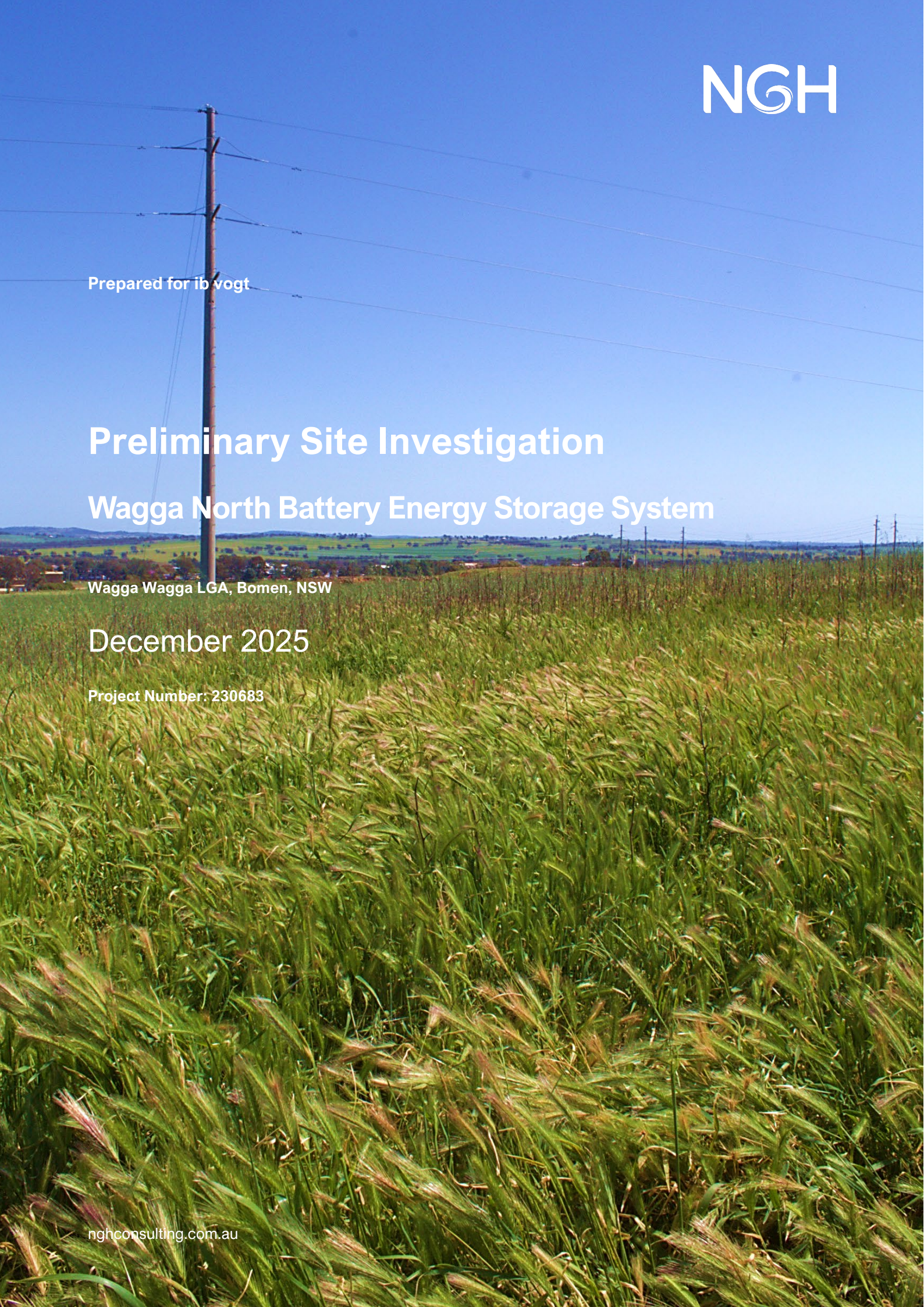


Prepared for ib vogt

Preliminary Site Investigation

Wagga North Battery Energy Storage System

Wagga Wagga LGA, Bomen, NSW

December 2025

Project Number: 230683

nghconsulting.com.au

Document verification

Project Title:	Wagga North Battery Energy Storage System
Project Number:	230683
Project File Name:	230683 Preliminary Site Investigation Final v.1.2_clean

Revision	Date	Prepared by	Approved by
Draft v1.0	28/10/2024	Alyce Gill	Willy Van Vaerenbergh
Final v1.0	30/10/2024	Alyce Gill	Willy Van Vaerenbergh Nicola Smith
Final v1.1	27/06/2025	Nicola Smith	Alyce Gill
Final v1.2	15/12/2025	Alyce Gill	Willy Van Vaerenbergh

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We acknowledge the traditional owners of this land and pay our respect to Elders past, present and emerging. We recognise that the First Nations peoples of Australia have traditionally managed the resources of this land in a sustainable way, and that they are the original stewards of the Australian environment.

Table of Contents

Acronyms and Abbreviations **6**
Executive summary **8**
1. Introduction **1**
1.1. Objectives and scope 1
1.2. Applicable guidelines and standards 3
2. Site information **4**
2.1. Site identification 4
2.2. Contaminated land registers 4
2.3. Site history 5
2.3.1. Land zoning and use 5
2.3.2. Historical land title search 7
2.3.3. Aerial photography review 12
2.3.4. Database searches 15
2.3.5. Planning instruments 16
2.3.6. Wagga Wagga SAP 17
2.3.7. Unexploded ordnance search 17
2.4. Site environmental settings 17
2.4.1. Climate 17
2.4.2. Topography 20
2.4.3. Vegetation 22
2.4.4. Surface water and hydrology 22
2.4.5. Geology 22
2.4.6. Hydrogeology 22
2.4.7. Soils 23
3. Site inspection **26**
3.1. Site photos 27
4. Potential Areas of Environmental Concern **32**
5. Preliminary Conceptual Site Model **34**
6. Discussion **37**
7. Conclusion **38**
7.1. Recommendations 39
8. References **40**
9. Limitations **41**

Appendix A Lotsearch ..... **A-I**
Appendix B Title Search ..... **B-I**
Appendix C Certificate 10.7 ..... **C-I**
Appendix D Unexpected Finds Protocol ..... **D-I**

Figures

Figure 1-1 Project site 2
Figure 2-1 Land zoning 6
Figure 2-2 Topography 24
Figure 2-3 Hydrology 25
Figure 3-1 Ground coverage within the investigation area 27
Figure 3-2 Internal access road 27
Figure 3-3 Road base occurring at the intersection of Bavin Road and the site 27
Figure 3-4 Scrap metal and wooden waste materials 27
Figure 3-5 Scrap metal 27
Figure 3-6 General waste (polystyrene foam) 28
Figure 3-7 Culvert (and rock armouring) 28
Figure 3-8 Stock loading station 28
Figure 3-9 Water trough 28
Figure 3-10 Concrete slab containing agricultural equipment and scrap metal 29
Figure 3-11 Unused metal signage structure (sign observed on the ground) 29
Figure 3-12 Road base (gravel) leading up to the concrete slab 29
Figure 3-13 Shed, water tank, scrap metal, timber, a shipping container, plastic storage containers and a small material stockpile 30
Figure 3-14 Road base 30
Figure 3-15 Stockpile of sand and gravel 30
Figure 3-16 Site observations 31
Figure 4-1 Potential AECs 33

Table

Table 2-1 Site identification 4
Table 2-2 Records from the NSW EPA Contaminated Land list (within 1000 m of the site) 4
Table 2-3 EPA Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices 5
Table 2-4 Historic land title search 7

Table 2-5 Aerial photography review 12

Table 2-6 Climate and weather statistics for Wagga Wagga Aviation Meteorological Office (AMO) (station number 072150) 18

Table 5-1 Preliminary CSM 34

Acronyms and Abbreviations

ACM	Asbestos containing material
AEC	Areas of Environmental Concern
AHD	Australian Height Datum
ASC	Assessment of Site Contamination
ASL	Above sea level
AWS	Automatic weather station
BTEXN	Benzene, Toluene, Ethylbenzene, Xylene and Naphthalene
CEMP	Construction Environmental Management Plan
CEnvP	Certified Environmental Practitioner (Site Contamination)
CoPC	Chemicals of potential concern
CSM	Conceptual site model
DCP	Development Control Plan
DPE	Department of Planning and Environment (NSW)
DP	Deposited Plan
EPA	Environmental Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979* (NSW)
GDE	Groundwater dependent ecosystem
GSG	Greater Soil Group
ha	hectares
km	kilometres
LEP	Local Environment Plan
LGA	Local government area
m	metres
NEPM	National Environment Protection Measure
NGH	NGH Pty Ltd

NSW	New South Wales
OCP	Organochloride Pesticide
OPP	Organophosphate Pesticide
PAHs	Polycyclic Aromatic Hydrocarbons
PCBs	Polychlorinated Biphenyls
PCT	Plant Community Type
PFAS	Per- and Polyfluoroalkyl Substances
POEO Act 1997	*Protection of the Environment Operations Act 1997*
PSI	Preliminary Site Investigation
REF	Review of Environmental Factors
SAP	Special Activation Precinct
SEPP	State Environmental Planning Policy
TDS	Total Dissolved Solids
TRHs	Total Recoverable Hydrocarbons
UFP	Unexpected Finds Procedure
UXO	Unexploded ordnance
SVOC	Semi-volatile Organic Compound
VHCs	Volatile Halogenated Compounds

Executive summary

Introduction

NGH Pty Ltd (NGH) were engaged by ib vogt to prepare a Preliminary Site Investigation (PSI) to support the development of a battery energy storage system (BESS) on part of Lot 1 and Lot 2 Deposited Plan (DP) 1115229 (the site), also referred to as 116 Bavin Road, Bomen, 2650.

Objectives and scope of work

The objectives of the PSI were to provide a report specific to the site, as per the National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM), to determine if an intrusive investigation (e.g. soil sampling) was required within the site and provide recommendations regarding the scope and extent of the intrusive investigation (if required).

The scope of works included a site walkover, a review of historical databases, land title searches and aerial photography, development of a preliminary conceptual site model (CSM) and the preparation of this report.

Discussion

The results of the PSI indicate that the site is situated on Kandosols (ASC). Soils occurring within the site are associated with the Red Earths (less fertile) and the Brown Earths GSG and are typical of the area. The topography of the site slopes steadily downhill to the west.

The nearest mapped watercourse is located approximately 237 metres (m) southeast of the site. It is an unnamed, first order waterway under the Strahler Classification System. This waterway feeds into the Murrumbidgee River, a ninth order waterway, approximately 2.1 kilometres (km) southeast of the site.

A search of the Contaminated Land List returned no records within the site. The Contaminated Land Record of Notices did not return any notices within the site, nor is the land known to contain a former gasworks development. The site has been used for the purposes of cropping. CoPCs associated with cropping include Organochlorine Pesticides (OCPs), Organophosphate Pesticides (OPPs) and herbicides. In addition to this, a substation has been constructed on Lot 1 DP1115229. CoPCs associated with substations include asbestos, asbestos, benzene, toluene, ethylbenzene, xylene and naphthalene (BTEXN), total petroleum/recoverable hydrocarbons (TPHs/TRHs), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), semi-volatile organic compounds (SVOCs), volatile halogenated compounds (VHCs), per- and polyfluoroalkyl substances (PFAS), heavy metals, phenols and herbicides.

A number of potential offsite contamination sources were also identified, including:

- AEC 3 – Waste storage (Lot 1 DP 260958). This development is licenced for waste storage - including hazardous, restricted solid, liquid, clinical and related waste and asbestos waste. CoPCs include asbestos, BTEXN, TPHs/TRHs, PAHs, PCBs, SVOCs, VHCs, PFAS, heavy metals, phenols and herbicides. Lot 1 DP 260958 was also identified as a former Laminex facility. Activities occurring for this development included hazardous, industrial or Group A waste generation / storage. Potential CoPCs include solvents, PAHs, pesticides, heavy metals, ammonia and creosols (WSP, 2019)
- AEC 4 – Former wool merchant (Lot 2 DP 1228221). Activities included wool storage and scourage. CoPCs include TRHs (confirmed), pesticides, heavy metals, chloride, sulfate, carbonate and nutrients (WSP, 2019)
- AEC 5 – Filled land (associated with the Laminex Facility). CoPCs include solvents, PAHs, pesticides, heavy metals, ammonia and creosols (WSP, 2019).

Limitations regarding this PSI have been discussed in Section 9.

Conclusion

The site is considered suitable for the proposed purpose, namely the construction and operation of a BESS, noting the following:

- **AEC 1:** This PSI has been prepared to inform a construction program. In addition to this, the Project would result in a change to a less sensitive land use. In accordance the findings of the Wagga Wagga PSI (WSP, 2019), potential contamination associated with agricultural activities can be managed through the implementation of an Unexpected Finds Protocol (as part of the Construction Environmental Management Plan (CEMP)). As such, no further assessment is required
- **AEC 2:** Australia banned the importation and manufacture of PCBs in 1975 (Australian Government, 2022). Similarly, the use of asbestos in Australia was banned in 2003 (Australian Government, accessed October 2024(a)), while the Australian Government has worked since 2002 to reduce the use of PFAS (Australian Government, accessed October 2024(b)). Noting that the substation was constructed between 2003 – 2014, contamination of the site from PCBs, asbestos or PFAS is considered unlikely
  No evidence of fuel storage was observed during the aerial photography review. As such, contamination from BTEXN, TPHs / TRHs, PAHs, SVOCs, VHCs, phenols or heavy metals is also considered unlikely
- **AEC 3**: The site is located upgradient to Lot 1 DP 260958. Therefore, any contaminants occurring within Lot 1 DP 260958 would move to the west (and away from the site). The existing development operates under EPL 21665. It is unlikely that asbestos (including asbestos fibres) would be permitted to leave the site under the requirements of the EPL
- **AEC 4 / AEC 5**: Any contaminants occurring within Lot 2 DP 1228221 or Lot 22 DP 1085826 and reaching the groundwater would migrate to the west, assuming that the groundwater gradient follows topography. In addition to this, ground disturbing activities are not expected to exceed 1 metres below ground level. Geotechnical investigations as part of the DA were conducted at the proposed BESS site included drilling four boreholes to a depth of 5m (refer to Appendix L of the Statement of Environmental Effects). No groundwater was encountered in any boreholes, and no refuse was encountered. As such, the likelihood of intercepting groundwater during the construction of the Project is considered to be low.

The results of the PSI indicate that the site is not likely to present a risk to human health or the environment. The site is considered to be suitable for the proposed land use. No further intrusive assessment is considered required.

Recommendations

Prior to the commencement of construction, the Applicant will consult with Transgrid to determine whether any known spills or contaminating activities have occurred at the substation. If spills or contaminating activities are identified as result of this consultation, further investigation will be required.

A Construction Environmental Management Plan (CEMP) will be developed and implemented for the Project. The CEMP will:

- Acknowledge that soils at the site may be impacted with contaminants associated with cropping, including organochlorine pesticides (OCPs), organophosphate pesticides (OPPs) and herbicides
- Include the Unexpected Finds Protocol (UFP) provided in Appendix D. The UFP will be implemented, should contamination be identified onsite during the construction program
- Should groundwater be encountered during construction, works will cease and further investigation will be required.

1. Introduction

NGH Pty Ltd (NGH) has been engaged by ib vogt (the Applicant) to prepare a Preliminary Site Investigation (PSI) to support the development of a battery energy storage system (BESS) on part of Lot 1 and Lot 2 Deposited Plan (DP) 1115229 (the site), also referred to as 116 Bavin Road, Bomen, 2650, refer to Figure 1-1.

The TransGrid Wagga North Substation (substation) was noted as an area of environmental interest within the Wagga Wagga Special Activation Precinct (SAP) Master Plan (DPIE, May 2021). Noting that the substation is located within the northeastern portion of the Project site, this PSI has been prepared to satisfy Performance Criteria Section 3.3.8 and PC57 of the Master Plan.

Chemicals of potential concern (CoPC) associated with electricity distribution (e.g. transformers, power poles), power pole storage and creosote storage include asbestos, benzene, toluene, ethylbenzene, xylene and naphthalene (BTEXN), total petroleum/recoverable hydrocarbons (TPHs/TRHs), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), semi-volatile organic compounds (SVOCs), volatile halogenated compounds (VHCs), per- and polyfluoroalkyl substances (PFAS), heavy metals, phenols and herbicides. Therefore, this PSI has been conducted to determine whether further intrusive investigation is required.

1.1. Objectives and scope

The objectives of the PSI were to:

- Provide a report specific to the site, in general accordance with the *National Environment Protection (Assessment of Site Contamination) Measure,* as amended in 2013 (ASC NEPM) (NEPC, 1999)
- Determine if an intrusive investigation (e.g. soil sampling) is required within the site
- Provide recommendations regarding the scope and extent of the intrusive investigation (if required).

The scope of work included:

- A review of the site history, including:
  - Lotsearch Report (Appendix A)
  - Title Search Reports (Appendix B)
  - Relevant Planning Instruments (Appendix C)
  - The Wagga Wagga SAP PSI (WSP, 2019)
- Review of the environmental settings
- A site inspection
- Development of a preliminary conceptual site model relating to contaminated land
- Determination of the requirements for an intrusive investigation
- Preparation of this report.



Figure 1-1 Project site

1.2. Applicable guidelines and standards

This PSI has been prepared in general accordance with the following reference documents:

- National Environment Protection (Assessment of Site Contamination) Measure, 1999 [ASC NEPM] (as amended May 2013) (NEPC, 2013)
- Schedule B1 - Guideline on Investigation Levels for Soil and Groundwater of the National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC, 2013a)
- Schedule B2 - Guideline on Data Collection, Sample Design and Reporting of the National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC, 2013b)
- Contaminated Land Guidelines. Sampling Design Part 1 - Application (NSW EPA, 2022)
- Contaminated Land Guidelines. Sampling Design part 2 - Interpretation (NSW EPA, 2022)
- PFAS National Environmental Management Plan, Version 2.0 (HEPA, 2020).

2. Site information

2.1. Site identification

Relevant details for the site are provided in Table 2-1.

Table 2-1 Site identification

Aspect	Lot 1 DP 1115229	Lot 2 DP 1115229
Street address	116 Bavin Road, Bomen, 2650	
Registered title/owner	Melissa Jane Hubbard (as of 14 July 2017)	
Area (hectares)	26.94	4
Local government area	Wagga Wagga Local Government Area (LGA)	
Planning scheme	State Environmental Planning Policy (SEPP) (Precincts - Regional) 2021	
Site zoning	SP2 – Infrastructure	RAZ – Rural Activity Zone

2.2. Contaminated land registers

Lotsearch (Appendix A) conducted a search of the following contaminated land databases on 24 September 2024:

- NSW Contaminated Land List
- Contaminated land – Records of Notice
- Former Gasworks
- EPA notices.

The searches identified no record of contamination within Lots 1 and 2 DP 1115229.

One record from the NSW EPA Contaminated Land List was identified approximately 820 metres (m) northwest of the investigation area, refer to Table 2-2.

Table 2-2 Records from the NSW EPA Contaminated Land list (within 1000 m of the site)

Site	Address	Suburb	Activity	Management Class	Status	Location confidence	Distance	Direction
Caltex Terminal	34 Lewington Street	Bomen	Other Petroleum	Regulation under the Contaminated Land	Current EPA list	Premise match	823 m	Northwest

Site	Address	Suburb	Activity	Management Class	Status	Location confidence	Distance	Direction
				Management (CLM) Act not required				

One EPA penalty notice was identified approximately 557 m northwest of the site, refer to Table 2-3.

Table 2-3 EPA Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices

Type	Name	Address	Status	Issued date	Act	Offence	Offence date	Distance and direction
Penalty notice	H.J. Heinz Company Australia Limited	Bomen Road, Wagga Wagga, NSW	Issued	08/11/2018	*Protection of the Environment Operations Act 1997* 64(1)	Contravene condition of licence – not submit annual return	13/07/2018	557 m northwest

2.3. Site history

2.3.1. Land zoning and use

The site is located within Wagga Wagga LGA. Lot 1 DP 1115229 is zoned SP2 Infrastructure and Lot 2 DP 1115229 is zoned RAZ Rural Activity Zone under the State Environmental Planning Policy (Precincts - Regional) 2021, refer to Figure 2-1. Surrounding land is zoned Public Recreation (RE1), Rural Enterprise Zone (REZ) and Primary Production (RU1).

The land is currently used for the purposes of livestock grazing and electricity transmission / distribution.



Figure 2-1 Land zoning

2.3.2. Historical land title search

A historical land title search for Lots 1 and 2 DP 1115229 was undertaken by InfoTrack Pty Ltd on 7 October 2024. A summary of the search is outlined below in Table 2-4. The report is attached in Appendix B.

Table 2-4 Historic land title search

Date	Details	Notes
As to the part numbered 1 on attached Cadastral Records Enquiry Report:		
Circa 1856	Crown Plan 28-1345	
1 December 1874	Robert Bruce Ronald (Esquire) James MacBain (Esquire)	Volume 204 Folio 72 (Crown Grant) Now Volume 855 Folios 1 & 2
11 November 1887	The Australian Mortgage Land & Finance Company Limited	Volume 855 Folios 1 & 2 Now Volume 873 Folio 58
As to the part numbered 2 on attached Cadastral Records Enquiry Report:		
-	Former Crown Road separating Portions 101 & 102 from Portion 103 Parish of North Wagga Wagga. Closed circa 1883.	-
15 July 1884	Robert Bruce Ronald (Esquire) James MacBain (Esquire)	Volume 713 Folio 166 (Crown Grant) Now Volume 855 Folios 1 & 2
11 November 1887	The Australian Mortgage Land & Finance Company Limited	Volume 855 Folios 1 & 2 Now Volume 873 Folio 58
As to the part numbered 3 on attached Cadastral Records Enquiry Report:		

Date	Details	Notes
Circa 1856	Crown Plan 28-1345	
27 January 1875	Robert Bruce Ronald (Esquire) James MacBain (Esquire)	Volume 200 Folio 114 (Crown Grant) Then Volume 470 Folios 163 & 164 Then Volume 686 Folios 137 & 138 Now Volume 855 Folios 1 & 2
11 November 1887	The Australian Mortgage Land & Finance Company Limited	Volume 855 Folios 1 & 2 Now Volume 873 Folio 58
As to the part numbered 4 on attached Cadastral Records Enquiry Report:		
Circa 1856	Crown Plan 28-1345	
27 January 1875	Robert Bruce Ronald (Esquire) James MacBain (Esquire)	Volume 200 Folio 115 (Crown Grant) Now Volume 855 Folios 1 & 2
11 November 1887	The Australian Mortgage Land & Finance Company Limited	Volume 855 Folios 1 & 2 Now Volume 873 Folio 58
As to the part numbered 5 on attached Cadastral Records Enquiry Report:		
-	Former Crown Road separating Portions 102 & 103 Parish of North Wagga Wagga from Portion 80 Parish of Eunanoreenya.	-

Date	Details	Notes
	Closed circa 1901.	
11 July 1901	The Australian Mortgage Land & Finance Company Limited	Volume 1367 Folio 44 (Crown Grant)
As to the part numbered 6 on attached Cadastral Records Enquiry Report:		
Circa 1873	Crown Plan 513-1578	
30 October 1874	Robert Bruce Ronald (Esquire) James MacBain (Esquire)	Volume 196 Folio 55 (Crown Grant) Now Volume 855 Folios 5 & 6
11 November 1887	The Australian Mortgage Land & Finance Company Limited	Volume 855 Folios 5 & 6 Now Volume 873 Folio 59
Continued as to the whole:		
Circa 1910	Deposited Plan (F.P.) 966689	
18 January 1911	John Joseph McGrath (Grazier)	Volume 873 Folios 58 & 59 & Volume 1367 Folio 44 Then Volume 2211 Folio 85 Now Volume 2355 Folio 219
15 July 1926	Denis Conroy (Farmer)	Volume 2355 Folio 219
2 April 1928	Peter Francis McCracken (Grazier)	Volume 2355 Folio 219
15 June 1929	Peter Francis McCracken (Grazier) Joseph Robert Thomas King (Grazier)	Volume 2355 Folio 219 Now Volume 4317 Folio 30 &

Date	Details	Notes
		Volume 4331 Folio 74
11 April 1934	Murray Wilfred Pollard (Grazier)	Volume 4317 Folio 30 & Volume 4331 Folio 74 Now Volume 4629 Folio 221
25 November 1950	William John Pollard (Grazier)	Volume 4629 Folio 221 Then Volume 7283 Folio 36 Now Volume 14453 Folio 198
25 July 1980	Deposited Plan 260958	
22 September 1983	Dennis William Clarke Robyn Susan Clarke	Volume 14453 Folio 198 Now 5/260958 Then 7/773434 Now 2/854330
3 March 1988	Deposited Plan 773434	
9 November 1995	Deposited Plan 854330	
20 December 1995	ACI Australia Limited Now Amatek Limited	2/854330
Continued as to the whole of Lot 1 DP 1115229:		
25 January 2002	Riverina Investments Pty Limited	2/854330 Now

Date	Details	Notes
		1/1115229
2 August 2007	Deposited Plan 1115229	
5 September 2007	Deposited Plan 1116349	
25 December 2007	Transgrid Now Electricity Transmission Ministerial Holding Corporation	1/1115229
Continued as to the whole of Lot 2 DP 1115229: -		
25 January 2002	Riverina Investments Pty Limited	2/854330 Now 2/1115229
2 August 2007	Deposited Plan 1115229	-
5 September 2007	Deposited Plan 1116349	-
20 May 2012	Angela Metcalfe Christopher Richard Francis Metcalfe	2/1115229
14 July 2017	Melissa Jane Hubbard	2/1115229

2.3.3. Aerial photography review

A review of aerial photography provided within the Lotsearch Report (Appendix A) has been undertaken, refer to Table 2-5.

Table 2-5 Aerial photography review

Year	Source[1]	Site	Land surrounding the site
1944	National Library of Australia	Most of the site has been cleared. Approximately 10 isolated paddock trees are visible within the southern portion of the site.	Land within the immediate vicinity and to the south of the site consists of cleared farmland. Paddock trees are visible to the east and south of the site. Roads are evident to the south (Bavin Road) and west (Byrnes Road) of the site. One farm dam is evident to the west of the site. Structures are evident along Byrnes Road, to the west of the site.
1953	NSW Department of Customer Service	Most of the site has been cleared. Approximately 6 isolated paddock trees are visible within the southern portion of the site.	Paddock trees are visible to the east and south of the site. Evidence of cropping activities are evident to the northwest of the site. An additional structure is evident along Byrnes Road, to the west of the site.
1966	NSW Department of Customer Service	No significant changes.	Cropping is evident to the northwest, west and southwest of the site.
1971	NSW Department of Customer Service	Cropping is evident within the northern half of the site.	Cropping activities are evident to the northwest of the site.

[1] All images were provided within the Lotsearch Report (Appendix A)

Year	Source[1]	Site	Land surrounding the site
1980	NSW Department of Customer Service	Cropping is evident within a large portion of the site. An internal track has been constructed in the western portion of the site.	Access tracks have been constructed to the north and west of the site. Construction activities and an additional structure are evident to the west of the site. A dwelling has been built to the south of the site, along Bavin Road.
1990	NSW Department of Customer Service	An access track has been constructed within the northern portion of the site.	Access tracks have been constructed to the north, south, east and west of the site. Evidence of large-scale construction activities occur to the west of the site. Several structures and a carpark have been constructed. Material stockpiles are evident. Dams have been constructed immediately north of the western portion of the site, as well as to the west of the northern portion of the site. A dwelling and a shed have been constructed to the west of the site. An additional structure is evident to the east of the dwelling constructed south of Bavin Road. A windbreak of trees is evident. A water tank (and access road) has been constructed to the east of the site.
2003	Google Inc	Two small orchards are evident within the site (one in the middle of the site, and one along the eastern boundary). Cropping is evident within a large portion of the site. The access road to the north of the site is no longer evident.	Some sections of the development to the west of the site have been stabilised and revegetated. Material stockpiles are evident. Additional structures are evident to the west of Byrnes Road. Additional trees have been planted to the north of the site, as well as around the dwellings located to the south of the site. An additional water tank has been constructed to the east of the site.

Year	Source[1]	Site	Land surrounding the site
2014	Google Inc	The TransGrid Wagga North Substation has been constructed within the northern portion of the site. A sealed access road provides access from the substation to the development situated to the west of the site. Additional vegetation has been planted along the northern, eastern and southern boundaries of the site. Power poles are evident within the site.	Additional structures are evident to the southeast of the site. Material stockpiling is no longer evident for the development occurring to the west of the site. Minor additions to the development are evident. Additional development has occurred to the west of Byrnes Road. Power poles are evident to the north, east and west of the site. A windbreak of trees has been planted to the southwest of the site. Trees have been planted around the two water tanks.
2024	Google Inc	A dwelling and an internal access road have been constructed within the site. A concrete pad has been constructed.	Structures are evident along the access road that connects to Byrnes Road (to the northwest of the site). Additional development has occurred to the west of Byrnes Road.

2.3.4. Database searches

NGH engaged Lotsearch to complete an Enviro Pro database search report. The dataset listing for this Lotsearch is included on page two of the report (refer to Appendix A). The search was undertaken on 24 September 2024 and identified the following items within a 1000 – 2000 m buffer of Lots 1 and 2 DP 1115229.

Contaminated Land

- List of NSW contaminated sites notified to the EPA returned one record within the buffer:
  - A Caltex Terminal located approximately 823 m northwest (refer to Section 2.2). The site is located topographically upgradient from the depot
- The Contaminated Land Record of Notices search returned no records within the buffer
- The Former Gasworks returned no records within the buffer
- The EPA Notices search returned one record within the buffer:
  - A Penalty Notice relating to the submission of an annual return (not relevant to this PSI).

Waste Management and Liquid Fuel Facilities

- National Waste Management Facilities Database search returned one record within the buffer:
  - A reprocessing facility (Southern Oil Refining Pty Ltd), located 915 m northwest of the site. The site is located topographically upgradient from the reprocessing facility
- National Liquid Fuel Facilities search returned one record within the buffer:
  - A Caltex Petrol Station, located approximately 823 m northwest of the site. The site is located topographically upgradient from the petrol station.

Per- and Polyfluoroalkyl Substances (PFAS) Investigation and Management Programs

- The EPA PFAS Investigation Program search returned no records within the buffer
- The Defence PFAS Investigation Program search returned no records within the buffer
- The Defence PFAS Management Program search returned no records within the buffer
- The Airservices Australia National PFAS Management Program search returned no records within the buffer
- The Defence Controlled Areas (DCAs) search returned no records within the buffer
- The Defence 3 Year Regional Contamination Investigation Program (RCIP) search returned no records within the buffer
- The National Unexploded Ordnance (UXO) search returned no results within the buffer.

EPA Activities

- The EPA Other Sites with Contamination Issues search returned no records within the buffer.
- Licensed activities under the *Protection of the Environment Operations Act 1997* (POEO Act 1997) returned multiple records within the buffer. The site is located topographically upgradient to these developments:
  - Rodney's Transport Service (Australia) Pty Ltd (waste storage - hazardous, restricted solid, liquid, clinical (and related waste) and asbestos waste) located immediately west, and 948 m west of the site
  - Australian Rail Track Corporation Limited (railway systems and activities), located approximately 344 m northwest of the site
  - BOC Limited (general chemicals storage, nonthermal treatment of hazardous and other waste, thermal treatment of hazardous and other waste), located approximately 364 m north of the site

  - Teys Australia Southern Property Pty Ltd (rendering and fat extraction, and slaughtering / processing animals), located approximately 365 m west of the site
  - H.J. Heinz Company Australia Limited (general animal products / productions), located approximately 557 m northwest of the site
  - Wagga Wagga City Council (animal accommodation), located approximately 760 m northwest of the site
  - Austrak Pty Ltd (concrete works), located approximately 763 m northwest of the site
  - Southern Oil Refinery Pty Ltd (non-thermal treatment of hazardous and other waste, recovery of waste oil, and waste storage - including hazardous, restricted solid, liquid, clinical (and related waste) and asbestos waste), located approximately 915 m northwest of the site
  - Smallmon Brothers Pty Ltd (waste storage - including hazardous, restricted solid, liquid, clinical (and related waste) and asbestos waste), located approximately 973 m northwest of the site.
- Delicensed activities still regulated by the EPA returned no records within the buffer
- Former licensed activities under the POEO Act 1997 now revoked or surrendered returned with six records within the buffer:
  - Laminex (Australia) Pty Ltd (hazardous, industrial or Group A waste generation or storage), located immediately northwest of the site
  - Luhrmann Environment Management Pty Ltd, Robert Orchard and Sydney Weed and Pest Management Pty Ltd (other activities / non scheduled activity – application of herbicides), all located 229 m northwest of the site
  - Austrak Pty Ltd (concrete works), located approximately 763 m northwest of the site
  - Tasco Inland Australia Pty Ltd (petroleum products and storage), located approximately 823 m northwest of the site.

Historic Business Directories

- Business Directory Records 1950-1991 Premise or Road Intersection Matches returned no records within the buffer
- Business Directory Records 1950-1991 Road or Area Matches returned no records within the buffer
- Dry Cleaners, motor garages & service stations premise or road intersection matches, returned with no records within the buffer
- Dry cleaners, motor garages and service station road or area matches returned with no records within the buffer.

2.3.5. Planning instruments

A search of the NSW Planning Portal was undertaken on 12 February 2024. A Property Report was obtained for Lots 1 and 2 DP 1115229 (refer to Appendix C). A summary of the searches is provided below.

Environmental Planning Instruments

The State Environmental Planning Policy (Precincts - Regional) 2021 applies to the site.

State Environmental Planning Policies (SEPPs)

A list of relevant SEPPs can be found in Appendix C.

Proposed Environmental Planning Instruments

One Draft local planning instrument applies to the site - the Draft Amendment to Transport and Infrastructure SEPP amendment (Chapter 4 Major Infrastructure Corridors).

Development Control Plans

The land is located wholly within Precincts – Regional SEPP. Any development upon the land will be required to be consistent with the provisions of the Wagga Wagga SAP Master Plan and Wagga Wagga SAP Stage 1 Delivery Plan. An Activation Precinct Certificate will be required prior to submitting an application for development consent.

Matters Prescribed by Section 59(2) of the Contaminated Land Management Act 1997 No 140 to be specified in a Planning Certificate

In accordance with section 59(2) of the *Contaminated Land Management Act 1997*:

- The land to which the certificate relates **is not** declared to be **significantly contaminated land** within the meaning of that act as at the date when the certificate is issued
- The land to which the certificate relates **is not** subject to a **management order** within the meaning of that act as at the date when the certificate is issued
- The land to which the certificate relates **is not** the subject of an **approved voluntary management proposal** within the meaning of that act at the date the certificate is issued
- The land to which the certificate relates **is not** the subject of an **ongoing maintenance order** within the meaning of that act as at the date when the certificate is issued
- As at the date when the certificate is issued, Council **has not** identified that a **site audit statement** within the meaning of that act has been received in respect of the land the subject of the certificate.

Bushfire Prone Land

Lots 1 and 2 DP 1115229 are identified as bushfire prone land.

2.3.6. Wagga Wagga SAP

2.3.7. Unexploded ordnance search

A search of the Department of Defence unexploded ordnance (UXO) website was undertaken on 15 October 2024 (Australian Government, accessed 2024). Search results indicate that there are no known UXO within the site and that the site is not located in an area "with potential for UXO".

2.4. Site environmental settings

2.4.1. Climate

The site is located within the sub-humid climate of the NSW South Western Slopes Bioregion, which is characterised by hot summers and no dry season (OEH, 2016).

Climate and weather statistics for the Wyalong Post Office Automatic Weather Station (AWS) (station number 072150) are provided in Table 2-6.

Table 2-6 Climate and weather statistics for Wagga Wagga Aviation Meteorological Office (AMO) (station number 072150)

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual average
Temperature													
Mean maximum temperature (°C)	31.9	31.0	27.8	22.6	17.4	13.9	12.8	14.6	17.8	21.7	25.9	29.5	22.2
Mean minimum temperature (°C)	16.5	16.4	13.5	9.2	5.9	3.7	2.8	3.5	5.1	7.9	11.0	14.0	10.1
Rainfall													
Mean rainfall (mm)	42.2	39.4	46.5	40.3	50.3	50.3	53.1	50.3	48.5	56.5	49.4	46.2	573.2
Decile 5 (median) rainfall (mm)	33.3	25.7	33.7	29.8	39.9	44.5	51.5	49.4	45.7	47.2	43.5	38.0	
Mean number of days of rain ≥ 1 mm	4.2	3.9	4.1	4.8	6.2	7.4	8.9	8.7	7.0	6.9	5.6	4.6	72.3
9AM Conditions													
Mean 9am temperature (°C)	22.5	21.7	19.0	14.6	10.0	7.0	5.9	7.8	10.9	14.8	17.9	21.0	14.4
Mean 9am relative humidity (%)	52	57	61	69	82	87	88	83	77	67	59	52	70

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual average
Mean 9am wind speed (km/h)	13.1	12.2	10.5	8.7	7.2	6.5	6.8	8.7	10.2	11.4	12.7	13.0	10.1
3PM Conditions													
Mean 3pm temperature (°C)	30.1	29.3	26.5	21.6	16.6	13.2	12.0	13.7	16.7	20.2	24.3	27.8	21.0
Mean 3pm relative humidity (%)	29	33	35	43	56	64	65	59	54	46	36	30	46
Mean 3pm wind speed (km/h)	16.3	13.8	13.2	12.4	11.6	10.7	11.8	14.3	15.2	15.9	17.3	17.7	14.2

2.4.2. Topography

The topography of the site is relatively flat, with an approximate elevation of 255 m Australian Height Datum (AHD), refer to


Dampier Street
Byrnes Road
230
230
240
230
240
245
250
250
255
245
250
250
230
240
235
© ESRI 2022

Figure 2-2 The land slopes steadily downhill to the west.

2.4.3. Vegetation

Vegetation occurring within the site consists of planted native vegetation (NGH, August 2024). No aquatic habitat is present.

2.4.4. Surface water and hydrology

There are no waterways located within the site. The nearest mapped watercourse is located approximately 237 m southeast of the site. It is an unnamed, first order waterway under the Strahler Classification System, refer to Figure 2-3. This waterway feeds into the Murrumbidgee River, a ninth order waterway, approximately 2.1 kilometres (km) southeast of the site.

Approximately 16 farm dams occur within 1 km of the site. Two are located to the east of the site, two to the north and twelve to the west. It is possible that three of the dams (occurring immediately west of the site) are former borrow pits.

2.4.5. Geology

The underlying geology of the site mostly consists of colluvium, which includes poorly sorted, weakly cemented to unconsolidated colluvial lenses of polymictic conglomerate with a medium to very coarse-grained sand matrix; interspersed with unconsolidated clayey and silty red-brown (aeolian) sand layers, modified by pedogenesis. The dominant lithology of the colluvium is clastic sediments.

A small portion of the site (along the eastern boundary and within the southern section of the site, refer to Appendix A) resides on the Wantabadgery Granite formation, which consists of grey, medium- to coarse grained, biotite and/or muscovite and /or cordierite granite to granodiorite. The dominant lithology of the Wantabadgery Granite formation is granite.

2.4.6. Hydrogeology

Registered groundwater bores

There are no groundwater bores within the site. There are 9 groundwater bores within a 1 km radius of the site, refer to Figure 2-3.

Groundwater use

There are no records or evidence of groundwater use within and in the immediate vicinity of the site.

Groundwater dependent ecosystems

The site is mapped as containing fractured, extensive aquifers of low to moderate productivity, refer to Appendix A. Low potential terrestrial groundwater dependent ecosystems (GDEs) are mapped as occurring along the eastern boundary of the site, refer to Figure 2-3.

2.4.7. Soils

The site is mapped as containing Kandosols (Australian Soil Classification, ASC), refer to Appendix A. Chief soils are neutral red earths (Gn2.12) which are often gritty and/or sandy. Neutral yellow earths (Gn2.25) can also be locally prominent.

Soil mapping from the SEED data portal identifies the Greater Soil Group (GSG) associated with the site as the Red Earths (less fertile) and the Brown Earths (NSW Government, accessed 2024).



Figure 2-2 Topography

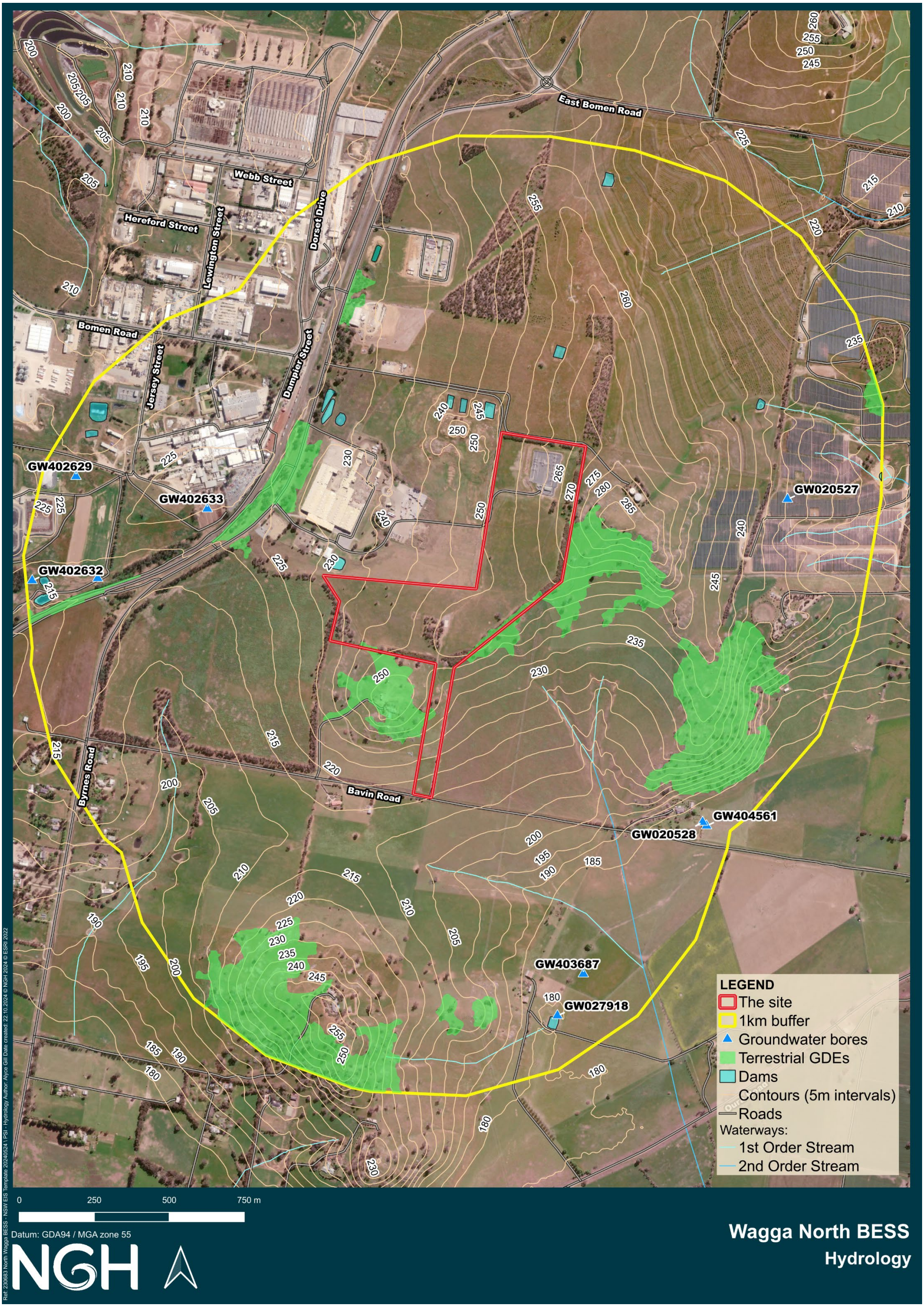


Figure 2-3 Hydrology

3. Site inspection

One NGH Environmental Scientist completed a site walkover on 3 October 2024.

Noting that only a portion of the site will be developed for the Project (refer to Figure 1-1 for the development site), the site inspection was limited to the investigation area (as defined in Figure 3-16). The site walkover included an inspection of the investigation area, as well as general observations of the adjacent surroundings. No attempt was made to access adjoining properties.

Observations made during the site walkover included the following:

- Pasture grasses provided good coverage across most of the investigation area, refer to Figure 3-1
- The internal access road was generally observed to consist of an unformalised dirt road (refer to Figure 3-2); however, the first 150 m of the road was noted to contain road base (gravel), refer to Figure 3-3
- Scrap metal and wooden waste materials were observed within the northwestern portion of the investigation area, refer to Figure 3-4 and Figure 3-5
- General waste (polystyrene foam) was observed along the western boundary of the investigation area, refer to Figure 3-6
- A culvert (and rock armouring) was observed within the northern portion of the site, refer to Figure 3-7
- A stock loading station and water trough was observed along the western boundary, refer to Figure 3-8 and Figure 3-9
- A concrete slab, containing agricultural equipment and scrap metal (including a metal drum) was observed midway along the western boundary, refer to Figure 3-10. Road base was observed leading up to the concrete slab, refer to Figure 3-12
- An unused metal signage structure was observed along the eastern boundary of the site, refer to Figure 3-11. The sign was observed on the ground, beside the frame
- A shed and water tank were observed immediately west of the investigation area, refer to Figure 3-13. Scrap metal, timber, a shipping container, plastic storage containers and a small material stockpile were noted
- Road base was observed within the southern portion of the investigation area, refer to Figure 3-14
- Road base (and a stockpile of sand) was observed within proximity to a section of the unformalised dirt road, refer to Figure 3-15.

Refer to Figure 3-16 for the location of onsite observations.

3.1. Site photos



Figure 3-1 Ground coverage within the investigation area



Figure 3-2 Internal access road



Figure 3-3 Road base occurring at the intersection of Bavin Road and the site



Figure 3-4 Scrap metal and wooden waste materials



Figure 3-5 Scrap metal



Figure 3-6 General waste (polystyrene foam)



Figure 3-7 Culvert (and rock armouring)



Figure 3-8 Stock loading station



Figure 3-9 Water trough



Figure 3-10 Concrete slab containing agricultural equipment and scrap metal



Figure 3-12 Road base (gravel) leading up to the concrete slab



Figure 3-11 Unused metal signage structure (sign observed on the ground)



Figure 3-13 Shed, water tank, scrap metal, timber, a shipping container, plastic storage containers and a small material stockpile



Figure 3-14 Road base



Figure 3-15 Stockpile of sand and gravel

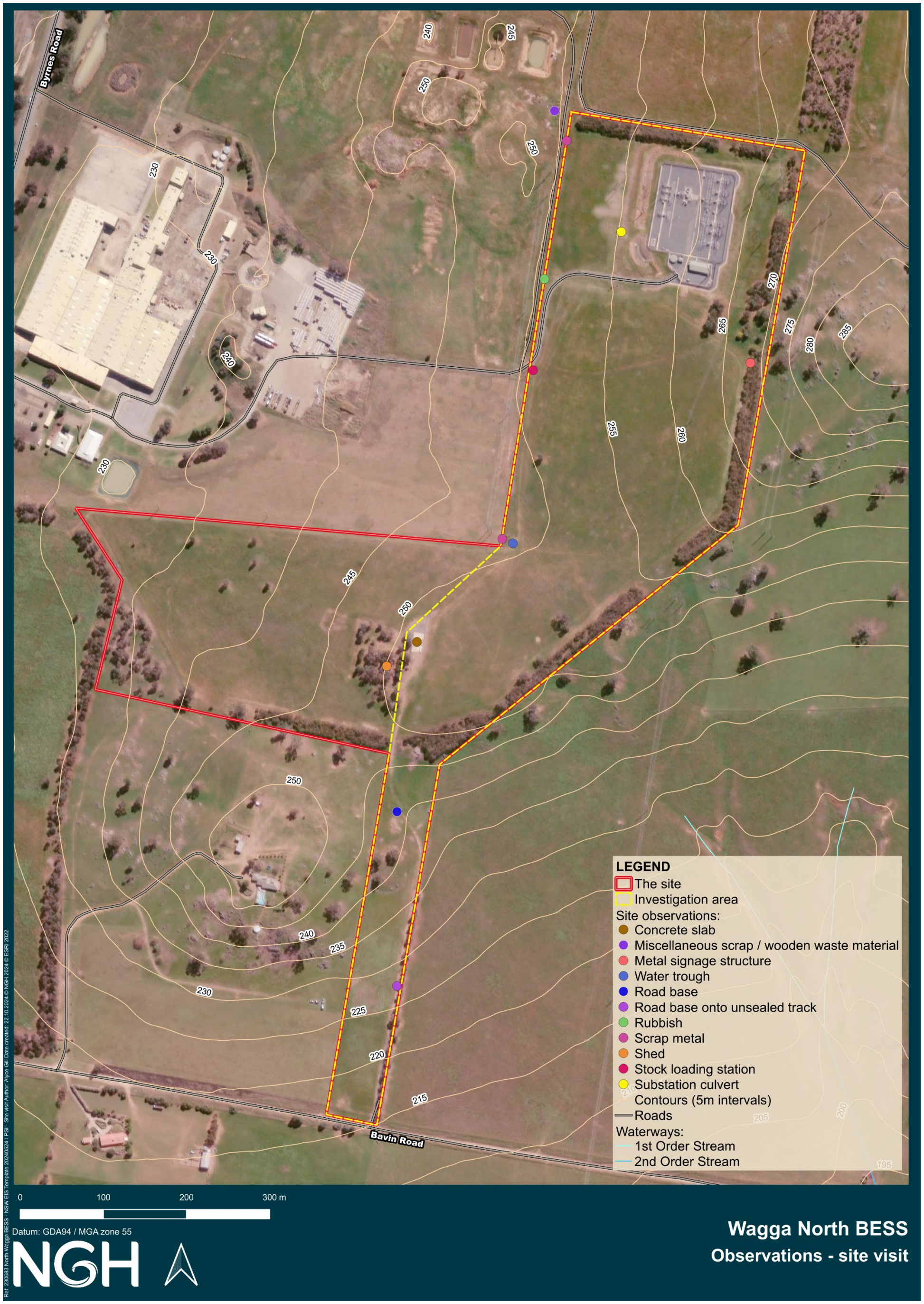


Figure 3-16 Site observations

4. Potential Areas of Environmental Concern

The site history review, site inspection and review of anecdotal information identified the following potential Areas of Environmental Concern (AECs) and Chemicals of Potential Concern (CoPC).

Potential onsite contamination sources

AEC 1 – Agricultural use

The aerial imagery review indicates that the site has been used for cropping activities. CoPCs associated with cropping include Organochlorine Pesticides (OCPs), Organophosphate Pesticides (OPPs) and herbicides.

AEC 2 – Substation

Lot 1 DP1115229 contains an operational substation. Historically, substations were associated with power pole storage and creosote storage. These activities are associated with the following CoPCs: asbestos, BTEXN, TPHs/TRHs, PAHs, PCBs, SVOCs, VHCs, PFAS, heavy metals, phenols and herbicides.

Potential offsite contamination sources

AEC 3 – Contaminating activities (past and present use)

Lot 1 DP 260958 (currently registered to Rodney's Transport Service (Australia) Pty Ltd) occurs immediately west of the site. This development is licenced for waste storage - including hazardous, restricted solid, liquid, clinical and related waste and asbestos waste. CoPCs include asbestos, BTEXN, TPHs/TRHs, PAHs, PCBs, SVOCs, VHCs, PFAS, heavy metals, phenols and herbicides.

During preparation of this PSI, Lot 1 DP 260958 was also identified as a former Laminex facility. Activities occurring for this development included hazardous, industrial or Group A waste generation / storage. Potential CoPCs include solvents, PAHs, pesticides, heavy metals, ammonia and creosols (WSP, 2019).

AEC 4 – Former wool merchant

A PSI was prepared for the Wagga Wagga SAP (WSP, 2019). The PSI identified a former wool merchant on Lot 2 DP 1228221 – activities included wool storage and scourage. CoPCs include TRHs (confirmed), pesticides, heavy metals, chloride, sulfate, carbonate and nutrients (WSP, 2019)

AEC 5 – Filled land (associated with the Laminex Facility)

The PSI prepared for the Wagga Wagga SAP identified filled land on Lot 22 DP 1085826, which is associated with the Laminex Facility (as described in AEC2 above). CoPCs include solvents, PAHs, pesticides, heavy metals, ammonia and creosols (WSP, 2019).

Potential AECs have been mapped in Figure 4-1.

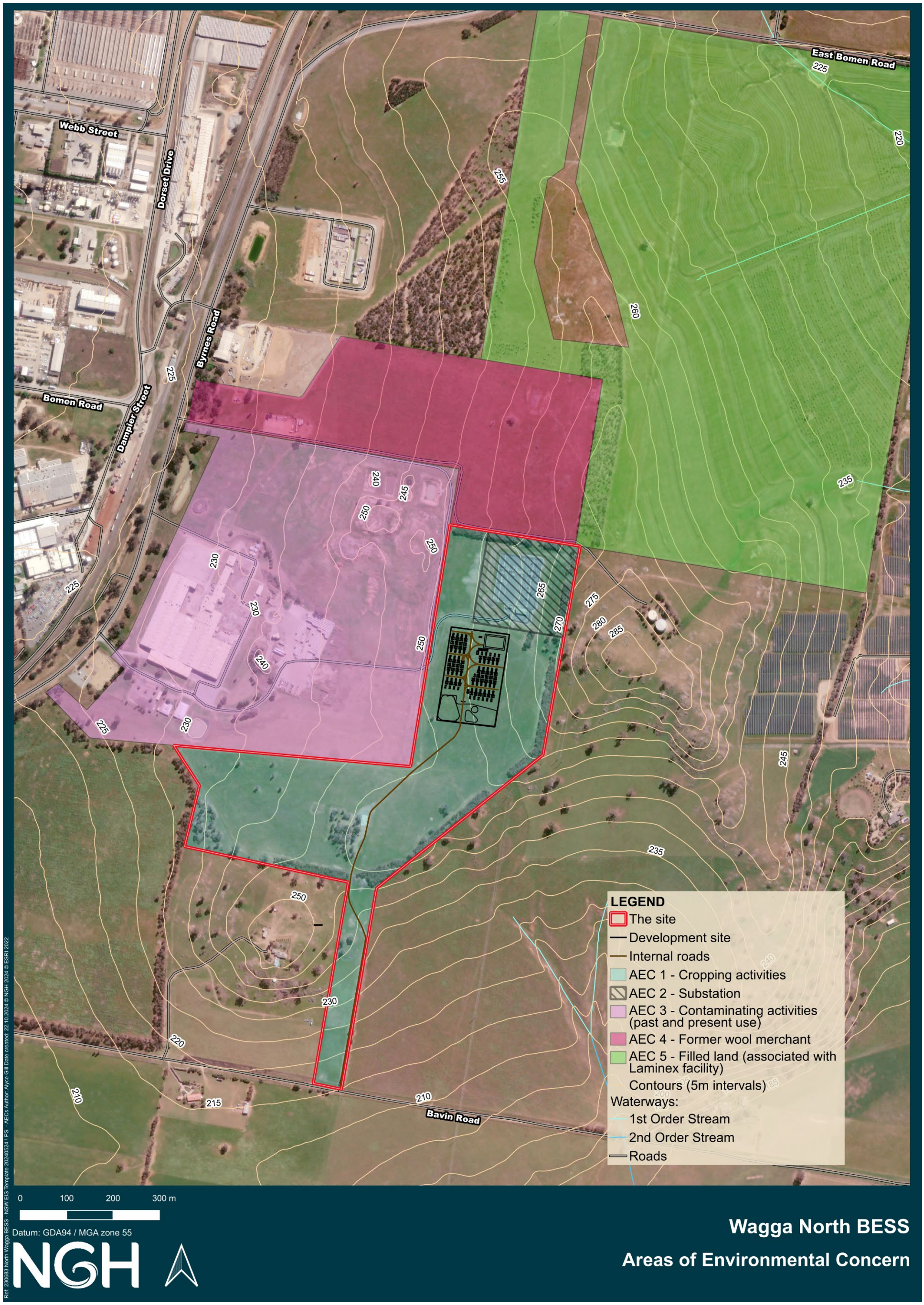


Figure 4-1 Potential AECs

5. Preliminary Conceptual Site Model

A preliminary conceptual site model (CSM) has been prepared to develop an understanding of the potential Areas of Environmental Concern (AEC) and potential contaminating pathways, refer to Table 5-1.

Table 5-1 Preliminary CSM

Potential Source of Contamination	Potential Chemicals of Concern	Transport Mechanisms	Potential Exposure Pathways	Potential Receptors	Summary comments
AEC 1 – Cropping activities	• OCPs • OPPs • Herbicides	• Disturbance – airborne release • Surface water runoff • Leachability into surficial and sub soils and transport via shallow groundwater flows	• Inhalation of dust • Ingestion • Dermal contact	**Human receptors:** Construction workers and intrusive maintenance workers	Cropping activities are known to have occurred within the site. Noting that this PSI has been prepared to inform a construction program (and that the Project would result in a change to a less sensitive land use) and that the findings of the Wagga Wagga SAP PSI concluded that potential contamination associated with agricultural activities could be managed through the implementation of an Unexpected Finds Protocol, no further assessment is considered necessary.
			• Inhalation of dust • Ingestion • Dermal contact	**Off-site human receptors:** Adjacent land users	
			• Inhalation of dust • Ingestion • Dermal contact	**Environmentally sensitive receptors:** The nearest mapped watercourse is located approximately 237 m southeast of the site. It is an unnamed, first order waterway under the Strahler Classification System. This waterway feeds into the Murrumbidgee River, a ninth order waterway, approximately 2.1 km southeast of the site.	
AEC 2 - Substation	• Asbestos • BTEXN • TPHs/TRHs • PAHs • PCBs • SVOCs • VHCs • PFAS • Heavy metals • Phenols • Herbicides	• Disturbance – airborne release • Surface water runoff • Leachability into surficial and sub soils and transport via shallow groundwater flows	• Inhalation of dust • Dermal contact	**Human receptors:** Construction workers and intrusive maintenance workers	Australia banned the importation and manufacture of PCBs in 1975 (Australian Government, 2022). Similarly, the use of asbestos in Australia was banned in 2003 (Australian Government, accessed October 2024(a)), while the Australian Government has worked since 2002 to reduce the use of PFAS (Australian Government, accessed October 2024(b)). Noting that the substation was constructed between 2003 – 2014, contamination of the site from PCBs, asbestos or PFAS is considered unlikely. No evidence of fuel storage was observed during the aerial photography review. As such, contamination from BTEXN, TPHs / TRHs, PAHs, SVOCs, VHCs, phenols or heavy metals is also considered unlikely. Noting that this PSI has been prepared to inform a construction program (and that the Project would result in a change to a less sensitive land use), further assessment is not considered necessary.
			• Inhalation of dust • Dermal contact	**Off-site human receptors:** Adjacent land users	
			• Inhalation of dust • Ingestion • Dermal contact	**Environmentally sensitive receptors:** The nearest mapped watercourse is located approximately 237 m southeast of the site. It is an unnamed, first order waterway under the Strahler Classification System. This waterway feeds into the Murrumbidgee River, a ninth order waterway, approximately 2.1 km southeast of the site.	
AEC 3 Contaminating activities (past and present use)	• Asbestos • BTEXN, • TPHs/TRHs	• Disturbance – airborne release • Surface water runoff • Leachability into surficial and sub soils and transport via	• Inhalation of dust • Ingestion • Dermal contact	**Human receptors:** Construction workers and intrusive maintenance workers	The site is located upgradient to AEC 3 (Lot 1 DP 260958 (currently registered to Rodney's Transport Service). Therefore, any contaminants occurring within Lot 1 DP

Potential Source of Contamination	Potential Chemicals of Concern	Transport Mechanisms	Potential Exposure Pathways	Potential Receptors	Summary comments
	• PAHs • PCBs • SVOCs • VHCs • PFAS • Heavy metals • Phenols • Herbicides.	shallow groundwater flows		**Off-site human receptors:** Adjacent land users **Environmentally sensitive receptors:** The nearest mapped watercourse is located approximately 237 m southeast of the site. It is an unnamed, first order waterway under the Strahler Classification System. This waterway feeds into the Murrumbidgee River, a ninth order waterway, approximately 2.1 km southeast of the site.	260958 would move to the west (and away from the site). The existing development (Rodney's Transport Service) operates under an Environment Protection Licence (EPL 21665). It is unlikely that asbestos (including asbestos fibres) would be permitted to leave the site under the requirements of the EPL. An Unexpected Finds Protocol (Appendix D) will be implemented if Asbestos Containing Material (ACM) is discovered onsite during the construction program. Noting that this PSI has been prepared to inform a construction program (and that the Project would result in a change to a less sensitive land use), further assessment is not considered necessary.
AEC 4 – Former wool merchant	• TRHs (confirmed) • OCPs • Heavy metals • Chloride • Sulfate • Carbonate • Nutrients	• Disturbance – airborne release • Surface water runoff • Leachability into surficial and sub soils and transport via shallow groundwater flows	• Inhalation of dust • Ingestion • Dermal contact	**Human receptors:** Construction workers and intrusive maintenance workers **Off-site human receptors:** Adjacent land users **Environmentally sensitive receptors:** The nearest mapped watercourse is located approximately 237 m southeast of the site. It is an unnamed, first order waterway under the Strahler Classification System. This waterway feeds into the Murrumbidgee River, a ninth order waterway, approximately 2.1 km southeast of the site.	Any contaminants occurring within AEC 4 (Lot 2 DP 1228221) and reaching groundwater would migrate to the west (and away from the site), assuming the groundwater gradient follows topography. In addition to this, ground disturbing activities are not expected to exceed 1 metre below ground level. As such, the likelihood of intercepting or affecting groundwater during the construction of the Project is considered to be low. No further assessment is required.
AEC 5 – Filled land	• Solvents • PAHs • OCPs • Heavy metals • Ammonia • Creosols	• Disturbance – airborne release • Surface water runoff • Leachability into surficial and sub soils and transport via shallow groundwater flows	• Inhalation of dust • Ingestion • Dermal contact	**Human receptors:** Construction workers and intrusive maintenance workers **Off-site human receptors:** Adjacent land users **Environmentally sensitive receptors:** The nearest mapped watercourse is located approximately 237 m southeast of the site. It is an unnamed, first order waterway under the Strahler Classification System. This waterway feeds into the Murrumbidgee River, a ninth order waterway,	Any contaminants occurring within AEC 5 (Lot 22 DP 1085826) and reaching groundwater would migrate to the west, assuming the groundwater gradient follows topography. away from the site. In addition to this, ground disturbing activities are not expected to exceed 1 metre below ground level. As such, the likelihood of intercepting or affecting groundwater during the construction of the Project is considered to be low. No further assessment is required.

Potential Source of Contamination	Potential Chemicals of Concern	Transport Mechanisms	Potential Exposure Pathways	Potential Receptors	Summary comments
				approximately 2.1 km southeast of the site.	

6. Discussion

The results of the PSI indicate that the site is situated on Kandosols (ASC). Soils occurring within the site are associated with the Red Earths (less fertile) and the Brown Earths GSG and are typical of the area. The topography of the site slopes steadily downhill to the west.

The nearest mapped watercourse is located approximately 237 m southeast of the site. It is an unnamed, first order waterway under the Strahler Classification System. This waterway feeds into the Murrumbidgee River, a ninth order waterway, approximately 2.1 kilometres (km) southeast of the site.

A search of the Contaminated Land List returned no records within the site. The Contaminated Land Record of Notices did not return any notices within the site, nor is the land known to contain a former gasworks development. The site has been used for the purposes of cropping. CoPCs associated with cropping include OCPs, OPPs and herbicides. In addition to this, a substation has been constructed on Lot 1 DP1115229. CoPCs associated with substations include asbestos, BTEXN, TPHs/TRHs, PAHs, PCBs, SVOCs, VHCs, PFAS, heavy metals, phenols and herbicides.

A number of potential offsite contamination sources were also identified, refer to Table 5-1 for more information.

Limitations regarding this PSI have been discussed in Section 9.

7. Conclusion

NGH were engaged by ib vogt to undertake a PSI in support the development of a BESS, on part of Lot 1 and Lot 2 Deposited Plan (DP) 1115229, also referred to as 116 Bavin Road, Bomen, 2650. The purpose of this PSI was to summarise the history of the site, provide up to date site information, a CSM and recommendations for further investigation, if required.

The site history review identified that the site has been used for cropping activities. A substation has been constructed on Lot 1 DP1115229. No previous contamination investigations have been conducted within the site to date.

The PSI identified five potential AECs within the site:

- **Onsite AECs:**
  - **AEC 1 –** Agricultural use. CoPCs associated with cropping include OCPs, OPPs Organophosphate and herbicides
  - **AEC 2 –** Substation. Historically, substations were associated with power pole storage and creosote storage. These activities are associated with the following CoPCs: asbestos, BTEXN, TPHs/TRHs, PAHs, PCBs, SVOCs, VHCs, PFAS, heavy metals, phenols and herbicides
- **Offsite AECs:**
  - **AEC 3 –** Lot 1 DP 260958 (currently registered to Rodney's Transport Service (Australia) Pty Ltd) occurs immediately west of the site. This development is licenced for waste storage - including hazardous, restricted solid, liquid, clinical and related waste and asbestos waste. CoPCs include asbestos, BTEXN, TPHs/TRHs, PAHs, PCBs, SVOCs, VHCs, PFAS, heavy metals, phenols and herbicides
  - Lot 1 DP 260958 was also identified as a former Laminex facility. Activities occurring for this development included hazardous, industrial or Group A waste generation / storage. Potential CoPCs include solvents, PAHs, pesticides, heavy metals, ammonia and creosols (WSP, 2019)
  - **AEC 4 –** Former wool merchant (Lot 2 DP 1228221). Activities included wool storage and scourage. CoPCs include TRHs (confirmed), pesticides, heavy metals, chloride, sulfate, carbonate and nutrients (WSP, 2019)
  - **AEC 5 –** Filled land (associated with the Laminex Facility). CoPCs include solvents, PAHs, pesticides, heavy metals, ammonia and creosols (WSP, 2019).

The site is considered suitable for the proposed purpose, namely the construction and operation of a BESS, noting the following:

- **AEC 1:** This PSI has been prepared to inform a construction program. In addition to this, the Project would result in a change to a less sensitive land use. In accordance the findings of the Wagga Wagga PSI (WSP, 2019), potential contamination associated with agricultural activities can be managed through the implementation of an Unexpected Finds Protocol (as part of the Construction Environmental Management Plan (CEMP). As such, no further assessment is required
- **AEC 2:** Australia banned the importation and manufacture of PCBs in 1975 (Australian Government, 2022). Similarly, the use of asbestos in Australia was banned in 2003 (Australian Government, accessed October 2024(a)), while the Australian Government has worked since 2002 to reduce the use of PFAS (Australian Government, accessed October 2024(b)). Noting that the substation was constructed between 2003 – 2014, contamination of the site from PCBs, asbestos or PFAS is considered unlikely
  No evidence of fuel storage was observed during the aerial photography review. As such, contamination from BTEXN, TPHs / TRHs, PAHs, SVOCs, VHCs, phenols or heavy metals is also considered unlikely
- **AEC 3**: The site is located upgradient to Lot 1 DP 260958. Therefore, any contaminants occurring within Lot 1 DP 260958 would move to the west (and away from the site). The existing development operates

under EPL 21665. It is unlikely that asbestos (including asbestos fibres) would be permitted to leave the site under the requirements of the EPL

- **AEC 4 / AEC 5**: Any contaminants occurring within Lot 2 DP 1228221 or Lot 22 DP 1085826 and reaching the groundwater would migrate to the west, away from the site, assuming that the groundwater gradient follows topography. In addition to this, ground disturbing activities are not expected to exceed 1 metres below ground level. Geotechnical investigations as part of the DA were conducted at the proposed BESS site included drilling four boreholes to a depth of 5m (refer to Appendix L of the Statement of Environmental Effects). No groundwater was encountered in any boreholes, and no refuse was encountered. As such, the likelihood of intercepting groundwater during the construction of the Project is considered to be low.

The results of the PSI indicate that the site is not likely to present a risk to human health or the environment. The site is considered to be suitable for the proposed land use. No further intrusive assessment is considered required.

7.1. Recommendations

Prior to the commencement of construction, the Applicant will consult with Transgrid to determine whether any known spills or contaminating activities have occurred at the substation. If spills or contaminating activities are identified as result of this consultation, further investigation will be required.

A Construction Environmental Management Plan (CEMP) will be developed and implemented for the Project. The CEMP will:

- Acknowledge that soils at the site may be impacted with contaminants associated with cropping, including organochlorine pesticides (OCPs), organophosphate pesticides (OPPs) and herbicides
- Include the Unexpected Finds Protocol (UFP) provided in Appendix D. The UFP will be implemented, should contamination be identified onsite during the construction program
- Should groundwater be encountered during construction, works will cease and further investigation will be required.

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WSP. (2019). *Preliminary Site Investigation - Wagga Wagga SAP.* Department of Planning, Industry and Environment.

9. Limitations

NGH Pty Ltd (NGH) has prepared this report for ib vogt in accordance with the usual care and thoroughness of the consulting profession. This report is based on current practices and professional standards at the time of the preparation of this report. Opinions and judgements herein, based on our understanding and interpretation of existing regulatory standards, should not be construed as legal opinions. This report may not be relied upon by any other party without the explicit written agreement of NGH. No other warranty, expressed or implied, is made regarding the professional advice included in this report.

The scope of work undertaken, and sources of information used by NGH in this report were limited to that detailed in this report. NGH has made no independent verification of this information beyond the agreed scope of works. NGH assumes no responsibility for any inaccuracies or omissions in the provided information.

This report was prepared in October 2024 and is based on the conditions encountered and information reviewed during preparation. NGH disclaims responsibility for any changes that may have occurred after this time. We do not assume any liability for misinterpretation or items not visible, accessible or present at the site during the time of works.

This report should be read in full. No responsibility is accepted for using any part of this report in any other context, for any other purpose, or by third parties. This report does not purport to give legal advice. Legal advice can only be given by qualified legal practitioners.

This report may contain information obtained by documentation review, inspection or other means of investigation. This information is directly relevant only to the points in the ground where they were obtained at the time of the assessments. Our conclusions are based on professional experience. Future advances regarding the understanding of chemicals and their behaviour, and changes in regulations affecting their management, could impact our conclusions and recommendations regarding their potential presence on this Site. Given that the agreed scope of work performed was limited and governed by budgetary constraints, NGH does not guarantee that hazardous substances, other than those identified in this report, do not exist at the site. Certain conditions that could cause contamination of the land may not have been identified such as naturally occurring toxins in groundwater and flora, contamination from domestic products or building materials, or contamination that has occurred after the site investigations/ monitoring by NGH.

There are no investigative or remedial works that are thorough enough to preclude the presence of material, which, presently or in the future, may be considered hazardous at the site. As regulatory evaluation criteria are constantly changing, concentrations of contaminants presently regarded as low may, in the future, fall under different regulatory standards that require further investigations or remediation.

Where conditions encountered at the site are subsequently found to differ significantly from those anticipated in this report, NGH must be notified of any such findings and be provided with an opportunity to review the recommendations of this report.

To the best of our knowledge, information contained in this report is accurate at the date of issue, but subsurface conditions, including groundwater levels, can change in a limited time. Therefore, this document and the information contained herein should only be regarded as valid at the time of the investigation unless otherwise explicitly stated in this report.

Appendix A Lotsearch

LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 24 Sep 2024 14:56:44

Reference: LS062194 EP

Address: 116 Bavin Road, Bomen, NSW 2650

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

Dataset Listing

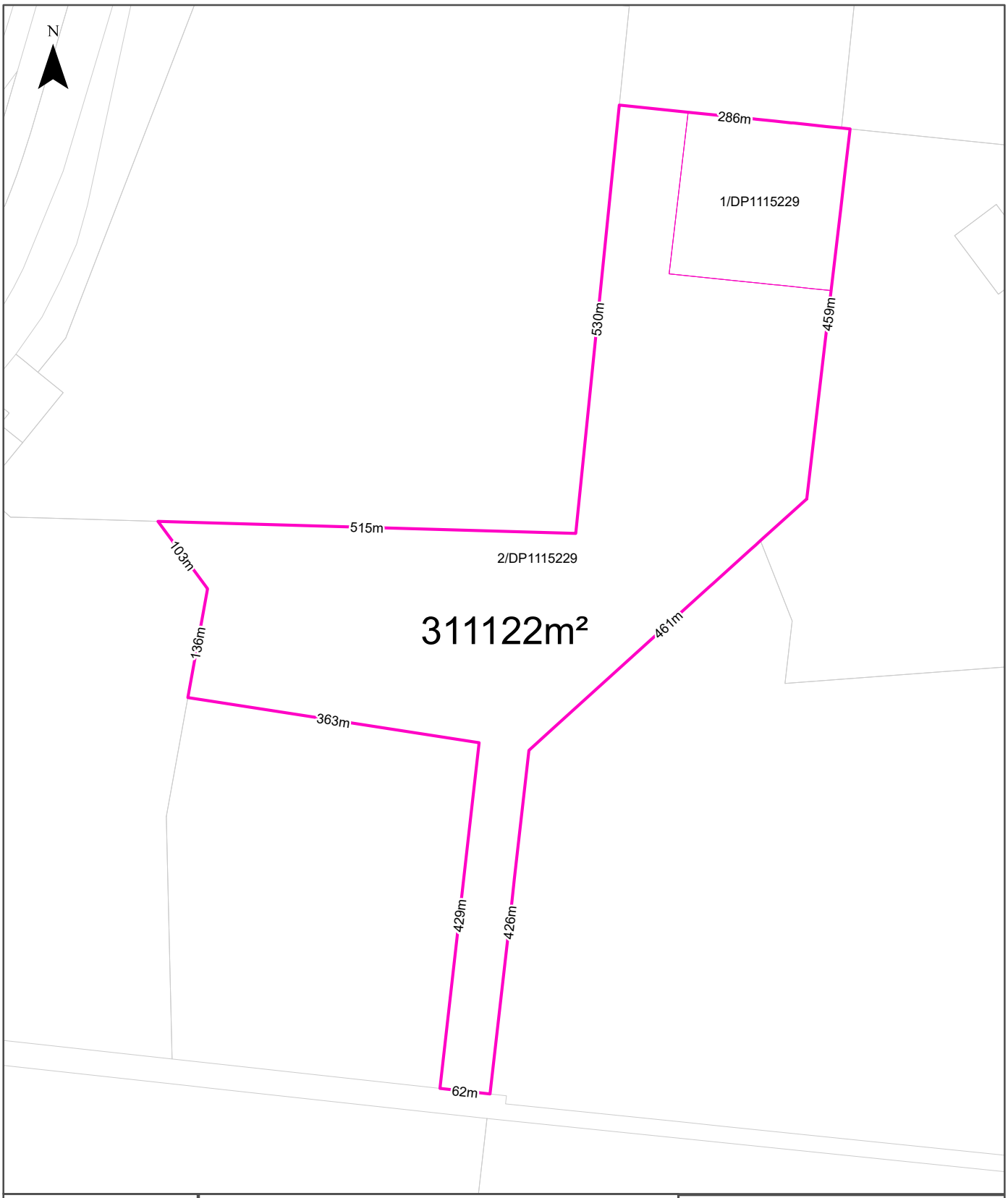
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	24/07/2024	24/07/2024	Quarterly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	21/05/2024	21/05/2024	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority NSW	02/09/2024	13/08/2024	Monthly	1000m	0	0	1
Contaminated Land Records of Notice	Environment Protection Authority NSW	02/09/2024	02/09/2024	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority NSW	06/08/2024	14/07/2021	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority NSW	03/09/2024	03/09/2024	Monthly	1000m	0	0	1
National Waste Management Facilities Database	Geoscience Australia	29/04/2024	29/11/2022	Annually	1000m	0	0	1
National Liquid Fuel Facilities	Geoscience Australia	20/09/2023	07/09/2020	Annually	1000m	0	0	1
EPA PFAS Investigation Program	Environment Protection Authority NSW	24/09/2024	14/06/2024	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	24/09/2024	24/09/2024	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	24/09/2024	24/09/2024	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	24/09/2024	24/09/2024	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	17/07/2024	17/07/2024	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	05/08/2024	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Australian Department of Defence	17/07/2024	17/07/2024	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority NSW	13/11/2023	15/12/2022	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority NSW	26/08/2024	26/08/2024	Monthly	1000m	0	1	14
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority NSW	26/08/2024	26/08/2024	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority NSW	26/08/2024	26/08/2024	Monthly	1000m	0	1	6
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	0	0
Points of Interest	NSW Department of Customer Service - Spatial Services	18/07/2024	18/07/2024	Quarterly	1000m	0	0	3
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	18/07/2024	18/07/2024	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	18/07/2024	18/07/2024	Quarterly	1000m	0	0	3
Major Easements	NSW Department of Customer Service - Spatial Services	09/08/2024	09/08/2024	Quarterly	1000m	4	6	19
State Forest	Forestry Corporation of NSW	12/12/2023	11/12/2023	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Geoscience Australia	17/04/2024	19/08/2019	Annually	1000m	1	1	2

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Climate Change, Energy, the Environment and Water	28/05/2024	23/02/2018	Quarterly	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	28/05/2024	20/06/2023	Annually	2000m	0	0	62
NSW Seamless Geology Single Layer: Rock Units	NSW Department of Regional NSW	06/12/2023	31/05/2023	Annually	1000m	2	3	4
NSW Seamless Geology Single Layer: Trendlines	NSW Department of Regional NSW	06/12/2023	31/05/2023	Annually	1000m	0	0	1
NSW Seamless Geology Single Layer: Geological Boundaries and Faults	NSW Department of Regional NSW	06/12/2023	31/05/2023	Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Department of Regional NSW	26/04/2024	14/03/2024	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	12/01/2024	17/02/2011	Annually	1000m	1	1	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Climate Change, Energy, the Environment and Water	12/12/2023	27/07/2020	Annually	1000m	2	2	4
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Housing and Infrastructure	13/09/2024	16/08/2024	Monthly	500m	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	12/01/2024	21/02/2013	Annually	1000m	1	1	2
Dryland Salinity - National Assessment	Australian Bureau of Agricultural and Resource Economics and Sciences	03/06/2024	24/05/2024	Annually	1000m	1	1	2
Mining Subsidence Districts	NSW Department of Customer Service	06/08/2024	06/08/2024	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Regional NSW	26/08/2024	26/08/2024	Monthly	1000m	1	1	1
Mining Title Applications	NSW Department of Regional NSW	26/08/2024	26/08/2024	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Regional NSW	26/08/2024	26/08/2024	Monthly	1000m	1	1	1
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Housing and Infrastructure	13/09/2024	08/09/2023	Monthly	1000m	1	1	1
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Housing and Infrastructure	13/09/2024	30/08/2024	Monthly	1000m	3	5	12
Commonwealth Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	20/10/2023	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	20/10/2023	13/04/2022	Annually	1000m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	29/07/2024	05/07/2024	Quarterly	1000m	0	0	1
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Housing and Infrastructure	13/09/2024	30/08/2024	Monthly	1000m	0	0	2
Bush Fire Prone Land	NSW Rural Fire Service	26/08/2024	19/07/2024	Monthly	1000m	1	3	4
NSW Native Vegetation Type Map	NSW Department of Climate Change, Energy, the Environment and Water	02/09/2024	30/11/2023	Quarterly	1000m	3	7	28
Ramsar Wetlands of Australia	Australian Department of Climate Change, Energy, the Environment and Water	16/05/2024	11/04/2024	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Terrestrial	Australian Department of Climate Change, Energy, The Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, The Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	28/05/2024	28/05/2024	Annually	1000m	1	1	1
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/05/2024	28/05/2024	Annually	1000m	2	2	5
NSW BioNet Species Sightings	NSW Department of Climate Change, Energy, the Environment and Water	10/09/2024	10/09/2024	Monthly	10000m	-	-	-

Site Diagram

116 Bavin Road, Bomen, NSW 2650



Legend

- Site Boundary
- Internal Parcel Boundaries

Total Area: 311122m²

Total Perimeter: 3.77km

Disclaimers:

Measurements are approximate only and may have been simplified or smaller lengths removed for readability.

Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.

Scale: 0 25 50 100 150 200 250 Meters

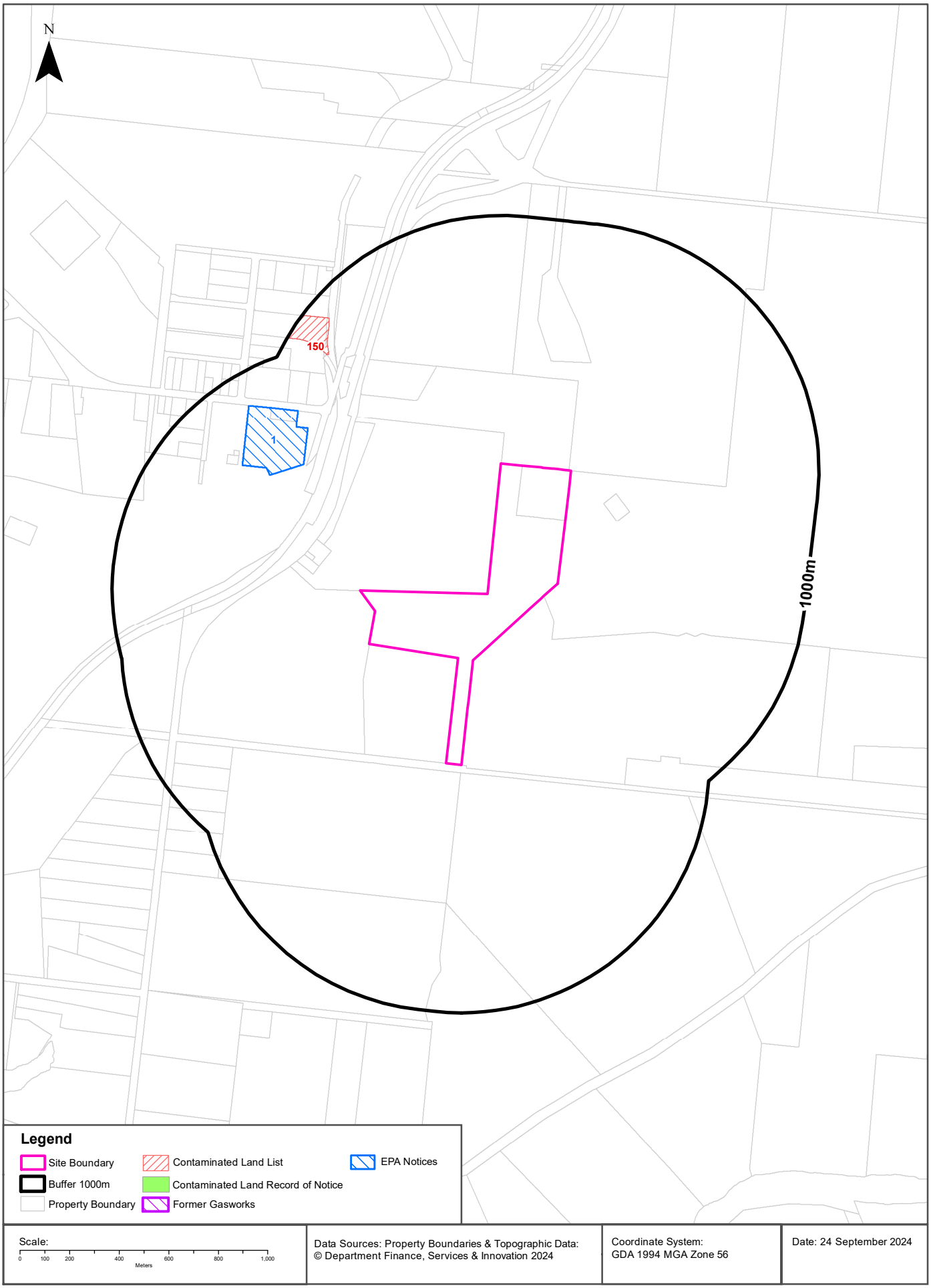
Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2024

Coordinate System: GDA 1994 MGA Zone 56

Date: 24 September 2024

Contaminated Land

116 Bavin Road, Bomen, NSW 2650



Contaminated Land

116 Bavin Road, Bomen, NSW 2650

List of NSW contaminated sites notified to EPA

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

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
150	Caltex Terminal	34 Lewington STREET	Bomen	Other Petroleum	Regulation under CLM Act not required	Current EPA List	Premise Match	823m	North West

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

116 Bavin Road, Bomen, NSW 2650

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

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

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

Former Gasworks

Former Gasworks within the dataset buffer:

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

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

Contaminated Land

116 Bavin Road, Bomen, NSW 2650

EPA Notices

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

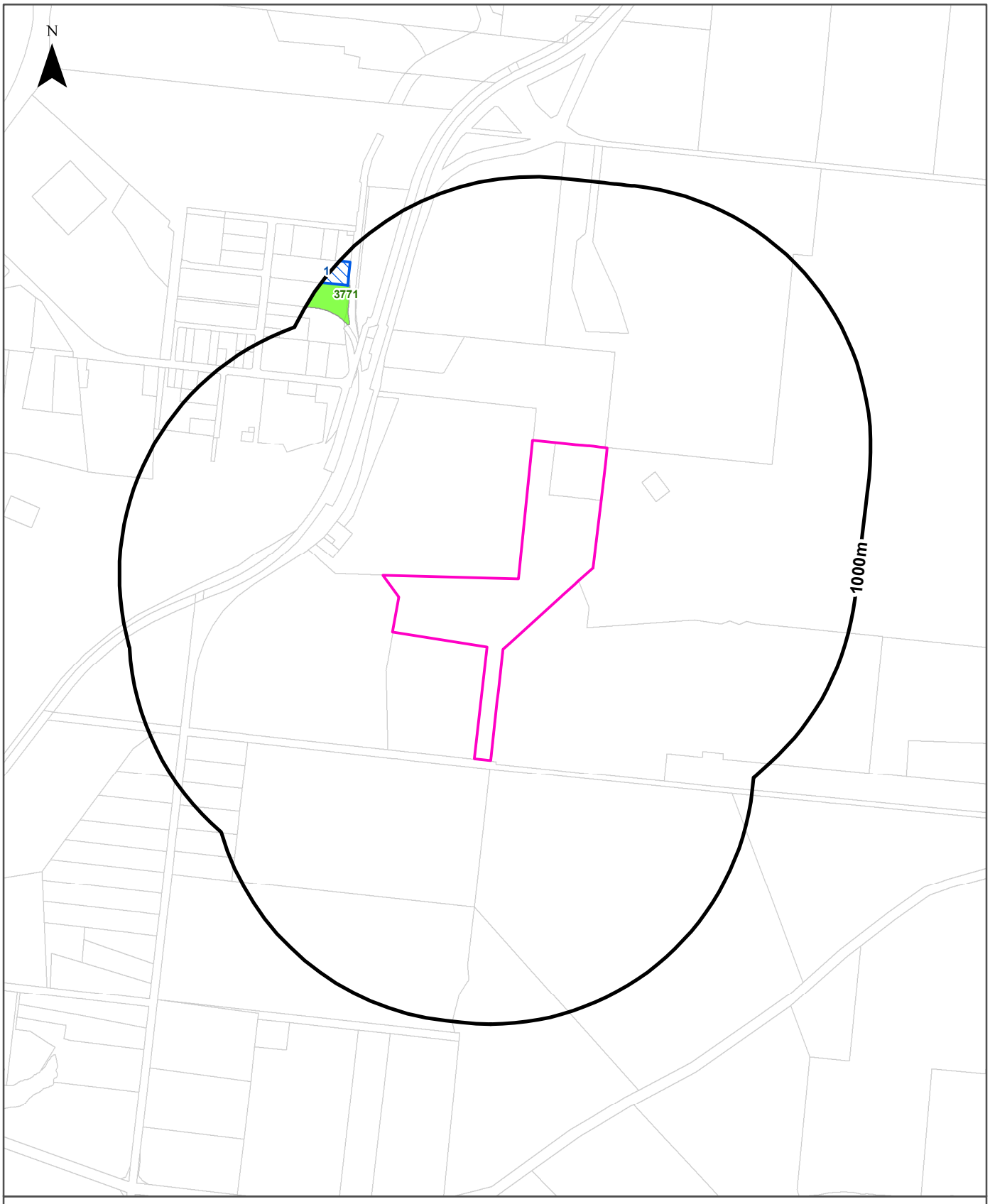
Map ID	Number	Type	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
1	3173526593	Penalty Notice	H.J. HEINZ COMPANY AUSTRALIA LIMITED	BOMEN ROAD, WAGGA WAGGA, NSW 2650	Issued	08/11/2018	Protection of the Environment Operations Act 1997 - 64(1)	Contravene condition of licence - not submit annual return - Corporation	13/07/2018	Premise Match	557m	North West

NSW EPA Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Waste Management & Liquid Fuel Facilities

116 Bavin Road, Bomen, NSW 2650



Legend

- Site Boundary
- Buffer 1000m
- Property Boundary
- Waste Management Facilities
- National Liquid Fuel Facilities

Scale:	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2024	Coordinate System: GDA 1994 MGA Zone 56	Date: 24 September 2024

Waste Management & Liquid Fuel Facilities

116 Bavin Road, Bomen, NSW 2650

National Waste Management Facilities Database

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

Map ID	Owner	Name	Address	Management Type	Facility Type	Status	Loc Conf	Dist	Dir
1	Southern Oil Refining Pty Ltd	Southern Oil	42 Lewington Street, Bomen		Reprocessing		Premise Match	915m	North West

Source: Waste Management Facilities Database
Creative Commons 4.0 © Commonwealth of Australia (Geoscience Australia) 2022

National Liquid Fuel Facilities

National Liquid Fuel Facilties within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
3771	Caltex	Bomen	34 Lewington Street	Bomen	Fuel Depot	Operational	Tasco Inland Australia Pty Ltd	24/08/2020	Premise Match	823m	North West

National Liquid Fuel Facilities Data Source: Geoscience Australia
Creative Commons 4.0 © Commonwealth of Australia

PFAS Investigation & Management Programs

116 Bavin Road, Bomen, NSW 2650

EPA PFAS Investigation Program

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

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

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

Defence PFAS Investigation Program

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

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

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

Defence PFAS Management Program

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

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

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

Airservices Australia National PFAS Management Program

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

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

116 Bavin Road, Bomen, NSW 2650

Defence Controlled Areas (DCA)

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

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

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

Defence 3 Year Regional Contamination Investigation Program (RCIP)

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

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

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

National Unexploded Ordnance (UXO)

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

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

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

EPA Other Sites with Contamination Issues

116 Bavin Road, Bomen, NSW 2650

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

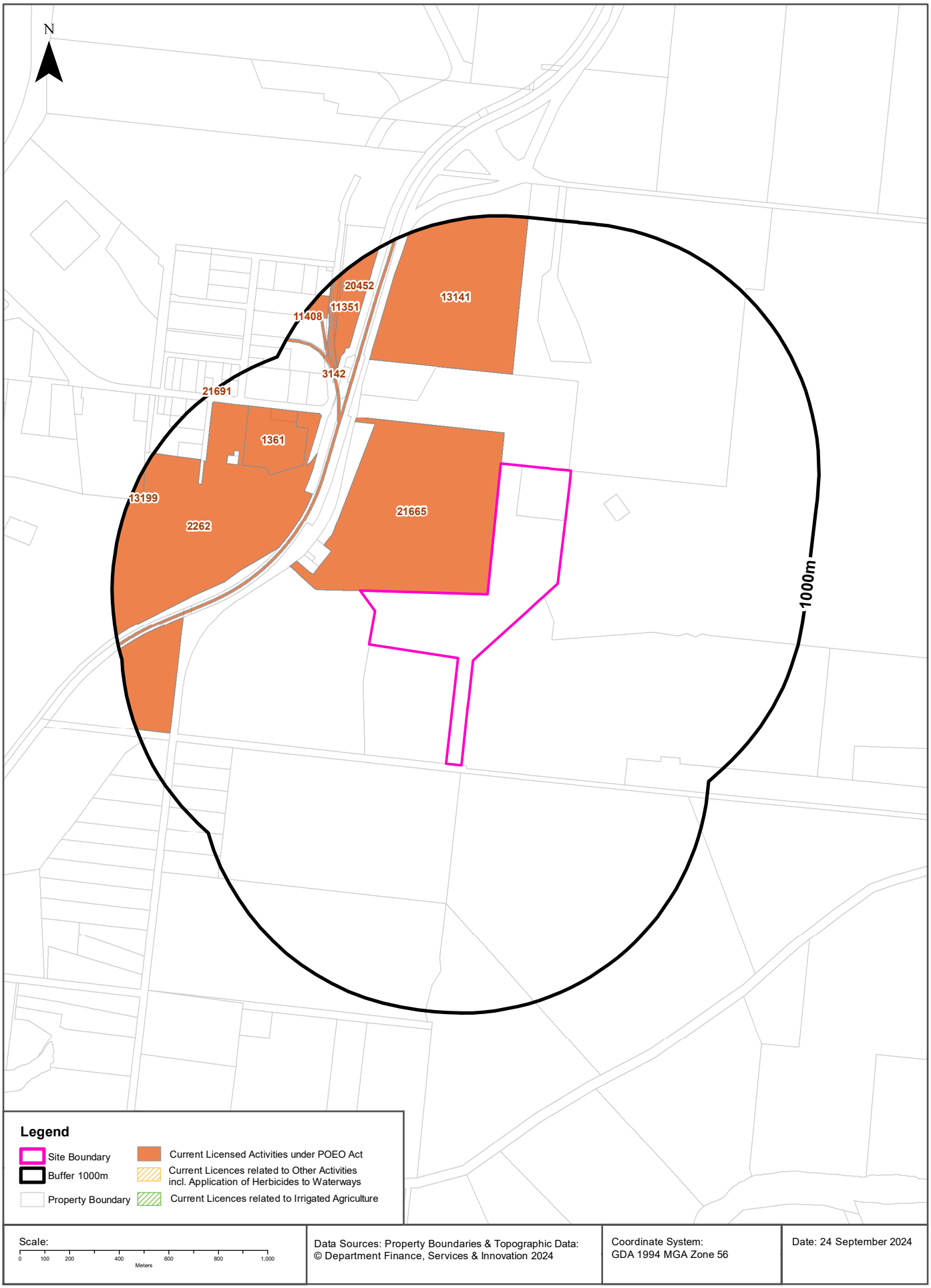
Sites within the dataset buffer:

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

116 Bavin Road, Bomen, NSW 2650



EPA Activities

116 Bavin Road, Bomen, NSW 2650

Licensed Activities under the POEO Act 1997

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

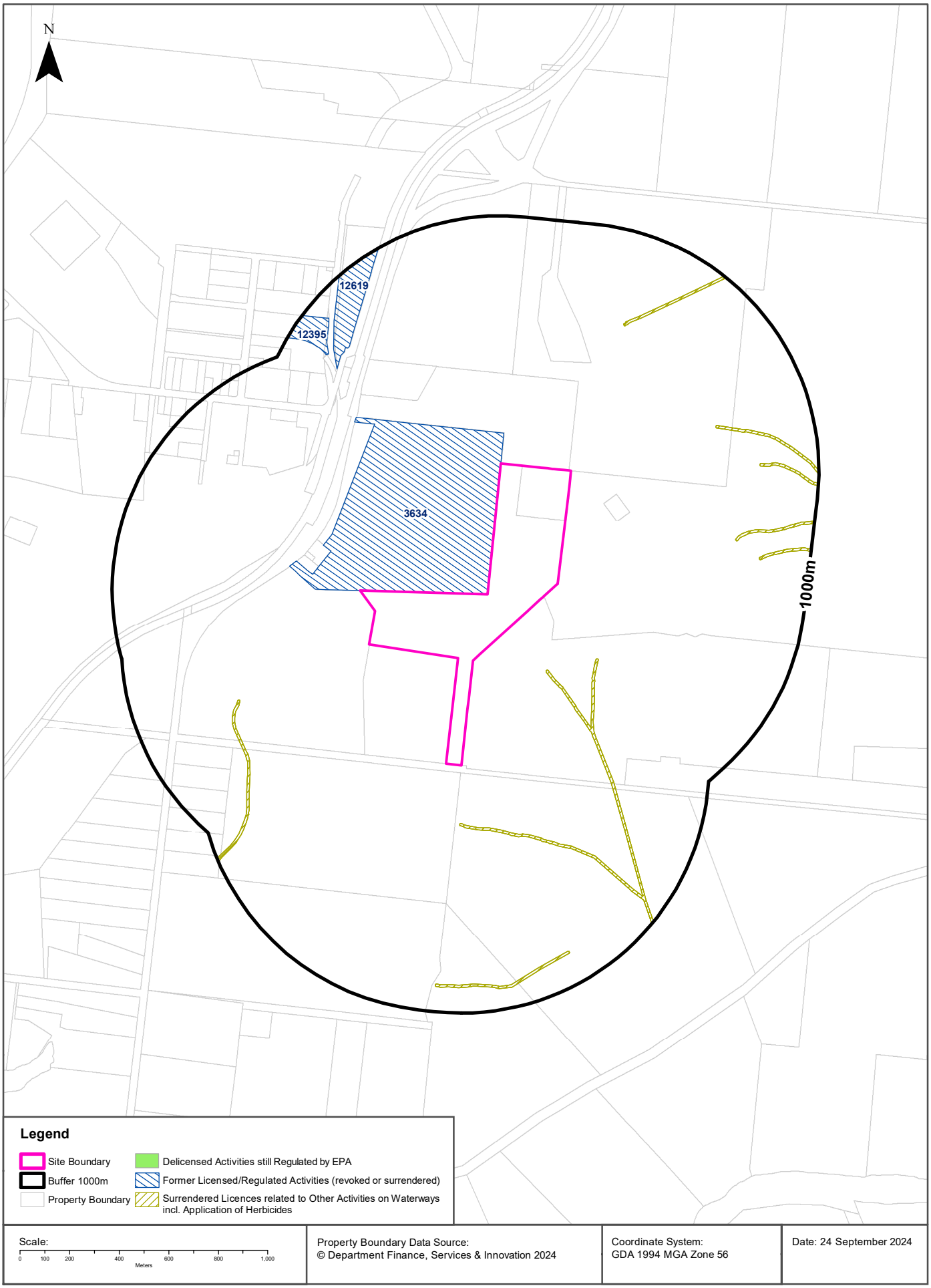
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
21665	RODNEY'S TRANSPORT SERVICE (AUSTRALIA) PTY. LTD.		280 BYRNES ROAD, BOMEN, NSW 2650		Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste	Premise Match	0m	North West
3142	AUSTRALIAN RAIL TRACK CORPORATION LIMITED		AUSTRALIAN RAIL TRACK CORPORATION (ARTC) NETWORK, SYDNEY, NSW 2001		Railway systems activities	Network of Features	344m	North West
13141	BOC LIMITED	BOC Limited	354 Byrnes Road	WAGGA WAGGA	General chemicals storage; Non-thermal treatment of hazardous and other waste; Thermal treatment of hazardous and other waste	Premise Match	364m	North
2262	TEYS AUSTRALIA SOUTHERN PROPERTY PTY LTD	TEYS AUSTRALIA WAGGA WAGGA	DAMPIER STREET, WAGGA WAGGA, NSW 2650	WAGGA WAGGA	Rendering or fat extraction	Premise Match	365m	West
2262	TEYS AUSTRALIA SOUTHERN PROPERTY PTY LTD	TEYS AUSTRALIA WAGGA WAGGA	DAMPIER STREET, WAGGA WAGGA, NSW 2650	WAGGA WAGGA	Slaughtering or processing animals	Premise Match	365m	West
1361	H.J. HEINZ COMPANY AUSTRALIA LIMITED	H.J.HEINZ COMPANY AUSTRALIA LIMITED	BOMEN ROAD	WAGGA WAGGA	General animal products production	Premise Match	557m	North West
11351	WAGGA WAGGA CITY COUNCIL	WAGGA WAGGA LIVESTOCK MARKETING CENTRE	Webb Street	BOMEN	Animal accommodation	Premise Match	760m	North West
20452	AUSTRAK PTY LTD		57 Dampier Street, BOMEN, NSW 2650		Concrete works	Premise Match	763m	North West
11408	SOUTHERN OIL REFINING PTY LTD	SOUTHERN OIL REFINING	42 LEWINGTON STREET	BOMEN	Petroleum products and fuel production	Premise Match	915m	North West
11408	SOUTHERN OIL REFINING PTY LTD	SOUTHERN OIL REFINING	42 LEWINGTON STREET	BOMEN	Non-thermal treatment of hazardous and other waste	Premise Match	915m	North West
11408	SOUTHERN OIL REFINING PTY LTD	SOUTHERN OIL REFINING	42 LEWINGTON STREET	BOMEN	Recovery of waste oil	Premise Match	915m	North West
11408	SOUTHERN OIL REFINING PTY LTD	SOUTHERN OIL REFINING	42 LEWINGTON STREET	BOMEN	Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste	Premise Match	915m	North West

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
13199	RODNEY'S TRANSPORT SERVICE (AUSTRALIA) PTY. LTD.	RODNEY'S TRANSPORT SERVICES PTY LTD	82 BOMEN ROAD	BOMEN	Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste	Premise Match	948m	West
21691	SMALLMON BROTHERS PTY LTD		25 BOMEN ROAD, BOMEN, NSW 2650		Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste	Premise Match	973m	North West

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

Delicensed & Former Licensed EPA Activities

116 Bavin Road, Bomen, NSW 2650



EPA Activities

116 Bavin Road, Bomen, NSW 2650

Delicensed Activities still regulated by the EPA

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

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

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

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

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

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
3634	LAMINEX (AUSTRALIA) PTY. LTD.	101 BYRNES RD, WAGGA WAGGA, NSW 2650	Surrendered	14/08/2000	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	0m	North West
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	229m	South East
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	229m	South East
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	229m	South East
12619	AUSTRAK PTY LTD	53 WEBB STREET, BOMEN, NSW 2650	Surrendered	16/01/2007	Concrete works	Premise Match	763m	North West
12395	TASCO INLAND AUSTRALIA PTY LTD	BOMEN INLAND TERMINAL, 34 LEWINGTON STREET, BOMEN	Surrendered	08/12/2005	Petroleum products storage	Premise Match	823m	North West

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

Historical Business Directories

116 Bavin Road, Bomen, NSW 2650

Business Directory Records 1950-1991
Premise or Road Intersection Matches

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1982, 1970, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

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

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

Business Directory Records 1950-1991
Road or Area Matches

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

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

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Historical Business Directories

116 Bavin Road, Bomen, NSW 2650

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

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

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

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

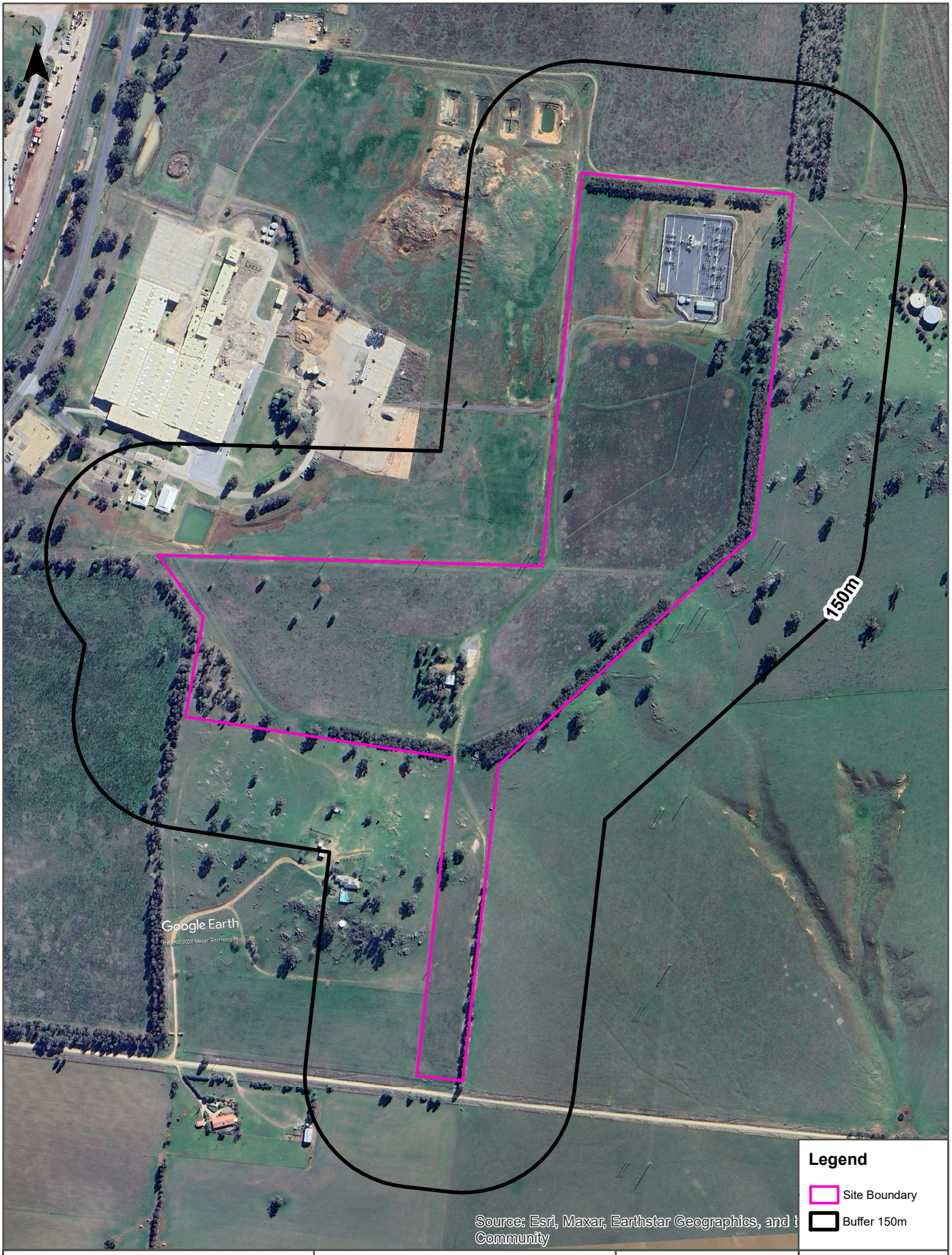
Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

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

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

Aerial Imagery 2024

116 Bavin Road, Bomen, NSW 2650



Scale:
0 80 160 240 320
Meters

Data Source Aerial Imagery: © 2024 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

Coordinate System:
GDA 1994 MGA Zone 56

Date: 24 September 2024

Aerial Imagery 2014

116 Bavin Road, Bomen, NSW 2650



Scale:
0 80 160 240 320
Meters

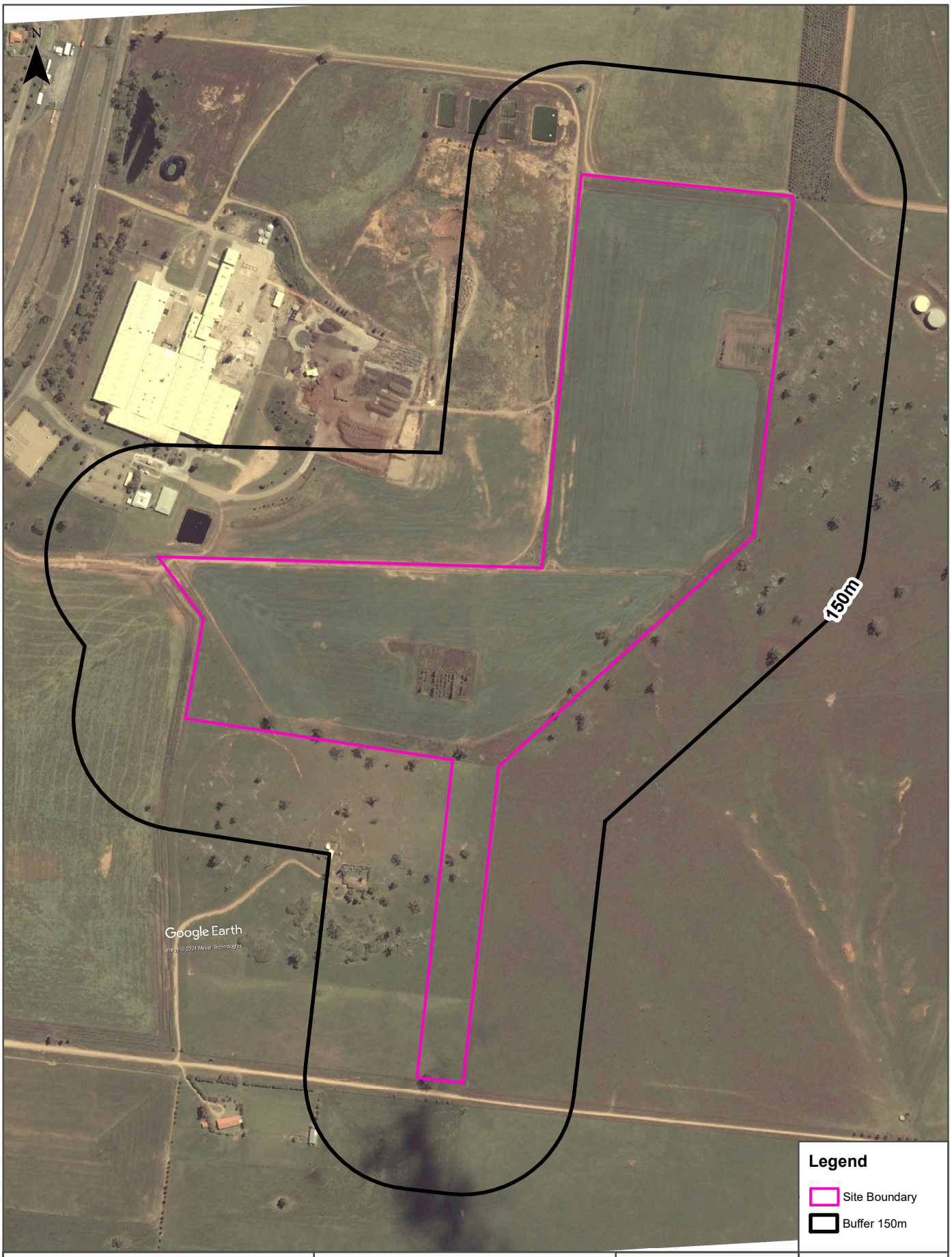
Data Source Aerial Imagery: © 2024 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

Coordinate System:
GDA 1994 MGA Zone 56

Date: 24 September 2024

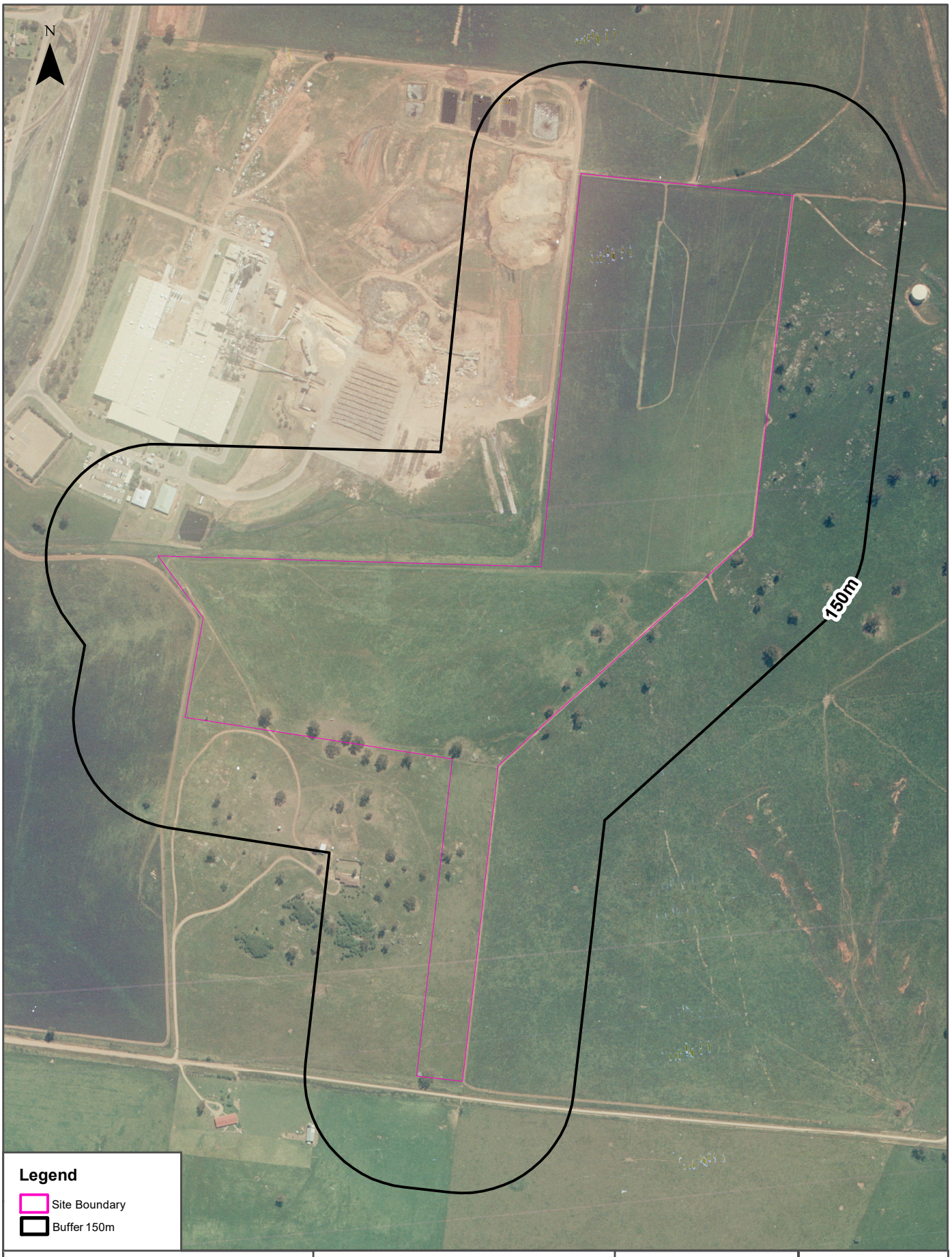
Aerial Imagery 2003

116 Bavin Road, Bomen, NSW 2650



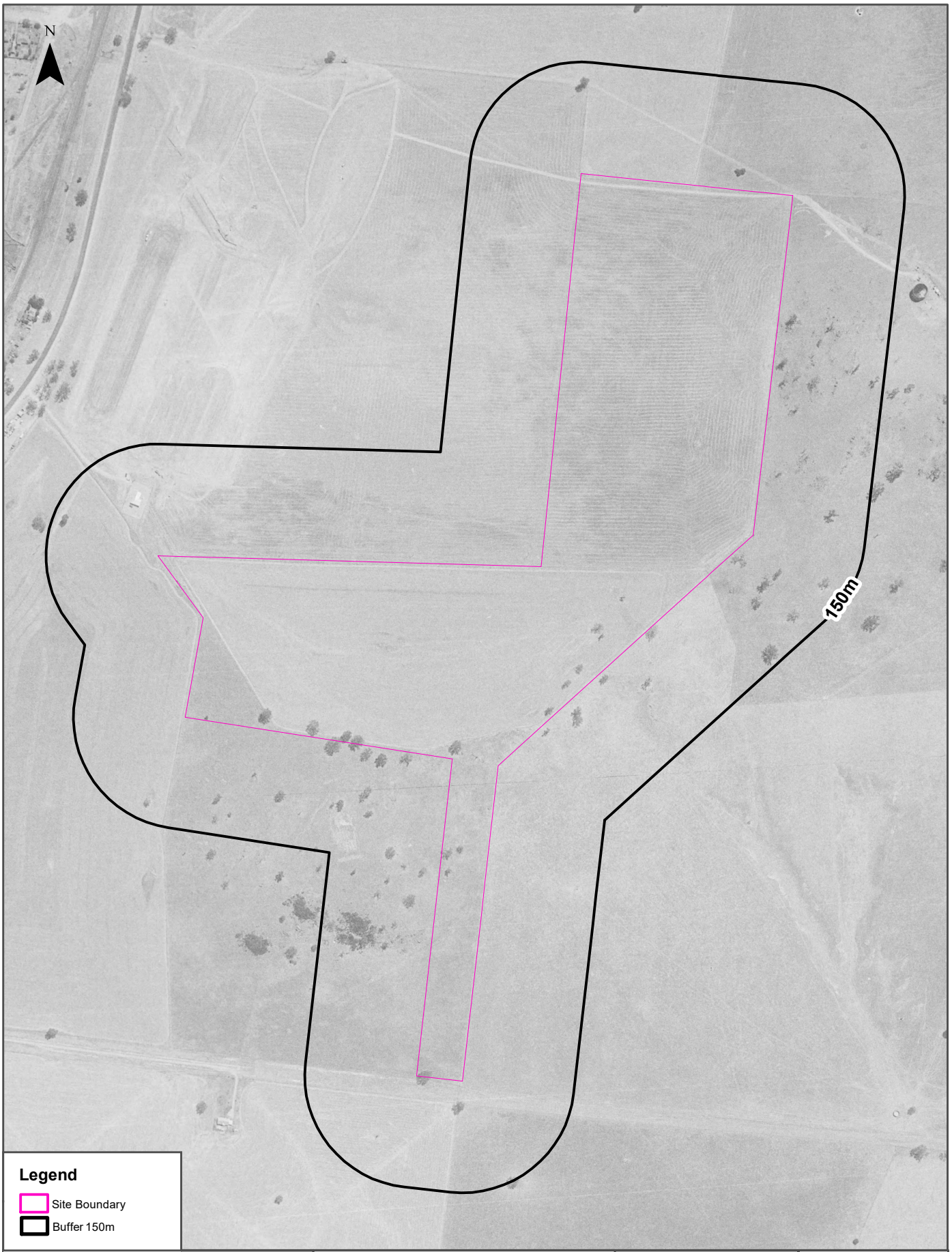
Aerial Imagery 1990

116 Bavin Road, Bomen, NSW 2650



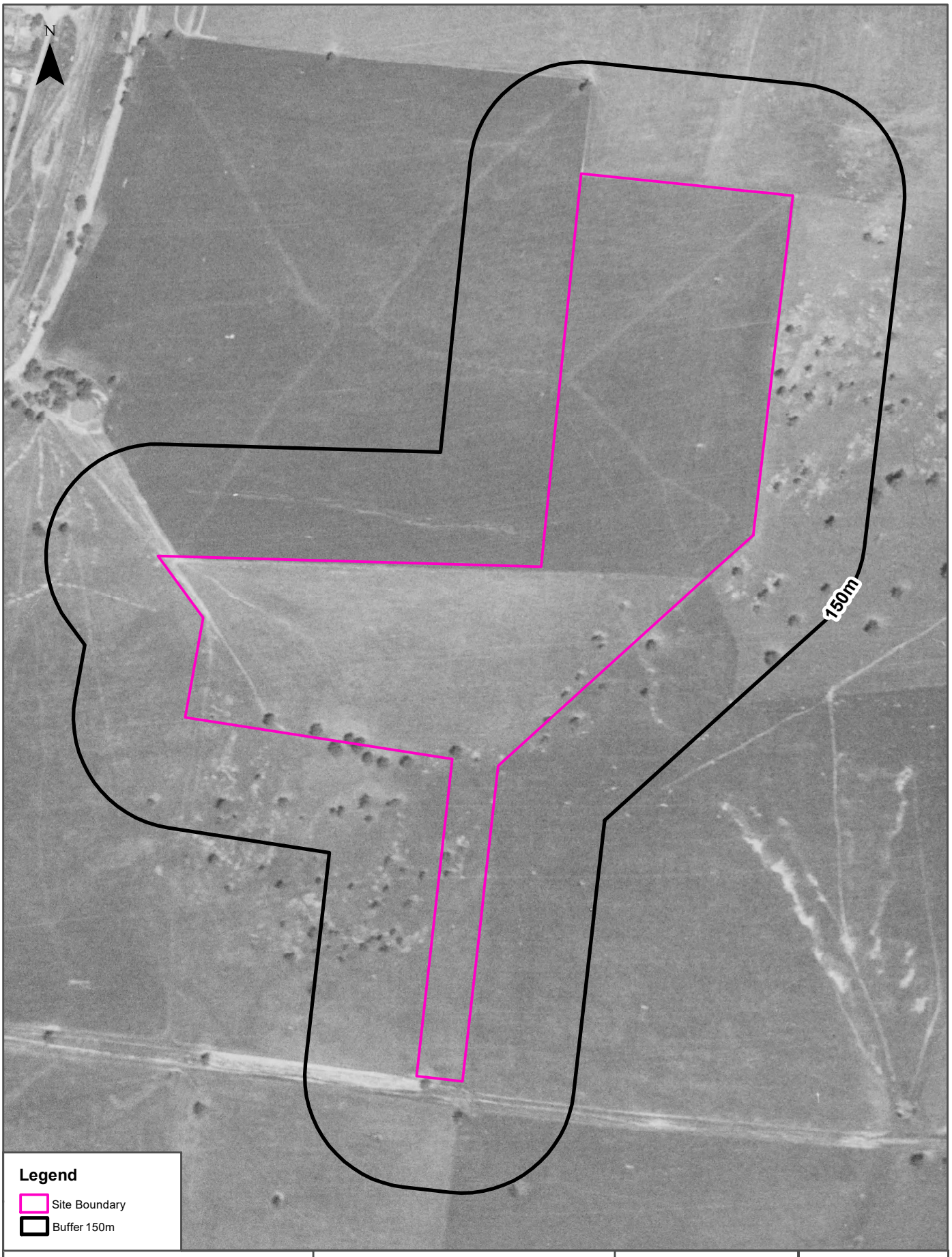
Aerial Imagery 1980

116 Bavin Road, Bomen, NSW 2650



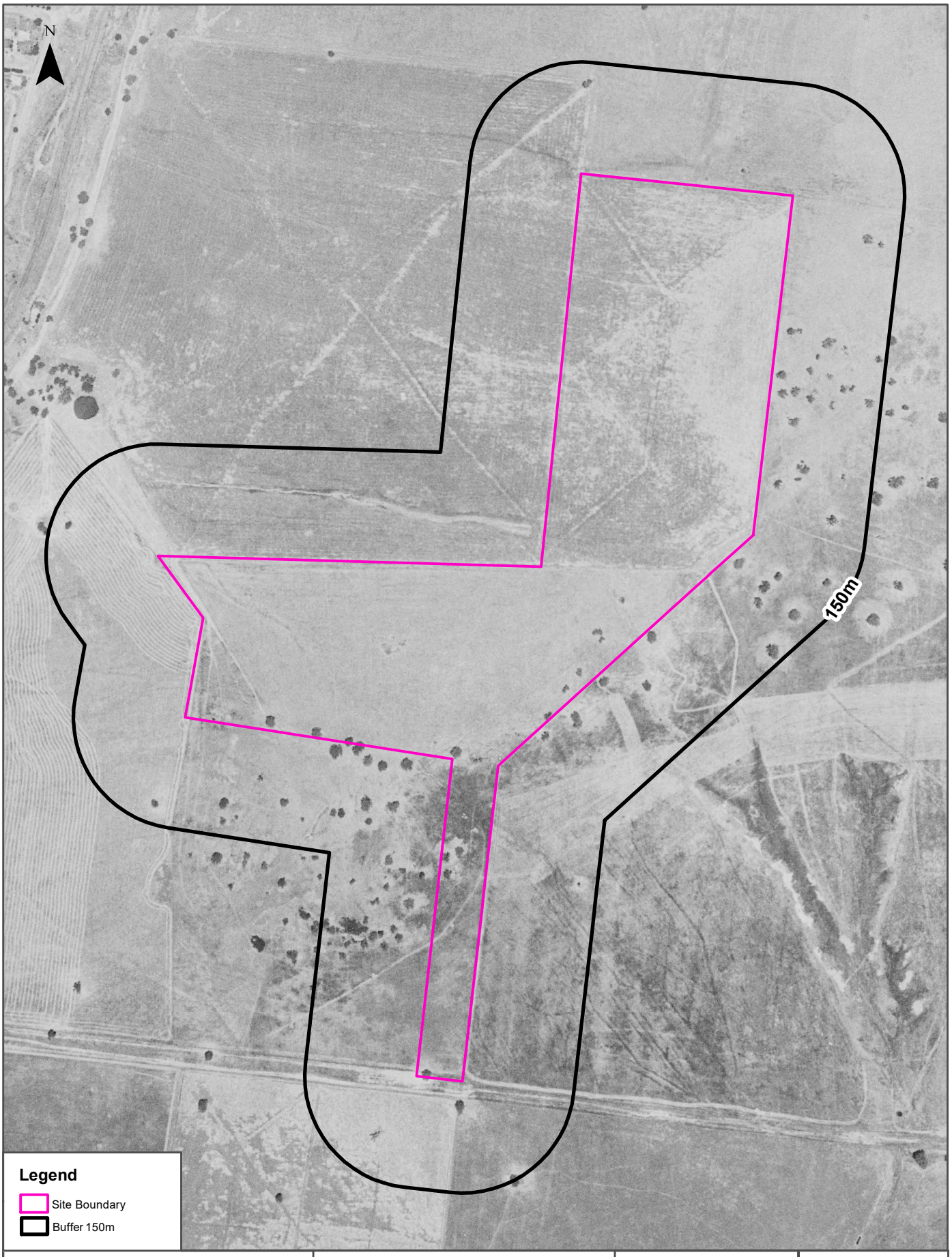
Aerial Imagery 1971

116 Bavin Road, Bomen, NSW 2650



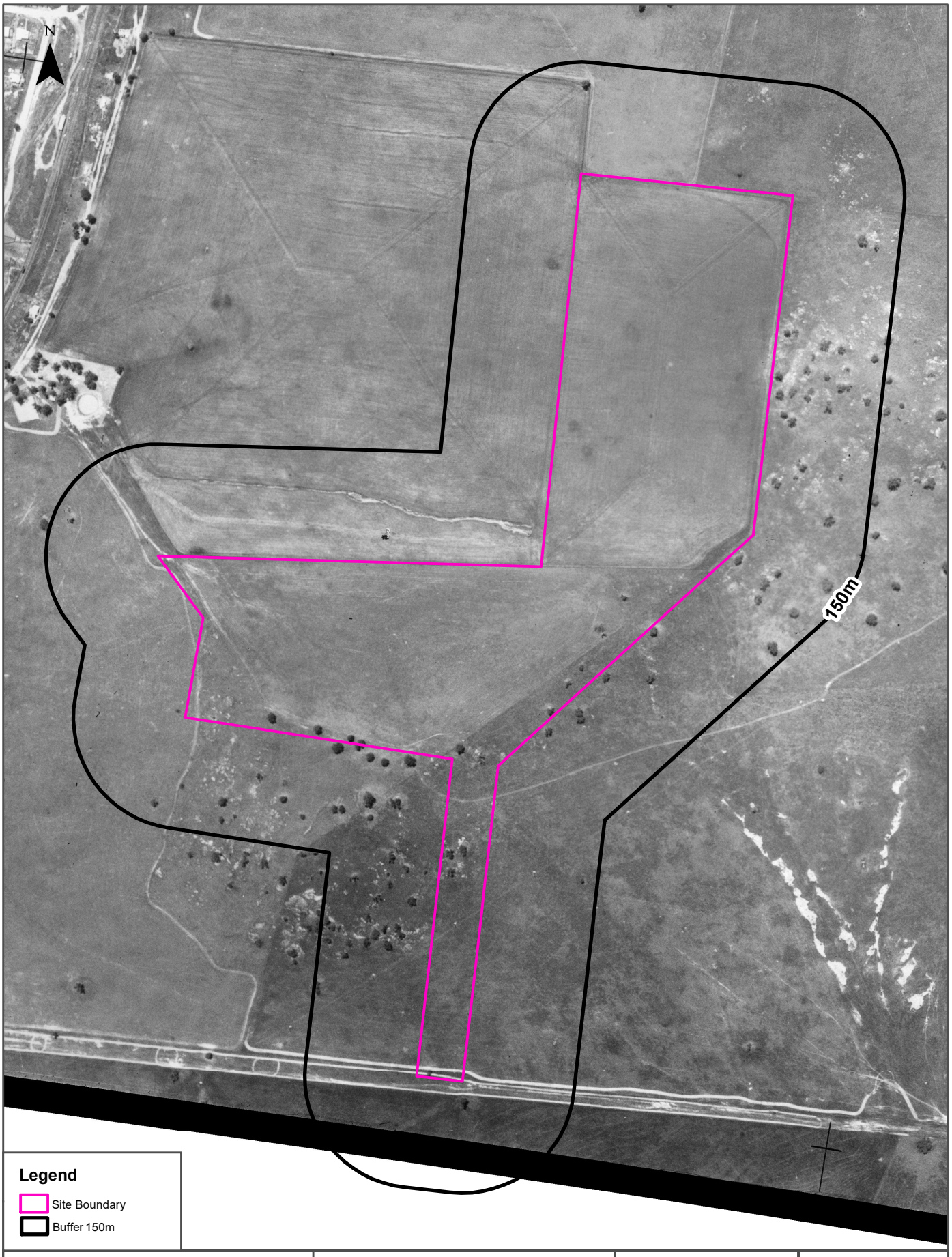
Aerial Imagery 1966

116 Bavin Road, Bomen, NSW 2650



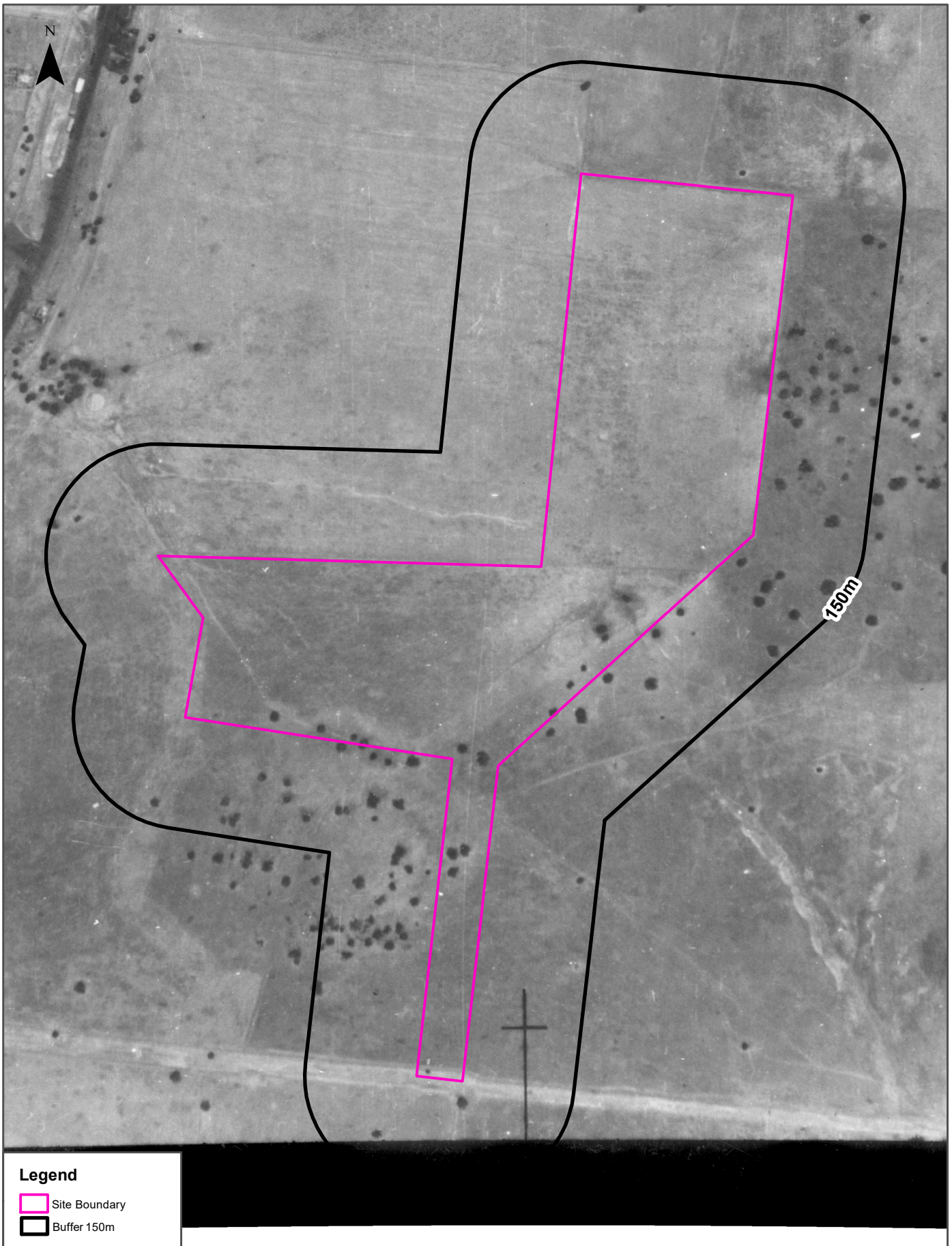
Aerial Imagery 1953

116 Bavin Road, Bomen, NSW 2650



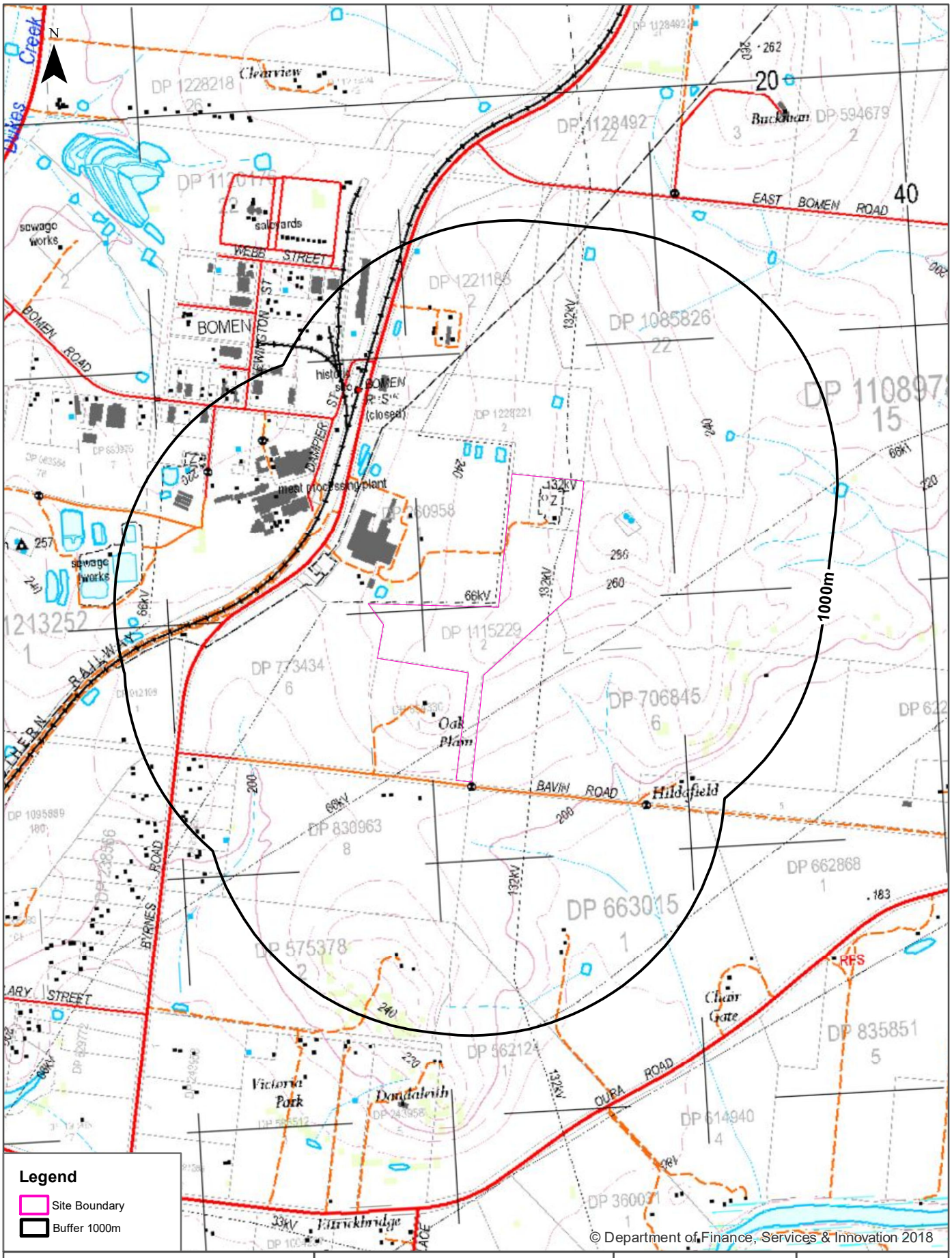
Aerial Imagery 1944

116 Bavin Road, Bomen, NSW 2650



Topographic Map 2015

116 Bavin Road, Bomen, NSW 2650



Scale: 0 240 480 720 960 Meters	Data Sources: Topographic Map Data © NSW Land and Property Information	Coordinate System: GDA 1994 MGA Zone 56	Date: 24 September 2024

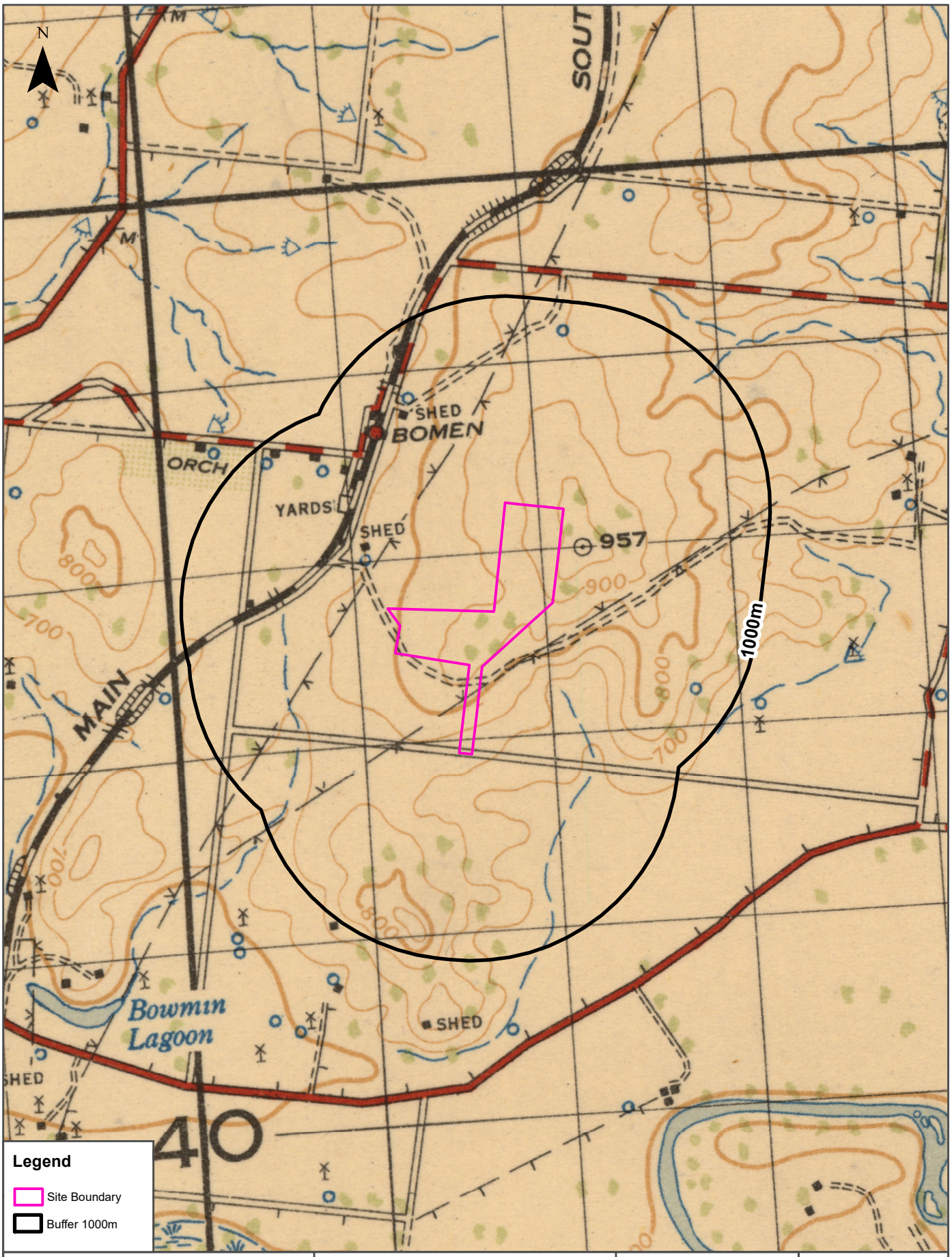
Historical Map 1982

116 Bavin Road, Bomen, NSW 2650



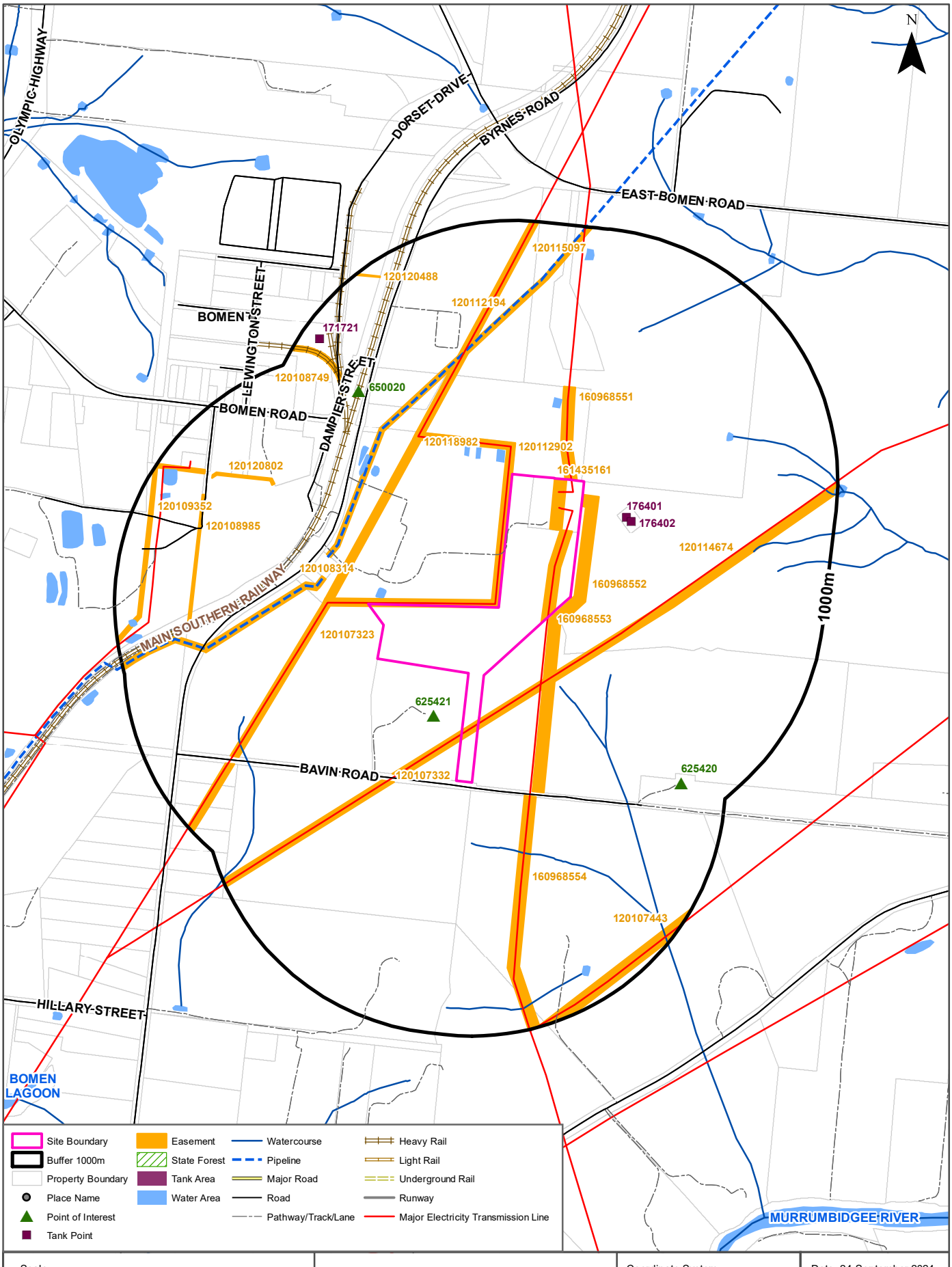
Historical Map c.1946

116 Bavin Road, Bomen, NSW 2650



Topographic Features

116 Bavin Road, Bomen, NSW 2650



Scale: 0 100 200 400 600 800 1,000 Meters

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

Coordinate System: GDA 1994 MGA Zone 56

Date: 24 September 2024

Topographic Features

116 Bavin Road, Bomen, NSW 2650

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
625421	Homestead	BUNDALEER	118m	South West
650020	Railway Station	BOMEN RAILWAY STATION	688m	North West
625420	Homestead	HILDAFIELD	821m	South East

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

116 Bavin Road, Bomen, NSW 2650

Tanks (Areas)

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

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

Tanks (Points)

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

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
176401	Water	Operational		01/01/2008	182m	North East
176402	Water	Operational		01/01/2008	202m	North East
171721	Petroleum	Operational		17/02/2014	928m	North West

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

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

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120112902	Primary	Undefined		0m	On-site
160968553	Primary	Electricity	45.72m	0m	On-site
161435161	Primary	Electricity	45.72m	0m	On-site
120114674	Primary	Undefined		0m	On-site
160968551	Primary	Electricity	45.72m	0m	North
160968552	Primary	Electricity	45m	0m	South East
120118982	Primary	Undefined		128m	North West
120107323	Primary	Undefined		135m	West
120108314	Primary	Undefined		193m	West
160968554	Primary	Electricity	45m	213m	South
120112194	Primary	Undefined		236m	North
120107332	Primary	Undefined		244m	South West

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120115097	Primary	Undefined		379m	North
120120802	Primary	Undefined		601m	North West
120108985	Primary	Undefined		689m	West
120108749	Primary	Undefined		752m	North West
120109352	Primary	Undefined		824m	West
120107443	Primary	Undefined		922m	South
120120488	Primary	Undefined		935m	North

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

116 Bavin Road, Bomen, NSW 2650

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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Elevation Contours (m AHD)

116 Bavin Road, Bomen, NSW 2650



Hydrogeology & Groundwater

116 Bavin Road, Bomen, NSW 2650

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Fractured or fissured, extensive aquifers of low to moderate productivity	0m	On-site
Porous, extensive highly productive aquifers	441m	South

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

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

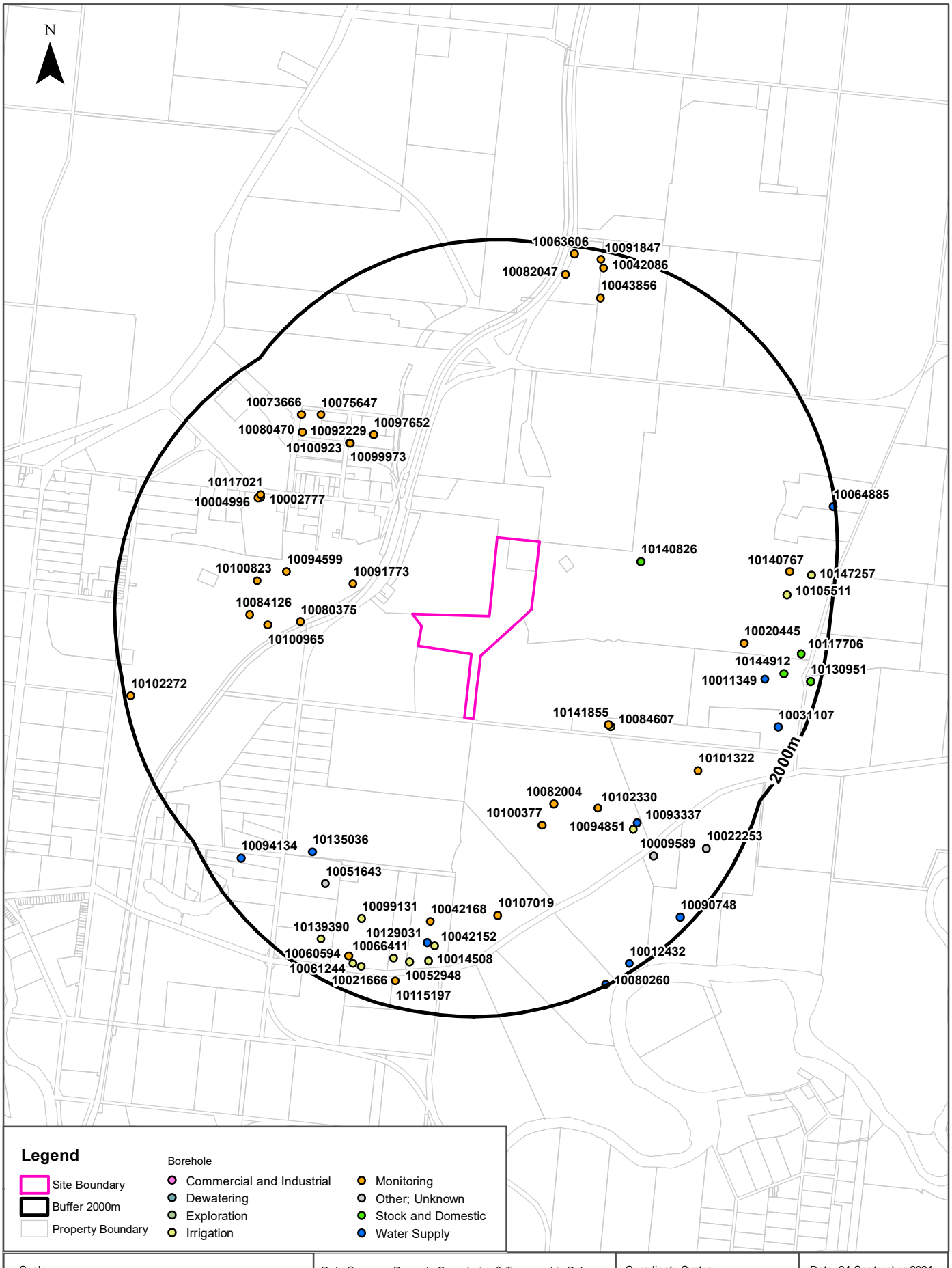
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

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

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

Groundwater Boreholes

116 Bavin Road, Bomen, NSW 2650



Hydrogeology & Groundwater

116 Bavin Road, Bomen, NSW 2650

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10091773	GW402633	Monitoring	Unknown	08/10/2003	15.03		AHD			14.50	446m	West
10140826	GW020527	Stock and Domestic	Unknown	01/02/1962			AHD				695m	East
10080375	GW402628	Monitoring	Unknown	01/10/2003	15.00		AHD			12.30	753m	West
10082004	GW403687	Monitoring	Proposed	26/03/2006	21.00		AHD		2.600	9.00	788m	South
10100377	GW027918	Monitoring	Functioning	01/01/1952	7.30	179.68	AHD				854m	South
10094599	GW402629	Monitoring	Unknown	01/10/2003	9.10		AHD			6.30	890m	West
10141855	GW020528	Monitoring	Functioning	01/02/1962	10.40	180.27	AHD				907m	South East
10084607	GW404561	Irrigation	Functioning	01/01/1968	6.00		AHD		2.000		923m	South East
10100965	GW402632	Monitoring	Unknown	01/10/2003	10.07		AHD			5.30	972m	West
10102330	GW027921	Monitoring	Functioning	01/01/1952	8.00	180.72	AHD				1033m	South East
10100823	GW402630	Monitoring	Unknown	07/10/2003	7.88		AHD			5.90	1064m	West
10097652	GW401828	Monitoring	Unknown	04/07/2001	13.00		AHD		0.300	3.00	1076m	North West
10084126	GW402631	Monitoring	Unknown	07/10/2003	13.14		AHD			7.97	1092m	West
10100923	GW401829	Monitoring	Unknown	04/07/2001	4.00		AHD			2.00	1169m	North West
10099973	GW401830	Monitoring	Unknown	04/07/2001	18.00		AHD		0.500	4.00	1171m	North West
10092229	GW401831	Monitoring	Unknown	04/07/2001	7.00		AHD		0.300	3.00	1172m	North West
10002777	GW417938	Monitoring	Functioning	18/02/2011	10.00		AHD				1281m	North West
10117021	GW417937	Monitoring	Functioning	18/02/2011	10.00		AHD				1293m	North West
10004996	GW417939	Monitoring	Functioning	18/02/2011	10.00		AHD				1295m	North West
10093337	GW402600	Water Supply	Unknown	08/08/1984	12.60		AHD		5.000	7.70	1305m	South East
10094851	GW057977	Irrigation	Unknown	01/08/1983	15.20		AHD	0-500 ppm			1308m	South East
10107019	GW027917	Monitoring	Non-functional	01/01/1968	10.40	179.26	AHD				1332m	South
10135036	GW043174	Water Supply	Unknown		12.80		AHD	Good			1360m	South West
10042168	GW405127	Monitoring	Abandoned	09/03/2009	24.00		AHD				1389m	South
10080470	GW416250	Monitoring	Functional	15/08/2013	15.00		AHD				1423m	North West
10075647	GW416249	Monitoring	Functional	15/08/2013	15.00		AHD				1438m	North West
10020445	GW023559	Monitoring	Functioning	01/11/1965	12.80	181.89	AHD				1448m	East
10051643	GW060484	Unknown	Unknown	01/01/1985	14.30		AHD				1451m	South West
10099131	GW057978	Irrigation	Unknown	01/03/1984	15.00		AHD				1514m	South West

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10009589	GW028027	Unknown	Unknown	01/01/1968	7.90		AHD				1523m	South East
10073666	GW416248	Monitoring	Functional	15/08/2013	15.00		AHD				1529m	North West
10129031	GW054156	Water Supply	Unknown	01/12/1980	15.50		AHD				1530m	South
10042152	GW405129	Irrigation	Functioning	11/03/2009	19.00		AHD				1546m	South
10101322	GW027919	Monitoring	Functioning	01/01/1968	7.30	181.35	AHD				1551m	South East
10011349	GW035998	Water Supply	Unknown	01/05/1969	14.00		AHD				1638m	East
10014508	GW048300	Irrigation	Unknown	01/08/1971	11.10		AHD	501-1000 ppm			1651m	South
10052948	GW060481	Irrigation	Unknown	01/01/1986	12.20		AHD				1681m	South
10066411	GW403077	Irrigation	Unknown	04/02/2004	14.50		AHD			8.63	1683m	South
10043856	GW402565	Monitoring	Unknown	28/10/2003	7.50		AHD				1688m	North
10140767	GW020533	Monitoring	Functioning	01/02/1962	11.30	181.30	AHD	1001-3000 ppm			1692m	East
10105511	GW028596	Irrigation	Functioning	01/10/1967	14.30		AHD				1694m	East
10144912	GW023506	Stock and Domestic	Functioning	01/10/1965	11.30	597.19	AHD				1749m	East
10094134	GW401812	Water Supply	Unknown	18/10/1995	11.20		AHD		7.600	4.80	1769m	South West
10139390	GW053283	Irrigation	Unknown	01/07/1981	14.00		AHD	501-1000 ppm			1770m	South West
10060594	GW400036	Monitoring	Unknown	24/05/1995	15.10		AHD				1779m	South
10022253	GW028026	Unknown	Functioning	01/01/1968	13.70	597.33	AHD				1792m	South East
10082047	GW414484	Monitoring	Functioning	31/03/2009	5.60		AHD				1803m	North
10021666	GW414729	Irrigation	Functioning	06/04/2010	39.00		AHD				1808m	South
10061244	GW401794	Irrigation	Unknown	24/05/1995	15.10		AHD		7.700	5.70	1811m	South
10115197	GW027085	Monitoring	Functioning	01/09/1966	12.80	179.41	AHD	501-1000 ppm			1829m	South
10031107	GW401674	Water Supply	Unknown	26/05/1969	13.40		AHD		8.120	7.31	1836m	East
10117706	GW020472	Stock and Domestic	Functioning	01/03/1963	14.00		AHD				1840m	East
10147257	GW023507	Irrigation	Functioning	01/03/1965	14.60		AHD				1841m	East
10042086	GW402564	Monitoring	Unknown	28/10/1996	11.00		AHD				1887m	North
10090748	GW403521	Water Supply	Unknown	01/03/2006	23.00		AHD		1.000	9.00	1925m	South East
10130951	GW029159	Stock and Domestic	Unknown	01/01/1968	7.80		AHD				1937m	East
10091847	GW414482	Monitoring	Functional	31/03/2009	5.10		AHD				1941m	North
10063606	GW414460	Monitoring	Functional	31/03/2009	5.00		AHD				1946m	North
10012432	GW061611	Water Supply	Unknown	01/01/1985	13.10		AHD				1950m	South
10102272	GW402205	Monitoring	Unknown	30/06/1995	5.00		AHD				1956m	West
10064885	GW416132	Water Supply	Functioning	20/07/2007	15.80		AHD		3.800	10.00	1989m	East
10080260	GW404866	Water Supply	Functioning	15/10/2008	21.00		AHD				1996m	South

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

Hydrogeology & Groundwater

116 Bavin Road, Bomen, NSW 2650

Driller's Logs

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

NGIS Bore ID	Drillers Log	Distance	Direction
10091773	0.00m-0.30m Loam, sandy, brown 0.30m-3.00m Clay, light, red 3.00m-5.00m Granite, decomposed, red pink 5.00m-12.00m Granite, decomposed, pink 12.00m-15.00m Granite, decomposed, yellow brown, wet	446m	West
10140826	0.00m-7.01m Loam Sandy 7.01m-7.03m Bedrock	695m	East
10080375	0.00m-0.50m Sand, yellow red 0.50m-2.00m Sandy clay, yellow red with 30% granite 2.00m-4.00m Granite, decomposed, yellow red 4.00m-8.00m Clay, in saprolite, yellow red 8.00m-8.50m Granite, and gravel, yellow red 8.50m-9.00m Grantie, decomposed, yellow red 9.00m-14.00m Granite, decomposed, red / pink 14.00m-15.00m Granite, decomposed, red / pink	753m	West
10082004	0.00m-1.00m TOPSOIL 1.00m-9.00m GREY YELLOW CLAY 9.00m-20.00m RIVER GRAVEL 20.00m-21.00m GREY CLAY	788m	South
10094599	0.00m-0.10m Topsoil, red brown 0.10m-2.00m Sandy clay, yellow red, 30% granite 2.00m-7.00m Sandy clay, and gravel 30% 7.00m-8.00m Sand, fine, red pink 8.00m-9.10m Sand, fine, red pink, water	890m	West
10141855	0.00m-7.62m Clay 7.62m-10.36m Gravel Water Supply	907m	South East
10100965	0.00m-0.20m Loam, sandy, brown 0.20m-3.00m Loam, sandy, yellow brown 3.00m-6.00m Granite, decomposed and soprolite, yellow brown 6.00m-10.07m Granite, decomposed, red pink, very wet	972m	West
10100823	0.00m-0.30m Topsoil, brown 0.30m-1.50m Sandy clay, loam, red yellow 1.50m-4.00m Sandy clay, loam, decomposed granite, yellow grey 4.00m-6.00m Sandy clay, loam, decomposed granite, yellow grey 6.00m-8.00m Sandy clay, loam, decomposed granite and hard rock	1064m	West
10097652	0.00m-3.00m CLAY, BROWN 3.00m-13.00m GRANITE, BROWN DECOMPOSED	1076m	North West
10084126	0.00m-0.20m Loam, sandy, brown 0.20m-1.00m Clay, light, yellow grey 1.00m-3.00m Sandy clay, loam, decomposed granite, yellow grey 3.00m-5.00m Sandy clay, loam, decomposed granite, pink 5.00m-8.00m Sandy clay, loam, decomposed granite, yellow grey 8.00m-13.14m Grantie, medium weathered, yellow grey, very sandy, water at 12 m	1092m	West
10100923	0.00m-1.00m RUBBLE & FILL 1.00m-3.00m CLAY, BROWN 3.00m-4.00m GRANITE, BROWN DECOMPOSED	1169m	North West
10099973	0.00m-4.00m CLAY, BROWN 4.00m-18.00m GRANITE, BROWN DECOMPOSED	1171m	North West
10092229	0.00m-2.00m CLAY, BROWN 2.00m-7.00m GRANITE, BROWN DECOMPOSED	1172m	North West
10094851	0.00m-0.60m Topsoil 0.60m-2.10m Clay Red 2.10m-2.70m Sand Fine Dry 2.70m-3.60m Clay Yellow 3.60m-7.00m Sand Fine Dry 7.00m-15.20m Sand Coarse River Water Supply 15.20m-15.21m Clay Yellow	1308m	South East
10135036	0.00m-0.30m Topsoil 0.30m-8.83m Clay Gravel 8.83m-12.80m Gravel River Water Supply	1360m	South West

NGIS Bore ID	Drillers Log	Distance	Direction
10042168	0.00m-1.00m TOPSOIL - CLAY - GREY 1.00m-2.00m SAND - BROWN 2.00m-6.00m CLAY - SILTY - BROWN/GREY 6.00m-8.00m SAND 8.00m-10.00m SAND 10.00m-11.00m SAND AND GRAVEL 11.00m-12.00m SAND AND GRAVEL 12.00m-13.00m SAND AND GRAVEL 13.00m-15.00m SAND AND GRAVEL 15.00m-24.00m GRANITE	1389m	South
10020445	0.00m-5.49m Loam Black River 5.49m-12.80m Sand Small Stones Water Supply 12.80m-12.82m Clay Black	1448m	East
10051643	0.00m-0.60m Topsoil 0.60m-2.74m Clay Yellow 2.74m-5.79m Clay Yellow Sandy 5.79m-7.92m Clay Yellow Grey 7.92m-9.14m Sand Red Fine Water Supply 9.14m-9.75m Sand Coarse Water Supply 9.75m-12.19m Sand Coarse Water Supply 12.19m-13.41m Sand Grey Coarse Water Supply 13.41m-14.02m Sand Silty Water Supply 14.02m-15.24m Sand Yellow Fine Silty Water Supply 15.24m-15.54m Sand Yellow Coarse 15.54m-17.06m Silt 15.54m-17.06m Clay Yellow Stones	1451m	South West
10099131	0.00m-0.90m Loam Dark 0.90m-1.80m Clay Yellow 1.80m-3.30m Clay Light Brown 3.30m-7.90m Clay Dark Brown 7.90m-8.50m Sand Fine 8.50m-9.70m Clay Grey Silty Water Bearing 9.70m-12.20m Sand Coarse Some Clay 12.20m-15.20m Sand Coarse Clean Water Supply 15.20m-18.00m Clay Green Cemented Stones	1514m	South West
10129031	0.00m-1.00m Clay Grey Topsoil 1.00m-1.30m Clay Grey Streaks 1.30m-2.00m Sand Silty Clayey 2.00m-2.30m Sand Fine Clayey Stoney 2.30m-3.50m Clay Silty 2.30m-3.50m Ironstone Pebbles/pebbly 3.50m-4.50m Ironstone Stoney 3.50m-4.50m Clay Grey Silty Brown Streaks 4.50m-7.00m Clay Grey Silty Brown Streaks 7.00m-8.50m Sand Fine 8.50m-9.00m Sand Fine-medium 9.00m-12.00m Sand Coarse Medium-coarse Gravel 12.00m-15.30m Sand Fine Medium-coarse 12.00m-15.30m Some Small Gravel 15.30m-15.50m Granite Hard	1530m	South
10042152	0.00m-1.00m TOPSOIL - CLAY - GREY 1.00m-2.50m CLAY - GREY/BROWN 2.50m-3.00m SAND - YELLOW 3.00m-6.00m CLAY - GREY/BROWN 6.00m-8.00m SAND - YELLOW/BROWN 8.00m-9.00m SAND AND GRAVEL 9.00m-10.00m GRAVEL 10.00m-13.00m SAND AND GRAVEL 13.00m-15.00m GRAVEL 15.00m-17.00m SAND AND GRAVEL 17.00m-20.00m GRAVEL 20.00m-21.00m COAL - SILTY 21.00m-22.00m CLAY - SILTY - DARK GREY 22.00m-26.00m GRANITE	1546m	South
10101322	0.00m-5.79m Driller 5.79m-9.44m Clay Grey Water Supply 9.44m-10.36m Sand Coarse Gravel Water Supply 10.36m-10.37m Granite Decomposed Water Supply	1551m	South East
10011349	0.00m-3.04m Clay 3.04m-6.70m Sand Fine 6.70m-14.02m Gravel River Water Supply	1638m	East
10014508	0.00m-0.30m Soil Black 0.30m-3.05m Clay 3.05m-4.57m Sand Fine 4.57m-5.18m Clay Green Streaks 5.18m-8.53m Sand Fine Water Supply 8.53m-12.19m Sand Fine-coarse Water Supply 8.53m-12.19m Gravel Coarse 12.19m-12.80m Driller	1651m	South

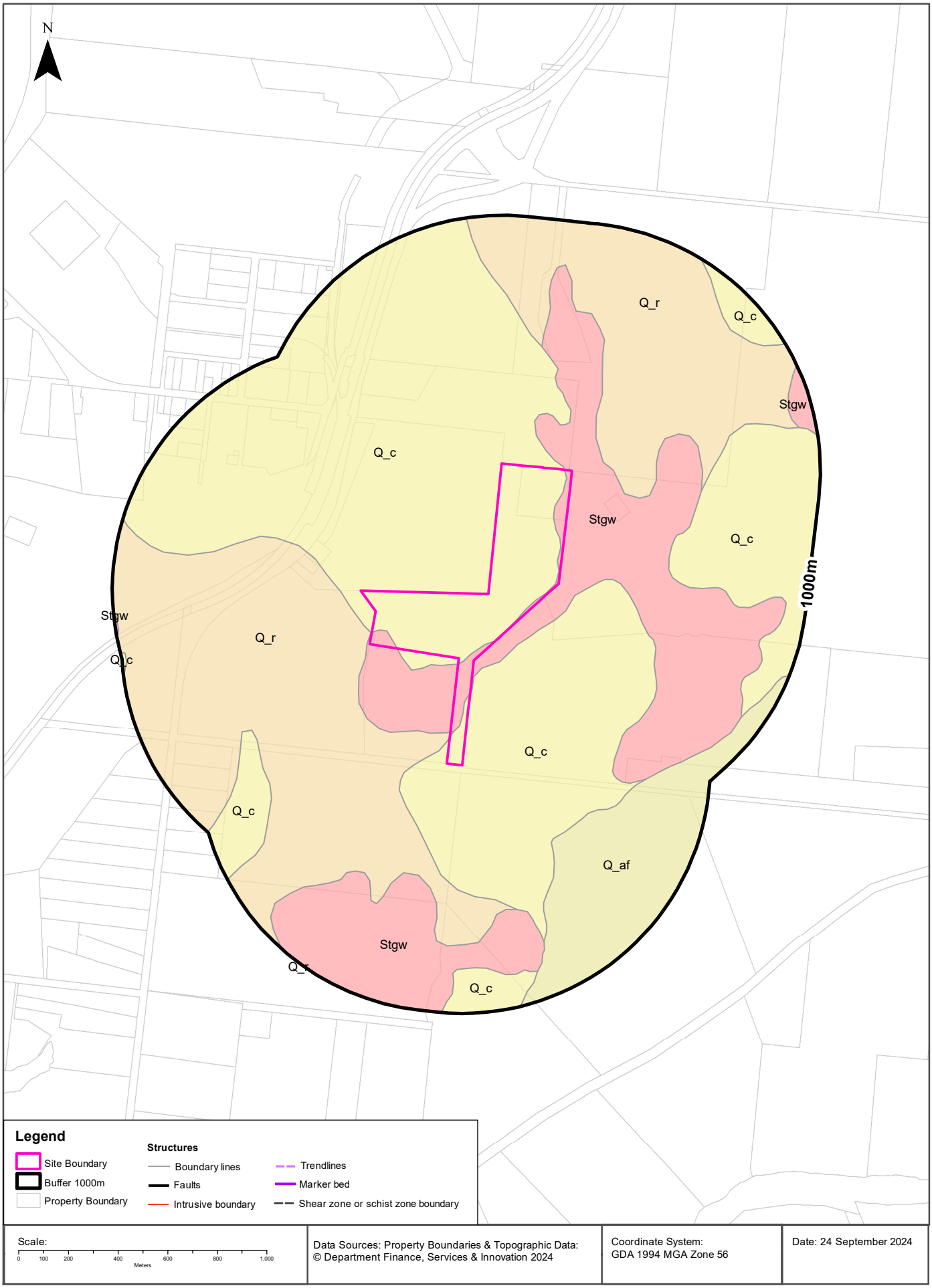
NGIS Bore ID	Drillers Log	Distance	Direction
10052948	0.00m-0.60m Topsoil 0.60m-3.96m Sand Red Fine 3.96m-6.70m Clay Grey Red 6.70m-8.53m Sand Fine Water Supply 8.53m-12.19m Sand Coarse Water Supply	1681m	South
10066411	0.00m-2.40m Loam 2.40m-6.00m Clay, fine, sandy and brown 6.00m-8.80m Clay, grey 8.80m-9.40m Sand, clean and coarse 9.40m-13.90m Gravel, clean, river 13.90m-14.50m Clay, grey, black	1683m	South
10043856	0.00m-0.50m Clay, medium, brown and orange, fine to coarse sand 0.50m-1.20m Clay, medium, orange and yellow, fine to coarse sand 1.20m-1.50m Sandy clay, medium, light brown and yellow, fine to coarse sand 1.50m-7.50m Sandy clay, medium, yellow and grey, fine to coarse sand	1688m	North
10140767	0.00m-6.10m Driller 6.10m-11.28m Sand Gravel Water Supply	1692m	East
10105511	0.00m-6.71m Loam River 6.71m-14.33m Gravel River Water Supply	1694m	East
10144912	0.00m-8.53m Loam Black River 8.53m-11.28m Gravel River Water Supply	1749m	East
10094134	0.00m-1.50m TOPSOIL 1.50m-7.80m CLAY, YELLOW GREY 7.80m-10.30m SAND, FINE GREY 10.30m-11.30m GRAVEL, RIVER CLEAN GREY	1769m	South West
10139390	0.00m-0.30m Topsoil 0.30m-2.40m Clay 2.40m-5.80m Sand Clay 5.80m-7.30m Sand 7.30m-9.40m Gravel Water Supply 9.40m-14.00m Gravel Medium 9.40m-14.00m Large Stones	1770m	South West
10060594	0.00m-1.50m TOPSOIL 1.50m-2.40m FINE DRY SAND 2.40m-6.30m GREY YELLOW CLAY 6.30m-12.10m COARSE GREY SAND & SOME CLEAN STONES 12.10m-12.70m CEMENTED GRAVEL 12.70m-13.90m CLEAN GRAVEL, SOME SILTY BANDS 13.90m-15.10m CLEAN, GREY, COARSE SAND 15.10m-16.00m YELLOW CLAY BOUND GRAVEL YELLOW CLAY	1779m	South
10082047	0.00m-1.00m Sand, red 1.00m-3.00m Sand, yellow brown 3.00m-6.00m Clay, red, sandy	1803m	North
10021666	0.00m-1.00m Topsoil, brown clay 1.00m-3.00m Clay, silt and sand layers 3.00m-6.00m Clay, grey brown 6.00m-7.00m Gravel 7.00m-11.00m Sand & Gravel brown 11.00m-14.00m Sand & gravel grey 14.00m-21.00m Sand & gravel with clay, green grey 21.00m-23.00m Clay & Gravel with clay brown 23.00m-29.00m Clay, grey brown very hard 29.00m-36.00m Sand, grey 36.00m-40.00m Sand, grey with coal traces 40.00m-43.00m Sand, grey 43.00m-45.00m Clay, grey brown	1808m	South
10061244	0.00m-1.50m TOPSOIL 1.50m-2.40m SAND, FINE DRY 2.40m-6.30m CLAY, GREY YELLOW 6.30m-12.10m SAND, COARSE GREY, SOME STONES, CLEAN 12.10m-12.70m CEMENTED, GRAVEL 12.70m-13.90m GRAVEL, CLEAN, SOME SILTY SANDS 13.90m-15.10m SAND, CLEAN GREY COARSE 15.10m-16.00m GRAVEL, YELLOW CLAY BOUND 16.00m-16.00m CLAY, YELLOW	1811m	South
10115197	0.00m-3.05m Loam Black River 3.05m-5.49m Sand Dry 5.49m-12.80m Gravel River Water Supply	1829m	South
10117706	0.00m-9.14m Loam Alluvial 9.14m-14.02m Sand Gravel	1840m	East
10147257	0.00m-7.32m Clay Black 7.32m-14.63m Gravel River Water Supply	1841m	East
10042086	0.00m-0.60m Clay, medium, brown and orange, fine to coarse sand 0.60m-1.00m Clay, medium, orange and yellow, fine to coarse sand 1.00m-1.80m Clay, medium, yellow, fine to coarse sand 1.80m-2.60m Sandy clay, medium, light brown and yellow, fine to coarse sand 2.60m-11.00m Sandy clay, medium, orange and red, fine to medium sand	1887m	North

NGIS Bore ID	Drillers Log	Distance	Direction
10090748	0.00m-2.00m Topsoil 2.00m-8.00m Clay 8.00m-10.00m Sand and clay 10.00m-20.00m Gravel, river, large 20.00m-23.00m Clay, grey	1925m	South East
10091847	0.00m-1.00m Sand; fine, red 1.00m-2.00m Sand; fine, clay chips, red 2.00m-3.00m Clay, 50% & Sand 50%; yellow brown 3.00m-4.00m Clay 90%, Sand 10%; brown-red 4.00m-5.10m Clay & Sand; as above, brown/red	1941m	North
10063606	0.00m-0.50m Sand; fine, brown 0.50m-1.00m Sand; fine, brown, few clay chips 1.00m-2.00m Sand; fine, yellow, few clay chips 2.00m-2.50m Clay; yellow, chips 2.50m-3.80m Clay; brown to red 3.80m-5.00m Clay; red	1946m	North
10012432	0.00m-0.60m Topsoil 0.60m-1.80m Clay Yellow Red 1.80m-7.90m Sand Red Fine 7.90m-9.10m Sand Grey Coarse Water Supply 9.10m-13.10m Sand Coarse Water Supply, Stones River	1950m	South
10064885	0.00m-0.30m topsoil 0.30m-11.10m clay, grey 11.10m-15.00m gravel, river, clean 15.00m-15.80m gravel, river, silty	1989m	East
10080260	0.00m-1.00m TOPSOIL - RED - SAND 1.00m-4.00m SAND - RED 4.00m-7.00m CLAY - GREY-BROWN 7.00m-10.00m SAND - WHITE/YELLOW 10.00m-11.00m SAND AND GRAVEL 11.00m-13.00m GRAVEL 13.00m-21.00m SAND 21.00m-25.00m CLAY - GREY/BROWN	1996m	South

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

Geology

116 Bavin Road, Bomen, NSW 2650



Geology

116 Bavin Road, Bomen, NSW 2650

Geological Units

What are the Geological Units within the dataset buffer?

Unit Code	Unit Name	Description	Unit Stratigraphy	Age	Dominant Lithology	Distance
Q_c	Colluvium	Poorly sorted, weakly cemented to unconsolidated colluvial lenses of polymictic conglomerate with medium- to very coarse-grained sand matrix; interspersed with unconsolidated clayey and silty red-brown (aeolian) sand layers, modified by pedogenesis.	\Colluvium\\\\	Quaternary (base) to Now (top)	Clastic sediment	0m
Stgw	Wantabadgery Granite	Grey, medium- to coarse-grained, biotite±muscovite ±cordierite granite to granodiorite; equi- to inequi-granular; rare feldspar megacrysts. Foliated margins. Microgranitoid and surmicaceous enclaves. Rare layered pegmatite and leucocratic granite dykes.	Koetong Supersuite\Tom Groggin Suite\ \Wantabadgery Granite\\	Telychian (base) to Homerian (top)	Granite	0m
Q_r	Residual deposits	A weakly-consolidated regolithic residuum such as soil or saprolite mostly developed in-situ as a result of advanced weathering and/or pedogenesis.	\Residual deposits\\\\	Quaternary (base) to Now (top)	Saprolite	0m
Q_af	Alluvial floodplain deposits	Silt, very fine- to medium-grained lithic to quartz-rich sand, clay.	\Alluvium\\Alluvial floodplain deposits\\	Quaternary (base) to Now (top)	Clastic sediment	471m

Linear Geological Structures

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

Map ID	Feature Description	Map Sheet Name	Distance
87019	Lineament: structural feature of unknown origin, interpreted from geophysics	Albury Geoscience Database	987m

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

Map ID	Boundary Type	Description	Map Sheet Name	Distance
No Features				

Geological Data Source: Statewide Seamless Geology v2.1, Department of Regional NSW

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Naturally Occurring Asbestos Potential

116 Bavin Road, Bomen, NSW 2650

Naturally Occurring Asbestos Potential

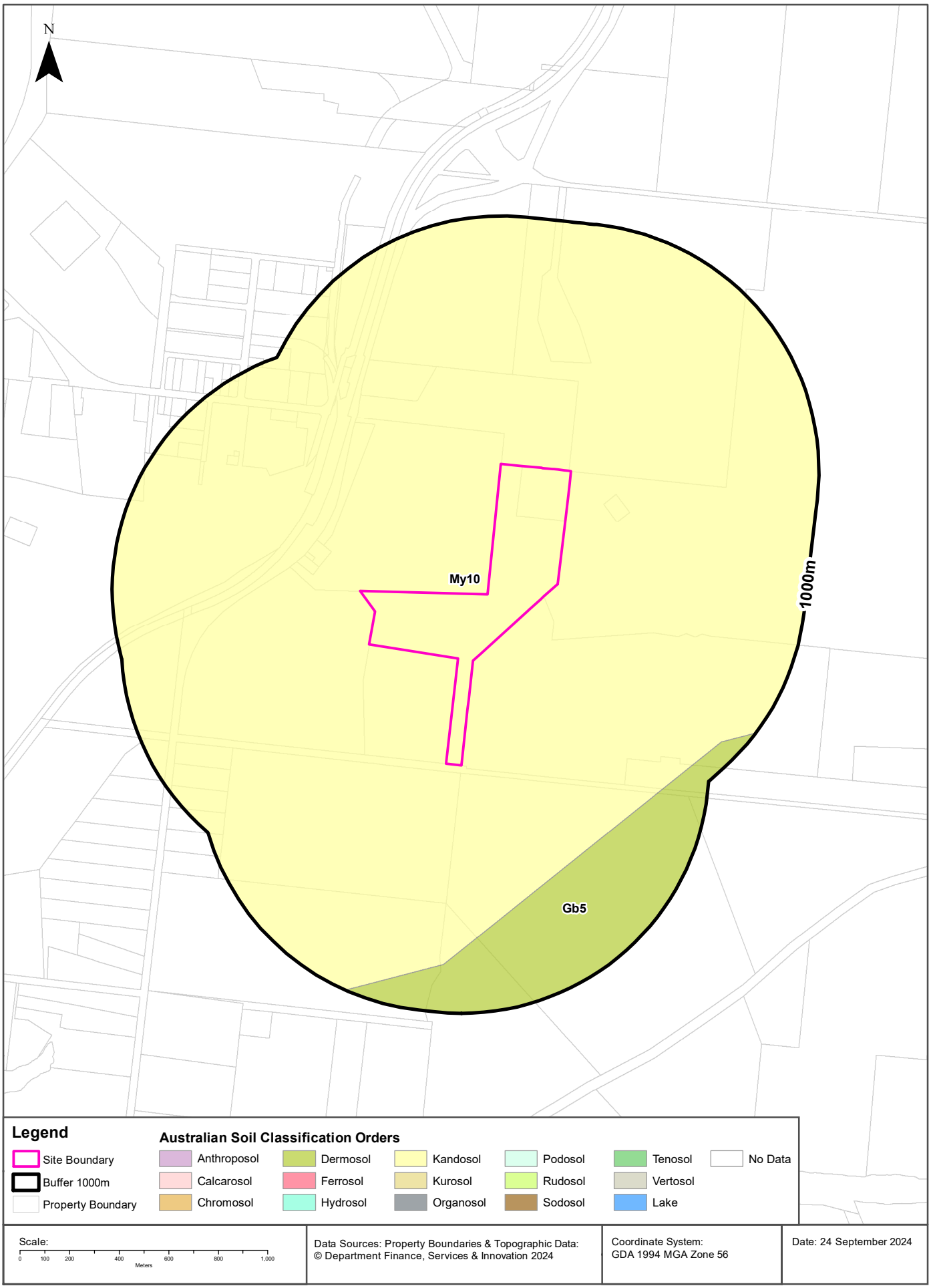
Naturally Occurring Asbestos Potential within the dataset buffer:

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

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

Atlas of Australian Soils

116 Bavin Road, Bomen, NSW 2650



Soils

116 Bavin Road, Bomen, NSW 2650

Atlas of Australian Soils

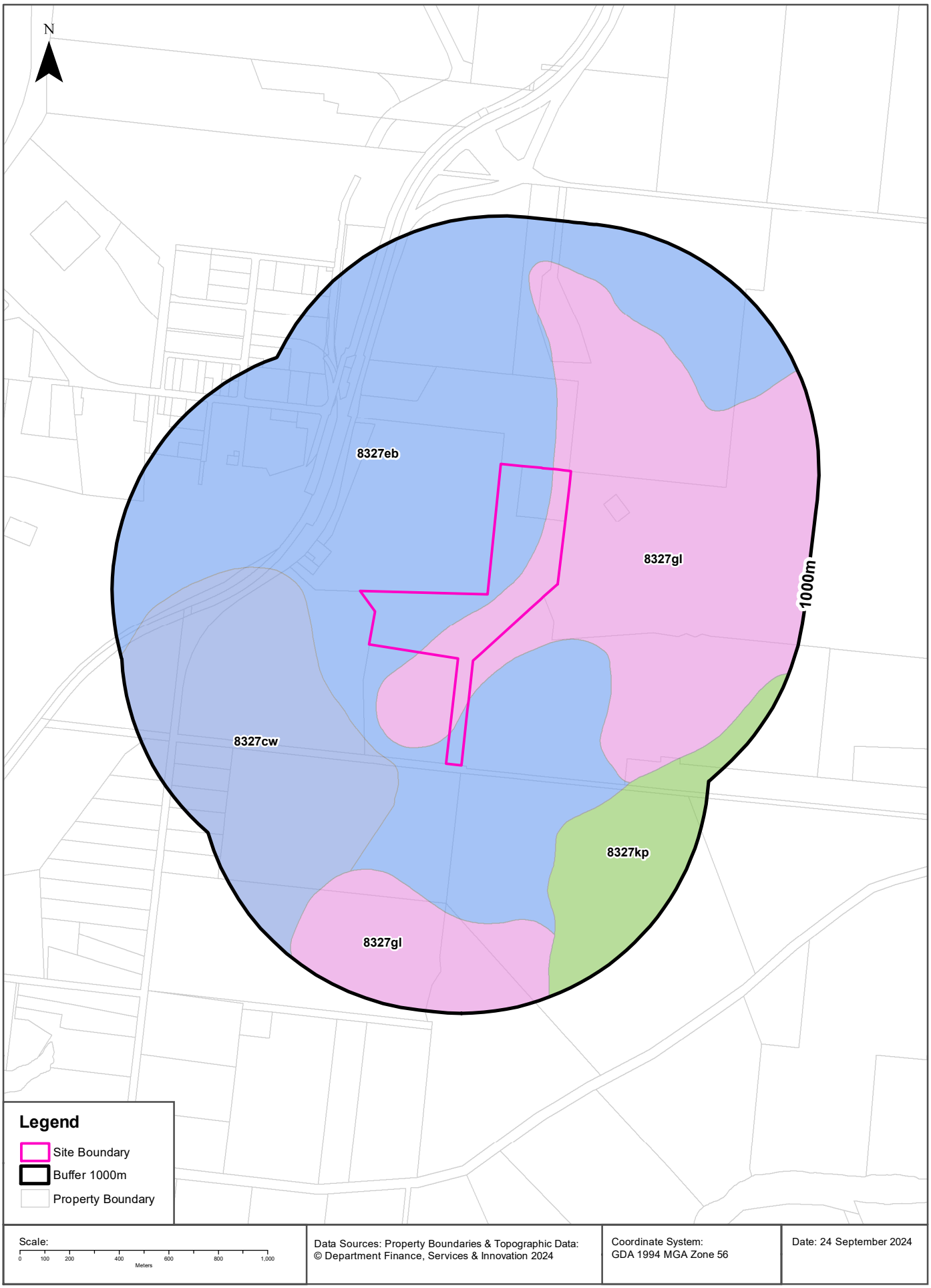
Soil mapping units and Australian Soil Classification orders within the dataset buffer:

Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
My10	Kandosol	Undulating to rolling country with some long broad slopes, some tors: chief soils are neutral red earths (Gn2.12) often gritty and/or sandy, with some neutral yellow earths (Gn2.25) often locally prominent; and in the most easterly occurrences of the unit some (Gn2.15) soils. Associated are: variable areas of hard neutral and alkaline red soils (Dr2.32 and Dr2.33); scattered ridges and knolls of unit Qb1O; and smaller areas of (Dy) soils. The eastern occurrences of this unit and its companion unit Qb1O, taken together, have some features in common with unit Mu1. Ironstone gravels are of erratic occurrence. Data are limited.	0m	On-site
Gb5	Dermosol	River terraces and flood-plains with lagoons and swamps, well drained to poorly drained, some areas subject to periodic inundation: chief soils are probably dark porous loamy soils (Um6.11) on terraces and levee formations with various (Uc) and (Um) soils on present flood-plains. Associated are variable areas of the soils recorded for unit Va15 on terrace remnants and adjoining slopes. Data are limited. As mapped, areas of soils of the adjoining units may be included.	580m	South

Atlas of Australian Soils Data Source: CSIRO
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Soil Landscapes of Central and Eastern NSW

116 Bavin Road, Bomen, NSW 2650



Soils

116 Bavin Road, Bomen, NSW 2650

Soil Landscapes of Central and Eastern NSW

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

Soil Code	Name	Distance	Direction
8327eb	East Bomen	0m	On-site
8327gl	Glenmornon	0m	On-site
8327cw	Currawarna	199m	South West
8327kp	Kurrajong Plain	472m	South East

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

116 Bavin Road, Bomen, NSW 2650

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		

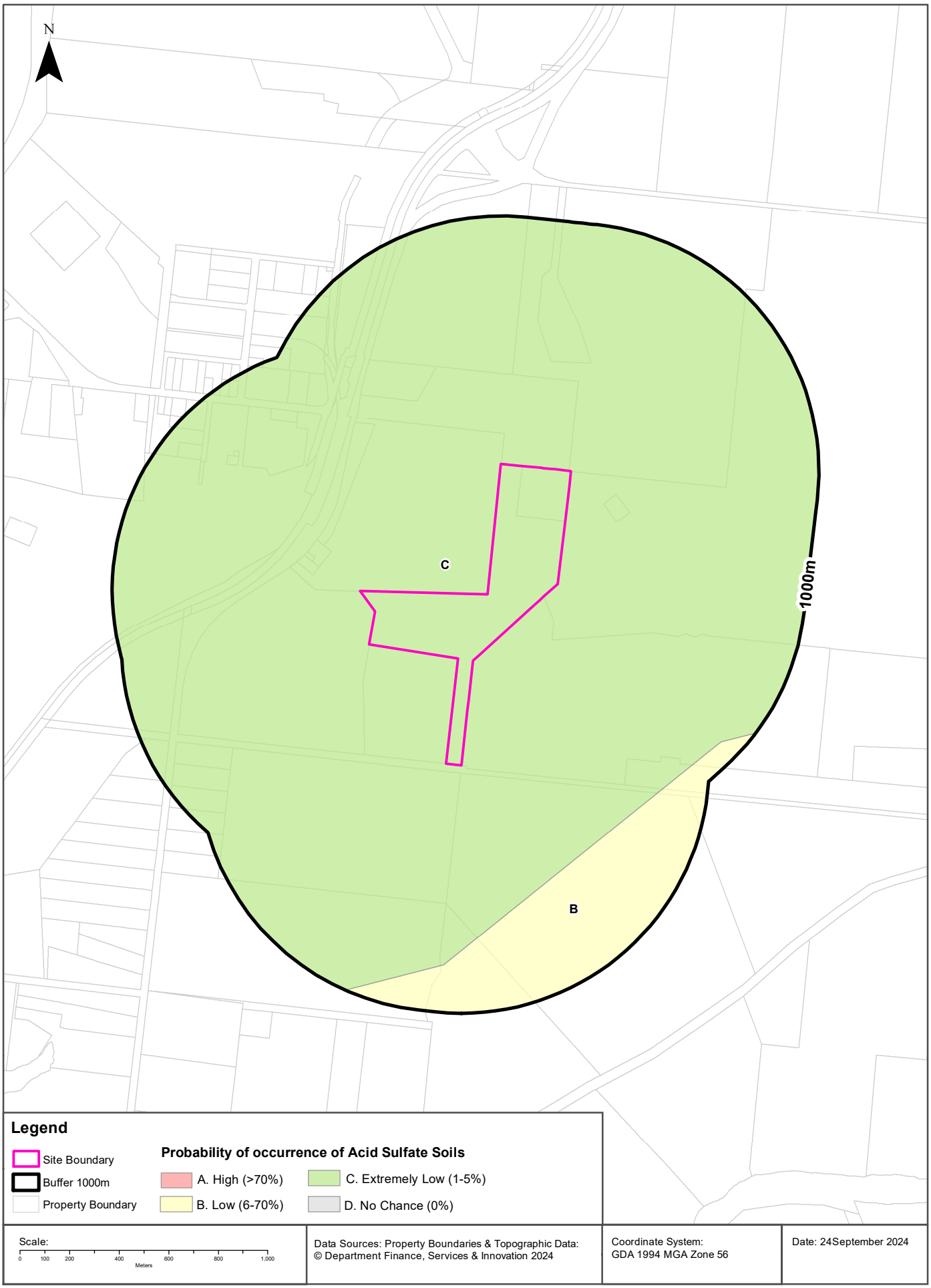
If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
N/A				

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Atlas of Australian Acid Sulfate Soils

116 Bavin Road, Bomen, NSW 2650



Acid Sulfate Soils

116 Bavin Road, Bomen, NSW 2650

Atlas of Australian Acid Sulfate Soils

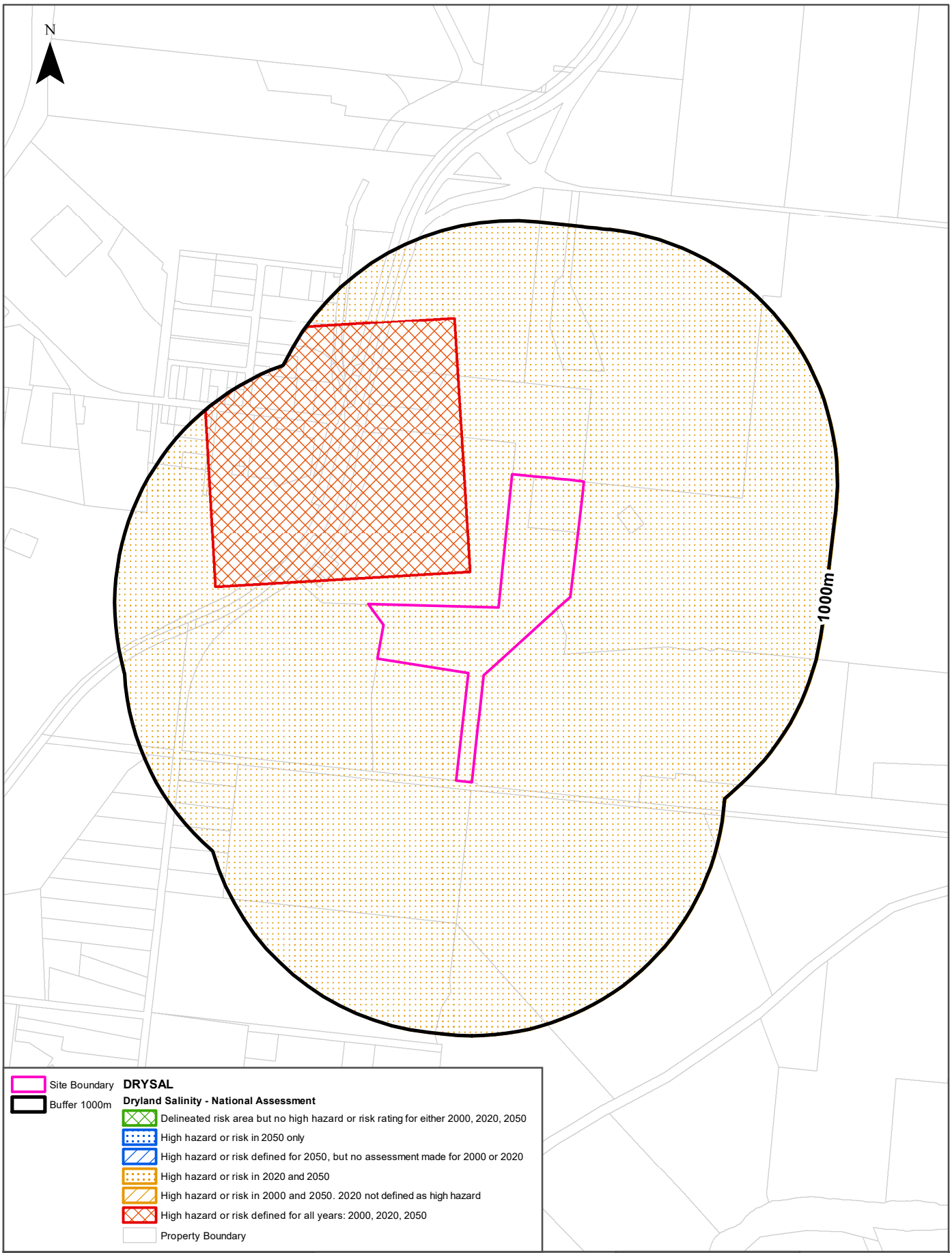
Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site
B	Low Probability of occurrence. 6-70% chance of occurrence.	580m	South

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO
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Dryland Salinity

116 Bavin Road, Bomen, NSW 2650



Dryland Salinity

116 Bavin Road, Bomen, NSW 2650

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

Yes

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

Yes

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
-	High hazard or risk	High hazard or risk	0m	On-site
High hazard or risk	High hazard or risk	High hazard or risk	104m	North West

Dryland Salinity Data Source : National Land and Water Resources Audit
The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.
In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

Mining

116 Bavin Road, Bomen, NSW 2650

Mining Subsidence Districts

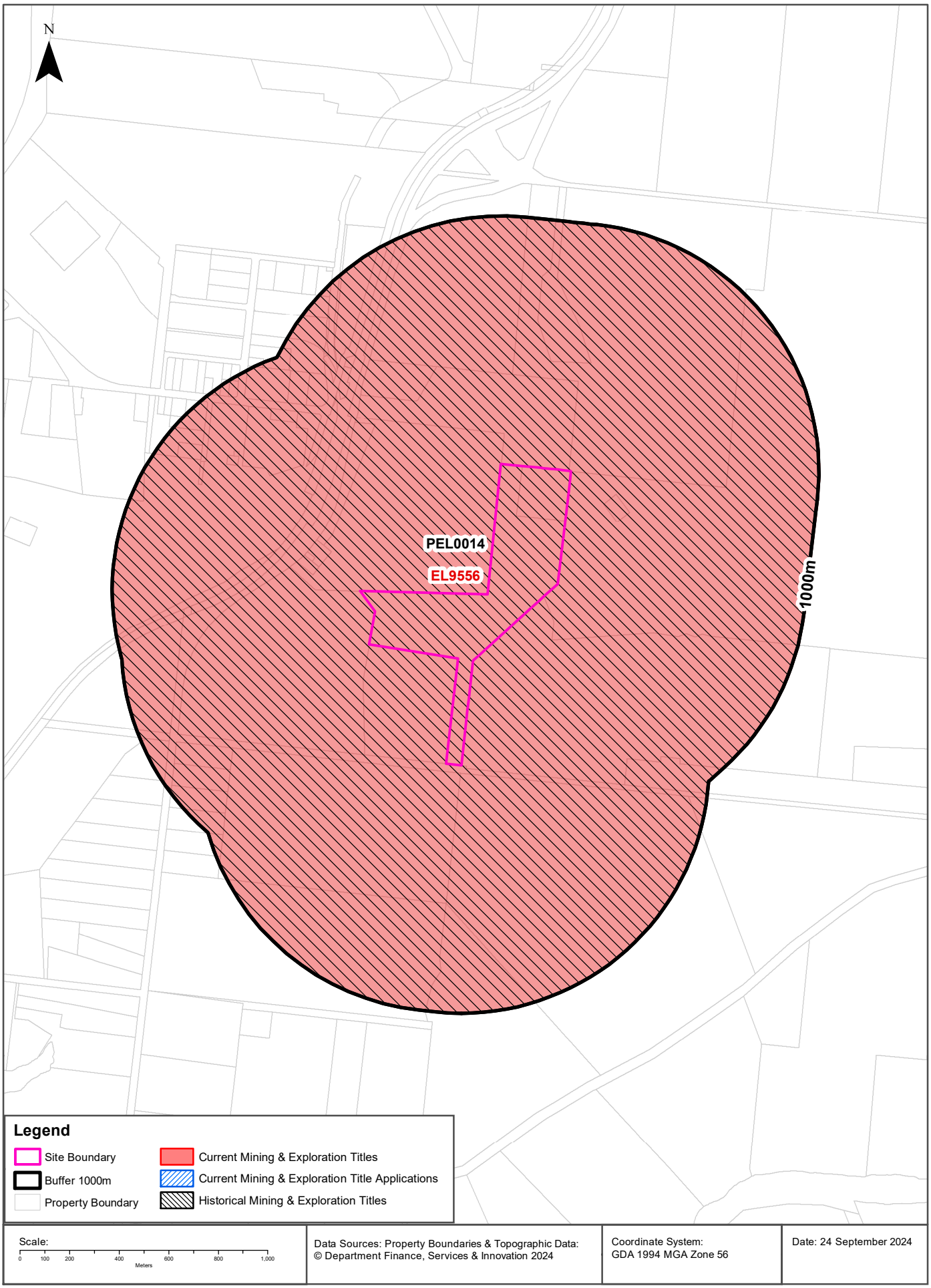
Mining Subsidence Districts within the dataset buffer:

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

116 Bavin Road, Bomen, NSW 2650



Mining

116 Bavin Road, Bomen, NSW 2650

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
EL9556	JAMIESON MINERALS PTY LTD	20/04/2023	20/04/2025	20230420	EXPLORING	MINERALS	Group 1	0m	On-site

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

Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

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

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

Mining

116 Bavin Road, Bomen, NSW 2650

Historical Mining & Exploration Titles

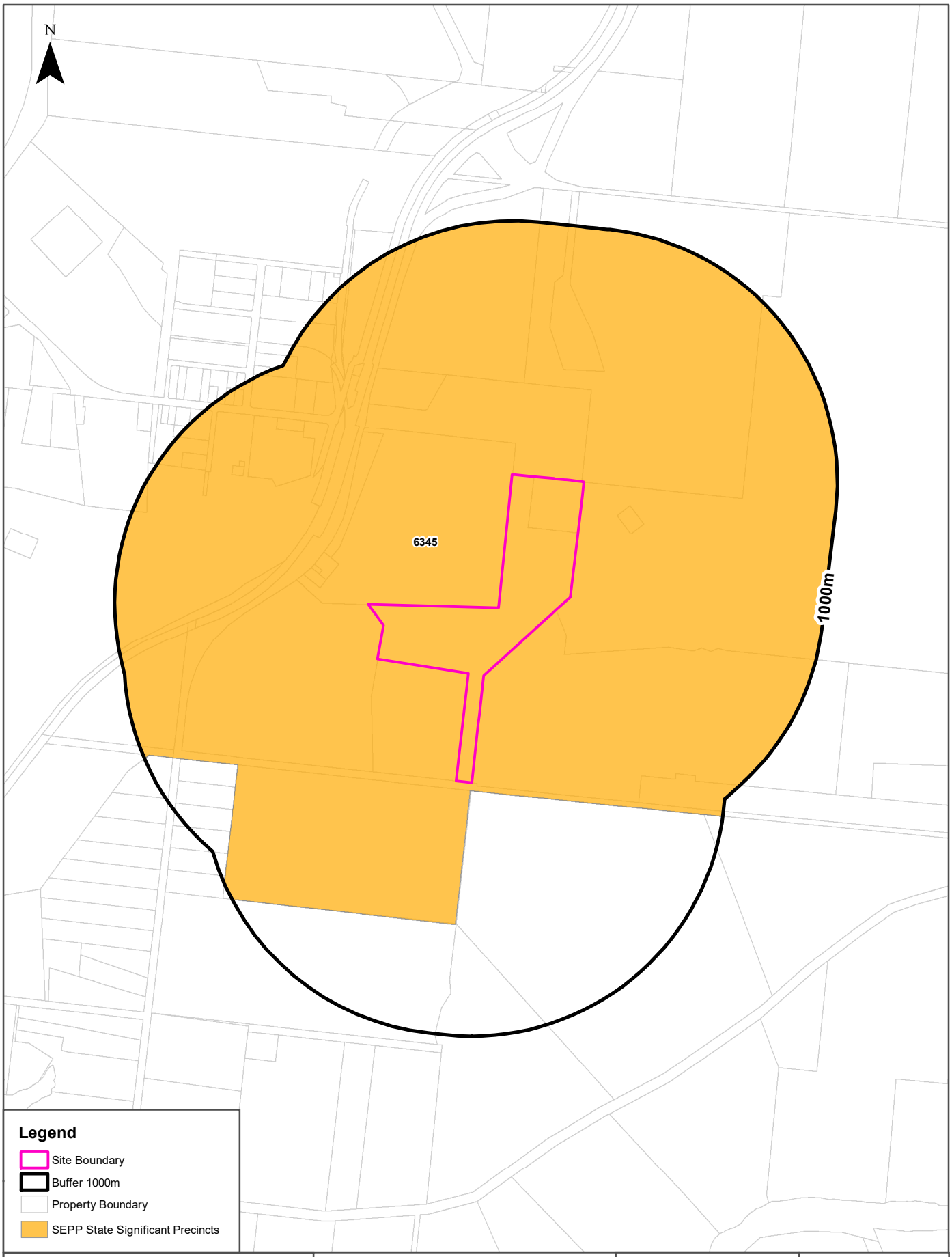
Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PEL0014	KNIGHT INDUSTRIES PTY LTD,PETROLEUM DEVELOPMENT PTY LTD	19961003	19981002	PETROLEUM	Petroleum	0m	On-site

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

SEPP State Significant Precincts

116 Bavin Road, Bomen, NSW 2650



State Environmental Planning Policy

116 Bavin Road, Bomen, NSW 2650

State Significant Precincts

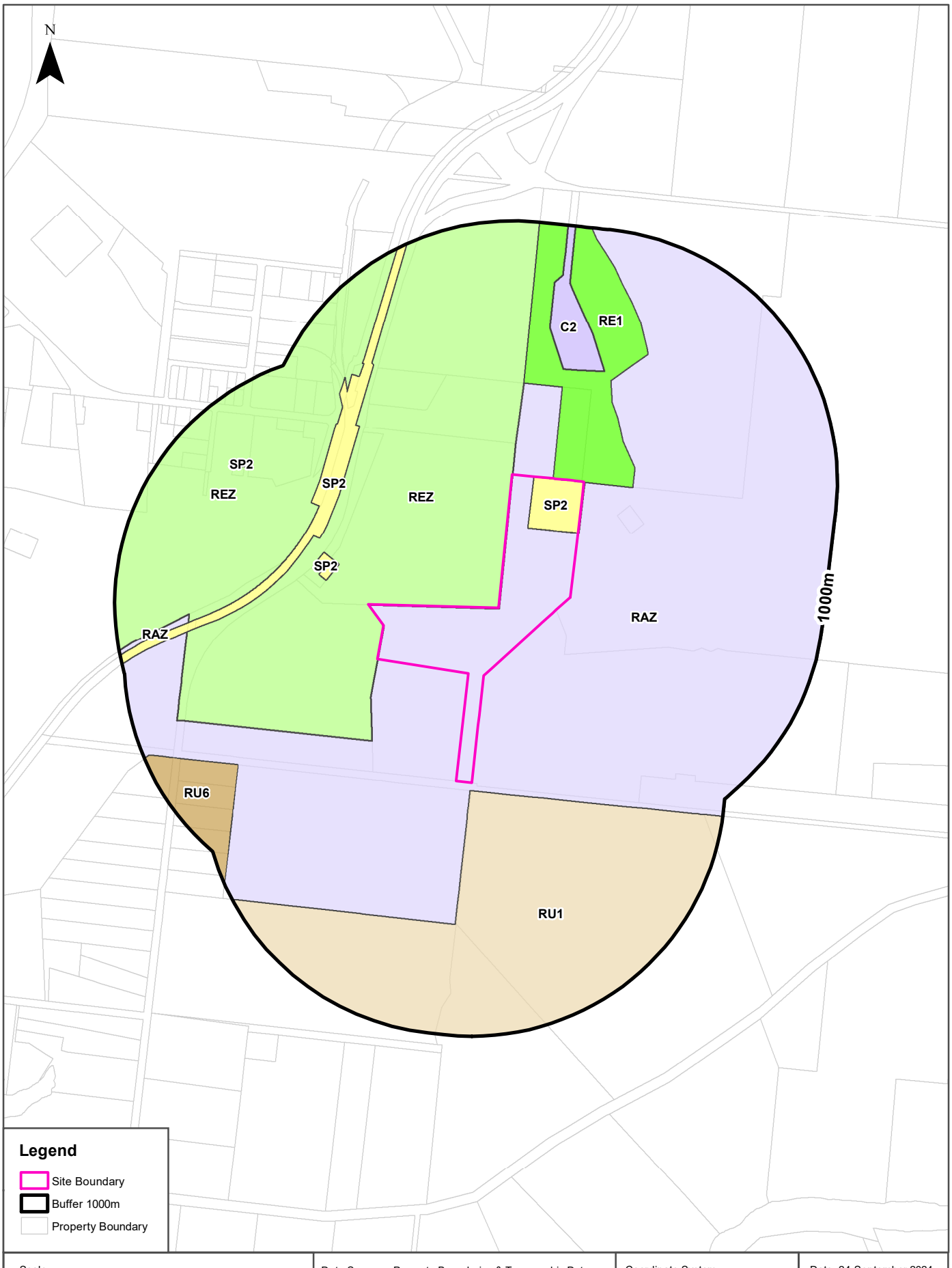
What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
6345		State Environmental Planning Policy (Precincts - Regional) 2021	02/12/2021	01/03/2022	01/03/2022		0m	On-site

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

116 Bavin Road, Bomen, NSW 2650



Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2024
Planning: NSW Crown Copyright - Planning & Environment

Coordinate System: GDA 1994 MGA Zone 56

Date: 24 September 2024

Environmental Planning Instrument

116 Bavin Road, Bomen, NSW 2650

Land Zoning

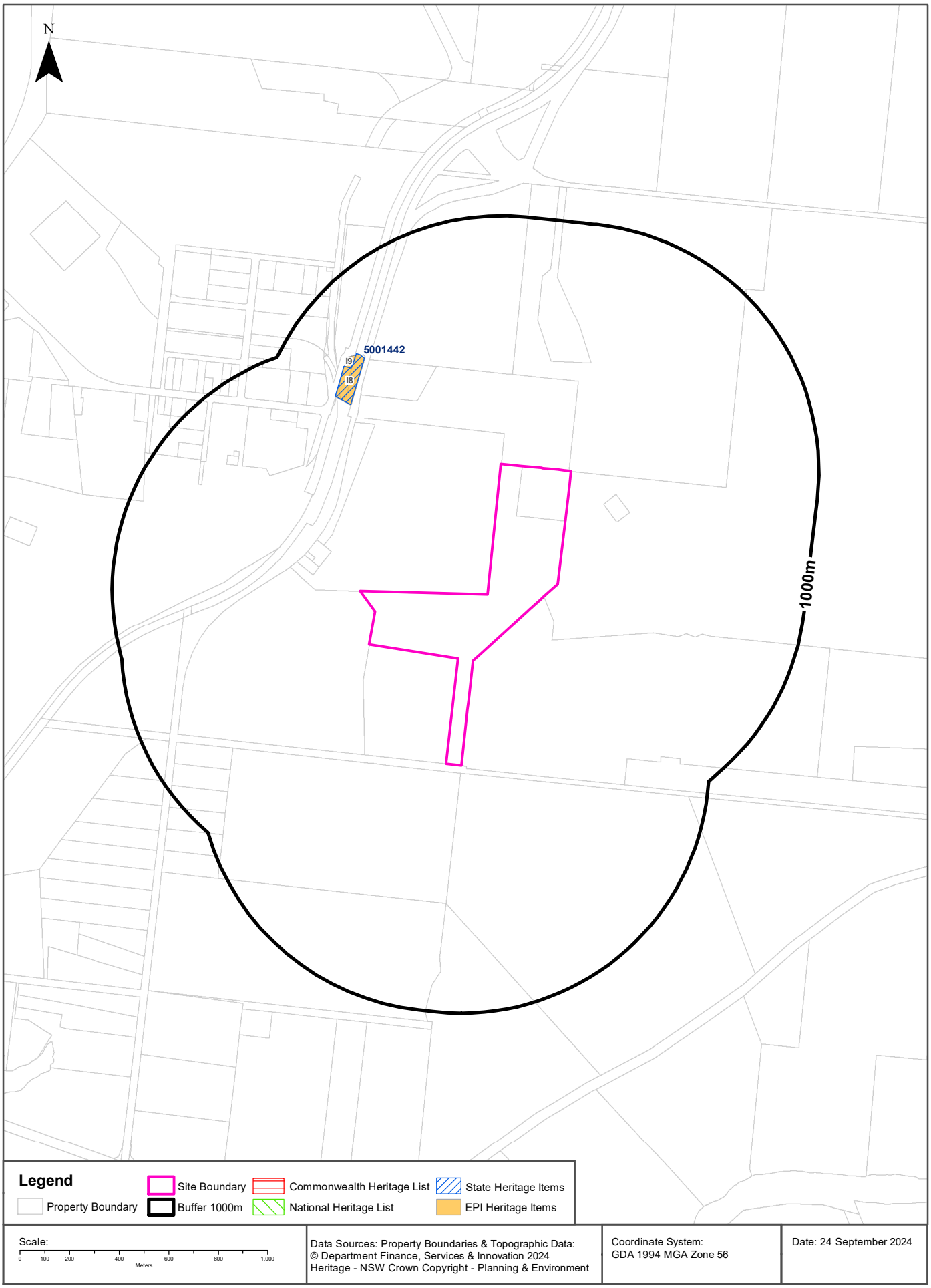
What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
REZ	Regional Enterprise Zone		State Environmental Planning Policy (Precincts—Regional) 2021	02/12/2021	01/03/2022	01/03/2022		0m	On-site
RAZ	Rural Activity Zone		State Environmental Planning Policy (Precincts—Regional) 2021	02/12/2021	01/03/2022	01/03/2022		0m	On-site
SP2	Infrastructure	Electricity Transmission or Distribution	State Environmental Planning Policy (Precincts—Regional) 2021	02/12/2021	01/03/2022	01/03/2022		0m	On-site
RE1	Public Recreation		State Environmental Planning Policy (Precincts—Regional) 2021	02/12/2021	01/03/2022	01/03/2022		0m	North
RU1	Primary Production		Wagga Wagga Local Environmental Plan 2010	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 12	32m	South
SP2	Infrastructure	Gas Station	State Environmental Planning Policy (Precincts—Regional) 2021	02/12/2021	01/03/2022	01/03/2022		190m	West
SP2	Infrastructure	Public Utility Undertaking	State Environmental Planning Policy (Precincts—Regional) 2021	02/12/2021	01/03/2022	01/03/2022		325m	North West
REZ	Regional Enterprise Zone		State Environmental Planning Policy (Precincts—Regional) 2021	02/12/2021	01/03/2022	01/03/2022		365m	North West
C2	Environmental Conservation		State Environmental Planning Policy (Precincts—Regional) 2021	02/12/2021	01/03/2022	01/03/2022		433m	North
RU6	Transition		Wagga Wagga Local Environmental Plan 2010	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 12	692m	South West
RAZ	Rural Activity Zone		State Environmental Planning Policy (Precincts—Regional) 2021	02/12/2021	01/03/2022	01/03/2022		708m	West
SP2	Infrastructure	Water Supply System	State Environmental Planning Policy (Precincts—Regional) 2021	02/12/2021	01/03/2022	01/03/2022		731m	North West

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

116 Bavin Road, Bomen, NSW 2650



Heritage

116 Bavin Road, Bomen, NSW 2650

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
5001442	Bomen Railway Station	Main Southern railway Bomen NSW 2650	WAGGA WAGGA	02/04/1999	01093	2646	651m	North West

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
I8	Bomen Railway Station	Item - General	State	State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022	651m	North West
I9	Bomen Stationmaster's Residence	Item - General	Local	State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022	716m	North West

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

116 Bavin Road, Bomen, NSW 2650



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

Coordinate System: GDA 1994 MGA Zone 56

Date: 24 September 2024

Natural Hazards

116 Bavin Road, Bomen, NSW 2650

Bush Fire Prone Land

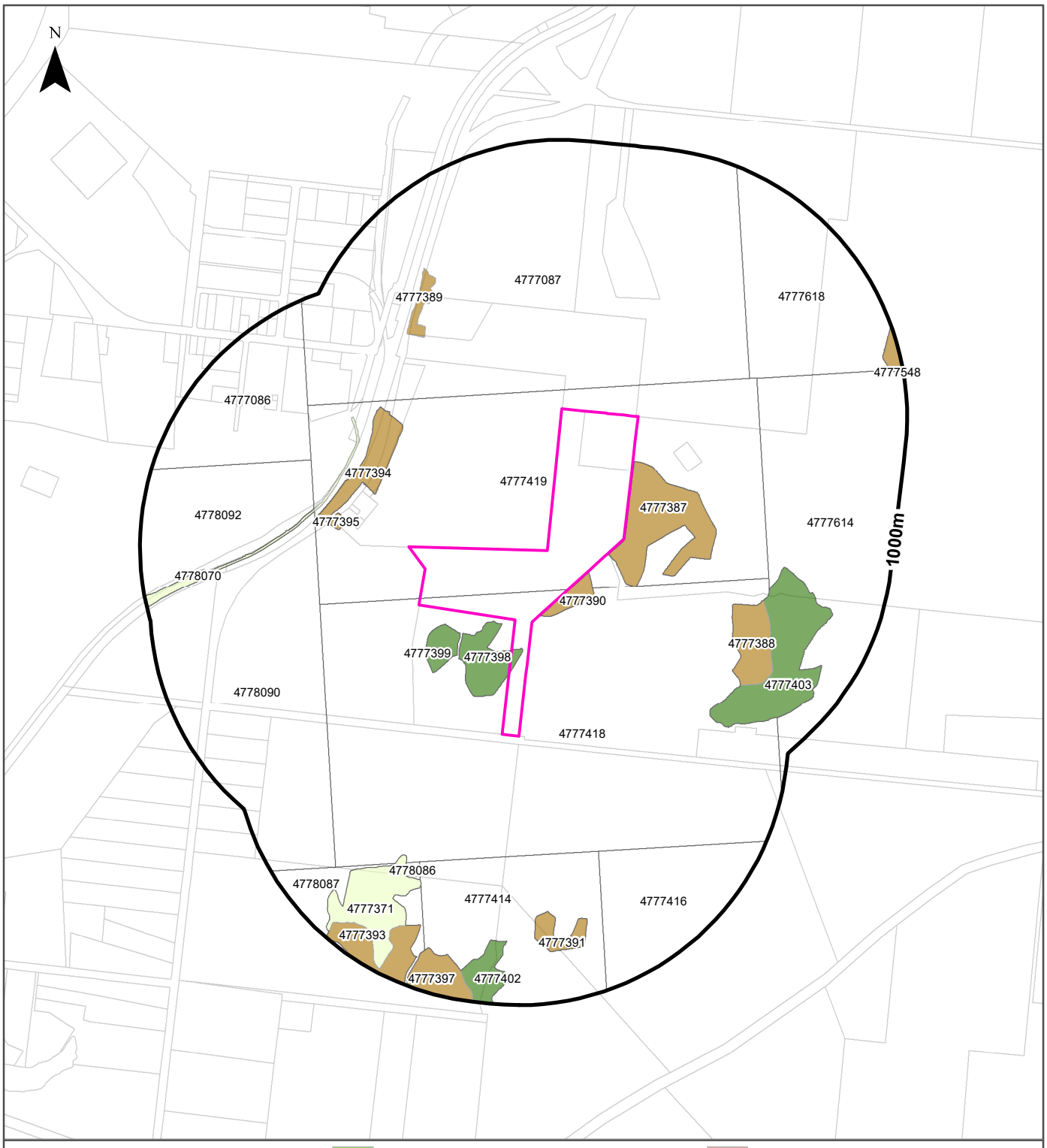
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Category 3	0m	On-site
Vegetation Buffer	5m	North West
Vegetation Category 1	32m	North East
Vegetation Category 2	983m	West

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

Ecological Constraints - Vegetation & Ramsar Wetlands

116 Bavin Road, Bomen, NSW 2650



- Site Boundary
- ReportBuffer
- Property Boundary
- Ramsar Wetland

Native Vegetation

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

Scale: 0 100 200 400 600 800 1,000 Meters

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

Coordinate System: GDA 1994 MGA Zone 56

Date: 24 September 2024

Ecological Constraints

116 Bavin Road, Bomen, NSW 2650

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
4777398	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) White Box - Blakelys Red Gum - White Cypress Pine shrubby woodland on metamorphic hills in the Wagga Wagga - Cootamundra region of the NSW South Western Slopes Bioregion	Western Slopes Dry Sclerophyll Forests	0m	On-site
4777418	Not classified	(Not classified) Not classified	Not classified	0m	On-site
4777419	Not classified	(Not classified) Not classified	Not classified	0m	On-site
4777387	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	0m	East
4777390	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	0m	South East
4777399	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) White Box - Blakelys Red Gum - White Cypress Pine shrubby woodland on metamorphic hills in the Wagga Wagga - Cootamundra region of the NSW South Western Slopes Bioregion	Western Slopes Dry Sclerophyll Forests	56m	South West
4777087	Not classified	(Not classified) Not classified	Not classified	70m	North
4777394	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	232m	North West
4777395	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	264m	West
4778090	Not classified	(Not classified) Not classified	Not classified	345m	South West
4778070	Grasslands	(Grasslands) Plains Grass grassland on alluvial mainly clay soils in the Riverina Bioregion and NSW South Western Slopes Bioregion	Riverine Plain Grasslands	352m	West
4778092	Not classified	(Not classified) Not classified	Not classified	381m	West
4777618	Not classified	(Not classified) Not classified	Not classified	435m	North East
4777414	Not classified	(Not classified) Not classified	Not classified	444m	South
4777614	Not classified	(Not classified) Not classified	Not classified	446m	East
4777388	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	472m	South East
4777086	Not classified	(Not classified) Not classified	Not classified	489m	North West
4777416	Not classified	(Not classified) Not classified	Not classified	518m	South
4777403	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) White Box - Blakelys Red Gum - White Cypress Pine shrubby woodland on metamorphic hills in the Wagga Wagga - Cootamundra region of the NSW South Western Slopes Bioregion	Western Slopes Dry Sclerophyll Forests	564m	South East
4778086	Not classified	(Not classified) Not classified	Not classified	567m	South
4777371	Grasslands	(Grasslands) Plains Grass grassland on alluvial mainly clay soils in the Riverina Bioregion and NSW South Western Slopes Bioregion	Riverine Plain Grasslands	577m	South West
4777389	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	578m	North West

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
4778087	Not classified	(Not classified) Not classified	Not classified	625m	South West
4777391	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	659m	South
4777402	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) White Box - Blakelys Red Gum - White Cypress Pine shrubby woodland on metamorphic hills in the Wagga Wagga - Cootamundra region of the NSW South Western Slopes Bioregion	Western Slopes Dry Sclerophyll Forests	763m	South
4777393	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	771m	South West
4777397	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	840m	South
4777548	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Western Grey Box shrub/grass/forb woodland in the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	933m	North East

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

116 Bavin Road, Bomen, NSW 2650

Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

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

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

Ecological Constraints

116 Bavin Road, Bomen, NSW 2650

Collaborative Australian Protected Areas Database - Terrestrial

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

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

Collaborative Australian Protected Areas Database - Marine

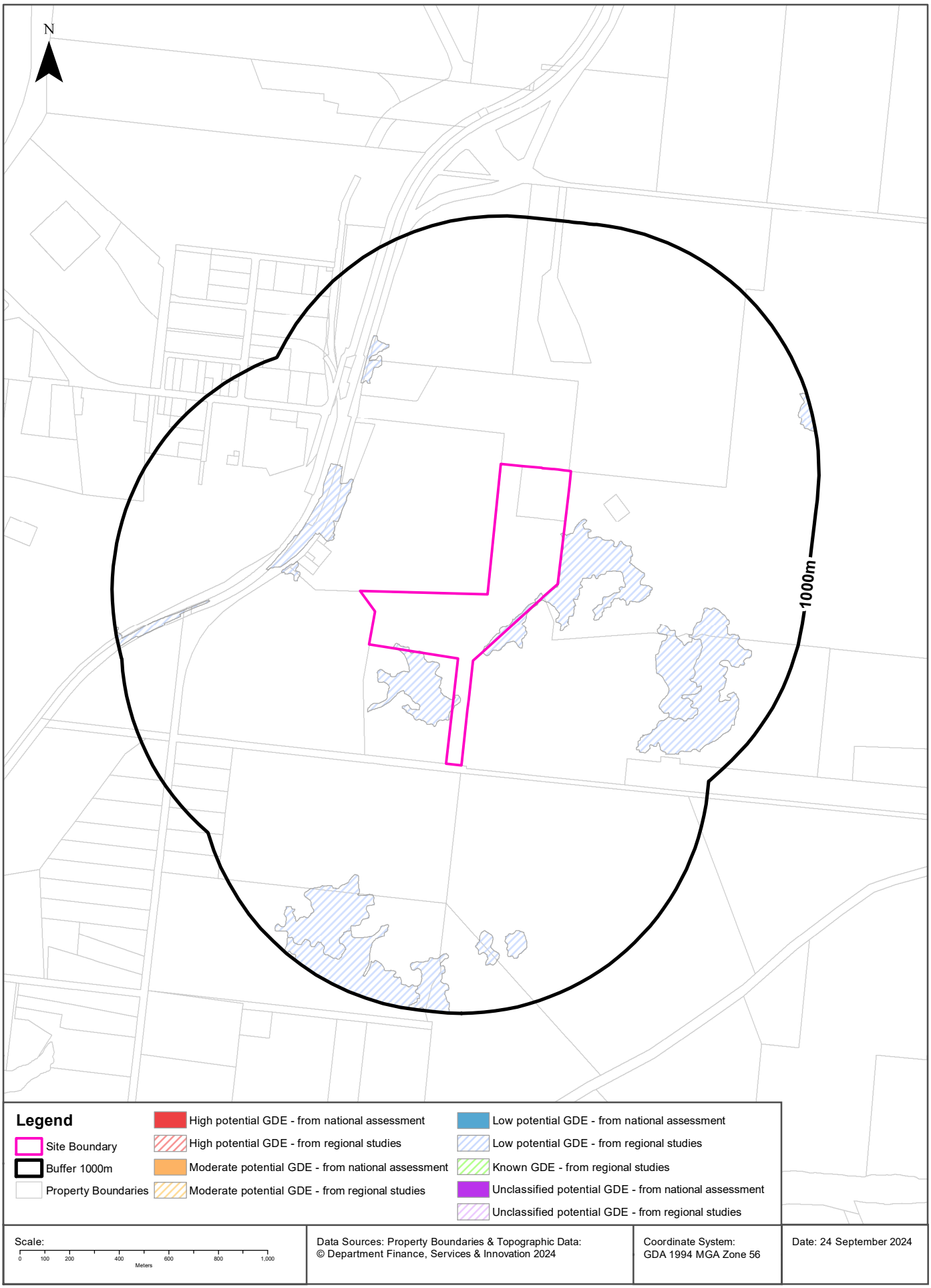
Protected areas in marine environments identified by the CAPAD within the dataset buffer:

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

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

116 Bavin Road, Bomen, NSW 2650



Ecological Constraints

116 Bavin Road, Bomen, NSW 2650

Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
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	On-site

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

116 Bavin Road, Bomen, NSW 2650



Ecological Constraints

116 Bavin Road, Bomen, NSW 2650

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
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		0m	On-site
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		0m	On-site
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		234m	North West
Terrestrial	8	Ridges and minor tablelands stepping down westwards and breaking into detached hills with intervening alluvial valley floors. Some strong structural control on landforms.	Vegetation		252m	West
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		621m	North West

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

116 Bavin Road, Bomen, NSW 2650

NSW BioNet Species Sightings

Species sightings from the NSW BioNet Repository that have either a state or federal conservation status, or a sensitivity status, and are within 10 km of the site:
Note: This data does not include NSW Category 1 sensitive species.

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Heleioporus australiacus	Giant Burrowing Frog	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Category 2	Critically Endangered	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Not Sensitive	Critically Endangered	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Category 3	Endangered	Endangered	
Animalia	Aves	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Category 2	Vulnerable	Vulnerable	
Animalia	Aves	Chthonicola sagittata	Speckled Warbler	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Circus assimilis	Spotted Harrier	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Epthianura albifrons	White-fronted Chat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Falco subniger	Black Falcon	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;JAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Lathamus discolor	Swift Parrot	Not Sensitive	Endangered	Critically Endangered	
Animalia	Aves	Lophochroa leadbeateri	Pink Cockatoo	Category 2	Vulnerable	Not Listed	
Animalia	Aves	Melanodryas cucullata cucullata	South-eastern Hooded Robin	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Not Sensitive	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Oxyura australis	Blue-billed Duck	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Category 3	Vulnerable	Vulnerable	
Animalia	Aves	Pomatostomus temporalis temporalis	Grey-crowned Babbler (eastern subspecies)	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Thinornis cucullatus cucullatus	Eastern Hooded Dotterel	Not Sensitive	Critically Endangered	Vulnerable	
Animalia	Aves	Todiramphus chloris	Collared Kingfisher	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Tringa nebularia	Common Greenshank	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa stagnatilis	Marsh Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Category 3	Vulnerable	Not Listed	
Animalia	Mammalia	Macrotis lagotis	Bilby	Not Sensitive	Extinct	Vulnerable	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Not Sensitive	Endangered Population, Vulnerable	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Brachyscome muelleroides	Claypan Daisy	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus leucoxylon subsp. pruinosa	Yellow Gum	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Persicaria elatior	Tall Knotweed	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Senecio garlandii	Woolly Ragwort	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Swainsona recta	Small Purple-pea	Not Sensitive	Endangered	Endangered	

Source: NSW BioNet Species Sightings

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Location Confidences

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

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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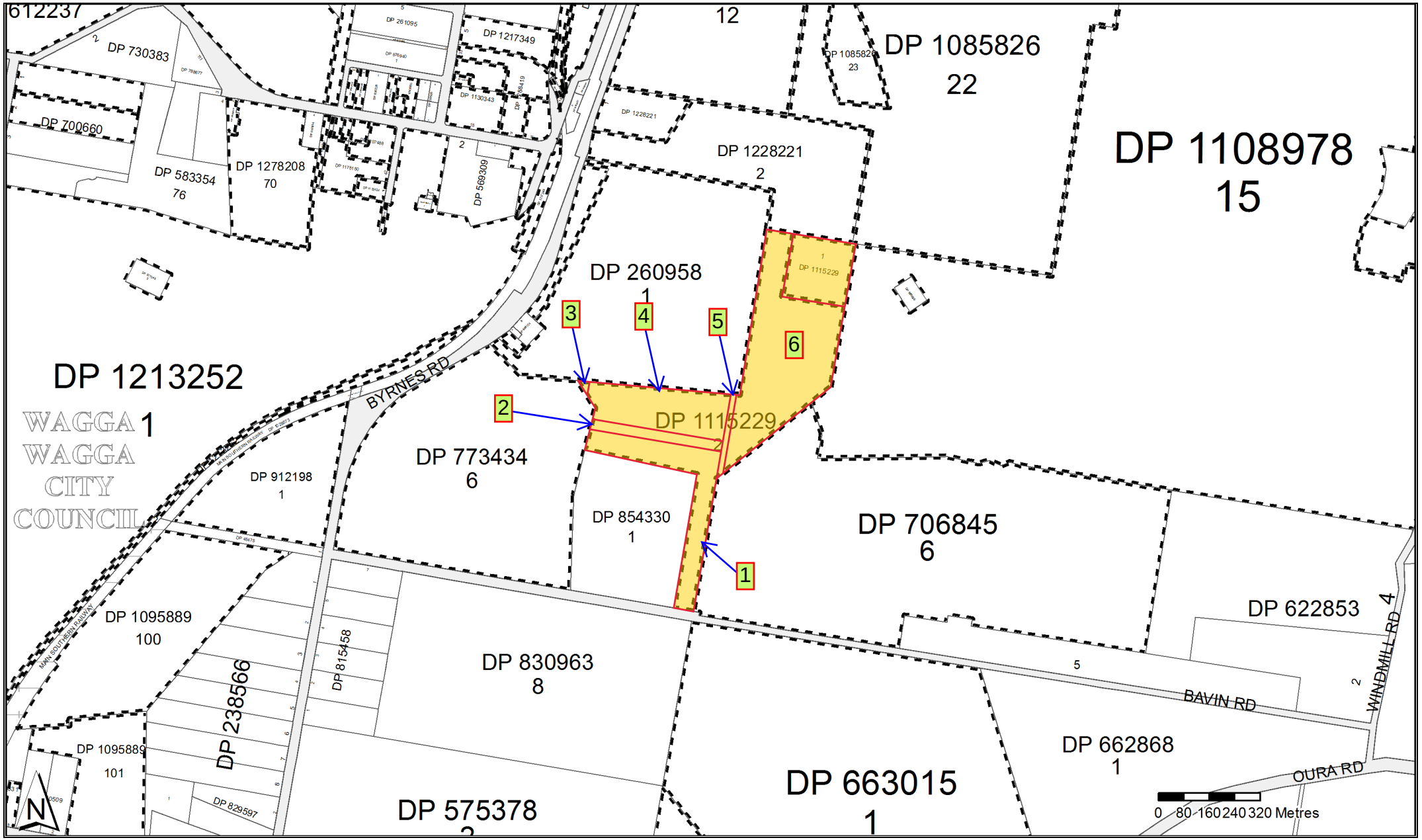
    irrespective of how that liability arises including in contract or tort, liability under indemnity or for any other common law, equitable or statutory cause of action or otherwise.
12. These Terms are subject to New South Wales law.

Appendix B Title Search

Cadastral Records Enquiry Report : Lot 2 DP 1115229

Ref : NGH - Wagga North

Locality : BOMEN
Parish : EUNANOREENYA
LGA : WAGGA WAGGA
County : CLARENDON



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This information is provided as a searching aid only.Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For ALL ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps

Req:R192496 /Doc:CP 00028-1345 P /Rev:14-Dec-2016 /NSW LRS /Prt:07-Oct-2024 10:47 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:NGH - Wagga North

PLAN OF
Portions
~~Suburban~~ Allotments
~~NORTH WAGGA WAGGA~~
~~Parish~~ of ~~North~~ Wagga Wagga
COUNTY OF CLARENDON

for references to owners of the portions see W 21 to 27-1345.

Reserve N° 476 was Cancelled on the 22nd February 1878

Por 5 456 & 47 cancelled by C 3431 1578 & Por 64 65 & 66 cancelled by C 3455 1578

Farm Cancelled by C 3455 1578 & 222 ac

Cancelled C 3431 1578 AR

Cancelled C 3803

(Closed roads Gaz 5.8.60 Rds 48 92 (3) 23r 31p sold to The Council of the City of Wagga Wagga under Sec 20 P. Rds Act 1902. See also Ms 3144 Wga R.

Unnecy road Ea 33p Sold to Henry Harold Cummins under Sec 20 PR Act 1902 vide Ors 10.3985 See also 135158 Roll

Unnecy. red hatched pt road S. por 89 closed Gaz. 5.5.33 Rds 30.879 238r Sec 20 P Rds Act 1902 vide Rds 30.879 Exmd. for Insp

Unnecy road hatched red closed Gaz 21.2.34 Rds 29.903 Sold to John Pollard under Sec 20 P Rds Act 1902 vide Rds 29.903

Reserve for road 5939 was resumed 1st July 00

for road 11483 resume 7th Nov 00

for Sec 20 PR Act No objection to Appn N° 12276 for Certificate of Title under R.P. Act vide Ors 7.2.02 & N° 03.6813

Alg 06.17.381. Gobargombalin Estate

PLAN MICROFILMED NO ADDITIONS OR AMENDMENTS TO BE MADE

W28 13 v 5

28-1345

Req:R192497 /Doc:CP 00514-1578 P /Rev:25-Nov-2012 /NSW LRS /Prt:07-Oct-2024 10:47 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:NGH - Wagga North

See Mines Maps for Applications under Mining Acts affecting Portio 81 79

ALIENATION BRANCH
43
8486.
LANDS DEPARTMENT.

PLAN

of portions 78 to 82

Parish of Eunanoreenya

COUNTY OF CLARENDON

Applied for under the 23rd clause of the Crown Lands Alienation Act of 1861 by

R. B. Ronald & Jas. Mc Bain

Sale at Wagga Wagga 29th Oct 1873
Country lots C to G.....Portions 78 to 82
Vide Aln 74/2013 above lots sold.

C570 191ac

R B Ronald and Jas McBain 281 164 ac

Robert Bruce Ronald and James McBain 79 180. 1. 0

Robert Bruce Ronald and James McBain 78 208. 3. 0

William Sinclair 12 320 ac

Robert Bruce Ronald & James McBain 80 47. 3. 0

Robert Bruce Ronald & James McBain 81 40. 3. 0

Robert Bruce Ronald & James McBain 82 30. 2. 0

Jno Mc Intyre 320 ac

William Sinclair 6 312 ac

(Part of 16 ac unnec.y road granted to The Australian Mercantile Land & Finance Co. Ltd under the 6th Sec P. R. Act of 97 see also C 7+570 1578 Rolls Rds Compn 01/35

Unnecy Road Pt 7a 0r 32p Sold to Hugh Montgomerie Hutton under 19th & 20th Sec PR Act 1902 Vide Aln 3 3692. See also C570 Roll & 25 1578 Roll

Unnecy Road Pt 10a 3r 14p granted to The Australian Mercantile Land and Finance Company Limited under 12th Sec PR Act 1902 Vide Roads Compn 11.196 See also C35 1578 Roll Exmd. for Deed

PLAN MICROFILMED
NO ADDITIONS OR AMENDMENTS TO BE MADE

Reference to Corners

Corner	Bearing	From	Links	N° on Tree
a	68. 30	Y. Box	73	82
b	289 30	Y Box	26	81. 82
c	360°	Gum	38	80. 81
d	126° 15'	B. Box	25	80
e	356. 50	Y. Box	76	79. 80
f	281. 15	Gum	56	80. 81
g	277. 00	Y. Box	71	78. 79. 82. 81
h	265. 00	Y. Box	63	82
i	352° 15'	Y. Box	60	78
j	280. 00	Box	25	78
k	231. 30	Y. Box	18	78. 79
l	12°	Wattle	62½	79

Reference to Traverse

Line	Bearing	Distance

Scale 20 Chains to an Inch.

Marked in accordance with regulations
Instrument used in Survey Theodolite
Date of Survey 16th to 26th April
Value of Improvements £30.
Situated in the Eunanoreenya Run
Glenlee

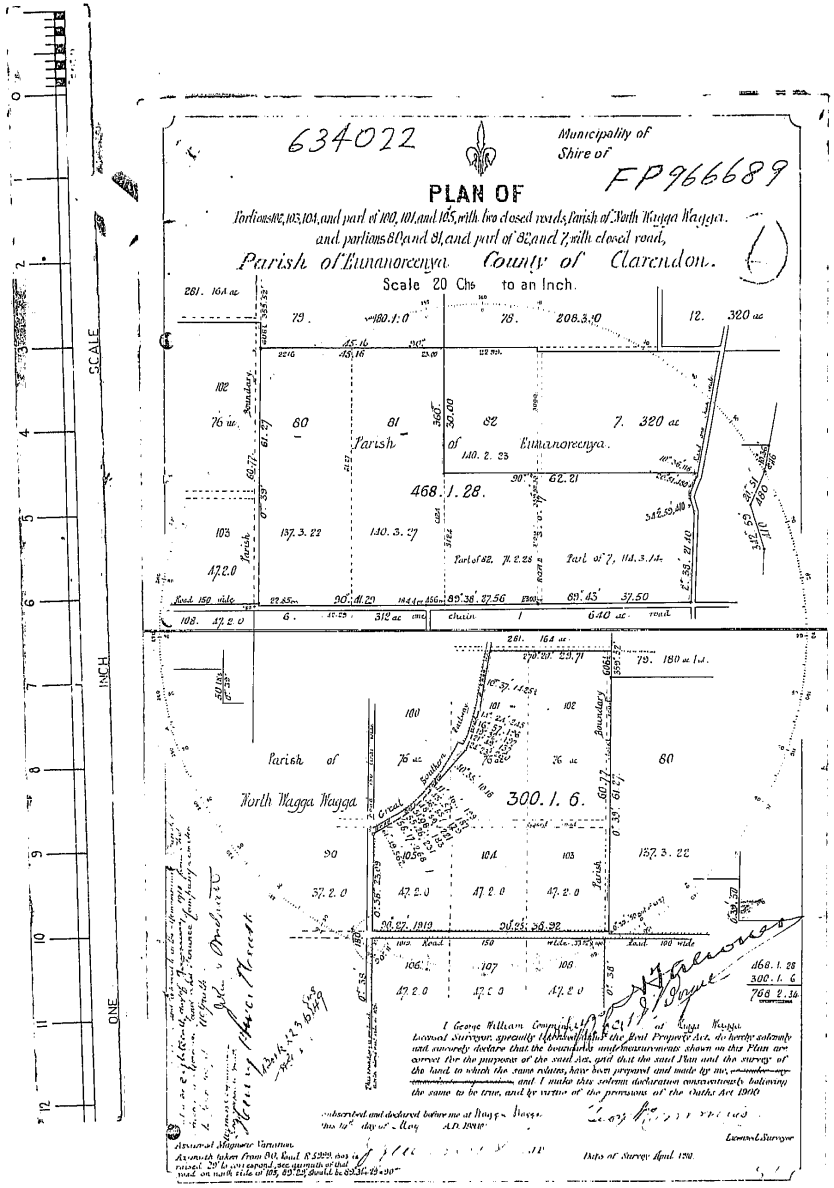
PLAN MICROFILMED
NO ADDITIONS OR AMENDMENTS TO BE MADE

Transmitted to the Surveyor General with my letter of the 21st May N° 73/90

George Thomas
Licensed Surveyor

514-1578 C 514 1578

InfoTrack



I, Jack Hayward Watson, Registrar General, certify that this negative is a photograph made as a permanent record of an instrument in my custody this 15th day of April 1970.

Req:R192517 /Doc:DP 0966689 P /Rev:15-Dec-1992 /NSW LRS /Pgs:ALL /Prt:07-Oct-2024 10:56 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:NGH - Wagga North

InfoTrack
Req:R159604 /Doc:DP 0260958 P /Rev:19-Jun-1992 /NSW LRS /Pgs:ALL /Prt:30-Sep-2024 14:30 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:NGH - Wagga North

PLAN FORM 2

Plan Drawing only to appear in this space

D.P.260958 * OFFICE USE ONLY

Signatures and seals only.

D.P. 260958

Registered: 14-4-1981

C.A.: NO. 3302 OF 25-7-1980

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: L3610-1#

Last Plan: D.P.966689 D.P.966689

PLAN OF SUBDIVISION OF LOT 1 ~~PORTIONS 102, 103 & 104 AND PART OF PORTIONS 100, 101 & 105~~ AND PART OF PORTION 80 BEING THE LAND IN C.T. VOL. 7283 FOL. 36

Reduction Ratio 1: 4000
Lengths are in metres.

~~Mun./Shire~~ MITCHELL & City WAGGA WAGGA

Locality: BOMEN

Parish: NORTH WAGGA WAGGA & EUNANOREENYA

County: CLARENDON

~~This is sheet 1 of my plan in~~ ~~sheets~~
(Delete if inapplicable).

I, LOUIS LEWINGTON

of URANQUINTY

a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan

is accurate and has been made *(1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on †

20th JUNE 1980

Signature

Surveyor registered under Surveyors Act, 1929, as amended.
Datum Line of Azimuth: A→B
*Strike out either (1) or (2). †Insert date of survey.

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

PURSUANT TO SECTION 88 B OF THE CONVEYANCING ACT 1919-1964 IT IS INTENDED TO CREATE AN EASEMENT FOR A TRANSMISSION LINE 30 METRES WIDE

IT IS INTENDED TO HEREBY DEDICATE THE LAND MARKED ROAD WIDENING TO THE PUBLIC AS ROAD

SURVEYOR'S REFERENCE: 80085

DIAGRAM 1:1000

REFERENCE MARKS

CORN.	FROM	BEARING	DIST.
A	RMGIP	139° 03'	1·215
B	"	0° 36'	1·005
C	"	359° 19'	1·005
D	"	180° 36'	1
E	"	265° 47' 30"	1
F	"	359° 56'	1
G	"	270° 24'	1
H	PM CONC B	90° 24'	1
I	"	280° 16'	1
J	RMGIP	123° 15'	1
K	"	123° 15'	1
L	"	126° 26'	1·015
M	"	306° 26'	1
N	PM CONC B	90° 38'	1
O	"	90° 38'	1
P	PM CB	280° 43'	0·455

AREA OF LOT 3 5944 m²
LOT 4 ~~3779 m²~~ 3779m²

LINE	BEARING	DISTANCE
1	58° 17'	54·0
2	55° 26'	46·54
3	51° 08'	36·87
4	48° 59'	44·53
5	46° 55'	36·085
6	43° 57'	37·68
7	41° 16'	40·095
8	40° 35'	205·11
9	24° 23'	52·39
10	21° 49'	27·605
11	19° 32'	39·69
12	16° 57'	39·49
13	14° 24'	49·37
14	10° 37'	287·22
15	10° 08'	20·41
16	10° 08'	32·77
17	6° 23'	264·26
18	9° 54' 20"	49·795
19	17° 48'	49·67
20	20° 59' 40"	49·315
21	29° 21' 20"	55·955

Council Clerk's Certificate

I hereby certify that –

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

*(b) the requirements of section 34H of the †Metropolitan Water, Sewerage and Drainage Act, 1924, as amended. †Hunter District Water, Sewerage, and Drainage Act, 1938, as amended

have been complied with by the applicant in relation to the proposed subdivision (Insert "new road", "subdivision" or "consolidated lot") set out herein

Subdivision No. 3302

Date 25 : 7 : 1980

(Signature) Council Clerk / Shire Clerk

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the area of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.
†Delete if inapplicable.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.

16th April, 1981

Req:R159590 /Doc:CT 14453-198 CT /Rev:07-Mar-2011 /NSW LRS /Pgs:ALL /Prt:30-Sep-2024 14:29 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:NGH - Wagga North

[redacted]CATE OF TITLE

14453-198

NEW SOUTH WALES

PROPERTY ACT, 1900

Crown Grants Vol. 196 Fol. 55
Vol. 200 Fols.113 to 116 incl.
Vol. 204 Fols. 72 and 73
Vol. 713 Fol. 166
Vol. 1367 Fol. 44
Prior Title Vol. 7283 Fol. 36

Vol. 14453 Fol. 198

EDITION ISSUED 16 6 1981

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.

CANCELLED

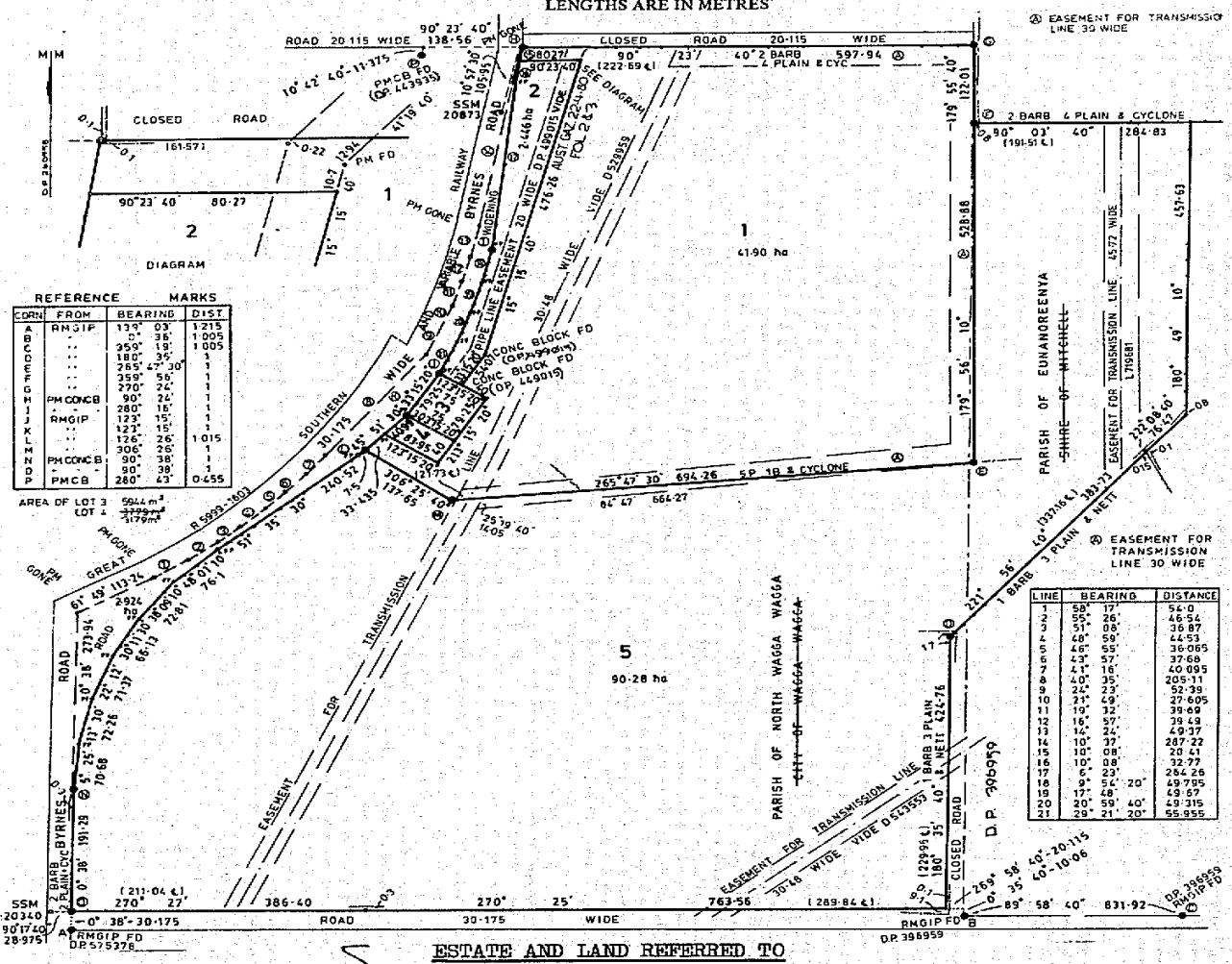
Registrar General.

(Page 1) Vol. 14453 Fol. 198

PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 5 in Deposited Plan 260958 at Bomen in the City of Wagga Wagga Parishes of Eunanoreenya and North Wagga Wagga and County of Clarendon. EXCEPTING THEREOUT the minerals reserved by the Crown Grant of 6.475 hectares (Parish of North Wagga Wagga).

FIRST SCHEDULE

~~MURRAY WILFRED POLLARD.~~

SECOND SCHEDULE

GRY 1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
ET(SB) 2. D529959 Easement for transmission line 30.48 wide affecting the part of the land above described shown so burdened in Deposited Plan 260958.
ET(SB) 3. DP543553 Easement for transmission line 30.48 wide affecting the part of the land above described shown so burdened in Deposited Plan 260958.
ET(SB) 4. L719681 Easement for transmission line 45.72 wide affecting the part of the land above described shown so burdened in Deposited Plan 260958.
5. R912900 ~~Caveat by Laminex Customwood Pty. Limited.~~ Withdrawn T744075
6. DP260958 ~~Easement for transmission line 30 wide affecting the part of the land above described shown so burdened in Deposited Plan 260958.~~ V540670

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

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR — Registrar General

Dennis William Clarke in ½ share and Robyn Susan Clarke in ½ share as tenants in common by Transfer T744076. Registered 22-9-1983.

SECOND SCHEDULE (continued)

PARTICULARS — Registrar General — CANCELLATION

~~T744077 Mortgage to Murray Wilfred Pollard. Registered 22-9-1983.~~ V21745

M V21746 Mortgage to Westpac Banking Corporation. Registered 19-3-1984

CT V540671 Transfer. Easement for Transmission Line affecting the land shown 30 metres wide in DP 636640. Registered 6-3-1985.

NOTATIONS AND UNREGISTERED DEALINGS

T744077 Mortgage to Murray Wilfred Pollard. Registered 22-9-1983. Discharged V21745 6-11-1984

CT 6-NOV 1984 Reed DP 636640

NOTE: ENTRIES RULED THROUGH AND AUTHENT

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Historical Title

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
30/9/2024 2:29PM

FOLIO: 5/260958

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 14453 FOL 198

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/6/1987		AMENDMENT: PARISH-COUNTY	
27/8/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/3/1988	DP773434	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

NGH - Wagga North PRINTED ON 30/9/2024

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Req:R192498 /Doc:DP 0773434 P /Rev:24-Oct-1992 /NSW LRS /Pgs:ALL /Prt:07-Oct-2024 10:46 /Seq:1 of 1
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PLAN FORM 2

Plan Drawing only to appear in this space

*OFFICE USE ONLY

DP 773434

SIGNATURE AND SEALS ONLY.

As Mortgagee under Mortgage No V21746 Westpac Banking Corporation hereby consents to the within Plan of Subdivision.
Dated at Sydney this 3rd day of January 19 88

Signed Sealed and Delivered for and on behalf of WESTPAC BANKING CORPORATION by its Attorney who hereby states at the time of his execution this instrument he has not received notice of the revocation of the Power of Attorney registered Book 3598 under the authority of which he has executed this instrument.

Robert James Elliot

Its duly constituted Attorney who is personally known to me

Witness: HEATHER ROBERTSON
225 PITT STREET SYDNEY Bank Officer

Crown Lands Office Approval

PLAN APPROVED .....
Authorised Officer
Land District .....
Paper No. .....
Field Book ..... pages .....

Council Clerk's Certificate

I hereby certify that —
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
~~(b) the requirements of section 348 of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended, Hunter District Water, Sewerage, and Drainage Act, 1938, as amended,~~
have been complied with by the applicant in relation to the proposed Subdivision
(Insert "new road", "subdivision" or "consolidated lot") set out herein
Subdivision No. 59/87
Date 18.11.87
(Signature) Council Clerk
Council File No. 161/15/65

~~*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.~~
† Delete if inapplicable.

SURVEYOR'S REFERENCE: SD/1360

M. M.

AZIMUTH 'X-Y'
ME 92° 11' 44" 803·7
PO 92° 11' 44" 803·7

A. 13109

D. P. 2 5 0 9 5 8

PARISH OF NORTH WAGGA WAGGA

D. P. 706845

PARISH OF EUNANOREENYA

RAILWAY VARIABLE WIDE AND D.P. 250958

SOUTHERN PACIFIC RAILWAY 25 WIDE

GREAT SOUTHERN ROAD

BYRNES ROAD

BAVIN ROAD 00" WIDE

ROAD WIDE

TRANSMISSION LINE 30 WIDE. VIDE. V 54067

EASEMENT FOR TRANSMISSION LINE 30 WIDE. VIDE. B.P.D 529959

EASEMENT FOR TRANSMISSION LINE 30·48 WIDE

EASEMENT FOR TRANSMISSION LINE 30·48 WIDE. VIDE. B.P.D 543553

TRANSMISSION LINE VIDE L 719681

EASEMENT FOR TRANSMISSION LINE 45·72 WIDE.

6
43·83 ha.

7
46·45 ha.

6
D. P. 706845

SSM. 20340 FD.

SSM. 20339 FD.

POR. 108

C.F.P. ON CORN.

R.P.E. ON CORN.

PEG FD

R.M.G.I.P. FD. 90° 38' 1

R.M.G.I.P. FD. 85° 47' 30" 1 (D.P. 260958)

R.M.G.I.P. FD. 0° 36' 1·005 (D.P. 396959)

φ EASEMENT FOR ACCESS & NOISE ATTENUATION 10 WIDE φ

RESTRICTION AS TO USER

(M) EXCEPTION OF MINERALS - CROWN GRANT

Registered: 3·3·1988

C.A: 59/87 OF 18·11·1987

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: L 7610-1#

Last Plan: D.P. 260958

PLAN OF SUBDIVISION OF LOT 5, D.P. 260958

Lengths are in metres. Reduction Ratio 1: 4000

~~Mun./Shire~~ City WAGGA WAGGA

Locality: BOMEN

Parish: NORTH WAGGA WAGGA & EUNANOREENYA

County: CLARENDON

~~This is sheet 1 of my plan in sheets.~~
(Delete if inapplicable).

I LES R. YOUNG
of 47 BECKWITH ST. WAGGA WAGGA

a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan AS REGARDS LINES A-B, X-Y, C-D... is accurate and has been made in accordance with the Survey Practice Regulations, 1933 and any special requirements of the Department of Lands, and was completed on
6 NOVEMBER 1987

Signature .....
Surveyor registered under Surveyors Act, 1929, as amended.
Datum Line of Azimuth: 'X-Y'
#insert date of survey.

Plans used in preparation of survey/compilation.
D.P. 260958
D.P. 396959

PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

PURSUANT TO SEC. 88 B. OF THE CONVEYANCING ACT, 1919-64: IT IS INTENDED TO CREATE AN
1. EASEMENT FOR ACCESS & NOISE ATTENUATION 10 WIDE.
2. RESTRICTION AS TO USER.

10 20 30 40 50 60 70 Table of mm 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390

M.P.D. WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day.

4th March, 1988

10 20 30 40 50 60 70 Table of mm 110 120 130 140

Historical Title

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
30/9/2024 2:25PM

FOLIO: 7/773434

First Title(s): VOL 196 FOL 55 VOL 200 FOL 114
VOL 200 FOL 115 VOL 204 FOL 72
VOL 204 FOL 73 VOL 713 FOL 166
VOL 1367 FOL 44
Prior Title(s): 5/260958

Recorded	Number	Type of Instrument	C.T. Issue
4/3/1988	DP773434	DEPOSITED PLAN	FOLIO CREATED EDITION 1
9/11/1995	DP854330	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

NGH - Wagga North PRINTED ON 30/9/2024

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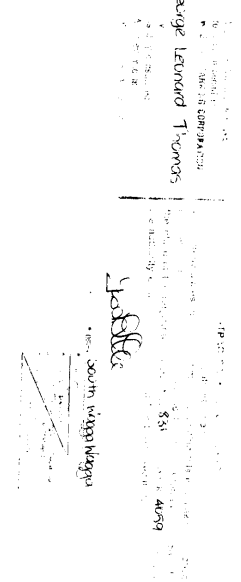
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Received: 30/09/2024 14:24:52

PLAN FORM 2 — Plan Drawing only to appear in this space — *OFFICE USE ONLY

SIGNATURE AND SEALS ONLY.





Crown Lands Office Approval

AN APPROVED .....
Authorised Officer
Land District .....
Paper No. .....
Field Book ..... pages .....

Council's Certificate

I hereby certify that –

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

~~(b) the requirements of s 1 Part 3 Division 2 of the Water Board Act 1987, or s 1 Part 5 Division 7 of the Hunter Water Board (Corporatisation) Act 1991~~

have been complied with by the applicant in relation to the proposed SUBDIVISION (insert "new road", "subdivision" or "consolidated lot") set out herein

Subdivision No. 9500.68

Date 30 AUGUST 1995

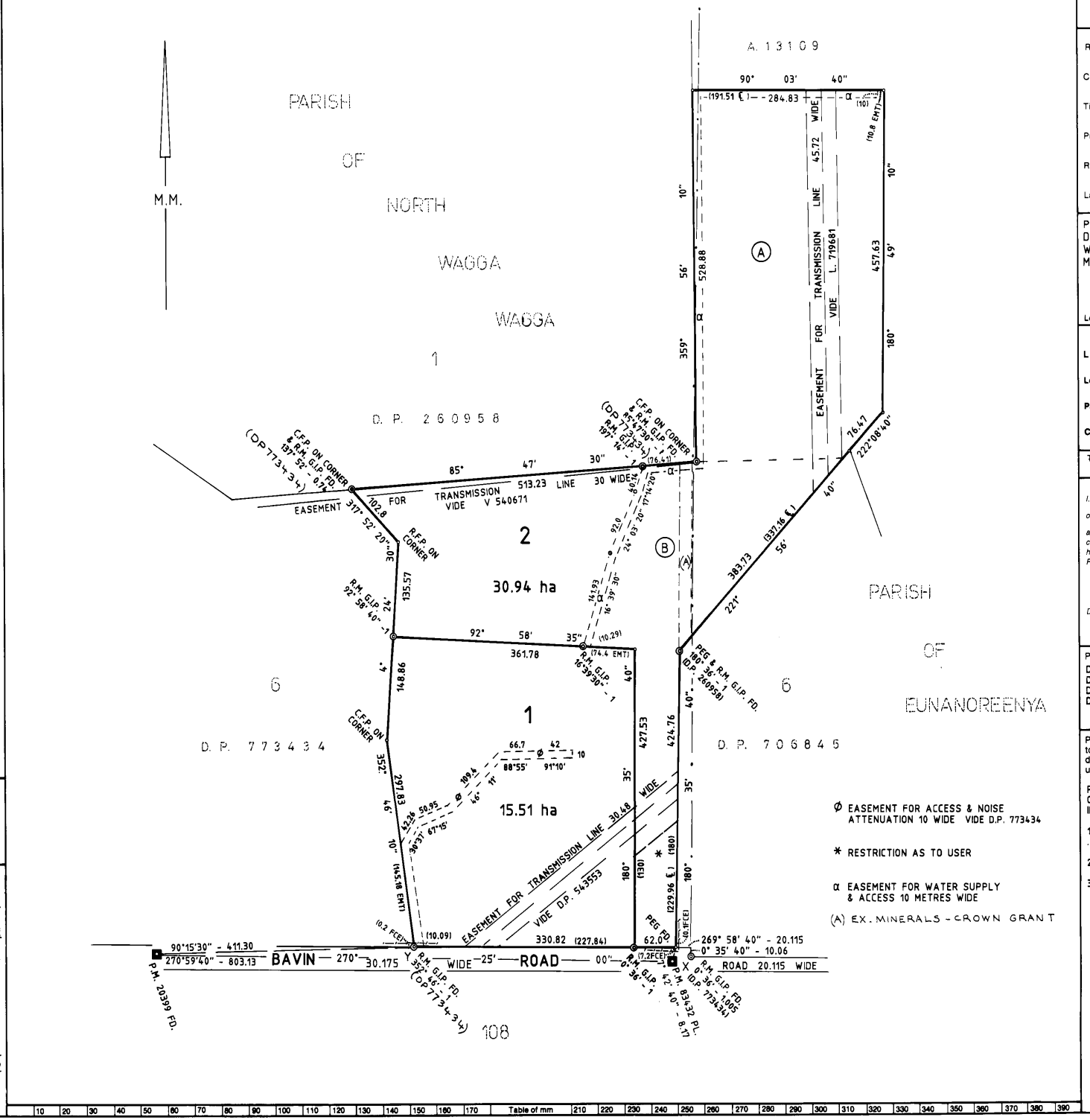
(Signature) ..... General Manager/Authorised Person

Council File No. 67/773434/7165

~~*~~This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Water Board and the Hunter Water Corporation Ltd.

~~*~~Delete if inapplicable

SURVEYOR'S REFERENCE: SD/230



DP 854330

Registered: 9-11-1995

C.A. No 950068 of 30.8.1995

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: L3610-1#

Last Plan: DP 773434

PLAN OF SUBDIVISION OF LOT 7 IN D.P. 773434 AND EASEMENT FOR WATER SUPPLY & ACCESS 10 METRES WIDE

Lengths are in metres. Reduction Ratio 1:4000

LGA WAGGA WAGGA CITY COUNCIL

Locality: BOMEN

Parish: NORTH WAGGA WAGGA & EUNANOREENYA

County: CLARENDON

~~This is sheet 1 of my plan in ~~ sheets.
(Delete if inapplicable).

I, LES R. YOUNG
of 95 FITZMAURICE ST., WAGGA WAGGA

a surveyor registered under the Surveyors Act 1929, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Survey Practice Regulation 1990 and was completed on 22 AUG. 1995

(Signature) ..... Surveyor registered under the surveyors Act 1929

Datum Line of Azimuth X-Y

Plans used in preparation of survey/~~compilation~~.
D.P. 773434
D.P. 260958
D.P. 830963
D.P. 636640

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SEC. 88B OF THE CONVEYANCING ACT, 1919 - 1964, IT IS INTENDED TO CREATE;

1 EASEMENT FOR WATER SUPPLY & ACCESS 10 METRES WIDE

2 RESTRICTION AS TO USER

3 RESTRICTION AS TO USER

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 Table of mm 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390

MPD **WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION**

InfoTrack
Req:R192499 /Doc:DP 0854330 P /Rev:14-Nov-1995 /NSW LRS /Pgs:ALL /Prt:07-Oct-2024 10:46 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:NGH - Wagga North

Historical Title

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
30/9/2024 2:24PM

FOLIO: 2/854330

First Title(s): VOL 196 FOL 55 VOL 200 FOL 114
VOL 200 FOL 115 VOL 204 FOL 72
VOL 204 FOL 73 VOL 713 FOL 166
VOL 1367 FOL 44
Prior Title(s): 7/773434

Recorded	Number	Type of Instrument	C.T. Issue
9/11/1995	DP854330	DEPOSITED PLAN	FOLIO CREATED EDITION 1
20/12/1995	O784551	DISCHARGE OF MORTGAGE	
20/12/1995	O784552	TRANSFER	EDITION 2
26/9/1996	2462182	REQUEST	
30/7/1998	5166414	MORTGAGE	EDITION 3
4/5/2000	6754538	TRANSFER OF MORTGAGE	
14/9/2000	7089785	DEPARTMENTAL DEALING	
25/1/2002	8305140	DISCHARGE OF MORTGAGE	
25/1/2002	8305141	TRANSFER	
25/1/2002	8305144	MORTGAGE	EDITION 4
18/6/2002	8321869	REJECTED - LEASE	
23/5/2003	9607972	DISCHARGE OF MORTGAGE	
23/5/2003	9607973	MORTGAGE	
23/5/2003	9607974	MORTGAGE	
23/5/2003	9607975	MORTGAGE	EDITION 5
30/11/2004	AB20868	TRANSFER CREATING PROFIT A PRENDRE OR FORESTRY RIGHT	
30/11/2004	AB123627	REQUEST	EDITION 6
28/5/2005	AB512119	DISCHARGE OF MORTGAGE	
28/5/2005	AB512120	DISCHARGE OF MORTGAGE	
28/5/2005	AB512121	DISCHARGE OF MORTGAGE	
28/5/2005	AB512122	MORTGAGE	EDITION 7
15/5/2006	AC304671	DISCHARGE OF MORTGAGE	
15/5/2006	AC304672	MORTGAGE	EDITION 8

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE
30/9/2024 2:24PM

FOLIO: 2/854330 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
22/1/2007	AC874106	TRANSFER OF EASEMENT IN GROSS	
2/8/2007	DP1115229	DEPOSITED PLAN	
5/9/2007	DP1116349	DEPOSITED PLAN	
28/12/2007	AD476350	DISCHARGE OF MORTGAGE	
28/12/2007	AD476355	TRANSFER INCLUDING EASEMENT	FOLIO CANCELLED

*** END OF SEARCH ***

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

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Received: 30/09/2024 14:23:57

Req:R159532 /Doc:DL 0784552 /Rev:24-Feb-2010 /NSW LRS /Pgs:ALL /Prt:30-Sep-2024 14:25 /Seq:1 of 1
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97-01T

TRANSFER

Real Property Act, 1900

U 784552 E

Office of State Revenue use only

N.S.W. STAMP DUTY
0812S5 8931 04 20104814303 $2.00

(A) **LAND TRANSFERRED**
Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Folio Identifier 2/854330

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
185H	Clayton Utz Levels 27-35, No.1 O'Connell Street SYDNEY NSW 2000, DX 370 Sydney Telephone (02) 353 4000 Reference (max. 15 characters): [redacted]/1124390

(C) **TRANSFEROR** DENNIS WILLIAM CLARKE AND ROBYN SUSAN CLARKE

(D) acknowledges receipt of the consideration of $180,000.00
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 ACI AUSTRALIA LIMITED ACN 004 093 092

(G) ~~TENANCY:~~

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900

DATE 15th Dec, 1995

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

M Patterson
Signature of Witness

Nancy A Patterson
Name of Witness (BLOCK LETTERS)

Club, Wagga Wagga
Address of Witness

Dennis W Clarke
Robyn Clarke
Signature of Transferor

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

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

Deborah Bailey
Solicitor for ~~Signature of Transferee~~
Deborah L Bailey

☛ **INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE**

CHECKED BY (office use only) 32472K

H. C. MARTYN & SONS (AUST.) PTY. LTD. PH: (02) 699 2499

Req:R159533 /Doc:DL 8305141 /Rev:30-Jan-2002 /NSW LRS /Pgs:ALL /Prt:30-Sep-2024 14:25 /Seq:1 of 8
© Office of the Registrar-General /Src:InfoTrack /Ref:NGH - Wagga North

Form: 97-01T
Licence: 015CN/0331/96
Edition: 9812

TRANSFEI

New South Wales
Real Property Act 190

8305141E

STAMP DUTY

Office of State Revenue use only
OFFICE OF STATE REVENUE (N.S.W. TREASURY)
CLIENT No. 1694550 STAMP No. 18
STAMP DUTY $ 2 SIGNATURE
TRANSACTION No. 013601 DATE 6-9-01
~~ASSESSMENT DETAILS:~~

(A) **TORRENS TITLE**

If appropriate, specify the part or share transferred
Folio Identifier 6/773434 2/854330 ② P

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone	CODES
	HENRY DAVIS YORK SOLICITORS LT.O. 2365	T TS (s713) TW (Sheriff)
	REFERENCE (optional): L - 2020036	

(C) **TRANSFEROR**

AMATEK LIMITED A.C.N. 98 004 093 092 (formerly ACI Australia Limited)

(D) The transferor acknowledges receipt of the consideration of $500,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable) 1. 2. 3.

(F) **TRANSFEREE**

RIVERINA INVESTMENTS PTY LIMITED A.C.N. 096840032

(G) **TENANCY:**

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE** 18 January 2002

~~Signed in my presence~~ by the transferor ~~who is personally known to me.~~ in accordance with s127 of the Corporations Act 2001

Signature of ~~witness~~: Secretary

Name of ~~witness~~: WENDY KONG

Address of ~~witness~~: 6 THOMAS STREET, CHATSWOOD 2067

Signature of ~~transferor~~: Director

LAWRENCE ANDREW COLES

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

Signature of witness:

Name of witness:

Address of witness:

Signature of transferee:

If signed on the transferee's behalf by a solicitor or licensed conveyancer, insert the signatory's full name and capacity below:
Phillip John Day, Transferee's Solicitor

Form may be accepted L. Thode L.P.I.
Reg: 9228602?

All handwriting must be in block capitals.
A set of notes on this form (97-01T-2) is available from the Land Titles Office.

18/1/02

Checked by (LTO use):

Req:R159533 /Doc:DL 8305141 /Rev:30-Jan-2002 /NSW LRS /Pgs:ALL /Prt:30-Sep-2024 14:25 /Seq:2 of 8
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CT SIGHTED
EILA WRETT

8305141

Statutory Declaration

I, **Julie Marion Levis** do hereby solemnly and sincerely declare as follows:

1. I am a Partner of Clayton Utz ("**the Firm**"), Levels 22-35, 1 O'Connell Street, Sydney, New South Wales.

2. The Firm is instructed by Amatek Limited (formerly known as ACI Australia Limited) in the sale of Lot 6, being part of 101 Byrnes Road, Wagga Wagga Folio Identifier 6/773434 and Lot 2 Bavin Road, Wagga Wagga Folio Identifier 2/854330 to Riverina Investments Pty Limited.

3. The correct entity of ACI Australia Limited was ACI Australia Limited as it appears on Folio Identifier 2/854330 attached as Exhibit "JML 1" and not A.C.I. Australia Limited as it appears on Folio Identifier 6/773434 which is attached as Exhibit "JML 2".

4. On 27 May 1998, ACI Australia Limited changed its name to Australian Building Materials Limited.

5. On 14 September 1988 Australian Building Materials Limited changed its name to Amatek Limited.

6. Attached to this Statutory Declaration as exhibit "JML 3" is a Certificate of the Registration of a Company issued by the Australian Securities and Investment Commission on ~~17 January 2002~~ 30 September 1998.

And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the *Oaths Act* 1900.

Made and declared at **Sydney** on this 18 day of January 2002.

Before me:

E Thieme JP

A Justice of the Peace

Req:R159533 /Doc:DL 8305141 /Rev:30-Jan-2002 /NSW LRS /Pgs:ALL /Prt:30-Sep-2024 14:25 /Seq:3 of 8
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FILED
GAIN & WETH 8305141

This is Exhibit "JML 1" referred to in the Statutory Declaration of Julie Marion Levis dated 18 January 2002 and sworn before me at Sydney on 18 January 2002.

E Thelen JP
.....

A Justice of the Peace

Req:R159533 /Doc:DL 8305141 /Rev:30-Jan-2002 /NSW LRS /Pgs:ALL /Prt:30-Sep-2024 14:25 /Seq:4 of 8
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BOX 74S
(5166414)

NEW SOUTH WALES FILM WITH 8305141

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE

REFERENCE TO FOLIO OF THE REGISTER	
IDENTIFIER 2/854330	
EDITION	DATE OF ISSUE
3	30/7/1998

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL

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

LAND

LOT 2 IN DEPOSITED PLAN 854330
AT BOMEN
LOCAL GOVERNMENT AREA: WAGGA WAGGA
PARISH OF NORTH WAGGA WAGGA COUNTY OF CLARENDON AND OTHER
TITLE DIAGRAM: DP854330

FIRST SCHEDULE

ACI AUSTRALIA LIMITED (T O784552)

SECOND SCHEDULE
---
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES MINERALS AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
3. D543553 EASEMENT FOR TRANSMISSION LINE 30.48 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
4. L719681 EASEMENT FOR TRANSMISSION LINE 45.72 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
   2462182 EASEMENT VESTED IN NEW SOUTH WALES ELECTRICITY TRANSMISSION AUTHORITY
5. V540671 EASEMENT FOR TRANSMISSION LINE 30 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
6. DP854330 EASEMENT FOR WATER SUPPLY & ACCESS 10 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
7. DP854330 RESTRICTION(S) ON THE USE OF LAND
8. 5166414 MORTGAGE TO BT MANAGEMENT SERVICES PTY LIMITED

WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER

Req:R159533 /Doc:DL 8305141 /Rev:30-Jan-2002 /NSW LRS /Pgs:ALL /Prt:30-Sep-2024 14:25 /Seq:5 of 8
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FILM WITH 8305141

This is Exhibit "JML 2" referred to in the Statutory Declaration of Julie Marion Levis dated 18 January 2002 and sworn before me at Sydney on 18 January 2002.

E Heeney JP.
.....

A Justice of the Peace

Req:R159533 /Doc:DL 8305141 /Rev:30-Jan-2002 /NSW LRS /Pgs:ALL /Prt:30-Sep-2024 14:25 /Seq:6 of 8
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BOX 74S
(5166414)

NEW SOUTH WALES

8305141

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE

REFERENCE TO FOLIO OF THE REGISTER	
IDENTIFIER	6/773434
EDITION	DATE OF ISSUE
4	30/7/1998

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL

REGISTRAR GENERAL · NEW SOUTH WALES

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

LAND

LOT 6 IN DEPOSITED PLAN 773434
AT BOMEN
LOCAL GOVERNMENT AREA: WAGGA WAGGA
PARISH OF NORTH WAGGA WAGGA COUNTY OF CLARENDON
TITLE DIAGRAM: DP773434

FIRST SCHEDULE

A.C.I. AUSTRALIA LIMITED (T X664947)

SECOND SCHEDULE
---
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2. EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM CREATED BY:
   D529959 -TRANSMISSION LINE 30.48 WIDE
   V540671 -TRANSMISSION LINE 30 WIDE
3. DP773434 RESTRICTION(S) ON THE USE OF LAND -AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
4. 5166414 MORTGAGE TO BT MANAGEMENT SERVICES PTY LIMITED

WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER

Req:R159533 /Doc:DL 8305141 /Rev:30-Jan-2002 /NSW LRS /Pgs:ALL /Prt:30-Sep-2024 14:25 /Seq:7 of 8
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FILM WITH 8305141

This is Exhibit "JML 3" referred to in the Statutory Declaration of Julie Marion Levis dated 18 January 2002 and sworn before me at Sydney on 18 January 2002.

E Keene Jr.
.....

A Justice of the Peace

Req:R159533 /Doc:DL 8305141 /Rev:30-Jan-2002 /NSW LRS /Pgs:ALL /Prt:30-Sep-2024 14:25 /Seq:8 of 8
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FILM WITH 8305141

THOMSON PLAYFORD SEARCH FEES A/C
101 PIRIE ST
ADELAIDE
SA 5000

Certificate of the Registration of a Company

Corporations Law Paragraph 1274 (2) (b)

This is to certify that

AUSTRALIAN GLASS MANUFACTURERS COMPANY LIMITED

Australian Company Number 004 093 092

is taken to be registered as a company under the Corporations Law of Victoria.

On the fourteenth day of February 1939 the company changed its name to **AUSTRALIAN CONSOLIDATED INDUSTRIES LIMITED**

On the twenty-seventh day of August 1982 the company changed its name to **ACI AUSTRALIA LIMITED**

On the twenty-seventh day of May 1998 the company changed its name to **AUSTRALIAN BUILDING MATERIALS LIMITED**

On the fourteenth day of September 1998 the company changed its name to **AMATEK LIMITED**

The company is **limited by shares.**

The company is a **public** company.

The day of commencement of registration is **the twenty-fifth day of January 1922.**

Issued by the
Australian Securities and Investments Commission
on this thirtieth day of September, 1998.

A delegate of the Australian Securities and Investments Commission

SIGNATURES AND SEALS ONLY

FOR SIGNATURES, SEALS AND CERTIFICATES SEE SIGNATURES FORM

CONNECTION

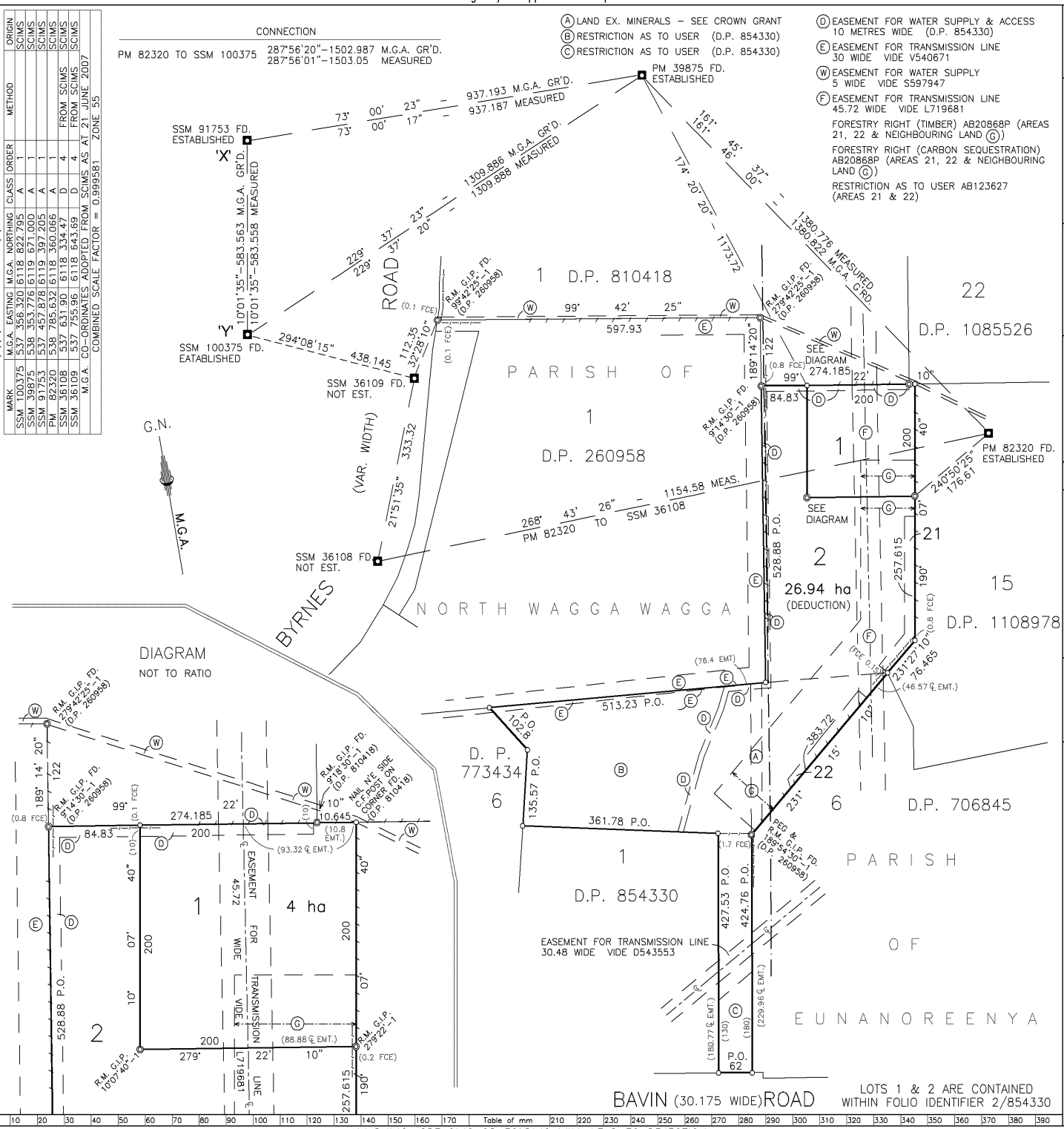
PM 82320 TO SSM 100375 287°56'20"–1502.987 M.G.A. GR'D.
287°56'01"–1503.05 MEASURED

CLAUSE 35(1)(B) AND CLAUSE 61(2) OF THE SURVEYING REGULATION 2006

MARK	M.G.A. EASTING	M.G.A. NORTHING	CLASS	ORDER	METHOD	ORIGIN
SSM 100375	537 356.320	6118 822.795	A	1		SCIMS
SSM 39875	538 353.776	6119 671.000	A	1		SCIMS
SSM 91753	537 457.878	6119 397.205	A	1		SCIMS
PM 82320	538 785.632	6118 360.066	A	1		SCIMS
SSM 36108	537 631.90	6118 334.47	D	4	FROM SCIMS	SCIMS
SSM 36109	537 755.96	6118 643.69	D	4	FROM SCIMS	SCIMS

M.G.A. CO-ORDINATES ADOPTED FROM SCIMS AS AT 21 JUNE 2007
COMBINED SCALE FACTOR = 0.999581 ZONE 55

(A) LAND EX. MINERALS – SEE CROWN GRANT
(B) RESTRICTION AS TO USER (D.P. 854330)
(C) RESTRICTION AS TO USER (D.P. 854330)
(D) EASEMENT FOR WATER SUPPLY & ACCESS 10 METRES WIDE (D.P. 854330)
(E) EASEMENT FOR TRANSMISSION LINE 30 WIDE VIDE V540671
(W) EASEMENT FOR WATER SUPPLY 5 WIDE VIDE S597947
(F) EASEMENT FOR TRANSMISSION LINE 45.72 WIDE VIDE L719681
FORESTRY RIGHT (TIMBER) AB20868P (AREAS 21, 22 & NEIGHBOURING LAND (G))
FORESTRY RIGHT (CARBON SEQUESTRATION) AB20868P (AREAS 21, 22 & NEIGHBOURING LAND (G))
RESTRICTION AS TO USER AB123627 (AREAS 21 & 22)



Department of Lands Approval

I.....in approving this plan certify
(Authorised Officer)
that all necessary approvals in regard to the allocation of the land shown hereon have been given

Signature: SEE SIGNATURES FORM

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

.....set out herein
*(Insert 'subdivision' or 'new road')

SEE SIGNATURES FORM
*Authorised Person/General Manager/Accredited Certifier

Consent Authority:

Date of Endorsement:

Accreditation no:

Subdivision Certificate no:

File no:

* Delete whichever is inapplicable

SURVEYOR'S REFERENCE: SD/738 S.I. 2007/006

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP 1115229

Registered: 29.6.2007

Title System: TORRENS

Purpose: ACQUISITION NOT A CURRENT PLAN AT REGISTRATION, S.7A CONVEYANCING ACT, 1919

Ref. Map: L3610-1

Last Plan: DP854330

PLAN OF LAND TO BE AQUIRED FOR ELECTRICITY PURPOSES UNDER THE ELECTRICITY SUPPLY ACT (1995)

Lengths are in metres. Reduction Ratio 1: 5000

L.G.A. WAGGA WAGGA

Locality: BOMEN

Parish: NORTH WAGGA WAGGA EUNANOREENYA

County: CLARENDON

This is sheet of my plan in sheets.
(Delete if inapplicable)

Surveying Regulation, 2006

I, LES R. YOUNG

of 95 FITZMAURICE ST., WAGGA WAGGA

a surveyor registered under the Surveying Act, 2002, hereby certify that the survey represented in this plan is accurate,has been made in accordance with the Surveying Regulation, 2006 and was completed on 21 JUNE 2007

The survey relates to, LOT 1 & PART LOT 2

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

(Signature) SEE SIGNATURES FORM Dated.....
Surveyor registered under the Surveying Act, 2002

Datum Line: 'X' - 'Y'

Type: *Urban / Rural

Plans used in preparation of survey/compilation.

D.P. 854330
D.P. 810418
D.P. 1085826
D.P. 773434
D.P. 260958

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

TRANSGRID
WAGGA NORTH 132 kv SUBSTATION

IT IS INTENDED TO AQUIRE LOT 1

P. 50776

*OFFICE USE ONLY

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Req:R158141 /Doc:DP 1115229 P /Rev:08-Aug-2007 /NSW LRS /Pgs:ALL /Prt:30-Sep-2024 12:30 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:NGH - Wagga North

PLAN FORM 6

eplan

CERTIFICATES, SIGNATURES AND SEALS

PLAN OF LAND TO BE AQUIRED FOR ELECTRICITY PURPOSES UNDER THE ELECTRICITY SUPPLY ACT (1995)

* DP 1115229 *

Registered: 2.8.2007

* OFFICE USE ONLY

Surveying Regulation, 2006

I, LES R. YOUNG
of 95 FITZMAURICE ST. WAGGA WAGGA
a surveyor registered under the *Surveying Act, 2002*, certify that the survey represented in this plan is accurate, has been made in accordance with the *Surveying Regulation, 2006* and was completed on: 21 JUNE 2007

The survey relates to
LOT 1 & PART LOT 2
(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature ..... *Dated:* 21-06-07
Surveyor registered under the Surveying Act, 2002

Datum Line: X-Y
Type: ~~Urban~~/Rural

Crown Lands NSW/Western Lands Office Approval

I.....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..... set out herein
(insert 'subdivision' or 'new road')

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

Consent Authority: .....
Date of Endorsement: .....
Accreditation no: .....
Subdivision Certificate no: .....
File no: .....

* Delete whichever is inapplicable.

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads or to create public reserves and drainage reserves.

TRANSGRID

WAGGA NORTH 132 kv SUBSTATION

IT IS INTENDED TO AQUIRE LOT 1

Use PLAN FORM 6A for additional certificates, signatures and seals

SURVEYOR'S REFERENCE: SD/738 S.I. 2007/006

SIGNATURES AND SEALS ONLY

FOR SIGNATURES, SEALS AND CERTIFICATES SEE SIGNATURES FORM

Department of Lands Approval

I.....in approving this plan certify
(Authorised Officer)
that all necessary approvals in regard to the allocation of the land shown hereon have been given

Signature: SEE SIGNATURES FORM

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

.....set out herein
*(Insert 'subdivision' or 'new road')

SEE SIGNATURES FORM
*Authorised Person/General Manager/Accredited Certifier

Consent Authority: .....

Date of Endorsement: .....

Accreditation no: .....

Subdivision Certificate no: .....

File no: .....

* Delete whichever is inapplicable

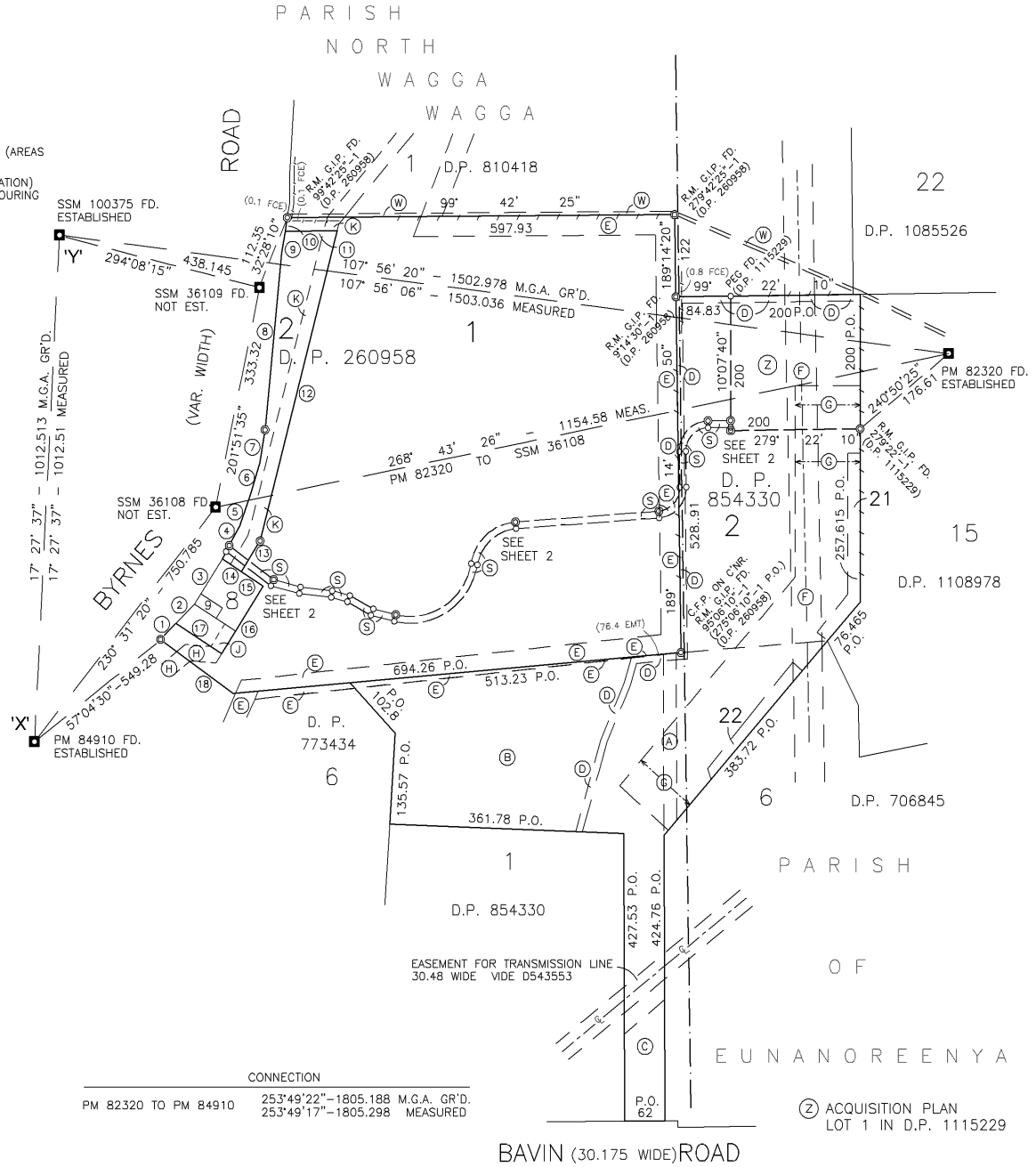
SURVEYOR'S REFERENCE: SD/741

(A) LAND EX. MINERALS – SEE CROWN GRANT
(B) RESTRICTION AS TO USER (D.P. 854330)
(C) RESTRICTION AS TO USER (D.P. 854330)
(D) EASEMENT FOR WATER SUPPLY & ACCESS 10 METRES WIDE (D.P. 854330)
(E) EASEMENT FOR TRANSMISSION LINE 30 WIDE VIDE V679043 (D.P. 636640)
(W) EASEMENT FOR WATER SUPPLY 5 WIDE VIDE S597947
(F) EASEMENT FOR TRANSMISSION LINE 45.72 WIDE VIDE L719681
(H) EASEEMENT FOR PIPELINE 24 WIDE VIDE D.P. 499074
(J) EASEMENT FOR PIPELINE 20 WIDE VIDE D.P. 499074
(K) EASEMENT FOR PIPELINE 20 WIDE VIDE D.P. 499015
FORESTRY RIGHT (TIMBER) AB20868P (AREAS 21, 22 & NEIGHBOURING LAND (G))
FORESTRY RIGHT (CARBON SEQUESTRATION) AB20868P (AREAS 21, 22 & NEIGHBOURING LAND (G))
RESTRICTION AS TO USER AB123627 (AREAS 21 & 22)

(S) PROPOSED EASEMENT FOR ACCESS AND SERVICES 10 WIDE

CLAUSE 35(1)(B) AND CLAUSE 61(2) OF THE SURVEYING REGULATION 2006

MARK	M.G.A. EASTING	M.G.A. NORTHING	CLASS	ORDER	METHOD	ORIGIN
SSM 100375	537 356.320	6118 822.795	A	1		SCIMS
PM 82320	538 785.632	6118 360.066	A	1		SCIMS
PM 84910	537 052.646	6117 857.338	A	1		SCIMS
SSM 36108	537 631.90	6118 334.47	D	4	FROM SCIMS	SCIMS
SSM 36109	537 755.96	6118 643.69	D	4	FROM SCIMS	SCIMS
M.G.A. CO-ORDINATES ADOPTED FROM SCIMS AS AT 21 JUNE 2007						
COMBINED SCALE FACTOR = 0.999581 ZONE 55						



(Z) ACQUISITION PLAN LOT 1 IN D.P. 1115229

CONNECTION

PM 82320 TO PM 84910	253°49'22"–1805.188 M.G.A. GR'D. 253°49'17"–1805.298 MEASURED

BOUNDARIES

NO.	BEARING	DISTANCE
1.	55°10'50"	33.435
2.	55°10'50"	40.99
3.	42°34'40"	79.25
4.	38°40'40"	55.95
5.	30°19'	49.315
6.	27°07'30"	49.67
7.	19°13'40"	49.795
8.	15°42'20"	264.26
9.	19°27'20"	32.77
10.	19°27'20"	20.41
11.		80.27 P.O.
12.		476.26 P.O.
13.	42°34'40"	54.07
14.	132°34'40"	35
15.	132°34'40"	40
16.		119.25 P.O.
17.		83.95 P.O.
18.		137.65 P.O.

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 Table of mm 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP1116349

Registered: 05.09.2007
Title System: TORRENS
Purpose: EASEMENT
Ref. Map: L3610-1
Last Plan: DP260958,DP854330

PLAN OF PROPOSED EASEMENT FOR ACCESS AND SERVICES 10 WIDE WITHIN LOTS 1 & 2 D.P. 260958 AND LOT 2 D.P. 854330

Lengths are in metres. Reduction Ratio 1: 5000

L.G.A. WAGGA WAGGA
Locality: BOMEN
Parish: NORTH WAGGA WAGGA EUNANOREENYA
County: CLARENDON

This is sheet 1 of my plan in 2 sheets.
(Delete if inapplicable)

Surveying Regulation, 2006
I, LES R. YOUNG
of 95 FITZMAURICE ST., WAGGA WAGGA
a surveyor registered under the Surveying Act, 2002, hereby certify that the survey represented in this plan is accurate,has been made in accordance with the Surveying Regulation, 2006 and was completed on 27 JULY 2007
The survey relates to, EASEMENT
(here specify the land actually surveyed, or specify any land shown in the plan that is not the subject of the survey)
(Signature) SEE SIGNATURES FORM Dated.....
Surveyor registered under the Surveying Act, 2002
Datum Line: 'X' - 'Y'
Type: 'Urban. / Rural

Plans used in preparation of survey/compilation.

D.P. 1115229	D.P. 773434
D.P. 260958	D.P. 1085826
D.P. 499015	D.P. 810418
D.P. 869724	D.P. 854330
D.P. 499074	

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

TRANSGRID
WAGGA NORTH 132 kv
SUBSTATION EASEMENT

IT IS INTENDED TO ACQUIRE EASEMENT FOR ACCESS AND SERVICES

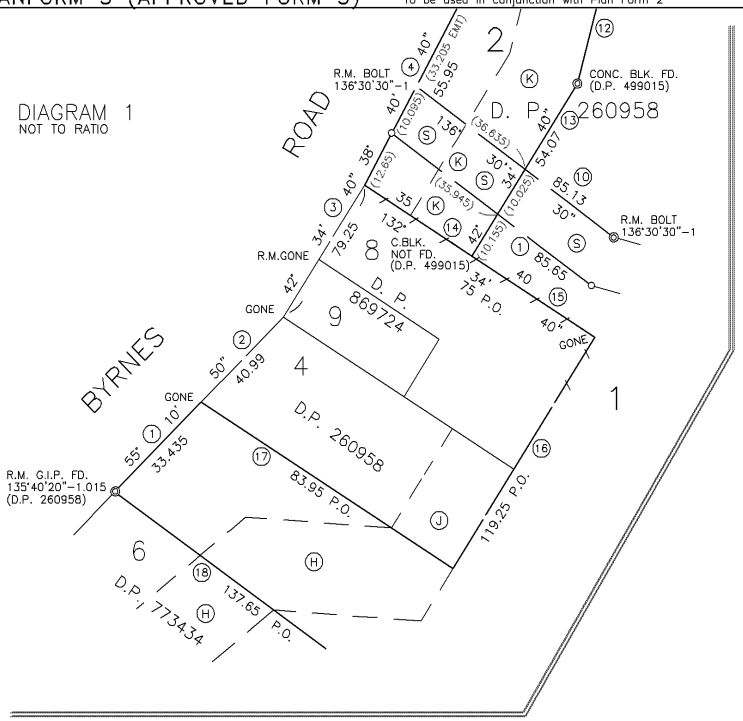
P.50777

*OFFICE USE ONLY

InfoTrack
Req:R192576 /Doc:DP 1116349 P /Rev:12-Sep-2007 /NSW LRS /Pgs:ALL /Prt:07-Oct-2024 12:01 /Seq:1 of 3
© Office of the Registrar-General /Src:InfoTrack /Ref:NGH - Wagga North

Req:R192576 /Doc:DP 1116349 P /Rev:12-Sep-2007 /NSW LRS /Pgs:ALL /Prt:07-Oct-2024 12:01 /Seq:2 of 3
© Office of the Registrar-General /Src:InfoTrack /Ref:NGH - Wagga North

DIAGRAM 1
NOT TO RATIO

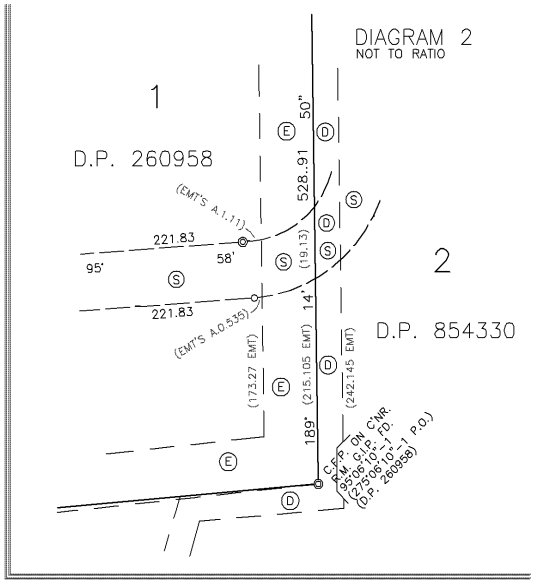


SEE SHEET 1 FOR PM/SSM CONNECTIONS, M.G.A. INFORMATION AND M.G.A. ORIENTATION

(D) EASEMENT FOR WATER SUPPLY & ACCESS 10 METRES WIDE (D.P. 854330)
(E) EASEMENT FOR TRANSMISSION LINE 30 WIDE VIDE V540671 (D.P. 636640)
(H) PIPELINE EASEMENT 24 WIDE VIDE D.P. 499074
(J) PIPELINE EASEMENT 20 WIDE VIDE D.P. 499074
(K) EASEMENT FOR PIPELINE 20 WIDE VIDE D.P. 499015

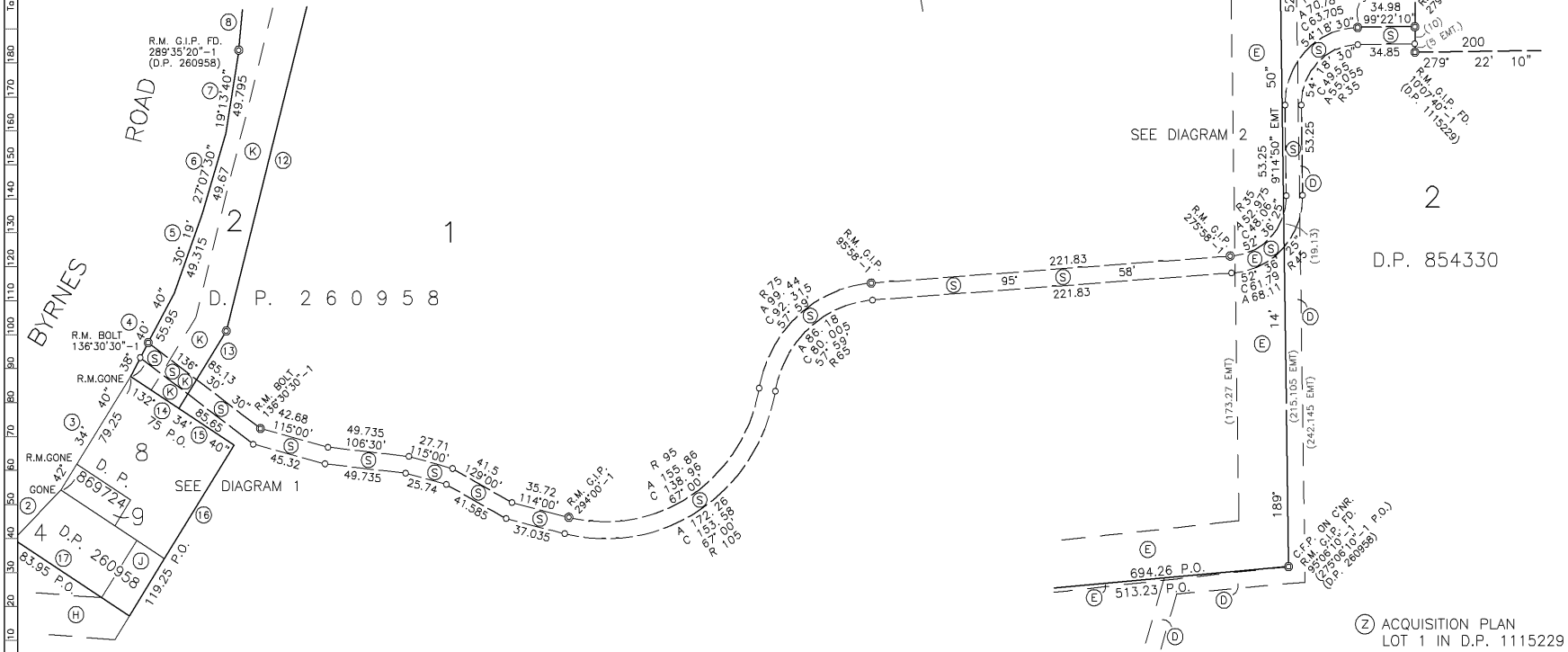
(S) PROPOSED EASEMENT FOR ACCESS AND SERVICES 10 WIDE

DIAGRAM 2
NOT TO RATIO



G.N.

M.G.A.



(Z) ACQUISITION PLAN LOT 1 IN D.P. 1115229

DP1116349

Registered: 05.09.2007

*OFFICE USE ONLY

This is sheet 2 of my plan in 2 sheets dated 27 JULY 2007

SEE SIGNATURES FORM

Surveyor registered under Surveying Act, 2002

This is sheet of the plan of sheets covered by Subdivision Certificate No. of

SEE SIGNATURES FORM

Authorised Person/General Manager/Accredited Certifier

For use where space is insufficient in any panel on Plan Form 2

FOR SIGNATURES, SEALS AND CERTIFICATES SEE SIGNATURES FORM

P.50777

Reduction Ratio 1: 2500

Plan Drawing only to appear in this space.

SURVEYOR'S REFERENCE: SD/741

Req:R192576 /Doc:DP 1116349 P /Rev:12-Sep-2007 /NSW LRS /Pgs:ALL /Prt:07-Oct-2024 12:01 /Seq:3 of 3
© Office of the Registrar-General /Src:InfoTrack /Ref:NGH - Wagga North

ePlan

CERTIFICATES, SIGNATURES AND SEALS

PLAN OF PROPOSED EASEMENT FOR ACCESS AND SERVICES 10 WIDE WITHIN LOTS 1 & 2 D.P. 260958 AND LOT 2 D.P. 854330

* DP1116349

* Registered: 05.09.2007

* OFFICE USE ONLY

Surveying Regulation, 2006

I, LES R YOUNG
of 95 FITZMAURICE ST., WAGGA WAGGA 2650
a surveyor registered under the *Surveying Act, 2002*, certify that the survey represented in this plan is accurate, has been made in accordance with the *Surveying Regulation, 2006* and was completed on 27 JULY 2007

The survey relates to
EASEMENT
.....
(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature ..... *Dated:* 1-08-07
Surveyor registered under the Surveying Act, 2002

Datum Line: X-Y
Type /Rural

Crown Lands NSW/Western Lands Office Approval

I.....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..... set out herein
(insert 'subdivision' or 'new road')

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

Consent Authority: .....
Date of Endorsement: .....
Accreditation no: .....
Subdivision Certificate no: .....
File no: .....

* Delete whichever is inapplicable.

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads or to create public reserves and drainage reserves.

TRANSGRID
WAGGA NORTH 132 kv SUBSTATION EASEMENT

IT IS INTENDED TO ACQUIRE EASEMENT FOR ACCESS AND SERVICES

Use PLAN FORM 6A for additional certificates, signatures and seals

SURVEYOR'S REFERENCE: SD/741

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
30/9/2024 2:24PM

FOLIO: 1/1115229

First Title(s): VOL 196 FOL 55
Prior Title(s): 2/854330

Recorded	Number	Type of Instrument	C.T. Issue
2/8/2007	DP1115229	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
28/12/2007	AD476355	TRANSFER INCLUDING EASEMENT	FOLIO CREATED CT NOT ISSUED
28/12/2007	AD476351	TRANSFER GRANTING EASEMENT	
28/12/2007	AD476352	REQUEST	
28/12/2007	AD476353	REQUEST	
28/12/2007	AD476354	REQUEST	EDITION 1
24/12/2015	AK74917	LEASE	
24/12/2015	AK74918	SUB-LEASE	
24/12/2015	AK84802	MORTGAGE OF LEASE	
24/12/2015	AK84803	MORTGAGE OF LEASE	EDITION 2
15/7/2016	AK545730	RELEASE OR EXTINGUISHMENT OF RESTRICTION ON THE USE OF LAND	
21/3/2017	AM199979	CHANGE OF NAME	EDITION 3
4/4/2017	AM281158	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

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Received: 30/09/2024 14:24:00

Req:R192616 /Doc:DL AD476355 /Rev:31-Dec-2007 /NSW LRS /Pgs:ALL /Prt:07-Oct-2024 12:19 /Seq:1 of 4
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Form: 01TE
Release: 2.1
www.lands.nsw.gov.au

TRANSFER INCLUDING EASEMEN

New South Wales
Real Property Act 1900

AD476355A

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.

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY
24-09-2007 0004582113-001
SECTION 18(2)
DUTY $ **********2.00

(A) **TORRENS TITLE**

2/854330 PART being Lot 1 Deposited Plan 1115229

(B) **TENEMENTS**

Servient	Dominant
2/854330	Lot 1 Deposited Plan 1115229

(C) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and LLPN if any	CODE
48T	LLPN: 123819E CITYLINK Reference: BP:PVC 07 0748	TE

(D) **TRANSFEROR**

RIVERINA INVESTMENTS PTY LIMITED
ABN 74 096 840 032

(E) The transferor acknowledges receipt of the consideration of $ 400,000.00 ; transfers to the transferee

(F) transferee an estate in fee simple; and GRANTS an easement as set out in Schedule 1.

(G) Encumbrances (if applicable):

(H) **TRANSFEREE**

TRANSGRID
ABN 19 622 755 774

(I) **TENANCY:**

DATE 21 SEPTEMBER 2007

(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: Riverina Investments Pty Limited
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:
Name of authorised person: RICHARD REID
Office held: DIRECTOR

Signature of authorised person:
Name of authorised person: MICHAEL GILFEDDER
Office held: DIRECTOR

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.

Signature of witness:
Name of witness: Irma Lucia Marin
Address of witness: 201 Elizabeth Street
SYDNEY NSW 2000

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of authorised officer:
Authorised officer's name: BOB RIGG
Authority of officer: A/GM Business Services
Signing on behalf of: TransGrid

Req:R192616 /Doc:DL AD476355 /Rev:31-Dec-2007 /NSW LRS /Pgs:ALL /Prt:07-Oct-2024 12:19 /Seq:2 of 4
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ANNEXURE "A" TO THE TRANSFER INCLUDING EASEMENT BETWEEN RIVERINA INVESTMENTS PTY LIMITED AS TRANSFEROR AND TRANSGRID AS TRANSFEREE

DATED: 21 SEPTEMBER 2007

An easement of access and services over that part of the servient tenement shown as "PROPOSED EASEMENT FOR ACCESS AND SERVICES 10 WIDE" on Deposited Plan 1116349 having FULL AND FREE right for the owner of the lot benefited and all persons authorised by the owner of the lot benefited:

(a) with or without vehicles (including heavy vehicles) to:

(i) enter on and exit and pass and repass over the land burdened; and

(ii) from time to time bring onto and remove, use and temporarily leave on the land burdened any vehicles, plant, equipment, materials or other things;

and for any of these purposes:

(iii) to lay upon the surface of the land burdened rock, stone, gravel, bitumen or other material, remove the surface and undersurface of the land burdened and substitute for them rock, stone, gravel, bitumen or other material and form and maintain a road and other suitable base on the land burdened; and

(iv) to place, construct, repair, maintain, remove and alter any structure, material or works to strengthen, protect or support the land burdened or any land, structure or other thing under or near the land burdened;

(b) to lay down, place, install, construct, create, use, maintain, repair, replace and remove any cables, conduits, lines, pipes, drains and other structures and equipment on under and through the land burdened for the supply and use of any Services;

(c) to construct, create, maintain, repair, extend, replace, remove (in part or in fully) any levy detention bank, embankment, mound, or other structure or work in or on the land burdened to retain, repel, drain or divert any water or other substance and for that purpose the owner of the land burdened must not cause or permit any interference, damage or alteration to any such levy detention bank, embankment, mound or other structure or work;

(d) to cut, trim, lop and remove trees, branches, roots, bushes, grass, undergrowth and other vegetation which stand in or on the land burdened or overhang or encroach upon it and which interfere or may interfere with any of its or their rights; and

(e) to do all such other things as may be necessary to exercise any of its or their rights.

In this easement, "Services" means all services or any one or more of such services including water, irrigation, gas, electricity, telephone, sewerage, drainage, security and monitoring, lighting, optic fibre transmissions, private communications, closed circuit security monitoring, closed circuit television monitoring, video and audio services.

SIGNED FOR AND ON BEHALF OF RIVERINA INVESTMENTS PTY LIMITED

SIGNED FOR AND ON BEHALF OF TRANSGRID

Req:R192616 /Doc:DL AD476355 /Rev:31-Dec-2007 /NSW LRS /Pgs:ALL /Prt:07-Oct-2024 12:19 /Seq:3 of 4
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Despite anything else in this easement the owner of the lot benefited shall release this easement upon registration of a substitute easement located upon the servient tenement in a location and on such terms acceptable to the registered proprietor of the lot benefited acting reasonably provided the registered proprietor of the servient tenement shall bear all costs and expenses associated with construction of the substitute access of no less quality and engineering specification as any access constructed under this easement, relocation of Services, release of this easement, and registration of the substitute easement including any survey costs and the legal costs and expenses of the registered proprietor of the lot benefited.

SIGNED FOR AND ON BEHALF OF RIVERINA INVESTMENTS PTY LIMITED

SIGNED FOR AND ON BEHALF OF TRANSGRID

Req:R192616 /Doc:DL AD476355 /Rev:31-Dec-2007 /NSW LRS /Pgs:ALL /Prt:07-Oct-2024 12:19 /Seq:4 of 4
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Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124

Premium Business Services

Corporate and Business Services
Level 1 Bank House
Cnr London Cct & Ainslie Ave
CANBERRA ACT 2601
Australia

PO Box 453
Wagga Wagga NSW 2650
Australia

Telephone (02) 69 220 813
Facsimile (02) 69 220 888
DX 1020 Sydney (2941 001)
Internet: www.commbank.com.au

Land and Property Information - Sydney

20 September 2007

Dear Sir/Madam

RE: Riverina Investments Pty Ltd

We produced Certificate of Title to enable registration of documents including a Transfer Including Easement of Lot 1 Deposited Plan 1115229 to TransGrid.

After registration please:

- Deliver the new certificate of title 1/1115229 which issues in TransGrid's name to LPI delivery box 48T
- Issue/return the Title for Lot 2/DP1115229 to Commonwealth Bank

Yours sincerely

Michael Quirk
Senior Relationship Manager

a/riverina investments pty ltd

L3U 0401

4 of 4

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1115229

SEARCH DATE	TIME	EDITION NO	DATE
30/9/2024	12:30 PM	3	21/3/2017

LAND

LOT 1 IN DEPOSITED PLAN 1115229
AT BOMEN
LOCAL GOVERNMENT AREA WAGGA WAGGA
PARISH OF EUNANOREENYA COUNTY OF CLARENDON
TITLE DIAGRAM DP1115229

FIRST SCHEDULE

ELECTRICITY TRANSMISSION MINISTERIAL HOLDING CORPORATION (CN AM199979)

SECOND SCHEDULE (6 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 L719681 EASEMENT FOR TRANSMISSION LINE 45.72 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
2462182 EASEMENT VESTED IN NEW SOUTH WALES ELECTRICITY TRANSMISSION AUTHORITY
AC874106 EASEMENT NOW VESTED IN COUNTRY ENERGY
3 DP854330 RESTRICTION(S) ON THE USE OF LAND
AD476352 VARIATION OF RESTRICTION DP854330
4 AD476355 EASEMENT FOR ACCESS AND SERVICES 10 WIDE APPURTENANT TO THE LAND ABOVE DESCRBED AFFECTING THE SITE DESIGNATED (S) IN DP1116349
5 AD476351 EASEMENT FOR ACCESS AND SERVICES APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE DESIGNATED (S) IN DP1116349
6 AK74917 LEASE TO NSW ELECTRICITY NETWORKS ASSETS PTY LIMITED EXPIRES: 15/12/2114. OPTION OF RENEWAL: 99 YEARS.
AK74918 LEASE OF LEASE AK74917 TO NSW ELECTRICITY NETWORKS OPERATIONS PTY LIMITED EXPIRES: 15/12/2035. OPTION OF RENEWAL: 20 YEARS.
AK84802 MORTGAGE OF LEASE AK74917 TO CBA CORPORATE SERVICES (NSW) PTY LIMITED
AK84803 MORTGAGE OF LEASE AK74918 TO CBA CORPORATE SERVICES (NSW) PTY LIMITED

NOTATIONS

END OF PAGE 1 - CONTINUED OVER

NOTATIONS (CONTINUED)

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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LAND REGISTRY SERVICES Historical Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
30/9/2024 2:24PM

FOLIO: 2/1115229

First Title(s): VOL 1367 FOL 44 VOL 196 FOL 55
VOL 200 FOL 114 VOL 200 FOL 115
VOL 204 FOL 72 VOL 204 FOL 73
VOL 713 FOL 166
Prior Title(s): 2/854330

Recorded	Number	Type of Instrument	C.T. Issue
2/8/2007	DP1115229	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
28/12/2007	AD476355	TRANSFER INCLUDING EASEMENT	FOLIO CREATED EDITION 1
22/7/2008	DP1128752	DEPOSITED PLAN	
17/3/2009	DP1136555	DEPOSITED PLAN	
23/7/2009	AE853605	CAVEAT	
4/3/2010	AF277629	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
14/4/2010	AF64392	TRANSFER GRANTING EASEMENT	EDITION 2
25/5/2010	AF353570	REJECTED - CAVEAT	
1/3/2011	AG57547	TRANSFER GRANTING EASEMENT	EDITION 3
30/5/2012	AH19352	DISCHARGE OF MORTGAGE	
30/5/2012	AH19353	TRANSFER	EDITION 4
13/2/2013	DP1182300	DEPOSITED PLAN	
12/4/2014	AI405001	TRANSFER GRANTING EASEMENT	
12/4/2014	AI405002	CANCELLATION OR EXTINGUISHMENT OF AN EASEMENT	EDITION 5
15/7/2016	AK545730	RELEASE OR EXTINGUISHMENT OF RESTRICTION ON THE USE OF LAND	
14/7/2017	AM563766	TRANSFER	EDITION 6
31/5/2023	AT130312	CAVEAT	EDITION 7

*** END OF SEARCH ***

NGH - Wagga North... PRINTED ON 30/9/2024

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Received: 30/09/2024 14:24:03

Req:R192593 /Doc:DL AH019353 /Rev:06-Jun-2012 /NSW LRS /Pgs:ALL /Prt:07-Oct-2024 12:08 /Seq:1 of 1
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Form: 01T
Licence: 03-10-204
Licensee: Gadens Lawyers

TRANSFER

New South Wales
Real Property Act 1900

AH19353H

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.

STAMP DUTY

Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 1694550
Duty: $10.00 Trans No: 66822818
Asst details:

(A) **TORRENS TITLE**

If appropriate, specify the part transferred.

2/1115229

(B) **LODGED BY**

Document Collection Box	Name, Address or DX and Telephone, and Customer Account Number if any	CODES
BOX 582W	SERVICE FIRST REGISTRATION DX 189 SYDNEY LLPN 123426A PH 9233 1314 FAX 9233 2878 Reference (optional): DENN - METCALFE	T TW

(C) **TRANSFEROR**

Riverina Investments Pty Limited ACN 096 840 032 (Receivers and Managers Appointed)

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of $ 80,000.00 and as regards

(E) **ESTATE**

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

(F) **SHARE TRANSFERRED**

(G)

Encumbrances (if applicable): 1. 2. 3.

(H) **TRANSFEREE**

Angela Metcalfe and Christopher Richard Francis Metcalfe

(I)

TENANCY: Joint Tenants

DATE 24 / 05 / 2012
dd mm yyyy

(J) I certify that I am an eligible witness and that the transferor signed this dealing in my presence. [See note * below]

Signature of witness:

Name of witness:

Address of witness:

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

Signature of transferor:

Refer to Annexure A

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

Signature:

Signatory's name: GRAHAM BURMEISTER

Signatory's capacity: SOLICITOR FOR THE TRANSFEREE

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 272759 Full name: CARMEN MARIA SCHREIJAEG Signature: .....

** s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.*

9236403.1 CCF NJL

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1115229

SEARCH DATE	TIME	EDITION NO	DATE
30/9/2024	12:29 PM	7	31/5/2023

LAND

LOT 2 IN DEPOSITED PLAN 1115229
AT BOMEN
LOCAL GOVERNMENT AREA WAGGA WAGGA
PARISH OF EUNANOREENYA COUNTY OF CLARENDON
PARISH OF NORTH WAGGA WAGGA COUNTY OF CLARENDON
TITLE DIAGRAM DP1115229

FIRST SCHEDULE

MELISSA JANE HUBBARD (T AM563766)

SECOND SCHEDULE (14 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 LAND EXCLUDES MINERALS AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
3 D543553 EASEMENT FOR TRANSMISSION LINE 30.48 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
4 L719681 EASEMENT FOR TRANSMISSION LINE 45.72 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
2462182 EASEMENT VESTED IN NEW SOUTH WALES ELECTRICITY TRANSMISSION AUTHORITY
AC874106 EASEMENT NOW VESTED IN COUNTRY ENERGY
5 DP854330 EASEMENT FOR WATER SUPPLY & ACCESS 10 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
6 DP854330 RESTRICTION(S) ON THE USE OF LAND
7 AB20868 FORESTRY RIGHT (TIMBER) TO CARBON ESTATE PTY LIMITED AFFECTING THE PART SHOWN IN PLAN WITH AB20868. EXPIRES 31/7/2112
8 AB20868 FORESTRY RIGHT (CARBON SEQUESTRATION) TO CARBON ESTATE PTY LIMITED AFFECTING THE PART SHOWN IN PLAN WITH AB20868. EXPIRES 31/7/2112
9 AD476355 EASEMENT FOR ACCESS AND SERVICES 10 WIDE AFFECTING THE SITE DESIGNATED (S) IN DP1116349
10 AF64392 EASEMENT FOR ENERGY TRANSMISSION AFFECTING THE SITE DESIGNATED (H) IN DP1128752
11 AG57547 EASEMENT FOR OVERHEAD POWER LINE(S) AFFECTING THE PART SHOWN AS 'PROPOSED EASEMENT FOR TRANSMISSION LINE 20 WIDE AND VARIABLE' DESIGNATED (A) IN DP1136555
12 AI405001 EASEMENT FOR OVERHEAD POWER LINE(S) 30 AND 21 WIDE AFFECTING THE PART DESIGNATED (A) IN DP1182300

END OF PAGE 1 - CONTINUED OVER

FOLIO: 2/1115229 PAGE 2

SECOND SCHEDULE (14 NOTIFICATIONS) (CONTINUED)
---

13 AI405001 EASEMENT FOR OVERHEAD POWER LINE(S) 6 WIDE AFFECTING THE PART DESIGNATED (B) IN DP1182300

* 14 AT130312 CAVEAT BY IB VOGT DEVELOPMENT AUSTRALIA PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Appendix C Certificate 10.7

City of Wagga Wagga

Planning Certificate

(Section 10.7(2) & (5) – Environmental Planning and Assessment Act 1979)
(previously s149(2) & (5) certificate)

Certificate Details

Certificate No:	ePL2024/0729
Receipt date:	30 September 2024

Applicant Details

Name & Address:	Infotrack Pty Ltd GPO Box 4029 SYDNEY NSW 2001
Your Reference:	NGH - Wagga North

Land

Property No:	327710
Title Description:	Lot 1 DP 1115229
Address:	282 Byrnes Rd BOMEN NSW 2650

Disclaimer

Information contained in this certificate is valid on the date issued and relates only to the land for which this certificate is issued. The information is provided in good faith subject to sections Schedule 6(2) and 10.7(6) of the Environmental Planning and Assessment Act 1979 and Council shall not incur any liability in respect of any such advice.

This certificate provides prescribed and other relevant information affecting how land may be used including certain restrictions on development. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government. Title information shown on this certificate is provided from Council's records and may not conform to information shown on the current Certificate of Title. Easements, restrictions as to uses, rights of way and other similar information shown on the title of the land are not provided on this certificate.

1 Names of relevant planning instruments and development control plans

(1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.

State Environmental Planning Policies

- SEPP (Biodiversity and Conservation) 2021
- SEPP (Sustainable Buildings) 2022
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Housing) 2021
- SEPP (Industry and Employment) 2021
- SEPP (Planning Systems) 2021
- SEPP (Precincts – Regional) 2021
- SEPP (Primary Production) 2021
- SEPP (Resilience and Hazards) 2021
- SEPP (Resources and Energy) 2021
- SEPP (Transport and Infrastructure) 2021

(1a) The land is located wholly within SEPP (Precincts – Regional) 2021. Any development upon the land will be required to be consistent with the provisions of the Wagga Wagga Special Activation Precinct Master Plan and Wagga Wagga Special Activation Precinct Stage 1 Delivery Plan. An Activation Precinct Certificate will be required prior to submitting an application for development consent. For further information on this process contact Regional Growth NSW Development Corporation at info@rgdc.nsw.gov.au or 1300 734 466.

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

Draft LEP proposed under WWLEP 2010

Nil

Draft DCP

Nil

Draft SEPP

Draft Amendment to Transport and Infrastructure SEPP amendment (Chapter 4 Major Infrastructure Corridors).

(3) Subclause (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—

(a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or

(b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

N/A

(4) In this clause—

proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan

2 Zoning and land use under relevant planning instruments

Not Applicable

2B Zoning and land use under State Environmental Planning Policy (Precincts - Regional) 2021

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—

(a) the identity of the zone, whether by reference to
(i) a name (such as "Residential Zone" or "Heritage Area") or
(ii) a number (such as "Zone No 2 (a)"),
SP2 Infrastructure under WWLEP 2010:
Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

(b) the purposes for which development in the zone—
(i) may be carried out without development consent, and

- Roads

(ii) may not be carried out except with development consent, and

- Aquaculture; Flood mitigation works; The purpose shown on the State Environmental Planning Policy (Activation Precincts) 2020 Wagga Wagga Activation Precinct Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

(iii) is prohibited,

- Any development not specified in item 2 or 3

(c) whether any additional permitted uses apply to the land

No

(d) 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 fixed minimum land dimensions,

No

(e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016,

No

(f) whether the land is in a conservation area (however described),

No

(g) whether an item of environmental heritage (however described) is situated on the land.

No

3 Contributions plans

(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including any draft contributions plan.

Wagga Wagga Local Infrastructure Contributions Plan 2019-2034

City of Wagga Wagga - Development Servicing Plan No 1: Sewerage Services 2013

City of Wagga Wagga - Development Servicing Plan - Stormwater: 2007, not mapped on Council's development contribution plan however maybe imposed as part of a development proposal. Please check with Council

(2) If the land is in a region within the meaning of the Act, Division 7.1, Subdivision 4.

(a) the name of the region, and

(b) the name of the Ministerial planning order in which the region is identified.

No

(3) If the land is in a special contributions area to which a continued 7.23 determination applies, the name of the area.

No

(4) In this section—

continued 7.23 determination means a 7.23 determination that—

(c) has been continued in force by the Act, Schedule 4, Part 1, and

(d) has not been repealed as provided by that part

Note: The Act, Schedule 4, Part 1 contains other definitions that affect the interpretation of this section.

Riverina Water County Council (RWCC) is responsible for potable water supply within the Wagga Wagga City Council, Lockhart, Urana and Greater Hume Shire Council area. More information can be found on RWCC's website located at www.rwcc.nsw.gov.au

4 Complying Development

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

(2) If complying development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

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

(a) a restriction applies to the land, but it may not apply to all of the land, and

(b) the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

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

Note:

For the purpose of Part 3, Sub Clause 8(4) of Schedule 1A (Wagga Wagga Activation Precinct) of the State Environmental Planning Policy (Precincts-Regional) 2021, the property contains land identified as an Environmentally Sensitive area on the Wagga Wagga Activation Precinct Sensitive area Map.

5 Exempt development

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

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

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

(a) a restriction applies to the land, but it may not apply to all of the land, and

(b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

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

Note:

Schedule 2 Exempt development codes—variations does not list any land within the Wagga City Council local government area as being land to which a variation applies.

6 Affected building notices and building product rectification orders

(1) Whether the council is aware that—

(a) an affected building notice is in force in relation to the land, or

(b) a building product rectification order is in force in relation to the land that has not been fully complied with, or

(c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

(2) In this clause—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4. building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.In this clause:

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

Note:

For more information, please refer to NSW Fair Trading –

Fire safety and external wall cladding www.fairtrading.nsw.gov.au/housing-andproperty/fire-safety-and-external-wall-cladding

Affected building notices and building product rectification orders https://www.fairtrading.nsw.gov.au/trades-and-businesses/construction-and-trade-essentials/building-products#CurrentNotices

7 Land reserved for acquisition

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

No

8 Road widening and road realignment

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

(a) the *Roads Act 1993*, Part 3, Division 2 or

(b) an environmental planning instrument, or

(c) a resolution of the council.

No information available for the purpose of this certificate. Contact Council to obtain current information regarding potential road widening.

9 Flood related development controls information

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

Council considers Area the land to which this certificate applies to be above the Flood Planning (FPA) identified within the Riverine 2018 flood study and the Major Overland Flow Flood Study 2021 (MOFFS FPA) therefore no flood related development controls apply. Property owners can review relevant information on the Wagga Online Mapping system.

(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.

Council considers the land to which this certificate applies, is not located between the Special Flood Consideration (SFC) identified within the Riverine 2018 flood study and the Major Overland Flow Flood Study 2021 (MOFFS SFC) therefore no flood related development controls apply. Property owners can review relevant information on the Wagga Online Mapping system.

(3) In this clause –

flood planning area has the same meaning as in the Flood Risk Management Manual.

Floodplain Development Manual means the Flood Risk Management Manual, ISBN 978-1-923076-17-4, published by the NSW Government in June 2023.

probable maximum flood has the same meaning as in the Flood Risk Management Manual.

Note:

This information is based on the Flood Planning areas of the Wagga Wagga Revised Murrumbidgee River Floodplain Risk Management Study and Plan 2018 and the Major Overland Flow Study 2021. Property owners are advised to contact Council to obtain current information regarding local flooding and are encouraged to seek independent flooding advice from a suitably qualified person. For more information see https://wagga.nsw.gov.au/services/emergencies/floods/flood-studies

10 Council and other public authority policies on hazard risk restrictions

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

(2) In this clause—

adopted policy means a policy adopted—

(a) by the council, or

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

- land slip?
  No, Council does not have a policy on landslip
- bushfire?
  No, Council does not have a policy on bushfire
- tidal inundation?
  No, Council does not have a policy on tidal inundation.
- subsidence?
  .No, Council does not have a policy on subsidence.
- acid sulphate soils?
  No, Council does not have a policy on acid sulphate soils.
- contamination
  Yes, Contaminated Land Management Policy 2020 - POL 030
  Yes, Asbestos Policy - POL 029
- aircraft noise
  No, Council does not have a policy on aircraft noise.
- salinity
  No, Council does not have a policy on salinity.
- coastal hazards
  N/A
- sea level rise
  N/A
- any other risk (other than flooding)?
  No, Council does not have a policy on any other risk (other than flooding).

11 Bush fire prone land

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

All or some of the land is mapped as bush fire prone land. A copy of the NSW Rural Fire Service Bushfire Prone Land mapping for the Wagga Wagga City Council local government area may be viewed at https://wagga.nsw.gov.au/building-and-development/development-applications/development-on-bush-fire-prone-land

(2) If none of the land is bush fire prone land, a statement to that effect.

12 Loose-fill asbestos insulation

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

No information available. Contact NSW Fair Trading for more information https://www.fairtrading.nsw.gov.au/loose-fill-asbestos-insulation-register

13 Mine subsidence

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

No

14 Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that—

(a) applies to the land, or

(b) is proposed to be subject to a ballot No

(2) The date of any subdivision order that applies to the land.

(3) Words and expressions used in this clause have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

N/A

15 Property vegetation plans

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

No

For further information, contact the Local Land Services admin.riverina@lls.nsw.gov.au

16 Biodiversity stewardship sites

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

No, Council has not been notified by the Director General of the Office of Environment and Heritage that an agreement exists on the subject land

Note— Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

17 Biodiversity certified land

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

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

No

18 Orders under Trees (Disputes Between Neighbours) Act 2006

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

No Information available

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

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

(2) In this clause—

existing coastal protection works has the same meaning as in the Local Government Act 1993, section 553B.

Note— Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1.1.2011.

N/A

20 Western Sydney AerotropoliS

Whether under State Environmental Planning Policy (Precincts—Western Parkland City) 2021, Chapter 4 the land is—

(a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, Section 4.17, or

(b) shown on the Lighting Intensity and Wind Shear Map, or

(c) shown on the Obstacle Limitation Surface Map, or

(d) in the “public safety area” on the Public Safety Area Map, or

(e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

N/A

21 Development consent conditions for seniors housing

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

There are no conditions of a development consent granted after 11 October 2007, in relation to the land, that are of the kind set out in Section 88(2) of SEPP (Housing 2021).

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

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

(c) the period for which the certificate is current, and

(d) that a copy may be obtained from the Department.

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

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

(4) In this section—

former site compatibility certificate means a site compatibility certificate issued under State Environmental Planning Policy (Affordable Rental Housing) 2009.

There is no site compatibility certificate under SEPP (Housing) 2021, or a former site compatibility certificate, that Council is aware of in relation to the land. There are no conditions of a development consent, in relation to the land, that are of the kind set out in clause 17(1) or 38(1) of SEPP Housing 2021.

23 Water or sewerage services

If water or sewerage services are, or are to be, provided to the land under the Water Industry Competition Act 2006, a statement to that effect.

Note: A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the Water Industry Competition Act 2006, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the Water Industry Competition Act 2006 is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the Water Industry Competition Act 2006 become the responsibility of the purchaser.

N/A

Contaminated Land

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,

No, the land is not listed on the State Register for significantly contaminated land.

(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,

No, the land is not subject to an order.

(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,

No, the land is not subject to a voluntary management proposal.

(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,

No, the land is not subject to a voluntary management proposal.

(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.

No, the land is not subject of a site audit statement.

Notes:

In addition to the above and in line with the Council's Contaminated Land Management Policy 2020 - POL 030 and Asbestos Policy - POL 029, the site is not listed on Council's Register of potentially contaminated land. Property owners should conduct their own investigations to be satisfied that this property is not affected by

Other Relevant Matters S.10.7(5)

No general information is available other than that provided under section 10.7 (2). If you require research on a specific matter for the purpose of a S10.7(5) please contact us.

Vicky Tooze

Development Administration Officer

FOR:

GENERAL MANAGER

City of Wagga Wagga

Planning Certificate

(Section 10.7(2) & (5) – Environmental Planning and Assessment Act 1979)
(previously s149(2) & (5) certificate)

Certificate Details

Certificate No:	ePL2024/0728
Receipt date:	30 September 2024

Applicant Details

Name & Address:	Infotrack Pty Ltd GPO Box 4029 SYDNEY NSW 2001
Your Reference:	NGH - Wagga North

Land

Property No:	334496
Title Description:	Lot 2 DP 1115229
Address:	116 Bavin Rd BOMEN NSW 2650

Disclaimer

Information contained in this certificate is valid on the date issued and relates only to the land for which this certificate is issued. The information is provided in good faith subject to sections Schedule 6(2) and 10.7(6) of the Environmental Planning and Assessment Act 1979 and Council shall not incur any liability in respect of any such advice.

This certificate provides prescribed and other relevant information affecting how land may be used including certain restrictions on development. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government. Title information shown on this certificate is provided from Council's records and may not conform to information shown on the current Certificate of Title. Easements, restrictions as to uses, rights of way and other similar information shown on the title of the land are not provided on this certificate.

1 Names of relevant planning instruments and development control plans

(1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.

State Environmental Planning Policies

- SEPP (Biodiversity and Conservation) 2021
- SEPP (Sustainable Buildings) 2022
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Housing) 2021
- SEPP (Industry and Employment) 2021
- SEPP (Planning Systems) 2021
- SEPP (Precincts – Regional) 2021
- SEPP (Primary Production) 2021
- SEPP (Resilience and Hazards) 2021
- SEPP (Resources and Energy) 2021
- SEPP (Transport and Infrastructure) 2021

(1a) The land is located wholly within SEPP (Precincts – Regional) 2021. Any development upon the land will be required to be consistent with the provisions of the Wagga Wagga Special Activation Precinct Master Plan and Wagga Wagga Special Activation Precinct Stage 1 Delivery Plan. An Activation Precinct Certificate will be required prior to submitting an application for development consent. For further information on this process contact Regional Growth NSW Development Corporation at info@rgdc.nsw.gov.au or 1300 734 466.

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

Draft LEP proposed under WWLEP 2010

Nil

Draft DCP

Nil

Draft SEPP

Draft Amendment to Transport and Infrastructure SEPP amendment (Chapter 4 Major Infrastructure Corridors).

(3) Subclause (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—

(a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or

(b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

N/A

(4) In this clause—

proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan

2 Zoning and land use under relevant planning instruments

Not Applicable

2B Zoning and land use under State Environmental Planning Policy (Precincts - Regional) 2021

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—

(a) the identity of the zone, whether by reference to
(i) a name (such as "Residential Zone" or "Heritage Area") or
(ii) a number (such as "Zone No 2 (a)"),

Rural Activity Zone:

Objectives of zone

- To provide a transition between rural and urban land uses.
- To protect and enhance the rural character of Wagga Wagga Activation Precinct and contribute to the surrounding environment and its amenity.
- To provide a buffer between future residential and employment growth areas.
- To support agricultural and rural land uses.

(b) the purposes for which development in the zone—
(i) may be carried out without development consent, and

- Environmental protection works; Extensive agriculture; Home businesses; Home occupations; Roads

(ii) may not be carried out except with development consent, and

- Agriculture; Animal boarding or training establishments; Car parks; Community facilities; Educational establishments; Emergency services facilities; Environmental facilities; Farm buildings; Flood mitigation works; Industrial training facilities; Information and education facilities; Kiosks; Recreation areas; Research stations; Rural supplies; Sewerage systems; Signage; Water supply systems

(iii) is prohibited,

- Biosolids treatment facilities; Intensive livestock agriculture; Schools; Sewage treatment plants; Water recycling facilities; Any other development not specified in item 2 or 3

(c) whether any additional permitted uses apply to the land

No

(d) 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 fixed minimum land dimensions,

Yes, 200 Ha

(e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016,

No

(f) whether the land is in a conservation area (however described),

No

(g) whether an item of environmental heritage (however described) is situated on the land.

No

3 Contributions plans

(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including any draft contributions plan.

Wagga Wagga Local Infrastructure Contributions Plan 2019-2034

City of Wagga Wagga - Development Servicing Plan - Stormwater: 2007

City of Wagga Wagga - Development Servicing Plan No 1: Sewerage Services 2013

(2) If the land is in a region within the meaning of the Act, Division 7.1, Subdivision 4.

(a) the name of the region, and

(b) the name of the Ministerial planning order in which the region is identified.

No

(3) If the land is in a special contributions area to which a continued 7.23 determination applies, the name of the area.

No

(4) In this section—

continued 7.23 determination means a 7.23 determination that—

(c) has been continued in force by the Act, Schedule 4, Part 1, and

(d) has not been repealed as provided by that part

Note: The Act, Schedule 4, Part 1 contains other definitions that affect the interpretation of this section.

Riverina Water County Council (RWCC) is responsible for potable water supply within the Wagga Wagga City Council, Lockhart, Urana and Greater Hume Shire Council area. More information can be found on RWCC's website located at www.rwcc.nsw.gov.au

4 Complying Development

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

(2) If complying development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

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

(a) a restriction applies to the land, but it may not apply to all of the land, and

(b) the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

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

Note:

For the purpose of Part 3, Sub Clause 8(4) of Schedule 1A (Wagga Wagga Activation Precinct) of the State Environmental Planning Policy (Precincts-Regional) 2021, the property contains land identified as an Environmentally Sensitive area on the Wagga Wagga Activation Precinct Sensitive area Map.

5 Exempt development

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

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

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

(a) a restriction applies to the land, but it may not apply to all of the land, and

(b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

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

Note:

Schedule 2 Exempt development codes—variations does not list any land within the Wagga City Council local government area as being land to which a variation applies.

6 Affected building notices and building product rectification orders

(1) Whether the council is aware that—

(a) an affected building notice is in force in relation to the land, or

(b) a building product rectification order is in force in relation to the land that has not been fully complied with, or

(c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

(2) In this clause—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4. building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.In this clause:

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

Note:

For more information, please refer to NSW Fair Trading –

Fire safety and external wall cladding www.fairtrading.nsw.gov.au/housing-andproperty/fire-safety-and-external-wall-cladding

Affected building notices and building product rectification orders https://www.fairtrading.nsw.gov.au/trades-and-businesses/construction-and-trade-essentials/building-products#CurrentNotices

7 Land reserved for acquisition

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

No

8 Road widening and road realignment

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

(a) the *Roads Act 1993*, Part 3, Division 2 or

(b) an environmental planning instrument, or

(c) a resolution of the council.

No information available for the purpose of this certificate. Contact Council to obtain current information regarding potential road widening.

9 Flood related development controls information

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

Council considers Area the land to which this certificate applies to be above the Flood Planning (FPA) identified within the Riverine 2018 flood study and the Major Overland Flow Flood Study 2021 (MOFFS FPA) therefore no flood related development controls apply. Property owners can review relevant information on the Wagga Online Mapping system.

(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.

Council considers the land to which this certificate applies, is not located between the Special Flood Consideration (SFC) identified within the Riverine 2018 flood study and the Major Overland Flow Flood Study 2021 (MOFFS SFC) therefore no flood related development controls apply. Property owners can review relevant information on the Wagga Online Mapping system.

(3) In this clause –

flood planning area has the same meaning as in the Flood Risk Management Manual.

Floodplain Development Manual means the Flood Risk Management Manual, ISBN 978-1-923076-17-4, published by the NSW Government in June 2023.

probable maximum flood has the same meaning as in the Flood Risk Management Manual.

Note:

This information is based on the Flood Planning areas of the Wagga Wagga Revised Murrumbidgee River Floodplain Risk Management Study and Plan 2018 and the Major Overland Flow Study 2021. Property owners are advised to contact Council to obtain current information regarding local flooding and are encouraged to seek independent flooding advice from a suitably qualified person. For more information see https://wagga.nsw.gov.au/services/emergencies/floods/flood-studies

10 Council and other public authority policies on hazard risk restrictions

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

(2) In this clause—

adopted policy means a policy adopted—

(a) by the council, or

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

- land slip?
  No, Council does not have a policy on landslip
- bushfire?
  No, Council does not have a policy on bushfire
- tidal inundation?
  No, Council does not have a policy on tidal inundation.
- subsidence?
  .No, Council does not have a policy on subsidence.
- acid sulphate soils?
  No, Council does not have a policy on acid sulphate soils.
- contamination
  Yes, Contaminated Land Management Policy 2020 - POL 030
  Yes, Asbestos Policy - POL 029
- aircraft noise
  No, Council does not have a policy on aircraft noise.
- salinity
  No, Council does not have a policy on salinity.
- coastal hazards
  N/A
- sea level rise
  N/A
- any other risk (other than flooding)?
  No, Council does not have a policy on any other risk (other than flooding).

11 Bush fire prone land

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

All or some of the land is mapped as bush fire prone land. A copy of the NSW Rural Fire Service Bushfire Prone Land mapping for the Wagga Wagga City Council local government area may be viewed at https://wagga.nsw.gov.au/building-and-development/development-applications/development-on-bush-fire-prone-land

(2) If none of the land is bush fire prone land, a statement to that effect.

12 Loose-fill asbestos insulation

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

No information available. Contact NSW Fair Trading for more information https://www.fairtrading.nsw.gov.au/loose-fill-asbestos-insulation-register

13 Mine subsidence

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

No

14 Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that—

(a) applies to the land, or

(b) is proposed to be subject to a ballot No

(2) The date of any subdivision order that applies to the land.

(3) Words and expressions used in this clause have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

N/A

15 Property vegetation plans

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

No

For further information, contact the Local Land Services admin.riverina@lls.nsw.gov.au

16 Biodiversity stewardship sites

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

No, Council has not been notified by the Director General of the Office of Environment and Heritage that an agreement exists on the subject land

Note— Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

17 Biodiversity certified land

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

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

No

18 Orders under Trees (Disputes Between Neighbours) Act 2006

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

No Information available

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

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

(2) In this clause—

existing coastal protection works has the same meaning as in the Local Government Act 1993, section 553B.

Note— Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1.1.2011.

N/A

20 Western Sydney AerotropoliS

Whether under State Environmental Planning Policy (Precincts—Western Parkland City) 2021, Chapter 4 the land is—

(a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, Section 4.17, or

(b) shown on the Lighting Intensity and Wind Shear Map, or

(c) shown on the Obstacle Limitation Surface Map, or

(d) in the “public safety area” on the Public Safety Area Map, or

(e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

N/A

21 Development consent conditions for seniors housing

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

There are no conditions of a development consent granted after 11 October 2007, in relation to the land, that are of the kind set out in Section 88(2) of SEPP (Housing 2021).

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

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

(a) the period for which the certificate is current, and

(b) that a copy may be obtained from the Department.

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

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

(4) In this section—

former site compatibility certificate means a site compatibility certificate issued under State Environmental Planning Policy (Affordable Rental Housing) 2009.

There is no site compatibility certificate under SEPP (Housing) 2021, or a former site compatibility certificate, that Council is aware of in relation to the land. There are no conditions of a development consent, in relation to the land, that are of the kind set out in clause 17(1) or 38(1) of SEPP Housing 2021.

23 Water or sewerage services

If water or sewerage services are, or are to be, provided to the land under the Water Industry Competition Act 2006, a statement to that effect.

Note: A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the Water Industry Competition Act 2006, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the Water Industry Competition Act 2006 is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the Water Industry Competition Act 2006 become the responsibility of the purchaser.

N/A

Contaminated Land

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,

No, the land is not listed on the State Register for significantly contaminated land.

(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,

No, the land is not subject to an order.

(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,

No, the land is not subject to a voluntary management proposal.

(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,

No, the land is not subject to a voluntary management proposal.

(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.

No, the land is not subject of a site audit statement.

Notes:

In addition to the above and in line with the Council's Contaminated Land Management Policy 2020 - POL 030 and Asbestos Policy - POL 029, the site is not listed on Council's Register of potentially contaminated land. Property owners should conduct their own investigations to be satisfied that this property is not affected by land contamination.

Other Relevant Matters S.10.7(5)

No general information is available other than that provided under section 10.7 (2). If you require research on a specific matter for the purpose of a S10.7(5) please contact us.

Vicky Tooze

Development Administration Officer

FOR:

GENERAL MANAGER

Appendix D Unexpected Finds Protocol

To prevent further disturbance, follow these measures:

- Stop works in the potentially hazardous area immediately, including excavations or drilling
- Isolate material or spill from further movement, where practicable
- Move to a designated meeting point or safe area
- Notify the Construction Foreman OR Superintendent OR Environmental Manager OR Person in control of the workplace
- Make the area temporarily “safe”
- Use dust suppression to dampen the area for any suspected asbestos impacted soil
- Cover the unexpected finds if safe to do so (wearing PPE) and covering using geofabric or plastic
- Delineate an exclusion zone around the area using fencing and appropriate barriers and signage. The exclusion zone should be at least a 10-metre buffer from the unexpected find.

Examples of signage include:



Inspection and investigation

- Assess the potential risk to human health and the environment posed by the unexpected find and assess if evacuation or emergency services need to be contacted
- A suitably experienced environmental consultant should undertake an assessment of any unexpected finds and determine any further actions required e.g., sampling and/or validation of material, potential for remediation and/or management
- Construction Foreman to arrange inspection by the Environment Manager and external environmental consultant to assess the unexpected find and provide advice as follows:
  - Preliminary assessment of the find and need for immediate management controls (if any)
  - What further assessment and / or remediation works are required and how such works are to be undertaken in accordance with contaminated site regulations and guidelines and management procedures
  - Preparation of a Remedial Action Plan for large scale contamination or specification for smaller or minor volumes of material (if necessary)
  - Remediation works required (where applicable)
  - Validation works required following remediation works (if applicable).
- Where unexpected finds are encountered that require further investigation and/or remediation and validation, the associated report/s should be written by, or reviewed and approved by, a consultant certified by either of the following schemes:
  - Environment Institute of Australia and New Zealand - Certified Environmental Practitioner (Site Contamination) (CEnvP (SC)); or
  - Soil Science Australia - Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM); and
  - be prepared in accordance with Consultants Reporting on Contaminated Land: Contaminated Land Guidelines (EPA, 2020) and relevant guidelines made or approved by the EPA under section 105 of the *Contaminated Land Management Act 1997.*

Remediation Action Plan

- If the Environment Manager and external environmental consultant determine there is a risk to human and environmental health, remediation and validation is required. The site validation report must be forwarded to the EPA for review and endorsement prior to occupancy of the site
- If required by the SEA / external environmental consultant, a Remedial Action Plan (RAP) will be prepared and implemented in accordance with the following endorsed guidelines as a minimum:
  - National Environmental Protection Measure, Assessment of Contaminated Sites, 2013 (NEPM 2013)
  - NSW EPA Consultants Reporting on Contaminated Land – Contaminated Land Guidelines 2020 (NSW EPA 2020)
  - NSW EPA Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme 2017 (3rd Edition) (NSW EPA 2017)
  - NSW EPA Duty to Report Contamination under the *Contaminated Land Management Act 1997* (CLM Act 1997)
- Works are not to recommence in the affected area until appropriate advice has been obtained from the environmental consultant or suitably qualified person and they have provided clearance
- Intrusive works (excavation and drilling) will not recommence until the extent of the contamination has been assessed and, if necessary, a RAP has been prepared and the site has been validated.

Validation

- Recommencement of development activities in an area requiring remediation and validation cannot take place until the EPA has reviewed and endorsed the consultant's validation report into the suitability if the area for its permitted uses
- If it is deemed safe to do so, the environmental consultant will provide clearance for works to proceed in the affected area. If it is not considered to be safe, works must remain on hold until appropriate assessment, remediation and / or validation measures have been actioned
- The material will be separated from other materials and stockpiled for assessment. Sampling of the materials will be undertaken in accordance with the relevant guidelines or professional judgement where justification is applied. Samples will be analysed for a range of analytes as required
- Laboratory results will be assessed to determine the appropriate waste classification of the material in accordance with the NSW EPA Waste Classification Guidelines – Part 1: Classification of Waste (NSW EPA 2014)
- Depending on the classification, material already excavated and stockpiled will be transported to an appropriate waste facility that is licensed to accept waste of the relevant classification or beneficially reused if appropriate
- A waste tracking system recording the volume of material, waste classification status, removal documentation and truck and receiving landfill facility details must be recorded to ensure all waste is accounted for and disposed of appropriately in accordance with NSW EPA requirements
- Any unexpected finds must be documented in the validation report to be prepared at the completion of construction, if required. For 'ad-hoc' and minor volumes of materials identified (i.e., <10m3) records must be kept on file
- Keep a record of the unexpected find. Any validation reports or remedial works will also act as a record of works undertaken to minimise risks to human health and the environment. The record must include exact location / GPS coordinates of the find.

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