

Stage 1 Preliminary Site Investigation

100 MCDONALD STREET CROOKWELL, NSW 2583

Prepared for Civil Development Solutions c/o Darjeeling Pastoral Pty Ltd

Ref: 10791EV.P.418-R01

27 November 2023



**Document Information**

Prepared for	Civil Development Solutions c/o Darjeeling Pastoral Pty Ltd
Report Name	100 McDonald Street Crookwell, NSW 2583
File Reference	10791EV.P.418-R01

Contact Information

Construction Sciences	ABN 74 128 806 735
Phone	+61 1300 165 769
Email	Amay.latwadekar@constructionsciences.net
Address	Unit 2, 4 Kellogg Road, Rooty Hill NSW 2766

DOCUMENT HISTORY

Version	Effective Date	Author	Reviewer	Authorised
Final	27 November 2023	Amay Latwadekar	David Dethlefs	David Dethlefs

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Interpretation of Data: Data obtained from nominated discrete locations, subsequent laboratory testing and empirical or external sources are interpreted by trained professionals in order to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions in accordance with any relevant industry standards, guidelines or procedures.

Soil and Rock Descriptions: Soil and rock descriptions are based on AS 1726 – 1993, using visual and tactile assessment except at discrete locations where field and / or laboratory tests have been carried out. Refer to the accompanying soil and rock terms sheet for further information.

Further Advice: CS would be pleased to further discuss how any of the above issues could affect a specific project. We would also be pleased to provide further advice or assistance including:

- Assessment of suitability of designs and construction techniques;
- Contract documentation and specification;
- Construction control testing (earthworks, pavement materials, concrete);
- Construction advice (foundation assessments, excavation support).



Executive Summary

Construction Sciences Pty Ltd (CS) was engaged by Civil Development Solutions Pty Ltd, to undertake a stage 1 preliminary site investigation (PSI) for land located at 100 McDonald Street, Crookwell, NSW 2583 (the site).

At the commencement of this work, CS understood:

- The site is defined by the client as 'Proposed Stage 5' of the Crookwell development;
- The site is legally defined as a portion of Lot 221 in DP 1298825;
- The site has an approximate area of 7.19 hectares (ha)
- The site is proposed for redevelopment comprising a residential subdivision, with a proposed childcare development in the northeast portion of the site and a drainage reserve in the south-east portion of the site;
- The proposed land-use for the site is consistent with the NEPM 2013 scenario¹ comprising:
 - Residential with accessible soil, including garden with home grown produce contributing less than 10% fruit and vegetable intake (excluding home grown poultry and/or eggs), and includes children's day care centres, preschools and primary schools.
- The proposed land use scenario assumes a reticulated potable water supply will be available at the site; and
- This PSI is required to address development consent planning decision making processes referred to in State Environmental Planning Policy (SEPP) No. 55.

The objectives of this project were to:

- Assess the potential for contamination to be present at the site, arising from past and present land use activities;
- Provide advice on whether the site is suitable, in the context of land contamination, for the proposed land use scenario; and
- Provide recommendations for supplementary investigations, contamination management, or remedial works.

The scope of work undertaken to address the project objectives included:

- A desktop review of site history;
- A walkover of the site; and
- Data assessment and reporting.

The scope of works was undertaken with reference to the relevant sections of NEPC (2013), NSW EPA (2020b), HEPA (2020) and WA DOH (2009).

based on the site history review and site walkover observations, Four areas of environmental concern (AEC) have been identified for the site, where potential land contaminating activities may have occurred.

¹ Adopted from Section 2.2 of NEPC (2013a) and Section 3 of NEPC (2013e)



The identified AEC are presented in Figure 3, and the COPC associated with those AEC are presented in the table below.

ID	AEC	Source	COPC
AEC01	Western section	Former orchard cultivation and uncontrolled filling (~3,000m ² and ~0.5m thick)	Pesticides, metals, hydrocarbons and asbestos
AEC02	Central section	Historic stockpiling and uncontrolled filling (~1,500m ² and ~0.5m thick)	Pesticides, metals, hydrocarbons and asbestos
AEC03	Eastern section	Historic stockpiling and uncontrolled filling (~1,000m ² and ~0.5m thick)	Pesticides, metals, hydrocarbons and asbestos
AEC04	Northeast section	Historic stockpiling (370m ²)	Pesticides, metals, hydrocarbons and asbestos
AEC05	Entire Site Area	Potential illegal dumping and uncontrolled filling (~7.19ha)	Pesticides, metals, hydrocarbons and asbestos

Based on CS's assessment of desktop review information and fieldwork observations, CS makes the following conclusions:

- There is contamination present at the site arising from the past land use activities;
- Five areas of environmental concern have been identified for the site;
- CS considers that the site could be made suitable for the proposed residential (with accessible soil) land-use scenario, from a site contamination perspective, subject to the following measures:
 - A stage 2 detailed site investigation (DSI) should be undertaken at the site to further assess potential contamination risks associated with the identified areas of environmental concern; and
 - Any contamination found while undertaking the DSI should be remediated in accordance with a Remedial Action Plan (RAP); and
 - The stage 2 DSI and the RAP (if required) should be undertaken / prepared by a suitably experienced environmental consultant.

This report must be read in conjunction with the **Information About This Report** page at the front of this report.



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Figure 1 - Site Locality Plan

Figure 2 - Site Layout Plan

Figure 3 - Areas of Environmental Concern



1. Introduction

1.1 Background

Construction Sciences Pty Ltd (CS) was engaged by Civil Development Solutions Pty Ltd, to undertake a stage 1 preliminary site investigation (PSI) for land located at 100 McDonald Street, Crookwell, NSW 2583 (the site).

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- The site has an approximate area of 7.19 hectares (ha)
- The site is proposed for redevelopment comprising a residential subdivision, with a proposed childcare development in the northeast portion of the site and a drainage reserve in the south-east portion of the site;
- The proposed land-use for the site is consistent with the NEPM 2013 scenario² comprising:
 - Residential with accessible soil, including garden with home grown produce contributing less than 10% fruit and vegetable intake (excluding home grown poultry and/or eggs), and includes children's day care centres, preschools and primary schools.
- The proposed land use scenario assumes a reticulated potable water supply will be available at the site; and
- This PSI is required to address development consent planning decision making processes referred to in State Environmental Planning Policy (SEPP) No. 55.

1.2 Objectives

The objectives of this project were to:

- Assess the potential for contamination to be present at the site, arising from past and present land use activities;
- Provide advice on whether the site is suitable, in the context of land contamination, for the proposed land use scenario; and
- Provide recommendations for supplementary investigations, contamination management, or remedial works.

1.3 Scope of Work

The scope of work undertaken to address the project objectives included:

- A desktop review of site history;
- A walkover of the site; and

² Adopted from Section 2.2 of NEPC (2013a) and Section 3 of NEPC (2013e)



- Data assessment and reporting.

The scope of works was undertaken with reference to the relevant sections of NEPC (2013), NSW EPA (2020b), HEPA (2020) and WA DOH (2009).



2. Site Identification

2.1 Site Locality

The locality of the site is presented in Figure 1.

2.2 Site Layout

The site covers an area of approximately 7.19 ha.

The general layout of the site is present in Figure 2. The layout plan also includes locations on site of:

- Established site access points; and
- Surface water bodies immediately adjacent to the site.

2.3 Lot Number and Deposited Plan

The site is identified as Lot 221 in DP1298825.

2.4 Local Government Authority

The local government authority for the site is Upper Lachlan Shire Council.

2.5 Zoning

A Section 10.7 (2) planning certificate for the site indicates that the site is currently zoned R2 – Low Density Residential.

2.6 Geographic Coordinates

The geographic coordinates of the general centre of the site obtained from Google Earth were -34° 27' 46", 149° 27' 15".

2.7 Detail and Level Survey

A copy of a proposed subdivision plan and detail & level survey of the site is presented in Appendix A.



3. Geology, Topography, Elevation, Hydrogeology, Hydrology and Acid Sulfate Soils

3.1 Geology

The Department of Mineral Resources Geological Survey of NSW Goulburn 1:250,000 Geological Series Sheet 9130 (Edition 1) 1983, indicated that the site is likely to be underlain by undifferentiated siluro-ordovician greywacke, shale, slate, quartzite.

3.2 Topography and Elevation

A detail and level survey plan of the site indicated that the topography of the site typically slopes from west (approximate elevation of 909.5m AHD) to east (approximate elevation of 896m AHD).

3.3 Hydrogeology and Hydrology

An online search of the WaterNSW RealTime Groundwater Map (accessed at <https://realtimedata.waternsw.com.au/>) reported that there are five registered groundwater feature located within 500m radius of the site. Authorised uses of these monitoring wells include:

- Domestic;
- Irrigation;
- Stock;
- Horticulture; and
- General.

Summary information presented for these registered groundwater monitoring wells, indicated that the depth to standing water level in those wells ranged from 2.5m to 17m. Registered groundwater monitoring well boreholes were drilled to depths of between 21m and 72m below ground level. The geology encountered during drilling (using rotary methods) included topsoil and CLAY. Rock was encountered in all the boreholes between 9.14m and 27m, and was comprised of BASALT or SHALE.

A copy of the search record is presented in Appendix B.

A review of the site on Google Maps indicated that surface water bodies near the site included:

- Several dams were located within the 200m radius of the site; and
- Crookwell River, approximately 500m to the east of the site.

Based on the location of the identified surface water courses and site topography, the inferred groundwater flow direction at the site is considered likely to be towards the east.

Based on site surface topography and elevation, the inferred general surface water flow direction on the site is considered likely to be towards the east.

3.4 Acid Sulfate Soils

A review of <http://www.asris.csiro.au/mapping/viewer.htm> indicated that the site is located in an area mapped as:



- C1 Extremely Low Probability / High Confidence

Further assessment of acid sulfate soils, in the context of this project is considered not warranted. The site has been reviewed for the potential for the presence of inland Acid Sulfate Soils and due to the absence of saline soils, elevated organic matter combined with saturated ground conditions where Sulfur reducing bacterial can flourish were not evident, inland ASS is not considered a risk.



4. Regulatory Records

4.1 Contaminated Land Management (CLM) Act 1997

4.1.1 [Record of Notices](#)

A search of the NSW EPA online contaminated land record of notices indicated that the site (and land located immediately adjacent to the site) was not the subject of:

- orders made under Part 3 of the Contaminated Land Management Act 1997;
- notices available to the public under section 58 of the CLM Act
- an approved voluntary management proposal under the CLM Act that has not been fully carried out and where NSW EPA approval has not been revoked;
- site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;
- where practicable, copies of anything formerly required to be part of the public record; or
- actions taken by NSW EPA (or the previous State Pollution Control Commission) under section 35 or 36³ of the Environmentally Hazardous Chemicals Act 1985.

A copy of the search record is presented in Appendix C.

4.1.2 [Register of Notified Sites](#)

A search of the NSW EPA online list of NSW contaminated sites notified to NSW EPA indicated that the site (and land located immediately adjacent to the site) was not on the list.

A copy of a relevant extract of the search record is presented in Appendix C.

4.2 Protection of the Environment Operations (POEO) Act 1997

4.2.1 [Register of Licences, Applications, Notices, Audits or Pollution Studies and Reduction Programs](#)

A search of the NSW EPA online POEO public register indicated that the site (and land located immediately adjacent to the site) was not the subject of a licence, application, notice, audit, pollution study or reduction program.

A copy of the search record is presented in Appendix C.

4.3 Environmental Planning and Assessment (EP&A) Act 1979

4.3.1 [Section 10.7 Planning Certificate](#)

A copy of the planning certificate issued under section 10.7(2) of the EP&A Act was obtained, and indicated that, within the meaning of the CLM Act, the site was not:

- significantly contaminated land;

³ Sections 35 and 36 of the Environmentally Hazardous Chemicals Act 1985 have been repealed. Notices under these sections are treated by the CLM Act as management orders.



- subject to a management order;
- the subject of an approved voluntary management proposal;
- subject to an ongoing maintenance order; or
- the subject of a site audit statement.

A copy of the certificate is presented in Appendix D.

4.4 Work Health and Safety (WHS) Regulation 2017

4.4.1 [Schedule 11 Hazardous Chemicals](#)

A site search with SafeWork NSW for Schedule 11 hazardous chemicals (dangerous goods)⁴ on the site was not undertaken.

CS's review of historical aerial photography and historical land title ownership records (refer Section 5.1 and 5.2 of this report), did not indicate a potential for licensable quantities of Schedule 11 hazardous chemicals (dangerous goods) to have been stored on the site.

CS considers that further assessment of the storage of licensable quantities of Schedule 11 hazardous chemicals (dangerous goods), within the context of this project, is considered not warranted.

⁴ Under the Work Health and Safety Regulation



5. Site History

5.1 Aerial Photography

A selection of historical aerial photographs of the site, were reviewed. A copy of each historical aerial photograph reviewed is presented below.

Image 5.1.1 View of 1962 historical photograph





Image 5.1.2 View of 1973 historical photograph



Image 5.1.3 View of 1982 historical photograph





Image 5.1.4 View of 1994 historical photograph



Image 5.1.5 View of 2006 historical photograph





Image 5.1.6 View of 2016 historical photograph



Image 5.1.7 View of 2023 historical photograph





Observations made during that review (considered relevant to this project) are presented in Table 5.1.

Table 5.1 Aerial Photography

Photo Date	Site Observations	Surrounding Land Observations
1962	Apparent orchard trees visible in a grid pattern within the western portion of the site. Remainder of the site appears undeveloped, with scattered vegetation.	The property to the immediate west comprises of a dwelling and appears to be largely used for orchard cultivation. A residential dwelling with a small orchard/market garden is visible to the east of the site. McDonald Street is visible immediately adjacent the south of the site.
1973	Increased orchard cultivation is visible within the western portion of the site. No significant changes since previous image.	A dam is present beyond the McDonald Street to the southwest of the site. A new dwelling is visible to the east. The orchard/market garden to the east is no longer present.
1982	Orchard still visible onsite. No significant changes in the land-use.	Tait Street in the form of unpaved road is visible along the eastern boundary of the site running in south-north direction.
1994	Reduction in orchard trees is apparent to the west of the site. No significant changes in the land-use.	Low density residential development now visible to the east. Agricultural activities are apparent beyond the McDonald Street to the south of the site.
2006	Orchard trees appear to have been cleared from the site.	A new dam is visible to the north of the site. Orchard trees to the immediate west also appear to have been cleared. Additionally, a new shed is visible to the southwest of the site.
2016	No significant change since previous image.	Increased residential development is evident beyond Tait Street to the east of the site.
2023	The site appears to be a part of new development with significant ground disturbances within the western, central and eastern portion of the site. The eastern portion of the site appears to be used for the storage of shipping	The property to the north appears to be undergoing major development with construction of new internal roads and significant ground disturbances.



Photo Date	Site Observations	Surrounding Land Observations
	<p>containers, plant machinery and several construction material.</p> <p>Three stockpiles of waste material are visible within the eastern portion of the site. Additionally, another stockpile is present within the central portion of the site.</p> <p>Scattered waste material is also observed within the southeast portion of the site.</p>	

The review of historical aerial photography indicated a potential for land contaminating activities to have been undertaken on the site, specifically:

- Cultivation of orchards from 1962 till 2006;
- Uncontrolled filling and stockpiling between 2016 and 2023; and
- Potential dumping of waste between 2016 and 2023.

Further assessment of these identified potential land contaminating activities, in the context of other historical evidence reviewed during this project, and observations made during the site walkover (refer Section 6 of this report), is considered warranted.

5.2 Historical Land Titles

A selection of historical land title ownership records of the site, were reviewed. Observations made during that review (considered relevant to this project), indicated that registered proprietors of the site since 1890, have included:

- Farmers between 1890 and 1958;
- A grazier and orchardist between 1958 and 1999
- Private individuals between 1999 and 2022; and
- Darjeeling Pastoral Pty Ltd from 2022 to current.

Furthermore, the historical land title ownership records also revealed that a liner portion within the central part of the site (highlighted in the pink on the attached Cadastral Records Enquiry Report) was reportedly a road that was provided for in a 1890 subdivision (DP 2472). However, a notification was issued to close the road in 1962 and then the pink area was acquired by a grazier and orchardist in 1999.

There were no leases or easements reported for the site.

The review of historical land titles indicated a potential for land contaminating activities to have been undertaken on the site, specifically agricultural and orchard activities between 1890 and 1999.

Further assessment of these identified potential land contaminating activities, in the context of other historical evidence reviewed during this project, and observations made during the site walkover (refer Section 6 of this report), is considered warranted.

A copy of the historical land title search record is presented in Appendix E.



5.3 Local Meteorology

The Bureau of Meteorology website (<http://www.bom.gov.au/climate/data/index.shtml?bookmark=200>) was accessed and a search conducted for climatic information measured by the nearest bureau station to the site. A summary of data obtained from that search is presented in Table 5.3.

Table 5.3 Local Meteorology

Nearest Weather Station Location and Number	Mean Annual Temperature (°C)		Mean Annual Rainfall (mm)
	Maximum	Minimum	
Crookwell Post Office - 070025	18.2	5	855.6

The search record is presented in Appendix F.

5.4 Complaints

There was no evidence provided to CS during the project, regarding historical complaints about the site.

5.5 Incident Reports

There was no evidence provided to CS during the project, regarding historical incidents at the site.

5.6 Previous Contamination Assessments

There were no copies of previous contamination assessments provided to CS during the project.

5.7 Anecdotal Evidence

There was no anecdotal information regarding the site, provided to CS during the project.



6. Site Condition

A site walkover was undertaken by a suitably experienced environmental consultant from CS (Amay Latwadekar), on 2 November 2023. During the site walkover, observations were made of land use activities being undertaken on the site, as well as on the properties located immediately adjacent to the site. Information on these observations are presented in the following sub-sections.

6.1 Current Land Use

The site presented as a vacant grassed area that was currently utilised for the storage of construction material.

6.2 Buildings, Infrastructure and Surfaces

There were no buildings observed at the site during the walkover.

A sewer main and several service pits were noted within the western portion of the site along the road.

The site surface was predominantly covered with grass.

Image 6.2.1 View of the general site condition (facing west)





Image 6.2.2 View of the metal container and concrete pipes stored onsite (facing northwest)



Image 6.2.3 View of the service pit observed within the western portion of the site (facing southeast)





6.3 Site Boundaries

The northern and eastern site boundaries were fenced. Whereas, the southern and western site boundaries was not fenced.

Image 6.3.1 View of western site boundary fencing



6.4 Surface Water and Drainage

There were no surface water bodies observed on site.

Based on observations made during the walkover, site drainage mechanisms on site are considered likely to include:

- Infiltration into site soils, if soil permeability allows it; and
- Overland surface flow following site topography, towards subsurface drainage pipes.

6.5 Staining and Odours

There was no visual evidence observed of significant or widespread staining on the surface of the site. There was no olfactory evidence detected of significant or widespread odours at the site.

6.6 Chemical Inventory, Handling and Storage

There was no evidence of chemical handling or storage at the site observed during the walkover.

6.7 Aboveground and Underground Storage Tanks

There was no visual evidence observed during the walkover, of aboveground storage tanks (AST) or underground storage tanks (UST) at the site.



6.8 Onsite Septic Systems

There was no visual evidence observed of the presence of onsite septic systems at the site.

6.9 Wastes

There was no visual evidence observed during the walkover, to indicate the storage of wastes on the site. However, three areas of visible ground disturbance were observed within the eastern and central portion of the site area as shown in the Figure 3. Anthropogenic material in the form of charcoal residue and metal pieces were observed on the surface of these areas as shown in the image 6.9.2 below.

Image 6.59.1 View of the ground disturbance observed within the eastern portion of the site (facing west)





Image 6.59.2 View of the anthropogenic material observed on the surface of the disturbed ground patches



There were two mounds/stockpiles observed at the site, referred to as stockpile 1 and stockpile 2.

Stockpile 1 was located towards the eastern site boundary, was estimated to be approximately 100m³ in volume, and the surface of the stockpile indicated it was comprised of a brown sandy material with trace road base material and pieces of plastic and concrete.

Stockpile 2 was located towards the central east portion of the site, was estimated to be approximately 30m³ in volume, and the surface of the stockpile indicated it was comprised of red-brown clay and pieces of metla, plastic and charcoal.



Image 6.8.1 View of the stockpile 1 located at the eastern extent of the site (facing east)



Image 6.8.2 View of Stockpile 2 located within the central east portion of the site (facing west)





6.10 Hazardous Materials

There was no visual evidence observed during the walkover of hazardous materials on the surface of the site.

6.11 Fill Material

There was no visual evidence observed to suggest widespread or significant filling observed at the site.

There was visual evidence of potential shallow filling within the disturbed ground patches observed in the eastern and central portion of the site, indicated by the presence of anthropogenic material as shown in the figure 6.11.1 below.

Image 6.11.1 View of gravel and concrete pieces within the central east portion of the site



6.12 Phytotoxicity

There was no visual evidence observed to suggest widespread or significant phytotoxic impact in the form of plant stress and/or dieback in vegetation present on the site. Similar observations were made of vegetation on land immediately beyond the site boundaries.



Image 6.12.1 View of vegetation with a healthy appearance (facing southwest)



6.13 Activities on Adjacent Land

Observations made from the site boundary, indicated land use activities on adjacent properties were comprised of the following:

- North – Ongoing residential development;
- East – Tait Street then low density residential and commercial;
- West – Low density residential; and
- South – McDonald Street and low density residential beyond.



Image 6.13.1 View of newly constructed road as part of the ongoing residential development to the immediate north of the site





7. Emerging Contaminants of Concern and Chemical Control Orders

7.1 Per and Poly-Fluoroalkyl Substances (PFAS)

Per and Poly-Fluoroalkyl Substances (PFAS) are a group of chemicals that are manufactured for their unique properties. There are numerous PFASs that may be present in the environment. Perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA) are two major PFASs, that were originally found as components in products used to provide stain resistance or as firefighting foams.

Some PFASs have been recognised as highly persistent, potentially bio-accumulative and toxic, and have been detected in the environment, wildlife, people and food.

CS also considered guidance in HEPA (2020). Section 6 of HEPA (2020) advises that consideration should be given to identifying the presence of:

- Major primary sources of PFAS, including major commercial, industrial and government facilities, infrastructure and activities that historically or currently use or store PFAS containing products, noting that all PFAS formulations should be considered, such as surfactants used in chrome plating or firefighting, hydraulic fluids and lubricants, and wastes and liquid wastes;
- Other primary sources where PFAS is or has been used, such as firefighting training facilities, foam deluge system installations, metal plating works, car washes, and electricity generation and distribution facilities;
- Secondary sources where diffuse PFAS inputs are or have been received, such as landfills, wastewater treatment facilities, liquid waste treatment facilities, and bio-solids stockpiles.

CS has adapted the PFAS decision matrix presented in EnRisk (2016), along with the aforementioned guidance in Section 6 of HEPA (2020) to facilitate an assessment of the potential for PFAS to be present on site.

Table 7.1 Adapted PFAS Decision Matrix

Preliminary PFAS Screening Question	Decision
Is there evidence of major commercial, industrial and government facilities, infrastructure and activities that historically or currently use or store PFAS containing products?	No
Is there evidence of fuel ⁵ fires on the site?	No
Is there evidence of foam deluge systems, metal plating works, car washes, or electricity generation / distribution on the site?	No
Is there evidence of landfill, waste water treatment, liquid waste treatment, bio-solid stockpiles or paper mill wastes on site?	No
Is there evidence of fire training occurring at the site?	No
Is there evidence of fire training occurring up gradient or adjacent to the site?	No
Is there evidence of the presence of an airport or fire station, up-gradient of, or adjacent to, the site?	No

⁵ Fuels could include solvents, petrol, diesel and kerosene.



Based on the results of the preliminary PFAS screening questions above, further assessment of PFAS related land contamination risks at the site, is considered not warranted.

7.2 Chemical Control Orders

Chemical control orders (CCO) are created under Part 3, Division 5 of the Environmentally Hazardous Chemicals Act 1985, and are used to selectively and specifically control particular chemicals or chemical wastes to limit their potential or actual impact on the environment. CS uses the decision matrix presented in Table 7.2 (based on the NSW EPA CCO available at the time of this project), to facilitate an assessment of the potential for those control chemicals to be present on site.

Table 7.2 CCO Decision Matrix

Preliminary CCO Screening Question	Decision
Were aluminium smelter wastes used or stored on site? ⁶	No
Were dioxin contaminated wastes generated or stored on site? ⁷	No
Were organotin wastes generated or stored on site? ⁸	No
Were polychlorinated biphenyls (PCB) used or stored on site? ⁹	No
Were scheduled chemicals ¹⁰ used, or wastes stored, on site? ¹¹	No

Based on the results of the preliminary CCO screening questions above, further assessment of CCO related land contamination risks at the site, is considered warranted.

⁶ SPCC 1986, 'Chemical Control Order In Relation to Aluminium Smelter Wastes Containing Fluoride and/or Cyanide' dated 21 March 1986

⁷ NSW EPA 1986, 'Chemical Control Order In Relation to Dioxin-Contaminated Waste Materials' dated 14 March 1986

⁸ NSW EPA 1989, 'Chemical Control Order In Relation to Organotin Wastes' dated 11 March 1989

⁹ NSW EPA 1997, 'Polychlorinated Biphenyl Chemical Control Order' dated 20 June 1997

¹⁰ Primarily organochlorine pesticide (OCP) compounds, with some industrial by-products

¹¹ NSW EPA 2004, 'Chemical Control Order in Relation to Scheduled Chemical Wastes'



8. Conceptual Site Model

The site history review and observations made during the site walkover, were assessed in the context of the project objectives, in order to develop a conceptual site model (CSM) for the site.

8.1 Sources of Contamination

A number of potential land contaminating activities have been identified for the site, based on the site history review and site walkover observations. These include:

- Uncontrolled filling;
- Stockpiling; and
- Former orchard and agricultural activities

The locations of these potential land contaminating activities, or areas of environmental concern (AEC), are presented in Figure 3.

Table J1 in Appendix J of AS 4482.1-2005 and Appendix A in DUAP (1998) provides guidance on chemicals associated with the land uses activities. That guidance provides a basis for deciding on contaminants of potential concern (COPC) for each relevant land use activity. Information on COPC adopted for this investigation is presented in Section 8.5 of this report.

8.2 Land Use Scenario

8.2.1 [Adopted Land Use Scenario](#)

For the purpose of this investigation, CS understands that the proposed land use scenario for the site includes:

- Residential with accessible soil, including garden with home grown produce contributing less than 10% fruit and vegetable intake (excluding poultry), and includes children's day care centres, preschools and primary schools.

8.2.2 [Assumptions for Adopted Land Use Scenario](#)

Section 3 of NEPC (2013e) advises that the residential with accessible soil land use scenario includes a variety of building densities, ranging from separate low-density dwellings to high-density unit blocks. The residential land use scenario considered in this investigation is low-density residential, including a sizeable garden (referring to the presence of sufficiently large areas of soil in a garden that may be accessible on a daily basis by young children and adults).

This land use scenario assumes typical residential properties, consisting of single storey dwellings supported by ground-level slabs or multistorey dwellings where living areas are on the ground floor and there is accessible soil in the front and backyard areas.

These residences may have private gardens, consisting of lawns, garden beds and small vegetable gardens and areas of fruit trees, but no poultry.



8.3 Receptors

8.3.1 Identified Receptors

Based on the adopted land use scenario, CS considers receptors at the site may include residents, construction workers and terrestrial ecological ecosystems.

8.3.2 Assumptions for Identified Receptors

For residential with accessible soil, this investigation considers the preliminary assessment of potential risks at sites where children are likely to be the most sensitive human receptors, including childcare centres, kindergartens, preschools and primary schools and their integral playgrounds. The scenario is designed to represent a typical residential land use. The scenario also considers circumstances where less exposure to soil would be likely (for example, older people, or without fruit and vegetable gardens).

The occupants of the dwellings include adults, children and infants, who spend the majority of their time on the residential properties and use the outdoor areas of the residences on a frequent basis, for activities such as gardening or recreation.

It is noted that for people within sensitive sub-populations; for example, the immunosuppressed, those with pre-existing illness, or those with pica behaviour, the scenario may not be sufficiently protective of health and a site-specific risk assessment (or criteria) or management strategies may be required.

8.4 Exposure Pathways

8.4.1 Human Health

8.4.1.1 Dermal Contact / Ingestion / Dust Inhalation

Site history information and walkover observations indicated a potential for contaminants to be present in soils at the site, which may present a dermal contact or ingestion risk to human health.

The proposed land use scenario is likely to include unsealed and open space areas, where a pathway between identified receptors and direct contact / ingestion contaminant sources, may be complete.

Further assessment of dermal contact, dust inhalation and ingestion risk is considered warranted.

8.4.1.2 Vapour Intrusion / Inhalation

Site history information and walkover observations did not indicate a potential for presence of UST or historical spills or leakage that could result in the risk of vapour intrusion / inhalation exposure risks to human health.

However, the site history information and walkover observations indicated a potential for historical uncontrolled filling in a few areas of the site as shown in the figure 3. However, CS considers that:

- the transport, placement and spreading of uncontrolled filling typically includes significant disturbance of soils, which would typically result in the volatilisation of contaminants that might normally present an intrusion / inhalation risk; and
- the potential for contaminants to be present in uncontrolled filling at concentrations which could present an intrusion / inhalation risk, is low.

Further assessment of vapour intrusion / inhalation risks associated with the uncontrolled filling, is considered not warranted.



8.4.1.3 Asbestos

Bonded asbestos containing materials (ACM) comprises asbestos, which is in sound condition, although possibly broken or fragmented, and where the asbestos is bound in a matrix such as cement or resin.

Fibrous asbestos (FA) comprises friable asbestos material and includes severely weathered cement sheet, insulation products and woven asbestos material, which can be broken or crumbled by hand pressure.

Asbestos fines (AF) include free fibres, small fibre bundles and small fragments of bonded ACM that can pass through a 7mm x 7mm sieve.

Asbestos poses a risk to human health when asbestos fibres are made airborne and inhaled. The assessment of sites contaminated with asbestos in soil should aim to describe the nature and quantity of asbestos in soil in sufficient detail to enable a risk management plan to be developed for the proposed land use scenario.

Site history information and walkover observations revealed that the site has been subjected to stockpiling and minor uncontrolled filling indicating a potential for bonded ACM, FA and/or AF to be present in soils at the site.

The proposed land use scenario is likely to include unsealed and open space areas, where a pathway between identified receptors and asbestos in soils, may be complete.

Further assessment of asbestos exposure risk is considered warranted.

8.4.2 Hazardous Ground Gases

NSW EPA (2020a) provides advice on ground gases that if present in the pore space of soils and rocks, can adversely impact human health and safety or the integrity of structures. The ground gases that are generally of concern in this context are:

- Bulk ground gases, including methane, carbon dioxide, carbon monoxide, hydrogen, hydrogen sulphide, and petroleum vapours; and
- Trace ground gases including radon, volatile organic compounds and mercury vapour.

CS has reviewed desktop site history information review and site walkover data in the context of sources and origins of hazardous ground gases in Table 1 and Table 2 of NSW EPA (2020a). Based on that review, CS is of the opinion that further assessment of hazardous ground gases in the context of this project, is considered not warranted.

8.4.3 Aesthetics

CS has used the guidance in Section 3.6.2 and Section 3.6.3 of NEPC (2013a) to facilitate an assessment of site history review information and site walkover observations, in the context of aesthetics risk and the sensitivity of the proposed land use. For example, higher expectations apply to residential properties with gardens compared with industrial settings.

Table 8.4.2 Preliminary Aesthetics Risk Screening

Preliminary Aesthetics Risk Screening Questions	Potential
Is there a potential for highly malodorous soils or extracted groundwater (e.g. strong residual petroleum hydrocarbon odours, hydrogen sulphide in soil or extracted groundwater, organosulfur compounds) to be present on site?	No



Preliminary Aesthetics Risk Screening Questions	Potential
Is there a hydrocarbon sheen on surface waters on site?	No
Is there potential for discoloured chemical deposits or soil staining with chemical waste other than of a very minor nature, on be present in site soils;	No
Is there potential for large monolithic deposits of otherwise low risk material, e.g. gypsum as powder or plasterboard or cement kiln dust, to be present in site soils;	No
Is there potential for the presence of putrescible refuse including material that may generate hazardous levels of methane such as a deep fill profile of green waste or large quantities of timber waste, in site soils?	No
Is there potential for soils containing residue from animal burial (e.g. former abattoir sites) to be onsite.	No
Is there a potential for large quantities of non-hazardous inert material to be present in site soils?	No
Is there a potential for high odour residue material to be present in site soils?	No
Is there a potential for large quantities of various fill types and demolition rubble to be present in site soils proposed for residential land use?	No

The historical records review, observations made during the site walkover and results of the preliminary risk screening, did not identify a potential for unacceptable aesthetics risks to be present on the site. Further assessment of aesthetic risks on site, is considered not warranted.

8.4.4 [Management Limits for Petroleum Hydrocarbons](#)

Section 2.9 of NEPC (2013a) indicates that there are a number of policy considerations which reflect the nature and properties of petroleum hydrocarbons:

- Formation of observable light non-aqueous phase liquids (LNAPL);
- Fire and explosive hazards; and
- Effects on buried infrastructure e.g. penetration of, or damage to, in-ground services by hydrocarbons.

Section 2.9 of NEPC (2013a) notes that CME (2008) includes management limits to avoid or minimise these potential effects. Application of management limits requires consideration of site specific factors such as depth of building basements and services, and depth to groundwater, to determine the maximum depth to which the limits should apply. NEPC (2013a) also states that:

- management limits may have less relevance at operating industrial sites (including mine sites) which have no or limited sensitive receptors in the area of potential impact.
- the presence of site total petroleum hydrocarbon (TPH) contamination at the levels of the management limits does not imply that there is no need for administrative notification or controls in accordance with jurisdiction requirements.

Site history information and walkover observations indicated a potential these policy considerations to be associated with relevant identified AEC at the site, in the context of the proposed future land use scenario. On that basis, further assessment of petroleum hydrocarbons in soils in the context of those policy considerations, is considered warranted.



8.4.5 Groundwater

Section 2.2 of NSW DEC (2007) provides guidance on the need for the potential for groundwater contamination to be assessed, for the purposes of evaluating whether it may pose an unacceptable risk to human health and/or the environment.

Section 3.2 of NEPC (2013d) provides guidance on the environmental values (that are conducive to public benefit, welfare, safety or health) and that require protection from the effects of pollution, waste discharge and deposits. These values include:

- Ecosystem protection;
- Aquaculture and human consumers of food;
- Agricultural water (irrigation and stock water);
- Recreation and aesthetics;
- Drinking water; and
- Industrial water.

Each of these values is considered in the following sub-sections.

8.4.5.1 *Aquatic ecosystem protection*

The nearest surface water body likely to host an aquatic ecosystem, is considered likely to be polluted and be of a quality that is not consistent with natural background water quality.

The shallowest groundwater at the site is likely to be transient perched groundwater generally present at the soil-bedrock interface, after heavy rain events. Data on natural background water quality for transient groundwater is generally not available. Subsequently, comparison of site specific shallow transient groundwater data against background quality is therefore not practical.

Given the combination of

- regional geology (which is likely to include low permeability clays; and
- the likely nature of the contaminants of potential concern on the site,

it is considered unlikely that those contaminants would become sufficiently mobile, migrate into groundwater and subsequently be transported to the nearest surface water receptor.

Based on these scenarios, CS considers that further assessment of aquatic ecosystem protection as a groundwater value, is not warranted.

8.4.5.2 *Aquaculture and human consumers of food*

The dams located immediately adjacent to the site are unlikely to be shallow in nature. Whereas, the Crookwell River is located approximately 500m from the site. On that basis, it is unlikely that site occupants would frequent that surface water body for the collection and consumption of aquatic based foods, at a rate that the intake would present an unacceptable risk to human health.

Therefore, given the combination of:

- physical distance between the site and the nearest surface water body,
- regional geology (which is likely to include low permeability clays); and



- the likely nature of the contaminants of potential concern on the site,

it is considered unlikely that those contaminants would become sufficiently mobile, migrate into groundwater and subsequently be transported to the nearest surface water receptor, in order to potentially present an unacceptable aquaculture or human food consumption risk.

Based on these scenarios, CS considers that further assessment of aquaculture and human consumers of food as a groundwater value, is not warranted.

8.4.5.3 *Agricultural water (irrigation and stock water)*

Section 3.3 of this report identified four (4) registered groundwater bores within a 500m radius of the site, authorised for irrigation or stock watering purposes.

However, urban development both on the site and on land down gradient of the site, is likely to prevent agricultural land use activities from being undertaken. Subsequently, extraction of groundwater for agricultural purposes in the future is considered unlikely.

Based on these scenarios, CS considers that further assessment of agricultural water as a groundwater value, is not warranted.

8.4.5.4 *Recreation and aesthetics*

Based on the nearest surface water body identified for the site, and the inferred groundwater flow direction at the site (refer Section 2.7), it is considered that groundwater at the site would discharge to that surface water body.

The dams located in the immediate vicinity of the site are likely to be shallow in nature and has limited access to the general public. Furthermore, the Crookwell River is located approximately 500m from the site and is also considered to be shallow in nature. On that basis, it is unlikely that the surface water body would be used for:

- sports in which the user comes into frequent direct contact with water, either as part of the activity or accidentally, for example, swimming or surfing (primary contact);
- sports that generally have less-frequent body contact with the water, for example, boating or fishing (secondary contact); or
- visual passive recreational use, for example, pleasant places to be near or to look at (no body contact).

Therefore, given the combination of:

- physical distance between the site and the nearest surface water body,
- regional geology (which is likely to include low permeability clays; and
- the likely nature of the contaminants of potential concern on the site,

it is considered unlikely that those contaminants would become sufficiently mobile, migrate into groundwater and subsequently be transported to the nearest surface water receptor, in order to potentially present an unacceptable recreation or aesthetics risk.

Based on these scenarios, CS considers that further assessment of recreation and aesthetics as a groundwater value, is not warranted.



8.4.5.5 *Drinking water*

Section 3.3 of this report did not identify any registered groundwater bores within a 500m radius of the site, authorised for drinking water purposes.

The current / future land use scenario for the site includes a reticulated drinking water system. Urban development surrounding the site is also likely to include a reticulated drinking water system.

The shallowest groundwater at the site is likely to be transient perched groundwater generally present at the soil-bedrock interface, after heavy rain events, and therefore, unlikely to be a reliable drinking water extraction source.

Given the combination of:

- physical distance between the site and the nearest surface water body,
- regional geology (which is likely to include low permeability clays; and
- the likely nature of the contaminants of potential concern on the site,

it is considered unlikely that those contaminants would become sufficiently mobile and migrate into groundwater, in order to potentially present an unacceptable drinking water risk.

Based on these scenarios, CS considers that further assessment of drinking water as a groundwater value, is not warranted.

8.4.5.6 *Industrial water*

Section 3.3 of this report did not identify any registered groundwater bores within a 500m radius of the site, authorised for industrial purposes.

Urban residential development land use both on the site and on land down gradient of the site, is likely to prevent industrial activities from being undertaken. Subsequently, extraction of groundwater for industrial purposes in the future is considered unlikely.

Based on these scenarios, CS considers that further assessment of industrial water as a groundwater value, is not warranted.

8.4.6 Terrestrial Ecosystems

Site history information and walkover observations indicated a potential for contaminants, which may present an ecological risk, may be present on site.

The proposed land use scenario is likely to include unsealed, open space and landscaped areas, where an ecological exposure pathway may be complete.

On that basis, further assessment of terrestrial ecosystem exposure risks is considered warranted.

8.5 **Source, Receptor, Pathway Model**

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources and receptors, and exposure pathways between those sources and receptors.

Based on:

- the areas of environmental concern (AEC) at the site where sources of contamination may be present;
- the contaminants of potential concern (COPC) identified for the site;



- receptors identified for the site; and
- the exposure pathways between those sources and receptors assessed as being potentially or actually complete,

a CSM is presented for the site in Table 8.5.

**Table 8.5 Conceptual Site Model**

ID	AEC	Source	COPC	Exposure Pathway	Receptor
AEC01	Western section	Former orchard cultivation and uncontrolled filling (~3,000m ² and ~0.5m thick)	Pesticides, metals, hydrocarbons and asbestos	Dermal contact Soil Ingestion Dust inhalation Management Limits	Residents Maintenance Workers Terrestrial Ecosystems
AEC02	Central section	Historic stockpiling and uncontrolled filling (~1,500m ² and ~0.5m thick)	Pesticides, metals, hydrocarbons and asbestos	Dermal contact Soil Ingestion Dust inhalation Management Limits	Residents Maintenance Workers Terrestrial Ecosystems
AEC03	Eastern section	Historic stockpiling and uncontrolled filling (~1,000m ² and ~0.5m thick)	Pesticides, metals, hydrocarbons and asbestos	Dermal contact Soil Ingestion Dust inhalation Management Limits	Residents Maintenance Workers Terrestrial Ecosystems
AEC04	Northeast section	Historic stockpiling (370m ²)	Pesticides, metals, hydrocarbons and asbestos	Dermal contact Soil Ingestion Dust inhalation Management Limits	Residents Maintenance Workers Terrestrial Ecosystems



ID	AEC	Source	COPC	Exposure Pathway	Receptor
AEC05	Entire Site Area	Potential illegal dumping and uncontrolled filling (~7.19ha)	Pesticides, metals, hydrocarbons and asbestos	Dermal contact Soil Ingestion Dust inhalation Management Limits	Residents Maintenance Workers Terrestrial Ecosystems



9. Conclusions and Recommendations

Based on CS's assessment of desktop review information and fieldwork observations, CS makes the following conclusions:

- There is contamination present at the site arising from the past land use activities;
- Five areas of environmental concern have been identified for the site;
- CS considers that the site could be made suitable for the proposed residential (with accessible soil) land-use scenario, from a site contamination perspective, subject to the following measures:
 - A stage 2 detailed site investigation (DSI) should be undertaken at the site to further assess potential contamination risks associated with the identified areas of environmental concern; and
 - Any contamination found while undertaking the DSI should be remediated in accordance with a Remedial Action Plan (RAP); and
 - The stage 2 DSI and the RAP (if required) should be undertaken / prepared by a suitably experienced environmental consultant.

This report must be read in conjunction with the **Information About This Report** page at the front of this report.



10. References

AS 4482.1-2005 'Guide to the investigation and sampling of sites with potentially contaminated soil, Part 1: Non-volatile and semi-volatile compounds' dated November 2005.

CCME 2008, 'Canada-wide standard for petroleum hydrocarbons (PHC) in soil, technical supplement' dated January 2008.

DUAP 1998, 'Managing Land Contamination Planning Guidelines SEPP55 – Remediation of Land', dated April 1999, ref: 98/65.

EnRisk 2016, 'Proposed Decision Tree for Prioritising Sites Potentially Contaminated with PFAS' dated 25 February 2016.

Friebel, E & Nadebaum, P 2011, 'Health screening levels for petroleum hydrocarbons in soil and groundwater. Part 2: Application document', CRC CARE Technical Report No. 10.

HEPA 2020, 'PFAS National Environmental Management Plan', dated January 2020, version 2.0.

McNally 2009, 'Soil and groundwater salinity in the shales of western Sydney', IAH NSW Groundwater in the Sydney Basin Symposium, Sydney, NSW, 4-5 August 2009.

National Environment Protection Council (NEPC) 2013a, 'Schedule B(1) Guideline on Investigation Levels for Soil and Groundwater', National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

National Environment Protection Council (NEPC) 2013b, 'Schedule B(6) Guideline on The Framework for Risk-Based Assessment of Groundwater Contamination', National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

National Environment Protection Council (NEPC) 2013c, 'Schedule B(7) Guideline on Derivation of Health-Based Investigation Levels', National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

NSW DEC 2007, 'Contaminated Sites: Guidelines for the Assessment and Management of Groundwater Contamination' dated March 2007, ref: DEC 2007/144.

NSW EPA 1986, 'Chemical Control Order in Relation to Dioxin-Contaminated Waste Materials' dated 14 March 1986.

NSW EPA 1989, 'Chemical Control Order in Relation to Organotin Wastes' dated 11 March 1989.

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SPCC 1986, 'Chemical Control Order In Relation to Aluminium Smelter Wastes Containing Fluoride and/or Cyanide' dated 21 March 1986.

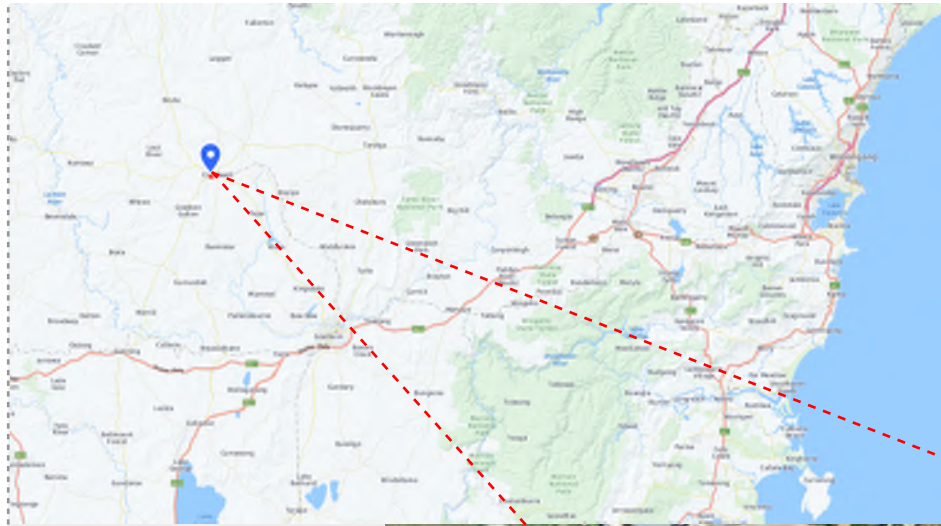


Sullivan, L, Ward, N, Toppler, N and Lancaster, G, 2018, 'National Acid Sulfate Soils Guidance: National acid sulfate soils sampling and identification methods manual' dated June 2018, ref: CC BY 4.0.

WA DOH 2009, 'Guidelines for the Assessment, Remediation and Management of Asbestos Contaminated Sites in Western Australia', dated May 2009.

FIGURES

A decorative graphic on the left side of the page. It features a large, dark blue circle that is partially cut off by the left edge. A thick, light blue arc is positioned along the bottom and right edges of the dark blue circle, following its curvature.



LEGEND:



Approximate site location



Approximate boundary of the property



2/4 Kellogg Road
ROOTY HILL NSW 2766
Tel: +61 1300 165 769
Web: www.constructionsciences.net

Scale: Not to scale

Date: 23 November 2023

Drawn By: AL

Drawing No: 10791EV.P.418-R01-F1

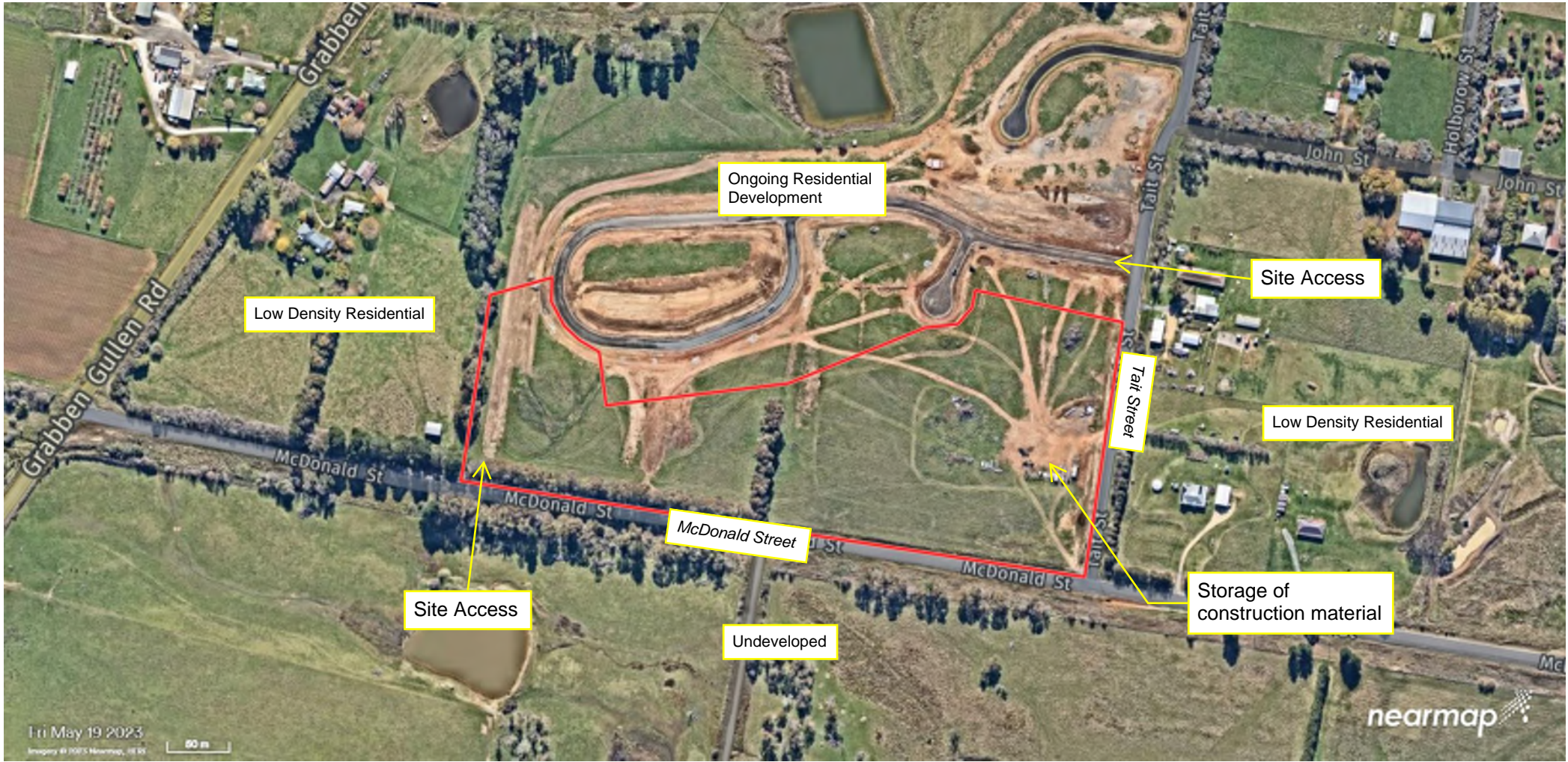
Client: Civil Development Solutions Pty Ltd





Project: Stage 1 Preliminary Site Investigation

Location: 100 McDonald Street, Crookwell, NSW 2583




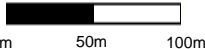
Version:

SITE LOCALITY



	LEGEND:  Approximate Site Boundary	 2/4 Kellogg Road ROOTY HILL NSW 2766 Tel: 1300 165 769 Web: www.constructionsciences.net	Scale:  0m 50m 100m		Client: Civil Development Solutions Pty Ltd
			Date: 23 November 2023		Project: Stage 1 Preliminary Site Investigation
			Drawn By: AL		Location: 100 McDonald Street Crookwell, NSW 2583
			Drawing No: 2	Sheet: 1 of 1	Site Layout Plan



	LEGEND:  Approximate Site Boundary	 2/4 Kellogg Road ROOTY HILL NSW 2766 Tel: 1300 165 769 Web: www.constructionsciences.net	Scale: 		Client: Civil Development Solutions Pty Ltd
			Date: 23 November 2023		Project: Stage 1 Preliminary Site Investigation
			Drawn By: AL		Location: 100 McDonald Street Crookwell, NSW 2583
			Drawing No: 3	Sheet: 1 of 1	Areas of Environmental Concern

A large dark blue circle is positioned in the upper left quadrant of the page. A thick, light blue ring is partially visible, following the outer edge of the dark blue circle and extending towards the right side of the page.

Appendix A

DETAIL AND LEVEL SURVEY



NOTES:

THIS PLAN WAS PREPARED AS A PROPOSED SUBDIVISION TO ACCOMPANY A DEVELOPMENT APPLICATION TO UPPER LACHLAN COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE DIMENSIONS AREAS AND TOTAL NUMBER OF LOTS SHOWN HEREON ARE SUBJECT TO FIELD SURVEY AND ALSO TO THE REQUIREMENTS OF COUNCIL AND ANY OTHER AUTHORITY WHICH MAY HAVE REQUIREMENTS UNDER ANY RELEVANT LEGISLATION. IN PARTICULAR, NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THE LAND. THE LAND SHOWN HEREON MAY BE SUBJECT TO CURRENT OR PROPOSED EASEMENTS AND/OR RESTRICTIONS ON THE USE OF LAND. DRAINAGE EASEMENTS, SEWER LINES AND OTHER UNDERGROUND SERVICES, MAY BE CONSTRUCTED UPON ANY OF THE LOTS, THIS BEING SUBJECT TO ENGINEERING DESIGN, AND OR REQUIREMENTS OF THE COUNCIL OR ENERGY AUTHORITY. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

revision	A	Initial Issue	date	30/08/23	drawn	JC		Civil Development Solutions ABN 74 160 361 446 Civil Engineering, Development and Project Consultants Unit 9, 44-48 Bowral Street, BOWRAL NSW 2576 P: 4862-1277 E: admin@cdsolutions.com.au www.cdsolutions.com.au	WINGECARRIBEE SHIRE COUNCIL DA: - LOTS321, 322 & 430 DP TAIT STREET, CROOKWELL	client: DARJEELING PASTORAL	PLAN OF PROPOSED SUBDIVISION	 SCALE: 1:750	designed: J.C.	A1 sheet	revision A
													drawn: J.C.	Job Drawing Number	
													checked: R.A.	2124	
													datum: A.H.D.	DA02	
													date: 30/08/23	sheet 1	sheets 1



Appendix B

GROUNDWATER SEARCH

Real Time Data - Rivers And Strea...

Daily River Reports

Daily River Reports

Dams

favourites search download sites

find a site

Real Time Data - Major Dams

Groundwater (Telemetered data)

favourites search download sites

find a site

Real Time Data - Bores

All Groundwater Site details

search download sites find a site

search by licence

All Groundwater Map

Meteorology

favourites search download sites

find a site

Real Time Data - Weather Stations

Hunter River Salinity Trading Scheme

Hunter River Salinity Trading Sche...

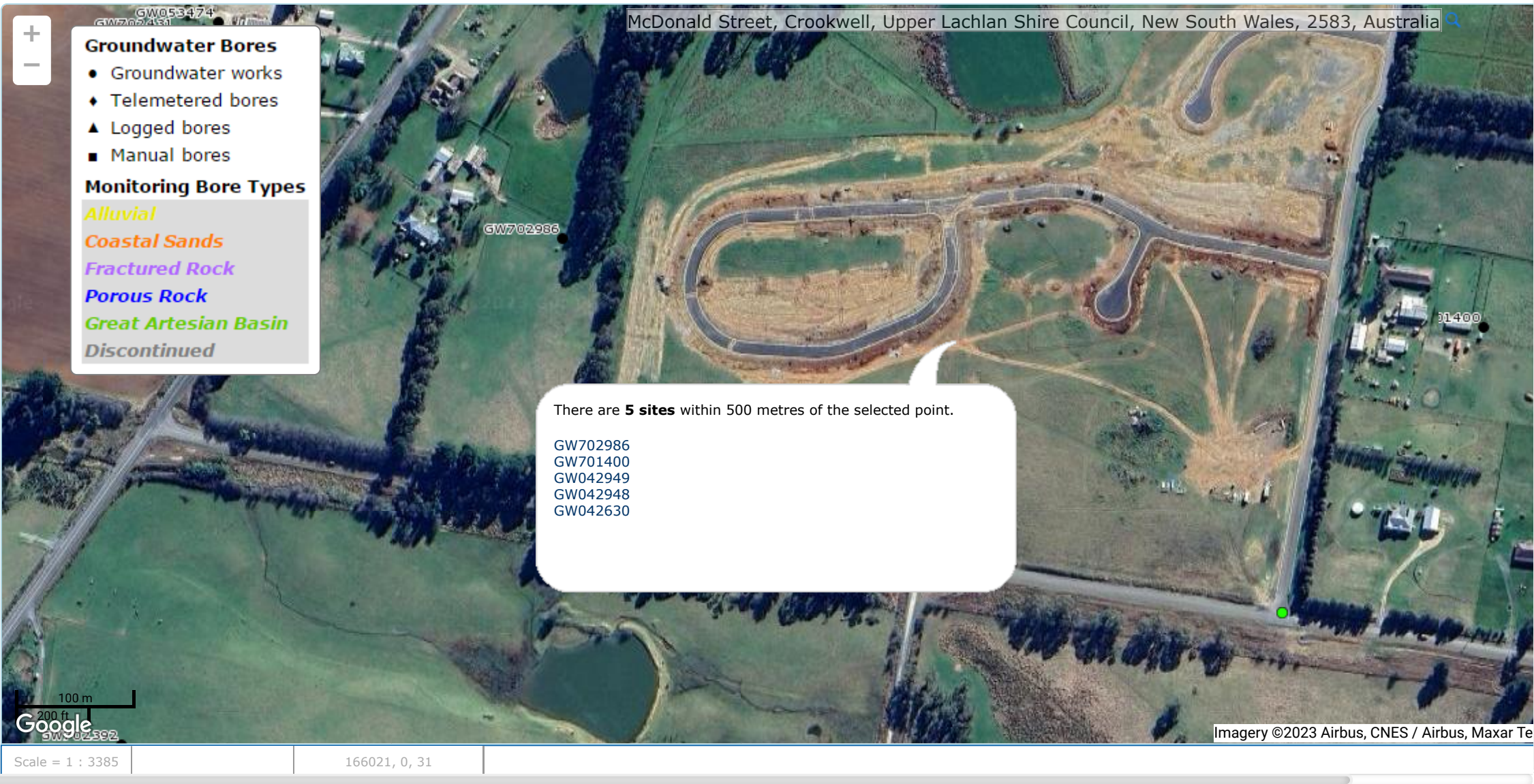
All Groundwater Site Details

ALL GROUNDWATER MAP

bookmark this page

All data times are Eastern Standard Time

Map Info



WaterNSW

Work Summary

GW042630

Licence:	Licence Status:
Authorised Purpose(s): Intended Purpose(s): IRRIGATION	
Work Type: Bore	
Work Status:	
Construct.Method: Rotary Air	
Owner Type: Private	
Commenced Date:	Final Depth: 21.00 m
Completion Date: 01/01/1976	Drilled Depth: 21.00 m
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description: 0-500 ppm
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:		
County	Parish	Cadastre
Form A: KING	CROOKWELL	14
Licensed:		
Region: 70 - Lachlan	CMA Map: 8729-S	
River Basin: 412 - LACHLAN RIVER	Grid Zone:	Scale:
Area/District:		
Elevation: 0.00 m (A.H.D.)	Northing: 6183897.000	Latitude: 34°27'42.4"S
Elevation Source: (Unknown)	Easting: 725920.000	Longitude: 149°27'34.3"E
GS Map: -	MGA Zone: 55	Coordinate Source: GD.,ACC.MAP

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Welded Steel	0.00	11.50	165			Driven into Hole
1	1	Opening	Slots - Vertical	8.00	11.00	165		1	A: 2.00mm
1	1	Casing	Welded Steel	8.50	21.00	140			Seated on Bottom
1	1	Opening	Slots - Vertical	13.00	18.00	140		2	A: 2.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
8.00	11.00	3.00	Unconsolidated	2.50		1.26			
12.80	13.00	0.20	Fractured	2.50		0.63			
18.30	18.60	0.30	Fractured	2.50		0.63			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	Topsoil	Topsoil	
0.30	8.00	7.70	Clay	Clay	
8.00	11.00	3.00	Gravel Water Supply	Gravel	
11.00	21.00	10.00	Shale Water Supply	Shale	

*** End of GW042630 ***

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WaterNSW

Work Summary

GW042948

Licence: 70WA607957		Licence Status: CURRENT	
Authorised Purpose(s): STOCK Intended Purpose(s): HORTICULTURE			
Work Type: Bore			
Work Status:			
Construct.Method: Rotary Air			
Owner Type: Private			
Commenced Date:		Final Depth: 39.60 m	
Completion Date: 01/12/1976		Drilled Depth: 61.00 m	
Contractor Name: (None)			
Driller:			
Assistant Driller:			
Property: N/A NSW		Standing Water Level (m):	
GWMA: -		Salinity Description: Good	
GW Zone: -		Yield (L/s):	

Site Details

Site Chosen By:					
County		Parish		Cadastre	
Form A: KING		CROOKWELL		L5 DP2383 (11)	
Licensed: KING		CROOKWELL		Whole Lot 5/4/2383	
Region: 70 - Lachlan				CMA Map: 8729-S	
River Basin: 412 - LACHLAN RIVER				Grid Zone:	
Area/District:				Scale:	
Elevation: 0.00 m (A.H.D.)				Northing: 6184179.000	
Elevation Source: (Unknown)				Easting: 725723.000	
				Latitude: 34°27'33.4"S	
				Longitude: 149°27'26.3"E	
GS Map: -				MGA Zone: 55	
				Coordinate Source: GD.,ACC.MAP	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Welded Steel	-0.30	39.60	165			Seated on Bottom
1	1	Opening	Slots	9.10	12.10	165		1	
1	1	Opening	Slots	13.70	15.20	165		2	
1	1	Opening	Slots	35.40	36.60	165		3	

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
9.10	12.10	3.00	Fractured	4.60		0.19			
13.70	15.20	1.50	Fractured	4.60		0.38			
35.40	36.60	1.20	Fractured	4.60		0.32			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	Topsoil	Topsoil	
0.30	9.14	8.84	Clay	Clay	
9.14	12.19	3.05	Basalt Decomposed Water Supply	Basalt	
12.19	13.72	1.53	Clay	Clay	
13.72	15.24	1.52	Basalt Decomposed Water Supply	Basalt	
15.24	35.36	20.12	Clay	Clay	
35.36	36.58	1.22	Basalt Decomposed Water Supply	Basalt	
36.58	57.91	21.33	Clay	Clay	
57.91	60.96	3.05	Mudstone	Mudstone	

*** End of GW042948 ***

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WaterNSW

Work Summary

GW042949

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): GENERAL USE

Work Type: Bore

Work Status:

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 01/12/1976

Final Depth: 38.10 m

Drilled Depth: 38.10 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property:

GWMA:

GW Zone:

Standing Water Level (m):

Salinity Description:

Yield (L/s):

Site Details

Site Chosen By:

County

Parish

Cadastre

Form A: KING

CROOKWELL

L1 DP2383 (11)

Licensed:

CMA Map: 8729-S

Grid Zone:

Scale:

Region: 70 - Lachlan

River Basin: 412 - LACHLAN RIVER

Area/District:

Northing: 6184182.000

Easting: 725595.000

Latitude: 34°27'33.4"S

Longitude: 149°27'21.3"E

Elevation: 0.00 m (A.H.D.)

Elevation Source: (Unknown)

GS Map: -

MGA Zone: 55

Coordinate Source: GD.,ACC.MAP

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Withdrawn	0.00	0.00				

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
20.40	20.70	0.30	Fractured			0.25			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	Topsoil	Topsoil	
0.30	19.51	19.21	Clay Coloured	Clay	
19.51	38.10	18.59	Basalt	Basalt	

*** End of GW042949 ***

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WaterNSW

Work Summary

GW701400

Licence:	Licence Status:
Authorised Purpose(s): Intended Purpose(s): STOCK, DOMESTIC	
Work Type: Bore	
Work Status: Supply Obtained	
Construct.Method: Rotary Air	
Owner Type: Private	
Commenced Date:	Final Depth: 48.00 m
Completion Date: 01/04/2001	Drilled Depth: 48.00 m
Contractor Name: Watermin Drillers Pty Ltd	
Driller: Neil John Henry Dempster	
Assistant Driller:	
Property:	Standing Water Level (m): 10.000
GWMA:	Salinity Description: Good
GW Zone:	Yield (L/s): 1.260

Site Details

Site Chosen By:	County Form A: KING Licensed:	Parish CROOKWELL	Cadastre LT 2 DP 789210
Region: 70 - Lachlan	CMA Map: 8729-S		
River Basin: 412 - LACHLAN RIVER Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation Source: Unknown	Northing: 6183834.000 Easting: 725813.000	Latitude: 34°27'44.5"S Longitude: 149°27'30.1"E	
GS Map: -	MGA Zone: 55	Coordinate Source: Map Interpre	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	15.00	165			Rotary Air
1		Hole	Hole	15.00	48.00	133			Rotary Air
1		Annulus	Waterworn/Rounded	0.00	15.00				Graded
1	1	Casing	Pvc Class 9	-0.30	15.00	125			Driven into Hole, Glued
1	1	Opening	Slots - Vertical	12.50	15.00	125		0	Mechanically Slotted, PVC Class 9, SL: 200.0mm, A: 2.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
12.50	14.50	2.00	Unknown	10.00		0.18	15.50		
41.00	42.00	1.00	Unknown	10.00		1.08	43.00		

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.50	0.50	Topsoil	Topsoil	
0.50	12.50	12.00	Clay	Clay	
12.50	14.50	2.00	Basalt	Basalt	
14.50	17.50	3.00	Shale	Shale	
17.50	19.00	1.50	Oil Shale	Invalid Code	
19.00	20.00	1.00	Baked Clay	Invalid Code	
20.00	48.00	28.00	Granite, black	Granite	

Remarks

01/04/2001: Form A Remarks:
Unknown casing bottom. Taken openings as mechanically slotted.

*** End of GW701400 ***

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WaterNSW

Work Summary

GW702986

Licence:	Licence Status:
Authorised Purpose(s): Intended Purpose(s): STOCK, DOMESTIC, IRRIGATION	
Work Type: Bore	
Work Status: Supply Obtained	
Construct.Method: Rotary Air	
Owner Type: Private	
Commenced Date:	Final Depth: 72.00 m
Completion Date: 27/11/2006	Drilled Depth: 72.00 m
Contractor Name: Watermin Drillers Pty Ltd	
Driller: Allan Ross Jones	
Assistant Driller:	
Property:	Standing Water Level (m): 17.000
GWMA:	Salinity Description:
GW Zone:	Yield (L/s): 5.050

Site Details

Site Chosen By:		
County	Parish	Cadastre
Form A: KING	CROOKWELL	44//2474
Licensed:		
Region: 70 - Lachlan	CMA Map: 8729-S	
River Basin: 412 - LACHLAN RIVER	Grid Zone:	Scale:
Area/District:		
Elevation: 0.00 m (A.H.D.)	Northing: 6183914.000	Latitude: 34°27'42.4"S
Elevation Source: Unknown	Easting: 725148.000	Longitude: 149°27'04.0"E
GS Map: -	MGA Zone: 55	Coordinate Source: GIS - Geogra

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	32.00	171			Rotary Air
1		Hole	Hole	32.00	72.00	139			Rotary Air
1		Annulus	Waterworn/Rounded	0.00	32.00	171	168		Graded, PL:Poured/Shovelled
1	1	Casing	Steel - Erw	-0.30	32.00	168	158		Driven into Hole, Welded - Butt
1	1	Opening	Slots - Vertical	30.00	32.00	168		0	Oxy-Acetylene Slotted, Steel - ERW, Welded - Butt, SL: 200.0mm, A: 2.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
31.00	32.00	1.00	Unknown	17.00					
35.00	36.00	1.00	Unknown						
39.00	41.00	2.00	Unknown			5.05			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	Topsoil	Topsoil	
1.00	27.00	26.00	Clay	Clay	
27.00	32.00	5.00	Shale	Shale	
32.00	55.00	23.00	Basalt	Basalt	
55.00	60.00	5.00	Shale	Shale	
60.00	72.00	12.00	Sandstone	Sandstone	

Remarks

27/11/2006: Form A Remarks:
Nat Carling, 13-August-2007: GPS was incorrect - map sent to owner to confirm location.

*** End of GW702986 ***

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Appendix C

EPA, CLM & POEO SEARCHES

Search results

Your search for: Suburb: CROOKWELL

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.

This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register. [POEO public register](#)

[Search Again](#)

[Refine Search](#)

Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... [more search tips](#)

22 November 2023

**For business
and industry** ^

**For local
government** ^

Contact us

131 555 (tel:131555)

Online (<https://www.epa.nsw.gov.au/about-us/contact-us/feedback>)

info@epa.nsw.gov.au (<mailto:info@epa.nsw.gov.au>)

EPA Office Locations (<https://www.epa.nsw.gov.au/about-us/contact-us/locations>)

[Accessibility \(https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index\)](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index)

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Background

A strategy to systematically prioritise, assess and respond to notifications under Section 60 of the *Contaminated Land Management Act 1997* (CLM Act) has been developed by the EPA. This strategy acknowledges the EPA's obligations to make information available to the public under *Government Information (Public Access) Act 2009*.

When a site is notified to the EPA, it may be accompanied by detailed site reports where the owner has been proactive in addressing the contamination and its source. However, often there is minimal information on the nature or extent of the contamination.

After receiving a report, the first step is to confirm that the report does not relate to a pollution incident. The Protection of the Environment Operations Act 1997 (POEO Act) deals with pollution incidents, waste stockpiling or dumping. The EPA also has an incident management process to manage significant incidents (<https://www.epa.nsw.gov.au/reporting-and-incidents/incident-management>).

In many cases, the information indicates the contamination is securely immobilised within the site, such as under a building or carpark, and is not currently causing any significant risks for the community or environment. Such sites may still need to be cleaned up, but this can be done in conjunction with any subsequent building or redevelopment of the land. These sites do not require intervention under the CLM Act, and are dealt with through the planning and development consent process. In these cases, the EPA informs the local council or other planning authority, so that the information can be recorded and considered at the appropriate time (<https://www.epa.nsw.gov.au/your-environment/contaminated-land/managing-contaminated-land/role-of-planning-authorities>).

Where indications are that the contamination could cause actual harm to the environment or an unacceptable offsite impact (i.e. the land is 'significantly contaminated'), the EPA would apply the regulatory provisions of the CLM Act to have the responsible polluter and/or landowner investigate and remediate the site. If the reported contamination could present an immediate or long-term threat to human health NSW Health will be consulted. SafeWork NSW and Water NSW can also be consulted if there appear to be occupational health and safety risks or an impact on groundwater quality.

As such, the sites notified to the EPA and presented in the list of contaminated sites notified to the EPA are at various stages of the assessment and remediation process. Understanding the nature of the underlying contamination, its implications and implementing a remediation program where required, can take a considerable period of time. The list provides an indication, in relation to each nominated site, as to the management status of that particular site. Further detailed information may be available from the EPA or the person who notified the site.

The following questions and answers may assist those interested in this issue.

Frequently asked questions

Why does my land appear on the list of notified sites?

Your land may appear on the list because:

- the site owner and/or the polluter has notified the EPA under section 60 of the CLM Act
- the EPA has been notified via other means and is satisfied that the site is or was contaminated.

If a site is on the list, it does not necessarily mean the contamination is significant enough to regulate under the CLM Act.

Does the list contain all contaminated sites in NSW?

No. The list only contains contaminated sites that EPA is aware of. If a site is not on the list, it does not necessarily mean the site is not contaminated.

The EPA relies on responsible parties and the public to notify contaminated sites.

How are notified contaminated sites managed by the EPA?

There are different ways the EPA can manage notified contaminated sites. Options include:

- regulation under the CLM Act, POEO Act, or both
- notifying the relevant planning authority for management under the planning and development process
- managing the site under the Protection of the Environment Operation (Underground Petroleum Storage Systems) Regulation 2014.

There are specific cases where contamination is managed under a tailored program operated by another agency (for example, the Resources & Geoscience's Legacy Mines Program).

What should I do if I am a potential buyer of a site that appears on the list?

You should seek advice from the seller to understand the contamination issue. You may need to seek independent contamination or legal advice.

The information provided in the list is indicative only and a starting point for your own assessment. Land contamination from past site uses is common, mainly in urban environments. If the site is properly remediated or managed, it may not affect the intended future use of the site.

Who can I contact if I need more information about a site?

You can contact the Environment Line at any time by calling 131 555 or by emailing info@environment.nsw.gov.au.

List of NSW Contaminated Sites Notified to the EPA

Disclaimer

The EPA has taken all reasonable care to ensure that the information in the list of contaminated sites notified to the EPA (the list) is complete and correct. The EPA does not, however, warrant or represent that the list is free from errors or omissions or that it is exhaustive.

The EPA may, without notice, change any or all of the information in the list at any time.

You should obtain independent advice before you make any decision based on the information in the list.

The list is made available on the understanding that the EPA, its servants and agents, to the extent permitted by law, accept no responsibility for any damage, cost, loss or expense incurred by you as a result of:

1. any information in the list; or
2. any error, omission or misrepresentation in the list; or
3. any malfunction or failure to function of the list;
4. without limiting (2) or (3) above, any delay, failure or error in recording, displaying or updating information.

Site Status	Explanation
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 <i>Protection of the Environment Operations Act 1997</i> .
Under Preliminary Investigation Order	The EPA has issued a Preliminary Investigation Order under s10 of the <i>Contaminated Land Management Act 1997</i> , to obtain additional information needed to complete the assessment.
Regulation under CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the <i>Contaminated Land Management Act 1997</i> is not required.

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 <i>Contaminated Land Management Act 1997</i> . A regulatory approach is being finalised.
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.
Contamination currently regulated under POEO Act	Contamination is currently regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA as the appropriate regulatory authority reasonably suspects that a pollution incident is occurring/ has occurred and that it requires regulation under the POEO Act. The EPA may use environment protection notices, such as clean up notices, to require clean up action to be taken. Such regulatory notices are available on the POEO public register.
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 <i>Environmental Planning and Assessment Act 1979</i> (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 formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the <i>Contaminated Land Management Act 1997</i> (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 <i>Protection of the Environment Operations Act 1997</i> (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 <i>Environmental Planning and Assessment Act 1979</i> (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.

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
BURONGA	Caltex Service Station	Sturt Hwy Cnr Silver City HIGHWAY	Service Station	Regulation under CLM Act not required	-34.17056496	142.1813847
BURWOOD	Burwood STA Depot	Cnr Shaftesbury and Parramatta ROADS	Other Industry	Contamination formerly regulated under the CLM Act	-33.86982934	151.1089057
BYRON BAY	Residential Development	Lot 15 Seaview STREET	Unclassified	Regulation under CLM Act not required	-28.65214464	153.6165573
BYRON BAY	Butler Street Reserve Byron Bay	Butler STREET	Landfill	Under assessment	-28.64340617	153.6099674
CABARITA	Dulux (Orica Australia)	Cabarita ROAD	Chemical Industry	Contamination formerly regulated under the CLM Act	-33.84643972	151.1157115
CABARITA	Wellcome Soil Containment Cells Cabarita	47 and 48 Phillips STREET	Other Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.85250251	151.1176366
CABRAMATTA	Caltex (former Mobil) Lansvale Service Station	141 Hume HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-33.89442261	150.9571507
CABRAMATTA	Caltex Service Station Cabramatta	168 John STREET	Service Station	Regulation under CLM Act not required	-33.89422314	150.9279279
CABRAMATTA	Cabramatta Creek	17 A and 19A Liverpool Street STREET	Unclassified	Regulation under CLM Act not required	-33.90284952	150.9415616
CABRAMATTA WEST	BP Cabramatta (Lansvale)	115-119 Hume HIGHWAY	Service Station	Contamination currently regulated under CLM Act	-33.89373753	150.9587201
CABRAMURRA	Selwyn Snowfields / Selwyn Snow Resort	213A Kings Cross ROAD	Other Industry	Regulation under CLM Act not required	-35.906009	148.450128
CALGA	Former service station	101 Peats Ridge ROAD	Service Station	Contamination formerly regulated under the CLM Act	-33.37592138	151.2254951
CALLALA BEACH	Callala Beach General Store	(formerly 1 Quay Rd) 114A Quay ROAD	Service Station	Regulation under CLM Act not required	-35.0101817	150.6964322
CAMBRIDGE GARDENS	Caltex Cambridge Park	1 Boomerang PLACE	Service Station	Regulation under CLM Act not required	-33.74068794	150.717174
CAMDEN	Camden High School (former)	John STREET	Gasworks	Regulation under CLM Act not required	-34.05114079	150.6951285

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
CAMDEN	Caltex Camden Service Station	21 Barsden STREET	Service Station	Regulation under CLM Act not required	-34.05808413	150.6914744
CAMDEN SOUTH	Coles Express Service Station Camden South	273 Old Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-34.08660995	150.6945444
CAMELLIA	Hymix Concrete	14 Grand AVENUE	Metal Industry	Contamination currently regulated under CLM Act	-33.82243454	151.044789
CAMELLIA	Mauri Foods	15 Grand AVENUE	Other Industry	Regulation being finalised	-33.81996985	151.0335725
CAMELLIA	James Hardie Factory (former, eastern portion)	1 Grand AVENUE	Other Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.81822448	151.0260958
CAMELLIA	Bitumen Manufacturer	12 Grand AVENUE	Other Industry	Contamination currently regulated under CLM Act	-33.82189695	151.0429251
CAMELLIA	Hambeare	14 Thackeray STREET	Metal Industry	Regulation under CLM Act not required	-33.81920482	151.0419394
CAMELLIA	Former Asciano Properties	37A and 39 Grand AVENUE	Chemical Industry	Contamination currently regulated under CLM Act	-33.82056014	151.0443331
CAMELLIA	Railway Land	27 Grand AVENUE	Other Industry	Regulation under CLM Act not required	-33.81910822	151.0382483
CAMELLIA	Wrigg	13 Grand AVENUE	Metal Industry	Under preliminary investigation order	-33.81971361	151.0321525
CAMELLIA	Former Shell Clyde Refinery	Durham STREET	Other Petroleum	Contamination currently regulated under CLM Act	-33.82804924	151.0378966
CAMELLIA	Council Reserve	11B Grand AVENUE	Metal Industry	Regulation under CLM Act not required	-33.81850502	151.0302425
CAMELLIA	Veolia	37 Grand AVENUE	Chemical Industry	Contamination currently regulated under CLM Act	-33.81980027	151.0430689
CAMELLIA	Sydney Water	41 Grand AVENUE	Chemical Industry	Contamination formerly regulated under the CLM Act	-33.8217493	151.0453367
CAMELLIA	Maritime Services Board	33A Grand AVENUE	Metal Industry	Regulation under CLM Act not required	-33.81836086	151.0401249

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
CAMMERAY	Tunks Park	Brothers AVENUE	Landfill	Contamination formerly regulated under the CLM Act	-33.81734704	151.2113338
CAMMERAY	Coles Express Cammeray	477-483 Miller STREET	Service Station	Regulation under CLM Act not required	-33.82141124	151.2108658
CAMPBELLTOWN	Mobil Service Station	96-98 Queen STREET	Service Station	Regulation under CLM Act not required	-34.06407588	150.8170082
CAMPBELLTOWN	BP Macarthur Service Station	Cnr Blaxland ROAD and Campbelltown ROAD	Service Station	Regulation under CLM Act not required	-34.05312872	150.8234349
CAMPBELLTOWN	Former vehicle wrecking yard	38 Blaxland ROAD	Other Industry	Regulation under CLM Act not required	-34.06055735	150.8130598
CAMPERDOWN	Former Gee Graphics	27 Church STREET	Other Industry	Regulation under CLM Act not required	-33.88737747	151.1773616
CAMPERDOWN	O'Dea Reserve	Salisbury LANE	Landfill	Contamination formerly regulated under the CLM Act	-33.89072786	151.1736948
CAMPERDOWN	The Spruce	12-14 Marsden STREET	Other Industry	Regulation under CLM Act not required	-33.88720632	151.1784514
CAMPSIE	Budget Petroleum and adjacent property	403 Canterbury Road and 1 Una STREET	Service Station	Contamination currently regulated under CLM Act	-33.91605617	151.1086596
CAMPSIE	Former Sunbeam factory	60 Charlotte STREET	Other Industry	Contamination formerly regulated under the CLM Act	-33.92254225	151.1025796
CANLEY HEIGHTS	Former Caltex Canley Heights	368 Canley Vale ROAD	Service Station	Regulation under CLM Act not required	-33.88271081	150.9154176
CANLEY HEIGHTS	Caltex Canley Heights Service Station	280-286 Canley Vale ROAD	Service Station	Regulation under CLM Act not required	-33.88393501	150.9241656
CANLEY VALE	Coles Express Lansvale	99 Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-33.89295753	150.9606136
CANLEY VALE	Former Mobil Service Station	96 Canley Vale ROAD	Service Station	Regulation under CLM Act not required	-33.88591573	150.9369801
CANOWINDRA	BP-branded Jasbe Service Station	76 Rodd STREET	Service Station	Regulation under CLM Act not required	-33.56131773	148.6682805

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
CANTERBURY	Metro Petroleum Service Station	13-19 Canterbury ROAD	Service Station	Contamination currently regulated under CLM Act	-33.90783455	151.125207
CAPTAINS FLAT	Rail corridor adjacent to Lake George Mine	1 Copper Creek Road ROAD	Other Industry	Contamination currently regulated under CLM Act	-35.59038471	149.4382246
CAPTAINS FLAT	Captains Flat former Station Masters Cottage	2 Copper Creek ROAD	Other Industry	Contamination currently regulated under CLM Act	-35.59027127	149.4384122
CAPTAINS FLAT	Captains Flat Rail Corridor	Copper Creek ROAD	Other Industry	Contamination currently regulated under CLM Act	-35.590513	149.438729
CARDIFF	7-Eleven Service Station	399 Main ROAD	Service Station	Regulation under CLM Act not required	-32.93391137	151.6562111
CARDIFF	Former Caltex Service Station	367 Main ROAD	Service Station	Regulation under CLM Act not required	-32.93761223	151.6577781
CARDIFF	Maneela Oval	Main ROAD	Other Industry	Regulation under CLM Act not required	-32.93018443	151.6435559
CARDIFF	Former Mobil Depot	7 Ranton STREET	Other Petroleum	Regulation under CLM Act not required	-32.94516764	151.6470387
CARDIFF	BP Service Station (Reliance Petroleum)	Corner Sturt and Main ROADS	Service Station	Regulation under CLM Act not required	-32.93792229	151.6569905
CARDIFF	Woolworths (former Mobil) Cardiff Service Station	43 Macquarie ROAD	Service Station	Regulation under CLM Act not required	-32.94118246	151.6578195
CARINGBAH	Adjacent to Spirent Australia	101-103 Cawarra ROAD	Other Industry	Contamination formerly regulated under the CLM Act	-34.03360747	151.1245577
CARINGBAH	Former Consumer Health Products Manufacturer	32-40 Cawarra ROAD	Other Industry	Regulation under CLM Act not required	-34.03024369	151.1277755
CARINGBAH	Caltex Lilli Pilli Service Station	477-481 Port Hacking ROAD	Service Station	Regulation under CLM Act not required	-34.05243807	151.1216353
CARINGBAH	7-Eleven Service Station	367 The KINGSWAY	Service Station	Regulation under CLM Act not required	-34.03948677	151.1203268
CARINGBAH	Spirent Australia	105 Cawarra ROAD	Other Industry	Contamination formerly regulated under the CLM Act	-34.03425343	151.1245092

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
CARINGBAH	BP Service Station Caringbah	54 Captain Cook DRIVE	Service Station	Regulation under CLM Act not required	-34.032986	151.1250656
CARLINGFORD	Caltex Service Station Carlingford	131 Pennant Hills ROAD	Service Station	Regulation under CLM Act not required	-33.78762398	151.0279422
CARLINGFORD	Caltex Service Station	797 Pennant Hills ROAD	Service Station	Regulation under CLM Act not required	-33.7757819	151.0516532
CARLTON	Shell Coles Express Service Station	277 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-33.9748579	151.1272732
CARRINGTON	Commercial Metals Company (CMC) Australia Pty Ltd	117-121 Bourke STREET	Other Industry	Regulation under CLM Act not required	-32.9148832	151.767193
CARRINGTON	Carrington redevelopment site	11 Howden STREET	Other Industry	Regulation under CLM Act not required	-32.91309509	151.7625341
CARRINGTON	Forgacs Dockyard	81 Denison STREET	Other Industry	Regulation under CLM Act not required	-32.9207441	151.764816
CARRINGTON	NAT vacant land	Bourke STREET	Unclassified	Regulation under CLM Act not required	-32.91276029	151.7685894
CARRINGTON	Dyke Point Containment Cell	Dyke ROAD	Other Industry	Regulation under CLM Act not required	-32.91763422	151.7727101
CARRINGTON	Carrington Coal Tar Pavements	Bourke Street to Dyke ROAD	Other Industry	Regulation under CLM Act not required	-32.91441348	151.770271
CARRINGTON	Pasminco Ship Loader	Dyke Berth 2 (off Bourke Street) OTHER	Metal Industry	Regulation under CLM Act not required	-32.9148698	151.7716837
CARSS PARK	Vacant Property	334 Princes HIGHWAY	Other Industry	Regulation under CLM Act not required	-33.98628486	151.1133908
CARSS PARK	Kogarah War Memorial Pool	78 Carwar AVENUE	Other Industry	Regulation under CLM Act not required	-33.9889195	151.1178227
CARWELL	Cement Australia Carwell Creek Quarries	Quarry ROAD	Other Industry	Regulation under CLM Act not required	-32.85570277	149.9170908
CASINO	Caltex Service Station and Depot Casino	28 & 32 Dyraba STREET	Service Station	Regulation under CLM Act not required	-28.85488567	153.044806

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
CASINO	Caltex Service Station	96 Centre STREET	Service Station	Regulation under CLM Act not required	-28.86539567	153.0450654
CASINO	Former Gasworks	134-136 North STREET	Gasworks	Regulation under CLM Act not required	-28.86080712	153.0526043
CASINO	Woolworths Service Station Casino	130 Canterbury STREET	Service Station	Regulation under CLM Act not required	-28.86231341	153.0464642
CASINO	18 Beith Street, Casino	18 Beith STREET	Unclassified	Regulation under CLM Act not required	-28.84951426	153.0446585
CASINO	Corner Store	30 Barker STREET	Service Station	Regulation under CLM Act not required	-28.86316792	153.0389124
CASINO	Casino Roadhouse	86 Johnston STREET	Service Station	Contamination formerly regulated under the CLM Act	-28.85960698	153.0562429
CASULA	Caltex Casula Service Station	646 Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-33.95641262	150.8934783
CATHERINE HILL BAY	Catherine Hill Bay Coal Handling and Preparation Plant	1A Keene STREET	Other Industry	Regulation under CLM Act not required	-33.16120556	151.6302456
CESSNOCK	Caltex Cessnock Service Station	103-105 Wollombi (Cnr James Street) ROAD	Service Station	Regulation under CLM Act not required	-32.83936243	151.3430078
CESSNOCK	Former Mobil Service Station	102 Wollombi ROAD	Service Station	Regulation under CLM Act not required	-32.83844074	151.3436022
CESSNOCK	Former Service Station	2-4 Allandale ROAD	Service Station	Regulation under CLM Act not required	-32.83118911	151.3560677
CESSNOCK	Lot 340 DP 755215	Old Maitland ROAD	Gasworks	Regulation under CLM Act not required	-32.822025	151.379859
CESSNOCK	Cessnock Former Landfill	Quarry St and Maitland Sts STREET	Landfill	Under assessment	-32.822275	151.379365
CHARBON	Charbon Colliery	Clarence ROAD	Other Industry	Regulation under CLM Act not required	-32.92390131	149.9839098
CHARLESTOWN	7-Eleven Charlestown	273 Charlestown ROAD	Service Station	Regulation under CLM Act not required	-32.95797076	151.6896275

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
CHARLESTOWN	Caltex Service Station	81 Pacific HIGHWAY	Service Station	Contamination currently regulated under CLM Act	-32.96715274	151.6955462
CHARLESTOWN	Caltex Woolworths (Former BP)	91-93 Pacific HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-32.96631255	151.6959086
CHARLESTOWN	Ausgrid Powell Street Depot	8 Powell STREET	Other Industry	Regulation under CLM Act not required	-32.95912375	151.6944136
CHARMHAVEN	Caltex Charmhaven Service Station	13-15 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.21655768	151.5091452
CHATSWOOD	Former Caltex Chatswood Service Station	607 Pacific HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-33.80396472	151.1795766
CHATSWOOD	Woolworths Chatswood	364-366 Eastern Valley WAY	Service Station	Regulation under CLM Act not required	-33.78667419	151.2010828
CHATSWOOD	Caltex Service Station Chatswood	572 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.80381271	151.1789656
CHATSWOOD	Auto Repairs	2 Devonshire STREET	Service Station	Regulation under CLM Act not required	-33.8015482	151.1859632
CHATSWOOD	Coles Express Service Station Chatswood	877-879 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.79182176	151.1804867
CHATSWOOD	Chatswood Toyota	728 Pacific HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-33.79654247	151.1776136
CHERRYBROOK	Caltex Service Station	67 Shepherds DRIVE	Service Station	Regulation under CLM Act not required	-33.72069183	151.0451415
CHESTER HILL	Former Orica, Chester Hill	127 Orchard ROAD	Chemical Industry	Contamination formerly regulated under the CLM Act	-33.8869823	150.9952873
CHESTER HILL	Various industrial premises	191 Miller ROAD	Chemical Industry	Under assessment	-33.88412112	150.9947587
CHESTER HILL	Integrated Packaging	141 Miller STREET	Other Industry	Under assessment	-33.88471858	150.9948992
CHESTER HILL	Building Recycling Operations 191 Miller Rd Chester Hill assessment (including 149 Orchard Rd).	191 Miller St & 149 Orchard Rd STREET	Chemical Industry	Under assessment	-33.884088	150.994779

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
CHIPPENDALE	Cnr Regent Street & Wellington Street, Chippendale	Wellington STREET	Chemical Industry	Contamination currently regulated under CLM Act	-33.88668912	151.2015246
CHIPPING NORTON	Former Solchem (Mobil) Depot Chipping Norton	49-51 Riverside ROAD	Other Petroleum	Regulation under CLM Act not required	-33.91621314	150.9696948
CHIPPING NORTON	Former ACR	85-107 Alfred STREET	Chemical Industry	Contamination currently regulated under CLM Act	-33.92226795	150.9586496
CHISWICK	Former Sydney Wiremills (BHP) site	Blackwall Point ROAD	Other Industry	Regulation under CLM Act not required	-33.85131849	151.1369131
CHISWICK	9 -17 Bibby Street, Chiswick	9 -17 Bibby STREET	Other Industry	Regulation under CLM Act not required	-33.884088	150.994779
CHITTAWAY BAY	Former Caltex Chittaway Point	100 Chittaway ROAD	Service Station	Regulation under CLM Act not required	-33.32707555	151.4293546
CHULLORA	Chullora Railway Workshops	Worth STREET	Other Industry	Regulation under CLM Act not required	-33.88639388	151.0598201
CLANDULLA	Brogans Creek Quarry	Brogans Creek ROAD	Other Industry	Under assessment	-32.9851278	149.9587005
CLARENCE	Clarence Colliery	Chifley ROAD	Other Industry	Regulation under CLM Act not required	-33.46450217	150.2522729
CLARENDON	Coles Express Clarendon Service Station	244 Hawkesbury Valley WAY	Service Station	Regulation under CLM Act not required	-33.6083729	150.7890956
CLEARFIELD	Former Pamplings Dip Site	Off Clearfield ROAD	Cattle Dip	Regulation under CLM Act not required	-29.16287185	152.882974
CLYBUCCA	BP Service Station	2171 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-30.93845014	152.9422791
CLYDE	7-Eleven Clyde	3 Parramatta Road, corner Harbord STREET	Service Station	Regulation under CLM Act not required	-33.83494433	151.0222628
CLYDE	4 Tennyson Street, Clyde NSW 2142	4 Tennyson STREET	Other Industry	Regulation under CLM Act not required	-33.83268843	151.0267361
CLYDE	Clyde Stabling and Maintenance Facility	Unwin STREET	Other Industry	Under assessment	-33.828974	151.025631

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
COBAR	Former Caltex (Bogas) Service Station Cobar	56-58 Marshall STREET	Service Station	Regulation under CLM Act not required	-31.49793339	145.8346684
COBAR	Mckinnons Gold Mine	Cobar ROAD	Metal Industry	Regulation under CLM Act not required	-31.78179755	145.693
COBAR	Caltex Service Station Cobar	99 Marshall (formerly Cnr Barrier Highway and Bathurst Street) STREET	Service Station	Regulation under CLM Act not required	-31.49631924	145.8275727
COBAR	Caltex Service Station	Lot 10 Railway PARADE	Service Station	Regulation under CLM Act not required	-31.49350124	145.8442372
COFFS HARBOUR	BP Service Station	134-136 Pacific HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-30.29187037	153.1182106
COFFS HARBOUR	Dan Murphy's Coffs Harbour	10 Elbow STREET	Service Station	Regulation under CLM Act not required	-30.29439262	153.115069
COFFS HARBOUR	Mobil Service Station	314-316 Harbour DRIVE	Service Station	Contamination formerly regulated under the CLM Act	-30.3056983	153.131966
COFFS HARBOUR	Mobil Coffs Harbour Airport	Aviation DRIVE	Other Petroleum	Contamination formerly regulated under the CLM Act	-30.313385	153.1175018
COFFS HARBOUR	Woolworths Petrol	Park Beach Plaza, Arthur STREET	Service Station	Regulation under CLM Act not required	-30.28101154	153.132027
COFFS HARBOUR	Caltex Service Station	157 Orlando STREET	Service Station	Regulation under CLM Act not required	-30.28975334	153.1306354
COFFS HARBOUR	Coffs Harbour Slipway	38 Marina DRIVE	Other Industry	Regulation under CLM Act not required	-30.30325637	153.1441437
COFFS HARBOUR	Aussitel Backpackers Hostel	312 Harbour DRIVE	Service Station	Contamination formerly regulated under the CLM Act	-30.30585731	153.131645
COFFS HARBOUR	Coffs Harbour Airport Enterprise Park	Aviation DRIVE	Other Industry	Under assessment	-30.315403	153.113795
COLEAMBALLY	Former Mobil Coleambally Depot	19 Bencubbin AVENUE	Other Petroleum	Regulation under CLM Act not required	-34.80279552	145.8945239
COLLARENEBRI	Former Shell Depot	Corner Narran Street and Queen STREET	Other Petroleum	Regulation under CLM Act not required	-29.54114772	148.5789365

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
COLONGRA	Munmorah Colliery	Scenic DRIVE	Other Industry	Regulation under CLM Act not required	-33.21297737	151.5416882
COLONGRA	Endeavour Colliery	Scenic DRIVE	Other Industry	Regulation under CLM Act not required	-33.21297737	151.5416882
COLYTON	Coles Express (former Ampol) Service Station	86-88 Great Western HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-33.77552363	150.7953105
CONCORD	Caltex Service Station	89 Parramatta ROAD	Service Station	Regulation under CLM Act not required	-33.86785624	151.0993769
CONCORD WEST	Caltex Service Station - 369 -375 Concord Road, Concord West	369-375 Concord ROAD	Service Station	Regulation under CLM Act not required	-33.84113835	151.0888843
CONDOBOLIN	BP-Branded Service Station	38 Denison Street, corner Molong STREET	Service Station	Regulation under CLM Act not required	-33.08520378	147.1524976
CONDOBOLIN	Former Mobil Depot	6 Burnett STREET	Other Petroleum	Contamination formerly regulated under the CLM Act	-33.08010515	147.1642972
CONDOBOLIN	Former Ampol Depot	Cnr Parkes Road and Goobang STREET	Service Station	Regulation under CLM Act not required	-33.08034753	147.1642436
CONDOBOLIN	Former Caltex Depot	Parkes ROAD	Service Station	Regulation under CLM Act not required	-33.08255593	147.1585922
CONDOBOLIN	Mobil Condobolin Depot Railway Siding	Railway Siding behind 6 Burnett STREET	Other Petroleum	Regulation under CLM Act not required	-33.08058612	147.164225
CONSTITUTION HILL	Sydney Water Land	Caloola ROAD	Unclassified	Regulation under CLM Act not required	-33.79781738	150.9697436
COOGEE	Caltex Coogee Service Station	146-148 Coogee Bay Road, corner Mount STREET	Service Station	Regulation under CLM Act not required	-33.91989232	151.2517454
COOKS HILL	Former Council Depot Cooks Hill	152 Bruce Street and 115 Corlette STREET	Other Industry	Regulation under CLM Act not required	-32.93525537	151.7641074
COOLAC	Coolac Service Station	Corner Hume Highway and Coleman STREET	Service Station	Regulation under CLM Act not required	-34.95435052	148.1595525
COOLAH	BP Depot (Reliance Petroleum)	72 (formerly 17-23) Cunningham STREET	Other Petroleum	Regulation under CLM Act not required	-31.82275896	149.7243171

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COOLONGLOOK	Caltex Service Station	Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-32.21648325	152.322813
COOMA	Caltex Cooma Service Station	44 Sharp Street, corner Baron STREET	Service Station	Regulation under CLM Act not required	-36.23323489	149.1304134
COOMA	Former Mobil Cooma Depot	2 Commissioner STREET	Other Petroleum	Regulation under CLM Act not required	-36.23266081	149.1346674
COOMA	Former Caltex Cooma Depot	2 Short STREET	Service Station	Regulation under CLM Act not required	-36.2338672	149.1348862
COOMA	Lowes Petroleum Cooma Depot and Service Station (Former BP Reliance Petroleum)	2-4 Sharp STREET	Other Petroleum	Regulation under CLM Act not required	-36.22819468	149.1357696
COOMA	Woolworths Caltex Cooma Service Station	Bombala Street Cnr Massie STREET	Service Station	Regulation under CLM Act not required	-36.23364626	149.1267469
COOMA	Former Shell Depot	48-50 Bradley STREET	Other Petroleum	Regulation under CLM Act not required	-36.23448955	149.1347987
COOMA	Former Shell Service Station	48-52 Sharp STREET	Service Station	Contamination formerly regulated under the CLM Act	-36.23350402	149.1299514
COONABARABRAN	Former Mobil Depot	49 Cowper STREET	Other Petroleum	Regulation under CLM Act not required	-31.27096226	149.2818461
COONABARABRAN	Shell Coles Express Service Station	2-6 John STREET	Service Station	Regulation under CLM Act not required	-31.27706775	149.27836
COONABARABRAN	Former Shell Coonabarabran CVRO	Corner Cowper St and Dawson St, formerly 51 Cowper STREET	Other Petroleum	Regulation under CLM Act not required	-31.27003745	149.281788
COONABARABRAN	Caltex Service Station	Cnr Dawson & Drummond STREET	Service Station	Regulation under CLM Act not required	-31.26994941	149.28183
COONABARABRAN	Caltex Service Station	85-87 John STREET	Service Station	Regulation under CLM Act not required	-31.27231215	149.2771297
COONAMBLE	Former Shell Coonamble Depot	Corner Aberford Street and Quambone ROAD	Other Petroleum	Regulation under CLM Act not required	-30.95349182	148.3793432
COONAMBLE	Caltex Service Station	Quambone ROAD	Service Station	Regulation under CLM Act not required	-30.95410067	148.3792167

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
COORANBONG	Former Poultry Farm - 91 Alton Road, Cooranbong	64 - 98 Alton ROAD	Unclassified	Regulation under CLM Act not required	-33.06860138	151.4512156
COORANBONG	Avondale Auto Centre	679 Freemans DRIVE	Service Station	Regulation under CLM Act not required	-33.06968809	151.4636293
COOTAMUNDRA	Former BP Depot	1-5 Murray STREET	Other Petroleum	Regulation under CLM Act not required	-34.62915841	148.0306962
COOTAMUNDRA	Caltex Service Station	26-34 Hovell STREET	Service Station	Regulation under CLM Act not required	-34.63624703	148.0347479
COOTAMUNDRA	Former Caltex Depot	219 Sutton STREET	Other Petroleum	Regulation under CLM Act not required	-34.65126548	148.0145283
COOTAMUNDRA	Former Ampol Service Station	72 Parker STREET	Service Station	Regulation under CLM Act not required	-34.63471008	148.0296112
COOTAMUNDRA	Cootamundra Gasworks	140-146 Hovell STREET	Gasworks	Contamination currently regulated under CLM Act	-34.64572841	148.0255049
COOTAMUNDRA	Former Amoco Depot	68-72 Hovell STREET	Other Petroleum	Contamination currently regulated under CLM Act	-34.63871124	148.0321134
COOTAMUNDRA	Former Ampol Cootamundra Rail Siding	Back Brawlin ROAD	Other Petroleum	Regulation under CLM Act not required	-34.65326425	148.0143068
CORAMBA	Martin Street	End of Martin Street and adjacent car park OTHER	Service Station	Ongoing maintenance required to manage residual contamination (CLM Act)	-30.22125208	153.0156997
CORNWALLIS	532 Cornwallis Road, Cornwallis	532 Cornwallis ROAD	Other Industry	Regulation under CLM Act not required	-33.57473895	150.7792839
COROWA	Corowa Shire Council Works Depot	24 Poseidon ROAD	Other Petroleum	Regulation under CLM Act not required	-35.98807923	146.3652266
COROWA	Former Ampol Corowa	10 Bow STREET	Service Station	Regulation under CLM Act not required	-35.99364786	146.3901259
COROWA	Cignall Corowa	280 Hume STREET	Service Station	Under preliminary investigation order	-36.00996015	146.3760437
CORRIMAL	Woolworths Petrol - Corrimal	275 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.37527426	150.8962637

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
CORRIMAL	7-Eleven Corrimal	138-146 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.36986818	150.8978241
COWRA	Landmark Fertiliser Storage Facility	Corner Young Road & Waratah STREET	Chemical Industry	Regulation under CLM Act not required	-33.84321832	148.6722578
COWRA	Lowes Petroleum (former BP Cowra Depot)	12 Campbell STREET	Other Petroleum	Regulation under CLM Act not required	-33.83803706	148.6977873
COWRA	Former Gasworks	30 Brougham STREET	Gasworks	Contamination currently regulated under CLM Act	-33.8389659	148.6963482
COWRA	Shell Depot	34 Brougham STREET	Other Petroleum	Contamination formerly regulated under the CLM Act	-33.83913341	148.6973491
COWRA	Former Railway Gatekeeper Residence Cowra	32 Brougham STREET	Gasworks	Regulation under CLM Act not required	-33.8389659	148.6963482
CRANGAN BAY	Former Service Station	555 and 565 Pacific HIGHWAY	Service Station	Contamination currently regulated under CLM Act	-33.17306517	151.6084446
CREMORNE	Shell Coles Express Service Station	225 Military ROAD	Service Station	Regulation under CLM Act not required	-33.83063306	151.226223
CRESTWOOD	Former Caltex Depot Queanbeyan	36 Kendall (Cnr Stephens Rd) AVENUE	Other Petroleum	Regulation under CLM Act not required	-35.34615546	149.207807
CRESTWOOD	Former BP Queanbeyan	64 Uriarra ROAD	Service Station	Regulation under CLM Act not required	-35.34646177	149.2246263
CROMER	Former Roche Products Dee Why Facility	100 South Creek ROAD	Other Industry	Contamination currently regulated under CLM Act	-33.73893118	151.2870389
CRONULLA	Breen Holdings	Bate Bay ROAD	Other Industry	Regulation under CLM Act not required	-34.03861737	151.1614114
CROWS NEST	Caltex Service Station	111-121 Falcon STREET	Service Station	Regulation under CLM Act not required	-33.82868236	151.2060317
CROYDON	Caltex Service Station	404-410 Liverpool ROAD	Service Station	Regulation under CLM Act not required	-33.88853994	151.115879
CROYDON	BP Ashfield	584 Parramatta ROAD	Service Station	Regulation under CLM Act not required	-33.87399409	151.1267296

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
CROYDON PARK	Mobil Service Station	334 Georges River ROAD	Service Station	Regulation under CLM Act not required	-33.89771626	151.0999194
CULBURRA BEACH	Former Shoalhaven City Council Garbage Depot	453 Culburra ROAD	Landfill	Under assessment	-34.938141	150.749764
CULCAIRN	Caltex Service Station	2883 Olympic HIGHWAY	Service Station	Regulation under CLM Act not required	-35.67441635	147.0356845
CULLEN BULLEN	Baal Bone Colliery	Castlereagh HIGHWAY	Other Industry	Regulation under CLM Act not required	-33.27193875	150.0587194
CUNDLETOWN	Caltex Service Station (1 Manning River Drive)	Old Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-31.89329598	152.5068225
CURL CURL	John Fisher Park	Corner Harbord and Abbott ROADS	Landfill	Regulation under CLM Act not required	-33.76622613	151.2860705
DACEYVILLE	Astrolabe Park	Cook AVENUE	Landfill	Regulation under CLM Act not required	-33.92963704	151.221773
DALGETY	Waterford	922 Werralong ROAD	Other Petroleum	Under assessment	-36.473311	148.727894
DAPTO	7-Eleven Dapto	125 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.4983106	150.7912911
DAPTO	RailCorp Dapto	(Rear of property) 12-14 Hamilton STREET	Other Industry	Regulation under CLM Act not required	-34.50045405	150.787353
DAPTO	Nicheinvest Pty Ltd (Former service station)	133-139 Lakelands DRIVE	Service Station	Regulation under CLM Act not required	-34.50335	150.803177
DARLINGHURST	Proposed Retail Unit	139-155 Palmer STREET	Unclassified	Regulation under CLM Act not required	-33.87504688	151.2168106
DARLINGHURST	Cross City Tunnel	Riley Street and William STREET	Service Station	Contamination was addressed via the planning process (EP&A Act)	-33.87424636	151.2158305
DARLINGHURST	18-28 Neild Avenue, Darlinghurst	18-28 Neild AVENUE	Landfill	Regulation under CLM Act not required	-33.87876581	151.2276546
DARLINGTON	Redfern North Eveleigh Precinct – Paint Shop and Clothing Store sub-precincts	281 Wilson STREET	Unclassified	Under assessment	-33.893419	151.190342

Number	Name	Location	Type	Status	Issued date
1629563		18- 22 DENISON STREET, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	7-Jun-23
20911	CROOKWELL DEVELOPMENT PTY LTD	2975-2976 Crookwell Road, CROOKWELL, NSW 2583	POEO licence	Issued	7-Apr-17
1551106	CROOKWELL DEVELOPMENT PTY LTD	2975-2976 Crookwell Road, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	10-Apr-17
1563143	CROOKWELL DEVELOPMENT PTY LTD	2975-2976 Crookwell Road, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	19-Apr-18
1576495	CROOKWELL DEVELOPMENT PTY LTD	2975-2976 Crookwell Road, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	3-Jun-19
1009263	CROOKWELL SHIRE COUNCIL	GRABBEN GULLEN ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	6-Jul-01
1002925	CROOKWELL SHIRE COUNCIL	MCINTOSH ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	31-May-02
1029366	CROOKWELL SHIRE COUNCIL	MCINTOSH ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	1-Sep-03
1031433	CROOKWELL SHIRE COUNCIL	GRABBEN GULLEN ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	21-Nov-03
1938	UPPER LACHLAN SHIRE COUNCIL	MCINTOSH ROAD, CROOKWELL, NSW 2583	POEO licence	Issued	19-Apr-00
6054	UPPER LACHLAN SHIRE COUNCIL	GRABBEN GULLEN ROAD, CROOKWELL, NSW 2583	POEO licence	Issued	17-Jan-01
1047557	UPPER LACHLAN SHIRE COUNCIL	MCINTOSH ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	31-May-05
1056128	UPPER LACHLAN SHIRE COUNCIL	MCINTOSH ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	14-Feb-06
1098724	UPPER LACHLAN SHIRE COUNCIL	GRABBEN GULLEN ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	27-Mar-09
1515257	UPPER LACHLAN SHIRE COUNCIL	MCINTOSH ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	29-Jul-13

1516479	UPPER LACHLAN SHIRE COUNCIL	GRABBEN GULLEN ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	23-Aug-13
1525059	UPPER LACHLAN SHIRE COUNCIL	GRABBEN GULLEN ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	3-Nov-14
1529838	UPPER LACHLAN SHIRE COUNCIL	GRABBEN GULLEN ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	10-Apr-15
1532825	UPPER LACHLAN SHIRE COUNCIL	GRABBEN GULLEN ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	12-Aug-15
1566995	UPPER LACHLAN SHIRE COUNCIL	MCINTOSH ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	18-Jul-18
1567610	UPPER LACHLAN SHIRE COUNCIL	GRABBEN GULLEN ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	26-Sep-18
1579178	UPPER LACHLAN SHIRE COUNCIL	GRABBEN GULLEN ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	4-Jun-19
1585216	UPPER LACHLAN SHIRE COUNCIL	GRABBEN GULLEN ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	6-Sep-19
1567244	UPPER LACHLAN SHIRE COUNCIL	MCINTOSH ROAD, CROOKWELL, NSW 2583	Mandatory Environmental Audit	Complete	14-Feb-20
1592171	UPPER LACHLAN SHIRE COUNCIL	GRABBEN GULLEN ROAD, CROOKWELL, NSW 2583	s.91 Clean Up Notice	Issued	27-Feb-20
1587264	UPPER LACHLAN SHIRE COUNCIL	GRABBEN GULLEN ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	3-Aug-21
1611628	UPPER LACHLAN SHIRE COUNCIL	MCINTOSH ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	27-Aug-21
1614781	UPPER LACHLAN SHIRE COUNCIL	GRABBEN GULLEN ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	22-Feb-22
1613840	UPPER LACHLAN SHIRE COUNCIL	MCINTOSH ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	25-Feb-22
1620748	UPPER LACHLAN SHIRE COUNCIL	MCINTOSH ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	22-Jul-22

1626590	UPPER LACHLAN SHIRE COUNCIL	MCINTOSH ROAD, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	13-Jun-23
11473	VIRBAC (AUSTRALIA) PTY LTD	18- 22 DENISON STREET, CROOKWELL, NSW 2583	POEO licence	Issued	10-Mar-03
1031873	VIRBAC (AUSTRALIA) PTY LTD	18- 22 DENISON STREET, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	15-Dec-03
1043226	VIRBAC (AUSTRALIA) PTY LTD	18- 22 DENISON STREET, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	24-Jun-05
1057385	VIRBAC (AUSTRALIA) PTY LTD	18- 22 DENISON STREET, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	1-May-06
1098942	VIRBAC (AUSTRALIA) PTY LTD	18- 22 DENISON STREET, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	7-May-09
1101350	VIRBAC (AUSTRALIA) PTY LTD	18- 22 DENISON STREET, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	31-Jul-09
1114581	VIRBAC (AUSTRALIA) PTY LTD	18- 22 DENISON STREET, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	31-May-10
1514613	VIRBAC (AUSTRALIA) PTY LTD	18- 22 DENISON STREET, CROOKWELL, NSW 2583	Compliance Audit	Complete	30-May-13
1516490	VIRBAC (AUSTRALIA) PTY LTD	18- 22 DENISON STREET, CROOKWELL, NSW 2583	s.58 Licence Variation	Issued	23-Aug-13

Appendix D

SECTION 10.7 (2) CERTIFICATE



ABN 81 011 241 552

Upper Lachlan Shire Council

All correspondence addressed to the General Manager, PO Box 42, Gunning NSW 2581

Crookwell Office: 44 Spring Street, Crookwell NSW 2583

p: 02 4830 1000 | f: 02 4832 2066 | e: council@upperlachlan.nsw.gov.au | www.upperlachlan.local-e.nsw.gov.au

Gunning Office: 123 Yass Street, Gunning NSW 2581

p: 02 4845 4100 | f: 02 4845 1426 | e: council@upperlachlan.nsw.gov.au

Taralga Office: Taralga Community Service Centre, Orchard Street, Taralga NSW 2580

p: 02 4840 2099 | f: 4840 2296 | e: taralgacsc@ceinternet.com.au

Applicant: Construction Sciences Pty Ltd
24 Kellogg Road
GLENDENNING NSW 2761

Applicant Ref: 10791EV/9/418
Fees Paid: \$67.00
Receipt No: 634913
Certificate No.: 426/2023
Date of Issue: 21 November 2023

Section 10.7 Planning Certificate

Pursuant to Section 10.7 of the *Environmental Planning and Assessment Act 1979*

Property Description:	Lot: 221 DP: 1298825
	100 McDonald Street CROOKWELL
Assessment No.:	1710

DISCLAIMER:

This certificate contains important information regarding the land described above only. The information provided in this certificate is relied upon data held by Council and data supplied by State Government as they existed at the date of this certificate.

While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use.

Please check for any items which could be inconsistent with the proposed use or development of the land and notify Council immediately should this be the case. If there is anything in the certificate that you do not understand please contact Council's Environment and Planning Department on 4830 1000 or alternatively by email Council at council@upperlachlan.nsw.gov.au.

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)

SEPP (Biodiversity and Conservation) 2021	SEPP (Precincts – Regional) 2021
SEPP (Building Sustainability Index: BASIX) 2004	SEPP (Primary Production) 2021
SEPP (Exempt and Complying Development Codes) 2008	SEPP (Resilience and Hazards) 2021
SEPP (Housing) 2021	SEPP (Resources and Energy) 2021
SEPP (Industry and Employment) 2021	SEPP (Sustainable Buildings) 2022
SEPP No. 65 Design Quality of Residential Apartment Development	SEPP (Transport and Infrastructure) 2021
SEPP (Planning Systems) 2021	

Local Environmental Plan (LEP)

Upper Lachlan Local Environmental Plan 2010

Development Control Plan (DCP)

Upper Lachlan Development Control Plan 2010 (Amendment 6)

- (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 Amendments of the Upper Lachlan Local Environmental Plan 2010

Draft amendments to the land use tables of the Upper Lachlan Local Environmental Plan 2010

- *Planning Proposal - 4273 Goulburn Road, Crookwell*
- *Planning Proposal - Peelwood Road, Laggan*
- *Planning Proposal - 18 Boureong Drive, Gunning*

Standard Instrument Draft Amendments/Orders

- *Agritourism - [Standard Instrument \(Local Environmental Plans\) Amendment \(Agritourism\) Order 2022](#)*
- *Business and Industrial Zones - On 26 April 2023, Business and Industrial zones will be replaced by Employment zones within standard instrument local environmental plans. The Department of Planning and Environment exhibited in May 2022 details of how each Local Environmental Plan that includes a Business or Industrial zone will be amended to include Employment zones. The exhibition detail can be viewed on the [Planning Portal](#).*
- *Within Council's LEP there may be areas that will not be covered by the 26 April 2023 commencement date. This detail will be available from 14 December 2022.*

Draft Amendments to the Upper Lachlan Development Control Plan 2010

Vegetation Management and Tree Removal Amendments to Upper Lachlan Development Control Plan 2010.

Draft State Environmental Planning Policies (SEPP'S)

Explanation of Intent - SEPP Transport and Infrastructure (Chapter 4 Major Infrastructure Corridors)

Explanation of Intent – SEPP Draft Environment

Review of Clause 4.6 of the Standard Instrument LEP

- *SEPP (Exempt and Complying Development Codes) Amendment (Agritourism) 2022*

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) Amendment \(Agritourism\) 2022](#)
- [Environmental Planning and Assessment \(Development Certification and Fire Safety\) Amendment \(Farm Stay Accommodation\) Regulation 2022](#)

Draft South East and Tablelands Regional Plan 2041

For more information please visit the Planning NSW and NSW Planning Portal websites

<https://www.planning.nsw.gov.au/Policy-and-Legislation/State-Environmental-Planning-Policies>

<https://www.planningportal.nsw.gov.au/exhibitions-publications/exhibitions>

- (3) Subsection (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.
- (4) In this section –
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

(a) The *Upper Lachlan Local Environmental Plan 2010* identifies the land as being within the following zone(s);

R2 - Low Density Residential

(b) the purposes for which development in the zone—

- (i) may be carried out without development consent, and
- (ii) may not be carried out except with development consent, and
- (iii) is prohibited,

Please see **Attachment A** or the following link to obtain the Land Use Table of Upper Lachlan Local Environmental Plan 2010 <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2010-0368#pt>

- (c) Whether additional permitted uses apply to the land
No
 - (d) Whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,
Yes - minimum lot size 800m2
 - (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,
Council has no heritage conservation area within the Upper Lachlan Local Government Area.
 - (g) Whether an item of environmental heritage, however described, is located on the land
No
-

3 Contributions Plan

- (1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.
 - Upper Lachlan Development Contributions Plan 2007
 - Upper Lachlan Section 94A Development Contributions Plan 2015
- (2) If the land is in a special contributions area under the Act, Division 7.1, the name of the area.
No

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 1 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: *It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to do so may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.*

Housing Code

Complying development under the Housing Code does not apply to the Upper Lachlan Local Government Area.

Rural Housing Code

Complying development under the Rural Housing Code does not apply to the Upper Lachlan Local Government Area.

Low Rise Housing Diversity Code

Complying development under the Low Rise Housing Diversity Code may be carried out on the land.

Greenfield Housing Code

Complying development under the Greenfield Housing Code does not apply to the Upper Lachlan Local Government Area.

Inland Code

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

Housing Alterations Code

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

General Development Code

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

Industrial and Business Building Code

Complying development under the Industrial and Business Building Code does not apply to the Upper Lachlan Local Government Area.

Container Recycling Facilities Code

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

Reason(s) are as follows;

- The property is not zoned B2, B4 or IN2, therefore the code is not applicable

Subdivisions Code

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

Demolition Code

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

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

Note. If the land is a lot to which the Housing Code, Rural Housing Code, Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code or Commercial and Industrial (New Buildings and Additions) Code (within the meaning of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* applies, complying development may be carried out on any part of the lot that is not affected by the provisions of Clause 1.19 of that Policy.

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 [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 1 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.

General Exempt Development Code

Exempt development under the General Exempt Development code may be carried out on the land.

Advertising and Signage Exempt Development Code

Exempt development under the Advertising and Signage Exempt Development Code may be carried out on the land.

Temporary Uses and Structures Exempt Development Code

Exempt development under the Temporary Uses and Structures Exempt Development Code may be carried out on the land.

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

No. Council is not aware of any affected building notice that is in force in respect of the land.

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

No. Council is not aware of any building product rectification order given in relation to the land that has not been fully complied with.

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

No. Council is not aware of any intention to make a building product rectification order in respect of the land and is outstanding.

(2) In this section—

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](#).

7 Land reserved for acquisition

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

No

8 Road widening and road alignment

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

9 Flood related development controls

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

Yes

(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.

Yes

(3) In this section—

flood planning area has the same meaning as in the *Floodplain Development Manual*.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the *Floodplain Development Manual*.

The Upper Lachlan Floodplain Risk Management Study and Plan can be obtained by following the link.
<https://www.upperlachlan.nsw.gov.au/planning/strategies-plans-policies/floodplain-risk-management-study-and-plan>

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.

- Bush fire Yes
- Contaminated Land No
- Aircraft Noise – Crookwell Airport No

- (2) In this section—
 adopted policy means a policy adopted—
 (a) by the council, or
 (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

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.

The land is identified as being bush fire prone land.

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

Note: Relevant information can be found at Planning for Bush Fire Protection 2019

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.

Council has insufficient information to identify if loose-fill asbestos insulation is applicable.

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 a development plan adopted by a relevant authority that—
 (a) applies to the land, or
 (b) is proposed to be subject to a ballot.

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

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

Not Applicable

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

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

Note—Biodiversity stewardship agreements include biobanking agreements under the [Threatened Species Conservation Act 1995](#), Part 7A that are taken to be biodiversity stewardship agreements under the [Biodiversity Conservation Act 2016](#), Part 5.

17 Biodiversity certified land

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

No

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.

18 Orders under [Trees \(Disputes Between Neighbours\) Act 2006](#)

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

Council is not aware of any orders under the [Trees \(Disputes Between Neighbours\) Act 2006](#)

19 Annual charges under [Local Government Act 1993](#) for coastal protection services that relate to existing coastal protection works

Not applicable to the Upper Lachlan Local Government Area

20 Western Sydney Aerotropolis

Not applicable to the Upper Lachlan Local Government Area

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).

No

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.

No. Council is not aware of any current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

- (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).

No terms referred to in section 21(1) or 40(1) of the *State Environmental Planning Policy (Housing) 2021* have been imposed as conditions of consent to a development application in respect of the land.

- (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).

No terms referred to in clause 17(1) or 38(1) of the *State Environmental Planning Policy (Affordable Rental Housing) 2009* have been imposed as conditions of consent to a development application in respect of the land.

(4) In this section—

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

Section 10.7(5)

On application made to the Council and the payment of the Council prescribed fee, advice is provided pursuant to Section 10.7(5) of the *Environmental Planning and Assessment Act 1979* on such other relevant matters, affecting the land, of which the Council may be aware.



Simon Arkinstall
Director Environment and Planning

Attachments - A

Attachment A

ZONE R2 LOW DENSITY RESIDENTIAL**1 Objectives of zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To facilitate the orderly and economic development of land for residential purposes and associated urban activities.
- To facilitate and promote the effective provision of affordable and suitable housing for varying household needs and community preferences.
- To conserve and enhance buildings, landscape features and streetscape features that contribute to the character and identity of village areas.
- To conserve, link and enhance the quality of potentially valuable environmental assets, including waterways, riparian land, wetlands and other surface and groundwater resources, remnant native vegetation and fauna movement corridors, and to reduce land degradation affecting the assets.
- To maintain the built integrity of the area by enabling development that complements existing heritage buildings and features.

2 Permitted without consent

Building identification signs; Business identification signs; Environmental protection works; Home-based child care; Home businesses; Home occupations

3 Permitted with consent

Centre-based child care facilities; Dwelling houses; Group homes; Home industries; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; Respite day care centres; Restaurants or cafes; Self-storage units; Small bars; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Boat building and repair facilities; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Electricity generating works; Entertainment facilities; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hospitals; Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (major); Registered clubs; Restricted premises; Rural industries; Rural workers' dwellings; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies



Appendix E

HISTORICAL LAND TITLE RECORDS



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

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

Summary of Owners Report

Address: - 100 McDonald Street, Crookwell

Description: - Lot 221 D.P. 1298825

As regards the part tinted pink on the attached Cadastral Records Enquiry Report: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
	<u>Please Note: -</u> This parcel of land was formerly a Road that was provided for in a 1889-1890 Subdivision (D.P. 2474).	
09.11.1962	Notification of Closure of Road	Government Gazette published 09.11.1962 Folio 3344
18.03.1964 (1964 to 1999)	Leon Alick Willis (Grazier and Orchardist)	Volume 8496 Folio 162 (Crown Grant) Now 21/112121

As regards the part tinted yellow on the attached Cadastral Records Enquiry Report

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
30.06.1890 (1890 to 1925)	Charles Willis (Farmer)	Volume 973 Folio 170
16.02.1925 (1925 to 1958)	Alick Russell Willis (Farmer)	Volume 973 Folio 170 Now Volume 7153 Folio 31
07.11.1958 (1958 to 1999)	Leon Alick Willis (Grazier and Orchardist)	Volume 7153 Folio 31

Continued Over.



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

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

Continued as to the whole of Lot 221 D.P. 1298825: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
13.01.1999 (1999 to 1999)	Dennis Paul Wilson Ieva Wilson	Volume 7153 Folio 31 & 21/112121
07.09.1999 (1999 to 2022)	Dennis Paul Wilson (Pursuant to Declaration of Trust dated 25.01.1999 – Transfer of ½ Share)	Volume 7153 Folio 31 & 21/112121 Now 99/1232773
16.02.2022 (2022 to Date)	# Darjeeling Pastoral Pty Ltd	99/1232773 Now 221/1298825

Denotes current registered proprietor

Leases: - NIL

Easements: -

- 04.10.2023 (D.P. 1298825): Easement to Drain Sewage 4.5 metres wide and variable.

Yours Sincerely,
Molly Elson
(Checked by Taylor Wilson)
2nd November 2023

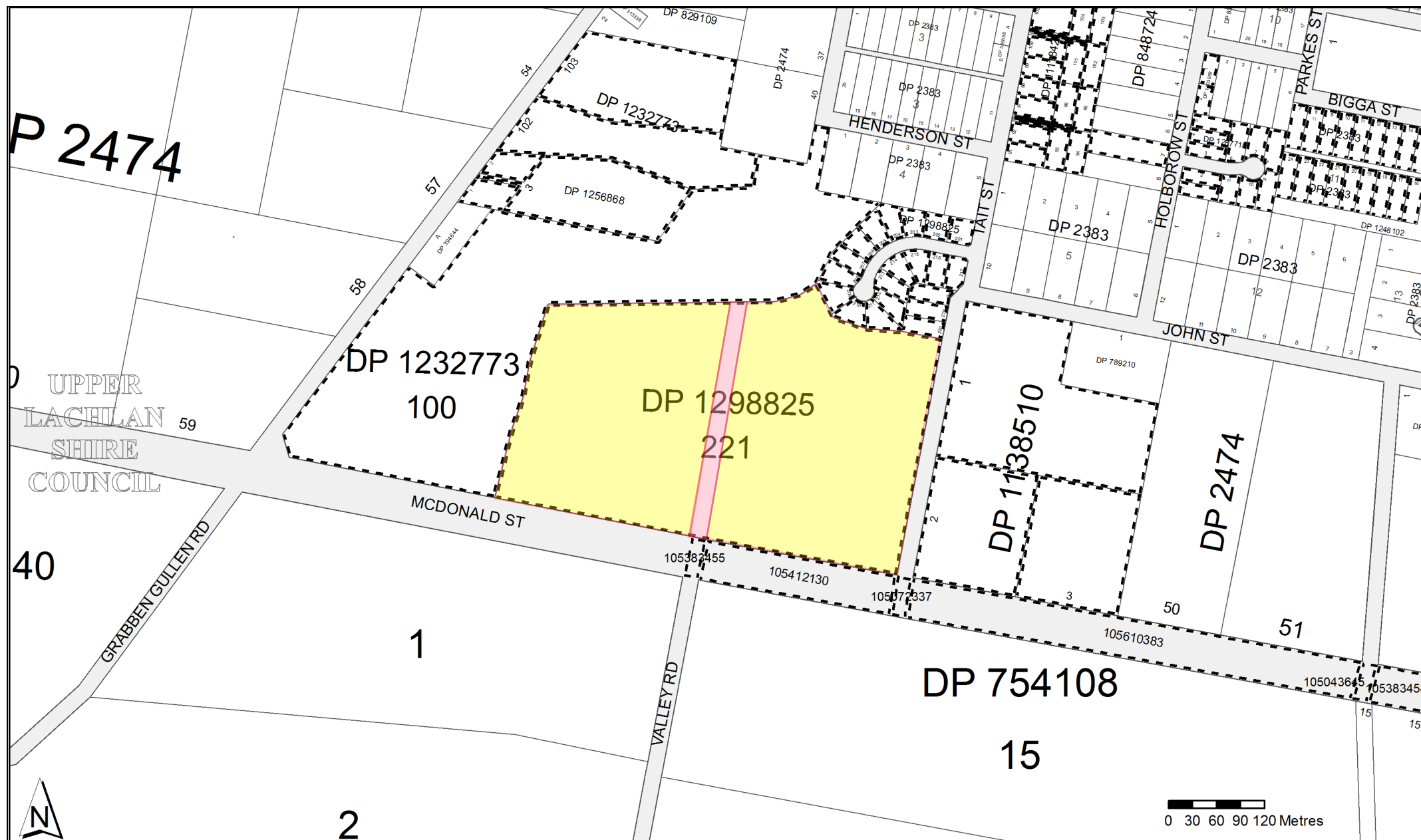
Cadastral Records Enquiry Report : Lot 221 DP 1298825

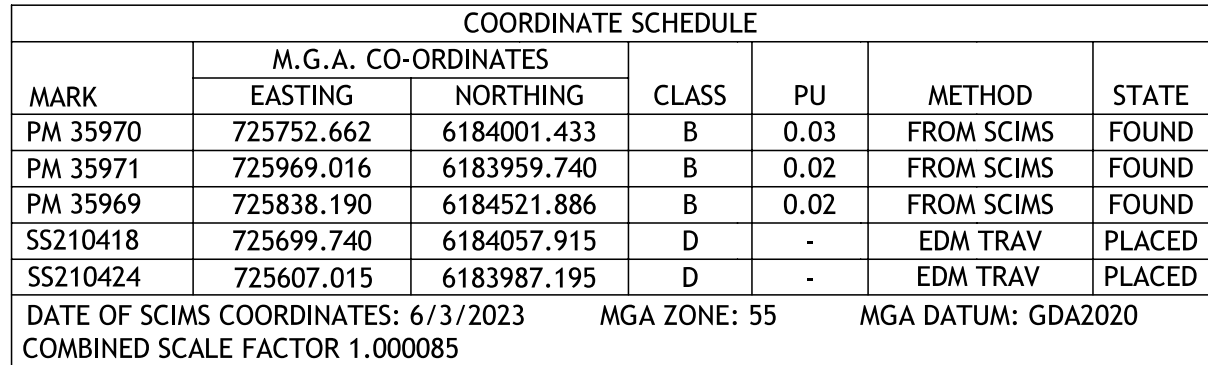
Locality : CROOKWELL

Parish : CROOKWELL

LGA : UPPER LACHLAN SHIRE

County : KING





Number	Chord Bearing	Chord Distance	Arc Length	Radius
1	279°28'	3.56	3.56	69
2	268°42'	22.26	22.355	69
3	252°03'	17.72	17.77	69
4	236°38'	19.275	19.335	69
5	220°48'	18.735	18.795	69
6	206°10'	16.425	16.465	69
7	205°31'	5.63	5.64	26.115
8	220°54'	8.34	8.375	26.115
9	211°43'	8.19	8.335	13
10	169°04'	10.695	11.025	13
11	115°24'	12.755	13.33	13
12	61°40'	10.725	11.055	13
13	12°57'	10.725	11.055	13
14	353°31'	4.49	4.495	26.115
15	8°53'	9.47	9.52	26.115
16	27°09'	14.69	14.735	54
17	53°16'40"	33.925	34.51	54
18	86°16'	27.37	27.67	54

SECTION 4

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DP 1232773

RM GIP FD
268°24' 1.59
(DP1232773)

RM GIP FD
278°59' 0.98
(DP1232773)
NOW GONE
RMGIP
353°13' 3.52

RM DH&W
299°39' 5.13

RM DH&W
273°5' 17

RMPM35970 FD
284°31' 18.405
(DP1232773)

RMCB FD
280°56' 0.455
(25018-1603)

RMGIP
285°17' 0.985

SS210418 PL

SS210424 PL

PLACE

TAIT

STREET

(20.115 VAR WIDTH)

(15 WIDE & VAR WIDTH)

(A) EASEMENT TO DRAIN SEWAGE 4.5 WIDE
& VARIABLE WIDTH
(B) EASEMENT TO DRAIN WATER 4.5 WIDE
& VARIABLE WIDTH
(E) EASEMENT FOR MULTI PURPOSE
ELECTRICAL INSTALLATION 4.2 WIDE


Surveyor: Andrew A Nesbitt
Date of Survey: 7 March 2023
Surveyor's Ref: 24577-2

PLAN OF SUBDIVISION OF
LOT 99 DP 1232773


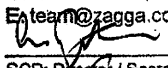



LGA: UPPER LACHLAN SHIRE
Locality: CROOKWELL
Subdivision No: SUB18/2023
Lengths are in metres. Reduction Ratio 1:500

Registered
04/10/2023

DP1298825

PLAN FORM 6 (2020)		DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 3 sheet(s)
Registered:  04/10/2023 Title System: TORRENS		Office Use Only DP1298825	
PLAN OF SUBDIVISION OF LOT 99 DP 1232773		LGA: UPPER LACHLAN SHIRE Locality: CROOKWELL Parish: CROOKWELL County: KING	
Survey Certificate I, Andrew A Nesbitt of Southern Cross Consulting Surveyors – PO Box 142 Goulburn 2580 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on _____, or *(b) The part of the land shown in the plan being Lots 201 -220, easements and connections was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , the part surveyed is accurate and the survey was completed on 7 March 2023, the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> . Datum Line: 'X'-'Y' Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. Signature: <u>Andrew Nesbitt</u> Dated: <u>14/7/23</u> Surveyor Identification No: 8300 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.		Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office: Subdivision Certificate I, Simon Arkinstall *Authorised Person/*General Manager/*Registered Officer, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: <u>Simon Arkinstall</u> <small>Digitally signed by Simon Arkinstall</small> Registration number: Consent Authority: <u>Upper Lachlan Shire Council</u> Date of endorsement: <u>18 September 2023</u> Subdivision Certificate number: <u>SUB18/2023</u> File number: <u>DA75/2004</u> *Strike through if inapplicable.	
Plans used in the preparation of survey/compilation: DP 1232773 R25018-1603		Statements of intention to dedicate public roads, create public reserves and drainage reserves; acquire/resume land. IT IS INTENDED TO DEDICATE McCORMACK PLACE TO THE PUBLIC AS PUBLIC ROAD	
Surveyor's Reference: 24577-2		Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 3 sheet(s)																																																																																									
<div style="display: flex; align-items: center;"> <div style="text-align: center;"> </div> <div style="margin-left: 10px;"> Registered: 04/10/2023 </div> </div> <div style="margin-top: 10px;"> PLAN OF SUBDIVISION OF LOT 99 DP 1232773 </div> <div style="margin-top: 10px;"> Subdivision Certificate number: SUB18/2023 Date of Endorsement: 18 September 2023 </div>	<div style="text-align: center; font-size: 2em; font-weight: bold; margin-bottom: 20px;">DP1298825</div> <div style="font-size: 0.8em;"> Office Use Only </div> <div style="margin-top: 20px;"> This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i> Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> Signatures and seals- see 195D <i>Conveyancing Act 1919</i> Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets. </div>																																																																																								
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO CREATE: <ol style="list-style-type: none"> (1) EASEMENT TO DRAIN SEWAGE 4.5 WIDE & VARIABLE WIDTH (2) EASEMENT TO DRAIN WATER 4.5 WIDE & VARIABLE WIDTH (3) EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 4.2 WIDE (4) RESTRICTION ON THE USE OF THE LAND 																																																																																									
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 15%;">LOT</th> <th style="width: 15%;">STREET NUMBER</th> <th style="width: 35%;">STREET NAME</th> <th style="width: 35%;">LOCALITY</th> </tr> </thead> <tbody> <tr><td>201</td><td>1</td><td>McCORMACK PLACE</td><td>CROOKWELL</td></tr> <tr><td>202</td><td>3</td><td>McCORMACK PLACE</td><td>CROOKWELL</td></tr> <tr><td>203</td><td>5</td><td>McCORMACK PLACE</td><td>CROOKWELL</td></tr> <tr><td>204</td><td>7</td><td>McCORMACK PLACE</td><td>CROOKWELL</td></tr> <tr><td>205</td><td>9</td><td>McCORMACK PLACE</td><td>CROOKWELL</td></tr> <tr><td>206</td><td>11</td><td>McCORMACK PLACE</td><td>CROOKWELL</td></tr> <tr><td>207</td><td>13</td><td>McCORMACK PLACE</td><td>CROOKWELL</td></tr> <tr><td>208</td><td>15</td><td>McCORMACK PLACE</td><td>CROOKWELL</td></tr> <tr><td>209</td><td>17</td><td>McCORMACK PLACE</td><td>CROOKWELL</td></tr> <tr><td>210</td><td>16</td><td>McCORMACK PLACE</td><td>CROOKWELL</td></tr> <tr><td>211</td><td>14</td><td>McCORMACK PLACE</td><td>CROOKWELL</td></tr> <tr><td>212</td><td>12</td><td>McCORMACK PLACE</td><td>CROOKWELL</td></tr> <tr><td>213</td><td>10</td><td>McCORMACK PLACE</td><td>CROOKWELL</td></tr> <tr><td>214</td><td>8</td><td>McCORMACK PLACE</td><td>CROOKWELL</td></tr> <tr><td>215</td><td>6</td><td>McCORMACK PLACE</td><td>CROOKWELL</td></tr> <tr><td>216</td><td>4</td><td>McCORMACK PLACE</td><td>CROOKWELL</td></tr> <tr><td>217</td><td>2</td><td>McCORMACK PLACE</td><td>CROOKWELL</td></tr> <tr><td>218</td><td>27</td><td>TAIT STREET</td><td>CROOKWELL</td></tr> <tr><td>219</td><td>29</td><td>TAIT STREET</td><td>CROOKWELL</td></tr> <tr><td>220</td><td>31</td><td>TAIT STREET</td><td>CROOKWELL</td></tr> <tr><td>221</td><td>100</td><td>MCDONALD STREET</td><td>CROOKWELL</td></tr> </tbody> </table>		LOT	STREET NUMBER	STREET NAME	LOCALITY	201	1	McCORMACK PLACE	CROOKWELL	202	3	McCORMACK PLACE	CROOKWELL	203	5	McCORMACK PLACE	CROOKWELL	204	7	McCORMACK PLACE	CROOKWELL	205	9	McCORMACK PLACE	CROOKWELL	206	11	McCORMACK PLACE	CROOKWELL	207	13	McCORMACK PLACE	CROOKWELL	208	15	McCORMACK PLACE	CROOKWELL	209	17	McCORMACK PLACE	CROOKWELL	210	16	McCORMACK PLACE	CROOKWELL	211	14	McCORMACK PLACE	CROOKWELL	212	12	McCORMACK PLACE	CROOKWELL	213	10	McCORMACK PLACE	CROOKWELL	214	8	McCORMACK PLACE	CROOKWELL	215	6	McCORMACK PLACE	CROOKWELL	216	4	McCORMACK PLACE	CROOKWELL	217	2	McCORMACK PLACE	CROOKWELL	218	27	TAIT STREET	CROOKWELL	219	29	TAIT STREET	CROOKWELL	220	31	TAIT STREET	CROOKWELL	221	100	MCDONALD STREET	CROOKWELL
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Surveyor's Reference: 24577-2																																																																																									

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 3 of 3 sheet(s)
Registered:  04/10/2023	Office Use Only	
PLAN OF SUBDIVISION OF LOT 99 DP 1232773		DP1298825
Subdivision Certificate number: SUB18/2023 Date of Endorsement: 18 September 2023		
<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none">• A schedule of lots and addresses - See 60(c) SSI Regulation 2017• Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919• Signatures and seals- see 195D Conveyancing Act 1919• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.		
<p>MORTGAGE NUMBER: MORTGAGEE: ZAGGA INVESTMENTS PTY LTD ATF ZAGGA INVESTMENTS LENDING TRUST ACN 615 154 786 L11, 1 York Street, SYDNEY NSW 2000 GPO BOX 4505, SYDNEY NSW 2000 E: team@zagga.com.au / T: 1300 1 ZAGGA</p> <p>  SGD: Director / Secretary SGD: Director / Secretary Name: ALAN GREENSTEIN Name: STEVEN LEVY</p> <p>Witnessed by: SIMON MUTCH  LEVEL 4, 12-14 O'CONNELL ST, SYDNEY NSW 2000</p> <p>Executed By Darjeeling Pastoral Pty Limited ACN: 618237371</p> <p>PURSUANT TO S127(2) OF THE CORPORATION ACT 2001.</p> <p> Philip John PURWELL Director / Secretary If space is insufficient use additional annexure sheet</p>		
Surveyor's Reference: 24577-3		

PLAN

showing Subdivision of portions Nos 10-14-30-43 and part of portion No 11 of 730 ac. known as the

"BROOKLANDS ESTATE"

PARISH OF CROOKWELL

COUNTY OF KING

COPY MADE W. J. M. 31.1.96
EXAMINED W. J. M. 12.3.96

730 ac. Grant to Thomas Wade 16th June 1837. ~ Vol 950 fol 234.
 Portion of Grants to " " 10th October 1861. ~ } Vol 960 fol 7.
 " 8 " " " " 10th " 1861. ~ }
 " 30 " " William Henderson 22nd February 1890 ~ Vol 963 fol 117.
 " 43 " " " " 22nd " 1890 ~ Vol 963 fol 118.

Satisfactory alterations made. 66/7/96

7

W. Stephenson

1038acs:

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Dep't 3209
32-100-32

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App: 2983	W. Clements
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Req:R450609 /Doc:DP 0002474 P /Rev:30-Apr-1998 /NSW LRS /Pgs:ALL /Prt:31-Oct-2023 17:10 /Seq:1 of 8
© Office of the Registrar-General /Src:InfoTrack /Ref:154177

3/25/90
N.C.

247

COPY MADE BY ME 3/1/96
EXAMINED BY AUC 12.3.96

PARISH OF CROOKWELL

COUNTY OF KING

730 ac. Grant to Thomas Wade	16 th June 1837. ~	Vol 950 fol 234.
Portion of Grant to " "	10 th October 1861. ~	
" 1/2 " " " "	10 th " 1861. }	Vol 960 fol 7.
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Satisfactory alterations made.

7

W. Stephenson

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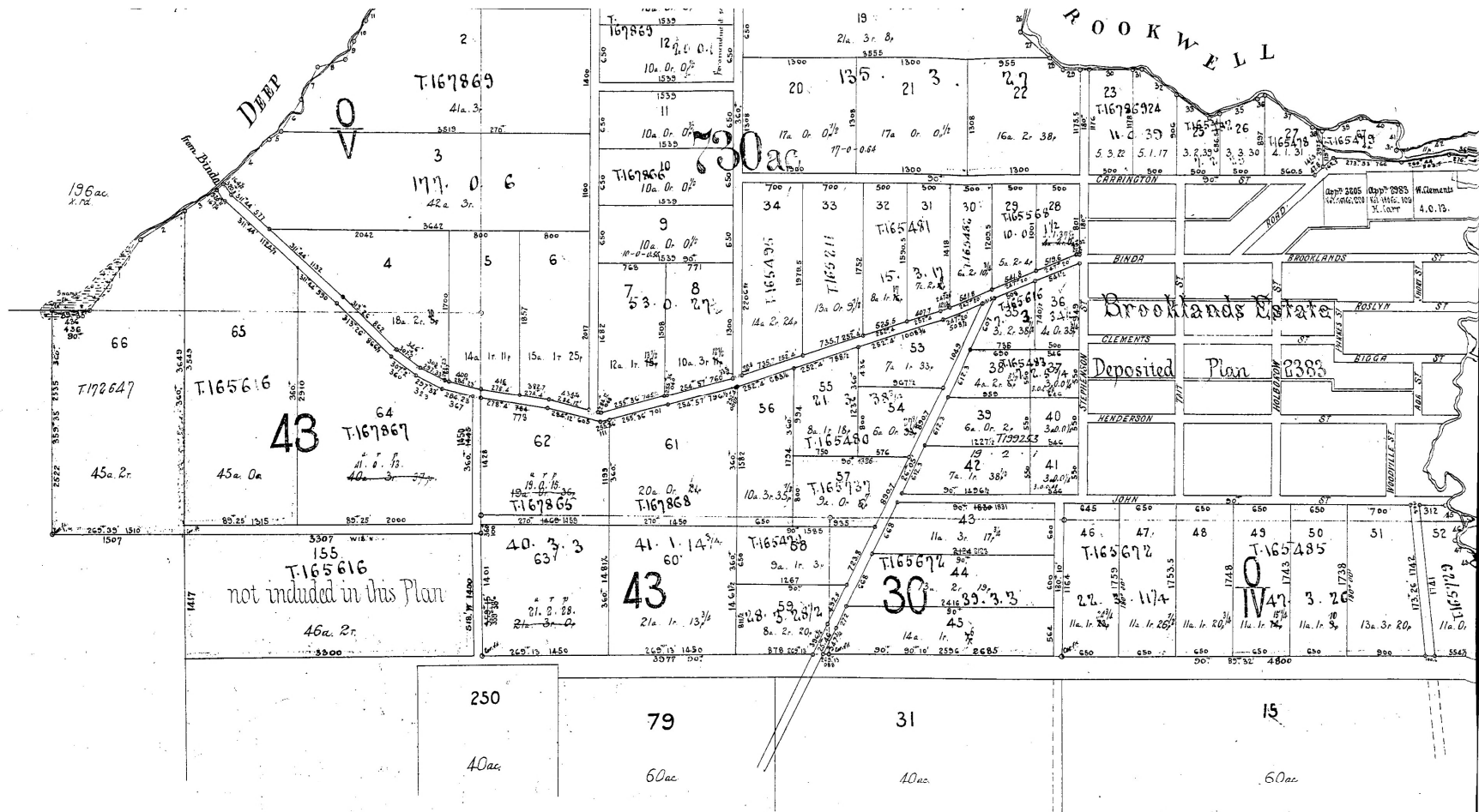
B. Stephenson

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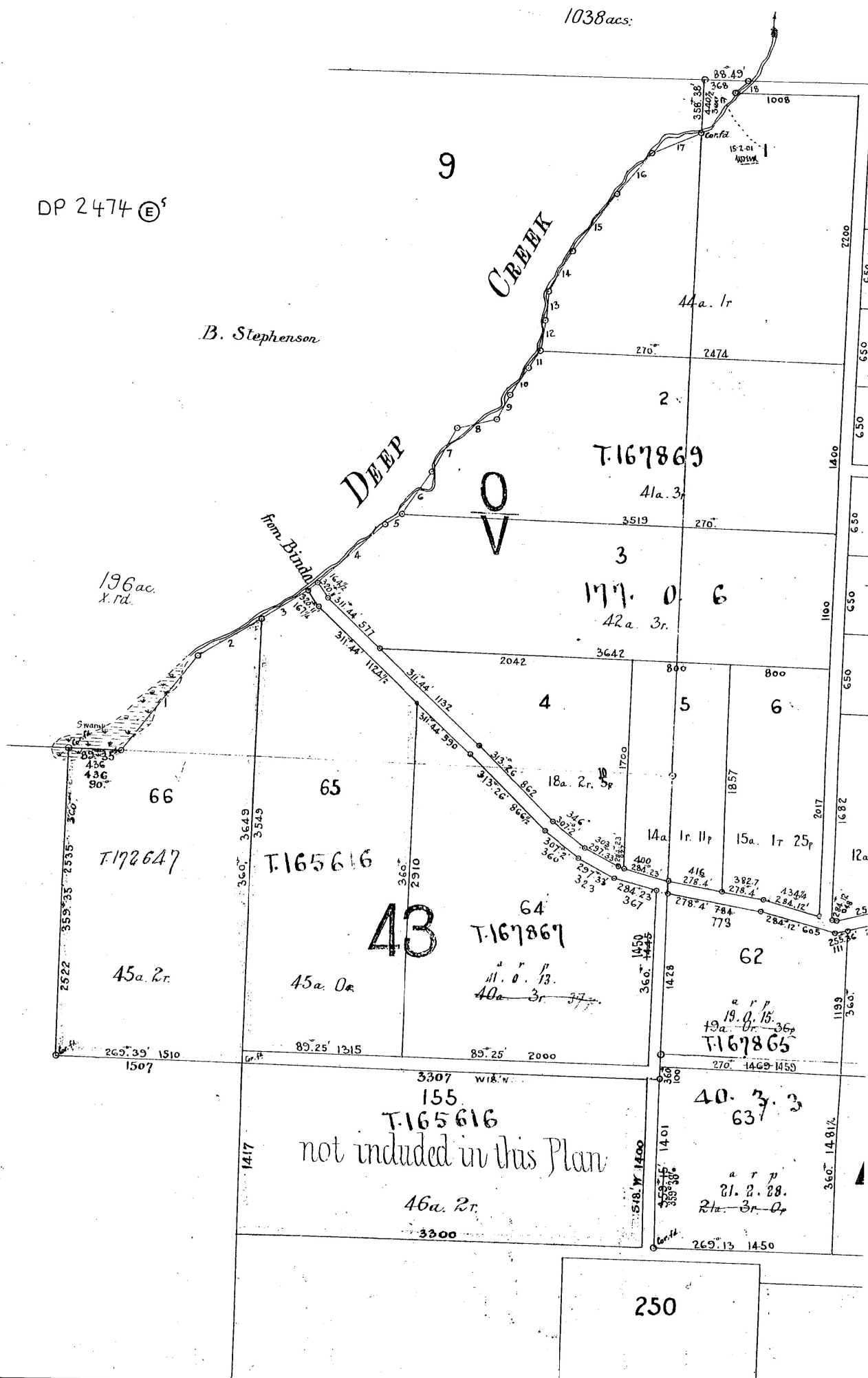
REFERENCE TO TRAVERSE					
NO	BEARING	DIST	NO	BEARING	DIST
1	34.04	980.78	18	175.41	376.71
2	57.35	610	20	170.55	484.71
3	55.45	448	21	170.55	034
4	44.38	723	22	158.44	621.72
5	55.14	143	23	144.00	098.71
6	37.24	430	24	161.54	684
7	27.25	414	25	245.00	070
8	74.28	321.7	26	130.21	305
9	26.19	724	27	130.58	442
10	30.17	278.7	28	130.68	202
11	27.45	162	29	85.47	192.7
12	6.17	255.7	30	85.47	500
13	2.15	244	31	85.47	104
14	27.14	383	32	124.31	480.7
15	34.25	581	33	124.31	467.7
16	39.38	430	34	68.25	123.7
17	65.19	434	35	68.25	461
18	223.00	135.7	36	60.18	082

NOTES.
All Roads 100 links wide
Scale 10 chains = 1 inch
Azimuth taken from needle

dp2. 15/1/98
15/1/98

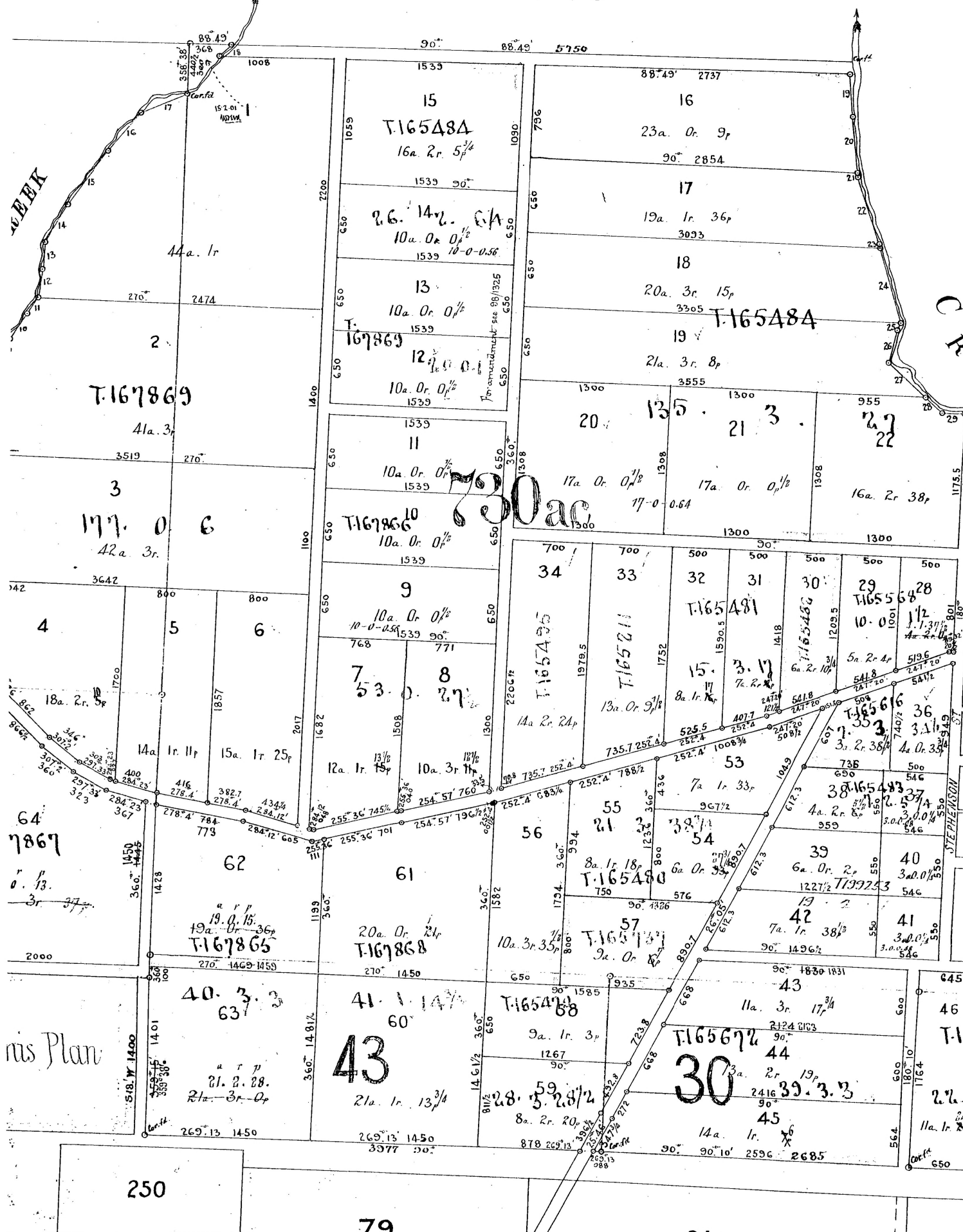
DP 2474 (E)

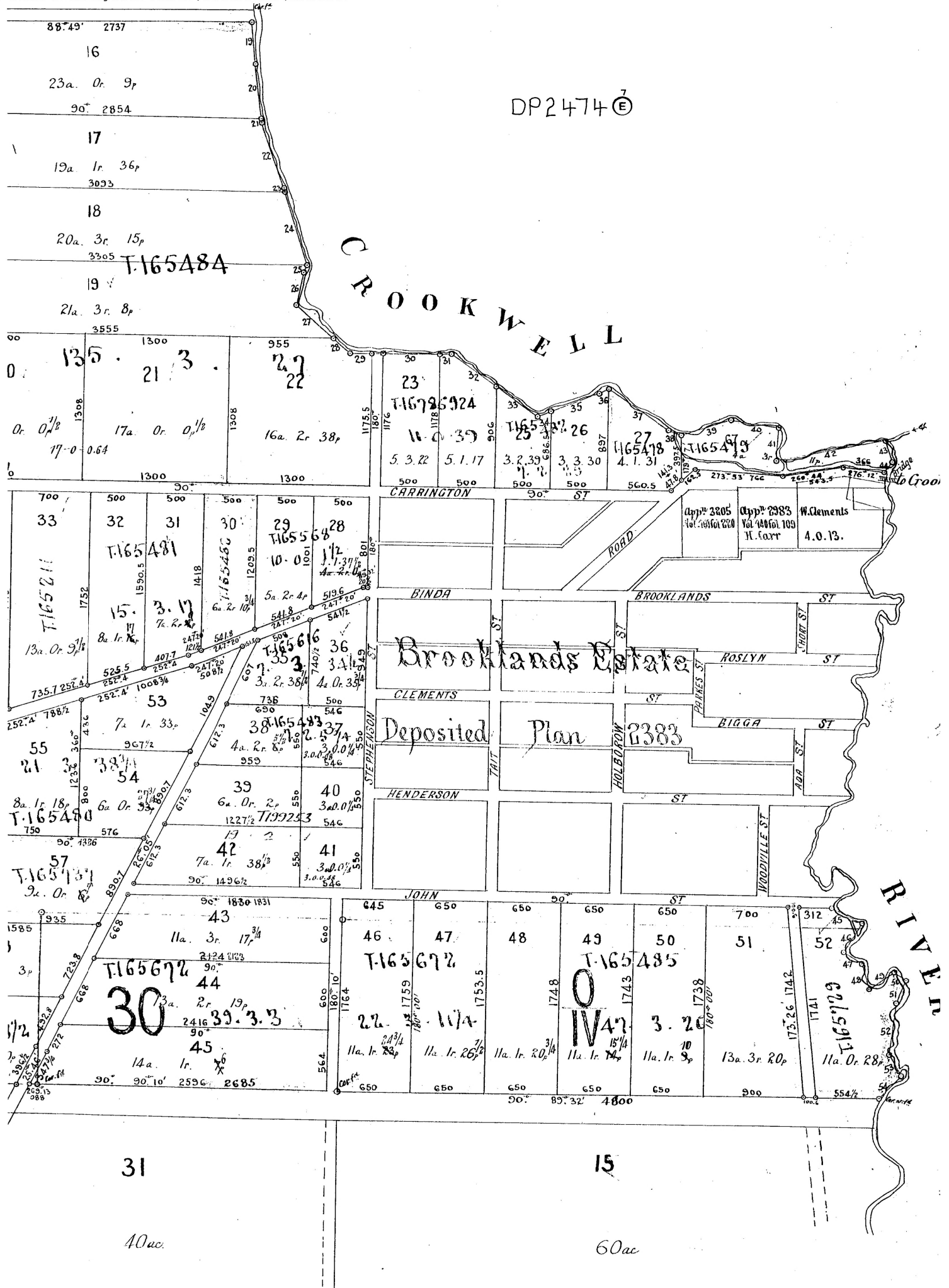
DP 2474



1038acs:

DP 2474⑥





(6358)

Sydney, 31st October, 1962.

**NOTIFICATION UNDER THE PUBLIC ROADS ACT, 1902,
OF RESUMPTION, WITHDRAWAL AND DEDICA-
TION OF LANDS FOR ROADS, OF DECLARATION
OF ROADS TO BE PUBLIC ROADS AND OF CLOS-
ING OF ROADS**

IN pursuance of the provisions of the Public Roads Act, 1902, I, Lieutenant-General Sir ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do hereby notify that the lands hereunder

described, which are required for the roads hereunder specified, are hereby resumed and withdrawn for the roads referred to; that the said lands are hereby dedicated as public roads; also that the roads particularised hereunder are hereby declared to be public roads and dedicated to the public accordingly, and also that the roads hereunder specified (in respect of which notices of proposal to close the same have been duly given), are hereby closed.

E. W. WOODWARD, Governor.

K. C. COMPTON, Minister for Lands.

Particulars of lands resumed, withdrawn and dedicated as public roads, of roads declared to be public roads and of roads closed are given in Schedules hereunder.

Proposals to close the roads mentioned were published in the Government Gazettes of 30th March, 1962, 16th February, 1962, 8th June, 1962, and 1st June, 1962.

DESCRIPTION OF ROAD OPENED:—From John-street, Crookwell, southerly within portions 11 Rem. and 14, parish Crookwell, county King, as shown on plan deposited in the

Department of Lands, Sydney, and catalogued R. 25,018-1,603 roll. R. 55-837.

LAND DISTRICT AND SHIRE—CROOKWELL

Parish No.	Area	Parish Name	Reputed Owner	Occupier	Character of Holding	Width of Land Resumed	Area Resumed	Title reference and other particulars, also road closed
11 Rem. (Subd.) 14 (Subd.)	a. r. p. 728 0 25 70 0 0	Crookwell.	Leon Alick Willis	Formed road in use.	Freehold ..	100 links ..	a. r. p. 1 3 1	Pt. C.T., vol. 7,153, fol. 31; (Pt. lot 47, D.P. 2,474). The public road separating lot 46 from lots 43, 44 and 45 Deposited Plan 2,474 is closed and is proposed to be granted in connection with compensation. (Area, 1 acre 3 roods 1 perch.)

DESCRIPTION OF ROAD OPENED:—Deviation of the public road from Urana to Lockhart, parish Butherwa, county Urana, as shown on plan deposited in the Department of Lands, Sydney, and catalogued R. 26,217-1,603 roll. R. 59-970.

LAND DISTRICT AND SHIRE—URANA

Parish No.	Area	Parish Name	Reputed Owner	Occupier	Character of Holding	Width of Land Resumed	Area Resumed	Title reference and other particulars, also roads and parts of roads closed
56	a. r. p. 39 1 20	Butherwa	Martha Catherine Morley (deceased).	Formed road in use.	Freehold ..	Variable (not exceeding 100 links).	a. r. p. 0 3 25	Pt. C.T., vol. 5,960, fol. 38.
87 64 Closed road	147 3 30 172 3 0 1 0 0	Do ..	Norman Laurence Hopwood and Margaret Hopwood.	do ..	do ..	Variable (not exceeding 250 links).	19 0 0	Pt. C.'s T., vol. 7,139, fols. 65 and 66. The public road of variable width and 300 links wide separating portions 63 and 88 from portion 64 and railway from Oaklands to Lockhart is closed and is proposed to be granted in connection with compensation. (Area, 19 acres 2 roods.)

DESCRIPTION OF ROAD OPENED:—Widening of part of Little River road from Braidwood to Mongarlowe, parish Braidwood, county St. Vincent, as shown on plan deposited in the Depart-

ment of Lands, Sydney, and catalogued R. 26,475-1,603 roll. R. 59-220.

LAND DISTRICT—BRAIDWOOD; SHIRE—TALLAGANDA

Parish No.	Area	Parish Name	Reputed Owner	Occupier	Character of Holding	Width of Land Resumed	Area Resumed	Title reference and other particulars also parts of roads closed
1 (Subd.)	a. r. p. 2560 0 0	Braidwood	The Mona Pastoral Co. Pty. Limited.	Formed road in use.	Freehold ..	Variable (not exceeding 40 links).	a. r. p. 0 0 13	Pt. C.T., vol. 4,351, fol. 172 (Pt. Lot 19, D.P. 8,711).
1 (Subd.)	2560 0 0	Do ..	do ..	do ..	do ..	Variable (not exceeding 70 links).	0 2 20	Pt. C.T., vol. 3,254, fol. 162 (Pt. Lot 13, D.P. 8,711).
1 (Subd.)	2560 0 0	Do ..	do ..	do ..	do ..	Variable (not exceeding 20 links).	0 0 7	Pt. C.T., vol. 8,367, fol. 51 (Pt. Lot B in Transfer C. 100,211).
1 (Subd.)	2560 0 0	Do ..	Patrick George Kain and Henry Grigg.	do ..	do ..	Variable (not exceeding 60 links).	0 0 15 (in 2 parts)	Pt. C.T. vol. 2,754, fol. 18 (Pt. Lot 14, D.P. 8,711). The part of confirmed road R. 890-1,603 R. south of, and rendered unnecessary by, the new road is closed and will automatically vest in the owner of the adjoining land.



SEARCH DATE

1/11/2023 3:47PM

FOLIO: 21/112121

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

Prior Title(s): VOL 8496 FOL 162

Recorded	Number	Type of Instrument	C.T. Issue
1/3/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
13/6/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/2/1992	E203924	MORTGAGE	EDITION 1
21/10/1998	5337147	DISCHARGE OF MORTGAGE	
21/10/1998	5337148	MORTGAGE	EDITION 2
13/1/1999	5505546	DISCHARGE OF MORTGAGE	
13/1/1999	5505547	TRANSFER	
13/1/1999	5505548	MORTGAGE	EDITION 3
7/9/1999	6162149	DISCHARGE OF MORTGAGE	
7/9/1999	6162150	TRANSFER	
7/9/1999	6162151	MORTGAGE	EDITION 4
3/12/2015	AK34728	DISCHARGE OF MORTGAGE	EDITION 5
18/9/2017	DP1232773	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Form: 97-01T
Licence: 10V/0096/95
Printed: 0897LTO

(7)

TRANSFER

New South Wales
Real Property Act 1900

6162150V



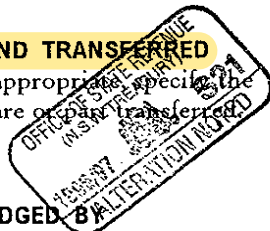
Instructions for filling out
this form are available
from the Land Titles Office

Office of State Revenue use only

NEW SOUTH WALES DUTY
19-07-1999 0000043528-001
SECTION 55(1)(b)

(A) **LAND TRANSFERRED**

If appropriate, specify the
share of land transferred



VOLUME 7153 FOLIO 31 / FOLIO ID 21/112121 *****10.00
VOLUME 6539 FOLIO 90 / FOLIO ID 3/112122
~~VOLUME 6499 FOLIO 42 / FOLIO ID 37/2474~~
AUTO CONSOL 13026-217 FOLIO ID B/377683

(B) **LODGED BY**

LTO Box

45A

Name, Address or DX and Telephone

NATIONAL AUSTRALIA BANK LIMITED
National Australia Bank Limited
255 George Street, Sydney
237-1111 FAX 237-1234
Reference (15 character maximum):

ND 4602

(C) **TRANSFEROR**

IEVA WILSON

pursuant to Declaration of Trust dated 25 January 1999

(D) ~~acknowledges receipt of the consideration of~~

and as regards the land specified above transfers to the transferee ~~an estate in fee simple~~ her one half share as

(E) Encumbrances (if applicable):

1. 2. tenant in common

(F) **TRANSFeree**

T
TS
(s713 LGA)
TW
(Sheriff)

DENNIS PAUL WILSON

(G)

TENANCY:

S

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

DATE 16th July 1999

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

D. Davidson

Signature of Witness

DIANE DAVIDSON

Name of Witness (BLOCK LETTERS)

399 DARLING ST. BALMAIN

Address of Witness

Ieva Wilson

Signature of Transferor

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

D. Davidson

Signature of Witness

DIANE DAVIDSON

Name of Witness (BLOCK LETTERS)

399 DARLING ST. BALMAIN

Address of Witness

Dennis Paul Wilson

Signature of Transferee

If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.



SEARCH DATE

1/11/2023 3:42PM

FOLIO: 99/1232773

First Title(s): OLD SYSTEM

VOL 963 FOL 117

VOL 8496 FOL 162 VOL 11241 FOL 31

Prior Title(s): 21/112121

3/112122

VOL 7153 FOL 31 VOL 13026 FOL 217

Recorded	Number	Type of Instrument	C.T. Issue
18/9/2017	DP1232773	DEPOSITED PLAN	FOLIO CREATED EDITION 1
16/2/2022	AR889675	TRANSFER	
16/2/2022	AR889676	MORTGAGE	EDITION 2
23/9/2022	AS492185	MORTGAGE	EDITION 3
4/10/2023	DP1298825	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

System Document Identification

Land Registry Document Identification

Form Number:01T-e
Template Number:t_nsw18
ELN Document ID:963215547
ELN NOS ID: 963215549

TRANSFER
New South Wales
Real Property Act 1900

AR889675

Stamp Duty: 10307316-001

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

LODGED BY:

Responsible Subscriber: ASHURST AUSTRALIA ABN 75304286095
Address: 5 Martin PL
Sydney 2000
Email: PEXA.NSWLandRegistry@ashurst.com
ELNO Subscriber Number: 7243
Customer Account Number: 501410K
Document Collection Box: 238N
Client Reference: LA2211656.EH Da

LAND TITLE REFERENCE

99/1232773

TRANSFEROR
DENNIS PAUL WILSON

TRANSFeree
DARJEELING PASTORAL PTY LTD ACN 618237371
Registered company
Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of \$4,950,000.00

ESTATE TRANSFERRED

FEE SIMPLE

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

SIGNING FOR TRANSFEROR

I certify that:

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

Party Represented by Subscriber:

DENNIS PAUL WILSON

Signed By: John Michael Barbouttis
ELNO Signer Number: 62121

Signer Capacity:Practitioner Certifier
Digital Signing Certificate Number:

Signed for
Subscriber: JOHN MICHAEL BARBOUTTIS ABN 41689165090
JOHN M BARBOUTTIS

Subscriber Capacity:Representative Subscriber

ELNO Subscriber Number: 24444

Customer Account Number:503642

Date: 15/02/2022

SIGNING FOR TRANSFeree

I certify that:

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

Party Represented by Subscriber:

DARJEELING PASTORAL PTY LTD

Signed By: Leanne Anderson

Signer Capacity:Practitioner Certifier

ELNO Signer Number: 8166

Digital Signing Certificate Number:

**Signed for
Subscriber:**

PARTNERS OF CALDWELL MARTIN COX ABN 65001889317

CALDWELL MARTIN COX

Subscriber Capacity:Representative Subscriber

ELNO Subscriber Number: 3582

Customer Account Number:500755

Date: 15/02/2022



SEARCH DATE

1/11/2023 2:45PM

FOLIO: 221/1298825

First Title(s): VOL 11241 FOL 31 VOL 8496 FOL 162
VOL 963 FOL 117 OLD SYSTEM

Prior Title(s): 99/1232773

Recorded	Number	Type of Instrument
----------	--------	--------------------

4/10/2023	DP1298825	DEPOSITED PLAN
-----------	-----------	----------------

C.T. Issue

FOLIO CREATED
EDITION 1

*** END OF SEARCH ***



FOLIO: 221/1298825

SEARCH DATE	TIME	EDITION NO	DATE
1/11/2023	2:45 PM	1	4/10/2023

LAND

LOT 221 IN DEPOSITED PLAN 1298825
AT CROOKWELL
LOCAL GOVERNMENT AREA UPPER LACHLAN SHIRE
PARISH OF CROOKWELL COUNTY OF KING
TITLE DIAGRAM DP1298825

FIRST SCHEDULE

DARJEELING PASTORAL PTY LTD

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP1232773 POSITIVE COVENANT
- 3 AR889676 MORTGAGE TO ZAGGA INVESTMENTS PTY LTD
- 4 AS492185 MORTGAGE TO ZAGGA INVESTMENTS PTY LTD
- 5 DP1298825 EASEMENT TO DRAIN SEWAGE 4.5 METRE(S) WIDE AND VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Appendix F

BUREAU OF METEOROLOGY DATA

Service outage – 22 November. May affect maps, data and warnings between 11:35 pm and 00:35 am AEDT

Climate statistics for Australian locations

Monthly climate statistics

All years of record

Site information

Site name: CROOKWELL POST OFFICE
Site number: 070025
Latitude: 34.46 °S **Longitude:** 149.47 °E
Elevation: 887 m
Commenced: 1883 **Status:** Open
Latest available data: 10 Nov 2023

Additional information

[Additional site information](#)

Nearest alternative sites

- 070080 TARALGA POST OFFICE (32.5km)
- 070263 GOULBURN TAFE (38.7km)
- 070330 GOULBURN AIRPORT AWS (45.5km)



View: ☒ Main statistics ☐ All available



Period: Use all years of data



Text size: ☐ Normal ☒ Large

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Temperature														
Mean maximum temperature (°C)	26.5	25.9	23.6	18.4	13.9	10.3	9.5	11.0	14.7	18.3	21.4	25.0	18.2	51 1916 1975
Mean minimum temperature (°C)	10.7	10.7	8.8	5.0	2.3	0.6	-0.4	0.3	2.1	4.6	6.7	9.0	5.0	51 1916 1975
Rainfall														
Mean rainfall (mm)	69.7	54.7	59.5	57.3	66.1	88.2	84.0	89.7	74.6	76.5	68.0	67.4	855.6	139 1883 2023
Decile 5 (median) rainfall (mm)	57.5	47.6	45.2	47.2	55.2	77.9	77.8	84.7	71.8	70.5	59.6	55.4	870.9	140 1883 2023
Mean number of days of rain ≥ 1 mm	5.6	4.8	5.3	5.5	7.2	9.3	9.5	9.3	8.3	7.6	6.4	5.8	84.6	136 1883 2023
Other daily elements														
Mean daily sunshine (hours)														
Mean number of clear days														0 1967 1968
Mean number of cloudy days														0 1967 1968
9 am conditions														
Mean 9am temperature (°C)														5 1968 1975
Mean 9am relative humidity (%)														
Mean 9am wind speed (km/h)														7 1965 1975
3 pm conditions														
Mean 3pm temperature (°C)														0 1968 1968
Mean 3pm relative humidity (%)														
Mean 3pm wind speed (km/h)														0 1967 1968

red = highest value blue = lowest value

Product IDCJCM0028 Prepared at Thu 16 Nov 2023 04:25:04 AM AEDT

Monthly statistics are only included if there are more than 10 years of data. The number of years (provided in the 2nd last column of the table) may differ between elements if the observing program at the site changed. More detailed data for individual sites can be obtained by contacting the Bureau.

Related Links

- This page URL: http://www.bom.gov.au/climate/averages/tables/cw_070025.shtml
- About climate averages: <http://www.bom.gov.au/climate/cdo/about/about-stats.shtml>
- Bureau of Meteorology website: <http://www.bom.gov.au>

Page created: Thu 16 Nov 2023 04:25:04 AM AEDT

This page was created at on

Located across Australia and New Zealand

QLD

Airlie
Beenleigh
Brisbane (Acacia Ridge)
Brisbane (Beenleigh)
Brisbane (Brendale)
Brisbane (Petrie)
Cairns
Emerald
Gladstone
Gold Coast
Mackay
Moranbah
Rockhampton
Petrie
Sunshine Coast
Toowoomba
Townsville

NSW

Ballina
Coffs Harbour
Grafton
Lynwood
Newcastle
Sydney (Glendenning)
Sydney (Seven Hills)
Sydney (St Peters)
Taree
Wollongong

VIC

Ararat
Bendigo
Echuca
Melbourne (Chadstone)
Melbourne (Keysborough)
Melbourne (Pakenham)
Melbourne (Oaklands Junction)
Melbourne (Sunshine West)
Traralgon

WA

Bunbury
Kalgoorlie
Newman
Perth
Port Hedland

SA

Adelaide
Port Augusta

NT

Darwin

ACT

Canberra

NZ

Wellington