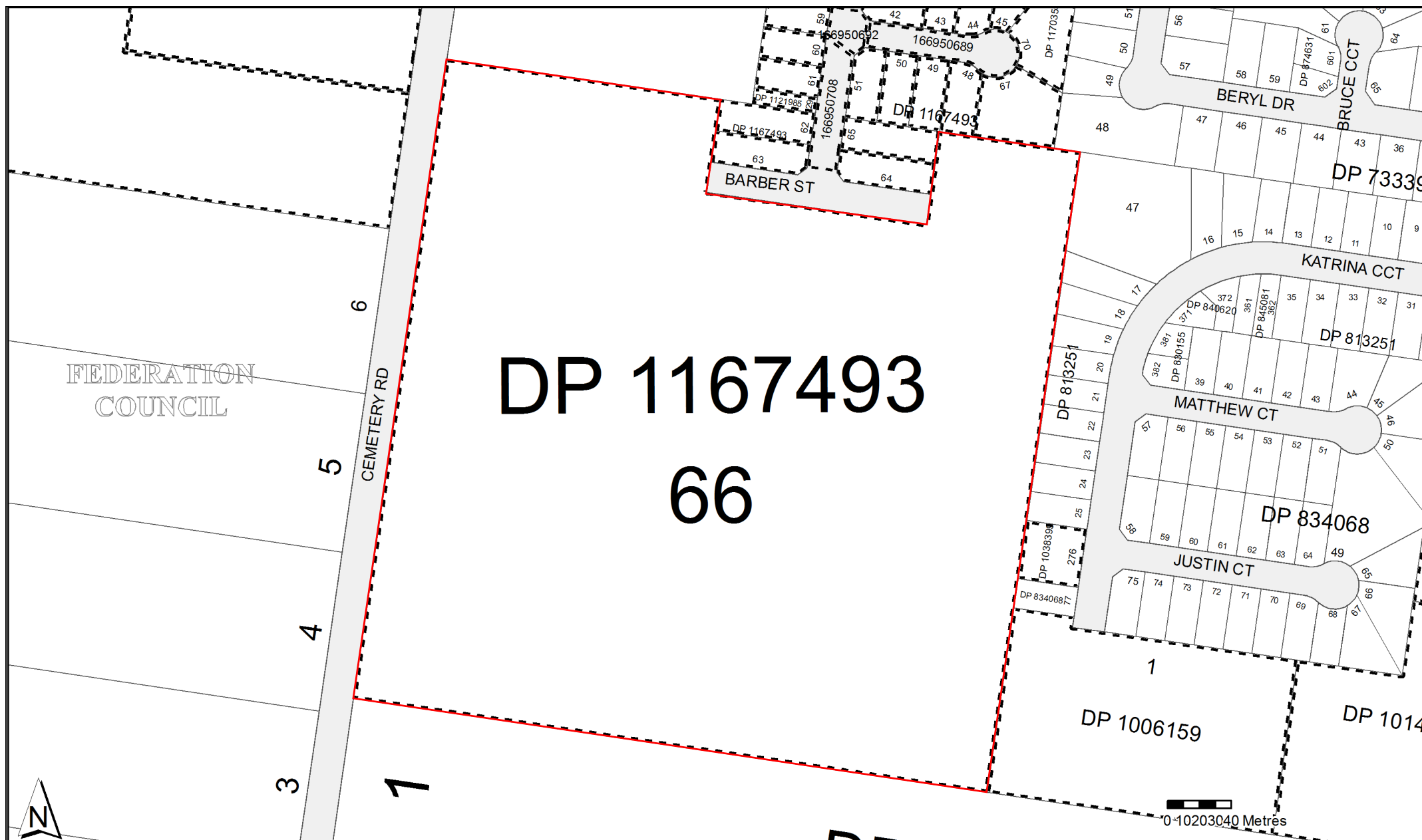
**# Denotes current registered proprietor**

**Leases: - NIL**

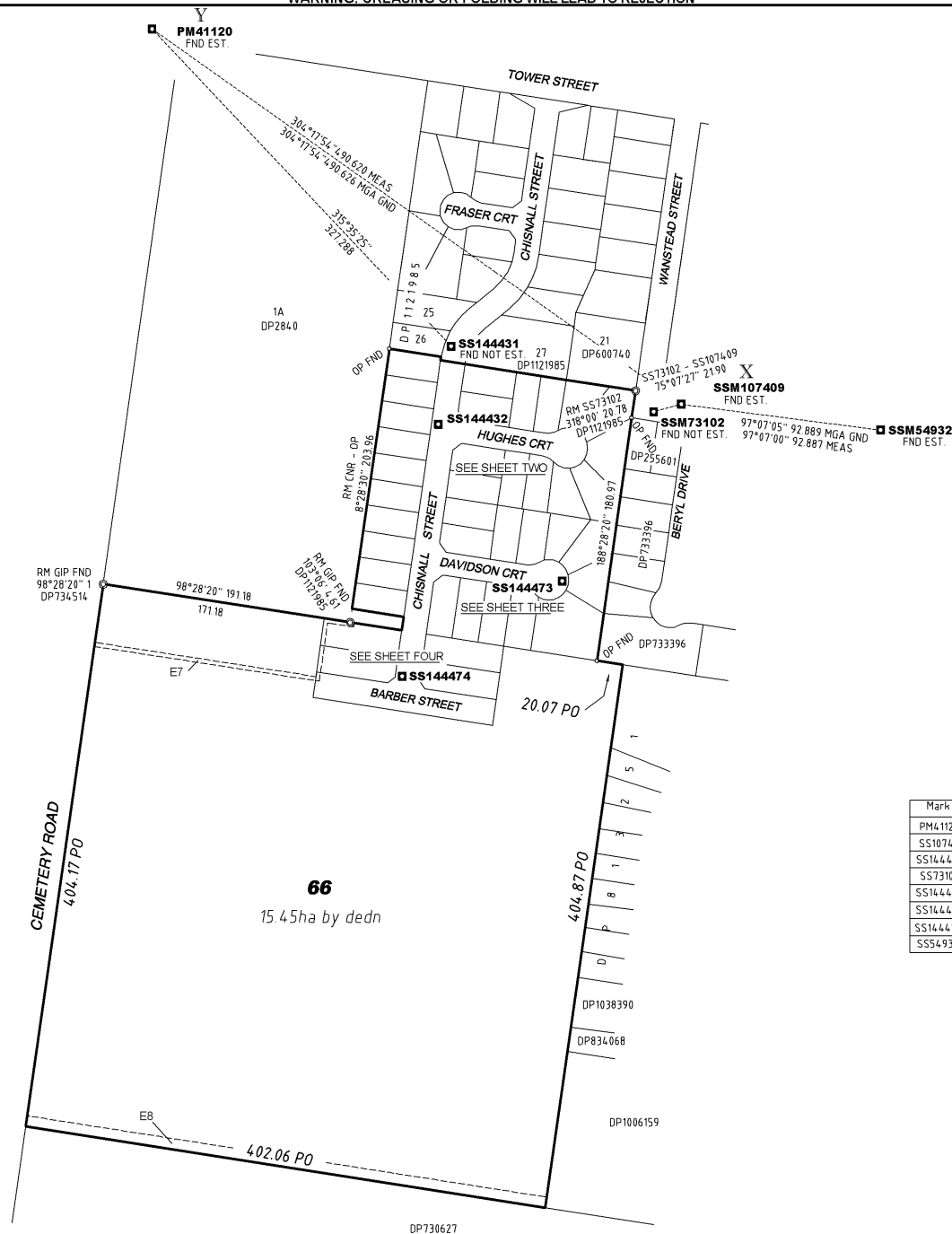
**Easements: -**

- 15.08.1994 (D.P. 649397) Easement to Drain Water 8 metres wide
- 01.02.2008 (D.P. 1121985) Easement to Drain Water 3 metres wide

Yours Sincerely  
Mark Groll  
19 April 2021







SURVEYING REGULATION 2006: SCHEDULE OF MGA ZONE 55 CO-ORDINATES  
 MGA COORDINATES ADOPTED FROM SCIMS 31/5/2011  
 COMBINED SCALE FACTOR USED: 0.999616


Mark	East	North	Class	Order	Method	Origin
PM41120	443079.525	6016574.673	B	U		SCIMS
SS107409	443484.683	6016298.311	B	U		SCIMS
SS144431	443308.47	6016340.96	C	NA	CADASTRAL TRAVERSE	FOUND
SS73102	443463.52	6016292.69	C	NA	CADASTRAL TRAVERSE	FOUND
SS144432	443298.64	6016283.47	C	NA	CADASTRAL TRAVERSE	PLACED
SS144473	443393.46	6016167.98	C	NA	CADASTRAL TRAVERSE	PLACED
SS144474	443270.95	6016097.76	C	NA	CADASTRAL TRAVERSE	PLACED
SS54932	443576.821	6016286.805	B	U		SCIMS

E7 EASEMENT TO DRAIN WATER 3 WIDE DP1121985  
 E8 EASEMENT TO DRAIN WATER 8 WIDE DP649397

Surveyor: Bruce Donald Walpole  
 Date of Survey: 6/6/2011  
 Surveyor's Ref: 7614

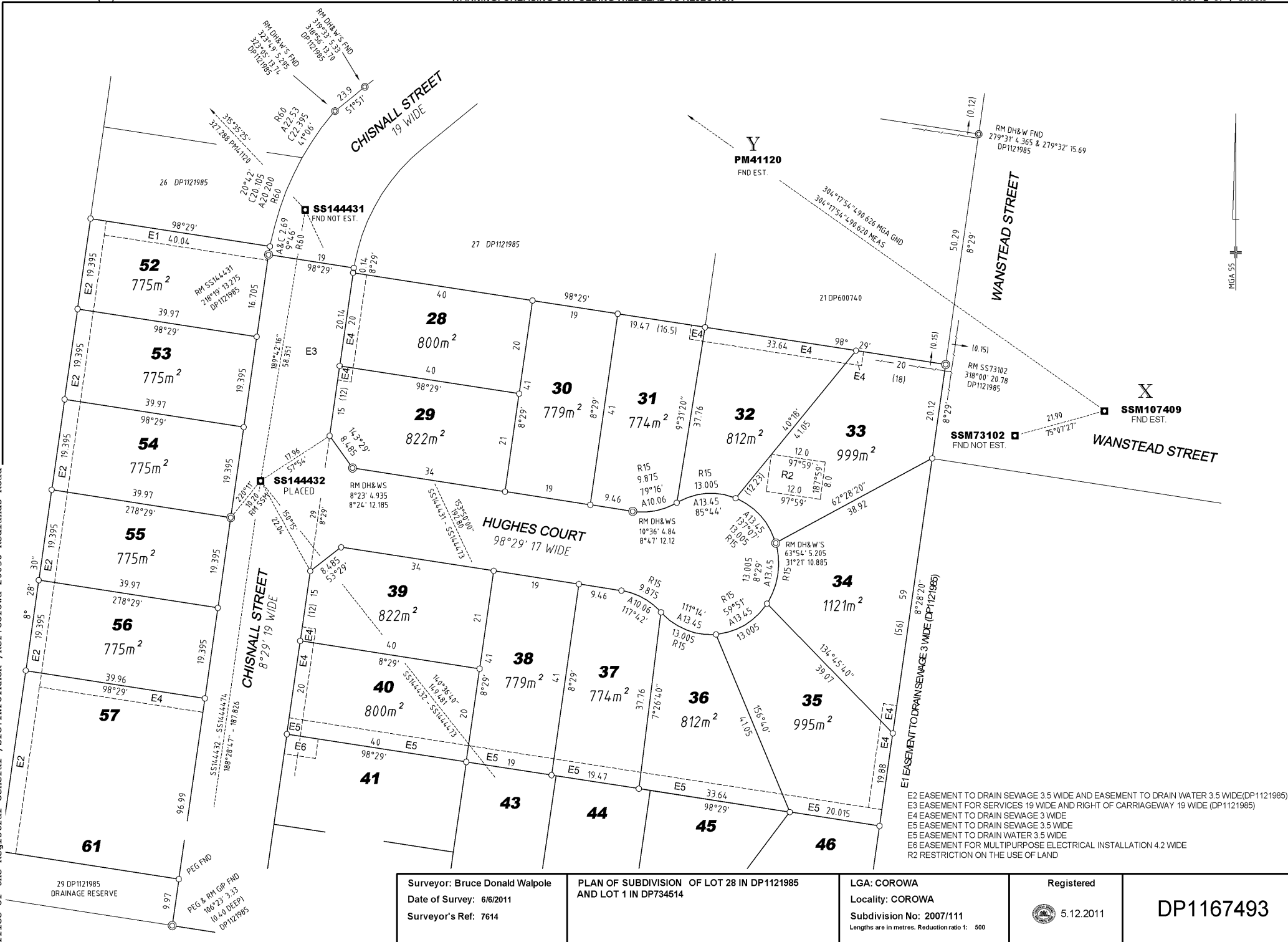
PLAN OF SUBDIVISION OF LOT 28 IN DP1121985  
 AND LOT 1 IN DP734514

LGA: COROWA  
 Locality: COROWA  
 Subdivision No: 2007/111  
 Lengths are in metres. Reduction ratio: 1: 2500

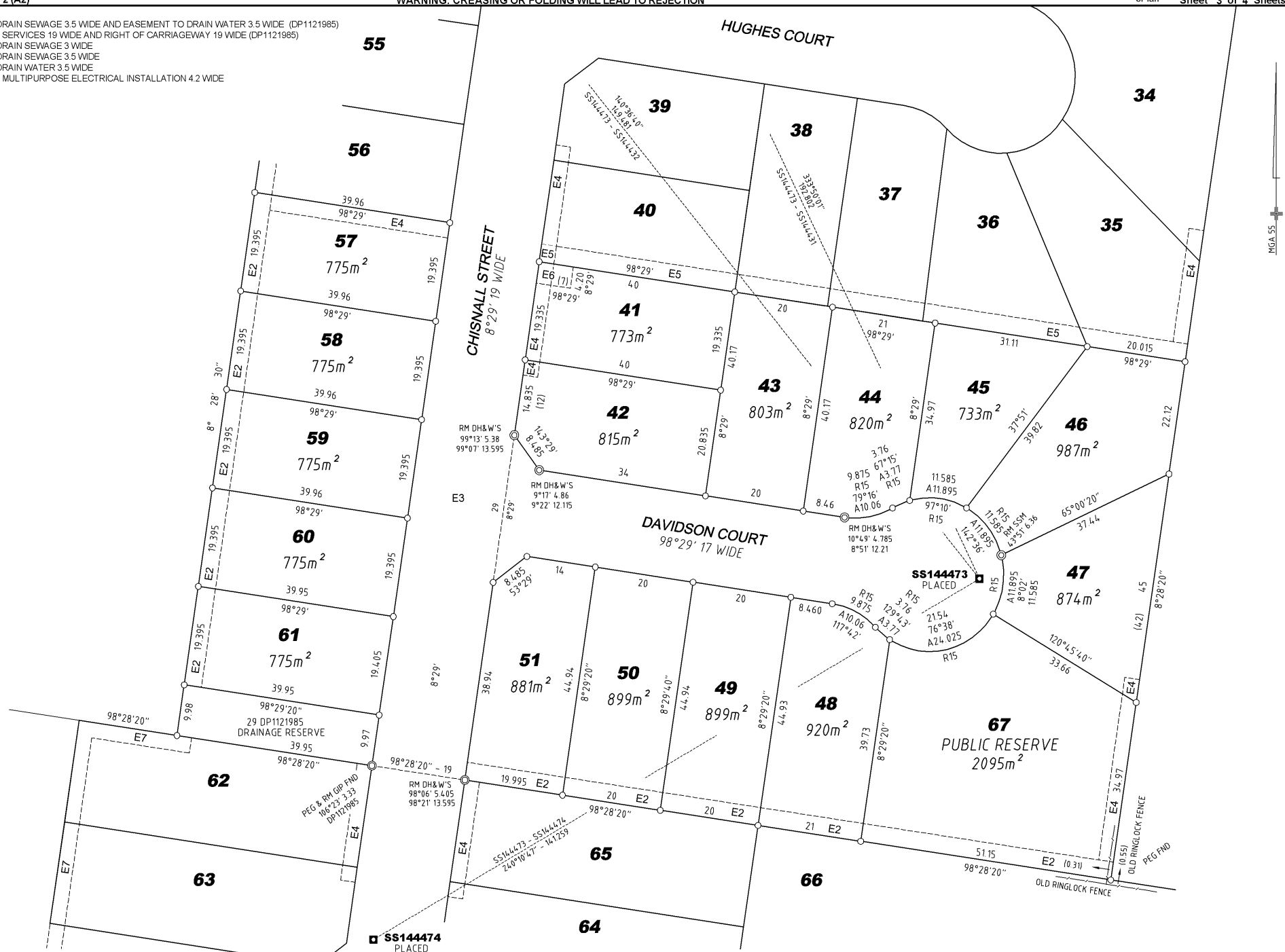
Registered  
 5.12.2011

DP1167493

Req:R694714 /Doc:DP 1167493 P /Rev:06-Dec-2011 /NSW LRS /Pgs:ALL /Prt:19-Apr-2021 10:25 /Seq:2 of 7  
 © Office of the Registrar-General /Src:INFOTRACK /Ref:Corowa 20036 Redlands Road



E2 EASEMENT TO DRAIN SEWAGE 3.5 WIDE AND EASEMENT TO DRAIN WATER 3.5 WIDE (DP1121985)  
 E3 EASEMENT FOR SERVICES 19 WIDE AND RIGHT OF CARRIAGEWAY 19 WIDE (DP1121985)  
 E4 EASEMENT TO DRAIN SEWAGE 3 WIDE  
 E5 EASEMENT TO DRAIN SEWAGE 3.5 WIDE  
 E5 EASEMENT TO DRAIN WATER 3.5 WIDE  
 E6 EASEMENT FOR MULTIPURPOSE ELECTRICAL INSTALLATION 4.2 WIDE



Surveyor: Bruce Donald Walpole  
 Date of Survey: 6/6/2011  
 Surveyor's Ref: 7614

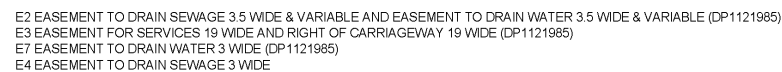
PLAN OF SUBDIVISION OF LOT 28 IN DP1121985  
 AND LOT 1 IN DP734514

LGA: COROWA  
 Locality: COROWA  
 Subdivision No: 2007/111  
 Lengths are in metres. Reduction ratio: 1: 500

Registered  
 5.12.2011

DP1167493





15.45ha By Dedn

Req:R694714 /Doc:DP 1167493 p /Rev:06-Dec-2011 /MSW LRS /Pgs:ALL /Prt:19-Apr-2021 10:25 /Seq:4 of 7  
© Office of the Registrar-General /Src:INFOTRACK /Ref:Corowa 20036 Redlands Road

PLAN FORM 6

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheet(s)

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

It is intended to dedicate: Chisnall Street (subject to existing easement for services and right of carriageway 19wide vide DP1121985) and Hughes Court and Davidson Court and Barber Street to the public as public road.

It is intended to dedicate: lot 67 as Public Reserve

Pursuant to section 88B of the Conveyancing Act 1919 it is intended to create:

1. Easement to drain sewage 3 wide
2. Easement to drain sewage 3.5 wide
3. Easement to drain water 3.5 wide
4. Easement for multi-purpose electrical installation 4.2 wide
5. Restriction on use of land
6. Restriction on use of land

Office Use Only

DP1167493

Office Use Only

Registered: 5.12.2011

Title System: TORRENS

Purpose: SUBDIVISION

PLAN OF SUBDIVISION OF LOT 28 IN DP1121985 and LOT 1 IN DP734514

LGA: COROWA

Locality: COROWA

Parish: COROWA

County: HUME

Survey Certificate

I, Bruce Donald Walpole of 418 Wilson Street Albury NSW 2640, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying and Spatial Information Regulation 2006 and was completed on 11/11/2011

The survey relates to LOTS 28-65 and lot 67

(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature: Dated: 11/11/2011

Surveyor registered under the Surveying and Spatial Information Act 2002

Datum Line: 'X' - 'Y':

Type: Urban

If space is insufficient use PLAN FORM 6A annexure sheet

Crown Lands NSW/Western Lands Office Approval

in approving this plan certify

(Authorised Officer)

that all necessary approvals in regard to the allocation of the land shown herein have been given

Signature:

Date:

File Number:

Office:

Subdivision Certificate

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

the proposed SUBDIVISION set out herein

(insert 'subdivision' or 'new road')

\* Authorised Person / \* General Manager / \* Accredited Certifier

Consent Authority: Corowa Shire Council

Date of Endorsement: 6 September 2011

Accreditation no:

Subdivision Certificate no: 2007/111

File no:

Plans used in the preparation of survey/compilation

DP1121985

DP734514

If space is insufficient use PLAN FORM 6A annexure sheet

Surveyor's Reference: 7614

\* Strike through inapplicable parts.

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheet(s)

PLAN OF SUBDIVISION OF LOT 28 IN DP1121985 and  
LOT 1 IN DP734514

DP1167493

Registered:  5.12.2011

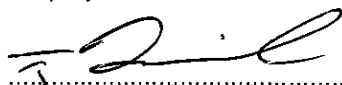
Subdivision Certificate No:

2007/111

Date of Endorsement:

6 September 2011

Executed by Urana Road Developments Pty Ltd A.C.N. 097832267  
by being signed by those persons who are authorized to sign for the  
company:



Signature of authorized person

TERENCE GEORGE DAVIDSON

Print name of authorized person

DIRECTOR

Office held



Signature of authorized person

GARRY CHRISTOPHER ZAUNER

Print name of authorized person

DIRECTOR

Office held

Signed sealed and delivered by John  
Darcy Fraser  
in the presence of:-

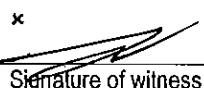
x  
  
Signature of witness

PHILIP BADEN HENBRIDGE  
Full name (BLOCK LETTERS)

x  
  
Signature of John Darcy Fraser

Sandra Jane Fraser

Signed sealed and delivered by  
Sandra Jane Fraser  
in the presence of:-

x  
  
Signature of witness

PHILIP BADEN HENBRIDGE  
Full name (BLOCK LETTERS)

x  
  
Signature of Sandra Jane Fraser

SURVEYOR'S REFERENCE: 7614

\* OFFICE USE ONLY



DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

PLAN OF SUBDIVISION OF LOT 28 IN DP1121985 and  
LOT 1 IN DP734514

DP1167493

Registered:  5.12.2011

Subdivision Certificate No:

2007/111

Date of Endorsement:

6 September 2011

AUSTRALIA AND NEW ZEALAND  
BANKING GROUP LIMITED ACN 11 005  
357 522 by Its Attorney under Power of  
Attorney Book No. 4465 No. 246

Sign 

Name KRISTINE JOHNSON  
Acting/Manager Securities

Witnessed by:

Sign 

Name SIMON EVANS

4/833 Collins Street, Dockland, 3008

Mortgages under Mortgage No. AC443015  
Signed at Albury this 11th day of  
November 2011 for National  
Australia Bank Limited ABN 12 004 044 937  
by Glenn Stewart  
its duly appointed Attorney under Power of  
Attorney No. 39 Book 4512

3  
Level Attorney

Witness/Bank Officer

BEN MCINTYRE  
ASSOCIATE

SURVEYOR'S REFERENCE: 7614

\* OFFICE USE ONLY



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

16/4/2021 11:39AM

FOLIO: 1/734514

First Title(s): OLD SYSTEM

Prior Title(s): CA12395

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
28/7/1986	CA12395	CONVERSION ACTION	FOLIO CREATED EDITION 1
3/9/1986	W496582	DISCHARGE OF MORTGAGE	
3/9/1986	W496583	TRANSFER	
3/9/1986	W496584	MORTGAGE	EDITION 2
15/8/1994	DP649397	DEPOSITED PLAN	EDITION 3
1/2/2008	DP1121985	DEPOSITED PLAN	EDITION 4
30/7/2009	AE869716	CAVEAT	
6/1/2010	AF20982	WITHDRAWAL OF CAVEAT	
6/1/2010	AF20983	DISCHARGE OF MORTGAGE	
6/1/2010	AF20984	MORTGAGE	EDITION 5
5/12/2011	DP1167493	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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

Corowa 20036 Redlands Road

PRINTED ON 16/4/2021

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

RP 13



STAMP DUTY



W496583

\$1-00

# TRANSFER

REAL PROPERTY ACT, 1900

T

3	2 <sup>of</sup> 3	X
\$ 35		

22/3

DESCRIPTION  
OF LAND  
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Identifier 1/734514	WHOLE	At Corowa

TRANSFEROR  
Note (b)

VINCENT MICHAEL QUIRK and WENDY MARILYN QUIRK

ESTATE  
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 130,000.00  
and transfers an estate in fee simple  
in the land above described to the TRANSFEREE

TRANSFEREE  
Note (d)

JOHN DARCY FRASER, Estate Agent and SANDRA JANE FRASER, Married Woman  
Both of Cemetary Lane, Corowa. N.S.W. 2646.

OFFICE USE ONLY

572

TENANCY  
Note (e)

as joint tenants/tenants in common

PRIOR  
ENCUMBRANCES  
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. ....  
2. .... 3. ....

DATE 25th of AUGUST 1986

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION  
Note (g)

Signed in my presence by the transferor who is personally known to me

Paul Robb  
Signature of Witness

Paul MARQUE ROBB  
Name of Witness (BLOCK LETTERS)

Sherwood  
Address and occupation of Witness

A. B. O. A. S.

Signed in my presence by the transferee who is personally known to me

Note (g)

Philipp  
Signature of Witness

PHILIP LETHBRIDGE  
Name of Witness (BLOCK LETTERS)

Corowa, NSW  
Address and occupation of Witness

30 L. I. C. T. O. A.

W. Quirk  
Signature of Transferor

S. Fraser  
Signature of Transferee

TO BE COMPLETED  
BY LODGING PARTY  
Notes (h)  
and (i)

LODGED BY		LOCATION OF DOCUMENTS		
<b>Morris, Hayes &amp; Edgar</b> LAW STATIONERS 99 ELIZABETH STREET SYDNEY DX 420 232-2411 Delivery Box Number 35 D <u>AL7527</u>		CT	OTHER	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Herewith.
		<input type="checkbox"/>	<input type="checkbox"/>	In L.T.O. with
OFFICE USE ONLY	Checked <u>23/14</u>	Passed -	REGISTERED - -19	Secondary Directions
	Signed	Extra Fee	- 3 SEP 1986	Delivery Directions

86/34758 N





LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

16/4/2021 11:38AM

FOLIO: 66/1167493

First Title(s): OLD SYSTEM

Prior Title(s): 1/734514

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
5/12/2011	DP1167493	DEPOSITED PLAN	FOLIO CREATED EDITION 1
26/8/2014	AI845851	DISCHARGE OF MORTGAGE	EDITION 2
1/7/2019	AP362875	TRANSFER	EDITION 3

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

Corowa 20036 Redlands Road

PRINTED ON 16/4/2021

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



FOLIO: 66/1167493

SEARCH DATE	TIME	EDITION NO	DATE
16/4/2021	11:38 AM	3	1/7/2019

LAND

LOT 66 IN DEPOSITED PLAN 1167493  
AT COROWA  
LOCAL GOVERNMENT AREA FEDERATION  
PARISH OF COROWA COUNTY OF HUME  
TITLE DIAGRAM DP1167493

FIRST SCHEDULE

AWESOME CEMETERY PTY LTD

(T AP362875)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP649397 EASEMENT TO DRAIN WATER 8 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP1121985 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

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