



Preliminary Site Investigation

**Corner of Perricoota and Cemetery
Road, Moama, New South Wales**

**McDonald's Australia Limited
December 2021**

Client No: M0002

Job No: 99934M

Executive Summary

Prensa Pty Ltd (Prensa) was engaged by McDonald's Australia Limited (McDonald's) to conduct a Preliminary Site Investigation (PSI) of the property located at the Corner of Perricoota and Cemetery Road, Moama, New South Wales (the Site).

Based on the information provided, it is understood that McDonald's is in the planning and development approvals stage of building a McDonald's Restaurant at the Site. It is understood that other commercial buildings/car parking are proposed adjacent to the Site, including a pharmacy, child care centre and supermarket. It is noted that the focus of this PSI will be on the McDonald's site only and not the larger commercial development. The Site has an approximate total area of 2,663 m² (0.27 ha) and is zoned as Local Centre (B2) under the Murray Local Environment Plan 2011.

The objective of this PSI was to provide an indication of the potential for contamination to exist at the Site as a result of current or historical activities undertaken at the Site that may pose a risk to future users of the Site, financial liability to McDonald's or impact on the constructability of the Site.

The desktop review and site inspection did not identify significant on-site or off-site sources of potential contamination, and as such, it is considered unlikely that contamination is present at the Site that may impact the development and future use.

Statement of Limitations

This document has been prepared in response to specific instructions from McDonald's Australia Limited to whom the report has been addressed. The work has been undertaken with the usual care and thoroughness of the consulting profession. The work is based on generally accepted standards, practices of the time the work was undertaken. No other warranty, expressed or implied, is made as to the professional advice included in this report.

The report has been prepared for the use by McDonald's Australia Limited and the use of this report by other parties may lead to misinterpretation of the issues contained in this report. To avoid misuse of this report, Prensa advises that the report should only be relied upon by McDonald's Australia Limited and those parties expressly referred to in the introduction of the report. The report should not be separated or reproduced in part and Prensa should be retained to assist other professionals who may be affected by the issues addressed in this report to ensure the report is not misused in any way.

Prensa is not a professional quantity surveyor (QS) organisation. Any areas, volumes, tonnages or any other quantities noted in this report are indicative estimates only. The services of a professional QS organisation should be engaged if quantities are to be relied upon.

Sampling Risks

Prensa acknowledges that any scientifically designed sampling program cannot guarantee all sub-surface contamination will be detected. Sampling programs are designed based on known or suspected site conditions and the extent and nature of the sampling and analytical programs will be designed to achieve a level of confidence in the detection of known or suspected subsurface contamination. The sampling and analytical programs adopted will be those that maximises the probability of identifying contaminants. McDonald's Australia Limited must therefore accept a level of risk associated with the possible failure to detect certain sub-surface contamination where the sampling and analytical program misses such contamination. Prensa will detail the nature and extent of the sampling and analytical program used in the investigation in the investigation report provided.

Environmental site assessments identify actual subsurface conditions only at those points where samples are taken and when they are taken. Soil contamination can be expected to be non-homogeneous across the stratified soils where present on site, and the concentrations of contaminants may vary significantly within areas where contamination has occurred. In addition, the migration of contaminants through groundwater and soils may follow preferential pathways, such as areas of higher permeability, which may not be intersected by sampling events. Subsurface conditions including contaminant concentrations can also change over time. For this reason, the results should be regarded as representative only.

McDonald's Australia Limited recognises that sampling of subsurface conditions may result in some cross contamination. All care will be taken and the industry standards used to minimise the risk of such cross contamination occurring, however, McDonald's Australia Limited recognises this risk and waives any claims against Prensa and agrees to defend, indemnify and hold Prensa harmless from any claims or liability for injury or loss which may arise as a result of alleged cross contamination caused by sampling.

Reliance on Information Provided by Others

Prensa notes that where information has been provided by other parties in order for the works to be undertaken, Prensa cannot guarantee the accuracy or completeness of this information. McDonald's Australia Limited therefore waives any claim against the company and agrees to indemnify Prensa for any loss, claim or liability arising from inaccuracies or omissions in information provided to Prensa by third parties. No indications were found during our investigations that information contained in this report, as provided to Prensa, is false.

Recommendations for Further Study

The industry recognised methods used in undertaking the works may dictate a staged approach to specific investigations. The findings therefore of this report may represent preliminary findings in accordance with these industry recognised methodologies. In accordance with these methodologies, recommendations contained in this report may include a need for further investigation or analytical analysis. The decision to accept these recommendations and incur additional costs in doing so will be at the sole discretion of McDonald's Australia Limited and Prensa recognises that McDonald's Australia Limited will consider their specific needs and the business risks involved. Prensa does not accept any liability for losses incurred as a result of McDonald's Australia Limited not accepting the recommendations made within this report.

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1 Introduction

Prensa Pty Ltd (Prensa) was engaged by McDonald's Australia Limited (McDonald's) to conduct a Preliminary Site Investigation (PSI) of the property located at the Corner of Perricoota and Cemetery Road, Moama, New South Wales (the Site). The location of the Site has been illustrated in Figure 1 in the 'Figures' section of this report.

2 Background

Based on the information provided, it is understood that McDonald's is in the planning and development approvals stage of building a McDonald's Restaurant at the Site. It is understood that other commercial buildings/car parking are proposed adjacent to the Site, including a pharmacy, child care centre and supermarket. It is noted that the focus of this PSI will be on the McDonald's site only and not the larger commercial development. The Site has an approximate total area of 2,663 m² (0.27 ha), as per the development plans provided by McDonald's, and is zoned as Local Centre (B2) under the Murray Local Environment Plan 2011.

McDonald's Australia Limited requested that a PSI be undertaken at the Site to provide an indication of the potential for contamination to exist as a result of current and/or historical activities at the Site that could impact upon the future use of the Site as a McDonald's restaurant.

3 Objective

The objective of this PSI was to provide an indication of the potential for contamination to exist at the Site as a result of current or historical activities undertaken at the Site that may pose a risk to future users of the Site, financial liability to McDonald's and impact on the constructability of the Site.

4 Scope of Works

4.1 Key Undertakings

To complete the PSI, Prensa undertook the following scope of works:

- A desktop review of the following information sources:
 - Planning property report from the NSW portal, which details the legal description of the site;
 - Publicly available topographical, geological and hydrogeological maps;
 - WaterNSW online database;
 - Bureau of Meteorology, Groundwater Dependent Ecosystems Atlas;
 - NSW EPA Contaminated Land Record and List of Sites Notified to the NSW EPA;
 - NSW EPA List of Former Gasworks;
 - NSW State Heritage Inventory online search;
 - Australian Soil Resource Information System (ASRIS) for acid sulphate soil maps; and
 - Previous environmental and/or geotechnical reports for the Site.

- A historical review, which included the following:
 - Historical titles and copy of plan information;
 - Section 10.7 planning search;
 - Current and historical aerial photographs;
 - SafeWork NSW Schedule 11 Hazardous Chemicals search (Dangerous Goods Search); and
 - Council documentation (where available).
- Site inspection;
- Prepared this PSI report.

4.2 Assessment Boundaries

The PSI was limited to an assessment of the Site, the location of which has been illustrated in Figure 1 in the 'Figure' section of this report.

4.3 Regulatory Framework

The PSI was conducted with reference to and in general accordance with the following:

- New South Wales (NSW) Government, *Contaminated Land Management Act 1997* (CLM Act 1997);
- NSW Government, *Contaminated Land Management Amendment Act 2008*;
- NSW Government, *National Environment Protection Council Act 1994* (NEPC Act 1994);
- NSW Government, *Environmental Planning and Assessment Act 1979* (EPA Act 1979);
- NSW Environment Protection Authority (EPA), *State Environmental Planning Policy 55 – Remediation of Land*, 1998 (SEPP 55);
- National Environmental Protection Council, *National Environment Protection (Assessment of Site Contamination) Measure 1999*, 2013 (NEPM (ASC));
- NSW Office of Environment and Heritage, *Contaminated Sites Guidelines for Consultants Reporting on Contaminated Sites*, 2011 (OEH 2011);
- Australian Standard 4482.1, *Guide to the Investigation and Sampling of Sites with Potentially Contaminated Soil, Part 1: Non-volatile and semi-volatile compounds*, 2005; and
- Australian Standard 4482.2, *Guide to the Sampling and Investigation of Potentially Contaminated Soil, Part 2: Volatile Substances*, 1999.

5 Desktop Review

5.1 Site Location and Description

The Site was approximately rectangular in shape and was located approximately 800 km southwest of the Sydney Central Business District and approximately 2 km northwest of the Moama railway station. The location of the Site has been illustrated in Figure 1 provided in the ‘Figure’ section of this report.

A description of the Site has been provided in **Table 1**.

Table 1: General Site Description	
Site Address	Corner of Perricoota and Cemetery Road, Moama, New South Wales
Total Area of Site	Approximately 2,663 m ² (0.27 hectares)
Lot and Plan Details	Part (north-western corner) of Lot 1 on Plan Number DP1146951
Title Identification	Title 1/1146951
Local Council	Murray River Council
Planning Zone	Local Centre (B2)
Current Site Use	Vacant
Proposed Development	McDonald’s Restaurant

The Planning Property Report sourced from the NSW Planning Portal for the Site is provided in **Appendix A**.

5.2 Surrounding Land Uses

A summary of surrounding features and land uses noted during a review of available on-line information sources is provided in **Table 2**.

Table 2: Surrounding Land Use	
Direction	Description
North	Perricoota Road is located immediately north of the Site followed by Sportslander Motor Inn (Zoned as B2 – Local Centre)
East	Mixed use commercial/retail buildings including a Caltex, Woolworths and other stores (Zoned as B2 – Local Centre)
South	Boundary Road immediately south of the Site, and low density residential area (Zoned as E3 – Environmental Management, and R2 – Low Density Residential). Proposed commercial developments immediately south of the Site including a child care, supermarket, pharmacy and other shops.
West	A cemetery (Zoned as SP2 – Infrastructure) is located immediately west of the Site.

5.3 Topography

Prensa reviewed the Murray River Council topographic map from the topographic-map website which contains elevation contours for the Site and surrounding area. The map indicated that the ground surface elevation at the Site is approximately 99 m, sloping slightly southwards towards the Murray River.

5.4 Geology

Prensa reviewed the Bendigo Geological Map (1:250,000), sourced from Earth Resources, 2001. The map identified that the Site was located within an area characterised by the Shepparton Formation which comprises predominantly of valley-backfill and floodplain deposits of clay, sand, silt and gravel of fluvial origin.

Soils within this area were identified as belonging to the chromosol soil group as derived from the Soil Landscapes (1:250,000). Soils within this grouping typically display strong contrast between surface and clay subsoil horizons with the subsoil not being strongly acidic.

5.5 Hydrogeology

5.5.1 Surface Water Receptors

No surface water bodies were noted to be present on-site. The closest off-site surface water receptor to the Site was considered to be a body of water approximately 220 m south of the Site at its nearest point. The Murray River, at its nearest point, is approximately 500 m southwest of the Site.

5.5.2 Groundwater Database Search

A search of the WaterNSW Groundwater Map on-line database (accessed on 15th November 2021) did not yield any information on groundwater elevation in the vicinity of the Site. A review of the Visualising Victoria's Groundwater (VVG) website indicated that the depth to groundwater for areas on the Victorian side of the Murray river closest to the Site was approximately between 5 and 10 m. It may be assumed that depth to groundwater for the Site is similar due to it being located approximately 500 m northeast of the border.

A review of the bores located within a 2 km radius of the Site indicated that there were nine (9) registered bores. The dataset did not indicate any uses for the bores.

A detailed summary of the available groundwater bore information for extractive groundwater uses has been summarised in **Appendix B**. No information on standing water level, lithology or groundwater chemistry was available for the surrounding groundwater bores reviewed.

5.5.3 Groundwater Dependent Ecosystems

A search of the Groundwater Dependent Ecosystems Atlas available from the Bureau of Meteorology was completed on 15th November 2021, which indicated the following:

- **Terrestrial GDEs:** Area of moderate potential GDE north of the Site along Cobb Highway, and another of high potential GDE south of the Site along the Murray River.
- **Aquatic GDEs:** Area of moderate potential GDE south of the Site along the Murray River.

Maps from the Groundwater Dependent Ecosystems Atlas for the areas surrounding the Site are included in **Appendix B**.

5.6 NSW EPA Information

5.6.1 Contaminated Land Record and List of Sites Notified to NSW EPA

A search of the NSW EPA online Contaminated Land Record was completed on 15th November 2021, which indicated the following site located within close proximity to the Site:

- Caltex Moama Service Station (73 Meninya Street, on the corner of Regent Street, Moama), located approximately 335 m southeast of the Site).

A search of the List of Sites Notified to the NSW EPA (current as of the 15th June 2020) indicated that the Site was not included on the list.

5.6.2 List of Former Gasworks

A search of the NSW EPA online List of Former Gasworks, conducted on 15th November 2021, indicated that the Site was not listed on or located within close proximity to a site listed.

5.6.3 State Heritage Inventory Online Search;

An online search of the NSW State Heritage Inventory, conducted on 15th November 2021, indicated that the Site was not listed on the state heritage inventory. The closest heritage site was the Moama Historic Precinct, which is approximately 1.5 km southeast of the Site.

5.7 Australian Soil Resource Information System Acid Sulfate Soil Map

A search of the Australian Soil Resource Information System (ASRIS), which includes a map of National Acid Sulfate Soil Reference Sites sourced from the Commonwealth Scientific and Industrial Research Organisation (CSIRO) as well as State and Territory partners, was conducted on 15th November 2021.

The search indicated that there was low probability of acid sulfate soil occurrence within the area. The maps for the area were, however, noted to be of very low confidence.

5.8 Proposed Development Plans

McDonald's Australia Limited provided a copy of the proposed development plans for the Site for review as part of this PSI. The plans indicated that:

- The overall site is approximately 2,663 m³
- The building footprint will be 450 m³ and will include a drive through with an entrance from the west side on Cemetery Road, and an exit east of the building;
- A car park comprising a total of twenty-three (23) parking bays;
- Multiple safety signs to be displayed around the Site; and
- Plans have been implemented to manage building material stockpiles, erosion and sediment control measures, and waste management.

6 Site History Review

6.1 Title Information

6.1.1 Existing Proprietor and Title Search

Current certificate of title information for the Site was obtained from InfoTrack and has been provided in **Appendix C** of this report. Relevant details obtained from the current title review have been summarised in **Table 3**.

Table 3: Current Certificate of Title Information

Item	Details
Lot and Plan Details	Lot 1 on Plan Number DP1146951
Certificate of Title	N/A
Proprietor	Lot 1 Perricoota Pty Ltd
Date	18 November 2021
Parent Title	50/840058

6.1.2 Historical Title Search

A review of historical titles indicated that the Site was formerly described within various parent certificates. A summary of the relevant details obtained from the historical title search completed has been provided in **Table 4**, with copies of the historical certificates of title and plans reviewed provided in **Appendix C** of this report.

Table 4: Summary of Historical Certificates of Title		
Certificate of Title	Date	Proprietor
Vol. 2448, Fol. 121 & 122	19/02/1914	John Johnston Dorward
Vol. 2448, Fol. 121 & 122 (Currently Vol. 5040, Fol. 162)	15/03/1917	Mary Ann Irons
Vol. 5040, Fol. 162	26/02/1940	Thomas Ryan
Vol. 5040, Fol. 162	12/04/1951	Mary Frances Ryan, Kathleen Mary Ryan, Margaret Frances Ryan
Vol. 5040, Fol. 162 (Previously A/339788, Currently 2/834746)	24/11/1960	Kathleen Mary Ryan, Margaret Frances Ryan
2/834746 (Currently 50/840058)	16/11/1994	Norman Eduard Visca, Joan Roma Visca
50/840058 (Currently 1/1146951)	30/11/2005	Perricoota 1 Pty Ltd
1/1146951	31/03/2010	Buton Pty Ltd
1/1146951	18/11/2021	Lot 1 Perricoota Pty Ltd

6.2 Aerial Photographs

Aerial photographs dating back to 1945 were reviewed as part of the PSI. Descriptions of the aerial photographs are presented in **Table 5**. Copies of the aerial photographs reviewed, which have been zoomed in to provide detail, are provided in **Appendix D** of this report. Changes in off-site observations have been made using zoomed out aerials of the Site to provide wider context.

Table 5: Aerial Photographs

Date	Observations On-Site	Observations Off-Site
1945	The Site appeared vacant with little to no evidence of disturbance and general grass surface cover.	<p>North: Perricoota Road was present immediately north of the Site. This was followed by cleared farm land, with a dam present to the northeast.</p> <p>West: Cemetery Road was present immediately west of the Site. A cemetery was evident on the west side of the road, with a row of trees along Perricoota Road and Cemetery Road.</p> <p>South and east: A couple of small developments, possibly residential, were present. Roads were present with vacant land consisting of grass and trees present further south. Area of trees south of the Site.</p>
1956	The Site remained relatively unchanged since the 1945 aerial photograph. However, it is noted the aerial photograph did not capture the entire site. As such, a portion of the Site is not visible.	<p>North: The aerial photograph did not include north of the Site.</p> <p>West and south: remained relatively unchanged since the 1945 aerial photograph.</p> <p>East: The aerial photograph did not include east of the Site.</p>
1978	The Site appeared to have a portion of a circular track within its boundary.	More residential developments east of the Site. The trees within the cemetery along Cemetery Road had further matured, while the trees along Perricoota Road had been removed.
1990	The portion of the circular track identified within the 1978 aerial photograph was no longer visible.	A track had been established in the property north of the Site and the dam expanded. More residential developments east and north east of the Site.
2002	The Site appeared relatively similar to the 1990 aerial photograph. However, there was possible disturbance as the surface cover consisted of uniform lighter coloured grass.	The building on a property southeast of the Site appeared smaller than in the 1990 aerial photograph. The cemetery appeared more developed, with gardens and a grassed area in the north-western portion.
2009	The surface cover appeared slightly more disturbed since the 2002 aerial photograph, with numerous trees planted along the north boundary of the Site.	A large building east of the Site with a large carpark. A road was established to the east of the Site, with a service station located on Perricoota Road. To the south of the service station, a large car park associated with a shopping centre had been established. A roundabout had been installed on the north-western corner of the Site, on the corner of Perricoota Road and Cemetery Road and at the southern end of the new road situated east of the Site.

<p>2021 The Site appeared to have significant soil disturbance associated with development on-site and off-site. Building materials appeared to be stockpiled on the Site.</p>	<p>Several buildings were located directly east and south of the Site. A car park was situated below the Site. Evidence of some informal dirt tracks and stockpiles possibly associated with the nearby developments were visible.</p>
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6.3 Section 10.7 Search

Murray River Council was contacted to undertake a Section 10.7 (EPA Act 1979) search for the Site. The Section 10.7 search indicated that the Site was zoned as B2 Local Centre and that the Site:

- Is not known to comprise of a critical habitat;
- Is not within a conservation area;
- Does not have an item of environmental heritage situated on it;
- Is not within a Mine Subsidence District;
- Is not known to be affected by road widening and road realignment;
- **Is** affected by a policy that restricts the development of the land because of bushfire;
- Is not affected by a policy that restricts the development of the land because of tidal inundation, any other risk (other than flooding);
- Is not affected by flood related development controls;
- Is not land known to be reserved for acquisition;
- Is not biodiversity certified land;
- Is not a biodiversity stewardship site;
- Does not contain a native vegetation clearing set aside;
- Has sections of bush fire prone land; and
- Is not subject to a property vegetation plan.

In relation to matters arising under the CLM Act 1997, Murray River Council records indicated that the Site is **not**:

- Significantly contaminated land;
- Subject to a management order;
- The subject of an approved voluntary management proposal;
- Subject to an ongoing maintenance order; or
- Subject of a site audit statement.

A copy of the Section 10.7 search statement is provided in **Appendix E** of this report.

6.4 Hazardous Chemicals Search (Dangerous Goods Search)

A Schedule 11 Hazardous Chemicals Search from SafeWork NSW was not considered to be necessary based on the findings from the desktop investigation. Historical aerials, and title certificates suggest that the Site was largely vacant and used as agricultural land (no structures noted). Additionally, the Site was not on the list of contaminated sites notified to the NSW EPA.

6.5 Council Documentation

Documentation for the Site from Murray River Council was not readily available, with the exception of the Section 10.7 Search detailed in **Section 6.3**.

7 Site Inspection

7.1 Visual and Olfactory Observations

A visual inspection of the Site was completed by Prensa on 8th December 2021. A summary of observations made during the site inspection pertaining to the layout and current use of the Site is detailed in **Table 6**.

Table 6: Site Layout and Current Use	
Site Layout and Use	Details
Current use	Construction site
Surface cover type and condition	Gravel, exposed soil, grass
Site topography and surface water drainage systems	Relatively flat, sloping downwards slightly to the southwest
Building construction (slab on ground or other, presence or absence of crawl spaces and basements)	Not observed on-site
Water run-off flow direction and drain/pit locations	Water run-off appeared to be to the northeast via a swale.
Depth, size and flow of any water features, which may include (but are not limited to) creeks, rivers, lakes, ponds and lagoons	N/A
Presence and location of groundwater monitoring wells, soil bores, vapour bores, etc.	N/A
Areas of restricted access	Various stockpiles of building material and aggregate were observed across the Site, preventing inspection of surface soil below

Based on the site inspection, significant sources of contamination were not identified. However, the following was noted on-site:

- Various stockpiles existed on-site comprising crushed rock;
- Immediately west of the Site was a laydown area for road materials including pipes, moulded cement and drainage pits;
- Minor chemical storage within wooden bunding was present;
- No evidence of contamination in the form of visible asbestos-containing materials, odours, or staining was noted on the soil surface of the Site at the time of the inspection;
- A skip bin was located at the Site, which appeared to be the method of general waste disposal;
- Underground structures such as storage tanks were not observed; and
- Mobile plant was observed to be entering and exiting the Site, including articulated haul trucks and excavators.

The following was noted off-site:

- Various stockpiles existed immediately adjacent the Site, comprising construction/demolition waste (concrete, asphalt, road base), crushed rock and wood chips; and

- There was a slightly elevated surface level southwest of the Site, which may be the result of cut and fill activities.

8 Discussion

The key findings of this desktop review were as follows:

- Potential for significant contamination to exist at the Site was not identified;
- The site has remained relatively undisturbed and vacant since the 1945 aerial; and
- A service station exists approximately 90 m of east the Site.

8.1 Significant Sources of Contamination not Identified

Potential significant sources of contamination at the Site were not identified. The Site itself and the lot that it is situated on was observed in historical aerials to be largely undisturbed until recently. Potential off-site sources of contamination included the Caltex service station, which is discussed in **Section 8.3** of this report. It is noted that disturbance to the Site has occurred in recent aerial photographs, including stockpiles comprising crushed rock related to construction, which were also observed during the site inspection. However, the site inspection did not identify potential significant sources of contamination at the Site from recent construction/development activities.

8.2 Undisturbed Site Property

Historical aerials indicated that the Site was largely undisturbed until recently. The lot that the Site is located on has evidence of recent disturbance (observed in the 2021 aerial), including dirt tracks and possible soil stockpiles. Historical titles prior to November 2005 indicated that proprietors of the lot were individual owners rather than companies. The surrounding land uses remained relatively consistent (with the exception of commercial developments east of the Site), including the cemetery to the west, the motor inn to the north, and the low density residential area to the south of the Site.

8.3 Service Station

The desktop review identified a service station located approximately 90 m east of the Site. Based on review of the aerial photographs, this service station was constructed between 2002 and August 2009. Due to the relatively recent development for this site use, as well as requirements that apply to the storage of fuels at service stations, contamination from this property that may impact on the Site is not considered likely to be significant.

9 Conclusions

Prensa was engaged by McDonald's Australia Limited to undertake a Preliminary Site Investigation to identify current or historical activities undertaken at the Site that may have caused contamination to the Site.

The objective of this PSI was to provide an indication of the potential for contamination to exist at the Site as a result of current or historical activities undertaken at the Site that may pose a risk to future users of the Site, financial liability to McDonald's or impact on the constructability of the Site.

The desktop review and site inspection did not identify significant on-site or off-site sources of potential contamination, and as such, it is considered unlikely that contamination is present at the Site that may impact the development and future use.

Abbreviations

Abbreviation	Definition
AHD	Australian Height Datum
AMG	Australian Map Grid
ANZECC	Australian & New Zealand Environment & Conservation Council
BaP	Benzo(a)pyrene
BGL	Below Ground Level
DSI	Detailed Site Investigation
EPA	Environment Protection Authority
ESA	Environmental Site Assessment
m	Metres
m ²	Metres squared (area)
MGA	Map Grid Australia
mg/L	Milligrams per Litre
NATA	National Association of Testing Authorities
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure
OCP	Organochlorine Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PPM	Parts Per Million
PSI	Preliminary Site Investigation
SEPP	State Environment Protection Policy
SVOC	Semi-volatile Organic Compounds
SWL	Standing Water Level
TDS	Total Dissolved Solids
TRH	Total Recoverable Hydrocarbons
VOC	Volatile Organic Compounds
VVG	Visualising Victoria's Groundwater

Figure

Site Location

Perricoota and Cemetery Road, Moama



Not to scale - All locations are approximate

Ground Floor, prensa.com.au
5 Burwood Rd, P: (03) 9508 0100
Hawthorn VIC 3122 F: (03) 9509 6125


Client No: M0002 Job No: 99934M

Client: McDonald's Australia Limited

Project: Preliminary Site Investigation

Address: Perricoota and Cemetery Road,
Moama, NSW, 2731

Legend:

 Site Boundary Approximate Location

Index Location Map:

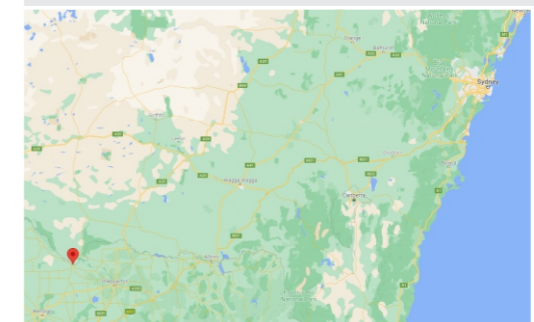


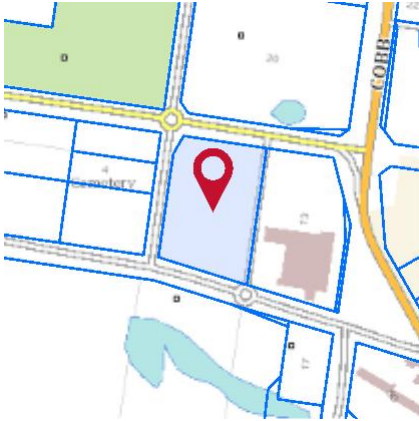
Image Source: Google Maps Viewed: 01/12/2021

File Name:	99934M PSI Moama Figure 1		Version:	1
Drawn By:	Checked By:	Date:	Figure number:	
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Appendix A: Planning Property Reports

Property Report

BOUNDARY ROAD MOAMA 2731



Property Details

Address: BOUNDARY ROAD MOAMA 2731
 Lot/Section /Plan No: 1/-/DP1146951
 Council: MURRAY RIVER COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Murray Local Environmental Plan 2011 (pub. 16-12-2011)
Land Zoning	B2 - Local Centre: (pub. 16-12-2011)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	NA
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

- Murray Regional Environmental Plan No 2—Riverine Land: Land Application (pub. 31-3-1994)
- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences and Consents) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Subject Land (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Allowable Clearing Area (pub. 17-9-2021)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Bushfire Prone Land

Vegetation Buffer

Land near Electrical Infrastructure

This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.

Local Aboriginal Land Council

MOAMA

Regional Plan Boundary

Riverina Murray

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)










Appendix B: Summary of Groundwater Bore Use and GDE Maps

Bore ID	Distance from Site (m)	Direction from Site	Use	Bore Depth (mBGL) ¹
GW018296	1175	SE	Unknown	4.9
GW068215	886	W	Unknown	26.8
GW504343	1363	SE	Unknown	34
GW504388	1421	SE	Unknown	30
GW504494	1877	NE	Unknown	15
GW504495	1843	NE	Unknown	19
GW504496	1860	NE	Unknown	15
GW505662	140	E	Unknown	10.5
GW505782	1897	E	Unknown	45.5

Notes: ¹ mBGL – m below ground level

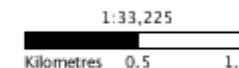


Aquatic GDE

-  Known GDE (regional study)
-  High potential GDE (regional study)
-  Moderate potential GDE (regional study)
-  Low potential GDE (regional study)
-  Unclassified potential GDE (regional study)
-  High potential GDE (national assessment)
-  Moderate potential GDE (national assessment)
-  Low potential GDE (national assessment)
-  Unclassified potential GDE (national assessment)

World Street Map

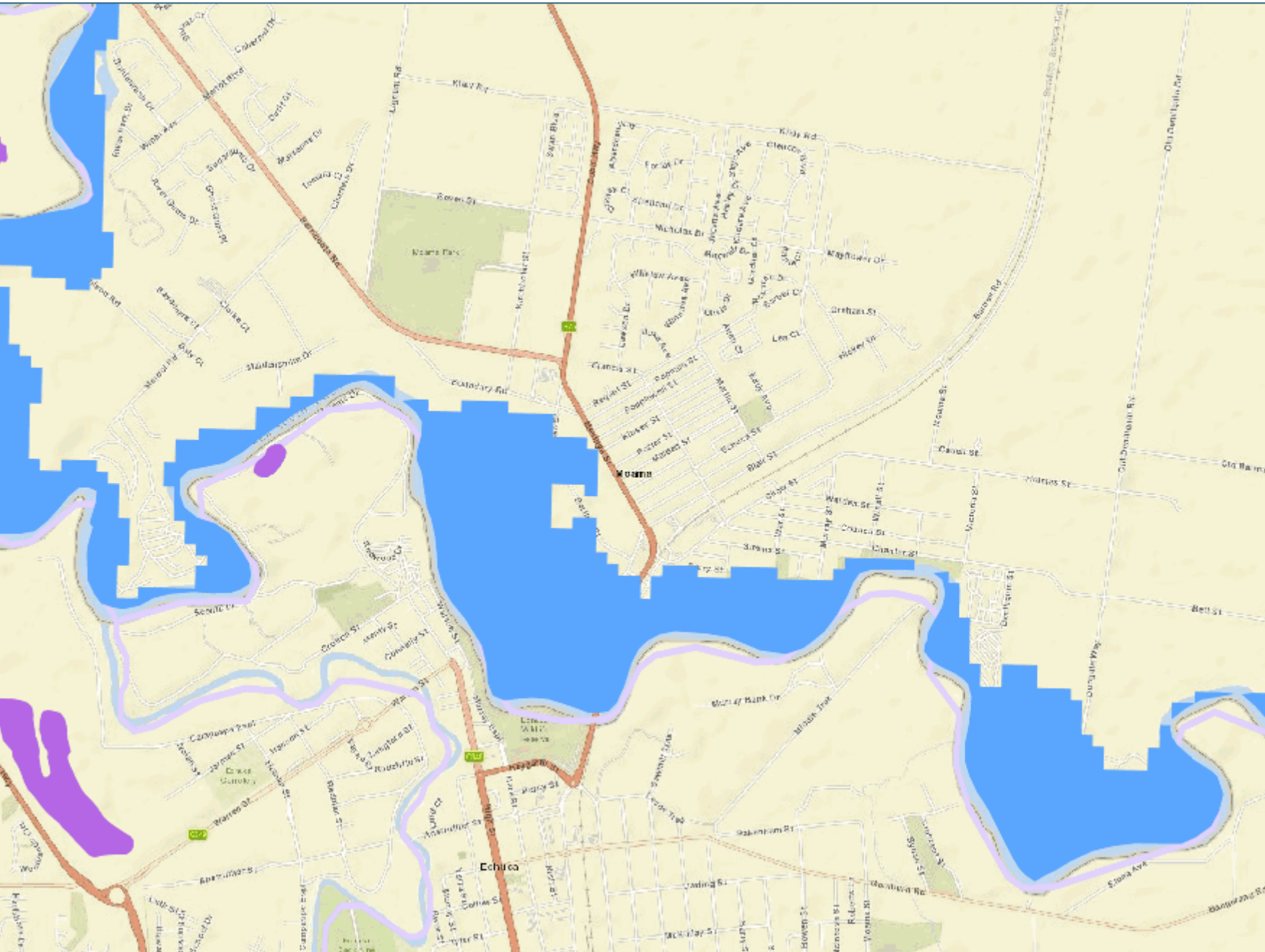
Islands



Data Source: Bureau of Meteorology, Geoscience Australia and State/Territory lead water agencies. Refer to metadata for further information: [Click here](#)


Australian Albers GDA94

Date: 15 November, 2021








Terrestrial GDE (no data)


 No ecosystems analysed


Terrestrial GDE


 Known GDE (regional study)


 High potential GDE (regional study)


 Moderate potential GDE (regional study)


 Low potential GDE (regional study)

 Unclassified potential GDE (regional study)

 High potential GDE (national assessment)

 Moderate potential GDE (national assessment)

 Low potential GDE (national assessment)

 Unclassified potential GDE (national assessment)



1:33,587
Kilometres 0.5 1.0

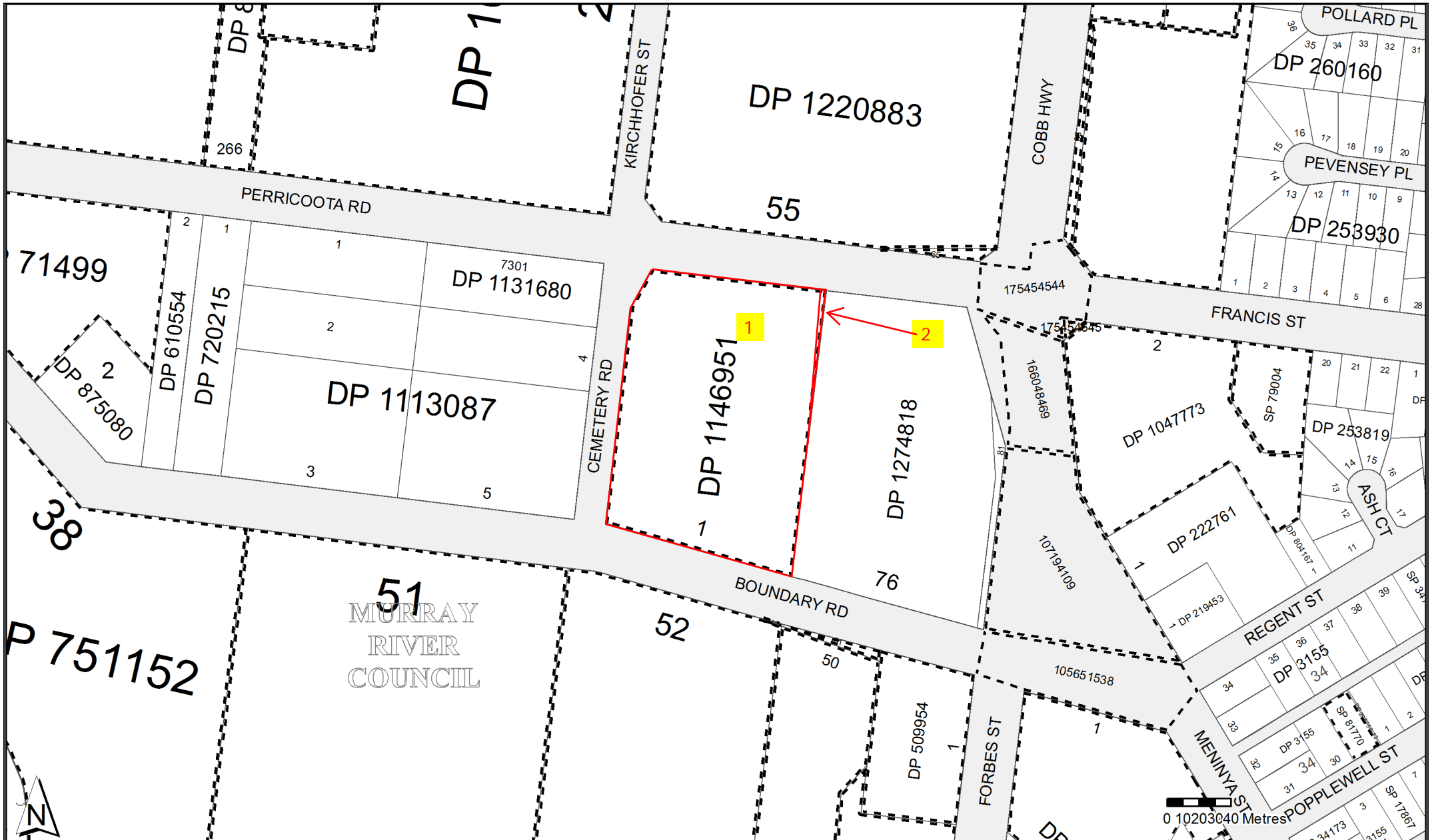
Data Source: Bureau of Meteorology, Geoscience Australia and State/Territory lead water agencies. Refer to metadata for further information: [Click here](#)

Australian Albers GDA94

Date: 15 November, 2021



Appendix C: Title Information





NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

25/11/2021 1:28PM



FOLIO: A/339788

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

Prior Title(s): VOL 5040 FOL 62

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/4/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/11/1993	DP834746	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10373243

NEW SOUTH WALES

Appln. No. 18377.
Prior Title Vol. 5040 Fol. 61.

Vol. **10373** Fol. **243**

Edition issued. 15-8-1966.



LB

10373 243 Fol.

(Page 1) Vol.

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

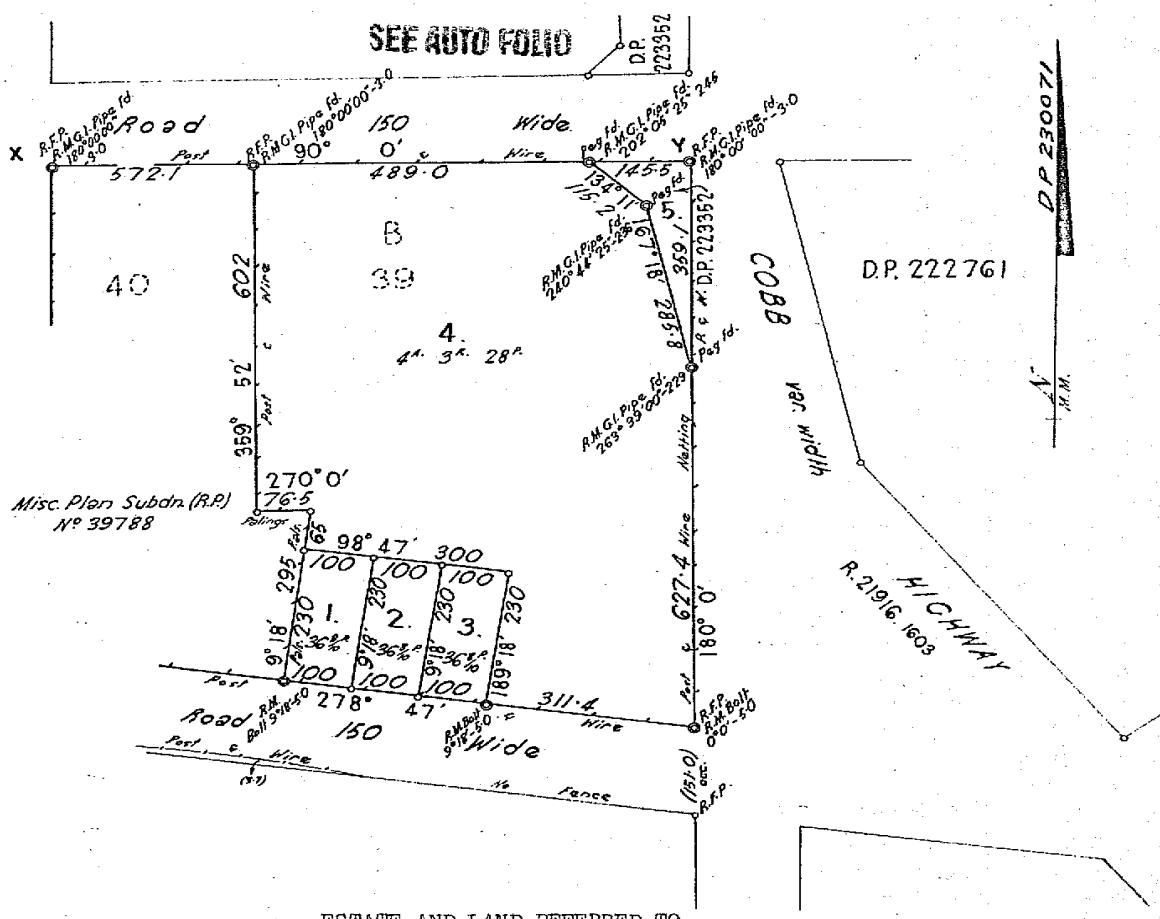
Witness *D. Sullivan.*

CANCELLED

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 230071 at Moama in the Shire of Murray Parish of Moama and County of Cadell being part of Portion 39 granted to George Beswick on 31-12-1862 and part of Portion 40 granted to James Maiden on 31-12-1862.

FIRST SCHEDULE (continued overleaf)

~~PHILIP HENRY MINCHIN, Agent and ROMA MINCHIN, Married Woman, both of Moama, as Joint Tenants.~~

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)

GRY 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

Jawatson
Registrar General.

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

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



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

25/11/2021 1:10PM

FOLIO: 2/834746

First Title(s): OLD SYSTEM

Prior Title(s): ~~1-4/230071~~ A/339788

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
16/11/1993	DP834746	DEPOSITED PLAN	FOLIO CREATED EDITION 1
14/6/1994	DP840058	DEPOSITED PLAN	
12/7/1994	U408814	REQUEST	
16/11/1994	U739981	TRANSFER	
16/11/1994	U720554	REQUEST	FOLIO CANCELLED
21/8/2000	7035215	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

RP13

TRANSFER

Real Property Act, 1900



U
739981 K



\$2

Office of State Revenue use only

D

00:2\$

211293 7931 04 200712375/03

(A) LAND TRANSFERRED

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Certificate of Title Volume 5040 Folio 62

being part formerly in A/339788 now 2/837 46

(B) LODGED BY

OFFICE USE
<i>04RX</i>
<i>F431233</i>

L.T.O. Box 28A	Name, Address or DX and Telephone GALLOWAY & CO. Phone: 233-1011 Fax: 232-648 DX 349 Mills L.T.O. Delivery 28A REFERENCE (max. 15 characters)
--------------------------	--

(C) TRANSFEROR

MARGARET FRANCES RYAN and KATHLEEN MARY RYAN

(D) acknowledges receipt of the consideration of **\$200,000.00**

and as regards the land specified above transfers to the transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. 2. 3.

(F) TRANSFEREE

T	<u>NORMAN EDWARD VISCA and JOAN ROMA VISCA</u> as joint tenants/tenants-in-common JT2
----------	---

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE 22nd December 1993

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

Margaret Frances Ryan who executes this transfer on her own behalf and as Attorney under Power for KATHLEEN MARY RYAN, Registered Book 3848 No. 350 and who Certies that she has no notice of revocation of the said Power of Attorney

[Signature]
Signature of Witness

C. J. KINNANE
Name of Witness (BLOCK LETTERS)

284 HARE ST. ELNORA, SOLICITOR,
Address of Witness

[Signature]
Signature of Transferor

Signed in my presence by Margaret Frances Ryan who is personally known to me
[Signature] C. J. KINNANE

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

[Signature]

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

PETER S. HEBBALD
SOLICITOR

Signature of Transferee 3

[Signature]
Solicitor

CHECKED BY (office use only)

M+H

17/12/93
1073



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

25/11/2021 1:07PM

FOLIO: 50/840058

First Title(s): OLD SYSTEM

Prior Title(s): 2/834746

Recorded	Number	Type of Instrument	C.T. Issue
14/6/1994	DP840058	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
17/11/1994	U720554	REQUEST	FOLIO CREATED EDITION 1
30/11/2005	AB949435	TRANSFER	
30/11/2005	AB949436	MORTGAGE	EDITION 2
19/12/2005	DP1091697	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Form: 01T
Licence: 01-05-025
Licensee: D.G. Skinner & Associates

TRANSFER



AB949435S

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the required by this form for the establishment and maintenance of the Real Property Act Register. Section 30B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

Office of State Revenue	
Client No: 3258880	24
Duty: \$2.00	Trans No: 3080788
Asst details:	

Office of State Revenue use only

(A) TORRENS TITLE

If appropriate, specify the part transferred
50/840058 & 1/834746

(B) LODGED BY

Delivery Box	Name, Address or DX and Telephone
<i>JAS</i>	LLPN: 123836E CTB
	Reference (optional): 317574

CODES
T
TW
(Sheriff)

(C) TRANSFEROR

NORMAN EDWARD VISCA AND JOAN ROMA VISCA

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$4,300,000.00 and as regards

(E) ESTATE

The land specified above transfers to the transferee an estate in fee simple.

(F) SHARE

Whole

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEEE

PERRICOOTA 1 PTY LTD A.C.N. 113 216 621

(I)

TENANCY:

DATE

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

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

Signature of witness: *[Signature]*

Signature of transferor: *[Signature]*
Joan Roma Visca

Name of witness: *ALISTAIR LEE*
Address of witness: *RMB 1155 Lake Rd. MARRAMA 2731*

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appears(s) below pursuant to the authority specified.

Corporation: PERRICOOTA 1 PTY LTD A.C.N. 113 216 621
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: *[Signature]*

Signature of authorised person:

Name of authorised person: *CHRISTOPHER JAMES SIME*
Office held: *SOLE Director / Secretary*

Name of authorised person:
Office held: Director



SEARCH DATE

25/11/2021 1:06PM

FOLIO: 1/1146951

First Title(s): OLD SYSTEM

Prior Title(s): 11/1118765

Recorded	Number	Type of Instrument	C.T. Issue
12/1/2010	DP1146951	DEPOSITED PLAN	FOLIO CREATED EDITION 1
31/3/2010	AF403504	DISCHARGE OF MORTGAGE	
31/3/2010	AF403505	TRANSFER	
31/3/2010	AF403506	MORTGAGE	EDITION 2
4/4/2011	AG100396	RELEASE OR EXTINGUISHMENT OF RESTRICTION ON THE USE OF LAND	EDITION 3
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 4 CORD ISSUED
5/12/2019	AP735369	CAVEAT	
11/11/2020	AQ545331	WITHDRAWAL OF CAVEAT	
13/11/2020	AQ556876	CAVEAT	
18/11/2021	AR629039	DISCHARGE OF MORTGAGE	
18/11/2021	AR629040	TRANSFER	
18/11/2021	AR629041	MORTGAGE	EDITION 5

*** END OF SEARCH ***

Form: 01T
Release: 3.0
www.lands.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900



AF403505U

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

STAMP DUTY

Office of State Revenue use only	Office of State Revenue
	NSW Treasury Client No: 99424809 Duty: 10- Trans No: 5730183 Asst details:

(A) TORRENS TITLE

1/1146951

(B) LODGED BY

Document Collection Box 45A	Name, Address or DX and Telephone Cosgriff LLPN: 123044G PO BOX 858 ECHUCA VIC 3564 Reference: JC SB 191420-1 10 EV 7702	Level 5, Building C 1 Homebush Bay Drive Rhodes NSW 2138	CODES T TW (Sheriff)

(C) TRANSFEROR

PERRICOOTA 1 PTY LIMITED (RECEIVER APPOINTED) (IN LIQUIDATION)
(ACN 113 216 621)

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 1,125,000.00 and as regards

(E) ESTATE the land specified above transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED Whole

(G) Encumbrances (if applicable):

(H) TRANSFEREE

BUTON PTY LTD (ACN 105 818 004) of 185 Arden Street, North Melbourne Vic 3051
TENANCY:

DATE

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: Perricoota 1 Pty Ltd (Receiver Appointed) (In liquidation) (ACN 113 216 621)

* Authority: Section 127 of the Corporation Act 2001

Signature of authorised person:	Signature of authorised person:
Name of authorised person:	Name of authorised person: <u>See Annexure</u>
Office held:	Office held:

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name: James Anthony Cosgriff
Signatory's capacity: transferee's solicitor

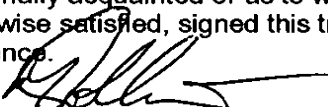
2x

n: TU3505

This is the Annexure A to the Transfer between PERRICOOTA 1 PTY LIMITED (RECEIVER APPOINTED)(IN LIQUIDATION)ACN 113 216 621 (Transferor) and BUTON PTY LTD ACN 105 818 004 (Transferee) dated

Signed by Perricoota 1 Pty Limited (Receiver Appointed)(In Liquidation)ACN 113 216 621) by its receiver, John Georgakis, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferor

X 

Signature of witness

← X 

Signature of John Georgakis

X Marian Terence Collins

Name of witness

X 8 Exhibition St, Melbourne

Address of witness

System Document Identification

Form Number:01T-e
Template Number:t_nsw18
ELN Document ID:770323250
ELN NOS ID:770323252

TRANSFER
New South Wales
Real Property Act 1900

Land Registry Document Identification

AR629040

Stamp Duty: 10206736-001

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

LODGED BY:

Responsible Subscriber: EASTERN BRIDGE ABN 80893349028
Address: SE 1, 123 Whitehorse RD
Balwyn 3103
Email: anthony@easternbridge.com.au
ELNO Subscriber Number: 1774
Customer Account Number: 500896J
Document Collection Box: 1W
Client Reference: 603-0058923 - M

LAND TITLE REFERENCE

1/1146951

TRANSFEROR

BUTON PTY LTD ACN 105818004
Registered company

TRANSFeree

LOT 1 PERRICOOTA PTY LTD ACN 645532154
Registered company

Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of \$2,000,000.00

ESTATE TRANSFERRED

FEE SIMPLE

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

SIGNING FOR TRANSFEROR

I certify that:

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

Party Represented by Subscriber:

BUTON PTY LTD

Signed By: Emma Louise Wright
ELNO Signer Number: 38660

Signer Capacity: Practitioner Certifier
Digital Signing Certificate Number:

**Signed for
Subscriber:**

PARTNERS OF COSGRIFF ORCHARD LEGAL ABN 52401731028
PARTNERS OF COSGRIFF ORCHARD LEGAL
COSGRIFF LAWYERS

Subscriber Capacity:Representative Subscriber

ELNO Subscriber Number: 14660

Customer Account Number:501691

Date: 18/11/2021

SIGNING FOR TRANSFEREE

I certify that:

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

Party Represented by Subscriber:

LOT 1 PERRICOOTA PTY LTD

Signed By: Andrew Barrett

Signer Capacity:Practitioner Certifier

ELNO Signer Number: 50388

Digital Signing Certificate Number:

**Signed for
Subscriber:**

PARTNERS OF KING & WOOD MALLESONS ABN 22041424954

KING & WOOD MALLESONS

Subscriber Capacity:Representative Subscriber

ELNO Subscriber Number: 9387

Customer Account Number:501426

Date: 18/11/2021



FOLIO: 1/1146951

SEARCH DATE	TIME	EDITION NO	DATE
25/11/2021	1:05 PM	5	18/11/2021

LAND

LOT 1 IN DEPOSITED PLAN 1146951
AT MOAMA
LOCAL GOVERNMENT AREA MURRAY RIVER
PARISH OF MOAMA COUNTY OF CADELL
TITLE DIAGRAM DP1146951

FIRST SCHEDULE

LOT 1 PERRICOOTA PTY LTD (T AR629040)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1091697 RESTRICTION(S) ON THE USE OF LAND
AG100396 RELEASED AS REGARDS ITEM 3.1(A) OF THE
RESTRICTION CREATED BY DP1091697
- 3 DP1118765 RIGHT OF ACCESS 3.3 METRE(S) WIDE AFFECTING THE
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP1118765 RIGHT OF ACCESS 3.3 METRE(S) WIDE APPURTENANT TO THE
LAND ABOVE DESCRIBED
- 5 AR629041 MORTGAGE TO MOAMA PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Appendix D: Aerial Photographs

Aerial Photographs

prensa 

Client No:
M0002

Job No:
99934M

Address:

Client:
McDonald's Australia Ltd

Project:
Preliminary Site Investigation

Perricoota and Cemetery
Road, Moama, NSW, 2731

Ground Floor,
5 Burwood Rd,
Hawthorn VIC 3122

prensa.com.au
P: (03) 9508 0100
F: (03) 9509 6125

1945



1956



Aerial Photographs

prensa 

Client No:
M0002

Job No:
99934M

Address:

Client:
McDonald's Australia Ltd

Project:
Preliminary Site Investigation

Perricoota and Cemetery
Road, Moama, NSW, 2731

Ground Floor,
5 Burwood Rd,
Hawthorn VIC 3122

prensa.com.au
P: (03) 9508 0100
F: (03) 9509 6125

1978



1990



Aerial Photographs

prensa 

Client No:
M0002

Job No:
99934M

Address:

Client:
McDonald's Australia Ltd

Project:
Preliminary Site Investigation

Perricoota and Cemetery
Road, Moama, NSW, 2731

Ground Floor,
5 Burwood Rd,
Hawthorn VIC 3122

prensa.com.au
P: (03) 9508 0100
F: (03) 9509 6125

2002



2009



Aerial Photographs

prensa 

Client No:
M0002

Job No:
99934M

Address:

Client:
McDonald's Australia Ltd

Project:
Preliminary Site Investigation

Perricoota and Cemetery
Road, Moama, NSW, 2731

Ground Floor,
5 Burwood Rd,
Hawthorn VIC 3122

prensa.com.au
P: (03) 9508 0100
F: (03) 9509 6125

2021



Appendix E: Section 10.7 Planning Certificate

SECTION 10.7(2) + (5) PLANNING CERTIFICATE
 Issued under the *Environmental Planning and Assessment Act 1979*

APPLICANT: Megan Olasiman
 5 Burwood Road
 Hawthorn VIC 3211

CERTIFICATE NO: 361-2122c
DATE: 19 November 2021

Email: megan.olasiman@prensa.com.au

APPLICANT'S REFERENCE: 99934M

COUNCIL'S REFERENCE: 11212495

DESCRIPTION OF LAND:

Lot: 1
DP: 1146951
Address: Boundary Road
 Moama NSW 2731

OWNER: Buton Pty Ltd

The following information is provided in respect of the abovementioned land pursuant to Section 10.7(2) of the [Environmental Planning and Assessment Act 1979](#), (the Act), as amended:

1. Names of relevant planning instruments and DCPs

The names of:

<p>(1) each environmental planning instrument that applies to the carrying out of development on the land.</p>	<p>Murray Local Environmental Plan 2011 The Murray Local Environmental Plan 2011 is the principal statutory planning document prepared by Council to guide planning decisions for the Greater Murray and Moama wards of the Murray River Local Government Area. An electronic version is available at: www.legislation.nsw.gov.au. Murray Regional Environmental Plan No 2—Riverine Land</p>
<p>(2) each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Planning Secretary has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved).</p>	<p>State Environmental Planning Policies – Refer to Appendix 'B' Proposed Murray LEP 2011 - Planning Proposals Nil Draft SEPP (Environment) Housekeeping Amendment to SEPP (Exempt and Complying Development Codes) 2008 Proposed Amendments to SEPP No. 55 - Remediation of Land</p>

(3) each development control plan that applies to the carrying out of development on the land.	<p>Murray Development Control Plan 2012: Amendment 5</p> <p>The <i>Murray Development Control Plan 2012</i> contains detailed planning controls that set out the guidelines and considerations against which development proposals can be consistently measured and assessed for determination purposes for the Greater Murray and Moama Wards of the Murray River Local Government Area.</p>
<p>Note: In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.</p>	

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

(a) the identity of the zone, whether by reference to a name (such as “Residential Zone” or “Heritage Area”) or by reference to a number (such as “Zone No 2(a)”)	B2 Local Centre
(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	Refer to Appendix ‘A’
(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	<p>All development (construction and/or use) in this zone requires approval (development consent or complying development certificate) unless it is prohibited or, if listed as Exempt Development in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or where relevant in Clause 3.1 of Murray LEP 2011.</p> <p>The demolition of all dwelling houses and most buildings or structures on the land requires development consent unless it is Exempt Development.</p>
(d) the purposes for which the instrument provides that development is prohibited within the zone,	Refer to Appendix ‘A’
(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,	Refer to Appendix ‘A’
(f) whether the land includes or comprises critical habitat	Not known to.
(g) whether the land is in a conservation area (however described),	No
(h) whether an item of environmental heritage (however described) is situated on the land.	No

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

<p>To the extent that the land is within any zone (however described) under:</p> <p>(a) Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or</p> <p>(b) a Precinct Plan (within the meaning of the 2006 SEPP), or</p> <p>(c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,</p> <p>the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).</p>	Not applicable.
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3. Complying development

<p>Whether or not the land on which no complying development may be carried out under the <u>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</u> and, if no complying development may be carried out on that land under that Policy, the reason why complying development may not be carried out on that land.</p>	<p>Part 3 Housing Code Not applicable.</p> <p>Part 3A Rural Housing Code Not applicable.</p> <p>Part 3B Low Rise Medium Density Housing Code Not applicable.</p> <p>Part 3C Greenfield Housing Code Not applicable.</p> <p>Part 3D Inland Code Not applicable.</p> <p>Part 4 Housing Alterations Code Complying Development under the Codes SEPP may be carried out on all of land.</p> <p>Please note that Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.</p> <p>Part 4A General Development Code Complying Development under the Codes SEPP may be carried out on all of land.</p> <p>Please note that Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.</p> <p>Part 5 Commercial and Industrial Alterations Code Complying Development under the Codes SEPP may be carried out on all of land.</p> <p>Please note that Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.</p> <p>Part 5A Commercial and Industrial (New Buildings and Additions) Code Complying Development under the Codes SEPP may be carried out on all of land.</p> <p>Please note that Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.</p> <p>Part 5B Container Recycling Facilities Code Complying Development under the Codes SEPP may be carried out on all of land.</p> <p>Please note that Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.</p> <p>Part 6 Subdivisions Code Complying Development under the Codes SEPP may be carried out on all of land.</p> <p>Please note that Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.</p> <p>Part 7 Demolition Code Complying Development under the Codes SEPP may be carried out on all of land.</p> <p>Please note that Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.</p> <p>Part 8 Fire Safety Code Complying Development under the Codes SEPP may be carried out on all of land.</p> <p>Please note that Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.</p>
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	<p>Disclaimer - This certificate only addresses matters raised in Clauses 1.17A (1)(c-e),(2),(3),(4), 1.18(1)(c3) & 1.19 of the Codes SEPP. It is your responsibility to ensure that you comply with any other requirements of the Codes SEPP. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the Codes SEPP could be invalidated by the Land and Environment Court.</p>
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4, 4A (Repealed)

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

<p>In relation to a coastal council—whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under Section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of Section 553B of that Act).</p> <p>Note. “Existing coastal protection works” are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.</p>	<p>Not applicable.</p>
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5. Mine subsidence

<p>Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.</p>	<p>This land is not proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.</p>
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6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

<p>(a) Division 2 of Part 3 of the Roads Act 1993, or (b) any environmental planning instrument, or (c) any resolution of the Council.</p>	<p>Not known to be affected.</p>
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7. Council and other public authorities policies on hazard risk restrictions

Whether or not the land is affected by a policy:

<p>(a) adopted by the Council, or (b) adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).</p>	
<p>Yes- bushfire</p>	

7A. Flood related development controls

<p>(1) If the land or part of the land is within the flood planning area and subject to flood related development controls. (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls. (3) In this clause— flood planning area has the same meaning as in the Floodplain Development Manual. Floodplain Development Manual means the <i>Floodplain Development Manual</i>(ISBN 0 7347 5476 0) published by the NSW Government in April 2005. probable maximum flood has the same meaning as in the Floodplain Development Manual.</p>	
<p>No</p>	

8. Land reserved for acquisition

<p>Whether or not any environmental planning instrument, or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act.</p>	<p>Not known to be reserved</p>
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9. Contributions plans

<p>Section 7.11 (formally Section 94) Development Contributions Plan, December 2011 as amended</p> <p>This plan details charges to be levied on development in relation to:</p> <ul style="list-style-type: none">• Roads• Open Space• Community Facilities• Waste• Stormwater• Car Parking
<p>Section 64 Development Servicing Plan, July 2005 as amended</p> <p>This plan details charges to be levied on development in relation to:</p> <ul style="list-style-type: none">• Water• Sewerage
<p>Section 64 and Section 7.11/Section 7.12 Plans</p> <p>These plans contain the financial contributions required of certain development to financially assist Council in meeting the cost of providing facilities and services. Land subdivision, dual occupancy, medium density housing, commercial development and industrial development which are likely to cause an increased use of community facilities or municipal services may attract development contributions.</p>

9A. Biodiversity certified land

<p>If the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016, a statement to that effect.</p> <p>Note. Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.</p>	<p>None that Council is aware of.</p>
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10. Biodiversity stewardship sites

<p>If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).</p> <p>Note. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.</p>	<p>None that Council is aware of.</p>
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10A. Native vegetation clearing set asides

<p>If the land contains a set aside area under Section 60ZC of the Local Land Services Act 2013, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).</p>	<p>None that Council is aware of.</p>
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11. Bush fire prone land

<p>If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.</p> <p>If none of the land is bush fire prone land, a statement to that effect.</p>	<p>Part of the land is bush fire prone.</p>
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12. Property vegetation plans

<p>If the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies, a statement to that effect (but only if the Council has been notified of the existence of the plan by the person or body that approved the plan under that Act).</p>	<p>None apply.</p>
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13. Orders under Trees (Disputes Between Neighbours) Act 2006

<p>Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the Council has been notified of the order).</p>	<p>None apply.</p>
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14. Directions under Part 3A

<p>If there is a direction by the Minister in force under Section 75P(2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.</p>	<p>None apply.</p>
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15. Site compatibility certificates and conditions for seniors housing

<p>If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:</p> <ul style="list-style-type: none">(a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:<ul style="list-style-type: none">(i) the period for which the certificate is current, and(ii) that a copy may be obtained from the head office of the Department, and(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.	None apply.
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16. Site compatibility certificates for infrastructure, schools or TAFE establishments

<p>A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:</p> <ul style="list-style-type: none">(a) the period for which the certificate is valid, and(b) that a copy may be obtained from the head office of the Department.	None apply.
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17. Site compatibility certificates and conditions for affordable rental housing

<p>(1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:</p> <ul style="list-style-type: none">(a) the period for which the certificate is current, and(b) that a copy may be obtained from the head office of the Department. <p>(2) A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> that have been imposed as a condition of consent to a development application in respect of the land.</p>	None apply.
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18. Paper subdivision information

<p>(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.</p> <p>(2) The date of any subdivision order that applies to the land.</p> <p>(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.</p>	None apply.
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19. Site verification certificates

<p>A statement of whether there is a current site verification certificate, of which the Council is aware, in respect of the land and, if there is a certificate, the statement is to include:</p> <ul style="list-style-type: none">(a) the matter certified by the certificate, and <p>Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.</p> <ul style="list-style-type: none">(b) the date on which the certificate ceases to be current (if any), and(c) that a copy may be obtained from the head office of the Department.	None apply.
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20. Loose-fill asbestos insulation

<p>If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	None apply.
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21. Affected building notices and building product rectification orders

(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.	None that Council is aware of.
(2) A statement of: (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.	None that Council is aware of.
(3) In this clause: affected building notice has the same meaning as in Part 4 of the <i>Building Products (Safety) Act 2017</i> . building product rectification order has the same meaning as in the <i>Building Products (Safety) Act 2017</i> .	

22. State Environmental Planning Policy (Western Sydney Aerotropolis) 2020

For land to which State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 applies, whether the land is— (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Policy, or (b) shown on the <i>Lighting Intensity and Wind Shear Map</i> under that Policy, or (c) shown on the <i>Obstacle Limitation Surface Map</i> under that Policy, or (d) in the “public safety area” on the <i>Public Safety Area Map</i> under that Policy, or (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the <i>Wildlife Buffer Zone Map</i> under that Policy.	Not applicable.
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Note: The following matters are prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate.

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act-if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued.	None apply.
(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act-if it is subject to such an order at the date when the certificate is issued.	None apply.
(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act-if it is the subject of such an approved proposal at the date when the certificate is issued.	None apply.
(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act-if it is subject to such an order at the date when the certificate is issued.	None apply.
(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act-if a copy of such a statement has been provided at any time to the local authority issuing the certificate.	None apply.

Murray River Council Contaminated Land Management Policy note
Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Council records do not have sufficient information about previous use of this land to determine whether the land is contaminated. Consideration of Council’s adopted policy and the application or provisions under relevant state legislation is warranted.

Additional relevant advice and information as provided by the Murray River Council affecting the land in accordance with Section 10.7(5) of the *Environmental Planning and Assessment Act 1979*. Such advice and information is limited to that which it is aware.

Any other comments	No
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GENERAL COMMENTS

- See Appendix A for the objectives of the zones affecting the subject land.
- Planning Instruments and the *Murray Development Control Plan 2012: Amendment 5* impose various restrictions on the use of the land which are not attributable to the zoning or reservation of the land.
- The *Murray Development Control Plan 2012: Amendment 5* complements the provisions of the *Murray Local Environmental Plan 2011* and contains the detailed planning provisions relating to development standards and guidelines which will be considered by Council when assessing a development application.
- The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.
- The provisions of any covenant, agreement or instrument applying to this land purporting to restrict or prohibit certain development may be inconsistent with the provisions of a *Regional Environmental Plan*, *State Environmental Planning Policy*, the *Murray Local Environmental Plan 2011* or the *Murray Development Control Plan 2012: Amendment 5*. In these circumstances any such covenant, agreement or instrument may be overwritten under Clause 1.9A of the *Murray Local Environmental Plan 2011*.

Any request for further information in connection with the above information should be marked to the attention of Council's Planning Department, or call 1300 087 004.



Rod Croft
Director Planning & Environment

MURRAY LOCAL ENVIRONMENTAL PLAN 2011

Appendix A

ZONE B2 Local Centre

GENERAL REQUIREMENTS

DEVELOPMENT AND SUBDIVISION

LAND USE TABLE: B2 LOCAL CENTRE ZONE

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To reinforce the role of Moama as the main commercial centre in Murray.

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Camping grounds; Cemeteries; Correctional centres; Crematoria; Depots; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Industrial retail outlets; Industrial training facilities; Industries; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Waste or resource management facilities; Water recycling facilities; Wharf or boating facilities

RELEVANT SPECIAL PROVISIONS

4.1 Minimum subdivision lot size

- (1) The objectives of this clause are as follows:
 - (a) to ensure that new subdivisions reflect lot sizes that are able to provide for adequate servicing of the land and respond to any topographic, physical or environmental constraints,
 - (b) to ensure that lot sizes are of a sufficient size and shape to accommodate development,
 - (c) to prevent the fragmentation of rural lands.
- (2) This clause applies to a subdivision of any land shown on the [Lot Size Map](#) that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the [Lot Size Map](#) in relation to that land.
- (4) This clause does not apply in relation to the subdivision of any land:
 - (a) by the registration of a strata plan or strata plan of subdivision under the [Strata Schemes Development Act 2015](#), or
 - (b) by any kind of subdivision under the [Community Land Development Act 1989](#).

4.1B Minimum subdivision lot sizes for certain split zones

- (1) The objectives of this clause are as follows:
 - (a) to provide for the subdivision of lots that are within more than one zone and cannot be subdivided under clause 4.1,
 - (b) to ensure that the subdivision occurs in a manner that promotes suitable land use and development.
- (2) This clause applies to each lot (an original lot) that contains:
 - (a) land in a residential, business or special uses zone, and
 - (b) land in RU1 Primary Production or Zone E3 Environmental Management.
- (3) Despite clause 4.1, development consent may be granted to subdivide an original lot to create other lots (the resulting lots) if:
 - (a) one of the resulting lots will contain:
 - (i) land in a residential, business or special uses zone that has an area that is not less than the minimum size shown on the [Lot Size Map](#) in relation to that land, and
 - (ii) all of the land in RU1 Primary Production or Zone E3 Environmental Management that was in the original lot, and
 - (b) all other resulting lots will contain land that has an area that is not less than the minimum size shown on the [Lot Size Map](#) in relation to that land.
- (4) For the purposes of this clause, land is in a residential, business or special uses zone if it is in any of the following zones:
 - (a) Zone R1 General Residential,
 - (b) Zone R2 Low Density Residential,
 - (c) Zone R5 Large Lot Residential,
 - (d) Zone B2 Local Centre,
 - (e) Zone B6 Enterprise Corridor,
 - (f) Zone SP1 Special Activities,
 - (g) Zone SP2 Infrastructure,
 - (h) Zone SP3 Tourist.

MURRAY LOCAL ENVIRONMENTAL PLAN 2011

Appendix B

State Environmental Planning Policies

- [State Environmental Planning Policy No 21—Caravan Parks](#)
- [State Environmental Planning Policy No 33—Hazardous and Offensive Development](#)
- [State Environmental Planning Policy No 36—Manufactured Home Estates](#)
- [State Environmental Planning Policy No 50—Canal Estate Development](#)
- [State Environmental Planning Policy No 55—Remediation of Land](#)
- [State Environmental Planning Policy No 64—Advertising and Signage](#)
- [State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development](#)
- [State Environmental Planning Policy No 70—Affordable Housing \(Revised Schemes\)](#)
- [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#)
- [State Environmental Planning Policy \(Building Sustainability Index: BASIX\) 2004](#)
- [State Environmental Planning Policy \(Concurrences and Consents\) 2018](#)
- [State Environmental Planning Policy \(Educational Establishments and Child Care Facilities\) 2017](#)
- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#)
- [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#)
- [State Environmental Planning Policy \(Infrastructure\) 2007](#)
- [State Environmental Planning Policy \(Koala Habitat Protection\) 2020](#)
- [State Environmental Planning Policy \(Koala Habitat Protection\) 2021](#)
- [State Environmental Planning Policy \(Mining, Petroleum Production and Extractive Industries\) 2007](#)
- [State Environmental Planning Policy \(Primary Production and Rural Development\) 2019](#)
- [State Environmental Planning Policy \(State and Regional Development\) 2011](#)
- [State Environmental Planning Policy \(State Significant Precincts\) 2005](#)
- [State Environmental Planning Policy \(Vegetation in Non-Rural Areas\) 2017](#)
- [Deemed State Environmental Planning Policy – Murray Regional Environmental Plan No 2—Riverine Land](#)